

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 02.28.23

## WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING January 24, 2023

### Members Present:

Vince Malina  
Keith Letsche  
Richard Vigsnes  
Reverend Bill Andrews  
SueEllen Edwards  
Crystal Noland-Rianni

### City Staff:

John Sterrett, City Planner

**Guests:** None

### Members Absent:

Wendy Christman

### 1. Call to Order, Roll Call, and Establishment of a Quorum

The meeting was called to order by Chairman Malina at 6:00 p.m. Roll call found Chairman Malina, and Commissioners Letsche, Edwards, Vigsnes, Noland-Rianni, and Andrews present. With six members present, a quorum was established.

### 2. Public Comment

None

### 3. Certificate of Appropriateness Review

#### A. C.O.A. 23-01 – 210 Main Street – Casa Leon – Window Signage

Mr. Sterrett stated that Ismael Carcamo, future occupant of 210 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to provide window signage within the existing windows on the front of the subject building. The space will be used for a retail store known as “Casa Leon.” Two window signs are proposed, one on each of the two windows at the entrance. Both signs include the name and logo of the store and will each have an area of 7.09 square feet. Neither sign will cover more than 17% of the window area on which it is located. The signs comply with the City’s Zoning Code and are consistent with the sign standards in the Turner Junction Historic District.

The subject building is a Spanish Colonial Revival constructed in the 1910s. According to the Historical District Property Survey, the building is non-contributing to the district and is not a candidate for local landmark status.

After a brief discussion, Commissioner Malina made a motion, seconded by Commissioner Letsche, to approve the COA application as presented. With a voice vote of all ayes the motion carried.

475 Main Street  
West Chicago, Illinois  
60185

T (630) 293-2200  
F (630) 293-3028  
[www.westchicago.org](http://www.westchicago.org)

Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

#### **4. Preliminary Review**

Mr. Sterrett distributed architectural plans for proposed exterior renovations at the city-owned building at 200 Main Street in the Turner Junction Historic District. The City is proposing additional renovations to the exterior as part of the overall improvements to the building. The City completed masonry work on the upper stories of the building in 2022 and is now proposing to perform façade enhancements to the first floor of the Main Street side and the first two floors of the Turner Court side. The Commission made several comments on the plans including:

- Rear windows should be historically consistent with the time-period of the building.
- Windows W-1 and W-2 should match in size.
- Removal of drainage pipe on the rear of the building.
- Potential preservation or salvation of existing limestone on the rear of the building.
- More details on doors, windows, and lighting including cut-sheets of these appurtenances.
- Adequate window thickness to prevent damage.
- Possible rendering of the building.
- Information on what the building space be used for.

Mr. Sterrett stated he would take these comments back to Public Works for a response from the architect prior to the next meeting for further discussion. The Commission also requested historical photos, if they exist, of the Turner Court side of the building.

#### **5. Approval of the Draft November 22, 2022 Meeting Minutes**

Commissioner Letsche made a motion, seconded by Commissioner Edwards, to approve the November 22, 2022 meeting minutes. With a voice vote of two ayes, zero noes, and three abstentions, the motion carried.

#### **6. Historic District/Landmark Updates**

The Commission had a brief discussion on promoting façade improvements throughout the downtown, including the City's Façade Improvement Program.

#### **7. Adjournment**

Chairman Malina made a motion, seconded by Commissioner Andrews, to adjourn the meeting. With a voice vote of all ayes the motion carried. The Historical Preservation Commission, at 6:54 p.m., adjourned.

Respectfully submitted by,  
John H. Sterrett, City Planner