

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**Historical Preservation Commission
Tuesday, January 24, 2023 - 6:00 p.m.**

**West Chicago City Hall – Council Chambers
475 Main Street
West Chicago, IL 60185**

A G E N D A

1. **Call to Order, Roll Call and Establishment of a Quorum**
2. **Public Comment**
3. **Certificate of Appropriateness Review**
 - A. C.O.A. 23-01 – 210 Main Street – Window Signage
4. **Preliminary Review**
5. **Historic District/Landmark Updates**
6. **Approval of the Draft November 22, 2022 Meeting Minutes**
7. **Other Business**
8. **Adjournment**

CC: Mayor
City Council
Michael Guttman, City Administrator
Historical Preservation Commission Members
Tom Dabareiner, Community Development Director
Mehul Patel, Public Works Director
John Sterrett, City Planner
Sara Phalen, City Museum Director
News Media

CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

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

AGENDA ITEM NUMBER: 2 a.**COMMISSION AGENDA DATE:** 1-24-23**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE** **ITEM SUMMARY:**

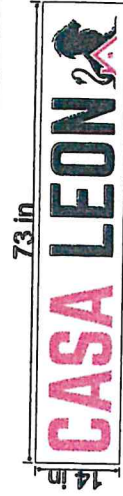
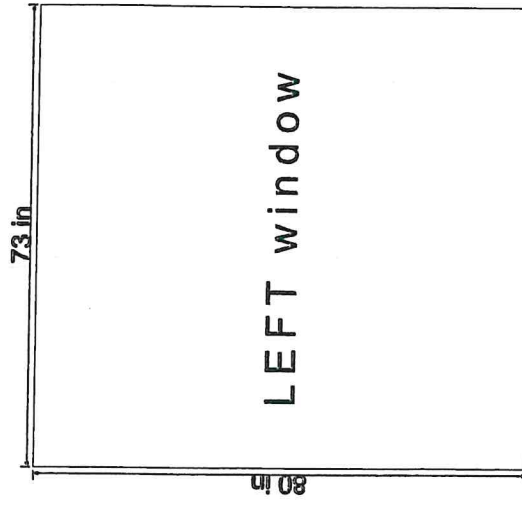
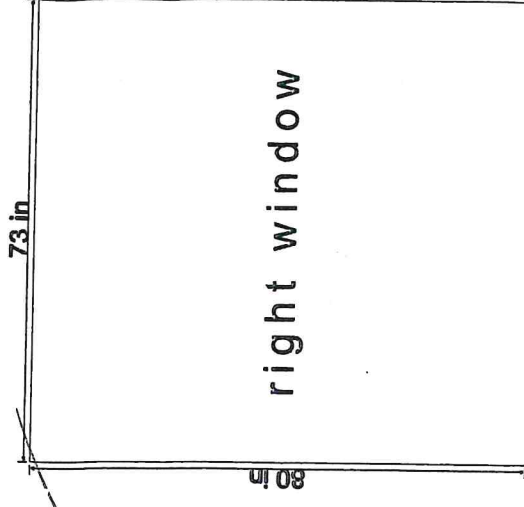
Ismael Carcamo, future occupant of 210 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to provide window signage within the existing windows on the front of the subject building. The space will be used for a retail store known as “Casa 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. Please see attached signage plans for more details.

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.

ACTION PROPOSED:

Approval of window signage at 210 Main Street in the Turner Junction Historic District.

WINDOW DECALS WITH LAMINATION AND INSTALL



Customer:	PAOLA HERRERA
Company:	CASA LEON
Address:	211 PARKER AVE
City:	WEST CHICAGO
State/Zip:	
Phone:	(630) 518-2563
Fax:	

INTERMEDIATE VINYL WITH LAMINATION
INSTALL INCLUDED

DRAFT

**WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING
November 22, 2022**

Members Present:

Keith Letsche
Wendy Christman
Richard Vignes
SueEllen Edwards

City Staff:

John Sterrett, City Planner

Guests: Matt Myers, Wiant House Properties, LLC
Dave Sabathne, Western DuPage Chamber
of Commerce

Members Absent:

Vince Malina
Reverend Bill Andrews
Crystal Noland-Rianni

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

The meeting was called to order by Vice Chairman Letsche at 6:05 p.m. Roll call found Vice Chairman Letsche, and Commissioners Edwards, Vignes, and Christman present. With four members present, a quorum was established.

2. Public Comment – None.

3. Certificate of Appropriateness Review

A. C.O.A. 22-06 – 151 W Washington Street – Wiant House – Height Increase to the Existing Rear Addition to the Wiant House

Mr. Sterrett stated that Wiant House Properties, LLC, owner of 151 W Washington Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to increase the height of the existing rear addition to the building known as the Wiant House. The applicant intends to renovate the interior of the building for a future bakery/café. Included in the renovation is raising the floor within the existing rear addition so that it is even with the floor of the main structure. Currently, the floor in the existing rear addition and the floor in the main structure create a split-level floor plan. The back area of the entire structure will serve as the kitchen and the applicant desires to make this space more functional by removing the split-level aspect. To do so, the applicant must raise the overall height of the existing addition on the rear of the building.

The applicant intends to remove the roof of the existing rear addition and will raise the floor and walls in the existing rear addition to be level with the first floor of the main portion of the Wiant House. A new roof with a roofline and shingles that match the rear elevation of the Wiant House will be incorporated into the existing rear building addition. The applicant then intends to install

hardwood siding, painted a dark red, on the raised exterior wall area of the existing building addition, approximately 5 feet.

Staff raised concerns with the applicant that the proposed hardwood, which was originally proposed to be painted white, will not be consistent with the existing materials on the overall structure. Although the portion of the building the hardwood is being added to is not the original structure, the new material will be publicly visible and may detract from the rest of the structure. The applicant and their contractor, at the suggestion of staff, began investigating using a thin brick veneer that would match the existing brick on the rear addition. The applicant has indicated that solid brick is not possible because of structural limitations to the existing rear building addition.

The Wiant House is considered a candidate for local landmark status and is contributing to the Turner-Junction Historic District. Constructed in 1869, it consists of the Second Empire architectural style and was originally the home of Joel Wiant, an early settler of the City. The Wiant House remains an important historical asset of the Historic District and the City overall.

The Commission discussed alternatives to the proposed dark red wood boards on the rear of the building, including utilizing white boards instead. After determining that white would create a more attractive appearance on the building instead of the proposed dark red, Commissioner Vigsnes made a motion, seconded by Commissioner Christman, to approve the COA application with the condition that the proposed wood boards will be painted white rather than dark red. With a voice vote of all ayes the motion carried.

B. C.O.A. 22-07 – 828 S Neltor Boulevard – Gates Knoll Residence – Roof Replacement

Mr. Sterrett stated that Orange Elephant Roofing is requesting approval of a Certificate of Appropriateness to replace the existing roof on the house at 828 South Neltor Boulevard, owned by Michael Gunther. The applicant is proposing to remove the existing shingles and decking and will install IKO Dynasty architectural shingles with a Frostone Grey color. The existing white gutters and downspouts will be replaced with 5-inch white gutters and downspouts. No other changes to the exterior of the house nor the property are proposed

The property was locally landmarked in December of 1997 and is therefore subject to COA review and approval prior to any modifications to the exterior of the home or property. The Georgian home was built in the mid-19th Century. It is known as the “Gates Knoll Residence” after John “Bet a Million” Gates, the founder of Texaco Oil, who had previously lived in the house.

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

4. Preliminary Review

Mr. Sterrett presented a proposal for window signage at 210 Main Street for the future retail store “Casa Leon”. A COA application has been submitted to install two window signs, one on each of the two windows at the entrance. Both of the signs comply with the Zoning Code and are consistent

with the sign guidelines in the Turner Junction Historic District. The COA application will be on the agenda at the next meeting for formal action.

5. Approval of the Draft June 28, 2022 Meeting Minutes

Commissioner Vigsnes made a motion, seconded by Commissioner Christman, to approve the draft meeting minutes of June 28, 2022. Commissioner Christman requested that the previous discussion on furthering historic preservation efforts be included in the minutes. With a vote of two (2) ayes, zero (0) noes, and two (2) abstentions, the motion carried.

6. Historic District/Landmark Updates

Commissioner Christman requested information on the boundaries of the historic districts as well as information on the future development sites contained within the City's Central-Main Downtown Redevelopment Plan.

7. Approval of 2023 Meeting Dates

Commissioner Christman made a motion, seconded by Commissioner Vigsnes, to approve the 2023 meeting dates. With a voice vote of all ayes, the motion carried.

8. Adjournment

Commissioner Christman made a motion, seconded by Commissioner Edwards, to adjourn the meeting. With a voice vote of all ayes the motion carried. The Historical Preservation Commission, at 6:26 p.m., adjourned.

Respectfully submitted by,
John H. Sterrett, City Planner