

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 10.24.23

## WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING August 22, 2023

### Members Present:

Vince Malina  
SueEllen Edwards  
Keith Letsche  
Richard Vigsnes  
Wendy Christman

### City Staff:

John Sterrett, City Planner  
Sara Phalen, City Museum

### Guests:

Melissa Mercado, 137 Turner Court  
Vern Moore, 123 Main Street

### Members Absent:

Reverend Bill Andrews

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

The meeting was called to order by Chairman Malina at 6:05 p.m. Roll call found Chairman Malina, and Commissioners Letsche, Edwards, Vigsnes, and Christman present. No commissioners were absent. With five members present, a quorum was established.

### 2. Public Comment

None

### 3. Certificate of Appropriateness Review

#### A. C.O.A. 23-10 – Fremont Street Water Tower – City of West Chicago – Fence

Mr. Sterrett stated that The West Chicago Public Works Department is proposing to replace the existing wooden shadowbox fence located around the City water tower on Fremont Street. The proposed fence will be a solid aluminum core vinyl coated with a light brown color. The application was reviewed preliminarily at the May 23, 2023 HPC meeting. Members of the Commission were generally in support of the proposal contingent on the application being approved officially at the next available meeting.

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

#### B. C.O.A. 23-05 – 102 Main Street – Puerto Rican Cultural Center – Non-Illuminated Wall Sign

Mr. Sterrett stated that Dezarae Rodriguez, representing the Puerto Rican Cultural Center, current tenant of 102 Main Street, is requesting approval of a Certificate of Appropriateness for a previously installed non-illuminated aluminum wall sign on the front façade of the subject

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CITY ADMINISTRATOR

building. The Zoning Code allows 1.5 square feet of signage on a façade per 1 linear foot of building width. The subject building is 23.5 square feet which allows for a maximum of 35.25 square feet of signage. The existing sign is 23.58 square feet, which complies with the sign provisions of the Zoning Code.

Commissioner Christman made a motion, seconded by Commissioner Edwards, to approve the COA application as presented. With a voice vote of four ayes the motion carried. Commissioner Letsche abstained.

### **C. C.O.A. 23-12 – 137 Turner Court – Windows/Doors Replacement**

Mr. Sterrett stated that Melissa Mercado, owner of 134-136 Main Street, is requesting approval of a Certificate of Appropriateness to remove and replace the windows and doors on the rear of the building facing Turner Court, known as 137 Turner Court in the Turner-Junction Historic District. The applicant recently purchased the property and intends to use the space facing Turner Court for deluxe balloon display and party décor retail. The applicant intends to remove the existing green metal entrance door and lengthen the door opening by removing the existing wood transom above the door. This door will be replaced with a black tubelite standard narrow stile commercial entrance door. Three glass block windows, some of which have been damaged or filled with concrete, will be removed and replaced with three double-hung commercial windows.

As part of the window replacement, the applicant intends to reroute existing gas lines that are running in front of and through the windows. Finally, the applicant will remove the existing wood overhead garage door and replace with a full-view glass overhead door. No renovations to the façade above the ground floor are proposed. The applicant does not intend to remove or alter any of the existing limestone nor will any openings to the windows be changed.

After a brief discussion, Chairman Malina made a motion, seconded by Commissioner Letsche, to approve the COA application as presented with the following conditions:

1. The window openings shall not change in size;
2. All future windows on the floors above the first floor off of Turner Court on the rear of the building shall be the same as the approved first floor windows off of Turner Court on the rear of the building; and
3. The existing plaque on the rear of the building shall be saved to determine its proper relocation.

With a voice vote of all ayes, the motion carried.

### **D. C.O.A. 23-13 – 123 Main Street – Roof Replacement**

Mr. Sterrett stated that Vern Moore and Sons Roofing Inc., acting on behalf of The American Legion, owner of 123 Main Street, is requesting approval of a Certificate of Appropriateness to remove and replace the existing roof shingles above the entrance to the building. The existing shingles are cedar shake and have begun to fall into disrepair. The applicant intends to remove the shingles and replace them with Atlas Pinnacle shingles with a black color.

Chairman Malina made a motion, seconded by Commissioner Letsche, to approve the COA application with a condition that the color of the shingles be Coastal Granite instead of black. With a voice vote of 4 ayes, the motion carried. Commissioner Edwards abstained.

#### **E. C.O.A. 23-14 – 116 Main Street – Awning**

Mr. Sterrett stated that Guillermo Gonzalez, owner of the two-story commercial building at 116 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness for the installation of a black awning across the building above the restaurant space known as “Good Morning Family”. The applicant had originally installed two large wall signs on the front of the building consisting of the logo of the restaurant and a metal sign with the name of the restaurant. The applicant is now proposing to remove these two signs and install a black acrylic awning in its place. Signage will be placed on the awning consisting of the restaurant name, logo, and phone number. The applicant has submitted a rendering of the awning above the entrance with measurements of the signage of the awning. It is staff’s understanding that these dimensions may change, however. Final dimensions will need to be verified at the time sign permit is submitted.

After a brief discussion, Chairman Malina made a motion, seconded by Commissioner Edwards, to approve the COA application as presented with the condition that the lettering and font will match what is shown on the drawing, that the Sun/Egg logo may be located on the awning to match what was previously approved, and that the sign be subject to all City regulations. With a voice vote of all ayes the motion carried.

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

*None*

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

Mr. Sterrett provided an update to the 200 Main Street renovation project

#### **6. Approval of May 23, 2023 Meeting Minutes**

Commissioner Letsche made a motion, seconded by Commissioner Christman, to approve the May 23, 2023 meeting minutes. With a voice vote of all ayes, the motion carried.

#### **7. Adjournment**

Chairman Malina made a motion, seconded by Commissioner Letsche, to adjourn the meeting. With a voice vote of all ayes the motion carried and the Historical Preservation Commission, at 7:19 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner