

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 01.23.24

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING November 28, 2023

Members Present:

Vince Malina, Chairman
Keith Letsche, Vice Chairman
SueEllen Edwards
Richard Vigsnes
Reverend Bill Andrews

City Staff:

John Sterrett, City Planner

Guests:

Matt Myers, Wiant House Properties, LLC & Cocoa Notes, LLC

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, Vice Chairman Letsche, and Commissioners Edwards, Vigsnes, and Andrews present. Commissioner Christman was absent. With five members present, a quorum was established.

2. Public Comment

None

3. Certificate of Appropriateness Review

A. C.O.A. 23-21 – 151 W Washington Street – Chimney Rebuild and Cap

Mr. Sterrett stated that Wiant House Properties, LLC, owner of 151 W Washington Street, is requesting approval of a Certificate of Appropriateness application to rebuild and recap the existing chimney on the Wiant House at 151 W Washington Street in the Turner Junction Historic District. The applicant has been performing major renovations to the building this year both interior and exterior for a new bakery known as “Cocoa Notes Bakeshop”. The existing chimney has neither a cap nor a liner and the petitioner intends to install both of these to properly protect the chimney from damage.

Matt Myers of Wiant House Properties, LLC stated that the rebuilt chimney will maintain the shape and profile of the existing chimney and that the cap of the chimney would be stainless steel painted black. Mr. Myers also stated that any existing brick that could be salvaged would be saved.

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

B. C.O.A. 23-22 – 151 W Washington Street – Freestanding Sign

Cocoa Notes, LLC, owner of the future bakery at 151 W Washington Street known as Cocoa Notes Bakeshop, is requesting approval of a Certificate of Appropriateness application to construct a freestanding sign in front of the Wiant House at 151 W Washington Street in the Turner Junction Historic District. The building has undergone major renovations, both interior and exterior, this past year for the bakery. The proposed sign will consist of a 12-foot tall, fluted post with a scrolling hanging bracket. A 3’ X 2’ sign panel containing the business name and logo will be suspended from the hanging bracket. Attached to the bottom of the sign will be a 3’ X 1’ Open/Closed sign. The sign will be located next to the walkway leading up to the building and will not be illuminated. The sign complies with the sign provisions in the Zoning Code and the Commercial Storefront Design Guidelines for the Turner Junction Historic District.

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

4. 2024 Meeting Dates

Mr. Sterrett presented the 2024 meeting dates for the Commission.

5. Preliminary Review

None

6. Historic District/Landmark Updates

Mr. Sterrett provided an update on various projects that were previously approved.

7. Approval of October 24, 2023 Meeting Minutes

Chairman Malina made a motion, seconded by Commissioner Andrews, to approve the October 24, 2023 meeting minutes with a correction to Vice Chairman Letsche’s attendance. With a voice vote of four ayes, the motion carried. Vice Chairman Letsche abstained.

8. Other Business

Chairman Malina stated that he is aware of a resident who is interested in serving on the Commission and would pass along Mr. Sterrett’s contact information to him.

9. Adjournment

Chairman Malina made a motion, seconded by Commissioner Vigsnes, to adjourn the meeting. With a voice vote of all ayes the motion carried and the Historical Preservation Commission, at 6:32 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner