

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**Historical Preservation Commission
Tuesday, November 28, 2023 - 6:00 p.m.**

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

AGENDA

1. **Call to Order, Roll Call and Establishment of a Quorum**
2. **Public Comment**
3. **Certificate of Appropriateness Review**
 - A. C.O.A. 23-21 – 151 W Washington Street – Chimney Rebuild and Recap
 - B. C.O.A. 23-22 – 151 W Washington Street – Freestanding Sign
4. **Historical Preservation Commission Schedule for 2024**
5. **Preliminary Review**
6. **Historic District/Landmark Updates**
7. **Approval of the draft October 24, 2023 Meeting Minutes**
8. **Other Business**
9. **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
Kelley Chrise, Economic Development Coordinator
Sara Phalen, City Museum Director
News Media

CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Chimney Rebuild and Recap
151 W Washington Street
Wiant House Properties, LLC

C.O.A. # 23-21

AGENDA ITEM NUMBER: 3 A.**COMMISSION AGENDA DATE:** 11-28-23**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE****ITEM SUMMARY:**

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. Please see the applicant's detailed scope of work and illustrations for more details.

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.

ACTION PROPOSED:

Consideration of a rebuild and recap of the existing chimney at 151 W Washington Street.

Date: November 17, 2023

Certificate of Appropriateness for 151 W. Washington Street Chimney Cap

Purpose

- The existing chimney does not have a cap to prevent snow, rain, and critters from entering the chimney
- In addition, the existing chimney has no liner. This means the bricks and mortar have been directly exposed to exhaust from the water heaters and furnace inside as well as rain, snow, and condensation from the outside, and both bricks and mortar have been disintegrating.
- Therefore, we want to install a liner in the chimney and a proper cap on top to prevent the chimney from falling apart
- Quote from Jorge Delacruz of Safe Fire in Geneva:
“Based on my experience most likely the chimney is deteriorated all the way to the flashing due the lack of cap and liner, the water from the rain and condensation from the inside weakens the mortar the only thing holding the chimney together is weight and gravity. If we only replace some of the top bricks, the rest of the courses below will compromise”

Photographs of the existing site conditions









Detailed scope of work

- Chimney removal to the flashing area
- Rebuild in the same shape using the best locally available brick match
- Pour a new 5.5" thick concrete crown reinforced using steel rebar, acid wash and masonry water repel
- Install a new stainless steel liner system for water heaters and furnace including all new vent connectors for the unit, black painted stainless steel top plate and cap

Description of all proposed materials to be used

- Brick which matches the existing brick
- Stainless steel top plate and cap (painted black)
- Concrete crown

Plat of survey

- Not Applicable

Proposed architectural elevations/blueprints

- Not Applicable

Manufacturer's illustrations/product specifications:

This is an illustration of what the chimney cap is expected to look like.



CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Freestanding Sign
151 W Washington Street
Cocoa Notes, LLC

C.O.A. # 23-22

AGENDA ITEM NUMBER: 3 B.**COMMISSION AGENDA DATE:** 11-28-23**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE****ITEM SUMMARY:**

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 free-standing 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. Please see the applicant's detailed scope of work and illustrations for more details.

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 within the Historic District and the City overall.

ACTION PROPOSED:

Consideration of a freestanding sign at 151 W Washington Street.

Date: November 16, 2023

Certificate of Appropriateness for 151 W. Washington Street Sign

Photographs of the existing site conditions

(includes Photoshop of sign location)



Detailed scope of work

Summary: Install a 12' sign to indicate the location of the Cocoa Notes Bakeshop

- 12' x 4" fluted post with a scroll hanging bracket
- Will be installed by a contractor who has registered with the City
- The sign will be 36" wide by 24" tall with an additional OPEN/CLOSED sign attached to the bottom that will be 36" wide by 12" tall. The total size of both signs will be 36" wide by 36" tall
- The style of the post matches the antique style of the house
- It will be installed next to the walkway to the building on the side of the walkway with the trash can
- The sign will not be illuminated

The logo will look similar to the following (however, the final drawings will be made by the sign contractor):



Description of all proposed materials to be used

- Black painted metal for the post
- Poly metal for the sign
- Silver chains connecting the sign to the post

Plat of survey

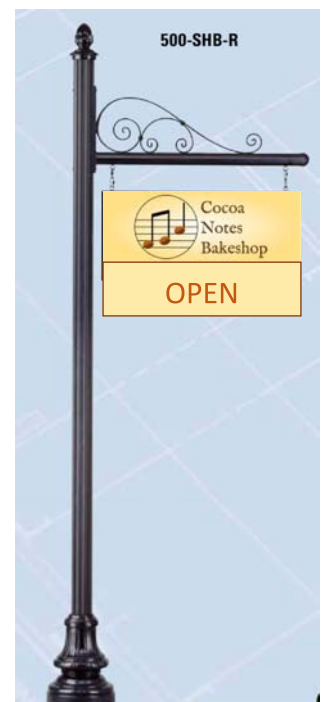
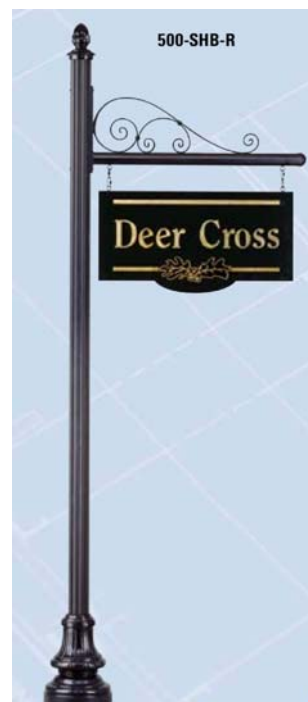
(included in the packet)

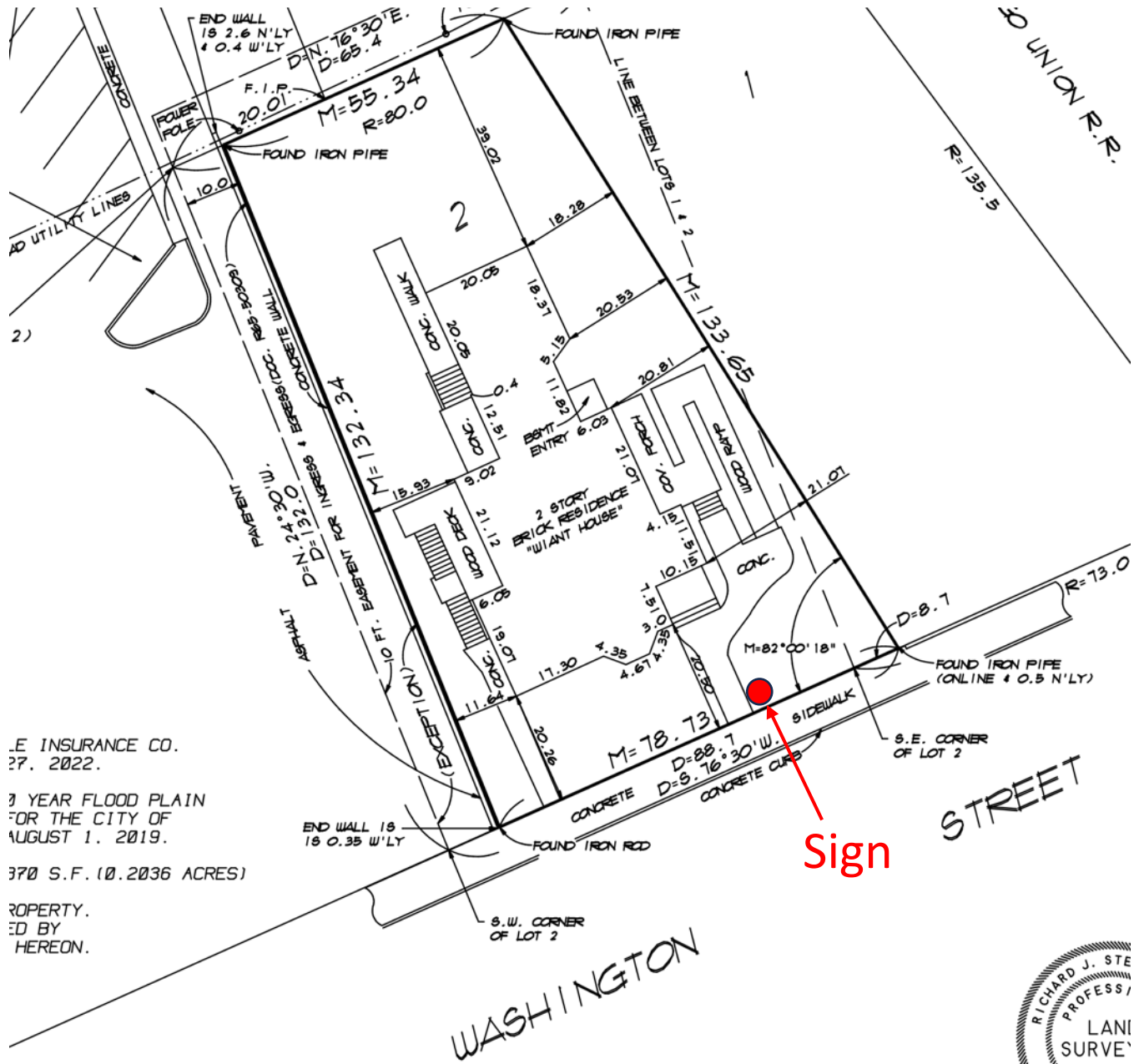
Proposed architectural elevations/blueprints

- Not Applicable

Manufacturer's illustrations/product specifications

- Manufacturer of post is "Ornamental Post and Panel"
 - <https://ornamentalpost.com/>
- Standard hanging brackets hold up to 36" wide sign
- All brackets are fabricated of aluminum
- Standard color is semi-gloss black powder coat





INSURANCE CO.
27. 2022.

7 YEAR FLOOD PLAIN
FOR THE CITY OF
AUGUST 1. 2019.

370 S.F. (0.2036 ACRES)

PROPERTY.
DEVELOPED BY
HEREON.



DRAFT

**WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING
October 24, 2023**

Members Present:

Vince Malina
SueEllen Edwards
Richard Vigsnes
Wendy Christman
Reverend Bill Andrews

City Staff:

John Sterrett, City Planner

Guests:

Melissa Mercado, 137 Turner Court

Members Absent:

Keith Letsche

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. 23-15 – 123 Main Street – Roof Shingle 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 rear 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 Coastal Granite color. The applicant received COA approval in August to remove the cedar shake shingles on the front entrance with the same Coastal Granite color that is proposed.

After a brief discussion, Chairman Malina 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. 23-16 – 116 Main Street – Roof Shingle Replacement

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 to remove and replace the existing roof shingles above the front entrance to the building. The existing shingles have fallen into disrepair and are in need of replacement. The

applicant intends to remove the shingles and replace them with Atlas Pinnacle shingles with a Pristine Black color.

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.

C. C.O.A. 23-17 – 134-136 Main Street – Awning/Signage

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 existing awnings on the front of the building. The building is a two-story commercial structure with a lower level off Turner Court. The first floor on Main Street has two separate commercial spaces each with an awning located above the window system. The applicant intends to remove the awnings and frames and replace in the same location with a frame that allows for a front slope and valance. Each awning will contain Sunbrella fabric with an Admiral Blue color. One of the spaces has a current tenant, Ferny's Salon, and will contain the name of the business on the valance of the awning. The other commercial space is vacant but the applicant intends to place the name of a future tenant on the valance once occupied.

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

D. C.O.A. 23-18 – 417-419 E Washington Street – Asphalt Driveway Replacement

Mr. Sterrett stated that St. Mary's Parish, owner of 417-419 E Washington Street in the East Washington Street Historic District, is requesting approval of a Certificate of Appropriateness to remove the existing asphalt driveway on the property and replace with an asphalt driveway in the same location. The driveway will not be expanded, enlarged, or widened beyond the existing footprint.

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

E. C.O.A. 23-19 – 128 Main Street – Window Signage

Mr. Sterrett stated that Creative Feelings, LLC, tenant of 128 Main Street, is requesting approval of a Certificate of Appropriateness to place signage on the two windows of the façade of the tenant space as well as on the entrance door to the space. The business is for a scrapbooking store and the applicant intends to place white vinyl lettering advertising the store with words and logos. The amount of signage on each window totals 5.87 square feet, which is 19% of the total window space, and the signage on the entrance door window consists of 1.14 square feet, which is 12% of the total door window space. The amount of signage is less than the maximum 20% allowed on windows in the Turner Junction Historic District and complies with the signage requirements in the Zoning Code.

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

F. C.O.A. 23-20 – 183 W Washington Street – Door Signage

Mr. Sterrett stated that Hiram’s Masonic Social Club, tenant of 183 West Washington Street, is requesting approval of a Certificate of Appropriateness for window signage previously placed on the entrance door to the space. The space is associated with the existing Masonic Lodge located within the same building. The sign on the door is 3 square feet, which is 27% of the total glass on the window. While the amount of signage is more than the maximum 20% typically allowed on windows in the Turner Junction Historic District, it is less than the 50% maximum permitted by the Zoning Code. The signage in all other respects complies with the signage requirements in the Zoning Code. The consensus from a majority of Commissioners was that the door signage was not completely opaque and therefore did not entirely cover the door by more than 20%. Members of the commission also pointed out that the door was already frosted.

After a brief discussion, Commissioner Edwards made a motion, seconded by Commissioner Vigsnes, to approve the COA application as presented. With a voice vote of four ayes and one no, the motion carried.

4. Preliminary Review

None

5. Historic District/Landmark Updates

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

6. Approval of August 22, 2023 Meeting Minutes

Chairman Malina made a motion, seconded by Commissioner Vigsnes, to approve the August 22, 2023 meeting minutes. With a voice vote of all ayes, the motion carried.

7. 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 6:49 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner



City of West Chicago Historical Preservation Commission 2024 Meeting Schedule

Tuesday, January 23, 2024

The Historical Preservation Commission Meets the fourth Tuesday of each month.

Tuesday, February 27 2024

Meetings occur at 6:00 p.m.

Tuesday, March 26, 2024

Meetings will take place in the Council Chambers of West Chicago City Hall – 475 Street, unless otherwise indicated.

Tuesday, April 23, 2024

Tuesday, May 28, 2024

Packets are sent electronically no later than the Thursday prior to a meeting.

Tuesday, June 25, 2024

Tuesday, July 23, 2024

Notices for cancelled meetings will be sent as soon as practical no later than the Thursday before the scheduled meeting.

Tuesday, August 27, 2024

Tuesday, September 24, 2024

The Historical Preservation Commission requires at least 4 members to be present to constitute a quorum.

Tuesday, October 22, 2024

Tuesday, November 26, 2024

If a member is not able to attend a meeting, the member should notify City staff as soon as practical.

Tuesday, December 24, 2024

For questions, please contact John Sterrett, City Planner, at 630-293-220 ext. 158 or at jsterrett@westchicago.org.