

CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**Historical Preservation Commission
Tuesday, January 23, 2024 - 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. 24-01 – 113 Main Street – Window Signage
4. **Preliminary Review**
5. **Historic District/Landmark Updates**
 - A. 2023 Annual Report to the City Council
6. **Approval of the draft November 28, 2023 Meeting Minutes**
7. **Other Business**
8. **Adjournment**

CC: Historical Preservation Commission Members
Alderman Dimas, City Council Liaison to Historical Preservation Commission
Mayor & City Council
Michael Guttman, City Administrator
Valeria Perez, Executive Office Manager
Mehul Patel, Director of Public Works
Tom Dabareiner, Director of Community Development
John Sterrett, Assistant Direct of Community Development
Stuart Caravello, Chief Building Official
Kelley Chrise, Economic Development Coordinator
Sara Phalen, City Museum Director
News Media

DRAFT

**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

CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Window Signage
113 Main Street
The Whistle Stop

C.O.A. # 24-01

AGENDA ITEM NUMBER: 3 A.**COMMISSION AGENDA DATE:** 01-23-24**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE****ITEM SUMMARY:**

Isaac Nelson of The Whistle Stop Vintage, LLC, future tenant of 113 Main Street, is requesting approval of a Certificate of Appropriateness application to install window signage at the subject property in the Turner Junction Historic District. The applicant intends to open a resale shop within the space known as "The Whistle Stop Vintage Clothing". The store is currently located at 108 Galena Street and will be relocating to the subject building. The applicant is proposing to install a 3 square foot decal that contains the name and logo of the business, as well as a 7 square foot area for the name of the business on the large window on the façade. The applicant also intends to install decals that include the store name and social media logos on the window of the exterior door that will total 1 square foot. The signs comply with the sign provisions in the Zoning Code and the Commercial Storefront Design Guidelines for the Turner Junction Historic District. Please see attached information for more details.

The building is considered a candidate for local landmark status and is contributing to the Turner-Junction Historic District. Constructed in 1897, it is an Italianate Victorian building.

ACTION PROPOSED:

Consideration of window signage at 113 Main Street.



**THE WHISTLE STOP
VINTAGE CLOTHING**

1 1/2" Hg

1/2"

* facing front window

* this sign will be a decal sticker that sticks to the inside of the window

24in x 24in

12in x 24in



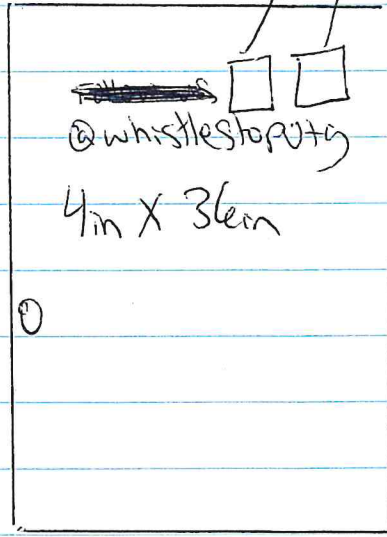
The Whistle Stop
Vintage clothing

See back!!

Front
door

Instagram
Logo

TikTok
Logo



CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

2023 ANNUAL REPORT TO THE CITY COUNCIL

In accordance with Section 2-282 of the Code of Ordinances, the Historical Preservation Commission hereby submits this annual report to the City Council summarizing its activities from 2023. The Commission was established in 1990 to provide a mechanism to identify and preserve the special distinctive historic characteristics of West Chicago and foster and encourage preservation, restoration, and historically sensitive rehabilitation of properties and streetscapes.

During the year 2023, the Commission reviewed 22 applications for a Certificate of Appropriateness (COA). Eighteen COA applications were for building improvements for structures located in the Turner Junction Historic District (TJHD), and 8 of those COA applications were for signage. A notable project in the TJHD that was approved in 2023 was a façade renovation of the first two floors on the rear of 200 Main Street, owned by the City.

Four COA applications were received for residential properties located in the East Washington Street Historic District. No COA applications were received for any of the existing landmarked properties. All COA applications reviewed in 2023 received approval.

The Commission held 9 regularly scheduled meetings in 2023. Regularly scheduled meetings are held the fourth Tuesday of every month.

One member departed the Commission leaving a vacancy on the Commission.

There were no applications received or reviewed this year for sites to be added to the National Register of Historic Places. The Commission continues to monitor the building at 132 Main Street as a site on the National Register of Historic Places. The building is the former Turner Town Hall from 1884 and is owned by the City and houses the West Chicago City Museum.

The City provided financial assistance via the City's Downtown Façade Improvement Program to one property located in the TJHD. The grant was for 124 Main Street for Raised Bakery to remove an exterior door threshold to install an ADA compliant at-grade door. This project received COA approval from the Commission. The Façade Program is funded by the City's Downtown Tax Increment Financing (TIF) district.

Lastly, the City's annual Certified Local Government report will be submitted to the Illinois Historic Preservation Agency office once the Agency opens their reporting portal.

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