

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 09.24.24

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING July 23, 2024

Members Present:

Vince Malina, Chairman
SueEllen Edwards
Richard Vigsnes
Reverend Bill Andrews
Keith Letsche, Vice Chairman (arr. 6:11pm)

City Staff:

John Sterrett, City Planner

Guests:

Jim Widlowski

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, and Commissioners Edwards, Vigsnes, and Andrews present. Commissioner Christman was excused. With four members present, a quorum was established. Vice Chairman Letsche arrived at 6:11 p.m. to bring the number of members present to five.

2. Public Comment

None

3. Certificate of Appropriateness (COA) Review

A. C.O.A. 24-13 – 131 Fremont Street – Awning Fabric

Mr. Sterrett stated that PGSTL Holdings, LLC, owner of 131 Fremont Street in the Turner Junction Historic District, is requesting approval of a COA to replace two existing awnings on the subject building. The building is used by West Chicago Printing Company and has two green awnings, one 48 feet in length along the front facing Fremont Street and another 7 feet in length on the side of the building facing the parking lot. The awnings have begun to fall into disrepair and are proposed to be removed. The applicant is proposing to keep the existing awning frames and will recondition them. New awning fabric is proposed on each and will consist of Sunbrella material and a Midnight color. No changes to the existing size or location of the awnings are proposed. Jim Widlowski of West Chicago Printing Company stated that no graphics nor signage will be placed on the awnings.

After a brief discussion, Chairman Malina made a motion, seconded by Commissioner Edwards, to approve the COA application as presented with the condition that no graphics or signage be put on the awnings unless an additional COA application is submitted, reviewed, and approved. With a voice vote of all ayes the motion carried.

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B. C.O.A. 24-14 – 200 Main Street – Amendment to C.O.A. 24-04

Mr. Sterrett stated that at the April meeting, members of the Commission voted on the City's application for a COA for certain appurtenances associated with the 200 Main Street façade renovation including the exterior windows, doors, and lights. The approval of the COA included conditions requiring that the existing silver window frames on the front of the building be refinished in bronze, that a lintel be installed between the new brick on the first floor and the original brick above the first floor, and that the exterior lights above the exit doors be replaced with gooseneck style lights.

Since then, Public Works has received a quote for installing a lintel between the two types of brick and a quote for refinishing all of the silver window frames. The exterior lights, however, cannot be replaced with gooseneck style lights because they are no large enough for a battery back-up required for lights above exit doors. At the June HPC meeting, members of the Commission had reviewed at the last meeting if the window frames should be refinished with bronze or if it would be fine to leave them as silver. Since that time, Public Works has indicated they will move forward with refinishing the silver trim with bronze, as was previously approved. Because the original COA approval from April included changing out the existing lights to gooseneck, the approval will need to be amended. The other two requirements, including the installation of the lintel and the refinishing of the silver frame to bronze, will remain as is and no further action is needed by the Commission.

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

4. Preliminary Review

None

5. Historic District/Landmark Updates

Chairman Malina distributed information related to historic districts in other communities. The Commission discussed the landmarking process and extending the boundaries of the historic districts.

6. Approval of June 25, 2024 Meeting Minutes

Chairman Malina made a motion, seconded by Vice Christman Letsche, to approve the June 25, 2024 meeting minutes. With a voice vote of all ayes the motion carried.

7. Other Business

None

8. Adjournment

Chairman Malina made a motion, seconded by Commissioner Christman, to adjourn the meeting. With a voice vote of all ayes the motion carried and the Historical Preservation Commission, at 6:40 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner