

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**Historical Preservation Commission
Tuesday, August 27, 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. 24-14 – 108 Main Street – Façade Improvements
 - B. C.O.A. 24-15 – 348 Arbor Avenue – Roof Shingle/Gutter Replacement
 - C. C.O.A. 24-16 – 210 Main Street – Awning Signage
4. **Preliminary Review**
5. **Historic District/Landmark Updates**
6. **Approval of the draft July 23, 2024 Meeting Minutes**
7. **Other Business**
8. **Adjournment** – The next regularly scheduled meeting is September 24, 2024

CC: Historical Preservation Commission Members
Alderman Beebe, 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 Director of Community Development
Stuart Caravello, Chief Building Official
Kelley Chrissie, Economic Development Coordinator
Sara Phalen, City Museum Director
News Media



CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Façade Improvements
108 Main Street
Dan Norton

C.O.A. # 24-14

AGENDA ITEM NUMBER: 3 A.**COMMISSION AGENDA DATE:** 08-27-24**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE** _____**ITEM SUMMARY:**

Dan Norton, owner of 108 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness for a façade renovation of the existing two-story mixed-use building. The applicant intends to install aluminum standing seam roofing panels mounted vertically over the existing glass block located across the top of the first floor. The applicant also intends to install wood dentil trim across the top of the second-story windows with a 1'X8' wood fascia and aluminum standing seam roofing located above. The existing stone cornice, stone accents, and brick soldiers near the parapet will remain. No other changes to the building are proposed. Please see attached building elevations for more details.

The building is vernacular commercial, constructed in the 1910's, and is contributing to the historic district though it is not a candidate for local landmark status.

ACTION PROPOSED:

Consideration of façade improvements at 108 Main Street.

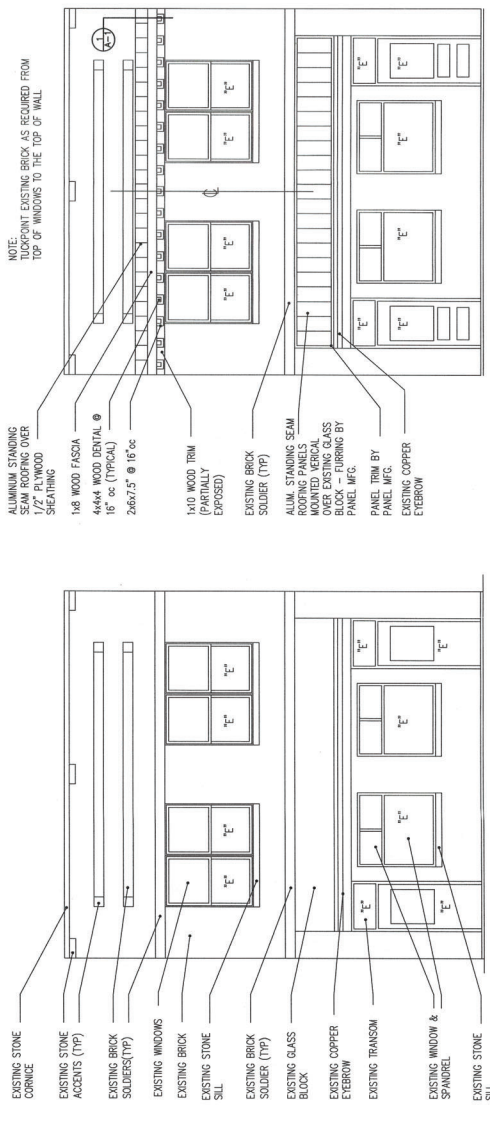


JAKL BRANDeis ARCHITECTS LTD.
 1800 W. HAWTHORNE LANE
 WEST CHICAGO, ILLINOIS 60185
 PH. (630) 562-3900
 FAX (630) 562-2570

DATE	07-10-24
FOR PERMIT	
ISSUE	

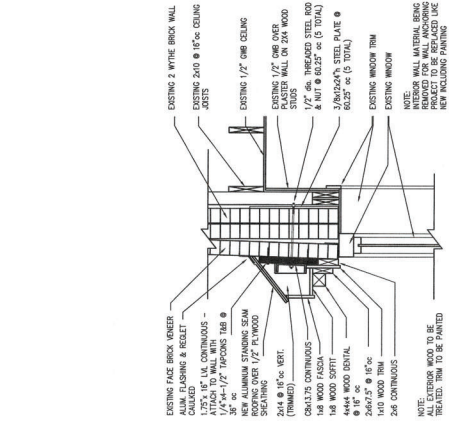
EXTERIOR UPDATE FOR EXISTING
BUSINESS & 2nd FLOOR RESIDENCE
 108 MAIN STREET
 WEST CHICAGO, ILLINOIS
 EXISTING & RENOVATED ELEVATIONS

MUIR
 Sheet No. **A-1**
 I of I



EXISTING EAST ELEVATION
 SCALE: 1/4"=1'-0"

RENOVATED EAST ELEVATION
 SCALE: 1/4"=1'-0"



WALL STABILIZATION DETAIL #1
 SCALE: 3/4"=1'-0"

Drawing Index	
A-1	ELEVATIONS, DETAILS, PROJECT DATA & SCOPE
CODE:	CURRENT WEST CHICAGO BUILDING CODE REGULATIONS W/ AMENDMENTS 2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL EXISTING BUILDING CODE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
SCOPE:	EXTERIOR UPDATE INCLUDING BRICK VENEER STABILIZATION TUCKPOINTING WHERE INDICATED
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SPECIAL SUPERVISION NOTICE
 THE ENGINEER/ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THE BUILDING. NEITHER THE USE OF THESE ORDERS BY THE OWNER OR HIS CO., NOR THE WORKMANSHIP OF THE CONTRACTOR OR HIS CO., NOR THE QUALITY OF THE MATERIALS USED, NOR THE ACCURACY OF THE MEASUREMENTS, NOR THE COMPLETION OF THE WORK SHALL BE THE RESPONSIBILITY OF THE ENGINEER/ARCHITECT. THE ENGINEER/ARCHITECT SHALL BE HELD RESPONSIBLE FOR ANY RESPONSIBILITY IN RELATION TO ANY COSTS OR PROBLEMS INCURRED FROM THE NEGLIGENCE OF THE CONTRACTOR OR HIS CO., OR FOR THE FAILURE TO COMPLY WITH AND ADHERE TO THESE PLANS AND SPECIFICATIONS.

LIABILITY
 ALL WORK IS TO BE COMPLETED IN STRICT ACCORDANCE WITH THE LOCAL ORDINANCES AND REGULATIONS. CONTRACTOR SHALL VERIFY THE ACCURACY IN WORKING OF ANY WORK WHICH MAY BE COMPLETED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS OR ACCEPTED PRACTICE SO THAT THERE THEREIN IF ANY MAY BE RECOVERED FROM THE CONTRACTOR. THE ENGINEER/ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS OR PROBLEMS INCURRED FROM THE NEGLIGENCE OF THE CONTRACTOR OR HIS CO., OR FOR THE FAILURE TO COMPLY WITH AND ADHERE TO THESE PLANS AND SPECIFICATIONS.

SAFETY NOTE
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC DURING THE CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY PRECAUTIONS AND SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC DURING THE CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY PRECAUTIONS AND SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC DURING THE CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY PRECAUTIONS AND SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC DURING THE CONSTRUCTION OF THE WORK.

I, JERRY GENTRY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THEY CONFORM TO ALL PERTINENT CODES.
 (SIGNED)

EAR 11/28/24
 DATE 07-10-24





CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Roof Shingles/Gutter Replacement
348 Arbor Avenue
Zimmerman
C.O.A. # 24-15

AGENDA ITEM NUMBER: 3 B.**COMMISSION AGENDA DATE:** 08-27-24**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE****ITEM SUMMARY:**

William Zimmerman, owner of 348 Arbor Avenue, a locally landmarked property, is requesting approval of a Certificate of Appropriateness for a shingled roof replacement and gutter replacement. The applicant is intending to tear off all old roofing material and will install Certainteed Landmark Lifetime architectural shingles with a Heather Blend color. The existing gutters will also be removed and replaced with 5" aluminum gutters with a Russet Red color. The color of both the new shingles and gutters will match the colors of the existing shingles and gutters. No other changes to the building are proposed. Please see attached scope of work and photos for more details.

The building received local landmark status in 1996. It is a Queen Anne constructed in 1891 and is considered a significant structure, known as the Henry Bradley House.

ACTION PROPOSED:

Consideration of roof shingle and gutter replacement at 348 Arbor Avenue.

Family Owned and Operated Since 1949

Lindholm Roofing

205 E. Butterfield Rd.
Elmhurst, Illinois 60126
(630) 279-7700
Fax (773) 283-1933
info@lindholmroofing.com

MAIN WAREHOUSE
3598 N. MILLWAUKEE
CHICAGO, ILLINOIS

Commercial
Residential

Quality Work
Fully Insured

All types of roofing
All types of repairs
Gutters & Downspouts
Siding/Soft/Fascia
Windows
Tuckpointing

LV
A. Brown

William Zimmerman
348 Arbor Ave.
West Chicago, IL 60185

07/30/2024
kathy_k@frontier.com

*Lindholm Roofing, with 70 years of experience, proposes to do the following work at
348 Arbor Ave., West Chicago, IL 60185:*

RE: ROOFING WORK TO HOUSE AND GARAGE

1. We will tear off and haul away all old roofing material. We will protect your lawn and plantings. Upon completion of work, we will sweep clean all patio/driveway areas and rake debris from all landscaped areas. We often use a magnetic rake to help us remove loose nails from the lawn.
2. We will install CERTAINTEED WINTER GUARD ice and water shield membrane 6' wide to eaves of house. We will also install ice and water shield 18"-36" at chimneys, skylights and valleys.
3. We will install CERTAINTEED Roof Runner synthetic felt over entire exposed roof sheathing.
4. We will install Certainteed Swift Start starter course.
5. We will install new aluminum baby tins flashings as needed.
6. We will install new metal flashings to masonry chimney. Flashings will be installed "regletted style". Brick joints will be ground open to allow the flashing entry and will be secured with high quality polyurethane caulk. *Gu*
7. We will install new lead flashings to all plumbing stacks.
8. We will install new vents. Note: colored vents may be available upon request.
9. We will install a Certainteed Landmark Lifetime architectural shingle with roofing nails. This shingle carries a Lifetime limited material warranty offered by Certainteed. This is a Class 3 Hail rated product.

Project # 131475

Page 1 of 3

*Hertts
Brown*

Lindholm Roofing

205 E. Butterfield Rd.
Elmhurst, Illinois 60126
(630) 279-7700
Fax (773) 283-1933
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MAIN WAREHOUSE
3588 N. MILWAUKEE
CHICAGO, ILLINOIS

Commercial
Residential

All types of roofing
All types of repairs
Gutters & Downspouts
Siding/Soffit/Fascia
Windows
Tuckpointing
Quality Work
Fully Insured

10. We will install matching SHADOW RIDGE Hip & Ridging shingles.

11. As a Certainteed SELECT SHINGLEMMASTER ROOFER (Certainteed's highest credential level of excellence), Lindholm Roofing is one of the only area professional contractors authorized to install the CERTAINTEED INTEGRITY ROOF SYSTEM with 4-STAR SURESTART PLUS WARRANTY (50 YEARS Material and Labor, 5 year workmanship by Lindholm Roofing). (Details can be viewed at - <http://www.certainteed-splus.com/en/requirements.asp>)

12. All work will be done by fully insured workmen.

TERMS: NET DUE UPON COMPLETION OF WORK

We accept Check/Cash/Visa/Mastercard/Zelle/Quickpay(lindholmroofing@gmail.com). There is a 3% convenience fee on credit transactions over \$500.00.

PRICE **\$28,900.00**

- ❖ We will replace wood sheathing as necessary for an additional cost of \$4.95 per linear foot if boards, and \$4.25 per square foot if plywood.
- ❖ The cost of any necessary permits and/or fees is not included. We will make the application using our STATE LICENSE and our INSURANCE. You will pay the actual COSTS ONLY.
- ❖ I have inspected the project and would be happy to meet in person with you to discuss the project. Please call me if you would like to arrange a meeting.

ITEMS BELOW ARE OPTIONAL. PLEASE INITIAL THOSE WITH WHICH YOU WOULD LIKE TO PROCEED.

MS 1) On house, we will install 5" aluminum seamless gutters, we will connect gutters to existing downspouts.

PRICE: AN ADDITIONAL \$4,600.00 Option

❖ We will replace any wood fascia as necessary for an additional cost of \$6.95 per linear foot.

Butterfield Russett







Heather Blend Roof Shingle Color



Russet Red Gutter Color


CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Awning Signage
210 Main Street
Casa Leon

C.O.A. # 24-16

AGENDA ITEM NUMBER: 3 C.**COMMISSION AGENDA DATE:** 08-27-24**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE** _____**ITEM SUMMARY:**

Ismael Carcamo of Casa Leon, tenant of 210 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to add signage on an existing awning above the entrance to the retail store space. The applicant intends to install 3 signage graphics on the awning that will identify the business and include the logo. The total square footage permitted for the building façade is 30 square feet. The 3 signage graphics will total 22.5 square feet. The façade has 2 existing window signs totaling 14 square feet. The applicant will need to remove 1 of the 2 window signs to comply with the maximum square footage permitted. Please see photos and sign renderings for more details.

The subject building is a Spanish Colonial Revival constructed in the 1910s. According to the Historical District Property Survey, the building is non-contributing to the district and is not a candidate for local landmark status.

ACTION PROPOSED:

Consideration of awning signage at 210 Main Street with the condition that, if approved, 1 of the 2 window signs shall be removed.

210

 **CASA LEON**

open

CASA LEON 

210

FOR SALE
Commercial Building
Auto's Building
For 1 Low Price
Call 305-918-6129





20' FT

FURNITURE



KITCHEN

331-240-8194

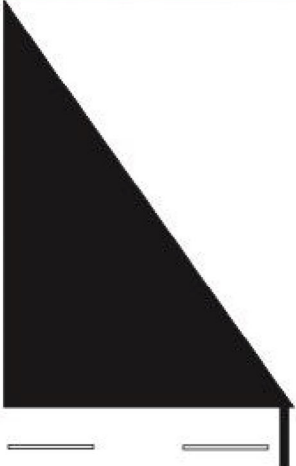
2100

331-240-8194

CASA LEON

CASA LEON

5.7"



18" by 72"

FURNITURE

(9 sq ft)

30" by 30"



18.0" by 60"

KITCHEN

(7.5 sq ft)

331-240-8194

210

331-240-8194

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DRAFT

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.

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

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