

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**Historical Preservation Commission  
Tuesday, October 29, 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. 24-18 – 216 Main Street – Awning
  - B. C.O.A. 24-19 – 179-183 W Washington Street – Restoration of Wood/Molding
  - C. C.O.A. 24-20 – 111 Turner Court – Shingle Replacement
  - D. C.O.A. 24-21 – 201 W Washington Street – Driveway Repair/Replacement
  - E. C.O.A. 24-22 – 100 Main Street – Siding Replacement
4. **Preliminary Review**
5. **Historic District/Landmark Updates**
6. **Approval of the draft September 24, 2024 Meeting Minutes**
7. **Other Business**
  - A. Nomination of candidates for Vice Chair
  - B. Election of Vice Chair
8. **Adjournment** – The next regularly scheduled meeting is November 26, 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  
Tom Dabareiner, Director of Community Development  
John Sterrett, Assistant Director of Community Development  
Stuart Caravello, Chief Building Official  
Kelley Chrise, Economic Development Coordinator  
Sara Phalen, City Museum Director  
News Media



# CITY OF WEST CHICAGO

## HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

**ITEM TITLE:**

Awning  
216 Main Street  
The Bunker Bar and Grill  
  
C.O.A. # 24-18

**AGENDA ITEM NUMBER:** 3 A.**COMMISSION AGENDA DATE:** 10-29-24**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

Allan Gilbert, owner of The Bunker Bar and Grill at 216 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to install an awning across the front of the tenant space. The awning will be a black Sunbrella and will run the entire length of the tenant space, approximately 50 linear feet. The awning will contain the logo of the business on the front portion of the awning with the street address to be printed on the valance. The proposed awning is consistent with previous awnings that have recently been installed on Main Street. Two existing signs on the building will be permanently removed including a projecting sign with the logo of the business and a flush-mounted "Budweiser" sign. Please see photos and spec sheet for more details.

The subject building is Greek Revival constructed in in the 1850s. According to the Historical District Property Survey, the building is contributing to the district but is not a candidate for local landmark status.

**ACTION PROPOSED:**

Consideration of the installation of an awning at 216 Main Street.

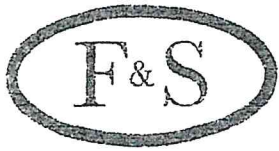




216

THE  
**BUNKER**  
BAR & GRILL

218



# Awnings & ~~Tent Co.~~

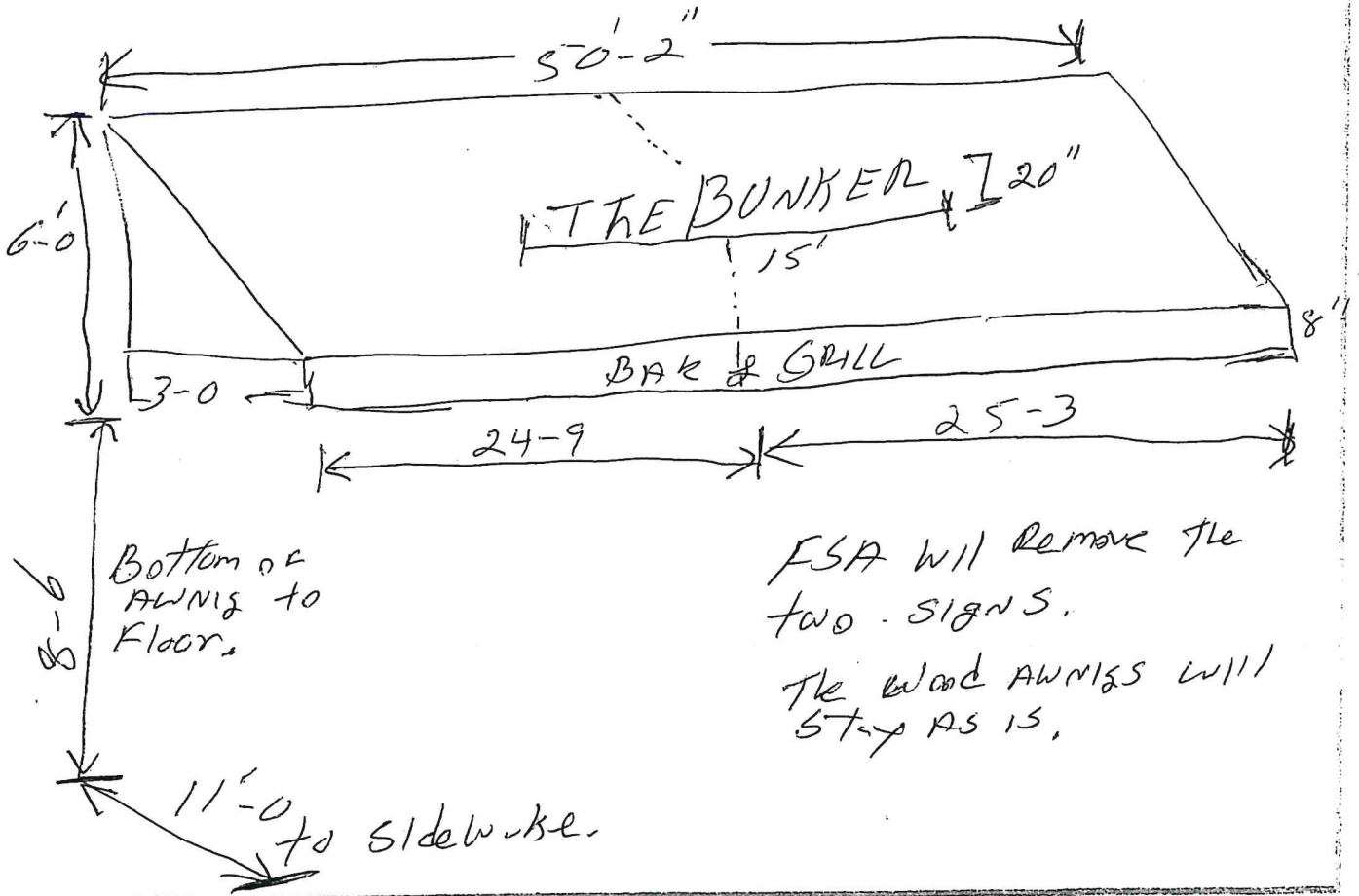
Mobile: (630) 788-1170

## FSA Signs & Awnings

### Contract

Vehicle graphics  
Magnetic Signs  
Window Lettering

<b>BILLING ADDRESS</b> The Bunker 216 main st. W. Chicago.	<b>SITE</b> Allen G.  (630) 768-4754
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FSA will remove the two signs.  
 The wood awnings will stay as is.

If the rental of the tent or sell of a awnings is not paid upon setup, any unpaid balance is subject to the 1 7/8 % per month (which is 18% per year service charge. If lessee default in payment, lessee agrees to pay reasonable collection costs and / or attorney fees. Lessee is responsible for obtaining tent permits where applicable. Lessee is responsible for locating and marking underground utilities. No one is authorized to charge, alter or amend the terms of conditions of this agreement unless agreed to in writing.

\*F&S Awning owns the awning and has all rights of the awnings until is paid.

Total price	\$	5,700
Deposit 50%	\$	
Balance	\$	
Cash	\$	
Accepted: The above price, specializations and conditions are satisfactory and are hereby accepted. You authorized to do the work as specified. Payment will be made as outlined above.		
Customer	_____	
Customer	_____	

Note: Artwork or graphics not to scale

# CITY OF WEST CHICAGO

## HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

**ITEM TITLE:**

Wood Restoration of Entryway  
179-183 W Washington Street  
Atcherson Building

C.O.A. # 24-19

**AGENDA ITEM NUMBER:** 3 B.

**COMMISSION AGENDA DATE:** 10-29-24

**STAFF REVIEW:** John Sterrett, City Planner

**SIGNATURE** \_\_\_\_\_

**ITEM SUMMARY:**

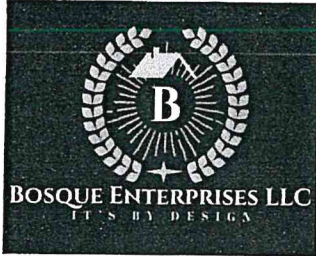
Michael Krog of the Atcherson Association, owner of 179-183 W Washington Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to restore existing wood of the entryway to the building as well as replace minor molding accents. The wood to the entryway door has fallen into disrepair and the applicant intends to sand, re-stain, and apply a protecting polyurethane coating. Please see photos for more details.

The subject building is a Classic Revival constructed in 1908. According to the Historical District Property Survey, the building is contributing to the district and is a candidate for local landmark status.

**ACTION PROPOSED:**

Consideration of wood restoration at 179-183 W Washington Street.

# ESTIMATE



Walter Bamert

Estimate #: 359

Date: 3/12/24

## Bosque Enterprises LLC

799 Diane Ave

Elgin IL 60123

bosque.enterprises@gmail.com

2246296840

Item	Quantity	Cost	Subtotal
<b>Atcherson building Entryway/ Exterior</b> Recondition wood substrate at the entryway			
<ul style="list-style-type: none"><li>•One coat of chemical stripper to remove protective finish.</li><li>•scrape and steel wool surface to remove as much material as possible.</li><li>•Sand smooth any jagged surfaces</li><li>• apply new stain</li><li>•apply marine quality spar varnish for longer durability in inclement weather.</li><li>• match and replace missing or damaged trim as best possible.</li><li>•caulk perimeter of entryway and wherever else needed with durable exterior caulk.</li></ul>			
<b>Ceiling</b> •Light wash painted ceiling	1		
•Prime and paint to desired color.			



JUNCTION LODGE  
No. 48  
A.F. & A.M.  
Meetings  
1st & 3rd WED  
7:00 PM

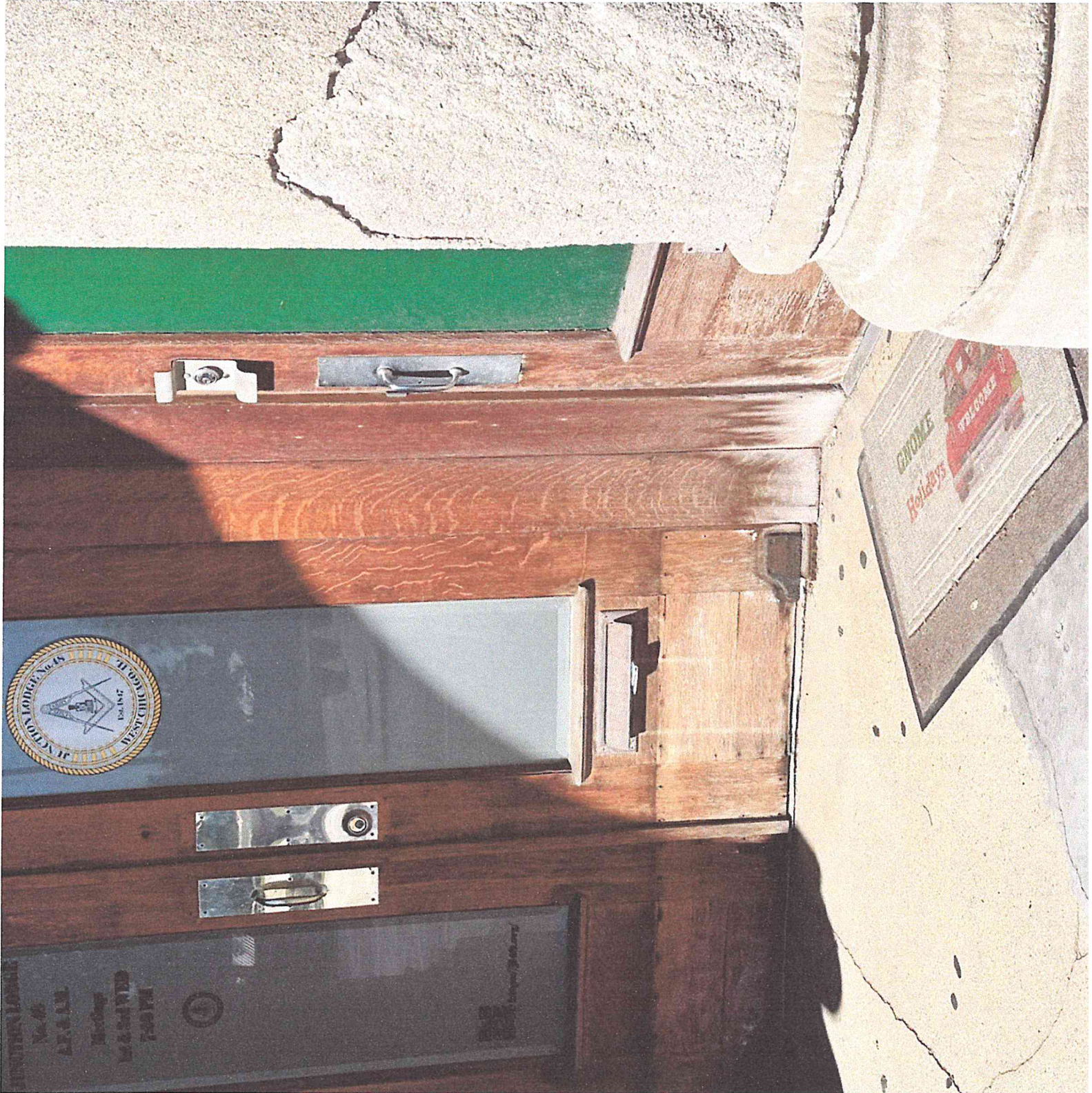
 <https://t.me/jl48>



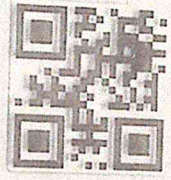
MEMBERS ONLY

18









<https://j14>





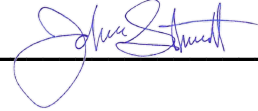


# CITY OF WEST CHICAGO

## HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

**ITEM TITLE:**

Roof Shingle Replacement  
111 Turner Court (110 Main Street)  
Luis Campos  
C.O.A. # 24-20

**AGENDA ITEM NUMBER:** 3 C.**COMMISSION AGENDA DATE:** 10-29-24**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

Luis Campos, owner of 111 Turner Court (110 Main Street) in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to replace the existing roof shingles located on the overhang above the entrance to the building. The roof shingles have fallen into disrepair and need replacement. The existing roof shingles are 3-tab and are a type of black color. Mr. Campos is proposing to replace them with Atlas Pinnacle Pristine architectural shingles in Pristine Black. No other changes to the exterior of the building are proposed. Please see photos and roof shingles specs for more details.

The subject building is a Victorian constructed in the 1850s and remodeled Modern in the 1950s. According to the Historical District Property Survey, the building is contributing to the district but is not a candidate for local landmark status.

**ACTION PROPOSED:**

Consideration of roof shingle replacement at 111 Turner Court.







# Pinnacle<sup>®</sup> Pristine

High Performance Meets Lasting Beauty



*love where you live* 



# Pinnacle® Pristine

High Performance Meets Lasting Beauty



## Smart, Beautiful, Durable... Why Choose Just One?

Black Shadow



Atlas Pinnacle® Pristine architectural shingles offer a wide variety of beautiful color options to complement your home's exterior.

Together, with the power of Scotchgard™ Protector and a warranty that covers damage from winds up to 130 mph. In addition, Pinnacle®

Pristine shingles carry a UL 2218

Class 3 impact rating, for increased protection against damaging hail.



**Pinnacle Pristine**  
**Scotchgard™ Protector**  
**From 3M® Shingles**



**PRISTINE PEWTER**

**PRISTINE WEATHERED WOOD**

**PRISTINE BLACK**



### The Problem

Over time, shingles without proper protection can develop unsightly black streaks caused by blue-green algae.



### The Solution

Atlas shingles featuring Scotchgard™ Protector fight algae and unsightly black streaks, keeping your roof looking newer, longer.

## Life Is Messy — Your Roof Shouldn't Be

Your home is the biggest purchase you'll ever make, and the roof is the crowning touch. Choose Pinnacle® Pristine shingles with Scotchgard™ Protector by 3M™ to ensure your roof stays beautiful for years to come.

With more than 25 years of proven performance, Scotchgard™ Protector has been preserving the curb appeal of roofs across America. And because our shingles are approved by Mike Holmes, you can be sure you'll Roof it Right with Atlas Designer Shingles.

### Backed by the Power of Scotchgard™

Scotchgard™ Protector by 3M™ is known for keeping everything from carpets to outdoor gear looking new longer. Atlas Shingles with Scotchgard™ Protector are the only shingles in the industry with a Limited Lifetime Warranty providing long-term protection against black streaks caused by blue-green algae.

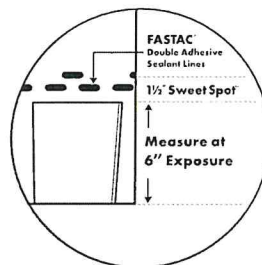


## Bigger, Faster, Better

A bigger shingle means better protection, faster installation, and stunning curb appeal.

The high performance shingle design in HP42™ shingles provides more coverage due to a wider and taller format, displaying a greater exposure of our designer shingles.

Pinnacle® shingles with HP42™ technology feature the Sweet Spot™ nailing area and double FASTAC® sealant line, ensuring your shingles will stay put for a more secure seal and enhanced wind protection up to 130 mph.





# Replacing Your Roof Is a Big Decision — Atlas Makes It Easy

With Atlas Pinnacle® Pristine shingles you get the total package – unmatched protection against harsh weather and high winds, distinctive curb appeal and long-lasting beauty, all backed by one of the industry’s best warranties.



## Peace of Mind

Don't worry. We've got you covered with the Atlas Lifetime Limited Warranty\*\*\*, ensuring your investment is protected for years to come.



## Wind Protection

Let those winds howl. Because of our innovative HP42® shingle technology, your roof is shielded from wind gusts up to 130 mph.



## High-Performance

HP42® technology features a wide format for better curb appeal, plus our Sweet Spot™ nailing area and double FASTAC® sealant line ensure your shingles will stay put.



## Class 3

### Impact Resistance

UL 2218 Class 3 impact resistance rating offers protection against harsh weather conditions, keeping your home safe and secure.



To provide homeowners the most accurate representation of color options, several photo scans and house shots were utilized in numerous lighting conditions. Variations in lighting illustrate the color gradients on asphalt shingle roofs.

Color blends vary from shingle to shingle. Before installation, consult with your contractor and request to view the actual shingles being installed on your roof to ensure confidence in your final color selection.

# Pinnacle® Pristine

High Performance Meets Lasting Beauty



Atlas Pinnacle® Pristine architectural shingles offer stunning color that lasts. With protection against damaging high winds and black streaks caused by algae, you're investing in a roofing system that has lasting curb appeal, and the peace of mind that comes with it.

Colors	Limited Warranty**	Algae Resistance*	Signature Select Eligible <sup>1</sup>
16	Lifetime	Scotchgard™ Protector	Yes

## Demand Peak Coverage

When you install an Atlas Signature Select® Roofing System<sup>1</sup>, all the components are designed for and backed by the industry's best warranty coverage.

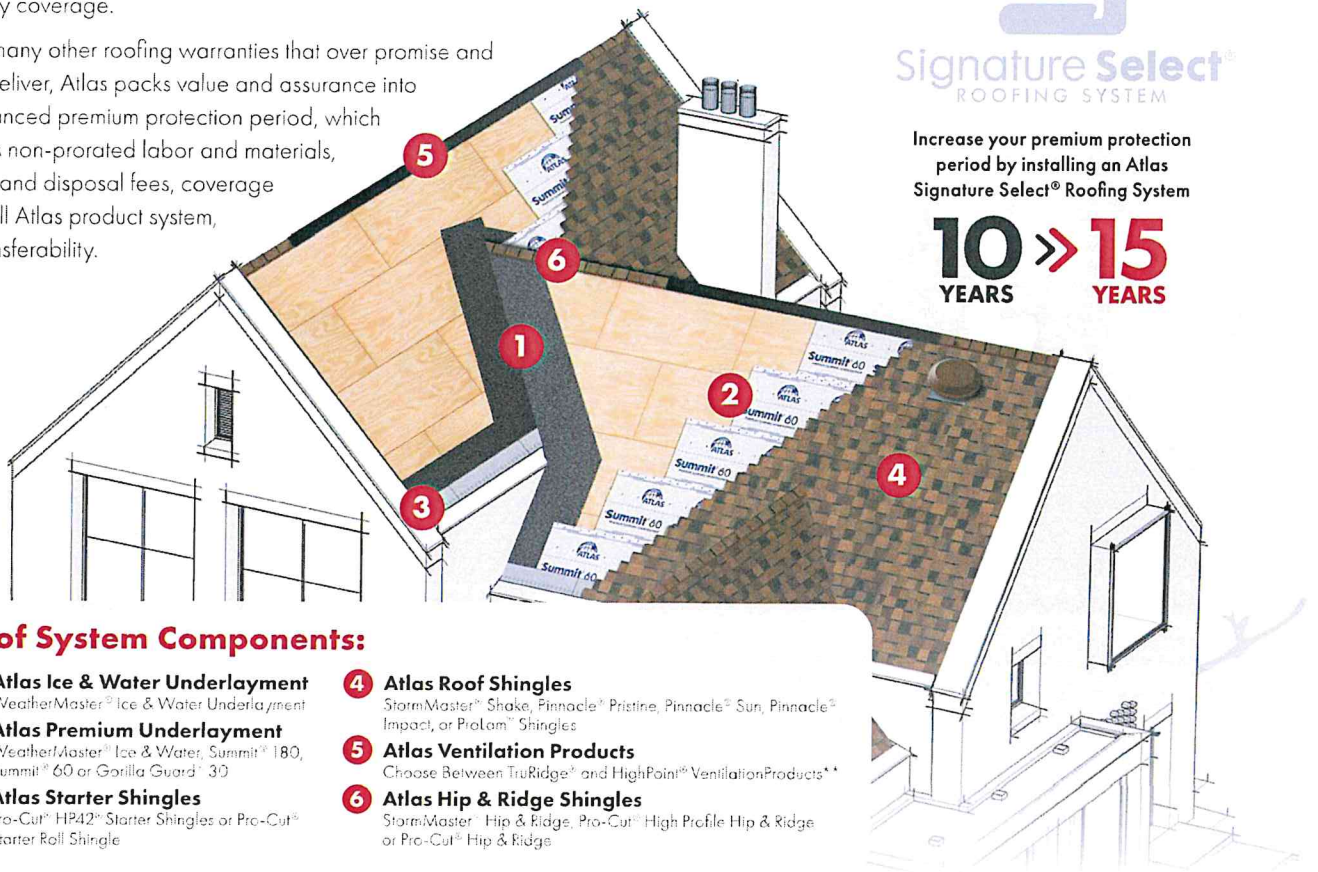
Unlike many other roofing warranties that over promise and under deliver, Atlas packs value and assurance into an enhanced premium protection period, which includes non-prorated labor and materials, tear-off and disposal fees, coverage of the full Atlas product system, and transferability.



Signature Select®  
ROOFING SYSTEM

Increase your premium protection period by installing an Atlas Signature Select® Roofing System

**10 >> 15**  
YEARS YEARS



## Roof System Components:

- 1 Atlas Ice & Water Underlayment**  
WeatherMaster® Ice & Water Underlayment
- 2 Atlas Premium Underlayment**  
WeatherMaster® Ice & Water, Summit® 180, Summit® 60 or Gorilla Guard® 3D
- 3 Atlas Starter Shingles**  
Pro-Cut® HP42® Starter Shingles or Pro-Cut® Starter Roll Shingle
- 4 Atlas Roof Shingles**  
StormMaster® Shake, Pinnacle® Pristine, Pinnacle® Sun, Pinnacle® Impact, or ProLam® Shingles
- 5 Atlas Ventilation Products**  
Choose Between TruRidge® and HighPoint® Ventilation Products\*\*
- 6 Atlas Hip & Ridge Shingles**  
StormMaster® Hip & Ridge, Pro-Cut® High Profile Hip & Ridge or Pro-Cut® Hip & Ridge

## Choose The Atlas Shingle That's Right For You!



#AtlasProtects  
AtlasRoofing.com

\* In order to qualify for the Atlas Lifetime Algae Resistance Limited Warranty against black streaks caused by Scotchgard™ Protector.

\*\* Refer to the Atlas Roofing Limited Shingle Warranty for all coverage requirements.

\*\*\* Warning: For proper ventilation and performance, **do not mix multiple types of exhaust vents to vent the same attic space.**

The picture is for illustration purposes only. A valid system warranty will cover only one type of exhaust vent per attic area.

<sup>1</sup> Refer to the Atlas Signature Select™ Limited Warranty for all system coverage requirements.

Scotchgard™ and the Scotchgard™ Protector logo, including the Plaid design and 3M™ logo, are a trademarks of 3M™.

# CITY OF WEST CHICAGO

## HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

**ITEM TITLE:**

Driveway Repair/Replacement  
201 W Washington Street  
Miguel Gonzalez  
  
C.O.A. # 24-21

**AGENDA ITEM NUMBER:** 3 D.**COMMISSION AGENDA DATE:** 10-29-24**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

Miguel Gonzalez, owner of 201 W Washington Street in the Turner Junction Historic District, is requesting approval to repair and replace the existing asphalt driveway at the property. The existing structure on the property is used as a single-family dwelling. The driveway will be constructed with at least 2.5 inches of asphalt over at least 6 inches of gravel. The footprint and location of the driveway will not change. No work is proposed to the building and no other site improvements are proposed. Please see attached for more details.

The subject building is Italianate with elements of Gothic Revival constructed in 1867. According to the Historical District Property Survey, the building is contributing to the district and is a candidate for local landmark status.

**ACTION PROPOSED:**

Consideration of a driveway repair and replacement at 201 West Washington Street.

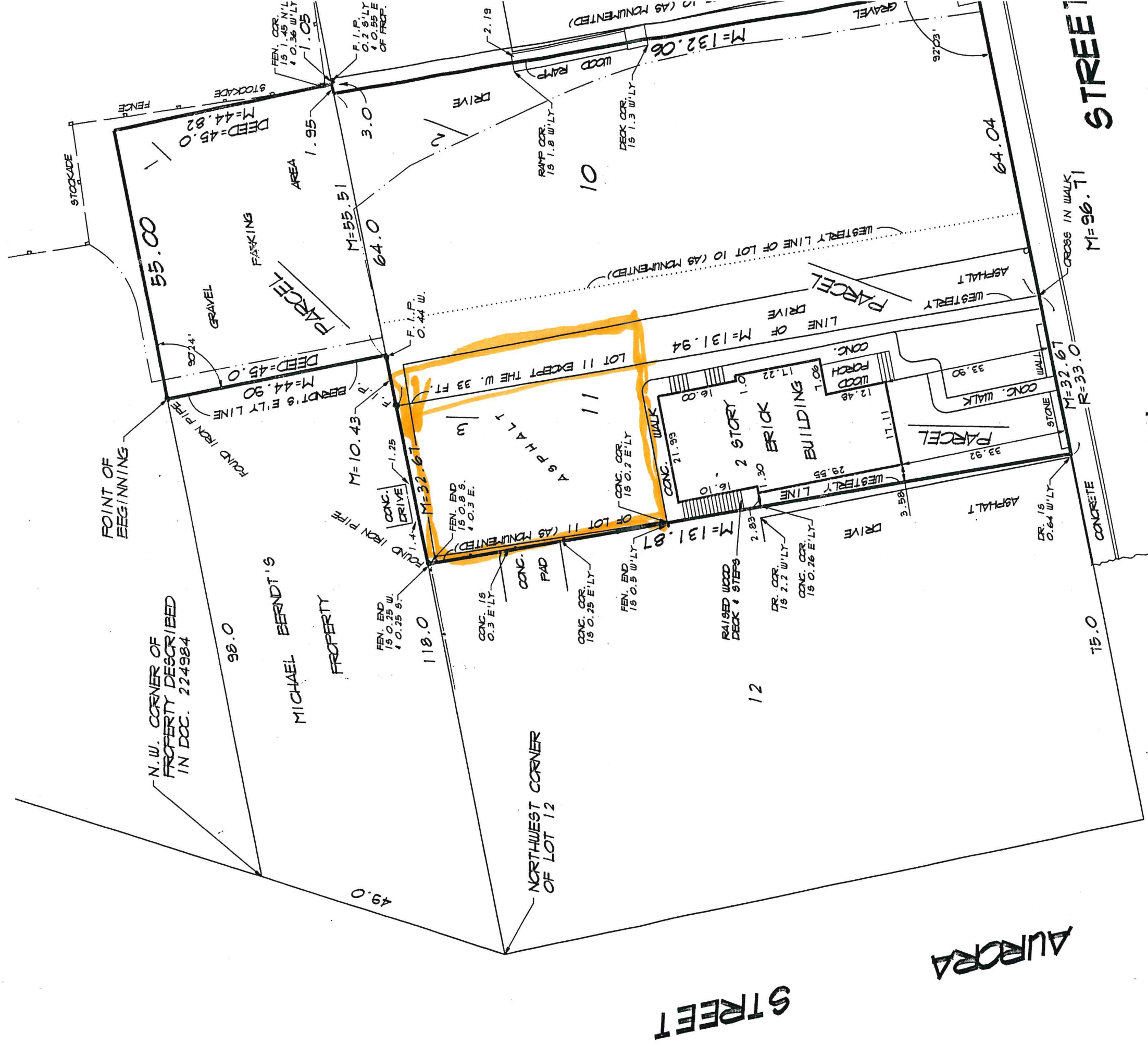




UP SAID LOT 111, ALL IN BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN OF WEST CHICAGO, DU PAGE COUNTY, ILLINOIS.

PARCEL 3: THE SOUTHWESTERLY 33 FEET OF LOT 11 IN BLOCK 6 OF WINSLOW'S ADDITION TO THE TOWN OF JUNCTION, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF WEST CHICAGO, DU PAGE COUNTY, ILLINOIS.

This property is known as 201 W. Washington Street, West Chicago, IL  
 Prepared for: Joe Schneider

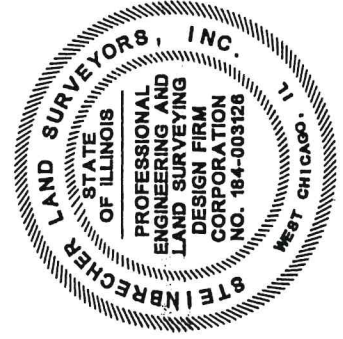


AURORA

STREET

STREET

WASHINGTON



STATE OF ILLINOIS )  
 COUNTY OF DU PAGE ) SS.

This is to certify that we, Land Surveying and Professional Engineering Design Firm Co the property shown and described on the annexed plat, which belief a correct representation thereof. Scale of map is

# CITY OF WEST CHICAGO

## HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

**ITEM TITLE:**

Siding Replacement  
100 Main Street  
Efren Toledo  
  
C.O.A. # 24-22

**AGENDA ITEM NUMBER:** 3 E.**COMMISSION AGENDA DATE:** 10-29-24**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

Efren Toledo, owner of 100 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness for previous work performed on the building that included removal and replacement of the existing vertical wood siding. The siding that was removed was due to water entering the building between the cedar shingled roof overhang and the bottom of the brick near the top of the building. The wood siding was removed, caulk was added, and wood siding matching the same style and color was placed back on the building. No other changes were made to the building. Please see photos for more details.

The subject building is Art Moderne constructed in the 1930s. According to the Historical District Property Survey, the building is contributing to the district but is not a candidate for local landmark status.

**ACTION PROPOSED:**

Consideration of siding replacement at 100 Main Street.









41.88447, -88.20484, 214.1m  
10/17/2024 12:44:59 PM

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**DRAFT**

## WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING September 24, 2024

### **Members Present:**

Vince Malina, Chairman  
SueEllen Edwards  
Richard Vigsnes  
Reverend Bill Andrews

### **City Staff:**

John Sterrett, City Planner

### **Guests:**

Jim Widlowski

### **Members Absent:**

Wendy Christman  
Keith Letsche, Vice Chairman

### **1. Call to Order, Roll Call, and Establishment of a Quorum**

The meeting was called to order by Chairman Malina at 6:01 p.m. Roll call found Chairman Malina, and Commissioners Edwards, Vigsnes, and Andrews present. Commissioners Letsche and Christman was excused. With four members present, a quorum was established.

### **2. Public Comment**

None

### **3. Certificate of Appropriateness (COA) Review**

#### **A. C.O.A. 24-14 – 108 Main Street – Façade Improvements**

Mr. Sterrett stated that 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 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. The applicant originally intended to install aluminum standing seam roofing panels mounted vertically over the existing glass block located across the top of the first floor. The applicant, however, is no longer pursuing this installation. No other changes to the building are proposed.

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.

After a brief discussion, Chairman Malina made a motion, seconded by Commissioner Vigsnes, to approve the COA application as presented with the condition that the existing glass prism block not be covered. With a voice vote of all ayes the motion carried.

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## **B. C.O.A. 24-15 – 348 Arbor Avenue – Roof Shingle/Gutter Replacement**

Mr. Sterrett stated that 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.

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. 24-16 – 210 Main Street – Awning Signage**

Mr. Sterrett stated that 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 the 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 be removing the 2 window signs to comply with the maximum square footage permitted.

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.

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

## **D. C.O.A. 24-17 – 110 Galena Street – Parking Lot Repair**

Mr. Sterrett stated that Jose Antonio Arias, owner of 110-112 Galena Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to repair the existing parking lot, sidewalk, and two stoops serving the multi-tenant commercial structure. The existing concrete and asphalt will be removed from the site and will be replaced with concrete. No changes in the size of location of the parking lot, sidewalk, or stoops are proposed. No other changes to the property nor to the building are proposed. Although it is not a condition that needs to be approved by the Commission, staff will place a condition on the building permit requiring the parking lot to be restriped.



# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

The subject building is a Greek Revival constructed in the 1870s. According to the Historical District Property Survey, the building is non-contributing to the district and is not a candidate for local landmark status.

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

#### **4. Preliminary Review**

None

#### **5. Historic District/Landmark Updates**

None

#### **6. Approval of July 23, 2024 Meeting Minutes**

Chairman Malina made a motion, seconded by Commissioner Vigsnes, to approve the July 23, 2024 meeting minutes. With a voice vote of all ayes the motion carried.

#### **7. Other Business**

Chairman Malina announced he would be stepping down from the Commission and thanked the Commissioners for being able to be Chairman and serve on the commission. The members of the Commission thanked Chairman Malia for his service and wished him luck in his new endeavors.

#### **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 6:47 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner

