

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## Historical Preservation Commission Tuesday, June 24, 2025 - 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. **Approval of the draft May 27, 2025 Regular Meeting Minutes**
  4. **Approval of the draft May 27, 2025 Public Hearing Meeting Minutes**
  5. **Public Hearing for a request filed by Daniel M. Beebe and Pamela J. Darrah, of 479 Colford Avenue, to remove a vacant 1.28 acre parcel of land (PIN 04-10-117-013), owned by the requestors, from the East Washington Street Historic District, in accordance with Chapter 4, Article 5, Sections 4-92 and 4-93, of the Code of Ordinances of the City of West Chicago – *Continued from May 27, 2025***
  6. **Review and Recommendation of the removal of a vacant 1.28 acre parcel of land (PIN 04-10-117-013) from the East Washington Street Historic**
  7. **Certificate of Appropriateness Review**
  8. **Preliminary Review**
  9. **Historic District/Landmark Updates**
    - A. 2025 Architectural and Historical Survey Update
    - B. 1869 Chicago & North Western Train Depot Update
  10. **Other Business**
    - A. Historical Preservation Webpage
    - B. Commercial Storefront Design Guidelines
  11. **Adjournment** – The next regularly scheduled meeting is July 22, 2025
- CC: Historical Preservation Commission Members; City Council Liaison to the Historical Preservation Commission; Mayor & City Council; City Administrator; Director of Community Development; Business and Community Relations Director; City Museum Director; News Media

475 Main Street  
West Chicago, Illinois  
60185

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[westchicago.org](http://westchicago.org)

Daniel Bovey  
MAYOR  
Tia Messino  
INTERIM CITY  
ADMINISTRATOR

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## Draft Meeting Minutes

### HISTORICAL PRESERVATION COMMISSION

May 27, 2025 – 6:00 P.M.

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

The meeting was called to order by Chairman Letsche at 6:00p.m. Roll call found Chairman Letsche, and Commissioners Edwards, Christman, and Cherrington present. Commissioners Vignes, Petcher, and Andrews were absent. With four members present, a quorum was established.

Staff in attendance included City Planner John Sterrett and City Museum Director Sara Phalen.

#### 2. Public Comment - None

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

##### A. C.O.A. 25-11 – Iris Color Hair Salon – 117 Main Street – Window/Wall Sign

Mr. Sterrett stated that Iris Hair Salon located at 117 Main Street in the Turner Junction Historic District is requesting approval of a Certificate of Appropriateness to install vinyl window signage in the two storefront windows. One window will have the phone number (1.2 square feet in area) and the other window will have the business logo (6.2 square feet in area). The windows are each 21.9 square feet in area. The applicant is also proposing a sheet metal nail polish bottle wall sign (8 square feet in area) that will be attached to the building through the mortar joints and not into the bricks themselves.

The collective window area for this tenant space is 43.8 square feet. The square footage of the proposed window signs is 7.4 square feet. The Commission's policy is to allow a maximum of 20% of the total window space to be covered, which in this case is 8.8 square feet. The City's Sign Code also considers window signage as wall signage and in this case the maximum allowed wall and window signage combined is 30 square feet. The applicant is proposing 15.4 total square feet of combined wall and window signage.

The applicant originally received COA approval from the HPC for the proposed signs in 2015. The work, however, was never performed and therefore that approval is null and void. The applicant is thus returning to the Commission for a new review.

The two-story building was constructed in 1896 in a Victorian style, but the façade was later altered to an all brick Federal Revival style giving the building its present day appearance. The building is a contributing structure to the Turner Junction Historic District but is not considered a candidate for local landmark status.

Members of the Commission stated that the applicant should be encouraged to install a projecting sign on the building. After a brief discussion, Commissioner Cherrington made a motion, seconded

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by Commissioner Christman, to approve the COA application. With a voice vote of all ayes the motion carried.

**B. C.O.A. 25-12 – 425 E Washington Street – Robert Collier – Driveway Repair**

Mr. Sterrett stated that Robert Collier, owner of the single-family home at 425 East Washington Street in the East Washington Street Historic District, is requesting approval of a Certificate of Appropriateness to repair and replace the existing asphalt driveway on the property. The existing driveway material will be removed and replaced with 3-inches of compacted asphalt over a 6-inch stone base. No work is proposed on the existing concrete apron in the public right-of-way. The petitioner is also proposing to replace the existing 55-foot long concrete retaining wall along the west property line as part of the driveway replacement.

No work is proposed to the existing Queen Anne single-family home, which was constructed in 1895. The home is considered a significant structure in East Washington Historic District and a candidate for local landmark status.

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

**4. Preliminary Review**

**A. 351 E Washington Street – Removal of unused chimney on single-family home.**

Mr. Sterrett stated that the homeowner of 351 E Washington Street, Anthony Saporiti, is interested in removing an existing chimney from their home at 351 E Washington Street. According to the homeowner, the chimney no longer works and thus the desire to remove it. The building is an L Form from 1880 and is contributing the Historic District. The Commission discussed the proposal and there was concern from the members that removing the chimney would impact the character of the contributing home. The Commission suggested to the homeowner that quotes should be received on the cost of repairing rather than removing the chimney.

**5. Certificate of Appropriateness (COA) Review (continued)**

**A. C.O.A. 25-13-108 Galen Street – Martinez – Signage**

Mr. Sterrett stated that Omar Martinez, owner of ReShop 4 Less at 108 Galena Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to install a 0.65 square foot vinyl decal advertising the name of the business. The decal is well below the 20 square foot maximum allowed for window signage at this location. An existing “Open” sign on the window is exempt from needing a sign permit or COA approval. There are existing rope lights outlining the storefront window, which are prohibited and must be removed immediately.

The structure is a 1950’s commercial storefront that is neither contributing to the Historic District nor a candidate for local landmark status, according to the Survey of the Turner Junction Historic District.

Members of the Commission stated that the applicant should be encouraged to install a projecting sign on the building. After a brief discussion, Commissioner Cherrington made a motion, seconded by Commissioner Christman, to approve the COA application. With a voice vote of all ayes the motion carried.

### **B. C.O.A. 25-14 – 441 E Washington Street – Keith Draper – Fence**

Mr. Sterrett stated that Keith Draper, owner of the single-family home at 441 East Washington Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to replace 3 damaged sections of an existing 4-foot tall picket fence. The replacement fence will match the existing fence in size, style, and color.

The structure is a T-Form/Craftsman constructed in 1863. It is contributing to the District and is a candidate for local landmark status.

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

### **C. C.O.A. 25-15 – 425 E Washington Street – Holly Perez – Fence**

Mr. Sterrett stated that Holly Perez, owner of the single-family home at 312 East Washington Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to install a 4-foot wooden picket fence on the property. The fence will be located in the rear of the property. No alterations to the single-family home are proposed. Please see the attached details and photos for more information.

The structure is a Bungalow with Dutch Colonial features constructed in the 1920's. It is contributing to the District but is not a candidate for local landmark status.

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

## **6. Preliminary Review (Continued)**

### **A. 100 Arbor Avenue – Proposed freestanding internally illuminated sign**

Mr. Sterrett stated that the property owner of 100 Arbor Avenue, Kurt Jaros, has inquired about installing a freestanding internally illuminated sign at 100 Arbor Avenue. The sign would be for the existing business at the location. Members of the Commission were concerned with the proposal because the property is contributing to the Historic District and is an important structure because the connection with Asel Gates, an important early settler of the community. The Commission instead suggested that a wall sign be incorporated into the building that would complement the architecture of the building.

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

### **A. Public Hearing for a request filed by Daniel M. Beebe and Pamela J. Darrah, of 479 Colford Avenue, to remove a vacant 1.28 acre parcel of land (PIN 04-10-117-013), owned by the requestors, from the East Washington Street Historic District, in accordance with Chapter 4, Article 5, Sections 4-92 and 4-93, of the Code of Ordinances of the City of West Chicago.**

Continued to June 24, 2025

### **B. Review and Recommendation of the removal of a vacant 1.28 acre parcel of land (PIN 04-10-117-013) from the East Washington Street Historic.**

Continued to June 24, 2025

### **C. 2025 Architectural and Historical Survey Update**

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Mr. Sterrett stated that the City Council approved a contract with MKSK for preparing the Architectural and Historical Survey, which will begin sometime this summer.

**D. 1869 Chicago & North Western Train Depot Update**

Mr. Sterrett provided an updated on the interior demolition of the 1869 Chicago & North Western Train Depot Update

**8. Other Business**

**A. Historical Preservation Webpage**

Mr. Sterrett stated that a new Historic Preservation webpage will be created this summer.

**9. Approval of March 25, 2025 Meeting Minutes**

Commissioner Cherrington made a motion, seconded by Commissioner Christman, to approve the March 25, 2025 meeting minutes. With a voice vote of all ayes.

**10. Adjournment**

With no further business to discuss, Commissioner Christman made a motion, seconded by Commissioner Edwards, to adjourn the meeting. With a voice vote of all ayes the motion carried and the Historical Preservation Commission, at 7:22 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## Draft Meeting Minutes

**HISTORICAL PRESERVATION COMMISSION  
PUBLIC HEARING  
West Chicago City Hall  
475 Main Street  
West Chicago, IL 60185  
May 27, 2025 – 7:06 P.M.**

**A request by Daniel M. Beebe and Pamela J. Darrah, of 479 Colford Avenue, to remove a vacant 1.28 acre parcel of land (PIN 04-10-117-013), owned by the requestors, from the East Washington Street Historic District, in accordance with Chapter 4, Article 5, Sections 4-92 and 4-93, of the Code of Ordinances of the City of West Chicago**

### 1. Opening of Public Hearing

The Public Hearing was called to order by Chairman Letsche at 7:06p.m. Roll call found Chairman Letsche, and Commissioners Edwards, Christman, and Cherrington present. Commissioners Vigsnes, Petcher, and Andrews were absent. With four members present, a quorum was established.

Staff in attendance included City Planner John Sterrett

**2. Chairman's Comment** – Chairman Letsche stated that no court reporter is present for the Public Hearing and that one is required.

### 3. Continuance of Public Hearing

Commissioner Edwards made a motion, seconded by Commissioner Christman, to continue the public hearing to Tuesday, June 24, 2025 at 6:00 P.M. With a voice vote of all ayes, the motion carried.

At 7:07 P.M., the Public Hearing was continued to Tuesday, June 24, 2025 at 6:00 P.M.

Respectfully Submitted,  
John Sterrett, City Planner

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## CITY OF WEST CHICAGO

### HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

**ITEM TITLE:**

Dan Beebe and Pamela Darrah  
479 Colford Avenue  
PIN 04-10-117-013

*Continued Public Hearing on a Request to Amend the  
East Washington Street Historic District Boundaries*

**AGENDA ITEM NUMBER:** 5 & 6

**COMMISSION AGENDA DATE:** 06-24-25

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

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

**ITEM SUMMARY:**

Dan Beebe and Pamela Darrah of 479 Colford Avenue have submitted a request to remove a vacant parcel of land identified as PIN 04-10-117-013 (the "parcel") they own from the East Washington Street Historic District (the "District"). The parcel is 1.28 acres and is adjacent to the north of the home at 479 Colford Avenue, essentially serving as an extension to the backyard. The parcel was previously owned by the owner of 524 East Washington Street, the home adjacent to the north of the parcel, at the time the District was surveyed in 1998. Both 524 E Washington Street and the subject parcel were subsequently included in the District boundaries. Since then, the parcel has been conveyed to the owners of 479 Colford Avenue. The parcel has no frontage on Washington Street and is located over 300 feet south of Washington Street. If the parcel were developed, it would be accessed off Summit Avenue, which is not located in the Historic District, nor are any homes located on Summit Avenue. Furthermore, any future home on the parcel would not be visible from East Washington Street. Staff is of the opinion that removal of the parcel from the District will not have any adverse effect on the District. Removal of the parcel from the District will not cause any other property currently located in the District to be removed. Please see attached map for more details.

To remove the parcel from the District, an amendment to the District boundaries must be approved by the City Council. Prior to action being taken by the City Council, the Historical Preservation Commission must conduct a public hearing and provide a recommendation on the request. Per the requirements of Section 4-93 of the Code of Ordinances, notice to all property owners within the East Washington Street Historic District have been notified of the public hearing via certified mail and a notice of the public hearing was published in the Daily Herald at least 30 days prior to the hearing.

**ACTION PROPOSED:**

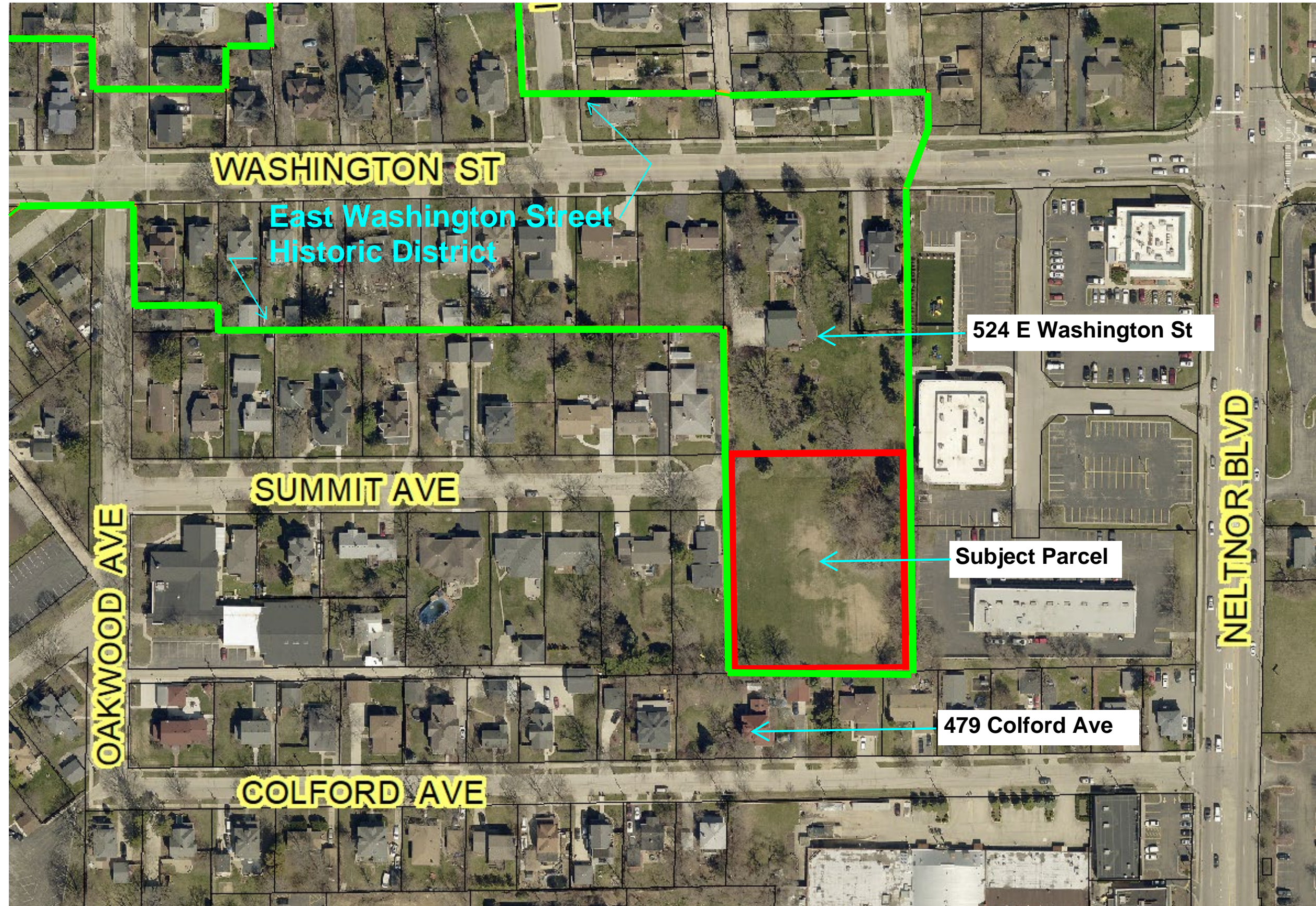
The Historical Preservation Commission is being asked to conduct a public hearing on the proposed amendment to the East Washington Street Historic District for PIN 04-10-117-013. Following the close of the public hearing, the Commission should review the request and make a recommendation to the City Council.

**Attachments:**

Exhibit A - Map of Subject Parcel  
Exhibit B - Owners' Request  
Exhibit C - Required Mailings  
Exhibit D - Publication



# EXHIBIT "A"





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## Removing a Property from the East Washington Historic Preservation District

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From Dan Beebe

Date Sun 3/16/2025 7:26 PM

To John sterrett <Jsterrett@westchicago.org>

Cc Michael Guttman <MGuttman@westchicago.org>

**CAUTION:** This email originated from outside of the organization.

Mr. Sterrett,

City Administrator Michael Guttman referred us to you. We are writing to request assistance in determining and following a process for removing a property from the East Washington Historic Preservation District. The property in question is PIN# 04-10-117-013, Lot 1 in the Fox Subdivision, with a current official street address of 524 East Washington Street.

The reasons we are requesting that this property be removed from the district are as follows:

1. Despite the official street address, the subject property is not on East Washington Street and is, in fact, a little over 300 feet South of the East Washington Right of Way.
2. The subject property is vacant land currently associated with PIN# 04-10-118-039, 479 Colford Avenue, and has not been under the same ownership as 524 East Washington Street for almost 25 years.
3. Except for the residential property (524 East Washington) to the North of the subject property, none of the other adjacent properties are located in a Historic District. The Summit Avenue Right of Way and residential properties built in the 1950s and 1970s are on the property's Western border. Commercial properties are present on the Eastern border. Residential properties, built in the 1990s and 1980s are located to the South of the subject property. 479 Colford Avenue, built in 1906, is also South of the subject property.
4. In our opinion, removing the subject property from the East Washington Historic Preservation District does not, in any way, run counter to the Purpose of the district as noted in the City ordinance that created the district.

While we cannot speak for future owners of the property, we have no intentions to build on the subject property. We have lived at 479 Colford Avenue since 1990 and purchased the land in 2022 to prevent it from being sold to a developer. This land is an extension of our backyard, and the most we may do is have permitted work done to erect fencing in the hopes of reducing the amount of trash that blows in, especially from the commercial properties.

Below is Dan's contact information. We look forward to hearing from and working with you on this matter.

Best Regards,

Dan Beebe & Pamela Darrah  
479 Colford Avenue  
West Chicago, IL 60185





## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.  
■ Print your name and address on the reverse so that we can return the card to you.  
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DIOCESE OF JOLIET  
16555 WEBER RD  
CREST HILL, IL 60403



9590 9402 9166 4225 2371 24

2. Article Number (Transfer from service label)

7020 0640 0001 3683 3508

PS Form 3811, July 2020 PSN 7530-02-000-9053

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1. Article Addressed to:

SOULE, AMY  
341 E WASHINGTON ST  
WEST CHICAGO, IL 60185



9590 9402 9166 4225 2371 24

2. Article Number (Transfer from service label)

7020 0640 0001 3683 4729 70

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VIGSNES, RICHARD A  
313 E WASHINGTON ST  
WEST CHICAGO, IL 60185



9590 9402 9166 4225 2371 00

2. Article Number (Transfer from service label)

7020 0640 0001 3683 4729 87

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## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent  
X *Chen Cabral* ☐ Addressee  
B. Received by (Printed Name) ☐ Date of Delivery  
*ELENA CABRAL* *4/28/2025*  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Restricted Delivery

3508

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## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent  
X *Amy Soule* ☐ Addressee  
B. Received by (Printed Name) ☐ Date of Delivery  
*AMY SOULE* *4/29/25*  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Priority Mail Express®  
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☐ Restricted Delivery

Restricted Delivery

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## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent  
X *Richard Vignes* ☒ Addressee  
B. Received by (Printed Name) ☐ Date of Delivery  
*RICHARD VIGSNES* *4/28/2025*  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes  
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LUCKOW, RICHARD C  
332 E WASHINGTON ST  
WEST CHICAGO, IL 60185



9590 9402 9166 4225 2372 16

2. Article Number (Transfer from service label)

7020 0640 0001 3683 4728 88

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1. Article Addressed to:

GALLAGHER TTEE, DIANE C  
534 E WASHINGTON ST  
WEST CHICAGO, IL 60185



9590 9402 9325 0296 2566 99

2. Article Number (Transfer from service label)

7020 0640 0001 3683 3683

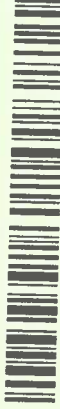
PS Form 3811, July 2020 PSN 7530-02-000-9053

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SPARKS TR, ARANZA & ANDRE  
411 E WASHINGTON ST  
WEST CHICAGO, IL 60185



9590 9402 9325 0296 2566 06

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7020 0640 0001 3683 3522

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X *Timothy D. Vietman* ☐ Addressee  
B. Received by (Printed Name) ☐ Date of Delivery  
*C/O Richard C. Luckow* *4/29/25*  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

332 E Washington

3. Service Type  
☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Adult Signature  
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Restricted Delivery

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- A. Signature ☒ Agent  
X *Timothy D. Vietman* ☐ Addressee  
B. Received by (Printed Name) ☐ Date of Delivery  
*C/O Andre & Aranza* *4/29/2025*  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

Sparks  
411 E. Washington St

3. Service Type  
☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
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1. Article Addressed to:

LOWRIE, EDMUND  
29W513 FORESTVIEW DR  
WARRENVILLE, IL 60555



9590 9402 9166 4225 2371 79

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9589 0710 5270 2273 4729 25

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1. Article Addressed to:

COLLIER, ROBERT & CHERYL  
425 E WASHINGTON ST  
WEST CHICAGO, IL 60185



9590 9402 9166 4225 2373 08

2. Article Number (Transfer from service label)

9589 0710 5270 2273 4632 51

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Restricted Delivery

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1. Article Addressed to:

PUCCINELLI, KEVIN  
434 E WASHINGTON ST  
WEST CHICAGO, IL 60185



9590 9402 6325 0296 2566 68

2. Article Number (Transfer from service label)

7020 0640 0001 3683 3669

all Restricted Delivery

3. Service Type  
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☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent  
☒ Addressee  
B. Received by (Printed Name) C. Date of Delivery  
4/28/25

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Priority Mail Express®  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent  
☒ Addressee  
B. Received by (Printed Name) C. Date of Delivery  
Cheryl Collier 4/28/25

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Priority Mail Express®  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

Restricted Delivery

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent  
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☐ Collect on Delivery  
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- ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.  
■ Print your name and address on the reverse so that we can return the card to you.  
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROWE, CHRISTOPHER M  
129 E WASHINGTON ST  
WEST CHICAGO, IL 60185



9590 9402 9166 4225 2372 09

2. Article Number (Transfer from service label)

9589 0710 5270 2273 4728 95

PS Form 3811, July 2020 PSN 7530-02-000-9053

Restricted Delivery

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.  
■ Print your name and address on the reverse so that we can return the card to you.  
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CURRY, ARCHER W & MILES E  
524 E WASHINGTON ST  
WEST CHICAGO, IL 60185



9590 9402 9166 4225 2372 30

2. Article Number (Transfer from service label)

9589 0710 5270 2273 4728 64

PS Form 3811, July 2020 PSN 7530-02-000-9053

Restricted Delivery

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.  
■ Print your name and address on the reverse so that we can return the card to you.  
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LETSCHE, KEITH E  
215 E WASHINGTON ST  
WEST CHICAGO, IL 60185



9590 9402 6325 0296 2566 82

2. Article Number (Transfer from service label)

7020 0640 0001 3683 3645

Restricted Delivery

3. Service Type  
☐ Priority Mail Express®  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Signature Confirmation™  
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☒ Addressee  
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D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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☐ Priority Mail Express®  
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☐ Collect on Delivery  
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Restricted Delivery

Domestic Return Receipt

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Cheryl Collier 4/28/25

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☐ Certified Mail®  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery



SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RAMIREZ ROMERO, ISRAEL  
323 E WASHINGTON ST UNIT  
100  
WEST CHICAGO, IL 60185

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Priority Mail Express®

☐ Adult Signature

☐ Registered Mail™

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Registered Mail Restricted Delivery

☐ Certified Mail Restricted Delivery

☐ Signature Confirmation™

☐ Collect on Delivery

☐ Signature Confirmation Restricted Delivery

☐ Collect on Delivery Restricted Delivery

9590 9402 9166 4225 2372 92

Article Number (Transfer from service label)

9589 0710 5270 2273 4632 68

3. Service Type

☐ Priority Mail Express®

☐ Adult Signature

☐ Registered Mail™

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Registered Mail Restricted Delivery

☐ Certified Mail Restricted Delivery

☐ Signature Confirmation™

☐ Collect on Delivery

☐ Signature Confirmation Restricted Delivery

☐ Collect on Delivery Restricted Delivery

9590 9402 9166 4225 2371 31

Article Number (Transfer from service label)

9589 0710 5270 2273 4729 63

3. Service Type

☐ Priority Mail Express®

☐ Adult Signature

☐ Registered Mail™

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Registered Mail Restricted Delivery

☐ Certified Mail Restricted Delivery

☐ Signature Confirmation™

☐ Collect on Delivery

☐ Signature Confirmation Restricted Delivery

☐ Collect on Delivery Restricted Delivery

9590 9402 9166 4225 2371 31

Article Number (Transfer from service label)

9589 0710 5270 2273 4729 63

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

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1. Article Addressed to:

VIVALDO, MARIO & MAURISIO  
345 E WASHINGTON ST  
WEST CHICAGO, IL 60185

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

2. Article Number (Transfer from service label)

9589 0710 5270 2273 4729 86

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

2. Article Number (Transfer from service label)

9589 0710 5270 2273 4729 16

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

2. Article Number (Transfer from service label)

9589 0710 5270 2273 4729 49

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WIEBE, LAURA A  
412 E WASHINGTON ST  
WEST CHICAGO, IL 60185

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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Domestic Return Receipt

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■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DIETER, ALAN E & SUE A  
406 E WASHINGTON ST  
WEST CHICAGO, IL 60185

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
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COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

RECEIVED  
MAY 22 2025  
BY

**City of West Chicago**  
475 MAIN STREET  
WEST CHICAGO, IL 60185

RECEIVED  
MAY 22 2025  
By

**City of West Chicago**  
475 MAIN STREET  
WEST CHICAGO, IL 60185

RECEIVED  
MAY 22 2025  
By

**City of West Chicago**  
475 MAIN STREET  
WEST CHICAGO, IL 60185

03-2023-122:03  
CNR

60185-2840  
60185-2840  
60185-2840

60185-22-1402  
948158-09  
JND

87 29 2 10 2 5 5 2 2 1 2 5

BEFUSS, JAMES E & K A  
416 E WASHINGTON ST  
WEST CHICAGO, IL 60185

HERNANDEZ AGUILAR,  
RODOLF  
203 E WASHINGTON ST  
WEST CHICAGO, IL 60185

HODGES, W & S DUCHINSKY  
102 N OAK ST  
WEST CHICAGO, IL 60185

0202 0490 0000 989E 929E

44 2894 E222 0225 0720 6856

9586 0710 0125 0122 4724 25

**CERTIFIED MAIL**

**CERTIFIED MAIL**

**CERTIFIED MAIL**

**FIRST CLASS**

**FIRST-CLASS**

**FIRST-CLASS**

US POSTAGE  PITNEY BOWES  
ZIP 60185 02 7M \$ 009.640  
0008032781 APR 24 2025

US POSTAGE  PITNEY BOWES  
ZIP 60185 027M \$009.640  
0008032781 APR 24 2025

US POSTAGE  PITNEY BOWES  
ZIP 60185 22 7W  
\$ 009.640  
0008032781APR 24 2025

NIXIE 601 DE 1 0003/18/25

0005/18/25 1 20 105 XIXIN

0005/18/25 601 DE 1 MIXIE

TO THE  
ATTENTION OF THE  
DIRECTOR

RETURN TO SENDER  
UNDELIVERED

BC: 60185284075 #0276-00976-24-4

EC: 60185284075 #0276-07692-24-4



City of West Chicago

475 MAIN STREET  
WEST CHICAGO, IL 60185



CAROL STREAM IL 601  
24 APR 2025 PM 1 L

FIRST CLASS



US POSTAGE PAID PITNEY BOWES  
ZIP 60185 \$ 009.64<sup>0</sup>  
02 7W  
0008032781 APR 24 2025

7020 0640 0001 3683 3492



GRAHAM, EMILY  
502 E WASHINGTON ST  
WEST CHICAGO, IL 60185

NIXIE 601 DE 1 0005/18/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 60185284075 \*0176-10048-24-40

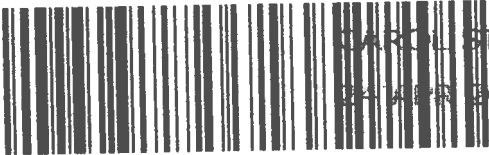


UNC  
60185-284075

CERTIFIED MAIL

City of West Chicago

475 MAIN STREET  
WEST CHICAGO, IL 60185



CAROL STREAM IL 601  
24 APR 2025 PM 1 L

FIRST CLASS



US POSTAGE PAID PITNEY BOWES  
ZIP 60185 \$ 009.64<sup>0</sup>  
02 7W  
0008032781 APR 24 2025

9589 0710 5270 2273 4728 19



HALL, DEBORAH  
402 E WASHINGTON ST  
WEST CHICAGO, IL 60185

NIXIE 601 DE 1 0005/18/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 60185284075 \*0176-00177-24-41



UNC  
60185-284075

CERTIFIED MAIL

City of West Chicago

475 MAIN STREET  
WEST CHICAGO, IL 60185



CAROL STREAM IL 601  
24 APR 2025 PM 1 L

FIRST CLASS



US POSTAGE PAID PITNEY BOWES  
ZIP 60185 \$ 009.64<sup>0</sup>  
02 7W  
0008032781 APR 24 2025

9589 0710 5270 2273 4729 01



SCHROEDER  
200 FULTON ST  
WEST CHICAGO, IL 60185

NIXIE 601 DE 1 0005/18/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 60185284075 \*0176-09699-24-40



UNC  
60185-284075



## EXHIBIT “C”

**NOTICE OF PUBLIC HEARING  
CITY OF WEST CHICAGO**

In accordance with Chapter 4, Article 5, Section 4-93(d), of the Code of Ordinances of the City of West Chicago, you are hereby notified that a public hearing will be held before the West Chicago Historical Preservation Commission on Tuesday, May 27, 2025, at 6:00 p.m., in the council chambers of West Chicago City Hall, 475 Main Street, West Chicago, Illinois, to consider the following matter:

A request filed by Daniel M. Beebe and Pamela J. Darrah, of 479 Colford Avenue, West Chicago, Illinois, to remove a parcel of land owned by the requestors from the East Washington Street Historic District, in accordance with Chapter 4, Article 5, Sections 4-92 and 4-93, of the Code of Ordinances of the City of West Chicago. This parcel of land is legally described below:

LOT 1 OF THE FOX SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 2000 AS DOCUMENT NUMBER R2000-104445, COUNTY OF DUPAGE, STATE OF ILLINOIS.

P.I.N.: 04-10-117-013

All interested persons are invited to attend said hearing and be heard. Written comments may be submitted prior to, during, or after the hearing to the Community Development Department, 475 Main Street, West Chicago, Illinois 60185, or by email to [isterrett@westchicago.org](mailto:isterrett@westchicago.org), or call (630) 293-2247. Questions related to the hearing should be directed to John Sterrett, Assistant Director of Community Development, at 630-293-2247.

John Sterrett  
Assistant Director of Community Development  
Published in Daily Herald April 25, 2025 (288355)

EXHIBIT "D"

**CERTIFICATE OF PUBLICATION**

**Paddock Publications, Inc.**

**DuPage County  
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 04/25/2025 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

  
Designee of the Publisher of the Daily Herald

Control # 288355 \*DUPAGE\*



## Lighting

Light fixtures for commercial buildings should be as simple as possible and mounted where they will be partially or completely hidden. Original light fixtures should be preserved, maintained, and repaired.

Lighting...

- A. should be simple in design and/or concealed. Concealed up-lit light fixtures, fixtures of simple design, or fixtures appropriate to the period of the building are encouraged.
- B. should not consist of "Colonial" coach lights or similar fixtures.



11-13 Douglas Avenue (Elgin Downtown National Register Historic District)

Photo: Elgin Building Manual





## Signs and Graphic Designs - Commercial Areas

Elgin's commercial areas displayed a wide variety of signs and sign locations in the late 19th and early 20th century. This variety of design and placement remains appropriate for businesses in the commercial areas.

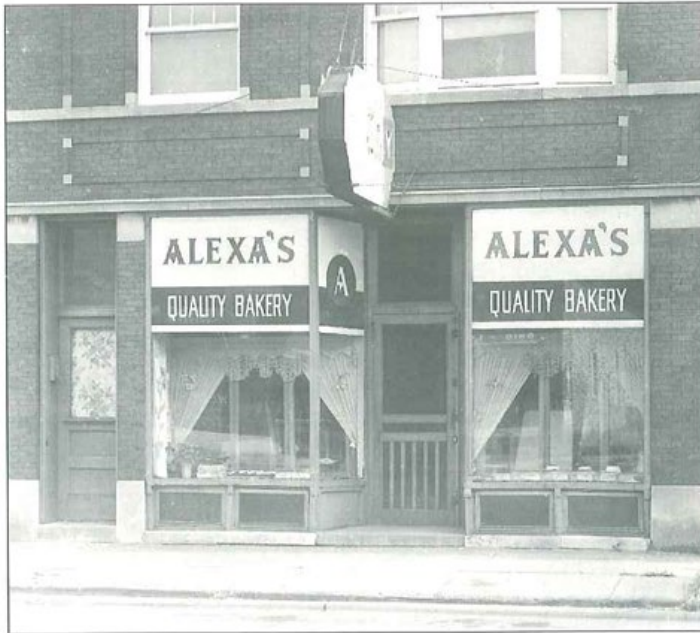
### Signs and Graphic Designs...

- A. should follow regulations subject to the provisions of [Chapter 19.50](#) of the City's zoning ordinance.
- B. should be preserved, maintained, and repaired, especially those from the pre-1945 era, such as painted wall signs or those of metal and neon.
- C. should be of traditional materials such as wood with ornamental copper or bronze letters, if new. Sandblasted wood signs are also appropriate. Plastic substrate signs or signs of unfinished wood are not recommended.
- D. should be sized in proportion to the building and not oversized.
- E. should have concealed lighting, if lit. Spot or up-lit lighting for signs is recommended. Internally-lit and flashing signs are not appropriate for the commercial areas.
- F. should resemble logos or symbols for businesses.
- G. should have colors coordinated with overall building colors.
- H. should have traditional lettering such as serif, sans serif, or script lettering.
- I. should be placed at traditional sign locations including storefront belt courses, upper facade walls, hanging or mounted inside windows, or projecting from the face of the building.

- J. should be anchored into mortar, not masonry, if mounting brackets and hardware are used.
- K. should not exceed three different locations (for those that are physically on the building), not counting painted window signs.



Appropriate wall signage located at 166 Symphony Way



*Alexa's Quality Bakery, location unknown, was located behind this simple wood storefront, which included a number of innovative features such as screens on the bulkhead windows (which allowed light into the basement) and stamped decorative metal at the corners of the sash. Contrast this ca. 1910 view of the building with the ca. 1935 view on page 12.*



*Photo© courtesy of Stapleton Photography.*

THE SIGN'S STYLE, SIZE AND LETTERING SHOULD COMPLEMENT A BUSINESS'S PRODUCT OR SERVICE.

## Lettering and Graphics

There are hundreds of lettering types available from sign contractors and designers. The building owner should select a style that expresses the business message and is compatible with the building and Downtown St. Charles. Decorative, serif and sans serif styles can all be used in the downtown area but should be selected for compatibility with the type of business and type of building.

In most cases, signs should be limited to a maximum of three colors, two materials and one lettering style. Use available information about the colors, materials, lettering style and placement of the original signs on the building when designing new ones. Sign colors should complement the building colors.

Wooden signs with raised letters, metal signs, painted signs and neon and gold leaf are all appropriate downtown, though not for every building.





