

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Historical Preservation Commission

Tuesday, April 26, 2022 - 6:00 p.m.

West Chicago City Hall – Council Chambers

475 Main Street

West Chicago, IL 60185

A G E N D A

1. **Call to Order, Roll Call and Establishment of a Quorum**
2. **Public Comment**
3. **Certificate of Appropriateness Review**
 - A. C.O.A. 22-01 – 129 Fremont Street – Anona West, Inc. – Door Replacement
 - B. C.O.A. 22-01 – 181 West Washington Street – Atcherson Association – Flat Roof Replacement
4. **Preliminary Review**
5. **Historic District/Landmark Updates**
 - A. Historic District Boundaries/Strategies
6. **Approval of the Draft February 22, 2022 Meeting Minutes**
7. **Other Business**
8. **Adjournment**

CC: Mayor
City Council
Michael Guttman, City Administrator
Historical Preservation Commission Members
Tom Dabareiner, Community Development Director
Mehul Patel, Public Works Director
John Sterrett, City Planner
Sara Phalen, City Museum Director
News Media

DRAFT
WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING
February 22, 2022

Members Present:

Vince Malina
Keith Letsche
Reverend Bill Andrews
Richard Vigsnes
SueEllen Edwards
Crystal Noland-Rianni

City Staff:

John Sterrett, City Planner
Sara Phalen, Museum Director

Guests:

Phil Richardson – Aspen Venture Group

Members Absent:

None

1. Call to Order and Establishment of a Quorum

The meeting was called to order by Chairman Malina at 6:00p.m. A quorum was established.

2. Certificate of Appropriateness Review

A. C.O.A. 21-19 – 200-202 Main Street – City of West Chicago – Flat Roof Replacement

Mr. Sterrett stated that this was As part of the overall renovations for the City-owned building at 200-202 Main Street, the City is proposing to replace the flat roof on the 3-story commercial building in the Turner-Junction Historic District. The scope of work includes the removal of the existing roof and membrane, replacement with 60 mil white Thermoplastic Polyolefin (TPO) roofing over a minimum two inches (2”) of insulation, a new roof hatch with safety guard rails, drain replacement, and down spout replacement. Mr. Sterrett stated that a previous meeting, it was suggested to use thicker insulation on the roof. Mr. Sterrett had relayed this information to the Public Works Department who would discuss with the contractor.

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

3. 134 Main Street Preliminary Review

Mr. Sterrett stated that since the last meeting was cut off due to time constraints, the discussion of demolishing and redeveloping 134 Main Street was being continued. Phil Richardson of Aspen Venture Group was present to update the Commission on his investigation of the current condition of the structure and that the existing limestone on the back of the building may not be able to be preserved given its current condition. The Commission discussed the proposal further and directed Mr. Richardson to provide a concept plan or renderings of the proposal. This would give the Commission a better understanding of what the building would look like when developed.

4. Historic District Boundaries/Strategies

Chairman Malina introduced the topic of potentially amending the current district boundaries of the Turner Junction Historic District so the redevelopment areas proposed in the downtown are located outside of the Historic District. Chairman Malina also introduced the topic of creating strategies that align with the goals of the Commission when dealing with the preservation of properties in the Historic District.

5. Adjournment

Chairman Malina made a motion, seconded by Commissioner Letsche, to adjourn the meeting. With a voice vote of all ayes the motion carried. The meeting, at 6:40 p.m., was adjourned.

Respectfully submitted by,
John H. Sterrett, City Planner

CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Exterior Door Replacement
129 Fremont Street
Anona West, Inc.

C.O.A. # 22-01

AGENDA ITEM NUMBER: 2 A.**COMMISSION AGENDA DATE:** 04-26-22**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE** _____**ITEM SUMMARY:**

Anona West, Inc., owner of 129 Fremont Street in the Turner Junction Historic District, is requesting approval to remove and replace two existing exterior doors on the existing one-story brick commercial building. The main entrance door on Fremont Street has damage to the wood jamb and door panel as well as seal damage to the transom glass above the door. The rear door, which is a double panel, has damage to the bottom of both door panels. The front door will be replaced with a bronze anodized aluminum door and transom frame with the same style panel as the existing. The rear door will also be a bronze anodized aluminum frame with same style panel and will contain a 2'-6" sidelite. Please refer to the attached scope of work and pictures for specific details.

The Vernacular commercial building was constructed in 1929. According to the Historical Districts Property Survey, the building is contributing to the Turner Junction Historic District but is not a candidate for local landmark status.

ACTION PROPOSED:

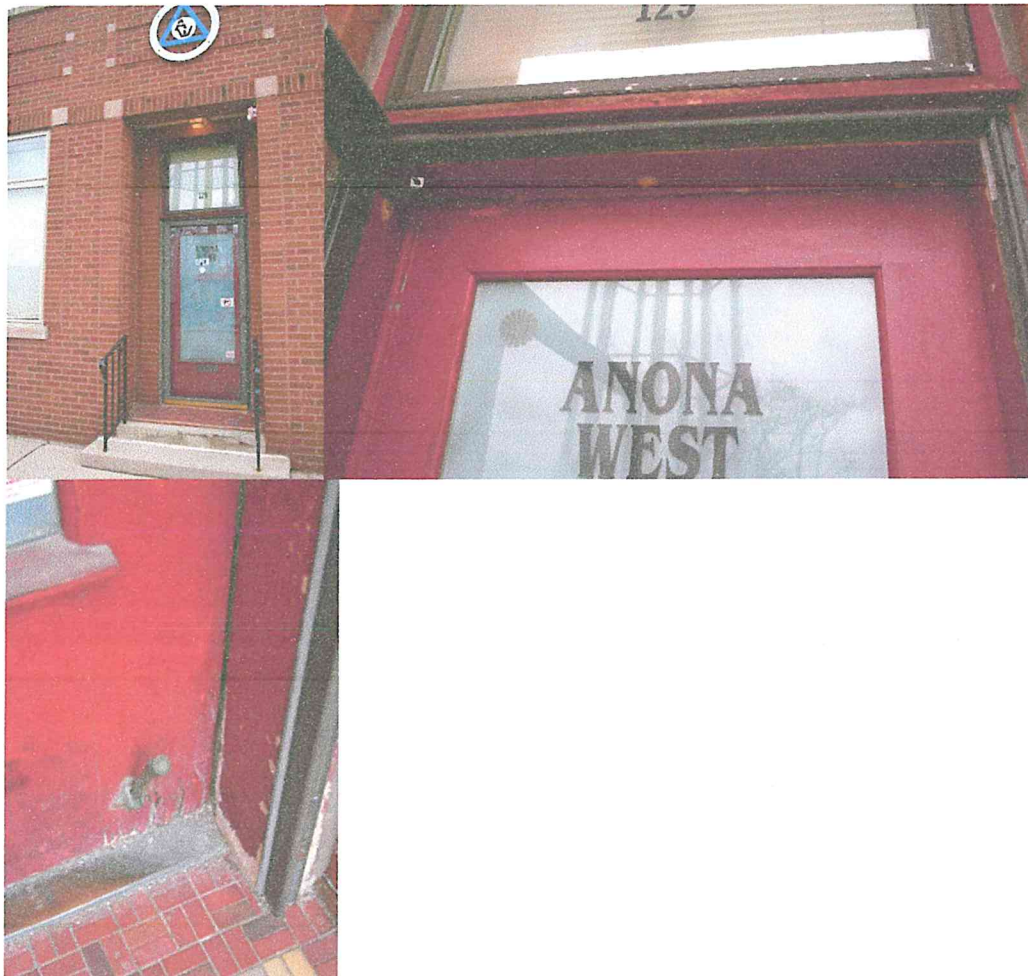
Consideration of door replacement on the front and rear of the building at 129 Fremont Street.

March 23, 2022

To the members of the Historical Preservation commission,

The Operating board of Anona West, Inc. has voted to replace the front and rear exterior doors to the building they manage at 129 Fremont Street. Our hope is your approval of our improvement project so that we may apply for funding assistance with the **Façade Improvement Grant Program** in replacing the deteriorated doors.

Our plan for the front door is to maintain the existing façade size and location for both the entry door and transom window. The existing wood jamb and door panel have deteriorated beyond the point of repair. The existing transom window was replaced at the original renovation in 2001 when we purchased the building and glass seal is broken.



*Anona West front façade from top left clockwise; Front door from the sidewalk, close-up of frame and window damage, close-up of damage to door and frame

The rear door opening was modified and made smaller when the building was renovated in 2001 to accommodate the installation of a residential door. We propose to increase the opening to the buildings original masonry opening and install a commercial door & sidelight.



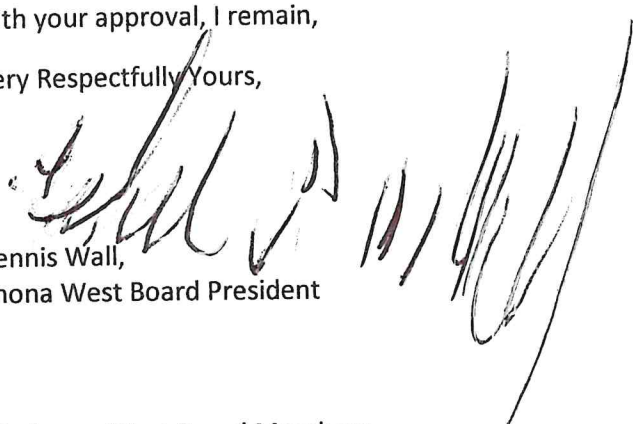
Pictured above top: Rear building entry doors
Pictured bottom: Damage to door panels

We propose to install a new bronze anodized aluminum door and transom frame to fit the existing 3'-6" X 12'-0" masonry opening for the front door and enlarge the existing rear door rough opening to the buildings original masonry opening size of 6'-0" X 7'-0". The rear door configuration will be a 3'-6" door panel with a 2'-6" sidelight. Both the front and rear doors will have the following features per building codes:

- All door glass is 1" "Low-E", tempered, safety glass with sunscreen tint
- Standard hinges and overhead exposed closure
- Standard "panic" hardware
- Tubular push/pull handles
- MS deadbolt lock with interior thumb turn

Trusting this letter fulfills all the criteria for the **Certificate of Appropriateness** and hoping to be favored with your approval, I remain,

Very Respectfully Yours,


Dennis Wall,
Anona West Board President

CC: Anona West Board Members
Tom Cherrington

CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Flat Roof Replacement
179-183 W Washington Street
Atcherson Association

C.O.A. # 22-02

AGENDA ITEM NUMBER: 2 B.**COMMISSION AGENDA DATE:** 04-26-22**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE** _____**ITEM SUMMARY:**

Atcherson Association, owner of 179-183 West Washington Street in the Turner Junction Historic District, is requesting approval to replace the existing flat roof on the two-story commercial building. The existing roof will be removed down to sheeting and the roof deck will be inspected for any damage and replaced as needed. The applicant intends to install 5.2" ISO board insulation and install a CT Black Diamond base. No other work is proposed to the building. Please refer to the attached scope of work and pictures for specific details.

The Classical Revival commercial building was constructed in 1908. According to the Historical Districts Property survey, the building is contributing to the Turner Junction Historic District and is a candidate for local landmark status.

ACTION PROPOSED:

Consideration of flat roof replacement for 179-183 West Washington Street.

ROOFING PROJECT ON EXISTING BUILDING ACCORDING TO OWNER SPECIFICATIONS AND SITE VISIT

WE PROPOSE THE FOLLOWING:

Pro-Home Services, Inc. ("Contractor") will:

- Obtain all necessary permits, provided Owner will pay the actual cost of permits.
- Protect and cover all shrubs and plant vegetation.
- Remove existing roofing down to sheathing, haul away debris to an approved location.
 - for driveway protection, we will use light dump trailer, we will use plywood underneath a dumpster.
- Inspect roof deck and replace any damage, missing or rotted wood sheathing as necessary for an additional cost of \$50.00/sheet for labor + materials or if boards \$5.00 per LFT of 1x6 or 1x8 boards for labor + material. Should we encounter rotted or damage rafters we will replace at \$15/LFT labor + material cost.
- Provide and install ISO board insulation 5.2" mechanically fasten it to the decking with 6" screws and 3" plates
- Provide and install CT Black Diamond base sheet.
- Provide and install low slope roofing modified bitumen smooth, torch down application.
- Provide and install aluminum termination bar where needed.
- Provide and install new Bilco roof hatch 30"x54" model NB-50
- Provide daily cleanup and thorough cleanup after project completion
 - roll the yard with magnetic roller for nails

All work will be professionally completed according to manufacturers' specifications and Village requirements.



