

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 11.28.23

## WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING October 24, 2023

### Members Present:

Vince Malina  
SueEllen Edwards  
Richard Vigsnes  
Wendy Christman  
Reverend Bill Andrews

### City Staff:

John Sterrett, City Planner

### Guests:

Melissa Mercado, 137 Turner Court

### Members Absent:

Keith Letsche

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

The meeting was called to order by Chairman Malina at 6:05 p.m. Roll call found Chairman Malina, and Commissioners Andrews, Edwards, Vigsnes, and Christman present. Commissioner Letsche was absent. With five members present, a quorum was established.

### 2. Public Comment

None

### 3. Certificate of Appropriateness Review

#### A. C.O.A. 23-15 – 123 Main Street – Roof Shingle Replacement

Mr. Sterrett stated that Vern Moore and Sons Roofing Inc., acting on behalf of The American Legion, owner of 123 Main Street, is requesting approval of a Certificate of Appropriateness to remove and replace the existing roof shingles above the rear entrance to the building. The existing shingles are cedar shake and have begun to fall into disrepair. The applicant intends to remove the shingles and replace them with Atlas Pinnacle shingles with a Coastal Granite color. The applicant received COA approval in August to remove the cedar shake shingles on the front entrance with the same Coastal Granite color that is proposed.

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

#### B. C.O.A. 23-16 – 116 Main Street – Roof Shingle Replacement

Mr. Sterrett stated that Guillermo Gonzalez, owner of the two-story commercial building at 116 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to remove and replace the existing roof shingles above the front entrance to the building. The existing shingles have fallen into disrepair and are in need of replacement. The applicant intends to remove the shingles and replace them with Atlas Pinnacle shingles with a Pristine Black color.

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Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

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. 23-17 – 134-136 Main Street – Awning/Signage**

Mr. Sterrett stated that Melissa Mercado, owner of 134-136 Main Street, is requesting approval of a Certificate of Appropriateness to remove and replace the existing awnings on the front of the building. The building is a two-story commercial structure with a lower level off Turner Court. The first floor on Main Street has two separate commercial spaces each with an awning located above the window system. The applicant intends to remove the awnings and frames and replace in the same location with a frame that allows for a front slope and valance. Each awning will contain Sunbrella fabric with an Admiral Blue color. One of the spaces has a current tenant, Ferny's Salon, and will contain the name of the business on the valance of the awning. The other commercial space is vacant but the applicant intends to place the name of a future tenant on the valance once occupied.

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

**D. C.O.A. 23-18 – 417-419 E Washington Street – Asphalt Driveway Replacement**

Mr. Sterrett stated that St. Mary's Parish, owner of 417-419 E Washington Street in the East Washington Street Historic District, is requesting approval of a Certificate of Appropriateness to remove the existing asphalt driveway on the property and replace with an asphalt driveway in the same location. The driveway will not be expanded, enlarged, or widened beyond the existing footprint.

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

**E. C.O.A. 23-19 – 128 Main Street – Window Signage**

Mr. Sterrett stated that Creative Feelings, LLC, tenant of 128 Main Street, is requesting approval of a Certificate of Appropriateness to place signage on the two windows of the façade of the tenant space as well as on the entrance door to the space. The business is for a scrapbooking store and the applicant intends to place white vinyl lettering advertising the store with words and logos. The amount of signage on each window totals 5.87 square feet, which is 19% of the total window space, and the signage on the entrance door window consists of 1.14 square feet, which is 12% of the total door window space. The amount of signage is less than the maximum 20% allowed on windows in the Turner Junction Historic District and complies with the signage requirements in the Zoning Code.

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

**F. C.O.A. 23-20 – 183 W Washington Street – Door Signage**

Mr. Sterrett stated that Hiram's Masonic Social Club, tenant of 183 West Washington Street, is requesting approval of a Certificate of Appropriateness for window signage previously placed on

the entrance door to the space. The space is associated with the existing Masonic Lodge located within the same building. The sign on the door is 3 square feet, which is 27% of the total glass on the window. While the amount of signage is more than the maximum 20% typically allowed on windows in the Turner Junction Historic District, it is less than the 50% maximum permitted by the Zoning Code. The signage in all other respects complies with the signage requirements in the Zoning Code. The consensus from a majority of Commissioners was that the door signage was not completely opaque and therefore did not entirely cover the door by more than 20%. Members of the commission also pointed out that the door was already frosted.

After a brief discussion, Commissioner Edwards made a motion, seconded by Commissioner Vigsnes, to approve the COA application as presented. With a voice vote of four ayes and one no, the motion carried.

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

*None*

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

Mr. Sterrett provided an update on various projects that were previously approved.

#### **6. Approval of August 22, 2023 Meeting Minutes**

Chairman Malina made a motion, seconded by Commissioner Vigsnes, to approve the August 22, 2023 meeting minutes. With a voice vote of all ayes, the motion carried.

#### **7. Adjournment**

Chairman Malina made a motion, seconded by Commissioner Vigsnes, to adjourn the meeting. With a voice vote of all ayes the motion carried and the Historical Preservation Commission, at 6:49 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner