

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**Historical Preservation Commission
Tuesday, September 26, 2023 - 6:00 p.m.**

**West Chicago City Hall – Council Chambers
475 Main Street
West Chicago, IL 60185**

REVISED AGENDA

1. **Call to Order, Roll Call and Establishment of a Quorum**
2. **Public Comment**
3. **Certificate of Appropriateness Review**
 - A. C.O.A. 23-15 – 123 Main Street – Roof Shingle Replacement
 - B. C.O.A. 23-16 – 116 Main Street – Roof Shingle Replacement
 - C. C.O.A. 23-17 – 134-136 Main Street – Awning Replacement/Signage¹
 - D. C.O.A. 23-18 – 417-419 E Washington Street – Driveway Replacement
4. **Preliminary Review**
5. **Historic District/Landmark Updates**
6. **Approval of August 22, 2023 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
Kelley Chrise, Economic Development Coordinator
Sara Phalen, City Museum Director
News Media

¹Item 3.C has been revised to replace “Window Trim” with “Signage”

DRAFT
WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING
August 22, 2023

Members Present:

Vince Malina
SueEllen Edwards
Keith Letsche
Richard Vigsnes
Wendy Christman

City Staff:

John Sterrett, City Planner
Sara Phalen, City Museum

Guests:

Melissa Mercado, 137 Turner Court
Vern Moore, 123 Main Street

Members Absent:

Reverend Bill Andrews

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 Letsche, Edwards, Vigsnes, and Christman present. No commissioners were absent. With five members present, a quorum was established.

2. Public Comment

None

3. Certificate of Appropriateness Review

A. C.O.A. 23-10 – Fremont Street Water Tower – City of West Chicago – Fence

Mr. Sterrett stated that The West Chicago Public Works Department is proposing to replace the existing wooden shadowbox fence located around the City water tower on Fremont Street. The proposed fence will be a solid aluminum core vinyl coated with a light brown color. The application was reviewed preliminarily at the May 23, 2023 HPC meeting. Members of the Commission were generally in support of the proposal contingent on the application being approved officially at the next available meeting.

After a brief discussion, Commissioner Letsche 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. 23-05 – 102 Main Street – Puerto Rican Cultural Center – Non-Illuminated Wall Sign

Mr. Sterrett stated that Dezarae Rodriguez, representing the Puerto Rican Cultural Center, current tenant of 102 Main Street, is requesting approval of a Certificate of Appropriateness for a previously installed non-illuminated aluminum wall sign on the front façade of the subject building. The Zoning Code allows 1.5 square feet of signage on a façade per 1 linear foot of

building width. The subject building is 23.5 square feet which allows for a maximum of 35.25 square feet of signage. The existing sign is 23.58 square feet, which complies with the sign provisions of the Zoning Code.

Commissioner Christman made a motion, seconded by Commissioner Edwards, to approve the COA application as presented. With a voice vote of four ayes the motion carried. Commissioner Letsche abstained.

C. C.O.A. 23-12 – 137 Turner Court – Windows/Doors Replacement

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 windows and doors on the rear of the building facing Turner Court, known as 137 Turner Court in the Turner-Junction Historic District. The applicant recently purchased the property and intends to use the space facing Turner Court for deluxe balloon display and party décor retail. The applicant intends to remove the existing green metal entrance door and lengthen the door opening by removing the existing wood transom above the door. This door will be replaced with a black tubelite standard narrow stile commercial entrance door. Three glass block windows, some of which have been damaged or filled with concrete, will be removed and replaced with three double-hung commercial windows.

As part of the window replacement, the applicant intends to reroute existing gas lines that are running in front of and through the windows. Finally, the applicant will remove the existing wood overhead garage door and replace with a full-view glass overhead door. No renovations to the façade above the ground floor are proposed. The applicant does not intend to remove or alter any of the existing limestone nor will any openings to the windows be changed.

After a brief discussion, Chairman Malina made a motion, seconded by Commissioner Letsche, to approve the COA application as presented with the following conditions:

1. The window openings shall not change in size;
2. All future windows on the floors above the first floor off of Turner Court on the rear of the building shall be the same as the approved first floor windows off of Turner Court on the rear of the building; and
3. The existing plaque on the rear of the building shall be saved to determine its proper relocation.

With a voice vote of all ayes, the motion carried.

D. C.O.A. 23-13 – 123 Main Street – Roof 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 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 black color.

Chairman Malina made a motion, seconded by Commissioner Letsche, to approve the COA application with a condition that the color of the shingles be Coastal Granite instead of black. With a voice vote of 4 ayes, the motion carried. Commissioner Edwards abstained.

E. C.O.A. 23-14 – 116 Main Street – Awning

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 for the installation of a black awning across the building above the restaurant space known as “Good Morning Family”. The applicant had originally installed two large wall signs on the front of the building consisting of the logo of the restaurant and a metal sign with the name of the restaurant. The applicant is now proposing to remove these two signs and install a black acrylic awning in its place. Signage will be placed on the awning consisting of the restaurant name, logo, and phone number. The applicant has submitted a rendering of the awning above the entrance with measurements of the signage of the awning. It is staff’s understanding that these dimensions may change, however. Final dimensions will need to be verified at the time sign permit is submitted.

After a brief discussion, Chairman Malina made a motion, seconded by Commissioner Edwards, to approve the COA application as presented with the condition that the lettering and font will match what is shown on the drawing, that the Sun/Egg logo may be located on the awning to match what was previously approved, and that the sign be subject to all City regulations. With a voice vote of all ayes the motion carried.

4. Preliminary Review

None

5. Historic District/Landmark Updates

Mr. Sterrett provided an update to the 200 Main Street renovation project

6. Approval of May 23, 2023 Meeting Minutes

Commissioner Letsche made a motion, seconded by Commissioner Christman, to approve the May 23, 2023 meeting minutes. With a voice vote of all ayes, the motion carried.

7. Adjournment

Chairman Malina made a motion, seconded by Commissioner Letsche, to adjourn the meeting. With a voice vote of all ayes the motion carried and the Historical Preservation Commission, at 7:19 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner

CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Roof Shingle Replacement
123 Main Street
American Legion

C.O.A. # 23-15

AGENDA ITEM NUMBER: 3 A.**COMMISSION AGENDA DATE:** 9-26-23**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE** _____**ITEM SUMMARY:**

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. Please see scope of work, photos, and spec sheets for additional information.

The building is Art Moderne constructed in the late 1940s. The building is contributing but is not considered a candidate for local landmark status.

ACTION PROPOSED:


Consideration of the removal and replacement of the cedar shake roof shingles above the rear entrance to 123 Main Street.



Pinnacle® Pristine

High Performance Meets Designer Colors



 *love where you live*



Pinnacle® Pristine

High Performance Meets Designer Colors



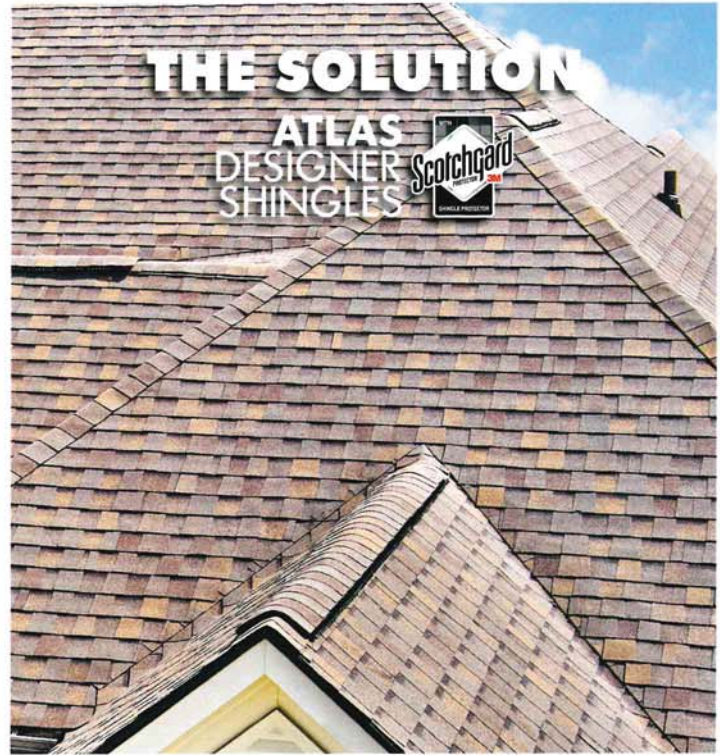
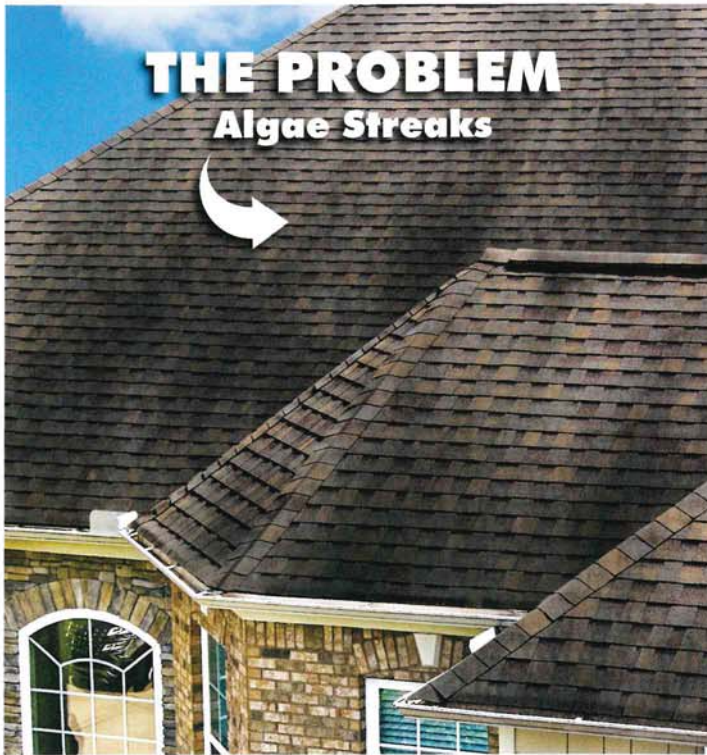
Smart, Beautiful, Durable... Why Choose Just One?

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, your Pinnacle® Pristine roof will stay beautiful and provide superior performance for many years to come.



Atlas Designer Shingles featuring **Scotchgard™ Protector**



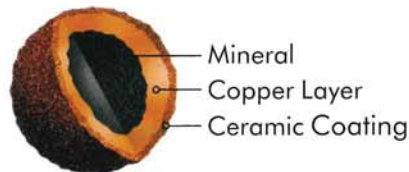
First Impressions That Last a Lifetime

Atlas Pinnacle® Pristine shingles feature Scotchgard™ Protector by 3M — a brand you know and trust.

This innovative technology, which includes copper-containing granules made with a proprietary 3M porous ceramic coating, allows copper ions to release slowly over time, helping to prevent the ugly black streaks caused by algae.

With Pinnacle® Pristine shingles, your roof will look newer longer, maintaining its beauty for years to come.

Illustration of a 3M copper roofing granule shows that the proprietary blend of 10% or more 3M copper-containing granules equals lasting protection against black streaks caused by algae.



Dreaming of a Home Redesign?

Get creative with the Atlas Roof Inspiration Center. In the Roof & Home Design Studio, you can upload photos of your home, and swipe for different looks. With the Visual Product Selector, you can explore Atlas shingle styles, features, and colors to help you visualize and choose the perfect roof for your home.

AtlasRoofing.com/Roof-Inspiration

Classic Colors



Black



Coastal Granite



Copper Canyon



Hearthstone



Heather



Majestic Shake



Morning Harvest



Oyster



Pewter



Summer Storm



Weathered Shadow



Weathered Wood

Special Order Limited regional availability. Please contact your local supplier.



Green



Pearl



Sunset



Tan



To provide homeowners the most numerous lighting conditions. Various color blends vary from shingle to installed on your roof to ensure color



LIFETIME
limited warranty

Be confident in your purchase with a long-term Lifetime Limited Warranty

CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Roof Shingle Replacement
116 Main Street
Guillermo Gonzalez

C.O.A. # 23-16

AGENDA ITEM NUMBER: 3 B.**COMMISSION AGENDA DATE:** 9-26-23**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE** _____**ITEM SUMMARY:**

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. Please see attached photos and roof material details for more information.

The building is a 1900 Late Victorian. According to the Turner-Junction Historic District survey the building is non-contributing to the District and is not a candidate for local landmark status.

ACTION PROPOSED:


Consideration of roof shingle replacement at 116 Main St.



Pinnacle[®] Pristine

High Performance Meets Lasting Beauty



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Pinnacle® *Pristine*

High Performance Meets Lasting Beauty



Black Shadow 

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

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 Colors



Black Shadow



Coastal Granite



Hearthstone



Pewter



Summer Storm



Oyster Shell



Copper Canyon



Heatherblend



Burnt Hickory



Majestic Shake



Weathered Wood -Shown on cover



Weathered Shadow*



Morning Harvest



Tan Mist*

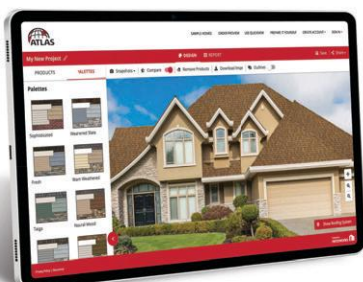


Woodland Green



Sunset*

* Limited regional availability. Please contact your local supplier.



Dreaming of a Home Redesign?

Get creative with the Atlas roof inspiration center. In the Roof & Home Design Studio, you can upload photos of your home and swipe for different looks. With the Visual Product Selector, you can explore Atlas shingle styles, features, and colors to help you visualize and choose the perfect roof for your home.

AtlasRoofing.com/Roof-Inspiration



The Problem

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



APPROVED PRODUCTS

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

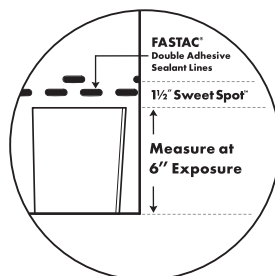
A bigger shingle means better protection, faster installation, and stunning curb appeal.

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.



HP42® technology





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 Eligible¹
16	Lifetime	Scotchgard™ Protector	Yes

Demand Peak Coverage

When you install an Atlas Signature Select® Roofing System¹, all the components are designed for and backed by the industry's best warranty coverage.

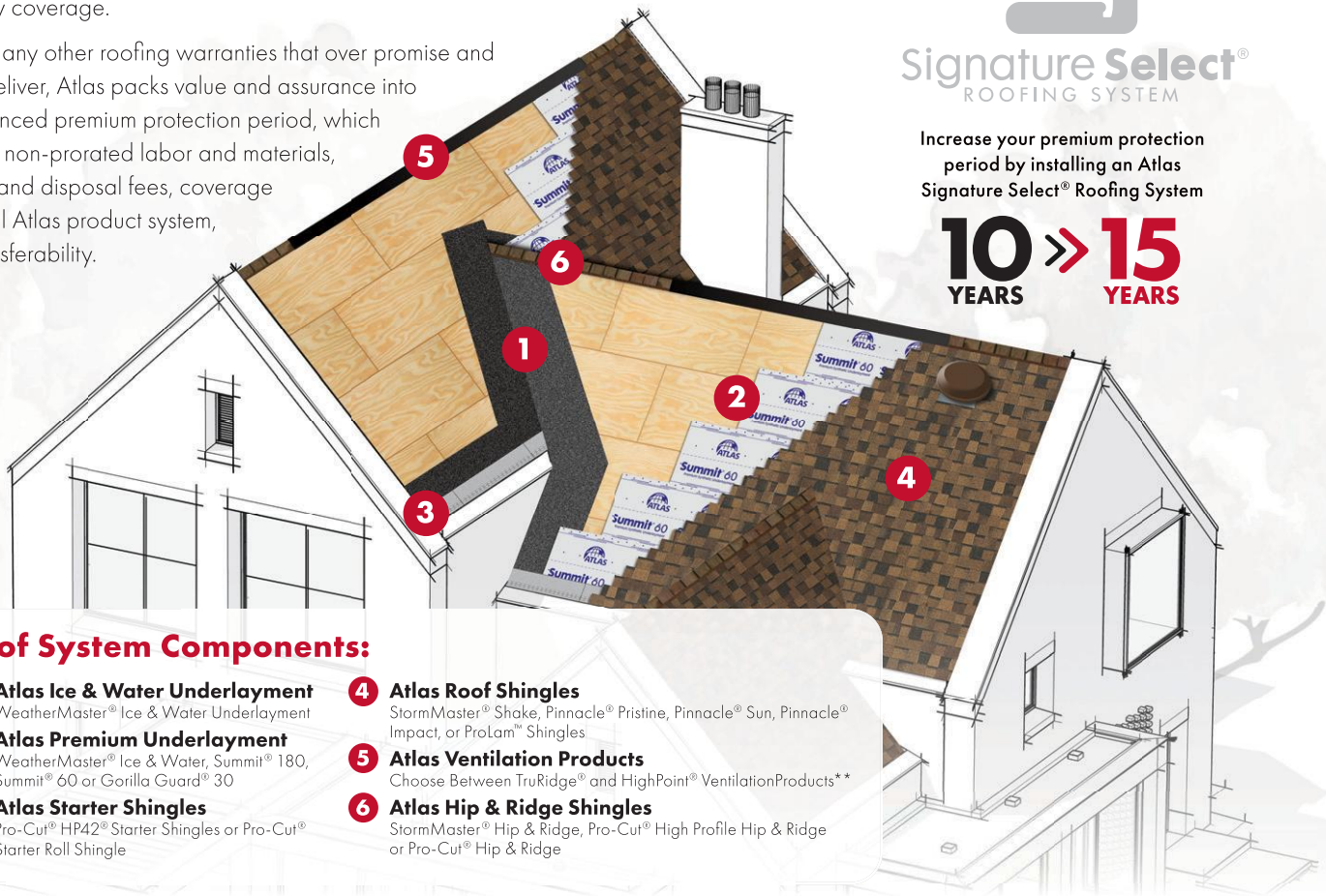
Unlike many other roofing warranties that over promise and under deliver, Atlas packs value and assurance into an enhanced premium protection period, which includes non-prorated labor and materials, tear-off and disposal fees, coverage of the full Atlas product system, and transferability.



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® 30
- 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!



* 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.

¹ 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 all trademarks of 3M™.



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AtlasRoofing.com

CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Awning/Signage
134-136 Main Street
Melissa Mercado

C.O.A. # 23-17

AGENDA ITEM NUMBER: 3 C.**COMMISSION AGENDA DATE:** 9-26-23**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE****ITEM SUMMARY:**

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. Please see attached photos and scope of work for more details.

The 136 Main Street portion of the building was constructed in the 1860s and the 134 Main Street portion in 1952. The building is an international style and is considered non-contributing and not a candidate for local landmark status. The 134 Main Street portion was the site of the Morning Star Saloon, which was demolished by 1949.

ACTION PROPOSED:

Consideration of new awnings/signage at 134-136 Main Street.





Project Overview:

This project involves the careful change of awnings and painting of window capping/trim on 134-136 Main St.

The goal is to improve aesthetics of this prominent Main St building. The current awnings are run down and faded. Additionally, painting of the window capping would update the look as a phase 1 approach until a permanent tenant is identified.



The adaptations to the awning will include:

1. Changing the structure of the awning to have a more appealing look. The front panel will be shorter and will feature the name of the business only.
2. Change color to Sunbrella Admiral Blue

New Awning Rough Mock-up:



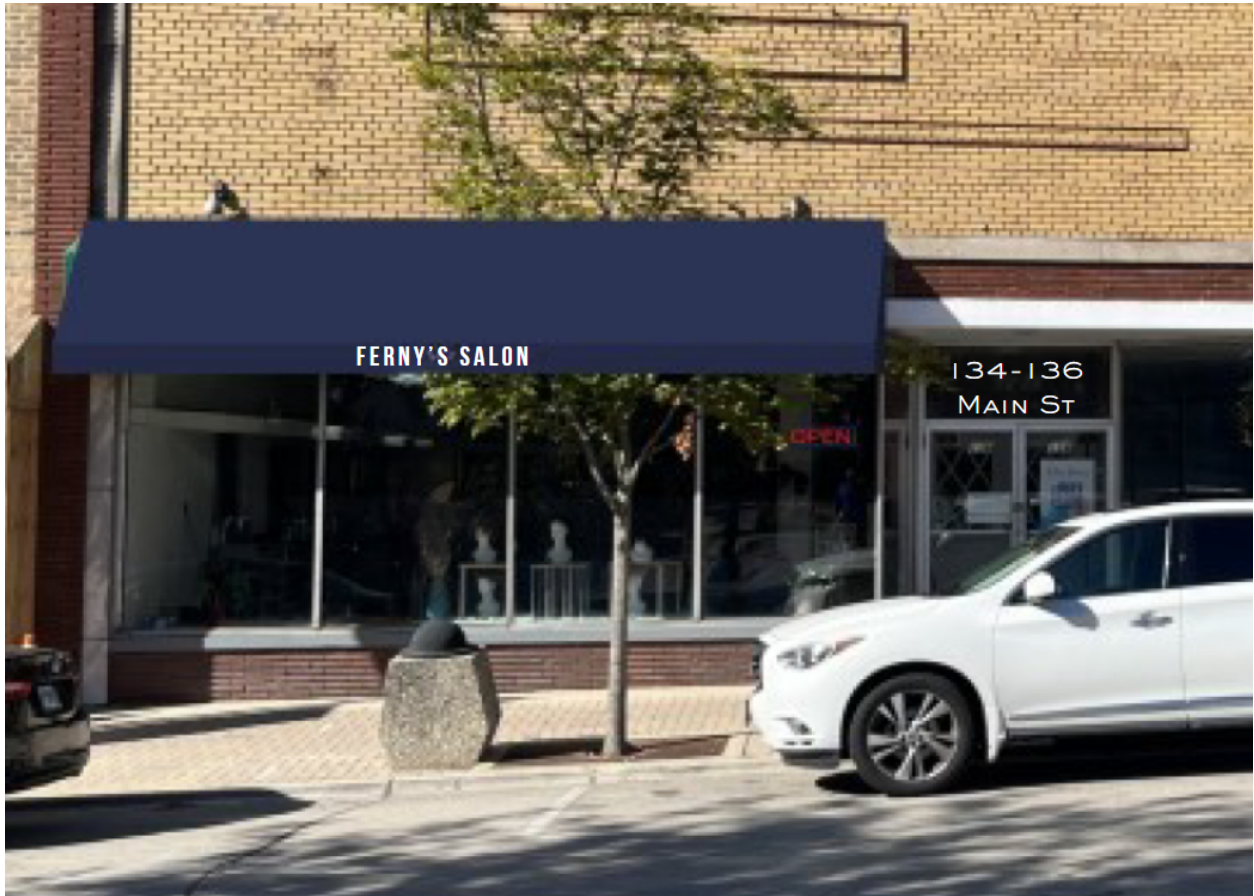
(Front of awning will say name of business, not address as shown here. Name of business shown on page 5)

Width: 60"

PREMIUM COLORS



Window Sign: Address



134-136 Main will be placed in the main entrance, top window with vinyl lettering.

CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Asphalt Driveway Replacement
417-419 E Washington Street
St. Mary's Parish

C.O.A. # 23-18

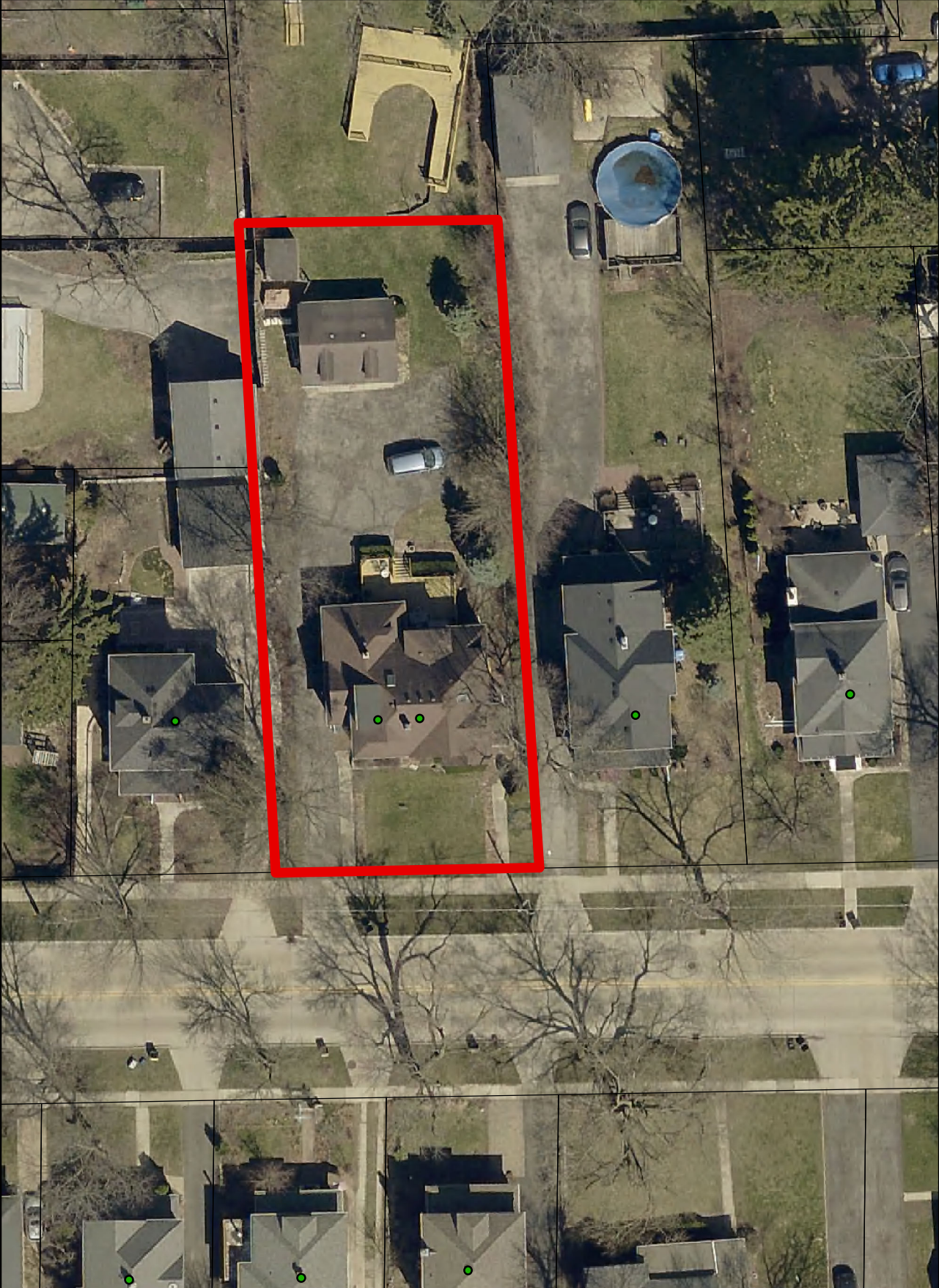
AGENDA ITEM NUMBER: 3 D.**COMMISSION AGENDA DATE:** 9-26-23**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE** _____**ITEM SUMMARY:**

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. Please see attached photos and scope of work for more details.

The building is a Queen Anne constructed in 1890. The building is significant to the Historic District but is not a candidate for local landmark status.

ACTION PROPOSED:

Consideration of a driveway replacement at 417-419 E Washington Street.



Monarcas Brick Pavers, Inc.

0S450 Gunness Dr.
West Chicago, IL 60185

(630)768-4690 Saul Garcia
(224)258-8312 Alexis Garcia
monarcaslandscapeinc@gmail.com

Proposal

For:

St. Mary's Parish
140 N Oakwood Ave.
West Chicago, IL 60185

Job Address:

419 E Washington St.
West Chicago, IL 60185

DATE

September, 2023

Scope of Work : Asphalt Driveway Project

- Apply for permit through the City of West Chicago
- Remove existing asphalt driveway
- Haul away all asphalt debris and dispose of it in an EPA approved facility
- Inspect gravel base and add gravel as needed
- Proceed with city's inspection as required prior to installing asphalt
- Install a 2" thick asphalt driveway

Total Cost

\$14,500



