

DRAFT

**MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
December 2, 2021**

The Commission on Chicago Landmarks held its regularly scheduled meeting on December 2, 2021. The meeting was held virtually and simulcast to the general public via livestreaming. The meeting began at 12:46 p.m.

VIRTUALLY PRESENT:

Ernest Wong, Chairman
Gabriel Dziekiewicz, Vice Chairman
Maurice D. Cox, Secretary, Commissioner of the Department of Planning &
Development
Tiara Hughes
Lynn Osmond
Alicia Ponce
Richard Tolliver

ABSENT: Suellen Burns

ALSO VIRTUALLY PRESENT:

Dijana Cuvalo, Architect IV, Department of Planning and Development
Members of the Public Registered to Speak

A digital recording of this meeting is on file at the Historic Preservation Division offices of the Department of Planning and Development and is part of the public record of the regular meeting of the Commission on Chicago Landmarks.

Chairman Wong called the meeting to order. He then stated that last year Governor Pritzker had signed Public Act 101-0640 making certain amendments to the Open Meetings Act so that the Commission was able to host virtual meetings during the COVID-19 public health emergency provided that certain conditions were met. One of those conditions was that he, as head of the Commission on Chicago Landmarks, determined that an in-person meeting of the Commission on Chicago Landmarks was not practical or prudent. Chairman Wong then made the determination – pursuant to Section 7(e)(2) of the Open Meetings Act – that an in-person meeting of the Commission on Chicago Landmarks was not practical or prudent. Chairman Wong also made a determination pursuant to Section 7(e)(5) that, because of the disaster as declared by the Governor, it was unfeasible for at least one member of the Commission or its chief administrative office to be physically present at the meeting place (inasmuch as there was no physical meeting place).

Chairman Wong then explained the emergency rules governing the conduct of remote public Commission meetings and provisions for remote public participation. In line with the emergency rules, members of the public were encouraged to submit written comments which were posted on the Commission's website the day before the meeting began. Members of the public wishing to speak during the virtual meeting were required to register in advance of the Commission meeting. Chairman Wong then invited those members of the public registered to speak to give

their testimony before the commencement of the hearing on the agenda items as outlined in the emergency rules.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of November 4, 2021

Motioned by Tolliver, seconded by Ponce. Approved unanimously (7-0).

2. Preliminary Landmark Recommendation

**LUDLOW TYPOGRAPH COMPANY BUILDING
2028-2062 North Clybourn Avenue**

WARD 2

Daniel Klaiber presented the report. Resolution to adopt the preliminary landmark recommendation for the Ludlow Typograph Company Building.

Motioned by Dziekiewicz, seconded by Hughes. Approved unanimously (7-0).

3. Final Landmark Recommendation

**SETH WARNER HOUSE
631 North Central Avenue**

WARD 37

Matt Crawford presented the report. Resolution to adopt the final landmark recommendation for the Seth Warner House.

Motioned by Tolliver, seconded by Hughes. Approved unanimously (7-0).

4. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

**EAST VILLAGE DISTRICT
843 North Wolcott Avenue**

WARD 1

Matt Crawford presented the staff's recommendation that the Commission (A) Find that, pursuant to Article III, Section G.1 of the Rules and Regulations of the Commission (the "Rules and Regulations"), the significant historical or architectural features of the district are all exterior building elevations, including rooflines, visible from the public rights-of-way; and historic rear buildings that contribute to the historic character of the district, to include those at 1103 N. Winchester Avenue and 1110 N. Wolcott Avenue; and, (B) Preliminarily find that the workers cottage at 843 N. Wolcott, a 2-story residential building, constructed circa 1870 with a raised brick basement added prior to 1950, likely in 1925, is contributing to the character of the East Village District which includes a distinctive cross-section of workers cottages, single-family houses, small flat buildings, small apartment buildings, and small-scale commercial buildings built between circa 1870 and the 1920s; and, (C) Preliminarily find that the demolition of a contributing building or structure within a landmark district is a per se adverse effect on the significant historical and architectural features, pursuant to Article III, Section G.3.b., of the Rules and Regulations; and, (D)

Pursuant to Section 2-120-780 of the Landmarks Ordinance, preliminarily find that the demolition of the subject property will adversely affect and destroy significant historical and architectural features of the property and the district; and, (E) Issue a preliminary decision disapproving the demolition application.

Motioned by Hughes, seconded by Cox. Disapproved 5-2.

It was confirmed that the Commission was recommending to City Council that the building was found to be non-contributing and that the permit application for its demolition be approved.

5. Citywide Adopt-a-Landmark Fund 2021 Applications – Informational VARIOUS

Daniel Klaiber presented the report.

6. Permit Review Committee Reports

Report on Project Reviewed at the November 4, 2021, Permit Review Committee Meeting

Commissioner Dziekiewicz presented the report from the Permit Review Committee meeting of November 4, 2021 (see attached).

Report on Permit Decisions by the Commission Staff for the Month of November 2021

Larry Shure presented the staff report for the month of November 2021 (see attached).

7. Announcements

Schedule for 2022 Regular Commission Meetings

Schedule for 2022 Permit Review Committee Meetings

ANNOUNCED: The schedule of the 2022 Commission and Permit Review Committee meetings has been posted on the Commission's website.

8. Adjournment

There being no further business, the meeting was adjourned at 2:58 p.m.

Motioned by Hughes, seconded by Dziekiewicz. Approved unanimously (7-0).

Maurice D. Cox, Secretary