

MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
April 13, 2023

The Commission on Chicago Landmarks held its regularly scheduled meeting on April 13, 2023. The meeting was held virtually and simulcast to the general public via livestreaming. The meeting began at 12:45 p.m.

VIRTUALLY PRESENT:

Ernest Wong, Chairman
Gabriel Dziekiewicz, Vice-Chair
Jonathan Fair
Tiara Hughes
Alicia Ponce
Adam Rubin
Richard Tolliver

ABSENT: Maurice Cox, Secretary, Commissioner of the Department of Planning & Development
Suellen Burns

ALSO VIRTUALLY PRESENT:

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

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 stated that in 2020 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 Chairman 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 issued February 18, 2022, 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. Statements by the general public for all agenda items would be heard at the beginning of the meeting and those wishing to comment were asked to use the "raise hand" function. Chairman Wong then called on those

individuals 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 March 9, 2023

Motioned by Dziekiewicz, seconded by Ponce. Approved 7-0.

2. Report from Public Hearing and Final Landmark Recommendation

**EPWORTH CHURCH BUILDING
5253 North Kenmore Avenue**

WARD 48

Dijana Cuvalo presented the report from the public hearing and the recommendation on behalf of the Hearing Officer, Commissioner Burns. Matt Crawford made a presentation. Vote to adopt the Final Landmark Recommendation for the Epworth Church Building.

Motioned by Dziekiewicz, seconded by Rubin. Approved 7-0.

3. Preliminary Landmark Recommendation

**THE WAREHOUSE
204-208 South Jefferson Street**

WARD 42

Matt Crawford presented the report. Resolution to adopt the Preliminary Landmark Recommendation for The Warehouse.

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

4. Preliminary Landmark Recommendation

**CENTURY BUILDING
202 South State Street**

WARD 42

Kandilyn Hahn presented a status update on the Century and Consumer Buildings and then the report on the Century Building. Resolution to adopt the Preliminary Landmark Recommendation for the Century Building.

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

5. Preliminary Landmark Recommendation

**CONSUMERS BUILDING
220 South State Street**

WARD 42

Kandilyn Hahn presented the report. Resolution to adopt the Preliminary Landmark Recommendation for the Consumers Building.

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

6. Permit Review Committee Reports

Report on Projects Reviewed at the March 9, 2023, Permit Review Committee Meeting

Gabriel Dziekiewicz presented the report from the Permit Review Committee meeting of March 9, 2023 (see attached).

Report on Permit Decisions by the Commission Staff for the Month of March 2023

Emily Barton presented the staff report for the month of March 2023 (see attached).

7. Adjournment

There being no further business, the meeting was adjourned at 3:16 p.m.

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

Maurice D. Cox, Secretary

MEETING MINUTES

PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on April 13, 2023, at 3:25 p.m. The meeting was held virtually.

Present: Gabriel Ignacio Dziekiewicz, Chair
Jonathan Fair
Adam Rubin
Alicia Ponce
Tiara Hughes

Staff: Dijana Cuvalo
Emily Barton
Tyler Taylor
Joyce Ramos

The following projects were reviewed by the PRC:

- 1. 410 S. Michigan** **42nd Ward**
Fine Arts Building
Proposed replacement of existing cast iron storefront to match historic condition and allow for new accessible entries.

Action: Approved unanimously (5-0) with the following condition:

1. The project is approved as shown on drawings dated 3/9/23 and presentation dated 3/20/23;
2. Storefront and bronze frame details and finish samples to be submitted with permit application; and,
3. No signage is approved at this time, any signage proposed shall be submitted to Historic Preservation staff for review for approval when available.

- 2. 919 N. Michigan** **2nd Ward**
Palmolive Building
Proposed changes to storefront display windows to include installation of new, decorative, mesh screens.

Action: Approved unanimously (5-0) with the following condition:

1. No completely opaque film, partition, or other obstruction is to be installed within 3' behind the storefront glazing.

3. 1050 W. Wilson

46th Ward

Uptown Square District

Revised marquee design to the previously conditionally approved exterior rehabilitation of a historic theater into a new theater.

Action: Approved unanimously (5-0) with the following conditions:

1. Scaled and dimensioned section details of the marquee, as well as methods of attachment shall be submitted for review and approval with the permit application;
2. Dimensioned details, cutsheets and photo of a sample of the cast iron screens that flank the illuminated marquee sign and at the entrance should be provided for Historic Preservation staff review and approval with the permit application;
3. Each new sign shall be submitted under separate permit application and should include an accurate elevation, section and attachment drawings with sign dimensions, existing conditions shown, and materials and illumination identified; and
4. All other conditions of approval from the November 2, 2022, PRC review remain in effect.

4. 1046 N. Wood

1st Ward

East Village District

Proposed construction of two new visible dormers to accommodate a new dwelling unit in the attic.

Action: Moved to defer unanimously (5-0) to a future meeting when the below information is provided for review:

1. A physical mock-up shall be constructed on-site and reviewed in person by Historic Preservation Division staff;
2. Revised renderings shall be submitted showing views of the proposed dormers from the eye level of a pedestrian on N. Wood. St. from the angle with most visibility of the dormers; and,

3. The drawings dated 4/13/23 shall be revised to be coordinate between all sheets and accurately depict both existing and proposed conditions, including:
 - a) The siding material for the new dormers shall be wood or fiber-cement lap siding with a smooth finish. The proposed siding material must be identified on the permit drawings;
 - b) 4 new skylights are shown on Sheets A-3 and A-5 located in front of the proposed dormers. These should either be eliminated, or staff shall review mock-ups of the skylights on-site to determine their visibility;
 - c) The roof framing plan on Sheet A-5 shall be revised to clearly note any new rafters required for the skylights will not exceed the height of the existing rafters. The existing roof framing in front and behind the new dormers shall remain in place, and if new roof framing is needed it shall be sistered to the existing framing aligning the tops of new and existing members.

**5. 2052 N. Orleans
Mid-North District**

43rd Ward

Proposed glass and metal panel enclosure around an existing rear steel stair on a corner building.

Action: Approved unanimously (5-0) with the following conditions:

1. The metal spandrel panels shall have a dark finish and panel details and material type/finish shall be provided with the permit application; and,
2. Window details for the glass windows shall be provided with permit application.