

MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
July 7, 2022

The Commission on Chicago Landmarks held its regularly scheduled meeting on July 7, 2022. 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 Chairman
Suellen Burns
Tiara Hughes
Alicia Ponce

ABSENT: Maurice D. Cox, Secretary, Commissioner of the Department of Planning & Development
Richard Tolliver

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 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 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 May 5, 2022

Motioned by Burns, seconded by Dziekiewicz. Approved unanimously (5-0).

2. Preliminary Landmark Recommendation

**EPWORTH CHURCH BUILDING
5253 North Kenmore Avenue**

WARD 48

Matt Crawford presented the report. Resolution to adopt the preliminary landmark recommendation for the Epworth Church Building.

Motioned by Dziekiewicz, seconded by Hughes. Approved unanimously (5-0).

3. Citywide Adopt-a-Landmark Fund - Application

**K.A.M. ISAAH ISRAEL TEMPLE
1100 East Hyde Park Boulevard**

WARD 4

Matt Crawford presented the report. Resolution to approve a Citywide Adopt-a-Landmark Fund grant for the K.A.M Isaiah Israel Temple.

Motioned by Dziekiewicz, seconded by Hughes. Approved unanimously (5-0).

4. Citywide Adopt-a-Landmark Fund - Application

**SECOND PRESBYTERIAN CHURCH
1936 South Michigan Avenue**

WARD 3

Matt Crawford presented the report. Resolution to approve a Citywide Adopt-a-Landmark Fund grant for the Second Presbyterian Church.

Motioned by Burns, seconded by Dziekiewicz. Approved unanimously (5-0).

5. Program Committee Report

Recommendations to the Illinois Historic Sites Advisory Council on Nominations to the National Register of Historic Places:

**THE CORNELIA
3500 North Lake Shore Drive**

WARD 46

**CHICAGO VOCATIONAL SCHOOL
2100 East 87th Street**

WARD 8

**MOTOR ROW – ADDITIONAL INFORMATION
2200-, 2300-, and 2400-blocks of South Michigan Avenue including portions of the**

WARD 3

adjacent blocks of Wabash and Indiana Avenues between Cermak & Stevenson Expressway

**JAMES E. PLEW BUILDING
2635-2645 South Wabash Avenue**

WARD 3

Report on Suggestions Received from the Public for Possible Chicago Landmark Designations (Deadline for submissions was June 14, 2022)

Suellen Burns presented the report. Vote to approve the recommendations to the Illinois Historic Sites Advisory Council on the four nominations to the National Register of Historic Places.

Motioned by Ponce, seconded by Hughes. Approved unanimously (5-0).

6. Other Business

**CENTURY AND CONSUMERS BUILDINGS - Informational Presentation
202 and 220 South State Street**

WARD 42

Kandalyn Hahn made the informational presentation. Chairman Wong requested a motion to direct Commission staff to prepare a preliminary summary of information report for each of the structures and present their findings to the Commission.

Motioned by Burns, seconded by Hughes. Approved unanimously (5-0).

7. Permit Review Committee Reports

Report on Projects Reviewed at the May 5 and June 9, 2022, Permit Review Committee Meeting

Gabriel Dziekiewicz presented the report from the Permit Review Committee meetings of May 5 and June 9, 2022 (see attached).

Report on Permit Decisions by the Commission Staff for the Months of May and June 2022

Emily Barton presented the staff report for the months of May and June 2022 (see attached).

8. Adjournment

There being no further business, the meeting was adjourned at 3:22 p.m.

Motioned by Dziekiewicz, seconded by Ponce. Approved unanimously (5-0).

Maurice D. Cox, Secretary

MEETING MINUTES

PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on July 7, 2022, at 3:30 p.m. The meeting was held virtually.

Present: Gabriel Ignacio Dziekiewicz, Chair
Alicia Ponce
Tiara Hughes

Staff: Dijana Cuvalo
Emily Barton
Joyce Ramos

The following projects were reviewed by the PRC:

1. 640 W. Irving Park **46th Ward**
Immaculata High School

Proposed exterior and interior rehabilitation of four-story historic school and convent to accommodate 250 residential units and construction of a new, detached 22-story senior building containing 108 independent living units, 32 memory care units, 60 assisted living units and 98 parking spaces behind the historic building.

Action: Approved unanimously (3-0) with the following conditions:

1. The Committee found that the significant interior features, for the purposes of permit review, shall include the main lobby, the central cast iron stair, and the 2-story auditorium;
2. The project is approved as shown on drawings received 6/21/22 and presented to the Permit Review Committee on 7/7/22 with the following conditions:
 - As proposed, a rated enclosure will be constructed around the interior central cast iron stair. Details shall be provided for Historic Preservation staff review for approval with the permit submittal;
 - All rooftop material samples shall be submitted to Historic Preservation staff with the permit application;
 - As proposed, new windows shall match the original windows in size, glass size, operation,

muntin arrangement and muntin size. All stained-glass windows shall be retained and protected during construction. Existing and proposed window details shall be submitted with the permit application; and,

- The historic walls on the south elevation shall be retained and the applicant shall provide existing and proposed landscape plans with the permit application.

2. 40 E. Burton

43rd Ward

Pullman District

Proposed interior and exterior renovation of a three-story brick single-family residence with a one-story addition and attached four-car garage with a roof deck.

Action: Approved unanimously (3-0) with the following conditions:

1. The new windows are approved as proposed. The new windows shall be wood or clad-wood windows and the permit drawings shall include large-scale dimensioned drawings of proposed windows for each window type through the sill, head, muntins, mullions, brick mold, and trim;
2. The new mortar to match the historic mortar in color, joint profile, texture and strength/type; and,
3. Replacement slate pieces to match the historic slate in size, color, texture and finish. A sample of the slate should be provided to Historic Preservation staff for review and approval.

3. 1357 N. Elston

27th Ward

Morton Salt Company Warehouse Complex

Proposed modifications to the previously approved rehabilitation of the existing industrial complex to include a new bridge and west entry ramp.

Action: Approved unanimously (3-0) with the following conditions:

1. The west ramp modifications and new skybridge are approved as shown on drawings dated 2/18/22 (ramp) and 5/27/22 (skybridge); and,
2. The steel pipe and wire mesh panels shall be finished in a dark, non-reflective tone.

**4. 530 W. Fullerton
Mid-North District**

43rd Ward

Proposed removal of existing rear raised one-story, frame, church annex and replacement with new, two-story masonry rear addition.

Action: Approved unanimously (3-0) with the following conditions:

1. The rear frame annex may be demolished as proposed. A report by a licensed structural engineer addressing how the remaining church and sanctuary apse shall be supported, braced and protected, in-situ, during the demolition and new construction work and shall be included with the permit application. The recommended measures, sequencing, and protections shall be incorporated in the structural and architectural permit drawings;
2. The new annex as shown on drawing dated 6/10/22 shall be modified to eliminate the portion of Meeting Room 214 that extends past the “hyphen” so that there is a clear delineation between the historic construction and the new annex. The applicant shall work with staff to explore cladding materials for the “hyphen” so it is clearly differentiated from the historic building and the addition;
3. Material samples shall be submitted with permit application; and,
4. The project as proposed would require zoning variations and/or adjustments, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

**5. 858 W. Belden
McCormick Row House District**

43rd Ward

Proposed construction of a new, one-story rear addition and a one-story side addition.

Action: Approved unanimously (3-0) with the following conditions:

1. The massing and materials of the 1-story side addition and 1-story rear addition are approved as shown on drawings dated May 3, 2022. Staff shall review and approve dimensioned window and cladding details and material samples with the permit application; and,
2. The new windows on the side and rear elevations of the historic building are approved as proposed and the

permit drawings shall include dimensioned details of the new masonry openings and windows.

**6. 5054 S. Greenwood
Kenwood District**

4th Ward

Proposed new construction of a raised three-story, masonry, single-family residence with three-car garage and curb cut on corner lot.

Action: Approved unanimously (3-0) with the following conditions:

1. The project is approved as shown on drawings dated 6/10/22;
2. Samples of all masonry and synthetic slate to be provided to Historic Preservation staff for review for approval with permit application;
3. The proposed windows shall have either true or simulated divided lites with applied muntins and spacer bar and window and door details shall be submitted with permit application; and,
4. The project as proposed may require zoning variations and/or adjustments, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

**7. 671 N. State
Near-North Side Multiple Property District**

42nd Ward

Proposed new one-story rooftop addition and roof deck.

Action: Approved unanimously (3-0) with the following condition:

1. The project is approved as shown on drawings dated 6/16/22. Material samples shall be submitted with permit application.

**8. 2211 W. Walton
Ukrainian Village District**

2nd Ward

Proposed new roof deck and pergola atop an existing two-flat

Action: Approved unanimously (3-0) with the following conditions:

1. The proposed new pergola, guardrails and stair enclosure as submitted is approved; and,
2. The cladding materials on the stair enclosure shall be a dark, non-reflective color to differentiate it from the historic masonry. Samples of the cladding materials

shall be submitted to Historic Preservation staff for review and approval.

9. 1107 W. Fulton Market

27th Ward

Fulton-Randolph Market District

Proposed construction of new façade and new interior floor structure within existing four-story non-contributing building.

Action: Approved unanimously (3-0) with the following conditions:

1. The project is approved as shown on drawings dated 6/17/22;
2. A report by a licensed structural engineer addressing how the existing building elements to remain shall be supported, braced and protected, in-situ, during the demolition of the portion of the existing front façade and interior structure shall be included with the permit application. The recommended measures, sequencing, and protections shall be incorporated in the structural and architectural permit drawings;
3. Enlarged dimensioned window and storefront details shall be submitted with the permit plans; and,
4. The window and storefront frames shall have a dark, non-reflective finish and masonry and mortar samples are to be submitted for staff review and approval prior to permit submittal and shall be compatible with existing masonry colors and textures found within the district.