

**MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
November 9, 2023**

The Commission on Chicago Landmarks held its regularly scheduled meeting on November 9, 2023. The meeting was held at City Hall, 121 North LaSalle Street, 11th Floor, Room 1103, Chicago, Illinois. The meeting began at 12:57 p.m.

PRESENT: Ernest Wong, Chairman
Gabriel Dziekiewicz, Vice-Chair
Patrick Murphey, Secretary, Acting Commissioner of the Department of Planning
& Development
Jonathan Fair
Alicia Ponce
Richard Tolliver

ABSENT: Suellen Burns
Tiara Hughes
Adam Rubin

ALSO PRESENT:
Dijana Cuvalo, Architect IV, Department of Planning and Development
Members of the Public
(The list of those in attendance is on file at the Commission office.)

A video 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.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of October 5, 2023

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

2. Preliminary Landmark Recommendation

**JACKSON STORAGE AND VAN COMPANY WAREHOUSE
3609-3611 West Cermak Road**

WARD 22

Patrick Murphey joined the meeting.

Matt Crawford presented the report. Resolution to adopt the Preliminary Landmark Recommendation for the Jackson Storage and Van Company Warehouse.

Motioned by Ponce, seconded by Fair. Approved unanimously (6-0).

3. Report from the Department of Planning and Development

**MARS CANDY FACTORY
2019 North Oak Park Avenue**

WARD 29

Commissioner Murphey presented the DPD report. Resolution to accept the Report from the Department of Planning and Development for the Mars Candy Factory and take the next step in the designation process to request consent from the property owner.

Motioned by Tolliver, seconded by Fair. Approved unanimously (6-0).

4. Report from the Department of Planning and Development

**PHEBE AND JOHN GRAY HOUSE
4362 West Grace Street**

WARD 30

Gabriel Dziekiewicz left the meeting.

Commissioner Murphey stated that the Department of Planning and Development did not have a formal report for the Phebe and John Gray House, but recommended approval of the proposed designation. Vote to take the next step in the designation process for the Phebe and John Gray House to request consent from the property owners.

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

5. Class L Property Tax Incentive - Application

**MILWAUKEE AVENUE DISTRICT
1579 North Milwaukee Avenue**

WARD 1

Gabriel Dziekiewicz returned to the meeting.

Eiliesh Tuffy presented the report. Motion to approve the recommendation to City Council for the Class L Property Tax Incentive for 1579 North Milwaukee Avenue.

Motioned by Dziekiewicz, seconded by Fair. Approved unanimously (6-0).

6. Permit Review Committee Reports

Report on Projects Reviewed at the October 5, 2023, Permit Review Committee Meeting

Gabriel Dziekiewicz presented the report from the Permit Review Committee meeting of October 5, 2023 (see attached).

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

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

7. Schedule for a Public Hearing on Proposed Landmark Designation Pursuant to §2-120-670 through §2-120-680 of the Municipal Code – Announcement

Chairman Wong announced:

**CENTURY BUILDING
202 South State Street**

WARD 34

**CONSUMERS BUILDING
220 South State Street**

WARD 34

Date: Monday, November 13, 2023

Time: 9:00 a.m.

Location: City Hall, 121 North LaSalle Street, Room 201-A, 2nd Floor

Hearing Officer: Ernest Wong

8. Adjournment

There being no further business, the meeting was adjourned at 1:45 p.m.

Motioned by Tolliver, seconded by Ponce. Approved unanimously (6-0).

Patrick Murphey, Secretary

MEETING MINUTES

PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on November 9, 2023, at 1:50 p.m. The meeting was held in City Hall, 121 N. LaSalle St., Room 1103

Present: Gabriel Dziekiewicz, Chair
Jonathan Fair
Alicia Ponce

Staff: Dijana Cuvalo
Emily Barton
Tyler Taylor
Joyce Ramos

The following project was reviewed by the PRC:

**1. 435 N. Michigan
Tribune Tower**

42nd Ward

Proposed replacement of a standing-seam metal mansard roof with new PVC roof at south elevation.

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

1. The project as shown on the drawings and exhibits dated 10/25/23 is approved. The historic decorative dormer face, eaves, and finial shall be retained in place and protected during construction. If during construction it becomes necessary for these elements to be removed, Historic Preservation staff shall be notified for review and approval prior to any removal proceeding and removal shall be done carefully with minimal disassembly and pieces shall be stored in a safe location. All pieces shall be documented and cataloged for reassembly. Any damage shall be repaired with like materials, and upon completion, they shall be reinstalled in the same location and configuration; and,
2. As proposed, the new PVC roofing by Sika in color “Lead Grey” is approved.