

MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
August 4, 2022

The Commission on Chicago Landmarks held its regularly scheduled meeting on August 4, 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
Maurice D. Cox, Secretary, Commissioner of the Department of Planning &
Development
Suellen Burns
Alicia Ponce
Richard Tolliver

ABSENT: Tiara Hughes

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 July 7, 2022

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

2. Report from the Department of Planning and Development

**EPWORTH CHURCH BUILDING
5253 North Kenmore Avenue**

WARD 48

Commissioner Cox presented the report. Resolution to accept the Report from the Department of Planning and Development for the Epworth Church Building.

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

3. Citywide Adopt-a-Landmark Fund - Application

**(FORMER) SCHLITZ BREWERY-TIED HOUSE
9401 South Ewing Avenue**

WARD 10

Daniel Klaiber presented the report. Resolution to approve a Citywide Adopt-a-Landmark Fund grant for the (Former) Schlitz Brewery-Tied House at 9401 South Ewing Avenue.

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

4. Permit Review Committee Reports

Report on Projects Reviewed at the July 7, 2022, Permit Review Committee Meeting

Gabriel Dziekiewicz presented the report from the Permit Review Committee meeting of July 7, 2022 (see attached).

Report on Permit Decisions by the Commission Staff for the Month of July 2022

Emily Barton presented the staff report for the month of July 2022 (see attached).

5. Adjournment

There being no further business, the meeting was adjourned at 1:32 p.m.

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

Maurice D. Cox, Secretary

MEETING MINUTES

PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on August 4, 2022, at 1:45 p.m. The meeting was held virtually.

Present: Gabriel Ignacio Dziekiewicz, Chair
Alicia Ponce
Ernie Wong
Suellen Burns (present for first project only)

Staff: Dijana Cuvalo
Emily Barton
Joyce Ramos
Matt Crawford

The following projects were reviewed by the PRC:

1. 600 N. Wabash **42nd Ward**
Medinah Temple

Proposed adaptive reuse of historic building for temporary casino including in-kind signage replacement, installation of new interior and exterior security cameras, new interior partitions, and new rooftop mechanical equipment.

Action: Approved unanimously (3-0 with Chairman Wong recusing himself and Commissioner Burns taking his place) with the following conditions:

1. The exterior and interior alterations as shown on submitted drawings dated July 25, 2022, are approved;
2. Additional details for all exterior and interior light fixtures and camera housings shall be submitted with the permit application for review and approval by Historic Preservation staff. This equipment shall be painted to match the color of existing surfaces to which they are attached. Exterior fixture attachments shall be located at mortar joints and minimized as much as possible, and any exterior conduit shall be placed in locations to not be visible from the public way. Permit plans shall include all attachment details and wiring and cabling details;
3. With regard to expanded pipe-rail structure suspended from the auditorium ceiling, the Applicant shall submit

additional attachment details. All attachments shall be at flat areas of the ceiling only; the expanded pipe-rail structure should be painted to match the ceiling.

4. With regard to new rooftop mechanical equipment, the Applicant shall submit additional details and dimensioned drawings showing actual equipment placement and sizes when finalized to confirm they will not be visible or will be minimally visible from the public way with the permit application for review and approval by Historic Preservation staff;
5. When the Applicant ceases its temporary operations at Medinah Temple, all signs shall be removed and surfaces shall be restored to pre-installation condition; and,
6. When the Applicant ceases its temporary operations at Medinah Temple, all cameras mounted directly to the third-floor ceiling shall be removed and the ceiling shall be restored to pre-installation condition.

2. 932 W. Randolph

27th Ward

Fulton-Randolph Market District

Proposed new 11' tall by 4' wide blade sign with illuminated push-thru letters and new 13' long by 3' tall parapet sign with logo.

Action: Approved unanimously (3-0 with Chairman Wong returning and Commissioner Burns leaving) with the following conditions:

1. Signage attachments for the proposed parapet and blade signs are to be made at mortar joints wherever possible, and as proposed, there will not be any visible conduit installed on the exterior of the building; and,
2. The illumination for the parapet sign shall not change colors and shall be dimmable in order to adjust the lighting levels to ensure that they will not be a source of distraction or unwanted flashiness in the district.

3. 2028-2062 N. Clybourn Avenue

2nd Ward

Ludlow Typograph Company Building

Proposed removal of three one-story structures and a two-story bridge located at the rear of the building to provide new courtyards, and other modifications to the previously proposed exterior and interior rehabilitation projects that were conditionally approved by the PRC in November 2021 and April 2022.

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

1. As proposed, removal of three one-story structures and a two-story bridge located at the rear of the building, as indicated on the drawings, will not have an adverse effect on the significant historical and architectural features of the landmark property and is approved. A complete set of drawings showing existing conditions, proposed removal and alterations, including plans, elevations, sections and details shall be submitted for Historic Preservation staff review and approval as part of a permit application;
2. A report by a licensed structural engineer addressing how the existing façade and walls to remain shall be supported, braced and protected, in-situ, during the removal of the existing roof and 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. Should unforeseen conditions in the field result in a need to remove more than is currently proposed, the applicant shall notify Historic Preservation staff immediately;
4. The brick walls that will be newly exposed to the exterior shall be repaired to have a consistent appearance as the existing walls in the rear;
5. The concrete used for the patching should match the color and texture of the adjacent concrete as closely as possible. The joint sealant used for the crack repair should match the color of the adjacent concrete as closely as possible;
6. The proposed mineral paint for the exposed concrete structural frame is not approved. A mineral stain that is low pigment with a translucent finish in a color that matches the concrete should be used instead. Product data should be submitted for Historic Preservation staff review. Mock-ups to include application on the original concrete, patched repairs and sealed cracks shall be provided for Historic Preservation staff review prior to full application; and,
7. The proposed new metal coping to be installed on the rear elevations is approved and should be prefinished to match the color of the existing clay tile coping.