

**MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
September 7, 2023**

The Commission on Chicago Landmarks held its regularly scheduled meeting on September 7, 2023. The meeting was held at City Hall, 121 North LaSalle Street, 2nd Floor, City Council Chambers, Chicago, Illinois. The meeting began at 1:30 p.m.

PRESENT: Ernest Wong, Chairman
Gabriel Dziekiewicz, Vice-Chair
Maurice Cox, Secretary, Commissioner of the Department of Planning &
Development
Suellen Burns
Jonathan Fair
Tiara Hughes
Alicia Ponce
Richard Tolliver

ABSENT: 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 August 3, 2023, and Special Meeting of August 7, 2023

Suellen Burns requested that for agenda item 3 in the August 3, 2023, meeting minutes, the description be revised to reflect the 2678 West Washington property. Tiara Hughes requested that she be shown as “Present” for the August 3, 2023, meeting minutes. Staff noted that for future meeting minutes, Commission arriving late will be shown as “Present” and their arrival noted in the text.

Motioned by Burns, seconded by Dziekiewicz. Approved unanimously (8-0).

2. Report from the Department of Planning and Development

**ST. ADALBERT PARISH COMPLEX
1622-1658 West 17th Street and 1633-1659 West 16th Street**

WARD 25

Commissioner Cox presented the DPD report. Resolution to accept the Report from the Department of Planning and Development for the St. Adalbert Parish Complex.

Motioned by Hughes, seconded by Ponce. Approved unanimously (8-0).

3. Report from the Department of Planning and Development

2678 WEST WASHINGTON BOULEVARD

WARD 27

Commissioner Cox presented the DPD report. Resolution to accept the Report from the Department of Planning and Development for 2678 West Washington Boulevard.

Motioned by Dziekiewicz, seconded by Fair. Approved unanimously (8-0).

Richard Tolliver left the meeting.

4. Class L Property Tax Incentive - Application

CERMAK ROAD BRIDGE DISTRICT

WARD 11

465 West Cermak Road

Eiliesh Tuffy presented the report. Motion to approve the recommendation to City Council for the Class L Property Tax Incentive for the Cermak Road Bridge District.

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

5. Announcement

Chairman Wong announced:

Schedule for a Public Hearing on Expedited Consideration of Proposed Landmark Designation and Permit Application for the Demolition of a Building Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

2678 WEST WASHINGTON BOULEVARD

WARD 27

Date: Thursday, September 14, 2023

Time: 9:30 a.m.

Location: City Hall, 121 North LaSalle Street, City Council Chambers, 2nd Floor

Hearing Officer: Commissioner Suellen Burns

Details and deadlines for participation and for viewing the public hearing in-person or livestream are available at: www.chicago.gov/ccl.

6. Announcement

Chairman Wong announced:

Meeting of the Program Committee: Review of Suggestions* Received from the Public for

Chicago Landmark Designation and Nominations to the National Register of Historic Places will be held:

Date: Tuesday, September 19, 2023

Time: 9:30 a.m.

Location: City Hall, 121 North LaSalle Street, Room 1103

*Deadline for submissions: Monday, September 11, 2023

All suggestions must be submitted on a suggestion form available on the Chicago Landmarks website at: http://www.cityofchicago.org/city/en/depts/dcd/supp_info/chicago_landmarks-publicationsandadditionalinformation.html.

7. Permit Review Committee Reports

Report on Projects Reviewed at the August 3, 2023, Permit Review Committee Meeting

Gabriel Dziekiewicz presented the report from the Permit Review Committee meeting of August 3, 2023 (see attached).

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

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

8. Adjournment

Chairman Wong announced that this was Department of Planning & Development Commissioner Maurice Cox's last meeting and that he wanted to share the Commission and staff's gratitude for his leadership not only as Secretary of the Commission but in his work for the Department since 2019. Chairman Wong praised his being a spokesperson for good design in Chicago and for why it matters to include historic preservation in larger design schemes and programs, and cited the challenging project calling for redevelopment of the Laramie State Bank Building as just one example. Chairman Wong concluded by saying that Commissioner Cox's weaving preservation into larger projects and making the case for preservation will be sorely missed.

There being no further business, the meeting was adjourned at 3:21 p.m.

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

Maurice D. Cox, Secretary

MEETING MINUTES

PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on September 7, 2023, at 3:35 p.m. The meeting was held in City Hall, 121 N. LaSalle St., Room 1003A

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

Staff: Dijana Cuvalo
Emily Barton
Tyler Taylor
Joyce Ramos

The following projects were reviewed by the PRC:

- 1. 1579 N. Milwaukee** **1st Ward**
Milwaukee Avenue District
Proposed exterior and interior rehabilitation of an existing commercial building including storefront replacement, select terra cotta repairs and roof membrane repairs.

Action: Approved unanimously (4-0) with the following conditions:

1. The proposed new storefront system shall be modified to incorporate a horizontal reveal on the transom bar and a vertical reveal on the corner mullions at the recessed entries to create a profile depth and shadow lines. Large-scale, dimensioned detail drawings through the storefront sill, head, mullions, transom bar, brick mold, and trim shall be provided on the permit drawings for Historic Preservation staff review;
2. Any new terra cotta units required shall be replaced with terra cotta or GFRC units, manufactured by a PCI-certified plant to match the terra cotta sizes, profiles, colors, and textures, as required by the Committee's GFRC replacement guidelines. Repair/replacement details should be included with the permit plans with notes to show that all work will match historic shapes, profiles, joint pattern, color, texture, and finishes. All

- GFRC, masonry, mortar, and sealant samples should be reviewed and approved by Historic Preservation Division staff prior to order and installation;
3. Develop a comprehensive signage program for the building that includes standardized locations and sizes for signage within the new and existing storefronts for Historic Preservation staff review;
 4. No signage is approved at this time. 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 when ready; and,
 5. If the existing ceiling is currently below the top of the new storefront system, interior alterations will be performed so all soffits, dropped ceilings, lighting and mechanical equipment will be set back a minimum of 3'-0" from the plane of the storefront glazing.

2. 7027 S. Constance

5th Ward

Jackson Park Highlands District

Proposed modifications to previously approved rear addition including new attached garage and roof deck.

Action: Approved unanimously (4-0) with the following conditions:

1. The project is approved as shown on drawings dated 8/16/23;
2. New masonry samples should be reviewed and approved by Historic Preservation staff prior to order and installation; and,
3. Dimensioned window details shall be submitted with permit application.

3. 600 W. Chicago

27th Ward

Montgomery Ward & Co. Catalog House

Proposed installation of two new face-lit 21'-8" by 5' signs on the east and west parapets to replace existing signs.

Action: Approved unanimously (4-0) with the following conditions:

1. As proposed, signage attachments are to be made at mortar joints wherever possible, using the minimum number of attachment points structurally necessary to mount each letter;

2. As proposed, holes in the masonry left from removal of the existing signs shall be patched with materials matching the surrounding surface in color, texture and general appearance;
3. As proposed, all electrical boxes and conduit shall be concealed;
4. Both signs shall have dimmer controls to reduce brightness during night illumination; and,
5. Any ghosting or discoloration left by removal of the existing signs shall be removed, using the gentlest means possible. Prior to commencement of work, Historic Preservation staff shall be contacted to review cleaning methods.

4. 3000 W. Logan

1st Ward

Logan Square Boulevards District

Proposed addition to existing rear frame garage including a new 6' tall, 15' long, solid fence on a corner lot.

Action: Approved unanimously (4-0) with the following condition:

1. The project is approved as shown on drawings dated 7/25/23. The proposed 6' stucco wall shall be no more than 15' in length and the material should be revised to either masonry matching the front house, or wood.

5. 2033 W. Haddon

1st Ward

Ukrainian Village District

Proposed rehabilitation of a single-family residence including the construction of new dormers on the west and east elevations.

Action: Approved unanimously (4-0) with the following conditions:

1. The location, size and shape of the new dormers as shown on the drawings dated July 27, 2023, are approved as proposed. The existing roof framing at the front of the building shall remain and place. Any new members required should be sistered to the existing framing;
2. The fiber cement siding on the dormers shall have a smooth finish; and,
3. The new windows on the west dormer shall be wood or clad-wood double-hung windows. Enlarged window details shall be included in the permit plans.