

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

The Commission on Chicago Landmarks held its regularly scheduled meeting on April 7, 2022. The meeting was held virtually and simulcast to the general public via livestreaming. The meeting began at 12:46 p.m.

VIRTUALLY PRESENT:

Ernest Wong, Chairman
Gabriel Dziekiewicz, Vice Chairman
Maurice D. Cox, Secretary, Commissioner of the Department of Planning & Development
Suellen Burns
Tiara Hughes
Alicia Ponce
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 announced that Lynn Osmond had tendered her resignation to the Commission in March after announcing that she will be taking on the role of President and CEO of Choose Chicago, the city's official tourism agency. Chairman Wong noted that, although she was not in attendance, the Commission wished to thank her for her service and wished her the best of luck in her new role.

He then 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 March 3, 2022

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

2. Preliminary Landmark Recommendation

PASEO BORICUA GATEWAY FLAGS **WARD 26**
West Division Street at Artesian Avenue [2400-West] and Mozart Street [2800-West]

Matt Crawford presented the report. Resolution to adopt the preliminary landmark recommendation for the Paseo Boricua Gateway Flags.

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

3. Report from the Department of Planning and Development

MONUMENTAL BAPTIST CHURCH BUILDING **WARD 4**
729 East Oakwood Boulevard

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

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

4. Citywide Adopt-a-Landmark Fund - Application

EMMETT TILL AND MAMIE TILL-MOBLEY HOUSE **WARD 20**
6427 South St. Lawrence Avenue

Daniel Klaiber presented the report. Resolution to approve a Citywide Adopt-a-Landmark Fund grant for the Emmet Till and Mamie Till-Mobley House.

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

5. Class L Property Tax Incentive – Final Certification

CHICAGO & NORTH WESTERN RAILWAY OFFICE BUILDING
226 West Jackson Boulevard **WARD 42**

Dijana Cuvalo presented the report. Motion to certify that the project has been substantially completed in accordance with the approved ordinance and meets the eligibility requirements for the Class L incentive for the Chicago & North Western Railway Office Building.

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

6. Program Committee Report

Report on Suggestions Received from the Public for Possible Chicago Landmark Designations (Deadline for submissions was March 8, 2022)

Richard Tolliver presented the report.

7. Permit Review Committee Reports

Report on Projects Reviewed at the March 3, 2022, Permit Review Committee Meeting

Gabriel Dziekiewicz presented the report from the Permit Review Committee meeting of March 3, 2022 (see attached).

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

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

8. Adjournment

There being no further business, the meeting was adjourned at 1:56 p.m.

Motioned by Tolliver, seconded by Ponce. 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 7, 2022, at 2:10 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. 838 N. Hermitage
East Village District**

1st Ward

Proposed new construction of a masonry coach house with three-car garage at the rear of the lot located on the corner of Hermitage and Pearson.

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

1. The new coach house is approved per the drawings dated 3/24/22. As proposed, the red brick cladding shall match the brick on the front façade of the main house. Samples of the proposed brick should be submitted to Historic Preservation staff for review and approval prior to order and installation;
2. The garage door shall have a paneled design and a cut sheet for the door shall be provided in the permit application; and,
3. Should the project as proposed require a zoning variation and/or adjustment, the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

**2. 3360 S. Giles
Calumet-Giles-Prairie District**

4th Ward

Proposed new two-story single-family residence and a detached two-car garage.

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

1. Increase the length of the brick wrap on the side elevations to a minimum of 15'-0".

3. 2028-2062 N. Clybourn

2nd Ward

Proposed Ludlow Typograph Company Building

Proposed new one-story rooftop addition, new exterior deck and other changes to the previously conditionally approved rehabilitation project.

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

1. The new one-story rooftop addition, the new exterior deck, the new entrance to the residential lobby and retail space and the new entrance to the food hall are approved. A complete set of drawings showing existing conditions, proposed demolition and proposed additions and alterations, including plans, elevations, sections and details shall be submitted for Historic Preservation staff review and approval as part of a permit application; and,
2. As proposed, the addition will be clad with dark metal panels. Samples to be reviewed for approval by Historic Preservation staff prior to order and installation.

4. 2205 W. Iowa

2nd Ward

Ukrainian Village District

Proposed reconstruction of the front porch demolished due to condition issues, with salvaged face brick and repairs to the existing front stair.

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

1. As proposed, the brick porch that was demolished due to structural condition issues shall be reconstructed with original, salvaged brick to match the historic in size, location, design, masonry coursing and detailing, and gabled wood roof. The submitted drawings need to be revised to include dimensions and material call-outs. Additionally, the gable above the porch should match the size, shape and location of the historic gable, based on the scarring that remains on the brick. The following drawings should also be submitted with the permit application: enlarged details that show the existing brick and new mortar joint dimensions, brickwork

patterns and stone trim; enlarged details of the lintel replacement; and enlarged details of the gabled wood porch roof, brackets and trim;

2. For any new masonry units required for the exterior, the architect shall provide a sample of the replacement brick that matches the historic in size, shape, color, texture and finish for Historic Preservation staff to review and approve prior to order and installation;
3. Any new work not included in the original permit drawings to be included in the revised permit drawings; and,
4. Should unforeseen conditions require changes to the approved scope, Historic Preservation staff shall be notified to review and approve any additional work.