

MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
May 4, 2023

The Commission on Chicago Landmarks held its regularly scheduled meeting on April 13, 2023. 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-Chair
Maurice Cox, Secretary, Commissioner of the Department of Planning &
Development
Suellen Burns
Jonathan Fair
Tiara Hughes
Alicia Ponce
Adam Rubin
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, starting with the June 8, 2023, meeting, Commission meetings would be reverting to the in-person format. Meetings would be held at City Hall, 121 North LaSalle Street, and details would be included on the meeting notice which would be posted at Chicago.gov/ccl.

The Chair then went on to state 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 Chairman 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 April 13, 2023

Motioned by Hughes, seconded by Burns. Approved unanimously (9-0).

2. Preliminary Landmark Recommendation

**GREATER TABERNACLE CATHEDRAL (FORMER HOLY ROSARY PARISH) WARD 9
11300-11312 South Dr. Martin Luther King, Jr. Drive/341-359 East 113th Street**

Daniel Klaiber presented the report. Resolution to adopt the Preliminary Landmark Recommendation for the Greater Tabernacle Cathedral (Former Holy Rosary Parish).

Motioned by Hughes, seconded by Fair. Approved unanimously (9-0).

3. Report from the Department of Planning and Development

**THE WAREHOUSE
204-208 South Jefferson Street**

WARD 42

Commissioner Cox presented the DPD report. Resolution to accept the Report from the Department of Planning and Development for The Warehouse.

Motioned by Dziekiewicz, seconded by Hughes. Approved unanimously (9-0).

4. Report from the Department of Planning and Development

**CENTURY BUILDING
202 South State Street**

WARD 42

Commissioner Cox presented the combined DPD report for the Century and Consumers Buildings. Resolution to accept the Report from the Department of Planning and Development for the Century and Consumers Buildings.

Motioned by Rubin, seconded by Hughes. Approved unanimously (9-0).

5. Report from the Department of Planning and Development

**CONSUMERS BUILDING
220 South State Street**

WARD 42

See above.

6. Permit Review Committee Reports

Report on Projects Reviewed at the April 13, 2023, Permit Review Committee Meeting

Gabriel Dziekiewicz presented the report from the Permit Review Committee meeting of April 13, 2023 (see attached).

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

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

7. Announcement

Chairman Wong announced:

The meeting of the Program Committee for review of nominations to the National Register and suggestions* received from the public for Chicago landmark designation will be held:

Date: Wednesday, May 17

Time: 3:00 p.m.

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

*Deadline for submissions is Monday, May 8, 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.

8. Adjournment

There being no further business, the meeting was adjourned at 2:32 p.m.

Motioned by Hughes, seconded by Burns. Approved unanimously (9-0).

Maurice D. Cox, Secretary

MEETING MINUTES

PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on May 4, 2023, at 2:40 p.m. The meeting was held virtually.

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

Staff: Dijana Cuvalo
Emily Barton
Tyler Taylor
Joyce Ramos

The following projects were reviewed by the PRC:

- 1. 913 W. Fullerton** **43rd Ward**
McCormick Row House District
Proposed construction of new, one-story, side addition.

Action: Approved unanimously (5-0) with the following condition:

1. The project is approved as shown on the drawings dated 3/9/23.;
2. Material samples for the roof, masonry, and wood paint color shall be submitted for review with the permit application; and,
3. Window details for all new windows shall be provided with permit application.

- 2. 4753 N. Broadway** **46th Ward**
(Former) Sheridan Bank and Trust
Proposed reface of an existing externally illuminated 7'-10" wide by 23'-3" tall exterior wall sign located on the east elevation approximately 40' above grade.

Action: Approved unanimously (5-0) with the following condition:

1. As proposed, only the face of the sign, consisting of aluminum panels with vinyl applied graphics will be replaced. All other components of the sign structure will remain in place;
2. To reduce the visual impact of the proposed sign consideration should be given to reducing the area of the yellow and blue surface of the sign. A revised signage proposal shall be provided for review and approval by Commissioner Fair; and,
3. No other signage is included with this approval.

**3. 10324 S. Longwood
Longwood Drive District**

19th Ward

Violation: Proposed rehabilitation and construction of new rear addition to the existing frame, single-family residence.

Action: Approved unanimously (5-0) with the following conditions:

1. The proposed addition is approved as shown on drawings dated 5/4/23. As proposed, all existing non-permitted construction shall be removed;
2. Replacement window details shall be submitted with the permit application;
3. As proposed, non-historic siding shall be removed from all elevations of the existing building. Upon removal of the non-historic siding, Historic Preservation staff shall be notified and make a site visit to verify if any historic wood siding remains, to review its condition, and determine if it can be retained and repaired. If any historic details are uncovered during this time, they should be documented and used to further inform the design in the permit drawings. If the historic wood siding can be repaired, select areas of deterioration are to be replaced in kind with wood clapboard to match design, lap exposure, profile, dimensions, and finish of the existing historic siding. If the siding cannot be repaired, new wood clapboard siding shall be installed on the front and side elevations of the original building. Per the Commission's Wood Siding Repair and Replacement Policy, smooth face fiber cement siding may be installed on the new addition portion of the building; and,

4. Material samples of the new fiber cement siding and stone foundation masonry shall be submitted with the permit application.