

**MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
August 3, 2023**

The Commission on Chicago Landmarks held its regularly scheduled meeting on August 3, 2023. The meeting was held at City Hall, 121 North LaSalle Street, 2nd Floor, Room 201-A, Chicago, Illinois. The meeting began at 12:46 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
Adam Rubin
Richard Tolliver

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. He stated that, because this Commission meeting was in-person, the Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation in place during the COVID-19 public health emergency were no longer in effect. As such, public comment would be heard after each agenda item as per our previous in-person meeting format.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of July 6, 2023

Maurice Cox and Richard Tolliver joined the meeting.

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

2. Final Landmark Recommendation

**EUGENIE LANE APARTMENTS
235 West Eugenie Street**

WARD 2

Tiara Hughes joined the meeting.

Matt Crawford presented the report. Resolution to adopt the final landmark recommendation for Eugenie Lane Apartments.

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

3. Preliminary Landmark Recommendation

2678 WEST WASHINGTON BOULEVARD

WARD 27

Kandilyn Hahn presented the report. Resolution to adopt the Preliminary Landmark Recommendation for 2678 West Washington Boulevard.

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

4. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

2678 WEST WASHINGTON BOULEVARD

WARD 27

Joyce Ramos presented the staff's recommendation that the Commission (A) Preliminarily find that, pursuant to Article III, Section G.1. of the Rules and Regulations of the Commission on Chicago Landmarks (the "Rules and Regulations"), the significant historical or architectural features of the Main House at the proposed 2678 West Washington Boulevard are all exterior elevations, including rooflines; and, (B) Preliminarily find that the demolition of the Main House at 2678 West Washington Boulevard, a proposed landmark, is contrary to the criteria of Article III, Section G.3.a of the Rules and Regulations and per Section G.3.b, is a *per se* adverse effect on the significant historical and architectural features; and, (C) Issue a preliminary decision disapproving the demolition application.

Joyce Ramos noted that a preliminary decision disapproving the demolition application would trigger an expedited consideration of the proposed designation and permit application. Pursuant to Section 2-120-820, the Commission must schedule and conduct a public hearing on both the proposed designation and the application for a demolition permit and must notify the City Council of its recommendation within 90 days.

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

5. Permit Review Committee Reports

Report on Projects Reviewed at the July 6, 2023, Permit Review Committee Meeting

Gabriel Dziekiewicz presented the report from the Permit Review Committee meeting of July 6, 2023 (see attached).

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

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

6. Adjournment

There being no further business, the meeting was adjourned at 2:07 p.m.

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

Maurice D. Cox, Secretary

MEETING MINUTES

PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on August 3, 2023, at 2:15 p.m. The meeting was held in City Hall, 121 N. LaSalle St., Room 201-A

Present: Gabriel Dziekiewicz, Chair
Jonathan Fair
Adam Rubin

Staff: Dijana Cuvalo
Emily Barton
Tyler Taylor
Joyce Ramos

The following projects were reviewed by the PRC:

1. 465 W. Cermak **11th Ward**
Cermak Road Bridge District

Proposed interior and exterior rehabilitation of an existing 5-story industrial warehouse into a mixed-use facility including retail, grocery store, restaurant, hotel, office, and medical use.

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

1. The drawings dated “July 14, 2023, updated through 7/27/2023” shall be modified to address the following:
 - a. Simplify the arcade storefronts’ mullion configuration by reducing the number of horizontal and vertical mullions and creating larger glazing panels of consistent proportion. Also, the new storefronts shall have a dark, factory-applied finish, with enlarged, dimensioned details submitted with permit plans.
 - b. Remove proposed light panel in sunken entry, no illuminated or dynamic displays shall be installed;
2. Staff shall review and approve all masonry replacement material samples, the cleaning product, and a test area of the cleaning product prior to order and installation;

3. Dimensioned existing and proposed window details be submitted with the permit application;
4. Treatment, materials and finishes for the newly exposed building foundation wall at the sunken entry shall be provided with the permit application for staff review. Lastly, in keeping with the treatment of the arcades, the proposed storefront systems shall be reviewed for consistency of design with the remainder of the building;
5. Specifications for the size, heights, placement, and setbacks of rooftop HVAC equipment to be submitted with the permit application for staff review;
6. No signage or exterior lighting is approved at this time. Any proposed signage or exterior lighting shall be subject to review and approval when available.

**2. 2338 N. Cleveland
Mid-North District**

43rd Ward

Proposed new construction of a three-story, masonry, single-family residence with attached garage.

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

1. The plans shall be modified to reduce the maximum building height to be no taller than 41'-0", measured from grade to top of parapet;
2. The submitted Ashton Court O/S sample panel by Pine Hall Brick is not approved. Additional brick samples in a larger size shall be submitted for further review with Commissioner Hughes and Historic Preservation staff prior to order and installation.
3. Provide large-scale, dimensioned detail drawings for each window type through the sill, head, meeting rail, mullions, transom bar, brick mold, and trim;
4. 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; and,
5. The soldier course that aligns with the porch shall be continued on the south (side) elevation.

**3. 1330 E. Hyde Park
Kenwood District**

4th Ward

Proposed new construction of two three-story, four-unit residential townhouse buildings.

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

1. The drawings dated 7/19/23 shall be revised so that the 6' tall wood fence along the east and west property lines does not extend beyond the front of the building at grade level;
2. The materials and details proposed for the west side elevation of the Hyde Park building as well as the front elevations of both buildings shall be revised to address comments made by the Committee at the meeting for further review with Commissioner Fair and Historic Preservation staff.

**4. 9830 S. Longwood
Longwood Drive District**

19th Ward

Proposed modifications to non-original additions to single-family home.

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

1. The project is proposed as shown on drawings dated 8/3/23;
2. All window and door details shall be submitted with the permit application;
3. All new mortar to match historic in color, texture, strength/type, and profile; and,
4. Material samples for any new masonry and roofing shall be submitted with permit application.

**5. 1531 N. Damen
Wicker Park District**

1st Ward

Proposed construction of new canopy with solar panels over existing outdoor seating area, and addition of solar panels and support structures on roof of existing enclosed patio.

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

1. The drawings dated 7/19/23 shall be modified to eliminate the section of metal band and three associated steel columns connecting the building to the existing signpost. The band may terminate at the southwest corner or continue west along the south wall.