

MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
May 5, 2022

The Commission on Chicago Landmarks held its regularly scheduled meeting on May 5, 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
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 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 April 7, 2022

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

2. Report from the Department of Planning and Development and Final Landmark Recommendation

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

Commissioner Cox presented the DPD report and Matt Crawford presented the staff report. Resolution to accept the Report from the Department of Planning and Development and adopt the final landmark recommendation for the Paseo Boricua Gateway Flags.

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

3. Final Landmark Recommendation

**MONUMENTAL BAPTIST Church Building WARD 4
729 East Oakwood Boulevard**

Matt Crawford presented the report. Resolution to adopt the final landmark recommendation for the Monumental Baptist Church Building.

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

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

**UKRAINIAN VILLAGE DISTRICT WARD 2
2229 West August Boulevard**

Joyce Ramos presented the staff's recommendation that the Commission (A) Find that, pursuant to Article III, Section G.1 of the Rules and Regulations of the Commission (the "Rules and Regulations"), the significant historical or architectural features of the district are all exterior building elevations, including rooflines, visible from the public rights-of-way; and, (B) Preliminarily find that the 2-flat at 2229 W. Augusta, constructed in 1909, is contributing to the character of the Ukrainian Village District Ext. II which includes a brick two- and three-flats lightly embellished with limestone, pressed metal, and art glass, constructed between 1905 and 1917; and, (C) Preliminarily find that the demolition of a contributing building or structure within a landmark district is a per se adverse effect on the significant historical and architectural features, pursuant to Article III, Section G.3.b., of the Rules and Regulations; and, (D) Pursuant to Section 2-120-780 of the Landmarks Ordinance, preliminarily find that the demolition of the subject property will adversely affect and destroy significant historical and architectural features of the property and the district; and, (E) Issue a preliminary decision disapproving the demolition application.

Joyce Ramos noted that a preliminary decision disapproving the demolition application would provide an opportunity for the applicant to request an informal conference before the Commission and, if the informal conference does not reach an accord, a public hearing on the permit application would be scheduled in accordance with the provisions of the Chicago Landmarks Ordinance.

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

5. Permit Review Committee Reports

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

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

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

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

6. Adjournment

There being no further business, the meeting was adjourned at 2:14 p.m.

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

Maurice D. Cox, Secretary

MEETING MINUTES

PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on May 5, 2022, at 2:25 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 project was reviewed by the PRC:

- 1. 624 W. Fullerton** **43rd Ward**
Mid-North District
Proposed new rooftop addition with roof deck

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

1. The rooftop addition is approved as shown on drawings dated 3/25/22;
2. Window details shall be submitted with permit application; and,
3. As proposed the new addition shall be clad in a dark colored fiber cement panel and the new raised parapets shall be painted to match the existing side walls.