

**MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
November 3, 2022**

The Commission on Chicago Landmarks held its regularly scheduled meeting on November 3, 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
Jonathan Fair
Alicia Ponce
Adam Rubin

ABSENT: Tiara Hughes
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 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.

Tiara Hughes joined the meeting.

Chairman Wong welcomed a new member of the Commission on Chicago Landmarks, Adam Rubin.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of October 6, 2022

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

2. Preliminary Landmark Recommendation

**PIONEER ARCADE
1535-1545 North Pulaski Road**

WARD 26

Kandalyn Hahn presented the report. Resolution to adopt the preliminary landmark recommendation for the Pioneer Arcade.

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

3. Citywide Adopt-a-Landmark Fund – Informational for Completed Project

**PILGRIM BAPTIST CHURCH
3301 South Indiana Avenue**

WARD 3

Daniel Klaiber presented the report.

4. Permit Review Committee Reports

Report on Projects Reviewed at the October 6, 2022, Permit Review Committee Meeting

Gabriel Dziekiewicz presented the report from the Permit Review Committee meeting of October 6, 2022 (see attached).

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

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

5. Adjournment

There being no further business, the meeting was adjourned at 1:35 p.m.

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

Maurice D. Cox, Secretary

MEETING MINUTES

PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on November 3, 2022, at 1:45 p.m. The meeting was held virtually.

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

Staff: Dijana Cuvalo
Emily Barton
Joyce Ramos
Tyler Taylor

The following projects were reviewed by the PRC:

1. 4000 W. North **26th Ward**
Pioneer Trust and Savings Bank Building

Proposed rehabilitation of a four-story former bank building for commercial and office uses as part of a larger development project.

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

1. As proposed, repair of the existing doors per the drawings dated 10/7/22, is approved. Scaled and dimensioned details showing the methods of repair for the existing doors should be submitted with the permit drawings for review and approval;
2. As proposed, repair of the existing windows per the drawings dated 10/7/22, is approved. Scaled and dimensioned details showing the methods of repair for the existing windows should be submitted with the permit drawings for review and approval;
3. Replacement windows shall match the historic windows as closely as possible in design, arrangement, glass size, muntin arrangements, profiles, finish, colors and trim, and all new glass to be clear vision. Large-scale, side-by-side, dimensioned drawings of existing and

- proposed windows for each window type through the sill, head, meeting rail, muntins, mullions, brick mold, and trim shall be submitted with the permit drawings;
4. Replacement doors shall match the historic doors in design and profiles, and all new glass be clear vision. Large-scale elevation, section and detail drawings shall be submitted with the permit drawings;
 5. The proposed new windows on the west elevation located on the second bay from the North Avenue elevation should include a vertical mullion to more closely match the window configuration found on the primary facades of the building. The windows located behind the recessed section can remain as proposed since they will be minimally visible from the public way; and,
 6. Signage is not part of this approval. Any signage proposed for the building shall be submitted to Historic Preservation staff for review and approval when ready

**2. 225 W. Randolph
Illinois Bell Building**

42nd Ward

Proposed modifications to previously conditionally approved interior and exterior rehabilitation of existing 33-story office building including work to surrounding plaza.

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

1. The project is approved as shown on drawings dated 10/18/22;
2. The new canopy is approved as proposed. Material samples shall be submitted to staff with permit application;
3. Enlarged details showing the profile and alignment of the new first floor storefront glazing and mullions shall be provided with permit application;
4. As proposed, the vision glazing replacement details shall match the historic profiles as closely as possible. Final shop drawings shall be submitted to Historic Preservation staff prior to order and installation. Replacement glass shall be the Alliance Glazing Technologies glass as shown in attached data sheet dated 8/30/22. In addition, options for minimizing bird collision in the new glazing shall be explored by the project team and any changes to the proposed glazing

or details will require new review by Historic Preservation staff;

5. As proposed, the replacement lobby black granite shall be Stone Source's Cambrian Black Brushed Granite and the replacement flooring shall be Amici Terrazzo Sample #AT240;
6. When ready, the exposed aggregate concrete plaza replacement sample shall be submitted to Historic Preservation staff for review and approval;
7. Cleaning chemical specifications, cladding repair details, and samples of any exterior replacement materials required shall be provided with permit application for review for approval by Historic Preservation staff;
8. All proposed materials for the rooftop addition shall be submitted with permit application; and,
9. No signage is approved at this time. Any proposed signage shall be subject to Historic Preservation staff review and approval when available.

**3. 1050 W. Wilson
Uptown Square District**

46th Ward

Proposed rehabilitation of a historic theater into a new theater including limestone façade repairs, new storefront and entrance, new blade sign and new marquee.

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

1. The proposed new storefront and entrance is approved and all new glass to be clear vision glass. Large-scale, dimensioned drawings of the proposed storefront and doors shall be submitted with the permit drawings for review and approval;
2. The proposed Double Door blade sign is approved as shown on drawings dated October 27, 2022;
3. The marquee shall be modified to align with the horizontal limestone elements on either side and to further explore the height (reduce as much as structurally possible), profile,
4. detailing and materials of the marquee to be more in keeping with the character and scale of the building. Scaled and dimensioned section details as well as methods of attachment shall be submitted for review and approval with the permit application; and

5. Each new sign shall be submitted under separate permit applications and should include an accurate elevation, section and attachment drawings with sign dimensions, existing conditions shown, and materials and illumination identified.

**4. 2222 S. Michigan
Motor Row District**

3rd Ward

Proposed exterior and interior alterations including new entrance, and a rooftop addition with new roof deck as part of a new mixed-use building.

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

1. As proposed, replacement windows are to be steel to match historic. Dimensioned existing and proposed window details shall be included in the permit plans;
2. New door locations on both the Michigan and Wabash elevations are approved as proposed. Dimensioned details shall be included in the permit plans;
3. As proposed, exterior masonry repairs and any replacement masonry (if required) shall match the original in color, shape, texture, and finish. Samples of replacement terra cotta, mortar, and sealant will be submitted for review and approval by Historic Preservation staff prior to order and installation. Any historic masonry proposed to be removed shall be salvaged for reuse if in good condition;
4. Samples of the rooftop cladding material shall be submitted with permit application;
5. All masonry facades shall be cleaned using the gentlest means possible and the chemical cleaning product information shall be submitted with the permit application; and,
6. Exterior signage is not approved at this time. Details of signage to be submitted for Historic Preservation staff review and approval when available.

**5. 2025 W. Evergreen
Wicker Park District**

1st Ward

Proposed construction of a two-story rear addition, a one-story side addition, and construction of a new one-story rear brick garage.

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

1. The one-story side addition, two-story rear addition, raised deck and one-story rear garage are approved as proposed. Staff shall review and approve window details and cladding samples with the permit application.

6. 2618 N. Milwaukee

35th Ward

Logan Square Boulevards District

Proposed modifications to previously conditionally approved exterior and interior alterations with new rooftop addition and deck.

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

1. The new design for the south elevation is approved as shown on drawings dated 10/18/22;
2. As proposed, all new brick shall be modular standard sized matching the historic brick in color. Historic Preservation staff shall review for approval all material samples with permit application;
3. Enlarged, dimensioned window and storefront details to be submitted with permit application;
4. The new aluminum paneling proposed for the rooftop addition shall be a dark, non-reflective finish and a sample shall be provided to Historic Preservation staff with permit application;
5. Exterior signage is not included in the scope at this time. Any proposed signage shall be subject to Historic Preservation staff review and approval when available; and,
6. The project as proposed may require zoning variations and/or adjustments, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

7. 3300 and 3304 S. Giles

4th Ward

Calumet-Giles-Prairie District

Proposed two new two-story single-family residences and detached two-car garages.

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

3000 S. Giles Avenue

1. As proposed on the drawings dated 8/10/22, the Brickcraft brick in Twilight is approved;
2. The new windows to be wood or clad wood. Scaled and dimensioned details through the head, jamb, sill,

- meeting rail and trim to be submitted with the permit drawings for review;
3. The applicant shall work with staff and the assistance of Commissioner Hughes to provide additional refinement to the design of the front façade to be approved at the staff level;

3304 S. Giles Avenue

1. As proposed on the drawings dated 8/10/22, the Brampton Brick in Brown Velour is approved;
2. The fiber cement siding color shall be modified to more closely match the color of the brick and have a smooth finish;
3. The drawings shall be modified to increase the length of the brick wrap on the side elevations to a minimum of 15'-0";
4. The new windows to be wood or clad wood. Scaled and dimensioned details through the head, jamb, sill, meeting rail and trim to be submitted with the permit drawings for review; and,
5. The applicant shall work with staff and the assistance of Commissioner Hughes to provide additional refinement to the design of the front façade to be approved at the staff level.

8. 3321 S. Prairie

4th Ward

Calumet-Giles-Prairie District

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

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

1. The proposed two-story single-family residence as shown on the drawings dated 7/12/22 is approved. The Brampton Brick in Taupe Smooth is approved, and Hardie Board Fiber Cement Siding in Timber Bark is approved and shall have a smooth finish;
2. Increase the length of the brick wrap on the side elevations to a minimum of 15'-0"; and
3. The new windows be wood or clad wood. Scaled and dimensioned details through the head, jamb, sill, meeting rail and trim to be submitted with the permit drawings for review position regarding any requested variance/adjustment relative to the zoning code requirements.