

**MINUTES OF THE MEETING  
COMMISSION ON CHICAGO LANDMARKS  
October 5, 2023**

The Commission on Chicago Landmarks held its regularly scheduled meeting on October 5, 2023. The meeting was held at City Hall, 121 North LaSalle Street, 2<sup>nd</sup> Floor, Room 201-A, Chicago, Illinois. The meeting began at 12:51 p.m.

PRESENT: Ernest Wong, Chairman  
Gabriel Dziekiewicz, Vice-Chair  
Patrick Murphey, Secretary, Acting Commissioner of the Department of Planning  
& Development  
Suellen Burns  
Tiara Hughes  
Alicia Ponce  
Adam Rubin

ABSENT: Jonathan Fair  
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 then introduced Patrick Murphey, the Acting Commissioner of the Department of Planning & Development, as a new member of the Commission.

**1. Approval of the Minutes of Previous Meeting**

**Regular Meeting of September 7, 2023**

**Motioned by Dziekiewicz, seconded by Burns. Approved 5-0 with one Commission member abstaining.**

**2. Preliminary Landmark Recommendation**

Tiara Hughes joined the meeting.

**MARS CANDY FACTORY  
2019 North Oak Park Avenue**

**WARD 29**

Kandalyn Hahn presented the report. Resolution to adopt the Preliminary Landmark

Recommendation for the Mars Candy Factory.

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

**3. Preliminary Landmark Recommendation**

Patrick Murphey left the meeting.

**PHEBE AND JOHN GRAY HOUSE  
4362 West Grace Street**

**WARD 30**

Eiliesh Tuffy presented the report. Resolution to adopt the Preliminary Landmark Recommendation for the Phebe and John Gray House.

**Motioned by Dziekiewicz, seconded by Hughes. Approved unanimously (6-0).**

**4. Report from Public Hearing and Final Landmark Recommendation**

Patrick Murphey re-joined the meeting.

**2678 WEST WASHINGTON BOULEVARD**

**WARD 27**

The Hearing Officer, Commissioner Burns, presented her report from the public hearing and her recommendation. Kandilyn Hahn made a presentation. Resolution to adopt the Final Landmark Recommendation for 2678 West Washington Boulevard .

**Motioned by Ponce seconded by Dziekiewicz. Approved unanimously (7-0).**

**5. Report from Public Hearing and Final Decision on Permit Application for the Demolition of a Building Pursuant to §2-120-740 through §2-120-825 of the Municipal Code**

Patrick Murphey recused himself.

**2678 WEST WASHINGTON BOULEVARD**

**WARD 27**

The Hearing Officer, Commissioner Burns, presented her findings and recommendation. Resolution to adopt the Hearing Officer’s proposed “Findings and Conclusions” in their entirety as the “Findings and Conclusions” of the Commission to deny the permit application to demolish 2678 West Washington Boulevard.

**Motioned by Rubin, seconded by Dziekiewicz. Approved 6-0 with one Commission member recusing himself.**

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

**K.A.M. ISAAH ISRAEL TEMPLE  
1100 East Hyde Park Boulevard**

**WARD 4**

Daniel Klaiber presented the report.

## **7. Program Committee Report**

Patrick Murphey left the meeting.

**Recommendation to the Illinois Historic Sites Advisory Council on Nominations to the National Register of Historic Places**

**MULTIPLE PROPERTY DOCUMENT - ILLINOIS CHAPTER OF THE BLACK PANTHER PARTY Cook County, Illinois** **VARIOUS**

**CHURCH OF THE EPIPHANY – AMENDMENT** **WARD 34**  
**201 South Ashland Avenue**

**Report on Suggestions Received from the Public for Possible Chicago Landmark Designations (Deadline for submissions was September 11, 2023)**

Alicia Ponce presented the report. Resolution to approve the recommendations to the Illinois Historic Sites Advisory Council on one amendment to an existing multiple property listing and one nomination to the National Register of Historic Places.

**Motioned by Wong, no second.**

## **8. Permit Review Committee Reports**

**Report on Projects Reviewed at the September 7, 2023, Permit Review Committee Meeting**

Gabriel Dziekiewicz presented the report from the Permit Review Committee meeting of September 7, 2023 (see attached).

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

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

## **9. Announcements**

Chairman Wong announced:

**2023 Preservation Excellence Awards**

**Date: Thursday, November 2, 2023**

**Time: 3:00 p.m. (For attendees, check-in is at 2:30 p.m.)**

**Location: Chicago Cultural Center**  
**78 East Washington Street**  
**Preston Bradley Hall**

**10. Adjournment**

There being no further business, the meeting was adjourned at 2:23 p.m.

**Motioned by Burns, seconded by Dziekiewicz. Approved unanimously (6-0).**

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Patrick Murphey, Secretary

# MEETING MINUTES

## PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on October 5, 2023, at 3:25 p.m. The meeting was held in City Hall, 121 N. LaSalle St., Room 1003A

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

Staff: Dijana Cuvalo  
Tyler Taylor  
Joyce Ramos

The following projects were reviewed by the PRC:

**1. 1060 W. Addison** **44<sup>th</sup> Ward**  
**Wrigley Field**

Proposed architectural illumination on the west and south facades.

**Action:** Approved unanimously (4-0) with the following conditions:

1. The proposed green color, consistent with the existing columns, is approved for the light fixtures;
2. Enlarged details of the light fixtures, method of attachment, and power connections shall be included in the permit plans;
3. As proposed, electrical conduit and transformer boxes shall be concealed. Any exposed conduit shall be painted to match the columns, and,
4. Colored lights shall be used judiciously and predominantly on holidays and special occasions.

**2. 2348 S. Indiana** **3<sup>rd</sup> Ward**  
**Motor Row District**

Proposed new construction of a 2-story, 64,000 SF optical signal processing plant.

**Action:** Approved unanimously (4-0) with the following conditions:

1. To be compatible with the character of historic district, the design of the storefronts shall be modified to reduce the number of vertical mullions and increase the width of glass panes as much as possible but no less than 5'-0" wide. The width of glass panes between vertical mullions within each storefront bay without an entrance shall be equal;
2. The interior corridor behind the first story street-facing facades shall be set back at least 3 feet from the back of glass. At these locations, the transoms shall be clear vision glass rather than the proposed opaque spandrel glass;
3. Clear vision glass shall be provided at the second floor along the south façade in bays between the elevator enclosure to the west and the stair enclosure to the east by incorporating a minimum 3' wide corridor behind the glass and installing illumination in the ceiling of the corridor;
4. A decorative design shall be included in the inset brick at the masonry spandrels, parapet, or both on south and east elevations;
5. The 6'-11" portion of the west screen wall visible from Michigan Avenue shall be clad in face brick matching the primary brick of the street-facing facades. A specification for the sliding gate at the vehicle entrance including material, color, and finish shall be provided with permit drawings;
6. All drawings submitted for permit shall be fully dimensioned. Building elevations shall show the joints between precast panels. Enlarged, dimensioned section details shall be provided showing attachment of the brick veneer and decorative concrete to the pre-cast concrete panels, as well as details of the expansion joints. Joints between the face brick shall be pointed with real mortar, colored to match the surrounding masonry;
7. A physical sample of the grey spandrel glass shall be provided for review and approval with the permit application;
8. No signage is approved at this time. All signage shall be submitted separately with a complete application for

review by Historic Preservation staff when available;  
and,

9. The project as proposed may require zoning variations and/or adjustment and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

**3. 801 W. Madison**

**34<sup>th</sup> Ward**

**(Former) Mid-City Trust & Savings Bank Buildings**

Exterior and interior rehabilitation of an existing former bank building into hotel and commercial space uses including masonry repairs, historic window restoration, exterior lighting, skylight restoration, and interior alterations.

**Action:** Approved unanimously (4-0) with the following conditions:

1. The design of the new canopy shall be modified so it is installed above the carved stone surround and should not cover or be mechanically attached to any ornamental stone elements. Enlarged plans, elevations, sections, and details showing existing conditions, method of attachment, size, materials, and lighting shall be submitted to Historic Preservation staff for review and approval;
2. The proposed modification to provide two new doors in the historic windows for new tenant spaces is approved. Enlarged plans, elevations, sections, and details showing existing conditions and all new work shall be included in the permit drawings;
3. Exterior light fixtures shall be painted to match the color of existing masonry and white light will be used with any colored light limited to holidays and special occasions. Fixture attachments shall be located at mortar joints and minimized as much as possible, and any exterior conduit shall be placed in locations to not be visible from the public way. Permit plans shall include all attachment details and power connections. A nighttime mock-up of the exterior illumination shall be provided for Historic Preservation staff review prior to installation;
4. No signs are approved at this time. The corner sign, as proposed, will damage and obscure historic features and is not approved. Alternative sign design may be submitted to Historic Preservation staff for review. Each new sign shall be submitted under a separate

permit application and should include an accurate elevation, section and attachment drawings with sign dimensions, existing conditions shown, and materials and illumination identified;

5. As proposed, a mural located on the secondary (west) elevation will not cover or obscure any significant architectural features. Paints used for the mural shall be vapor permeable to avoid trapping water and moisture in the masonry or the mural may be applied on panels that are attached to the masonry. Any physical attachments should be located at mortar joints to avoid damaging the masonry;
6. Large-scale, dimensioned detail drawings for each window type through the sill, head, meeting rail, mullions, transom bar, brick mold, and trim shall be included in the permit drawings;
7. Masonry repair scope of work and a masonry cleaning specification shall be submitted to Historic Preservation staff for review and approval. Provide photographs and elevation drawings that indicate the repair/replacement locations and approximate quantity identified. Any new masonry required shall match the historic units in size, color, texture, and finish;
8. Provide product data of the proposed paint for the existing masonry wall on the west elevation. This paint should be vapor permeable, so it does not trap moisture within the masonry; and,
9. As proposed, the existing historic finishes in the banking hall will be maintained and repaired.

**4. 200 S. Laflin**

**34<sup>th</sup> Ward**

**Jackson Boulevard District**

Proposed reconstruction and expansion of an existing rear raised deck and pergola.

**Action:** Approved unanimously (4-0) with the following condition:

1. The project is approved as shown on drawings dated 12/13/22; and,
2. The deck and pergola structure shall be painted or varnished to be compatible with the color of the house brick. Materials and finishes shall be specified on the permit drawings.



**5. 1805 S. Allport  
Thalia Hall**

**25<sup>th</sup> Ward**

Proposed construction of a two-story addition on the south elevation of existing building.

**Action:** Approved unanimously (4-0) with the following conditions:

1. The design, size, massing, location, and materials of the new addition is approved as proposed on the drawings dated 9/28/23; and,
2. 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

**6. 4401 S. Berkeley  
North Kenwood Multiple Resource District**

**4<sup>th</sup> Ward**

Proposed exterior work including new free-standing carport and the legalization of an existing perimeter fence and rear deck.

**Action:** Approved unanimously (4-0) with the following conditions:

1. The project is approved as shown on drawings dated 8/29/23. The corrugated aluminum metal roof and garage door for the carport shall have a dark, non-reflective finish; and,
2. The project as proposed would require a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.