

MEETING MINUTES

PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on May 2, 2024, at 1:00 p.m. The meeting was held in City Hall, 121 N. LaSalle St., 10th Floor, Room 1003-A

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

Staff: Dijana Cuvalo
Emily Barton
Tyler Taylor
Joyce Ramos

The following projects were reviewed by the PRC:

- 1. 3831 S. Michigan** **3rd Ward**
South Side Community Arts Center
Proposed demolition of existing coach house

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

1. The 2-story rear coach house located at 3831 S. Michigan Ave. is non-contributing to the landmark designation for the South Side Community Art Center as it is not identified as such in the designation ordinance. Therefore, its demolition will not have an adverse effect on the Landmark property with the following condition:
 - a) Care shall be taken during demolition so that all work, including movement or staging of equipment and materials, does not damage the main house; and,
2. As the coach house is not identified as a significant feature in the designation ordinance and is an auxiliary structure to the property and therefore provisions of Section 2-120-825 Permits for Demolition of

Landmarks – City Council Approval Required do not apply.

2. 3609 W. Cermak

22nd Ward

Jackson Storage and Van Co. Building

Proposed new 24'-9" high by 3'-0" wide blade sign mounted to the front façade at 20'-3" above grade.

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

1. Hard-line scaled drawings shall be provided with the permit application including accurate elevation, section, and attachment drawings with sign dimensions, materials, and illuminating elements identified;
2. The number of mounting points connecting the sign to the façade shall not exceed the minimum number structurally necessary to support the sign;
3. Penetrations for fasteners and electrical conduit will be made at mortar joints to the greatest extent possible, using custom plates if necessary;
4. The sign thickness shall not exceed 8" as proposed;
5. As proposed, the electrical power supply shall be concealed within the steel frame;
6. The steel frame shall be as open as possible, and contain only the minimum number of members needed for support of each letter;
7. The letters shall be of a design and typeface such that they do not cover more than one third of the total area of the frame; and,
8. The individual letters may be illuminated either internally, with halo lighting, or with illuminated outlines. Illumination may be provided around the border of the frame. LEDs used for illumination shall not be exposed or directly visible.
9. When a permit application is received, if any of the above conditions cannot be met due to unforeseen circumstances or conditions, the proposal shall require further review by Commissioner Fair and Historic Preservation staff.

3. 3232 S. Dr. Martin L. King Jr.

4th Ward

Calumet-Giles-Prairie District

Proposed rehabilitation and exterior alterations to non-contributing commercial building including new second-story, site work, and various building improvements.

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

1. The project is approved as shown on drawings dated 4/9/24;
2. As proposed, new masonry shall match the existing. Material samples for all masonry, fiber cement, and metal finishes to be submitted to staff prior to permit application;
3. New windows to be wood or aluminum-clad wood. Window details shall be submitted with permit application;
4. As proposed, the new perimeter fence shall be open metal along Calumet and King Drive and shall not exceed 5' in height. The westernmost 17' of the solid north fence should be revised to open metal so as to not extend past the front setback of the neighboring contributing property; and,
5. The design of the refaced sign shall be revised so that only the letters and logo are illuminated, with the rest of the cabinet to remain opaque.

4. 850 W. Fulton Market

27th Ward

Fulton-Randolph Market District

Proposed installation of four projecting metal canopies on the south elevation.

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

1. The size, shape, location, and materials of the proposed new canopies as shown on the drawings dated 4/14/24 are approved. All dimensions and attachment details shall be submitted with the permit plans.