



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

**COMMISSION ON CHICAGO LANDMARKS
NOTICE OF A REGULAR MEETING**

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, April 4, 2024, at 12:45 p.m. in City Hall, 121 North LaSalle Street, City Council Chambers, 2nd Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, City Council Chambers, 2nd Floor, on Thursday, April 4, 2024, at 1:30 p.m.

Attached is a copy of the agendas for the Commission meetings.

Ciere Boatright
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, April 4, 2024
City Hall, 121 North LaSalle Street, City Council Chambers, 2nd Floor
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of March 7, 2024

2. Report from the Department of Planning and Development

RAMOVA THEATER WARD 11
3508-3518 South Halsted Street

3. Final Landmark Recommendation

HYDE PARK UNION CHURCH WARD 5
5600 South Woodlawn Avenue

4. Citywide Adopt-a-Landmark Fund – Application

S.R. CROWN HALL WARD 3
3360 South State Street

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

UPTOWN SQUARE DISTRICT WARD 46
1215 West Gunnison Street / 4840 North Broadway

6. Permit Review Committee Reports

Report on Projects Reviewed at the March 7, 2024, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of March 2024

7. Announcement

Chicago 2024 Preservation Expo

Date: Saturday, May 18, 2024

Time: 10:00 a.m. – 2:00 p.m.

Keynote address: 12:00 p.m.

Location: Northwestern Pritzker School of Law

375 East Chicago Avenue

Thorne Auditorium

Advance registration is required. To register and find additional information:
<https://www.chicago.gov/city/en/sites/preservation-month/home.html>.

8. Adjournment

**Commission on Chicago Landmarks
Summary of Recommendations, April 4, 2024**

2. Report from the Department of Planning and Development

**RAMOVA THEATER
3508-3518 South Halsted Street**

WARD 11

Staff recommends that the Commission accept the following report:

The property at 3508-3518 South Halsted Street includes the former Ramova movie theater and its adjacent two-story commercial building which, collectively, are referred to as a “theater block” and were completed in 1929. The overall site occupies a large lot on the west side of Halsted, just south of 35th Street in the 11th Ward’s Bridgeport Community Area.

The Ramova Theater closed in 1985 and, after years of deferred maintenance, the City acquired the property through eminent domain in 2001.

The property is classified as Business Planned Development No.1520, with an underlying zoning of C3-2 (Commercial, Manufacturing and Employment District). Two blocks to the west is the Central Manufacturing District (the “CMD”) which is listed in the National Register. The CMD includes the former Spiegel Company administration building, an Art Moderne-style warehouse and office that was designated as a Chicago Landmark in 2011.

In 2019, a Planning Priorities Report for the Bridgeport/Canaryville area was completed by the Chicago Metropolitan Agency for Planning (CMAP). In that report, the “variety of vintage architecture found along Halsted Street” was acknowledged as a community asset. The Ramova was cited as 1 of 2 vacant historic resources whose rehabilitation could attract new businesses and serve as a key destination within Bridgeport.

The 35th/Halsted Tax Increment Financing (TIF) district was created in 1997 to provide incentives for a broad range of new construction and rehabilitation projects within the Bridgeport community. After many years of vacancy a new ownership entity was identified for the Ramova theater block and, based on prospective plans for the buildings’ adaptive reuse, the property was sold by the City to Our Revival Chicago, LLC for \$1 with an additional commitment of \$6.64 million dollars from the 35th/Halsted TIF district for rehabilitation.

In December 2019, the department entered into a Redevelopment Agreement with the current owners which included a provision that landmark designation would be included as part of any redevelopment of the property.

DPD supported this project as part of its commitment to revitalize parts of the city like Bridgeport’s historic commercial corridor along South Halsted Street. Landmark designation

of the Ramova Theater block would evidence further commitment to the Halsted commercial corridor in a way that aligns with the planning priorities expressed by the community in the 2019 CMAP report. Therefore, the Department of Planning and Development finds that the proposed landmark designation of the Ramova supports the City’s overall planning goals for the surrounding Bridgeport Community Area and the Southwest Planning Region and is consistent with the City’s governing policies and plans.

3. Final Landmark Recommendation

HYDE PARK UNION CHURCH
5600 South Woodlawn Avenue

WARD 5

Staff recommends that the Commission approve the following:

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the “Municipal Code”), the Commission on Chicago Landmarks (the “Commission”) has determined that Hyde Park Union Church (the “Building”) is worthy of Chicago Landmark designation. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following three (3) criteria set forth in Section 2-120-620 of the Municipal Code:

- 1. Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*
- 4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
- 5. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.*

I. BACKGROUND

The formal landmark designation process for the Building began on February 8, 2024, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission found that the Building meets three (3) of the seven (7) criteria for designation, as well as the integrity criterion, identified in the *Chicago Landmarks Ordinance* (Municipal Code, Section 2-120-580 *et seq.*). The Preliminary Recommendation, incorporated herein and attached hereto as Exhibit 1, initiated the process for further study and analysis of the proposed designation of the Building as a Chicago Landmark. As part of the Preliminary Recommendation, the Commission identified the “significant historical and architectural features” of the Building as:

- All exterior elevations, including rooflines, of the Building.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated February 2024, the most current iteration of which is dated April 4, 2024, incorporated herein and attached hereto as Exhibit 2 (the “Designation Report”). At the February 8, 2024, meeting, Commission staff indicated that they were in discussion with the owners to assess the interior for possible inclusion in the proposed designation.

At its regular meeting of March 7, 2024, Ciere Boatright, Commissioner of the Department of Planning and Development (DPD), noted that she did not have a formal report, but that she recommended approval of the proposed landmark designation of the Building.

On March 26, 2024, the Commission officially requested consent to the proposed landmark designation from the owner of the Building, Hyde Park Union Church, a religious corporation, to include exterior and, tentatively, interior “historical and architectural features,” said interior features to be taken under final consideration by the Commission at a future meeting. On March 28, 2024, the Commission received a form signed by Mary Rogel, Church Moderator, consenting to the proposed landmark designation with both exterior and interior features.

At the Commission’s April 4, 2024, meeting, upon review of additional information in the Designation Report, the Commission voted to identify the “significant historical and architectural features” of the Building as:

- All exterior elevations, including rooflines, of the building; and
- The interior of the entrance vestibules and sanctuary, including but not limited to the overall historic spatial volume and historic decorative finishes and features. Specifically excluded as significant features of the interior are the pews, the organ, and any non-historic elements including but not limited to the recreated hanging light fixtures.

II. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report and all of the information on the proposed landmark designation of the Building; and

WHEREAS, the Building meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4), and (5) of the Municipal Code; and

WHEREAS, the Building reflects the history of the growth and development of the Hyde Park neighborhood, particularly the influence that the University of Chicago had on the area. The establishment of the nearby university resulted in an influx of students and faculty to the neighborhood, which greatly bolstered the church’s membership as many joined the congregation; and

WHEREAS, the Building was originally founded as the First Baptist Church of Hyde Park in 1874. The church experienced tandem growth with the University of Chicago, founded in 1890, due in large part to their shared Baptist origins. The secular university was organized by the American Baptist Education Society. As a result, many of the early faculty, including the first University President William Rainey Harper, were of the Baptist faith and became active members of the church; and

WHEREAS, construction of the Building was funded in part by business magnate John D. Rockefeller, a founder and major benefactor of the University of Chicago. Rockefeller, a member of the American Baptist Education Society, was deeply devoted to spreading Baptist ideals through education. He attributed his donation to his view that, as the nearest Baptist church to the University of Chicago, Hyde Park Union Church served an essential role by providing students and staff with moral and spiritual guidance; and

WHEREAS, the Building's 1906 sanctuary exemplifies the Richardsonian Romanesque architecture style. Its use of the style's distinctive characteristics, including heavy, rusticated stone walls, round-arched fenestration, steep gable roof, and corner towers, imparted a sense of majesty and permanence, an appealing choice for church construction. The Richardsonian Romanesque style has had a significant influence on the history and visual character of Chicago's built environment, not only with churches but with many buildings constructed in this style in the late nineteenth and early twentieth centuries, including several current Chicago Landmarks such as the Auditorium Building and the Former Chicago Historical Society Building; and

WHEREAS, the Building's 1926 Education Wing addition was designed to blend harmoniously with the existing 1906 sanctuary, while also incorporating subtly distinctive elements that display the influence of the Classical Revival style. This style was more popular at the time of the Education Wing's construction and is reflected in the addition's smooth brick walls in place of rusticated stone, rectangular windows, and flat roofline with a dentiled red-brick cornice; and

WHEREAS, the stained-glass windows at the Building are finely crafted works by the Tiffany, Charles J. Connick, and F. X. Zettler studios, internationally recognized creators of stained glass, each with distinctive construction techniques, use of materials, and design philosophies; and

WHEREAS, the Building's 1906 sanctuary was designed by James Gamble Rogers, a nationally renowned architect who is most well-known for his Collegiate Gothic buildings at universities such as Yale, Columbia, and Northwestern. His designs contributed to a distinct and cohesive architectural identity for these campuses that embodied tradition and gravitas; and

WHEREAS, James Gamble Rogers designed a complex of buildings for the University of Chicago's School of Education including Blaine Hall (1903; now the location of the University of Chicago Laboratory School). The selection of James Gambles Rogers as architect for the Building's 1906 sanctuary, an architect whose work was so closely associated with high-prestige academic institutional buildings, further reflected and reinforced the link between Hyde Park Union Church and the University of Chicago; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the recitals, findings, and statements of fact set forth in the preamble and Sections I and II hereof as the findings of the Commission; and
2. Adopts the Final Designation Report, as revised, and dated this 4th day of April 2024, and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the three (3) criteria for landmark designation set forth in Sections 2-120-620 (1), (4), and (5) of the Municipal Code; and
4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Building are identified as follows:
 - All exterior elevations, including rooflines, of the building; and
 - The interior of the entrance vestibules and sanctuary, including but not limited to the overall historic spatial volume and historic decorative finishes and features. Specifically excluded as significant features of the interior are the pews, the organ, and any non-historic elements including but not limited to the recreated hanging light fixtures.
6. Recommends that the Building be designated a Chicago Landmark.

4. Citywide Adopt-a-Landmark Fund – Application

S.R. CROWN HALL
3360 South State Street

WARD 3

Staff recommends that the Commission approve the following:

WHEREAS, Section 17-4-1000 of the Chicago Zoning Ordinance authorizes the City to award floor area bonuses to projects located in “D” districts in return for a financial contribution to the City (“Bonus Payment”); and

WHEREAS, the Bonus Payment is deposited into three funds: (i) the Neighborhood Opportunity Fund, (ii) the Citywide Adopt-a-Landmark Fund (the “AAL Fund”), and (iii) the Local Impact Fund; and

WHEREAS, the AAL Fund receives 10% of each Bonus Payment; and

WHEREAS, the purpose of the AAL Fund is to finance landmark restoration projects; and

WHEREAS, on May 6, 2021, the Commission on Chicago Landmarks (the “Commission”) approved the funding priority and evaluation criteria for the AAL Fund; and

WHEREAS, on March 17, 2023, the Department of Planning and Development (the “Department”) announced that it was accepting applications for grants to support landmark restoration projects under the AAL Fund; and

WHEREAS, the deadline for submissions was June 21,2023; and

WHEREAS, the Department received 31 applications, including an application submitted by Illinois Institute of Technology (the “Applicant”) for stair and porch work to the “S.R. Crown Hall Building” at 3360 S. State Street, (the “Landmark Building” and its rehabilitation, the “Landmark Project”), pursuant to Section 17-4-1006 of the Municipal Code, and its requirements governing the AAL Fund; and

WHEREAS, the Landmark Building was designated as a Chicago Landmark by the City Council of the City of Chicago (the “City Council”) on October 1, 1997 pursuant to the Chicago Landmarks Ordinance; and

WHEREAS, the Department evaluated the applications based on the funding priority, evaluation criteria and the other criteria set forth in Section 17-4-1006 of the Municipal Code, and has determined that the Applicant’s application satisfies the criteria; and

WHEREAS, the Department wishes to award the Applicant a grant in the amount of \$250,000 from the AAL Fund to undertake the Landmark Project; and

WHEREAS, pursuant to Section 17-4-1006-C-2 of the Municipal Code, the Commission must approve the scope of work and budget for the Landmark Project; *now, therefore,*

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the above recitals as the findings of the Commission; and
2. Approves the Project Scope of Work and Budget, attached hereto and incorporated herein as Exhibit A (the “Project Scope of Work and Budget”); and
3. Finds that the Landmark Project is eligible to receive a distribution from the AAL Fund; and
4. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-1 in that it is consistent with the landmark guidelines established under the Chicago Landmarks Ordinance (the “Landmark Guidelines”); and
5. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-3 in that it involves substantial interior or exterior renovation work that is visible from the

public street or within a portion of the interior that is open to the public, and exceeds normal maintenance work; and

6. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-4 in that it has not been completed, addresses exterior envelope issues, and satisfies the funding priority and evaluation criteria; and
7. Authorizes the Commissioner of the Department, acting on behalf of the Commission, to:
(a) enter into an agreement (the "Agreement") with the Applicant or its successors, in a form approved by the Corporation Counsel, regarding the manner in which the AAL Fund for the Landmark Project will be used; and (b) approve, as necessary, any minor modifications to the Project Scope of Work and Budget otherwise consistent with the purposes and requirements of the Landmark Guidelines; and
8. Directs that, upon completion of the Landmark Project, the Applicant shall notify the Commission staff and request a certificate of completion; and
9. Directs that the Applicant must obtain a certificate of completion from the Commissioner of the Department prior to the final distribution from the AAL Fund.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, April 4, 2024

City Hall, 121 N. LaSalle St., City Council Chambers

1:30 p.m.

AGENDA:

- 1. 5700 S. Jean-Baptiste Pointe DuSable Lake Shore Drive** **5th Ward**
Museum of Science and Industry
Proposed replacement of existing exterior signage at west underground garage entry with new 5'-10" x 28' precast concrete panel due to change of name.
- 2. 1734 N. Wells** **43rd Ward**
Old Town Triangle District
Proposed modifications to existing rooftop decks constructed without a permit in the 1980s including replacement of railings.

Dijana Cuvalo, AIA
Historic Preservation Division
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, April 4, 2024

1. 5700 S. Jean-Baptiste Pointe DuSable Lake Shore Drive **5th Ward**
Museum of Science and Industry

Proposed replacement of existing exterior signage at west underground garage entry with new 5'-10" x 28' precast concrete panel due to change of name.

Applicant: Museum of Science and Industry, owner
Henry Zimoch, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. The sign is approved as proposed in drawings dated 9/28/23. As proposed, finish of new sign to match existing garage.

2. 1734 N. Wells **43rd Ward**
Old Town Triangle District

Proposed modifications to existing rooftop decks constructed without a permit in the 1980s including replacement of railings.

Applicant: Glenn Aldinger, owner
Edward Peck, architect

Staff Recommendation: Staff recommends that the Committee advise the applicant that the decks, including with the proposed modifications, are visible from the public rights-of-way, do not meet the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, would have an adverse effect on the significant historical and architectural features of the landmark building and the district, and should be eliminated.

Staff further recommends that the Committee advise the applicant that should the Historic Preservation staff receive a permit application for the project as currently proposed, staff shall issue a

preliminary disapproval of the application. A preliminary disapproval of the application would trigger an informal conference 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.