

# COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

Pursuant to a resolution adopted by the Commission on Chicago Landmarks on June 4, 2020, regarding the Chairman's emergency rule-making powers, the Chairman of the Commission on Chicago Landmarks issued "Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation" effective January 19, 2021, in response to the COVID-19 emergency. The Emergency Rules can be found on the Commission's website at [www.chicago.gov/ccl](http://www.chicago.gov/ccl).

In line with the Emergency Rules, the regular meeting of the **Commission on Chicago Landmarks** on **Thursday, October 7, 2021**, will be a **virtual meeting simulcast to the general public via livestreaming**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.**

The **Permit Review Committee** will hold its regular meeting on Thursday, October 7, 2021, at **1:45p.m.** This meeting will also be a virtual meeting simulcast to the general public via livestreaming.

Members of the public may view the Commission's virtual meetings via livestream by selecting "Click here to access the live stream on the day of the meeting" on the Commission's website at [www.chicago.gov/ccl](http://www.chicago.gov/ccl). Verbal statements by the public will take place at the beginning of each meeting.

The Commission highly encourages members of the public to submit their comments in written form. Written comments must be received no later than 24 hours in advance of the Commission meetings. Comments should be sent to: [ccl@cityofchicago.org](mailto:ccl@cityofchicago.org). Written comments received after the deadline shall not be considered. For additional details regarding format, submission, or content, please see the Emergency Rules at [www.chicago.gov/ccl](http://www.chicago.gov/ccl).

Members of the public wishing to speak during the virtual meetings must register in advance by completing a form found at [www.chicago.gov/cc](http://www.chicago.gov/cc) and emailing it to [ccl@cityofchicago.org](mailto:ccl@cityofchicago.org). Registration will open at 9:00 a.m. on Friday, October 1 and will close either when the fifteen open spots have been allocated or by 12:45 p.m. on Tuesday, October 5, whichever comes first.

Historic Preservation staff will communicate to members of the public who have signed up to speak the means by which they can participate remotely in the virtual meetings. Aldermen or their representatives wishing to submit comments or speak during the virtual meetings should contact Historic Preservation staff by 12:45 p.m. on Tuesday, October 5.

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

Maurice D. Cox  
Secretary

**AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, October 7, 2021  
Virtual Meeting  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of September 2, 2021

2. Preliminary Landmark Recommendation

SETH WARNER HOUSE  
631 North Central Avenue

WARD 37

3. Report from Department of Planning and Development

LITTLE VILLAGE ARCH  
3100 West 26th Street

WARD 12

4. Class L Property Tax Incentive – Final Certification

MARSHALL FIELD AND COMPANY BUILDING  
111 North State Street

WARD 42

5. Program Committee Report

Recommendations to the Illinois Historic Sites Advisory Council on Nominations to the National Register of Historic Places:

ALTGELD GARDENS-PHILLIP MURRAY HOMES HISTORIC DISTRICT                      WARD 9  
Bounded by East 130<sup>th</sup> Street to the north, South Greenwood Avenue to the east, East 133<sup>rd</sup> Place, East 133<sup>rd</sup> Street, and East 134<sup>th</sup> Street to the south, and South St. Lawrence Avenue to the west

RAMOVA THEATER  
3508-3518 South Halsted Street

WARD 11

THE HONORABLE ELIJAH MUHAMMAD HOUSE  
4847 South Woodlawn Avenue

WARD 4

Report on Suggestions Received from the Public for Possible Chicago Landmark Designations (Deadline for submissions was September 15, 2021)

6. Permit Review Committee Reports

Report on Projects Reviewed at the September 2, 2021, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of September 2021

7. Announcements

2021 Preservation Excellence Awards  
Virtual Ceremony

Date: Thursday October 28, 2021

Time: 3:00 p.m. to 4:00 p.m. (For attendees, online check-in at 2:30 p.m.)

Location: See [chicago.gov/ccl](https://chicago.gov/ccl) for link to livestreaming

8. Adjournment

**Commission on Chicago Landmarks  
Summary of Projects with Draft Staff Recommendations, October 7, 2021**

**2. Preliminary Landmark Recommendation**

**SETH WARNER HOUSE  
631 North Central Avenue**

**WARD 37**

**Staff Recommendation--**Staff recommends that the Commission approve the resolution:

- The Seth Warner House (the “Building”), located at the address noted above, meets three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (3) and (4) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 7<sup>th</sup> of October 2021, by the Department of Planning and Development (the “Preliminary Summary”); and
- The Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore

***Be it resolved by the Commission on Chicago Landmarks:***

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Building in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

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

Section 4. The Commission hereby requests a report from the Commissioner of the Department of Planning and Development which evaluates the relationship of the proposed designation to the City’s governing plans and policies and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

**3. Report from Department of Planning and Development**

**LITTLE VILLAGE ARCH  
3100 West 26th Street**

**WARD 12**

**Staff Recommendation--**Staff recommends that the Commission accept the report:

The Department of Planning and Development (DPD) finds that the proposed landmark designation of the Little Village Arch supports the City’s overall planning goals for the surrounding Little Village area and is consistent with the City’s governing policies and plans.

Standing proudly above West 26th Street, the Little Village Arch serves as the eastern gateway to what has been referred to as the “Mexican capital of the Midwest.” Completed in 1990, the Arch was highlighted in 2019 by the Commission on Chicago Landmarks as part of the *Community Streetscape Markers: Context Statement*. The Context Statement recognized the cultural significance of this type of public improvement and laid out the criteria necessary for such types of installations to be designated Chicago landmarks.

The designation is the first one in the City of Chicago that is associated with Chicago’s Latino community and it is consistent with the vision of the Little Village Quality of Life Plan which values family, culture and community. In addition, the designation will help to amplify the small business reinvestment projects underway along 26<sup>th</sup> Street, as part of the Neighborhood Opportunity Fund, including the Xquina Business Incubator which is being spearheaded by the Little Village Chamber of Commerce and will bring a new café, co-working/shared office space and a commercial kitchen to an historic commercial building at 26<sup>th</sup> Street and S. Drake Avenue.

To that end, DPD feels that the designation of the Little Village Arch as a Chicago landmark will help to further strengthen the bond between the people and the place of the Little Village community.

**4. Class L Property Tax Incentive – Final Certification**

**MARSHALL FIELD AND COMPANY BUILDING  
111 North State Street**

**WARD 42**

**Staff Recommendation--**Staff recommends that the Commission approve the resolution:

**WHEREAS**, on November 1, 2005, the City Council of the City of Chicago (the "City Council") adopted an ordinance designating the Marshall Field and Company Building (the “Building”), located at 111 North State Street, as a Chicago Landmark; and

**WHEREAS**, on February 7, 2019, the Commission on Chicago Landmarks (the “Commission”) approved the scope of work and budget for the Class L Ordinance (defined below) and recommended to City Council that the Project (defined below) be approved for the Class L real estate tax incentive; and

**WHEREAS**, on April 10, 2019, the City Council adopted an ordinance (the “Class L Ordinance”) recommending approval of the owner’s application for the Class L real estate tax incentive for certain rehabilitation of the Building as described in the Class L Ordinance

(the “Project”) and referencing Permanent Index Numbers (“PINs”): 17-10-308-001-0000 through and including 17-10-308-006-0000 (the “Original PINs”); and

**WHEREAS**, as described in that certain Division Report issued by the Cook County Assessor’s Office as of September 23, 2019, the Original PINs were divided into new PINs 17-10-308-007-0000 through and including 17-10-308-050-0000, with PINs 17-10-308-007-0000 through and including 17-10-308-037-0000 corresponding to the portion of the Building (the “Macy’s Property”) controlled by Macy’s Retail Holdings, LLC, an Ohio limited liability company (“Macy’s”), and PINs 17-10-308-038-0000 through and including 17-10-308-050-0000 corresponding to the portion of the Building (the “BSREP Property”) owned by BSREP II SS Chicago, LLC, a Delaware limited liability company (“BSREP”); and

**WHEREAS**, due to the lease-up period required for the BSREP Property, Macy’s and BSREP may file their respective incentive appeal applications in different tax years, resulting in the commencement of the 12-year incentive period for one portion of the Building earlier than the commencement of the 12-year incentive period for the other portion; and

**WHEREAS**, the Commission has reviewed the Class L application and the Project undertaken at the Building pursuant to the Cook County Real Property Assessment Classification Ordinance, as amended (the “County Ordinance”), and its requirements governing the Class L real estate tax incentive; now, therefore

**THE COMMISSION ON CHICAGO LANDMARKS HEREBY:**

1. Adopts the above recitals as the findings of the Commission; and
2. Finds that the Project is a Substantial Rehabilitation (as defined in Section 1 of the County Ordinance) which has been substantially completed in accordance with architectural plans approved by the Commission and the budget and scope of work incorporated in the Class L Ordinance; and
3. Certifies that the Project meets or exceeds the *Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings*; and
4. Finds that the Project meets the eligibility criteria for the Class L real estate tax incentive specified in the County Ordinance; and
5. Finds that it has no objection to Macy’s and BSREP filing their respective Class L real estate tax incentive appeals in different tax years; and
6. Recommends that the Project be approved for the Class L incentive.

## **5. Program Committee Report**

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

**ALTGELD GARDENS-PHILLIP MURRAY HOMES HISTORIC DISTRICT      WARD 9**  
**Bounded by East 130<sup>th</sup> Street to the north, South Greenwood Avenue to the east, East 133<sup>rd</sup> Place, East 133<sup>rd</sup> Street, and East 134<sup>th</sup> Street to the south, and South St. Lawrence Avenue to the west**

**RAMOVA THEATER      WARD 11**  
**3508-3518 South Halsted Street**

**THE HONORABLE ELIJAH MUHAMMAD HOUSE      WARD 4**  
**4847 South Woodlawn Avenue**

**Report on Suggestions Received from the Public for Possible Chicago Landmark Designations (Deadline for submissions was September 15, 2021)**

**Staff Recommendation--**Staff recommends that the Commission find that:

The Altgeld Garden-Phillip Murray Homes Historic District meets Criteria A, B, and C for listing on the National Register of Historic Places;

The Ramova Theater meets Criterion C for listing on the National Register of Historic Places; and

The Honorable Elijah Muhammad House meets Criterion B for listing on the National Register of Historic Places.

# NOTICE OF PUBLIC MEETING

## PERMIT REVIEW COMMITTEE THURSDAY, October 7, 2021 Virtual Meeting

1:45 p.m.

### AGENDA:

1. **513 W. Fullerton – Cenacle Redevelopment** **43<sup>rd</sup> Ward**  
**Mid-North District**  
Proposed division of property into nine parcels for residential development including parameters regarding future new construction and proposed construction of a new four-story, nine-unit residential building on a single parcel.
  
2. **1367 N. Milwaukee** **1<sup>st</sup> Ward**  
**Milwaukee Avenue District**  
Proposed new operable rooftop enclosure with parapet alterations.
  
3. **1407 N. Hoyne** **1<sup>st</sup> Ward**  
**Wicker Park District**  
Proposed construction of new, two-story additions above the existing one-story north side garage, construction of a new one-story glass addition to connect the main house to the historic couch house, and construction of partially below-grade accessory pool structures in the south and rear yards.

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



# PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, October 7, 2021

## 1. 513 W. Fullerton – Cenacle Redevelopment

43<sup>rd</sup> Ward

### Mid-North District

Proposed division of property into nine parcels for residential development including parameters regarding future new construction and proposed construction of a new four-story, nine-unit residential building on a single parcel.

**Applicant:** Henry Street Partners, LLC, owner  
Dan Wheeler, Wheeler Kearns Architects

**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 therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

#### Proposed Site Plan and Parameters Regarding Future New Construction on Lots 1 Through 8

1. The proposed site plan, dated September 28, 2021, showing the sizes/locations of the new parcels, locations of two new curb cuts, overall parameters defining the parking/garage locations, front and side yard setbacks, and maximum building heights for the future new residential buildings for lots 1 through 8 is conceptually approved;
2. The design of each new structure on lots 1 through 8 shall be submitted for future review and approval by the Permit Review Committee when available; and,

#### Proposed new construction at 2349 N. Cambridge (Lot 9)

3. The proposed 4-story 9-unit multi-family building is approved as shown on drawings dated March 23, 2021. Dimensioned window, door and curtain wall details shall be submitted with the permit plans.

## 2. 1367 N. Milwaukee

1<sup>st</sup> Ward

### Milwaukee Avenue District

Proposed new operable rooftop enclosure with parapet alterations.

**Applicant:** Whiskey Business, CPG Restaurant Group, owner

Silver Leaf Construction/Viewpoint Systems, 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 therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. The rooftop addition and parapet modifications are approved as shown on drawings dated 9/20/21; and,
2. All new masonry shall match the existing. Masonry samples to be submitted to staff with permit application.

**3. 1407 N. Hoyne**

**1<sup>st</sup> Ward**

**Wicker Park District**

Proposed construction of new, two-story additions above the existing one-story north side garage, construction of a new one-story glass addition to connect the main house to the historic couch house, and construction of partially below-grade accessory pool structures in the south and rear yards.

**Applicant:** 1407 N. Hoyne LLC, owner  
Andy Tinucci, Woodhouse Tinucci Architects

**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 2, 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 district and approve the project with the following conditions:

1. The plans shall be revised to eliminate the proposed 2-story addition on the northwest corner (west of the existing stair enclosure), and the depth of the northeast addition (east of the existing stair enclosure) shall be reduced to align with the north elevation of the existing stair enclosure; 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.