

# 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, September 2, 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, September 2, 2021, at **1:15p.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, August 27 and will close either when the fifteen open spots have been allocated or by 12:45 p.m. on Tuesday, August 31, 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, August 31.

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

Maurice D. Cox  
Secretary

**AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, September 2, 2021  
Virtual Meeting  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of August 5, 2021

2. Preliminary Landmark Recommendation

LITTLE VILLAGE ARCH  
3100 West 26<sup>th</sup> Street

WARD 12

3. Permit Review Committee Reports

Report on Projects Reviewed at the August 5, 2021, Permit Review Committee Meeting

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

4. Announcements

Meeting of the Program Committee--Review of Suggestions\* Received from the Public for Chicago Landmark Designation will be held:

Date: Wednesday, September 22, 2021

Time: 10:00 a.m.

Location: City Hall, 121 N. LaSalle St., Room 1103

In the event that a gubernatorial disaster declaration is in effect on September 22, 2021, finding that an in-person meeting is not feasible, attendance at this meeting will change from in-person to remote means only. If this happens, instructions for how to access the meeting will be provided on the Commission on Chicago Landmarks website: [www.chicago.gov/ccl](http://www.chicago.gov/ccl).

\*Deadline for suggestions: Wednesday, September 15, 2021, at 5:00 p.m.

All suggestions must be submitted on a suggestion form available on the Chicago Landmarks website at:

[http://www.cityofchicago.org/city/en/depts/dcd/supp\\_info/chicago\\_landmarks-publicationsandadditionalinformation.html](http://www.cityofchicago.org/city/en/depts/dcd/supp_info/chicago_landmarks-publicationsandadditionalinformation.html).

5. Adjournment

**Commission on Chicago Landmarks  
Summary of Projects with Draft Staff Recommendations, September 2, 2021**

**2. Preliminary Landmark Recommendation**

**LITTLE VILLAGE ARCH  
3100 West 26<sup>th</sup> Street**

**WARD 12**

**Staff Recommendation--**Staff recommends approval of the following:

1. The Little Village Arch (the “Arch”), located at the address noted above, meets three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 2<sup>nd</sup> of September, 2021, by the Department of Planning and Development (the “Preliminary Summary”); and
2. The Arch 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 Arch 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 Little Village Arch are preliminarily identified as:

- All elevations, including the roofline, of the Arch

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.

# **NOTICE OF PUBLIC MEETING**

## **PERMIT REVIEW COMMITTEE THURSDAY, September 2, 2021 Virtual Meeting**

**1:15 p.m.**

### **AGENDA:**

- 1. 1936 S. Michigan** **3<sup>rd</sup> Ward**  
**Second Presbyterian Church**  
Proposed addition of new accessible ramp to south elevation and alterations to designated interiors.
  
- 2. 225 W. Eugenie** **2<sup>nd</sup> Ward**  
**Old Town Triangle District**  
Proposed construction of new rear addition and two new shed dormers on the east and west roofs.
  
- 3. 7027 S. Constance** **5<sup>th</sup> Ward**  
**Jackson Park Highlands District**  
Proposed demolition of existing garage, construction of new rear addition and dormers, and other alterations.

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

# PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, September 2, 2021

## 1. 1936 S. Michigan

3<sup>rd</sup> Ward

### Second Presbyterian Church

Proposed addition of new accessible ramp to south elevation and alterations to designated interiors.

**Applicant:** Board of Trustees (c/o Mike Belletire), Second Presbyterian Church of Chicago  
Shapiro Associates, architect  
MacRostie Historic Advisors, consultant

**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 approve the project with the following condition:

1. As proposed, the new sandstone stairs shall be finished to match the existing dolomite limestone of church façade. Material samples shall be submitted to Historic Preservation staff for review and approval prior to order and installation.

## 2. 225 W. Eugenie

2<sup>nd</sup> Ward

### Old Town Triangle District

Proposed construction of new rear addition and two new shed dormers on the east and west roofs.

**Applicant:** Janeen Hayward & Mark Koenig, owners  
Pam Lamaster-Millet/Matt Saurman, Searl Lamaster Howe Architects, PC

**Staff Recommendation:** Staff recommends that:

- A. 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*, Commission's adopted *Criteria for Review of Visible Dormers* in the Old town Triangle District, and Standards 6, 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 district and approve the project with the following conditions:

1. The front setback of the proposed dormers shall be increased from the proposed 25' to 33.4' to meet the recommended setback of the *Criteria for Review of Visible Dormers* in the Old Town Triangle District;
2. As proposed, the dormers shall be sided with materials compatible with wood siding of the building and match the color of the asphalt shingles to further minimize visibility; and,
3. As proposed the skylight on the west slope of the roof shall be low-profile and the curb shall match the color of the adjacent roofing material.

B. Alternatively, should the Committee find that, given the narrow side yards and adjacent structures the 33.4' required dormer setback does not result in significantly less visibility from the public rights-of-way compared to the 25' dormer setback, the Committee may consider approving the project with the following conditions, subject to Historic Preservation staff review and approval:

1. The setback of the proposed dormers may be 25' as proposed;
2. As proposed, the dormers shall be sided with materials compatible with wood siding of the building and match the color of the asphalt shingles to further minimize visibility; and,
3. As proposed the skylight on the west slope of the roof shall be low-profile and the curb shall match the color of the adjacent roofing material.

**3. 7027 S. Constance**

**5<sup>th</sup> Ward**

**Jackson Park Highlands District**

Proposed demolition of existing garage, construction of new rear addition and dormers, and other alterations.

**Applicant:** Terrance and Darilyn McClain, owners  
Mary Richter, Waterborne Design LLC, 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 2, 3, 4, 6, 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 or district and approve the project with the following conditions:

1. New masonry samples should be reviewed and approved by Historic Preservation staff prior to order and installation;
2. The stained-glass windows surrounding the front entrance shall be retained and reinstalled; and,
3. Dimensioned window details shall be submitted with permit application.