

DRAFT

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

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, July 11, 2024, at 12:45 p.m. in City Hall, 121 North LaSalle Street, 2nd Floor, City Council Chambers.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, 2nd Floor, in City Council Chambers on Thursday, July 11, 2024, at 1:30 p.m.

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

Please allow yourself extra time for screening procedures now in place at City Hall. Also, please note that you will not be able to bring large bags, backpacks, banners, etc. into the City Council Chambers. For more detail, see chicago.gov/ccl.

Ciere Boatright
Secretary

DRAFT AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, July 11, 2024
City Hall, 121 North LaSalle Street, City Council Chambers
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of June 6, 2024

2. Final Landmark Recommendation

MARS CANDY FACTORY
2019 North Oak Park Avenue

WARD 29

3. Building Catalog

OLD TOWN TRIANGLE DISTRICT

WARDS 2 & 43

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

ON LEONG MERCHANTS ASSOCIATION BUILDING
2216 South Wentworth Avenue

WARD 25

5. Permit Review Committee Reports

Report on Projects Reviewed at the June 14, 2024, Permit Review Committee Meeting

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

6. Adjournment

**Commission on Chicago Landmarks
Draft Summary of Recommendations, July 11, 2024**

2. Final Landmark Recommendation

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

WARD 29

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 the Mars Candy Factory (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 four (4) 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.*
3. *Its identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, social, or other aspect of the development 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 October 5, 2023, 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 four (4) 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 Mars Candy Factory building (the “Building”) from the west (Oak Park Avenue) elevation to a depth of the first seven bays along the north elevation (approximately 133 feet) for the entire length of the Building from

the north elevation to the south (Armitage Avenue) elevation as delineated in Exhibit A (attached hereto and incorporated herein); and

- The iron gate and brick posts at the northwest corner of the Building.

For purposes of permit review for demolition of non-significant portions of the Building, the Commission will require that a new masonry east wall with finished corners be constructed to enclose and make weather-tight the significant portion of the Building. The loading dock at the south elevation is not considered significant and may be modified.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated October 2023, the most current iteration of which is dated July 11, 2024, incorporated herein and attached hereto as **Exhibit 2** (the “Designation Report”).

At its regular meeting of November 9, 2023, the Commission received a report from Patrick Murphy, Acting Commissioner of the Department of Planning and Development (DPD), supporting the proposed landmark designation of the Building. This report is incorporated herein and attached hereto as **Exhibit 3**.

On November 17, 2023, the Commission officially requested consent to the proposed landmark designation from the owner of the Building, Mars, Inc. On June 18, 2024, the Commission received a form dated June 18, 2024, and signed by Thomas Quinn, Director of Real Estate Portfolio Management for Mars, Inc., consenting to the proposed landmark designation.

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

WHEREAS, construction of the Building in 1928-1929 marked candy company Mars, Inc.’s move from Minneapolis, Minnesota, to Chicago to establish the company’s new headquarters and production facilities. Chicago’s more centralized location made it a transportation hub for the United States with a railroad network that facilitated the receipt of raw materials and shipment of products, important factors in the production and sale of candy which requires quick turnover. The Building was built next to the Chicago, Milwaukee, and St. Paul Railroad tracks, from which two private spur tracks entered the site; and

WHEREAS, after its construction in 1929, the Building spurred residential development in what was then the sparsely populated far west side of Chicago. The attractive, low-scale design of the Building with its vast front lawn made it look more like a country club than a factory and it became an asset to the neighborhood where many of the company’s workers chose to live; and

WHEREAS, the Building began as the headquarters and main production facility for Mars, Inc., a multinational leader in the confectionary industry in 1929. For almost a century, the nation's most popular chocolate bars were produced at the Building starting with the Milky Way, while the Snickers and Three Musketeer bars were invented and first produced at the Building. Images of the Building adorned packaging and the it became a visual symbol for Mars products across the nation. At its busiest, the Building housed ten production lines where 2,500 people were employed; and

WHEREAS, Mars, Inc. has been one of the most successful confectionary businesses located in Chicago and a major contributor to the city's candy manufacturing legacy. By the turn of the twentieth century, Chicago was known as the "Candy Capital of the World." At one time, Chicago was home to over one thousand candy purveyors, in addition to associations and publications related to the candy industry. At the peak of Chicago's candy industry, during the mid-twentieth century, the city produced about a third of all candy manufactured in the country, and employed close to 25,000 Chicagoans; and

WHEREAS, the Building is associated with the life and work of Mars, Inc. founder Frank C. Mars and Forrest E. Mars, Sr., significant national and international figures in the candymaking and confections industry. Both men shaped the Building's design during their time at the helm of the company, using the Building to reflect the corporation's values; and

WHEREAS, the Building is the result of Frank C. Mars's desire to build "the most beautiful candy factory in America." Having chosen a former golf course in a relatively undeveloped area, Frank C. Mars strategically started with a scenic location where the Building would have the largest presence and likely have a positive influence on future development. He believed that if living conditions around a plant were better than those around a typical plant, a better caliber of employee would want to work there; and

WHEREAS, when Forrest Mars, Sr., took over the company, he re-shaped the Building's spaces to reflect the values by which he intended to run the company. He eliminated offices and removed exclusive executive spaces and their high-end décor. These changes were physical but reflected the new culture he was instilling into the company--a radically egalitarian system in which workers were called associates and received a larger share of the company's financial success, and everyone, including the president, punched a time clock and ate lunch together in a new shared company lunchroom. At the same time, new machines and technology were installed to keep the factory cleaner and more efficient; and

WHEREAS, the Building is an exceptional example of an early twentieth-century factory designed in the popular Spanish Revival style. The style is reflected in the Building's low-pitched, clay-tile roofs, arched window and door openings, and exotic decoration concentrated at the doorways, windows, and cornice. To integrate with anticipated residential development, the Building was modest in height, one-story with a central two-story office tower. The Building was set back and featured a manicured front lawn which stretched along its entire Oak Park Avenue facade. The product is a Building that looks more like a picturesque country club than a manufacturing facility. The high standards it set for architecture and landscaping became the benchmark for every

confectionary plant built in cities across the U.S. after 1929, and influenced facility design in other industries; and

WHEREAS, founded in 1878, The Austin Company served as the designer and contractor for the Building in 1928 to 1929. The company is recognized internationally as an innovator in industrial facility design and construction. It was one of the earliest to combine architectural design and engineering with construction services to meet the full range of client needs from the design phase through close-out, an approach known as The Austin Method. The Austin Company also became known for its focus on reducing construction time and costs through industrial building design standardization and offered in-house delivery and construction of all components. The company's expertise in delivering cutting-edge factory design in record time led to international demand for their services in defense, automotive, aviation, and communications industries for which they constructed some of the world's largest and most advanced facilities; and

WHEREAS, C.F. Murphy is one of Chicago's most prominent mid-twentieth-century architects. A prolific architect, his work is indicative of the Second Chicago School, whose origins can be traced to Le Corbusier and Ludwig Mies van der Rohe's search for a "modern" style of architecture that rejected historical designs and styles, and was highly functional. Murphy is well-known for some of the city's most noteworthy and high-profile buildings, including O'Hare International Airport (1963), the Prudential Building (1955), McCormick Place (1960), McCormick Place East (1971), the Board of Trade addition (1983), and the Ogilvie Transportation Center (1984-1987). His 1960 office addition for the Building seamlessly blended with the existing structure; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

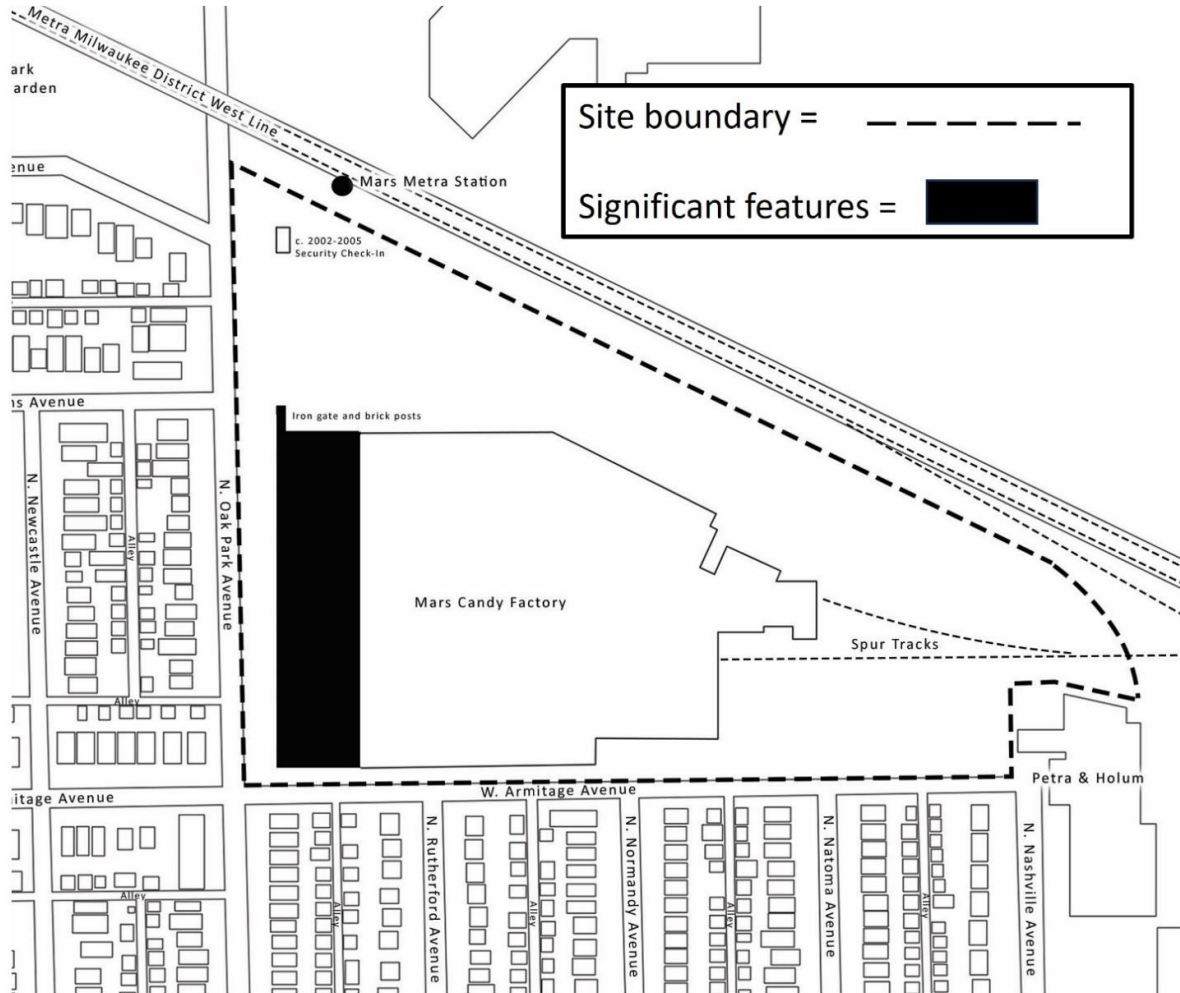
1. Adopts the recitals, findings, and statements of fact set forth in the preamble and Sections I and II hereof as the findings of the Commission; and
2. Adopts the Final Designation Report, as revised, and dated this 11th day of July 2024; and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the four (4) criteria for landmark designation set forth in Sections 2-120-620 (1), (3), (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 Mars Candy Factory building (the "Building") from the west (Oak Park Avenue) elevation to a depth of the first seven bays along the north elevation (approximately 133 feet) for the entire length of the Building from the north elevation to the south (Armitage Avenue) elevation as delineated in Exhibit A (attached hereto and incorporated herein); and

- The iron gate and brick posts at the northwest corner of the Building.

For purposes of permit review for demolition of non-significant portions of the Building, the Commission will require that a new masonry east wall with finished corners be constructed to enclose and make weather-tight the significant portion of the Building. The loading dock at the south elevation is not considered significant and may be modified.

6. Recommends that the Building be designated a Chicago Landmark.

Mars Candy Factory – Exhibit A



Mars Candy Factory Site at 2019 North Oak Park Avenue, Chicago, IL

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, July 11, 2024

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

1:30 p.m.

DRAFT AGENDA:

- 1. 3831 S. Michigan** **3rd Ward**
South Side Community Arts Center
Proposed alterations and a new 3-story rear addition to 3-story masonry community center building.
- 2. 2323-2325 N. Cambridge** **43rd Ward**
Mid-North District
Proposed construction of two rows of three-story masonry townhouses, each containing eight units.
- 3. 4730 N. Sheridan** **46th Ward**
Uptown Square District
Proposed 20'-0" wide by 5'-7" high illuminated marquee with a two-line track reader board.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, July 11, 2024

DRAFT

1. 3831 S. Michigan

3rd Ward

South Side Community Arts Center

Proposed alterations and a new 3-story rear addition to 3-story masonry community center building.

Applicant:

South Side Community Art Center, owner

Future Firm, architect

wrkSHap kiloWatt, historic preservation 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 4, 6, 7, 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 overall location, size and massing of the proposed rear addition as shown on the drawings dated 7/01/24 are approved. Specifications and details of the glass curtain wall system and exterior cladding panels for the addition shall be provided with the permit drawings;
2. The finish material of the north porch shall be specified on the permit drawings;
3. On the exterior of the main building, where the pressed metal cornice is proposed to be replaced, the extent of replacement of the pressed metal cornice shall be identified, and details of the existing and proposed condition shall be included on the permit drawings;
4. Existing and proposed section details for the replacement windows through the head, sill, meeting rails, and brickmolds shall be provided on the permit drawings;
5. As proposed, the entire assembly of the pine cladding along the south wall of the Burroughs Gallery may be shifted north by the minimum amount necessary for the increased insulation, so that only the planks in the north corners need to be trimmed;
6. Where the pine paneling is proposed to be lightened, a test shall be performed using the proposed chemicals and methods to determine if any stain can be removed. In the case that the paneling is not stained, it should not be chemically lightened;
7. The proposed replacement of the existing double doors between the reception area and first floor gallery is approved.

Existing and proposed details of the doors shall be provided with the permit drawings; and,

8. In the event the condition of the wood flooring in the reception area and Burroughs gallery requires replacement rather than refinishing, the new flooring should match the existing in type, wood species, width of planks, and height of the finished floor.

**2. 2323-2325 N. Cambridge
Mid-North District**

43rd Ward

Proposed construction of two rows of three-story masonry townhouses, each containing eight units.

Applicant: Fenton Booth, Ogden Partners, owner
Booth Hansen, 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 district and approve the project with the following conditions:

1. The proposed site plan as shown on the drawing dated 5/30/24 and the proposed development as shown on the drawings dated 6/24/24 is approved;
2. The brick by Endicott in color "Ruby Red" with matching color mortar, buff Indiana limestone, and metal siding by Pac-Clad in color "Zinc" are approved as proposed. The color of the metal parapet cap shall match that of the siding and bay windows;
3. The windows by Pella are approved as proposed. Enlarged window section details through the head, sill, and meeting rails shall be provided with the permit application; and,
4. Enlarged elevations of the proposed entrance and garage doors shall be provided with the permit application.

**3. 4730 N. Sheridan
Uptown Square District**

46th Ward

Proposed 20'-0" wide by 5'-7" high illuminated marquee with a two-line track reader board.

Applicant: CircEsteem, owner
Doyle Signs Inc., sign contractor

Staff Recommendation: Staff recommends that the Committee find that the project, with the following condition, 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 Standard 1, 2, and 5 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 condition:

1. The overall location, size and design of the proposed marquee as shown on the drawings dated 7/2/24 are approved. Provide a scaled and dimensioned wall section where the marquee will be installed and attachment details to show that it will not attach to or obscure any decorative historic masonry.