



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, August 8, 2024, at 12:45 p.m. in City Hall, 121 North LaSalle Street, 11th Floor, Room 1103.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, 11th Floor, in Room 1103 on Thursday, August 8, 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. For more detail, see chicago.gov/ccl.

Ciere Boatright
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, August 8, 2024
City Hall, 121 North LaSalle Street, Room 1103
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of July 11, 2024

2. Preliminary Landmark Recommendation

WAX TRAX!

WARD 43

2449 North Lincoln Avenue

3. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

MOTOR ROW DISTRICT

WARD 3

2347 South Michigan Avenue

4. Citywide Adopt-a-Landmark Fund – Application

UPTOWN SQUARE DISTRICT

WARD 46

1050 West Wilson Avenue

5. Permit Review Committee Reports

Report on Projects Reviewed at the July 11, 2024, Permit Review Committee Meeting

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

6. Adjournment

**Commission on Chicago Landmarks
Summary of Recommendations, August 8, 2024**

2. Preliminary Landmark Recommendation

WAX TRAX!
2449 North Lincoln Avenue

WARD 43

Staff recommend that the Commission vote to accept the following--

Whereas, the Commission on Chicago Landmarks (the “Commission”) preliminarily finds that:

1. WAX TRAX! (the “Building”), located at 2449 North Lincoln Avenue, Chicago, Illinois, meets the two (2) criteria for landmark designation set forth in Section 2-120-620 (1) and (4) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information (the “Preliminary Summary”) submitted to the Commission on this 8th day of August, 2024, by the Department of Planning and Development (“DPD”); and
2. 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 or statement from the Commissioner of DPD, 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. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

MOTOR ROW DISTRICT
2347 South Michigan Avenue

WARD 3

Staff recommend that the Commission:

A. Find that, pursuant to Article III, Section G.1 of the Rules and Regulations of the Commission on Chicago Landmarks (the “Rules and Regulations”), the significant historical or architectural features of the district are all exterior building elevations, including rooflines, visible from the public rights-of-way; and

B. Preliminarily find that the subject building, a two-story, masonry, commercial building constructed in 1910; contributes to the character of the Motor Row District which provides an excellent illustration of the early development of the American automobile industry and features the largest intact collection of early automobile dealerships and related businesses in the United States, and

C. Preliminarily find that the demolition of a contributing building or structure within a landmark district is a per se adverse effect on the significant historical and architectural features, pursuant to Article III, Section G.3.b., of the Rules and Regulations; and

D. Pursuant to Section 2-120-780 of the Landmarks Ordinance, preliminarily find that the demolition of the subject property will adversely affect and destroy significant historical and architectural features of the property and the district; and

E. Issue a preliminary decision disapproving the demolition application.

A preliminary decision disapproving the demolition 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.

4. Citywide Adopt-a-Landmark Fund – Application

UPTOWN SQUARE DISTRICT
1050 West Wilson Avenue

WARD 46

Staff recommend that the Commission vote to accept 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 Double Down Development LLC (the “Applicant”), to benefit Double Door Liquors 2.5 LLC, for storefront and related masonry work to the “Wilson Theater Building” at 1050 W. Wilson Avenue, a contributing building within the Uptown Square District (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 Uptown Square District was designated as a Chicago Landmark by the City Council of the City of Chicago (the “City Council”) on December 14, 2016, 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 \$125,000 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, August 8, 2024

City Hall, City Hall, 121 N. LaSalle St., Room 1103, 11th Floor

1:30 p.m.

AGENDA:

- 1. 3558 S. Artesian** **12th Ward**
DuPont Whitehouse House
Proposed construction of a garage, fence, and rear addition to existing three-story, masonry single-family house.
- 2. 1357 N. Elston** **27th Ward**
Morton Salt Company Warehouse Complex
Proposed interior and exterior alterations include insertion of four new 8'x10' punched window openings along Blackhawk elevation of the packaging buildings.
- 3. 1734 N. Wells** **43rd Ward**
Old Town Triangle District
Continued Review: Proposed modifications to existing rooftop decks constructed without a permit in the 1980s including replacement of railings.
- 4. 2446 N. Orchard** **43rd Ward**
Arlington-Deming District
Proposed new rooftop, lightwell, and rear additions on existing two-story, masonry single-family residence.
- 5. 2026 N. Orleans** **43rd Ward**
Mid-North District
Proposed new rooftop and rear additions on existing three-story, masonry multi-family residence.

6. 1601 N. Milwaukee

32nd Ward

Milwaukee Avenue District

Proposed installation of one new 8'-6" wide by 30" tall, illuminated push thru letter cabinet sign above the main entrance at the curved south corner, one new 22'-5" wide by 18" tall, illuminated channel letter sign on the stone band below the cornice on the southwest elevation and one new 5'-6" wide by 26'-6" tall, illuminated channel letter sign above the door on the northwest elevation.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, August 8, 2024

1. 3558 S. Artesian

12th Ward

DuPont Whitehouse House

Proposed construction of a garage, fence, and rear addition to existing three-story, masonry single-family house.

Applicant: Manuel Perez, owner
Thomas Montgomery, 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 addition, garage, and roof deck are approved as shown on the drawings dated 5/10/2024;
2. As proposed, the masonry piers along the west and south property lines shall not exceed 6 feet in height and the masonry wall and open metal fence shall not exceed 5 feet in height. The open metal fence section should be straight across rather than curved; and,
3. The fence along the north edge of the front yard setback (from the property line to the northeast corner of the house) shall not exceed 5' in height and shall be an open metal fence. The remainder of the fence may be a maximum 6-foot-tall solid wood fence. The location of the fence shall be shown on the site plan and a typical detail included on the permit drawings.

2. 1357 N. Elston

27th Ward

Morton Salt Company Warehouse Complex

Proposed interior and exterior alterations include insertion of four new 8'x10' punched window openings along Blackhawk elevation of the packaging buildings.

Applicant: Reverb.com, owner
Gensler, 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 project is approved as shown on drawings dated 6/21/24; and,
2. Window and door details shall be submitted with the permit application.

3. 1734 N. Wells

43rd Ward

Old Town Triangle District

Continued Review: 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 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. To further minimize the visibility of the new railings the footprint of the east deck shall be modified to eliminate the southeast corner (approximately 3'x 5'); and,
2. As proposed, the new railings shall be as minimal as possible in design, with horizontal rails parallel to the parapet, in a dark, non-reflective finish. Details shall be submitted with permit application.

4. 2446 N. Orchard

43rd Ward

Arlington-Deming District

Proposed new rooftop, lightwell, and rear additions on existing two-story, masonry single-family residence.

Applicant: Kate and Eddie Richter, owner
Elements Architectural Group, 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 or district and approve the project with the following conditions:

1. The project is approved as shown on drawings dated 7/22/24;
2. As proposed, replacement and new windows shall be aluminum-clad wood and details shall be included with permit drawings; and,
3. Samples for all new proposed materials shall be submitted with permit application.

**5. 2026 N. Orleans
Mid-North District**

43rd Ward

Proposed new rooftop and rear additions on existing three-story, masonry multi-family residence.

Applicant: 2354 Washtenaw LLC, owner
PMPC Architects, architect

Staff Recommendation: Staff recommend 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 or district and approve the project with the following conditions:

1. The revised location, size and design of the proposed additions as shown on drawings dated 8/1/24 are approved;
2. New windows should be wood or clad-wood windows. Details through the head, jamb, sill and meeting rail for the new windows should be included in the permit drawings;
3. An enlarged section drawing of the new cornice that shows the dimensions, materials and method of attachment should be included in the permit drawings;
4. Samples for all new proposed materials shall be submitted with the permit application;
5. The amount of demolition proposed with the project, based on the submitted information, does not trigger the requirements of Section 2-120-825 governing the demolition of 40% or more of landmark buildings. Should unforeseen conditions in the filed result in a need to demolish more of the existing structure than currently proposed (40% or more) the applicant shall notify historic preservation staff immediately. Demolition of 40% or more of the existing structure will require further review of the Commission and the City Council; and,

6. Should the project as proposed require a zoning variation and/or adjustment, the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

**6. 1601 N. Milwaukee
Milwaukee Avenue District**

32nd Ward

Proposed installation of one new 8'-6" wide by 30" tall, illuminated push thru letter cabinet sign above the main entrance at the curved south corner, one new 22'-5" wide by 18" tall, illuminated channel letter sign on the stone band below the cornice on the southwest elevation and one new 5'-6" wide by 26'-6" tall, illuminated channel letter sign above the door on the northwest elevation.

Applicant: Barnes & Noble, owner
Ruggles Sign, sign contractor
Cornerstone Permit, expeditor

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 proposed to be installed above the main entrance at the curved south corner should be reduced in size and relocated on the flat stone units below the ornamental stone detailing. The thickness of the cabinet sign should be reduced as much as possible to minimize its projection from the façade. The face of the cabinet sign should be painted to match the color of the stone behind;
2. The letters of the sign proposed to be installed on the stone band below the cornice on the southwest elevation should be attached to a raceway that is painted the same color as the stone behind;
3. The letters of the sign proposed to be installed above the door on the northwest elevation should be attached to a raceway that is painted the same color as the stone behind;
4. Details of attachment for all new signs should be included with the permit drawings. The number of attachment locations should be minimized and located in masonry joints, if possible;
5. All electrical conduit and transformer boxes shall be concealed, and their locations shown on the detail drawings submitted with the permit application; and,
6. Any holes in the masonry left from the removal of the previous signs shall be patched with materials matching the surrounding surface in color, texture and general appearance. Any staining or ghosting shall be gently cleaned.