COMMISSION ON CHICAGO LANDMARKS
NOTICE OF A REGULAR MEETING

Pursuant to an ordinance adopted by the Chicago City Council on April 24, 2020, in response to the COVID-19 public health emergency, 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,” which can be found on the Commission’s website at www.chicago.gov/ccl. In line with the Emergency Rules, the regular meetings of the Commission on Chicago Landmarks and its Permit Review Committee on Thursday, June 4, 2020, will be virtual meetings simulcast to the general public via livestreaming. The Commission on Chicago Landmarks meeting will begin at 12:45 p.m. and the Permit Review Committee meeting will follow directly after at approximately 1:15 p.m.

Members of the public may view the Commission’s virtual meetings via livestream by selecting “Watch the Commission Meeting live” on the Commission’s website at www.chicago.gov/ccl. Verbal statements by the public for all agenda items will take place at the beginning of each meeting, versus after each presentation.

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 Commission meetings. Comments should be sent to: 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.

Members of the public wishing to speak during the virtual meeting must register in advance by completing a form found at www.chicago.gov/ccl and emailing it to ccl@cityofchicago.org. Registration will open at 9:00 a.m. on Friday, May 29 and will close either when the fifteen open spots per agenda item have been allocated or by 12:45 p.m. on Tuesday, June 2, whichever comes first.

Historic Preservation staff will communicate to applicants and their representatives 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 meeting should contact Historic Preservation staff by 12:45 p.m. on Tuesday, June 2.

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

Maurice D. Cox
Secretary
AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, June 4, 2020
Virtual Meeting
12:45 p.m.

1. Approval of the Minutes of Previous Meeting
   Regular Meeting of May 7, 2020

2. Preliminary Landmark Recommendation
   (FORMER) SCHLITZ BREWERY-TIED HOUSE
   9401 South Ewing Avenue
   WARD 10

3. Permit Review Committee Reports
   Report on Project Reviewed at the May 7, 2020, Permit Review Committee Meeting
   Report on Permit Decisions by the Commission Staff for the Month of May 2020

4. Other Business
   Amendment of the Rules and Regulations of the Commission on Chicago Landmarks

5. Adjournment
Commission on Chicago Landmarks  
Summary of Projects with Staff Recommendations, June 4, 2020

2. Preliminary Landmark Recommendation

(FORMER) SCHLITZ BREWERY-TIED HOUSE  
WARD 10
9401 South Ewing Avenue

Staff Recommendation:

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

• The (Former) Schlitz Brewery-Tied House (the “Building”), consisting of a former Schlitz Brewery-Tied House, located at the address noted above, meets three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (4) and (6) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 4th day of June, 2020, 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.
4. Other Business

Amendment of the Rules and Regulations of the Commission on Chicago Landmarks

Proposed Amendment:

Whereas, the Commission on Chicago Landmarks (hereinafter the “Commission”) hereby amends its Rules and Regulations, eff. December 7, 2006, as amended February 3, 2011, by inserting the underscored language:

Article I [The Commission], Section F [Emergency Rules]:

When, due to public disasters or other emergencies, the State of Illinois and/or the City of Chicago have, by executive proclamation or order, legislation, or otherwise, limited where, when, and/or how many people may publicly gather and/or the State of Illinois has suspended or modified portions of the Open Meetings Act for the public health, safety, and welfare of the citizens of the State of Illinois and/or the City of Chicago, the Chairman shall have the power to promulgate emergency rules (including regarding public attendance and/or participation) not inconsistent with such directives from the State of Illinois and/or the City of Chicago. The Secretary shall ensure that such emergency rules are posted on the Commission’s website, and such emergency rules shall last until the State of Illinois and/or the City of Chicago rescind such directives.

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 Rules and Regulations of the Commission on Chicago Landmarks, as revised and dated on this 4th day of June, 2020, in accordance with § 2-120-610(9) of the Municipal Code, to be effective immediately upon publication.
NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE
THURSDAY, June 4, 2020
Virtual Meeting

1:15 p.m.

AGENDA:

1. 2618 N. Milwaukee
   Logan Square Boulevards District
   Proposed exterior and interior alterations of existing building into hotel including new
   masonry, new storefronts, new window openings on the east and south facades, and new
   rooftop addition and roof deck.

2. 9822 S. Longwood
   Longwood Drive District
   Proposed rear additions to a 3-story masonry residence, a new curb-cut and driveway
   configuration, demolition of an existing rear 1-story masonry garage and construction of a
   new 1 ½ story rear masonry garage.

3. 3324-3334 S. Prairie
   Calumet-Giles-Prairie District
   Proposed new construction of six attached row homes.

4. 315 E. 35th
   Black Metropolis-Bronzeville District
   Proposed reconstruction of the brick and stucco front façade including window and storefront
   installation.
5.  **2036 W. Haddon**  
**Ukrainian Village District**  
Proposed new dormer and second floor, rear addition.

6.  **2115 W. Evergreen**  
**Wicker Park District**  
Proposed new two-story rear addition and one-story side addition to existing masonry residence, demolition of a rear one-story brick garage and replacement with a new 1-story rear brick garage with a roof deck.

7.  **600 S. Federal**  
**Printing House Row District**  
Proposed installation of a 15-foot tall insulated acoustical metal panel screen wall to mitigate existing roof mounted equipment noise.

8.  **1942 S. Avers**  
**Five Houses on Avers District**  
Proposed renovation of existing masonry residence including rooftop and rear addition, select window replacement, front porch, and new rear garage.

9.  **560 W. Fullerton**  
**Mid-North District**  
Continued Review: Proposed insertion of new garage into street-facing elevation and curb cut.

Dijana Cuvalo, AIA  
Historic Preservation Division  
Department of Planning and Development
PERMIT REVIEW COMMITTEE
Summary of project and staff recommendations, June 4, 2020

1. 2618 N. Milwaukee 35th Ward
Logan Square Boulevards District
Proposed exterior and interior alterations of existing building into hotel including new masonry, new storefronts, new window openings on the east and south facades, and new rooftop addition and roof deck.

Applicant: Lauren Garvey, Blue Star Properties
Piotr Matejczyk, K2 Studio
Rolando Acosta, Acosta Ezgur, LLC

Staff Recommendation: Staff recommends that the Committee find that:

(A) The subject property is a non-contributing building to the Logan Square Boulevards District; and,

(B) 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 new window insertions are approved as proposed. Enlarged, dimensioned details shall be submitted with permit application;
2. The storefronts on the Milwaukee Ave. façade shall be redesigned so that only the minimum amount of space needed for egress is set back, with the remainder of the storefronts aligning with the building face. Enlarged dimensioned details shall be submitted with permit plans;
3. As proposed, all new brick shall be modular standard sized matching the historic brick in color. Historic Preservation staff shall review for approval all material samples with permit application;
4. The stone borders framing the front façade shall be retained if possible or replaced to match and the cornice width and projection shall be extended to be more compatible with the proportions of historic cornices in the district.
5. As proposed, the Grace’s Furniture blade sign shall be retained and refurbished in place. The vent proposed behind the sign is approved as proposed;
6. The new aluminum paneling proposed for the rooftop addition shall be a dark, non-reflective finish; and,
7. The proposed project may require ZBA review and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

2. 9822 S. Longwood 19th Ward
Longwood Drive District
Proposed rear additions to a 3-story masonry residence, a new curb-cut and driveway configuration, demolition of an existing rear 1-story masonry garage and construction of a new 1 ½ story rear masonry garage.

Applicant: Joseph and Susan Power, owner
Daniel Roush, 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 district and approve the project with the following conditions:

1. The proposed curb-cut along Longwood Drive is approved, provided that the width of the driveway and apron of the curb-cut is no larger than required by code; and,
2. The new rear additions and detached garage are approved as submitted. As proposed, the new masonry and mortar for the rear additions and detached garage shall match the historic in size, color, profile, texture and type and shall be reviewed and approved by Historic Preservation staff prior to order and installation.

3. 3324-3334 S. Prairie 3rd Ward
Calumet-Giles-Prairie District
Proposed new construction of six attached row homes.

Applicant: Grace K Contractors LLC, developer
Alexander Polichuk, AP Architects LLC

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 and the Commission’s *Guidelines for Alterations to Historic Buildings and New Construction* 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 condition:

1. As proposed, the buildings will be clad with standard size face, brick, smooth and rough textured cast stone, and fiberglass horizontal siding on non-visible elevations. Staff shall review and approve masonry and mortar samples prior to order and installation.

4. **315 E. 35th**  
**Black Metropolis-Bronzeville District**  
3rd Ward  
Proposed reconstruction of the brick and stucco front façade including window and storefront installation.

**Applicant:** John Ahn, owner  
Zisong Feng, 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 Standard 6 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 reconstructed masonry on the first floor front façade shall match the removed façade in size, color, texture, brick coursing, and pattern that consisted of black Roman brick articulated with alternating textured brick courses and smooth brick inset courses that emphasize the horizontal lines on the first floor. Samples of the replacement brick shall be submitted to Historic Preservation staff for reviewed for approval along with any sample of original Roman brick that remains prior to permit approval;

2. Dimensioned enlarged brick details of each unique condition, such as the alternating inset courses and the corner condition where the front and side façade meet shall be included on the permit plans. The mortar should match this historic in color and joint profile and to be a maximum of 3/16” wide;

3. Replacement brick on the side façade shall match the existing historic common brick in color, size and texture and sample of the replacement brick shall be submitted to Historic
4. The reconstructed stucco on the second floor front façade shall match the historic stucco in location, color and texture. Mock-up of masonry and stucco reconstruction shall be reviewed and approved by Historic Preservation Division staff prior to permit approval;

5. Preliminarily details or specifications on any proposed masonry cleaning methods shall be included in the permit plans;

6. New ganged double-hung windows shall be wood or clad-wood to match the size, location and arrangement of the double hung windows that were installed when the building was a jazz club. Based on a historic photograph from the 1930s, the window arrangement historically included a combination of three ganged double-hung windows on each end, two ganged double-hung windows, and four ganged double-hung windows in the center. Enlarged details of the vertical mullion, head, jamb, sill and meeting rail shall be submitted to Historic Preservation staff for review and approved as part of the permit plans; and,

7. The re-installed first floor storefront system may remain. All existing applied film/images on the storefront glass shall be removed, glazing shall be clear and views into the space shall not be obstructed with new partitions or applied film on the glass. Enlarged section details of the storefront and replacement sill shall be included in the permit plans.

8. Signage has not been reviewed for this property. Any new signage is required to be reviewed under a separate sign permit application.

5. 2036 W. Haddon

Ukrainian Village District

Proposed new dormer and second floor, rear addition.

Applicant: Laura Rashid, owner
Red Architects, architect

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 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 district and approve the project with the following condition:
1. As proposed, the roof shall be clad in architectural asphalt shingles to match the remainder of the roof. New siding on the dormer elevations shall match that of the existing dormer in size, color, texture, and appearance. The extending rear addition shall be clad in wood siding.

6. **2115 W. Evergreen**  
   **Wicker Park District**  
   Proposed new two-story rear addition and one-story side addition to existing masonry residence, demolition of a rear one-story brick garage and replacement with a new 1-story rear brick garage with a roof deck.

   **Applicant:** Brad Suster, owner  
   John Joyce, architect

   **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 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 district and approve the project with the following condition:

   1. The 1-story side addition, 2-story rear addition and 1-story rear garage with roof deck is approved as proposed and staff shall review and approve glass and cladding samples prior to order and installation.

7. **600 S. Federal**  
   **Printing House Row District**  
   Proposed installation of a 15-foot tall insulated acoustical metal panel screen wall to mitigate existing roof mounted equipment noise.

   **Applicant:** Rafal Rak, Digital Realty Trust  
   Jeffrey Miller, Archideas, Inc.

   **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 district and approve the project with the following conditions:
1. The proposed 15-foot tall acoustical metal panel screen wall around the existing roof mounted chillers, as shown on the roof plan is approved. The height of the acoustical metal panel screen wall shall not exceed 15’-8” above the existing masonry parapet; and,

2. Acoustical metal panel screen wall color proposed to be Tan (B-25), a neutral beige color, is approved. As proposed, the paint shall be custom-colored factory-applied powder coat finish. Prior to order and installation, samples shall be reviewed and approved by Landmarks staff.

8. **1942 S. Avers**

*24th Ward*

**Five Houses on Avers District**

Proposed renovation of existing masonry residence including rooftop and rear addition, select window replacement, front porch, and new rear garage.

**Applicant:** Erica Andrade, owner
Oscar Alba, Architectonic Solutions, Inc., 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 district and approve the project with the following conditions:

1. The dormers on the north and south elevations to be clad with shingles to match the roof of the addition and false front on the front façade;
2. The proposed new cornice at the north, south and west elevations shall be redesigned to be a gutter system with a simpler profile;
3. The new roof over the addition and the new dormers shall be no wider or higher than the existing false front on the front façade;
4. The new porch roof shall be a single sloped roof with tapered square wood column supports, a wood railing and 6” square newel posts at grade and on the landing, as based on the historic photo of the building;
5. The new window types and configurations as proposed are approved. Enlarged, dimensioned details shall be submitted with the permit application for review and approval; and,
6. Material samples to be submitted for review and approval prior to order and installation.
9. **560 W. Fullerton**  
**Mid-North District**  
Continued Review: Proposed insertion of new garage into street-facing elevation and curb cut.

**Applicant:** Andreas Mantius, owner  
Zenon Kurdziel, architect

**Staff Recommendation:** Staff recommends that the Committee find that the revised drawings, dated 5/11/2020, address the outstanding design issues identified by the Committee at its meeting on May 7, 2020