

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

PLEASE NOTE that new “Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation” are in place as of February 18, 2022, allowing for real-time requests to speak on Commission agenda items. Public comment will still take place at the beginning of the meeting but ***there is no longer advance registration***. The Emergency Rules can be found on the Commission’s website at www.chicago.gov/ccl.

The regular meeting of the **Commission on Chicago Landmarks** on **Thursday, April 7, 2022**, will be a **virtual meeting simulcast to the general public via livestream**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.**

The **Permit Review Committee** will hold its regular meeting on Thursday, April 7, 2022, at **1:30 p.m.** This meeting will also be a virtual meeting simulcast to the general public via livestream.

Members of the public ***wishing to speak*** at either meeting must join the Zoom meeting by selecting the Zoom link (“Click here to join the Zoom meeting”) from the Commission’s website at www.chicago.gov/ccl or by using this link and passcode:

<https://us06web.zoom.us/j/87126569030>

Passcode: 910309

Or by dialing in via telephone (Audio Only) to: +1 312 626 6799 with this information:

Webinar ID: 871 2656 9030

Passcode: 910309

Public comment will still take place at the beginning of the meeting so anyone wishing to speak must be signed in by the start of the meeting. Applicants and their team members will be asked to speak later in the meeting after staff have made the presentation regarding their agenda item.

Members of the public ***only wishing to view*** the virtual Commission meeting should select the link to the livestream (“Click here to access the livestream”) from the above website.

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 meeting and 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.

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

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, April 7, 2022
Virtual Meeting
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of March 3, 2022

2. Preliminary Landmark Designation

PASEO BORICUA GATEWAY FLAGS WARD 26
West Division Street at Artesian Avenue [2400-West] and Mozart Street [2800-West]

3. Report from the Department of Planning and Development

MONUMENTAL BAPTIST CHURCH BUILDING WARD 4
729 East Oakwood Boulevard

4. Citywide Adopt-a-Landmark Fund - Application

EMMETT TILL AND MAMIE TILL-MOBLEY HOUSE WARD 20
6427 South St. Lawrence Avenue

5. Class L Property Tax Incentive – Final Certification

CHICAGO & NORTH WESTERN RAILWAY OFFICE BUILDING WARD 42
226 West Jackson Boulevard

6. Program Committee Report

Report on Suggestions Received from the Public for Possible Chicago Landmark Designations (Deadline for submissions was March 8, 2022)

7. Permit Review Committee Reports

Report on Projects Reviewed at the March 3, 2022, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of March 2022

8. Adjournment

**Commission on Chicago Landmarks
Summary of Projects with Staff Recommendations, April 7, 2022**

2. Preliminary Landmark Designation

PASEO BORICUA GATEWAY FLAGS **WARD 26**
West Division Street at Artesian Avenue [2400-West] and Mozart Street [2800-West]

Staff Recommendation--Staff recommends that the Commission approve the following:

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

- The Paseo Boricua Gateway Flags (the “Flags”), located as indicated above, meet three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (4) and (7) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 7th day of April 2022, by the Department of Planning and Development (the “Preliminary Summary”); and
- The Flags satisfy 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 Flags 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 Flags are preliminarily identified as:

- All elevations of the two Flags.

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 the Department of Planning and Development

MONUMENTAL BAPTIST CHURCH BUILDING **WARD 4**
729 East Oakwood Boulevard

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

The Department of Planning and Development (DPD) finds that the proposed landmark designation of Monumental Baptist Church supports the City’s overall planning goals for the surrounding neighborhood and is consistent with the City’s governing policies and plans.

Monumental Baptist is located in Bronzeville, one of ten neighborhoods that are part of the DPD’s INVEST South/West community improvement initiative. Our goal is to re-activate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality-of life amenities for residents. In Bronzeville, the priority corridor is Cottage Grove Avenue and adjacent blocks on 43rd and 47th streets, which is five blocks south on Monumental.

As part of INVEST South/West, DPD’s approach in Bronzeville began in 2020 with understanding the community’s needs. That outreach revealed several priorities including the importance of aesthetics in the built environment and the community’s pride in its history and culture. Landmark designation of Monumental Baptist Church will support these values.

Also in 2020, DPD issued an RFP for redevelopment of .6 acres of vacant, City-owned land in Bronzeville on the southwest corner of 47th Street and Vincennes Avenue. Last summer, DPD announced the selection the Legacy District: a \$19.2 million redevelopment that will create a six-story building containing 12,000 square feet of commercial space and 25 mixed-income residential units. The project will generate 174 permanent jobs and 140 construction jobs.

Our planning work in Bronzeville, and INVEST South/West as a whole, is committed to Design Excellence which includes strengthening the culture of our communities, committing to cultural longevity and environmental sustainability. These goals are also consistent with landmark designation of historic works of high-quality design exemplified by Monumental Baptist Church.

4. Citywide Adopt-a-Landmark Fund - Application

**EMMETT TILL AND MAMIE TILL-MOBLEY HOUSE
6427 South St. Lawrence Avenue**

WARD 20

Staff Recommendation--Staff recommends that the Commission approve 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 May 27, 2021, 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 August 16, 2021; and

WHEREAS, the Department received 17 applications, including an application submitted by BIG, NFP (Blacks in Green, not for profit, hereinafter, the “Applicant”) for the rehabilitation of the Emmett Till and Mamie Till-Mobley House at 6427 S. St. Lawrence Avenue (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 Landmark Building was designated as an individual Chicago Landmark by the City Council on January 27, 2021, 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 such priority and criteria; and

WHEREAS, the Department wishes to award the Applicant a grant in the amount of \$249,541 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.

5. Class L Property Tax Incentive – Final Certification

CHICAGO & NORTH WESTERN RAILWAY OFFICE BUILDING WARD 42
226 West Jackson Boulevard

Staff Recommendation--Staff recommends that the Commission approve the following:

WHEREAS, on January 9, 2020, the Commission on Chicago Landmarks (the "Commission"), pursuant to an Amended and Restated Recommendation to the City Council, 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 May 20, 2020, the City Council of the City of Chicago (the "City Council") adopted an ordinance designating the Chicago & North Western Railway Office Building (the "Building"), located at 226 W. Jackson Avenue, as a Chicago Landmark; and

WHEREAS, on May 20, 2020, 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 Number ("PIN"): 17-16-219-001-0000; 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. Recommends that the Project be approved for the Class L incentive.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE THURSDAY, April 7, 2022 Virtual Meeting

1:30 p.m.

AGENDA:

1. **838 N. Hermitage** **1st Ward**
East Village District
Proposed new construction of a masonry coach house with three-car garage at the rear of the lot located on the corner of Hermitage and Pearson.

2. **3360 S. Giles** **4th Ward**
Calumet-Giles-Prairie District
Proposed new two-story single-family residence and a detached two-car garage.

3. **2028-2062 N. Clybourn** **2nd Ward**
Proposed Ludlow Typograph Company Building
Proposed new one-story rooftop addition, new exterior deck and other changes to the previously conditionally approved rehabilitation project.

4. **2205 W. Iowa** **2nd Ward**
Ukrainian Village District
Proposed reconstruction of the front porch demolished due to condition issues, with salvaged face brick and repairs to the existing front stair.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, April 7, 2022

DRAFT

1. 838 N. Hermitage

1st Ward

East Village District

Proposed new construction of a masonry coach house with three-car garage at the rear of the lot located on the corner of Hermitage and Pearson.

Applicant: Nikola Zlatkovic, owner
Victor Drapszo, Red Architects, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets 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 with the following conditions to be reviewed and approved by Historic Preservation staff:

1. The new coach house is approved per the drawings dated 3/24/22. As proposed, the red brick cladding shall match the brick on the front façade of the main house. Samples of the proposed brick should be submitted to Historic Preservation staff for review and approval prior to order and installation;
2. The garage door shall have a paneled design and a cut sheet for the door shall be provided in the permit application; and,
3. 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.

2. 3360 S. Giles

4th Ward

Calumet-Giles-Prairie District

Proposed new one-story rooftop addition, new exterior deck and other changes to the previously conditionally approved rehabilitation project.

Applicant: Tom Boney, Grace K Properties, owner
Christopher Boehm, 360 Design Studio, architect

Staff Recommendation: Staff recommends that the Committee find that the project meets criteria a), b), c), and d) for New Construction contained in Article III of the Commission's *Rules and Regulations* and 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 condition:

1. Increase the length of the brick wrap on the side elevations to a minimum of 15'-0".

3. 2028-2062 N. Clybourn

2nd Ward

Proposed Ludlow Typograph Company Building

Proposed new one-story rooftop addition, new exterior deck and other changes to the previously conditionally approved rehabilitation project.

Applicant: Annexation LLC, owner
GREC Architects, 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 1, 2, 3, 5, 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 proposed landmark property and approve the project with the following condition:

1. The new one-story rooftop addition, the new exterior deck, the new entrance to the residential lobby and retail space and the new entrance to the food hall are approved. A complete set of drawings showing existing conditions, proposed demolition and proposed additions and alterations, including plans, elevations, sections and details shall be submitted for Historic Preservation staff review and approval as part of a permit application; and,
2. As proposed, the addition will be clad with dark metal panels. Samples to be reviewed for approval by Historic Preservation staff prior to order and installation.

4. 2205 W. Iowa

2nd Ward

Ukrainian Village District

Proposed reconstruction of the front porch demolished due to condition issues, with salvaged face brick and repairs to the existing front stair.

Applicant: MVRS Properties LLC, owner
Hanna Architects, 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 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 conditions:

1. As proposed, the brick porch that was demolished due to structural condition issues shall be reconstructed with original, salvaged brick to match the historic in size, location, design, masonry coursing and detailing, and gabled wood roof. The submitted drawings need to be revised to include dimensions and material call-outs. Additionally, the gable above the porch should match the size, shape and location of the historic gable, based on the scarring that remains on the brick. The following drawings should also be submitted with the permit application: enlarged details that show the existing brick and new mortar joint dimensions, brickwork patterns and stone trim; enlarged details of the lintel replacement; and enlarged details of the gabled wood porch roof, brackets and trim;
2. For any new masonry units required for the exterior, the architect shall provide a sample of the replacement brick that matches the historic in size, shape, color, texture and finish for Historic Preservation staff to review and approve prior to order and installation;
3. Any new work not included in the original permit drawings to be included in the revised permit drawings; and,
4. Should unforeseen conditions require changes to the approved scope, Historic Preservation staff shall be notified to review and approve any additional work.