

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

PLEASE NOTE that “Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation” were put 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, August 4, 2022**, will be a **virtual meeting simulcast to the general public via live stream**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.**

The **Permit Review Committee** will hold its regular meeting on Thursday, August 4, 2022, at **1:30 p.m.** This meeting will also be a virtual meeting simulcast to the general public via live stream.

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/81249862706>

Passcode: 713261

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

Webinar ID: 812 4986 2706

Passcode: 713261

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 live stream (“Click here to access the live stream”) 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, August 4, 2022
Virtual Meeting
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of July 7, 2022

2. Report from the Department of Planning & Development

EPWORTH CHURCH BUILDING
5253 North Kenmore Avenue

WARD 48

3. Citywide Adopt-a-Landmark Fund - Application

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

WARD 10

4. Permit Review Committee Reports

Report on Projects Reviewed at the July 7, 2022, Permit Review Committee Meeting

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

5. Adjournment

**Commission on Chicago Landmarks
Summary of Projects with Staff Recommendations, August 4, 2022**

2. Report from the Department of Planning & Development

**EPWORTH CHURCH BUILDING
5253 North Kenmore Avenue**

WARD 48

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

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

The Epworth Church Building is located in the Edgewater Community Area and DPD’s North Planning Region. Epworth consists of a church building completed in 1891 and a community house addition completed in 1930 by a Methodist congregation. Architecturally the church is, if not unique, a rare example of fieldstone architecture in Chicago that uses uncoursed granite boulders in its wall construction.

Epworth is rated “orange” in Chicago Historic Resources Survey. Orange-rated buildings are subject to the Demolition-Delay Ordinance, one that DPD is charged with administering. The ordinance establishes a hold on the issuance of any demolition permit for historic buildings rated in order that the DPD can explore options, as appropriate, to preserve the building, including landmark designation. On May 12, 2022, a demolition permit was applied for Epworth, and though it has since been withdrawn, the threat to the building became public. Subsequent calls for a historic preservation solution for Epworth show the effectiveness of the demolition delay ordinance.

Three blocks west of Epworth lies Broadway, a prominent mixed-use corridor in Edgewater and Uptown. DPD’s North Planning Region is collaborating with the community, the 48th Ward Office and other city departments on the Broadway Community Vision to define its future in the 21st century. In addition to identifying opportunities for complete streets, affordable housing, and corridor vibrancy, the vision also includes recommendations preserving and thoughtfully integrating key elements of the historic fabric. Landmark designation of Epworth aligns with this vision.

Throughout the city, DPD 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 architecture exemplified by the Epworth Church Building.

3. Citywide Adopt-a-Landmark Fund - Application

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

WARD 10

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

WHEREAS, Section 17-4-1000 of the Chicago Zoning Ordinance authorizes the City of Chicago (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 Mike and Laura Medina (the “Applicant”) for restoration work to the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue (the “Landmark Building” and its rehabilitation, the “Landmark Project”), pursuant to Section 17-4-1006 of the Municipal Code of Chicago (the “Municipal Code”), and its requirements governing the AAL Fund; and

WHEREAS, the Landmark Building was designated as a Chicago Landmark by the City Council of the City (the “City Council”) on November 17, 2020, pursuant to the Chicago Landmarks Ordinance; and

WHEREAS, the Department evaluated the applications based on the funding priority, evaluation criteria and guidelines set forth in Section 17-4-1006 of the Municipal Code, and has determined that the Applicant’s application satisfies such funding priority, evaluation criteria and guidelines; and

WHEREAS, the Department wishes to award the Applicant a grant in the amount of \$243,260 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 and 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 4, 2022

Virtual Meeting

1:30 p.m.

AGENDA:

- 1. 600 N. Wabash** **42nd Ward**
Medinah Temple
Proposed adaptive reuse of historic building for temporary casino including in-kind signage replacement, installation of new interior and exterior security cameras, new interior partitions, and new rooftop mechanical equipment.
- 2. 932 W. Randolph** **27th Ward**
Fulton-Randolph Market District
Proposed new 11' tall by 4' wide blade sign with illuminated push-thru letters and new 13' long by 3' tall parapet sign with logo.
- 3. 2028-2062 N. Clybourn Avenue** **2nd Ward**
Ludlow Typograph Company Building
Proposed removal of three one-story structures and a two-story bridge located at the rear of the building to provide new courtyards, and other modifications to the previously proposed exterior and interior rehabilitation projects that were conditionally approved by the PRC in November 2021 and April 2022.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, August 4, 2022

1. 600 N. Wabash

42nd Ward

Medinah Temple

Proposed adaptive reuse of historic building for temporary casino including in-kind signage replacement, installation of new interior and exterior security cameras, new interior partitions, and new rooftop mechanical equipment.

Applicant: Bally's Chicago Operating Company, LLC, (tenant)
STLarchitects (architects)
UrbanWorks (architects)
SOSH (architects)
Development Management Associates (development consultant)
Akerman LLP (attorneys)

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 landmark property and approve the project with the following conditions:

1. The exterior and interior alterations as shown on submitted drawings dated July 25, 2022, are approved;
2. Additional details for all exterior and interior light fixtures and camera housings shall be submitted with the permit application for review and approval by Historic Preservation staff. This equipment shall be painted to match the color of existing surfaces to which they are attached. Exterior fixture attachments shall be located at mortar joints and minimized as much as possible, and any exterior conduit shall be placed in locations to not be visible from the public way. Permit plans shall include all attachment details and wiring and cabling details;
3. With regard to expanded pipe-rail structure suspended from the auditorium ceiling, the Applicant shall submit additional attachment details. All attachments shall be at flat areas of the ceiling only; the expanded pipe-rail structure should be painted to match the ceiling.

4. With regard to new rooftop mechanical equipment, the Applicant shall submit additional details and dimensioned drawings showing actual equipment placement and sizes when finalized to confirm they will not be visible or will be minimally visible from the public way with the permit application for review and approval by Historic Preservation staff;
5. When the Applicant ceases its temporary operations at Medinah Temple, all signs shall be removed and surfaces shall be restored to pre-installation condition; and,
6. When the Applicant ceases its temporary operations at Medinah Temple, all cameras mounted directly to the third-floor ceiling shall be removed and the ceiling shall be restored to pre-installation condition.

2. 932 W. Randolph

27th Ward

Fulton-Randolph Market District

Proposed new 11' tall by 4' wide blade sign with illuminated push-thru letters and new 13' long by 3' tall parapet sign with logo.

Applicant: Puttery Chicago LP, owner
Barker Nestor, Inc., designer

Staff Recommendation: Staff recommends that the Committee find that the project 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 *Historic Fulton-Randolph Market District Design Guidelines*, 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. Signage attachments for the proposed parapet and blade signs are to be made at mortar joints wherever possible, and as proposed, there will not be any visible conduit installed on the exterior of the building; and,
2. The illumination for the parapet sign shall not change colors and shall be dimmable in order to adjust the lighting levels to ensure that they will not be a source of distraction or unwanted flashiness in the district.

**3. 2028-2062 N. Clybourn Avenue
Ludlow Typograph Company Building**

2nd Ward

Proposed removal of three one-story structures and a two-story bridge located at the rear of the building to provide new courtyards, and other modifications to the previously proposed exterior and interior rehabilitation projects that were conditionally approved by the PRC in November 2021 and April 2022.

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, 5 and 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 proposed landmark property and approve the project with the following condition:

1. As proposed, removal of three one-story structures and a two-story bridge located at the rear of the building, as indicated on the drawings, will not have an adverse effect on the significant historical and architectural features of the landmark property and is approved. A complete set of drawings showing existing conditions, proposed removal and alterations, including plans, elevations, sections and details shall be submitted for Historic Preservation staff review and approval as part of a permit application;
2. A report by a licensed structural engineer addressing how the existing façade and walls to remain shall be supported, braced and protected, in-situ, during the removal of the existing roof and structure shall be included with the permit application. The recommended measures, sequencing, and protections shall be incorporated in the structural and architectural permit drawings;
3. Should unforeseen conditions in the field result in a need to remove more than is currently proposed, the applicant shall notify Historic Preservation staff immediately;
4. The brick walls that will be newly exposed to the exterior shall be repaired to have a consistent appearance as the existing walls in the rear;
5. The concrete used for the patching should match the color and texture of the adjacent concrete as closely as possible. The joint sealant used for the crack repair should match the color of the adjacent concrete as closely as possible;
6. The proposed mineral paint for the exposed concrete structural frame is not approved. A mineral stain that is low pigment with a translucent finish in a color that matches the concrete should be used instead. Product data should be submitted for Historic Preservation staff review. Mock-ups to include application on

the original concrete, patched repairs and sealed cracks shall be provided for Historic Preservation staff review prior to full application; and,

7. The proposed new metal coping to be installed on the rear elevations is approved and should be prefinished to match the color of the existing clay tile coping.