

# COMMISSION ON CHICAGO LANDMARKS

## NOTICE OF A REGULAR MEETING

Pursuant to a resolution adopted by the Commission on Chicago Landmarks on June 4, 2020, regarding the Chairman's emergency rule-making powers, 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" effective January 19, 2021, in response to the COVID-19 emergency. The Emergency Rules can be found on the Commission's website at [www.chicago.gov/ccl](http://www.chicago.gov/ccl).

In line with the Emergency Rules, the regular meeting of the **Commission on Chicago Landmarks** on **Thursday, February 4, 2021**, will be a **virtual meeting simulcast to the general public via livestreaming**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.**

The **Permit Review Committee** will hold its regular meeting on Thursday, February 4, 2021, at **2:00 p.m.** This meeting will also be a virtual meeting simulcast to the general public via livestreaming.

Members of the public may view the Commission's virtual meetings via livestream by selecting "Click here to access the live stream on the day of the meeting" on the Commission's website at [www.chicago.gov/ccl](http://www.chicago.gov/ccl). Verbal statements by the public will take place at the beginning of each meeting.

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 Commission meetings. Comments should be sent to: [ccl@cityofchicago.org](mailto: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](http://www.chicago.gov/ccl).

Members of the public wishing to speak during the virtual meetings must register in advance by completing a form found at [www.chicago.gov/ccl](http://www.chicago.gov/ccl) and emailing it to [ccl@cityofchicago.org](mailto:ccl@cityofchicago.org). Registration will open at 9:00 a.m. on Friday, January 29 and will close either when the fifteen open spots have been allocated or by 12:45 p.m. on Tuesday, February 2, whichever comes first.

Historic Preservation staff will communicate to members of the public who have signed up to speak 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 meetings should contact Historic Preservation staff by 12:45 p.m. on Tuesday, February 2.

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

Maurice D. Cox  
Secretary

**AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, February 4, 2021  
Virtual Meeting  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting  
Regular Meeting of January 7, 2021
  
2. Preliminary Landmark Recommendation  
  
PENTECOSTAL CHURCH OF HOLINESS (FORMERLY OUR LADY OF LOURDES)  
4208 West 15th Street WARD 24
  
3. Preliminary Landmark Recommendation  
  
MORTON SALT COMPANY WAREHOUSE COMPLEX WARD 27  
1305-1357 North Elston Avenue and 1213-1251 West Blackhawk Street
  
4. Final Landmark Recommendation  
  
THE MIRACLE HOUSE WARD 29  
2001 North Nordica Avenue
  
5. Class L Property Tax Incentive - Application  
  
CONTINENTAL AND COMMERCIAL NATIONAL BANK BUILDING WARD 42  
208 South LaSalle Street
  
6. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code  
  
MILWAUKEE AVENUE DISTRICT WARD 1  
1460 North Milwaukee Avenue
  
7. Program Committee Report  
  
Report on Suggestions Received from the Public for Possible Chicago Landmark Designations (Deadline for submissions was January 19, 2021)
  
8. Permit Review Committee Reports  
  
Report on Projects Reviewed at the January 7, 2021, Permit Review Committee Meeting  
  
Report on Permit Decisions by the Commission Staff for the Month of January 2021

9. Approval of the Annual Certified Local Government Report for 2020

10. Adjournment

**Commission on Chicago Landmarks  
Summary of Projects with Staff Recommendations, February 4, 2021**

**2. Preliminary Landmark Recommendation**

**PENTECOSTAL CHURCH OF HOLINESS (FORMERLY OUR LADY OF LOURDES)  
4208 West 15th Street WARD 24**

**Staff Recommendation--**Staff recommends the Commission preliminarily find that:

1. The Pentecostal Church of Holiness (the “Building”), consisting of the former Our Lady of Lourdes church, located at the address noted above, meets three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (3) and (4) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 4<sup>th</sup> day of February, 2021, by the Department of Planning and Development (the “Preliminary Summary”); 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; and
- The two-story rectory addition completed in 1954 is specifically excluded from the significant features.

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. Preliminary Landmark Recommendation**

**MORTON SALT COMPANY WAREHOUSE COMPLEX WARD 27  
1305-1357 North Elston Avenue and 1213-1251 West Blackhawk Street**

**Staff Recommendation--**Staff recommends the Commission preliminarily finds that:

1. The Morton Salt Company Warehouse Complex (the “Complex”), consisting of the group of facilities at the north end of the site called the Packaging Buildings (the “Packaging Buildings”), the West Shed Building (the “West Shed Building”) at the south end of the site, the Garage Building (the “Garage Building”) at the northeast corner of the site, the remaining structural steel trusses of the former East Shed Building (the “East Shed Building”), and the remaining structural steel supports of the former Conveyor (the “Conveyor”) from the West Shed Building to the Chicago River, located at the address noted above, meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4), and (5) 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 4th day of February, 2021, by the Department of Planning and Development; and

2. the Complex 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 Complex 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 Complex are preliminarily identified as:

- All exterior elevations, including rooflines, of the Complex;
- The interior of the West Shed Building;
- The painted sign on the west elevation of the West Shed Building;
- The remaining structural steel trusses of the former East Shed Building; and
- The remaining structural steel supports of the former Conveyor from the West Shed Building to the Chicago River.

Section 4. For the purposes of Section 2-120-740 of the Municipal Code, the following “Additional Guidelines – General” shall apply:

Pursuant to Section 2-120-740 of the Municipal Code, on October 1, 2020, the Permit Review Committee of the Commission approved, with conditions, a pre-permit submission, including drawings, for the rehabilitation of the Complex (the “P.R.C. Project”).

Notwithstanding the foregoing significant historical and architectural features listed above, all Complex alterations and/or additions contained in the P.R.C. Project shall be permitted.

Section 5. The Commission hereby requests a report or statement 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. Final Landmark Recommendation**

**THE MIRACLE HOUSE  
2001 North Nordica Avenue**

**WARD 29**

**Staff Recommendation**--Staff recommends 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 The Miracle House (the "Building") is worthy of designation as a Chicago Landmark. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following three (3) 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.*
- 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 December 3, 2020, 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 three (3) 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.*). As part of the Preliminary Recommendation, the Commission preliminarily identified the "significant historical and architectural features" of the Building as:

- All exterior elevations, including rooflines, of the Building.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated December 3, 2020, the most current iteration of which is dated February 4, 2021, incorporated herein and attached hereto as **Exhibit A** (the "Designation Report").

At its regular meeting of January 7, 2021, the Commission received a report incorporated herein and attached hereto as **Exhibit B** (the "Department of Planning and Development Report") from Maurice D. Cox, Commissioner of the Department of Planning and Development, stating that the proposed landmark designation of the Building supports the City's overall planning goals and is consistent with the City's governing policies and plans.

On January 11, 2021, the Commission received written consent to landmark designation of the Building in a form dated January 8, 2021, and signed by Dr. David Scheiner, M.D., the owner of the Building.

## **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 was the result of a campaign to raise capital funds for the expansion of a Catholic parish complex that resulted in not just the construction of The Miracle House itself, but also St. William parish a mile away, thus it reflects the important contributions religious communities made to Chicago neighborhoods; and

**WHEREAS**, the futuristic design of the Building also reveals the cultural optimism for novelty and the future that captivated America in the 1950s, even as the Cold War menaced; and

**WHEREAS**, the Building stands as a unique work of modern residential architecture in Chicago with a structural system based on two giant steel arms that act as a suspension bridge rather than load-bearing walls and columns; and

**WHEREAS**, the Building is unique for its almost all-glass exterior making it innovative in its openness and connection with its exterior surroundings; and

**WHEREAS**, the Building is significant as the work of Belli & Belli Architects and Engineers, Inc., which started out as a small, family-run architecture firm in 1946 in Chicago, but was a booming office with 45 employees in 1953; and

**WHEREAS**, Belli & Belli played an outsize role during the modern era in Chicago and throughout the nation. The firm's designs were marked by structural innovation and an expressive modern aesthetic that was arguably more popular than the austerities of the International Style; and

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

**WHEREAS**, consistent with Section 2-120-630 of the Municipal Code, the Building has significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; 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 Designation Report, as revised, and dated this February 4, 2021; and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (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 Building; and
6. Recommends the designation of the Building a Chicago Landmark.

**5. Class L Property Tax Incentive - Application**

**CONTINENTAL AND COMMERCIAL NATIONAL BANK BUILDING WARD 42  
208 South LaSalle Street**

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

**Whereas**, the building at 208 S. LaSalle Street (the "Building") was designated as a Chicago Landmark by the City Council of the City of Chicago (the "City Council") on December 12, 2007; and

**Whereas**, the Commission on Chicago Landmarks (the "Commission") has reviewed an application for the proposed exterior and interior rehabilitation of certain portions of the Building (the "Project"), 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 (the "Class L"); now, therefore

**THE COMMISSION ON CHICAGO LANDMARKS HEREBY:**

1. Incorporates the above recitals; and
2. Finds, based on the Project's budget and proposed scope of work, incorporated herein and attached as Exhibits A and B respectively, that the Project meets or exceeds the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*; and
3. Finds that the Project meets the eligibility criteria for the Class L incentive specified in the County Ordinance;
4. Recommends that the Project be approved for the Class L incentive.



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

**MILWAUKEE AVENUE DISTRICT**  
**1460 North Milwaukee Avenue**

**WARD 1**

**Staff Recommendation--**Staff recommends

**WHEREAS**, pursuant to Section 2-120-825 of the Municipal Code of Chicago governing review of permits for the demolition of 40% or more of any building or structure either designated as a “Chicago Landmark” or located in any district designated as a “Chicago Landmark,” the Commission on Chicago Landmarks (the “Commission”) has reviewed a permit application (the “Partial Demolition and Reconstruction Permit Application”) for the following:

*Partial demolition and reconstruction of the existing 3-story frame building* (the “Building”) located at *1460 North Milwaukee* (the “Property”) within the *Milwaukee Avenue District*, a Chicago Landmark (the “Landmark District”); and

**WHEREAS**, the significant historical or architectural features identified in the ordinance designating the Landmark District are all exterior elevations visible from the public rights-of-way and rooflines; and

**WHEREAS**, in November 2020, a permit was issued subsequent to the Commission’s review and approval for façade rehabilitation, and exterior and interior alterations with demolition of the third-floor structure only; and

**WHEREAS**, on December 24, 2020, a community representative notified Historic Preservation staff that the second and third floors had been completely demolished; and

**WHEREAS**, upon receiving this information, the Department of Planning and Development (“DPD”) contacted the Department of Buildings (“DOB”) and requested a stop work order on the Property; and

**WHEREAS**, the second floor demolition of the building contrary to the permit was a violation of the Landmarks Ordinance; and

**WHEREAS**, DOB issued the stop work order on January 6, 2021; and

**WHEREAS**, Benjamin Neikrug (the “Owner”) submitted a permit application to Historic Preservation Division on January 20, 2021, in order to legalize the demolition of the second floor and reconstruct the exterior walls and roof to remedy the violation and rehabilitate the Property.

**THE COMMISSION ON CHICAGO LANDMARKS HEREBY:**

1. Adopts the foregoing recitals as the findings of the Commission.

2. Authorizes the approval of the Partial Demolition and Reconstruction Permit Application of the building, with any conditions as necessary for compliance with the Commissions criteria, standards, and guidelines. The project architect shall provide status reports with dimensions and photographs to Historic Preservation Division staff every month until project completion. When roof framing has been installed, a professional survey shall be submitted to Historic Preservation Division staff confirming the height of the building.

3. In accordance with Section 2-120-825 of the Landmarks Ordinance, authorizes Historic Preservation staff to forward a written report to the Committee on Zoning, Landmarks, and Building Standards, informing the Committee of the Commission's decision to approve the Demolition and Reconstruction Permit Application and stating the reasons for its decision.

## **NOTICE OF PUBLIC MEETING**

### **PERMIT REVIEW COMMITTEE**

**THURSDAY, February 4, 2021**

**Virtual Meeting**

**2:00 p.m.**

### **AGENDA:**

- 1. 2140 W. Evergreen** **2<sup>nd</sup> Ward**  
**Wicker Park District**  
Proposed new 3-story masonry residential building with roof deck and detached rear 4-car garage with roof deck
- 2. 952 W. Fulton Market** **27<sup>th</sup> Ward**  
**Fulton-Randolph Market District**  
Proposed one-story addition to the existing rooftop addition

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

# PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, February 4, 2021

**1. 2140 W. Evergreen  
Wicker Park District**

**2<sup>nd</sup> Ward**

Proposed new 3-story masonry residential building with roof deck and detached rear 4-car garage with roof deck

**Applicant:** Peter Brejnak, owner  
John Hanna, Hanna Architects 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, 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 conditions:

1. The siting, setbacks, and overall height of the proposed new construction project is in character with the range of historic building heights and setbacks of adjacent buildings and is approved as proposed;
2. All window and door information and details shall be submitted with permit application;
3. As proposed, the front elevation and the east and west returns shall be clad in a standard size red brick (Cherry Velvet manufactured by Belden) with mortar matching the color of the brick. The remainder of the elevations shall be matching utilize-size brick; and,
4. The rooftop enclosure shall have a dark, non-reflective cladding/color.

**2. 952 W. Fulton Market  
Fulton-Randolph Market District**

**27<sup>th</sup> Ward**

Proposed one-story addition to the existing rooftop addition

**Applicant:** James Geier, owner  
Jonathan Splitt, Jonathan Splitt Architects, Ltd.

**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 the *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 as proposed.

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