

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.

In line with the Emergency Rules, the regular meeting of the **Commission on Chicago Landmarks** on **Thursday, March 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, March 4, 2021, at **1:30 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. 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. 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 meetings must register in advance by completing a form found at www.chicago.gov/cc and emailing it to ccl@cityofchicago.org. Registration will open at 9:00 a.m. on Friday, February 26 and will close either when the fifteen open spots have been allocated or by 12:45 p.m. on Tuesday, March 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, March 2.

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

Maurice D. Cox
Secretary

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

1. Approval of the Minutes of Previous Meeting

Regular Meeting of February 4, 2021

2. Report from the Department of Planning and Development

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

3. Report from the Department of Planning and Development

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

4. Citywide Adopt-a-Landmark Fund – Application

LOGAN SQUARE BOULEVARDS DISTRICT WARD 35
2614 North Kedzie Avenue/Norwegian Lutheran Memorial Church of Chicago

5. Permit Review Committee Reports

Report on Projects Reviewed at the February 4, 2021, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of February 2021

6. Adjournment

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

2. Report from the Department of Planning and Development

PENTECOSTAL CHURCH OF HOLINESS (FORMERLY OUR LADY OF LOURDES)

4208 West 15th Street

WARD 24

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

DRAFT Report to the Commission on Chicago Landmarks
On the
Pentecostal Church of Holiness
4208 W. 15th Street

The Department of Planning and Development (DPD) finds that the proposed landmark designation of the Pentecostal Church of Holiness located at 4208 W. 15th Street supports the City's overall planning goals for the surrounding North Lawndale Community Area and is consistent with the City's governing policies and plans.

Since its opening in 1932, the church has served as an important center of worship for the community. Originally a Roman Catholic parish, known as Our Lady of Lourdes, the humble Romanesque Revival style church building was the achievement of a predominantly Czech-speaking parish, which was founded in 1892.

In 2019, Pastor Chaun Johnson, on behalf of the church's current owner, the Pentecostal Church of Holiness, suggested to the CCL Program Committee that the building be designated a Chicago Landmark. The Pentecostal Church of Holiness continues in the tradition of its predecessor to provide educational access, equitable opportunities, and job training to residents, as well as working to strengthen North Lawndale.

The designation would join four other designated Chicago landmarks located in North Lawndale, including: the Stone Temple Baptist Church (designated 2016); the Jewish Peoples Institute (designated 2000); the Five Houses on Avers District (designated 1994) and the Sears Roebuck and Co. District (designated 2015).

DPD's recent planning for the broader area is consistent with the proposed landmark designation. North Lawndale was identified by the City in 2019 as a priority community in the INVEST South/West initiative. The section of Ogden Avenue from Kedzie to Pulaski Avenues is North Lawndale's INVEST South/West priority corridor. In November of 2020, DPD took a vital step in its implementation efforts by releasing an RFP for a development site on the corridor that identifies multiple development goals based on community feedback and past planning studies

and provides conceptual renderings and site plans to illustrate the community's vision. Redevelopment of this currently vacant site is anticipated to have a catalytic impact on the Ogden corridor by activating the pedestrian environment, adding retail amenities and employment opportunities and providing new housing units. To support this development, DPD will leverage multiple incentive programs to contribute financial assistance.

Additionally, in October of 2020 DPD released an RFP for the redevelopment of a roughly 21-acre site bounded by Roosevelt Road, Kostner Avenue, Fifth Avenue and Kildare Avenue that has been vacant for years. The RFP prioritizes a mix of land uses on the site with a priority on job creation and leveraging the amenity of a former elevated rail line that has been identified for conversion as a future greenway that will span multiple communities. A long-term planning effort for this recreational opportunity, currently referred to as the "Lawndale Line," is anticipated to begin in early 2021.

In conclusion, landmark designation of the Pentecostal Church of Holiness supports the City's overall planning goals for Chicago's North Lawndale Community Area, is consistent with the City's governing policies and plans and reinforces the reality that historic neighborhood assets can continue to serve as anchors of community life.

3. Report from the Department of Planning and Development

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

WARD 27

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

DRAFT Report to the Commission on Chicago Landmarks
on the

Morton Salt Company Warehouse Complex
1357 North Elston Avenue

The Department of Planning and Development (DPD) finds that the proposed landmark designation of the Morton Salt Company Warehouse Complex supports the City's overall planning goals for the North Branch Industrial Corridor and the surrounding West Town Community in the Central Planning Region and is consistent with the City's governing policies and plans.

The Morton Salt Company Warehouse Complex was completed in 1930 and designed by the Chicago architecture firm Graham, Anderson, Probst & White. The warehouse complex was designed to house the local salt storage, packaging, and distribution operations of the Morton Salt Company which was founded in Chicago in 1848 and served the greater Midwest. The complex is an excellent example of an early 20th-century industrial complex with a "production shed" building type designed for the efficient bulk storage of salt destined for a

range of consumers and products. Architectural firm Graham, Anderson, Probst & White was one of the most prolific and important architectural firms in Chicago between the 1910s and early 1930s. The firm designed many prominent civic and commercial buildings including Union Station, the John G. Shedd Aquarium, the Wrigley Building, the Civic Opera Building, and the Merchandise Mart.

The complex is located at the southeast corner of Elston Avenue and Blackhawk Street and sits along the North Branch of the Chicago River. This site is part of the 760 acres along the Chicago River between Kinzie Street and Fullerton Avenue for which the City has developed a land use plan called the North Branch Framework. The framework was developed as part of the City's Industrial Corridor Modernization Initiative, a multi-year effort to review Chicago's industrial corridors.

The plan, adopted by the Chicago Plan Commission in May 2017, includes modern land use parameters for utilization by the Chicago Plan Commission, City Council, and the public to assess future development proposals and land use transitions in the North Branch. The framework's three main goals are to:

- Maintain the corridor as an economic engine and vital job center;
- Provide better access for all transportation modes; and
- Enhance the area's unique natural and built environment.

Within the framework, the property is located in the North Sub-Area, a portion of the Corridor which permits existing uses while accommodating transition to mixed-use facilities (office, commercial and residential). Such a transition is proposed by the owners, 1357 Property Owner, LLC. They have proposed an adaptive re-use of the site into event, restaurant, office, and commercial uses. Construction work to accommodate these uses was approved on a pre-landmark basis at the October 2020 Permit Review Committee meeting of the Commission on Chicago Landmarks and has begun at the site. The Planned Development application for the project was approved at the Chicago Plan Commission on January 21 of this year.

The Morton Salt Warehouse Complex is one of approximately 60 buildings, structures, and industrial features throughout the corridor identified as having unique historical, architectural, or other impact on the corridor environment. Landmarking the property aligns with the framework's treatment of "character buildings":

Throughout the corridor, industrial structures such as the Morton Salt sheds...are distinctive touchstones that give a sense of place to the North Branch. Many masonry structures designed for manufacturing uses still remain throughout the corridor. These structures are distinguished by exterior brick, often with heavy timber or steel-framed interior structures, and continue to be adaptively reused due to their architectural uniqueness and character.

WHEREAS, on June 1, 2017, the Commission on Chicago Landmarks (the “Commission”) approved funding priorities for the AAL Fund; and

WHEREAS, on May 2, 2019, 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 July 1, 2019; and

WHEREAS, the Department received 7 applications, including an application submitted by the Norwegian Lutheran Memorial Church (the “Applicant”) for the rehabilitation of the Norwegian Lutheran Memorial Church of Chicago at 2614 N. Kedzie 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 is a contributing building with the Logan Square Boulevards District which was designated as a Chicago Landmark by the City Council of the City of Chicago (the “City Council”) on November 1, 2005, pursuant to the Chicago Landmarks Ordinance; and

WHEREAS, the Department evaluated the applications based on the funding priorities 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 priorities and criteria; and

WHEREAS, the Department wishes to award the Applicant a grant in the amount of \$250,000 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 priorities; 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, March 4, 2021

Virtual Meeting

1:30 p.m.

AGENDA:

- 1. 1512-1514 N. Hoyne** **2nd Ward**
Wicker Park District
Construction of a 3-story masonry structure with roof deck at 1514 N. Hoyne with an inset hyphen connection to existing building at 1512 N. Hoyne.
- 2. 6200 N. Meredith** **39th Ward**
Old Edgebrook District
Proposed new in-ground pool and pool deck in side yard.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, March 4, 2021

**1. 1512-1514 N. Hoyne
Wicker Park District**

2nd Ward

Construction of a 3-story masonry structure with roof deck at 1514 N. Hoyne with an inset hyphen connection to existing building at 1512 N. Hoyne.

Applicant: Cullen Davis, owner
Gary Beyerl, BBA Architects

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 conditions:

1. The 3-story masonry structure with roof deck as shown on plans and elevations dated 2/8/21 is approved as proposed;
2. The existing cast iron fence at the front property line shall be retained and repaired as necessary;
3. All window and door information and details shall be submitted with permit application; and,
4. The applicant shall provide Historic Preservation staff with material samples for review and approval prior to order and installation.

**2. 6200 N. Meredith
Old Edgebrook District**

39th Ward

Proposed new in-ground pool and pool deck in side yard.

Applicant: Catherine Battin, owner
John Berta, Barrington Pools

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 condition:

1. The layout used shall be Option B, as this provides a greater setback from the front property line and decreased visibility from the public rights-of-way.