

# 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](http://www.chicago.gov/ccl).

The regular meeting of the **Commission on Chicago Landmarks** on **Thursday, March 3, 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, March 3, 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](http://www.chicago.gov/ccl) or by using this link and passcode:

<https://us06web.zoom.us/j/83181613737>

Passcode: 557873

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

Webinar ID: 831 8161 3737

Passcode: 557873

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](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).

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

Maurice D. Cox  
Secretary



Landmarks website at:

[http://www.cityofchicago.org/city/en/depts/dcd/supp\\_info/chicago\\_landmarks-publicationsandadditionalinformation.html](http://www.cityofchicago.org/city/en/depts/dcd/supp_info/chicago_landmarks-publicationsandadditionalinformation.html).

7. Adjournment

**Commission on Chicago Landmarks  
Summary of Projects with Draft Staff Recommendations, March 3, 2022**

**2. Preliminary Landmark Recommendation**

**MONUMENTAL BAPTIST Church Building  
729 East Oakwood Boulevard**

**WARD 4**

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

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

- Monumental Baptist Church (the "Building"), located at the address noted above, meets four (4) criteria for landmark designation as set forth in Section 2-120-620 (1), (3), (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 3<sup>rd</sup> of March, 2022, 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 Structure 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.

**3. Citywide Adopt-a-Landmark Fund - Application**

**MUDDY WATERS HOUSE  
4339 South Lake Park Avenue**

**WARD 4**

**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 Chandra Cooper (the “Applicant”) for the rehabilitation of the Muddy Waters House at 4339 S. Lake Park 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 within the North Kenwood Multiple Resource District which was designated as a Chicago Landmark by the City Council of the City of Chicago (the “City Council”) on June 9, 1993, pursuant to the Chicago Landmarks Ordinance; and

**WHEREAS**, the Landmark Building was designated as an individual Chicago Landmark by the City Council on October 14, 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 \$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 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, March 3, 2022**

**Virtual Meeting**

**1:30 p.m.**

### **AGENDA:**

- 1. 1516 N. Lake Shore** **43<sup>rd</sup> Ward**  
**Seven Houses on Lake Shore Drive**  
Proposed rehabilitation and conversion of office building to single-family residence with new penthouse addition and roof deck.
- 2. 2042-44 N. Halsted** **43<sup>rd</sup> Ward**  
**Armitage-Halsted District**  
Proposed rehabilitation of buildings including new dormers on 2044 N. Halsted and new three-story rear additions at both properties.
- 3. 917 W. Fulton Market** **27<sup>th</sup> Ward**  
**Fulton-Randolph Market District**  
Proposed design and massing modifications to the previously conditionally approved 11-story masonry and glass commercial building including a new 1-story rooftop addition, roof deck and pergolas on the existing building at 900 W. Lake.
- 4. 2154 W. Potomac** **2<sup>nd</sup> Ward**  
**Wicker Park District**  
Proposed addition of new visible rooftop dormers.

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

# PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, March 3, 2022

## 1. 1516 N. Lake Shore

43<sup>rd</sup> Ward

### Seven Houses on Lake Shore Drive

Proposed rehabilitation and conversion of office building to single-family residence with new penthouse addition and roof deck.

**Applicant:** Michael Whitted, owner  
Adrian Urbanowicz, Urbanovision Ltd., 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, 6, , 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 or district and approve the project with the following conditions:

1. The project and rooftop addition are approved as shown on drawings dated 12/15/21. As proposed, select portions of the original roof will remain intact, braced and protected during the partial removal of the roof structure; and,
2. The color of the rooftop addition shall be revised from grey to a color to closely match the roof clay tiles. Material samples and window repair details shall be submitted for review with permit application.

## 2. 2042-44 N. Halsted

43<sup>rd</sup> Ward

### Armitage-Halsted District

Proposed rehabilitation of buildings including new dormers on 2044 N. Halsted and new three-story rear additions at both properties.

**Applicant:** Chicago Development Partners, owner  
Kipnis Architecture + Planning, 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, 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 or district and approve the project with the following conditions:

1. The proposed project is approved as shown on the drawings dated 2/18/2022;
2. The glazing in the new aluminum storefront system shall be clear vision glass. Storefront elevations and dimensioned section details shall be included in the permit plans;
3. Large-scale, dimensioned detail drawings for each window type through the sill, head, meeting rail, mullions, transom bar, brick mold, and trim shall be submitted with the permit plans;
4. The siding on the dormers shall be painted the same color as the roofing materials in order to further minimize their visibility;
5. 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 demolition of the existing roof and interior structure and the excavation and new construction shall be included with the permit application. The recommended measures, sequencing, and protections shall be incorporated in the structural and architectural permit drawings; and,
6. Should unforeseen conditions in the field result in a need to demolish any part of the existing structures at 2042 and 2044 N. Halsted beyond what is shown on the plans dated 2/18/2022, the applicant shall notify historic Preservation staff immediately.

**3. 917 W. Fulton Market**

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

**Fulton-Randolph Market District**

Proposed design and massing modifications to the previously conditionally approved 11-story masonry and glass commercial building including a new 1-story rooftop addition, roof deck and pergolas on the existing building at 900 W. Lake.

**Applicant:** 917 W. Fulton Partners LLC, owner  
FitzGerald, architect  
Chris Leach, Akerman LLP, attorney

**Staff Recommendation:** Staff recommends that the Committee find that the proposed project meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Design Guidelines for the Fulton-Randolph Market Historic District*, 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 project is approved as shown on plans dated 2/24/22. The quality of materials and design details (brick and curtain wall) as approved are important features in meeting the Commission's guidelines. Any significant changes to the approved design, details and materials will require further review by the Permit Review Committee;
2. Permit drawings shall include dimensioned details for all windows and storefronts as well as brick patterns and mullion details;
3. Historic Preservation staff shall view for approval all material samples prior to permit application; and,
4. Any signage, including any exterior lighting, shall be permitted separately, and reviewed and approved by Historic Preservation staff prior to order and installation.

**4. 2154 W. Potomac  
Wicker Park District**

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

Proposed addition of new visible rooftop dormers.

**Applicant:** Vincent Gendusa, owner  
IPSA Corporation, 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 new wood siding to be painted the color of the roofing material to further minimize visibility;
2. Provide large-scale, dimensioned detail drawings for each window type through the sill, head, meeting rail, mullions, transom bar, brick mold, and trim; and,
3. The new porches on the main house and the coach house to be built of wood treads with closed wood risers.