

# COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The regular meeting of the **Commission on Chicago Landmarks** on **Thursday, March 9, 2023**, 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 9, 2023**, at **2:00 p.m.** This meeting will also be a virtual meeting simulcast to the general public via live stream.

“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 take place at the beginning of the meeting. The Emergency Rules can be found on the Commission’s website at [www.chicago.gov/ccl](http://www.chicago.gov/ccl).

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 [Chicago.gov/ccl](http://Chicago.gov/ccl) or by using this link and passcode:

<https://us06web.zoom.us/j/83507431752>

Passcode: 749515

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

Webinar ID: 835 0743 1752

Passcode: 749515

Any member of the public wishing to speak must be signed in by the start of the meeting. Applicants/owners 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

**AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, March 9, 2023  
Virtual Meeting  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of February 9, 2023

2. Final Landmark Recommendation

CLARK-NETSCH HOUSE WARD 43  
1700 North Hudson Avenue

3. Final Landmark Recommendation

PROMONTORY POINT WARD 5  
East of S. Jean-Baptiste Pointe DuSable Lake Shore Drive, Between 54th and 56th Streets

4. Citywide Adopt-a-Landmark Fund - Application

6901 Oglesby Cooperative Apartment Building WARD 5  
6901 South Oglesby Avenue

5. Citywide Adopt-a-Landmark Fund - Informational

ADOPT-A-LANDMARK FUND VARIOUS  
2023 Application Round

6. Annual Report for 2022 - Informational

7. Schedule for a Virtual Public Hearing on Proposed Landmark Designation Pursuant to §2-120-670 through §2-120-680 of the Municipal Code – Announcement

EPWORTH CHURCH BUILDING WARD 48  
5253 North Kenmore Avenue

Date: Thursday, March 30, 2023  
Time: 10:00 a.m.  
Access Details: [www.chicago.gov/ccl](http://www.chicago.gov/ccl)  
Hearing Officer: Commissioner Suellen Burns

8. Permit Review Report

Report on Permit Decisions by the Commission Staff for the Month of February 2023

9. Adjournment

**Commission on Chicago Landmarks  
Summary of Projects with Recommendations, March 9, 2023**

**2. Final Landmark Recommendation**

CLARK-NETSCH HOUSE  
1700 North Hudson Avenue

WARD 43

**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 Clark-Netsch 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 four (4) 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.*
3. *Its identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, social, or other aspect of the development 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 January 12, 2023, 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 four of the seven 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.
- On the interior, the overall spatial volume of the residential portion of the Building. Aspects of Netsch’s Field Theory on the interior that are significant include the central tower and the arrangement of living spaces extending from it.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated January 12, 2023, the most current iteration of which is dated March 9, 2023, incorporated herein and attached hereto as **Exhibit A** (the “Designation Report”).

At its regular meeting of February 9, 2023, 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 February 12, 2023, the Commission received written consent to landmark designation of the Building in a form dated February 12, 2023, and signed by William Forrest, 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 reflects the architectural heritage of Old Town in the 1960s and 1970s, a neighborhood that had established itself as a place for artists and the creative community. Walter Netsch was one of several Chicago architects of the modern era that designed residential buildings for themselves and for clients in Old Town. The Building is one example how modern design was adapted for smaller, urban residences in Old Town; and

**WHEREAS**, the Building is significant as the residence of Dawn Clark Netsch, a progressive politician and lawyer who served as an Illinois State Senator, Comptroller, and Northwestern University professor; and

**WHEREAS**, Dawn Clark Netsch’s career was marked by a number of superlative achievements: she was the first woman to serve on the faculty at Northwestern University School of Law, she was the first woman to be elected to the Illinois state senate, she became in 1990 the highest-ranked woman in the state government when she was elected Illinois comptroller, and she was the first woman to campaign for governor of Illinois; and

**WHEREAS**, during her long career in law and public service, both in and out of office, Dawn Clark Netsch championed progressive government reforms, funding for public education, civil rights and social justice; and

**WHEREAS**, during her 18 years in the state senate, Dawn Clark Netsch helped advance the Equal Rights Amendment and the Family and Medical Leave Act. She was also an early and vocal supporter of the gay and lesbian community, she worked to establish state funding for HIV/AIDS care in the 1980s and also sponsored gay rights legislation; and

**WHEREAS**, as a delegate to the Illinois Constitutional Convention in 1969, Dawn Clark Netsch played an influential role in modernizing state government; and

**WHEREAS**, the Building is constructed with economical and off-the-shelf materials, resulting in an innovative example of a small modern house set within a historic residential setting; and

**WHEREAS**, the Building is significant as the residence of its designer Walter Netsch, a prominent Chicago architect who worked for the internationally-renowned firm Skidmore, Owings, and Merrill for over thirty years and designed such well-known works as the U.S. Air Force Academy Cadet Chapel (a National Historic Landmark) and the University of Illinois at Chicago campus; and

**WHEREAS**, whenever an architect designs their own residence, they have essentially the ideal client and the ultimate proving ground for their individual expression. The Building is no exception and reflects Netsch's Field Theory in its expression of rotated squares on its interior and exterior; and

**WHEREAS**, Netsch became known during the 1960s for his "Field Theory" of design, where he created floor plans and general building parti from the manipulation of superimposed geometric figures. Netsch's design theory influenced the design of his Hudson Street house in Old Town; and

**WHEREAS**, the Building meets four criteria for landmark designation set forth in Section 2-120-620 (1), (3), (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 March 9, 2023; and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the four criteria for landmark designation set forth in Section 2-120-620 (1), (3), (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.
  - On the interior, the overall spatial volume of the residential portion of the Building. Aspects of Netsch's Field Theory on the interior that are significant include the central tower and the arrangement of living spaces extending from it.
6. Recommends the designation of the Building a Chicago Landmark.

### 3. Final Landmark Recommendation

#### PROMONTORY POINT

WARD 5

East of S. Jean-Baptiste Pointe DuSable Lake Shore Drive, Between 54th and 56th Streets

**Staff Recommendation**--Staff recommends that 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 Promontory Point, specifically that portion located east of S. Jean-Baptiste Pointe DuSable Lake Shore Drive between 54th and 56th Streets, Chicago, Illinois (the “Site”), is worthy of Chicago Landmark designation. On the basis of careful consideration of the history and architecture of the Site, the Commission has found that it satisfies the following four (4) 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.*
7. *Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Chicago.*

#### I. BACKGROUND

The formal landmark designation process for the Site began on January 12, 2023, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Site as a Chicago Landmark. The Commission found that the Site meets four (4) 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.).

The Preliminary Recommendation, incorporated herein and attached hereto as Exhibit A, initiated the process for further study and analysis of the proposed designation of the Site as a Chicago Landmark.

As part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated November 2022, the most current iteration of which is dated March 9, 2023, incorporated herein and attached hereto as Exhibit B (the “Designation Report”).

On January 31, 2023, the Commission officially requested consent to the proposed landmark designation from the owner of the Site, the Chicago Park District. On February 22, 2023, the Commission received a form dated February 22, 2023, and signed by Rosa Escareno, the General Superintendent and CEO of the Chicago Park District, consenting to the proposed designation.

At its regular meeting of February 9, 2023, the Commission received a report from Maurice Cox, Commissioner of the Department of Planning and Development (DPD), supporting the proposed landmark designation of the Site. This report is incorporated herein and attached hereto as Exhibit C.

## 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, the DPD Report, and all of the information on the proposed landmark designation of the Site; and

WHEREAS, the Site meets the four (4) criteria for landmark designation set forth in Section 2-120-620 (1), (4), (5), and (7) of the Municipal Code; and

WHEREAS, the Site was first envisioned as part of Daniel Burnham's seminal 1909 *Plan of Chicago* which proposed the use of artificial fill to construct a magnificent stretch of new parkland between Grant and Jackson Parks; and

WHEREAS, in 1934, Chicago voters approved the Park Consolidation Act, thereby establishing the Chicago Park District and, with it, the means to access money through the Works Progress Administration (WPA), President Roosevelt's New Deal program to provide work to millions of jobseekers through the completion of public works programs. The Chicago Park District secured WPA funds from 1935 through 1939 to complete the Site, employing thousands of Chicagoans during the Great Depression while creating a new peninsular park which provided South Siders with a beautiful haven just steps from Jean-Baptiste Pointe DuSable Lake Shore Drive with spectacular views and access to the lake; and

WHEREAS, in 1953, during the Cold War, the United States military installed a Nike missile launcher area in Jackson Park and a radar area at the Site. Although some community organizations resented the installation of radar towers and were supported by Hyde Park Alderman Leon Despres and Congressman Barratt O'Hara, it was not until the anti-Vietnam War movement grew that community members became more ardent in their demands for removal of the structures. In 1970, U.S. Congressman Abner Mikva led 500 demonstrators who protested the Vietnam War and demanded the removal of the Nike missile bases. The federal government finally closed the Site's Nike installation in 1971; and

WHEREAS, Alfred Caldwell, landscape designer of the Site, was mentored by Jens Jensen and is considered to be one of the great landscape architects of the Prairie style. This naturalistic approach to landscape design developed in the late nineteenth and early twentieth centuries and used native vegetation and other features of the Midwest to emphasize the region's open character and horizontal expanses; and

WHEREAS, the Site's Pavilion Building is a fine French Eclectic-style building designed by Emanuel Valentine Buchsbaum, a notable Chicago architect. Buchsbaum's career began under architect R. Harold Zook with projects including the Maine East High School and Pickwick Theatre in Park Ridge, Illinois. During the 1930s to 1970s while head architect and later an engineer for the Chicago Park District, Buchsbaum built structures throughout Chicago's park system, some of the most noteworthy being the 1931 Grant Park Band Shell

(demolished 1978), the 1938 Art Moderne “lake steamer” North Avenue Beach House (demolished 1999) and 1937 Montrose Avenue Beach House (west wing extant), and the 1956 Henry Horner Park Field House; and

WHEREAS, Frederick C. and Elisabeth Haseltine Hibbard, sculptors of the *David Wallach Fountain*, installed and dedicated at the Site in 1939, were important Chicago artists whose sculptural work was exhibited and installed throughout the United States; and

WHEREAS, the Site is a significant example of Alfred Caldwell’s Prairie style of landscape architecture; and

WHEREAS, the Site retains the city’s last largely intact stretch of limestone step-stone revetments, variations of which once defined most of Chicago’s shoreline during the twentieth century; and

WHEREAS, with its distinctive curved landform that juts out into Lake Michigan and its limestone, step-stone revetments that provide park visitors close access to the water, Promontory Point is an iconic visual feature along Chicago’s lakefront; 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 Final Designation Report, as revised, and dated this 9th day of March 2023, and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Site meets the four (4) criteria for landmark designation set forth in Sections 2-120-620 (1), (4), (5), and (7) of the Municipal Code; and
4. Finds that the Site 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 Site are identified as follows:
  - All exterior elevations and roofline of the Pavilion Building; and
  - The pathways, council rings, *David Wallach Fountain*, and limestone revetments; and
  - Alfred Caldwell’s landscape design of a central meadow edged by irregular groupings of plants and trees.

Routine landscape maintenance is excluded from review. Species selection of individual plants and trees is also excluded from review in recognition of the potential need for change to the plant palette to ensure that the park landscape is resilient in the face of climate change.

6. Recommends that the Site be designated a Chicago Landmark.

#### **4. Citywide Adopt-a-Landmark Fund - Application**

**6901 Oglesby Cooperative Apartment Building  
6901 South Oglesby Avenue**

**WARD 5**

**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 6901 Oglesby Condominium Association (the “Applicant”) for exterior masonry work to the 6901 Oglesby Cooperative Apartment Building (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 a Chicago Landmark by the City Council of the City of Chicago (the “City Council”) on September 10, 2008, 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 the criteria; and

WHEREAS, the Department wishes to award the Applicant a grant in the amount of \$249,999 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 9, 2023 Virtual Meeting

2:00 p.m.

### AGENDA:

- 1. 4605 N. Hermitage** **47<sup>th</sup> Ward**  
**Dr. Wallace C. Abbott House**  
Proposed exterior rehabilitation including restoration of original porch, replacement of non-original windows, and modifications to non-historic rear addition.
- 2. 843 N. Wolcott** **1<sup>st</sup> Ward**  
**East Village District**  
Proposed new construction of a three-story, masonry, multi-family residence with roof deck and detached rear garage.
- 3. 1057-59 N. Wolcott** **2<sup>nd</sup> Ward**  
**East Village District**  
Proposed rehabilitation of existing corner building, removal of non-historic one-story side addition and replacement with new three-story structure.
- 4. 1357 N. Elston** **27<sup>th</sup> Ward**  
**Morton Salt Warehouse Complex**  
Proposed modifications to previously approved interior and exterior rehabilitation of the existing industrial complex including new roof decks and signage.

**1. 4605 N. Hermitage** **47<sup>th</sup> Ward**  
**Dr. Wallace C. Abbott House**

Proposed exterior rehabilitation including restoration of original porch, replacement of non-original windows, and modifications to non-historic rear addition.

**Applicant:** Bill and Kaela McDougall, owner  
Elements Architectural Group, 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 2, 3, 5, 6, and 9 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 proposed modifications are approved as shown in the plans dated 1/27/23 and design booklet dated 2/10/23; and,
2. Window and door details shall be submitted with permit application.

**2. 843 N. Wolcott** **1<sup>st</sup> Ward**  
**East Village District**

Proposed new construction of a three-story, masonry, multi-family residence with roof deck and detached rear garage.

**Applicant:** Maria Whipple, 843 N. Wolcott 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 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 district and approve the project with the following conditions:

1. To be more compatible with similar historic building types on the block, the stoop height and floor heights shall be reduced so the overall building height will be no taller than 39'-0"; and,
2. Proposed window and door details shall be submitted with the permit application.

**3. 1057-59 N. Wolcott  
East Village District**

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

Proposed rehabilitation of existing corner building with removal of non-historic one-story side addition and replacement with new three-story side addition.

**Applicant:** Thomas Wolcott LLC, owner  
SGW Architecture & Design, 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 or district and approve the project with the following conditions:

1. The removal of the non-historic frame addition and replacement with new masonry side addition is approved as shown on drawings dated 2/28/23;
2. The proposed roof decks are approved as proposed in visibility studies dated 2/28/23;
3. As proposed, new masonry shall be Morin Colony Red Water Struck brick and Sand Buff Chicago common brick;
4. The masonry curb element shall be eliminated from the patio fence facing Thomas and the fence shall be no taller than 5'; and,
5. Windows and storefront details shall be submitted with permit application.

**4. 1357 N. Elston  
Morton Salt Warehouse Complex**

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

Proposed modifications to previously approved interior and exterior rehabilitation of the existing industrial complex including new roof decks and signage.

**Applicant:** Blue Star Properties, owner  
K2 Studio, 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 approve the project with the following conditions:

1. The rooftop decks and curtain wall are approved as shown on drawings dated 2/10/23 and 5/27/22. As proposed, all railings and stair elements are to match the previously installed features; and,
2. The new wall signage on the packaging building is approved as proposed, with the condition that any attachments to masonry be located in mortar joints and all conduit is concealed. Attachment details and conduit locations shall be submitted with permit application.