

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, May 6, 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, May 6, 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. 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, April 30 and will close either when the fifteen open spots have been allocated or by 12:45 p.m. on Tuesday, May 4, 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, May 4.

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

Maurice D. Cox
Secretary

8. Permit Review Committee Reports

Report on Projects Reviewed at the April 1, 2021, Permit Review Committee Meeting

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

9. Adjournment

**Commission on Chicago Landmarks
Summary of Projects with Draft Staff Recommendations, May 6, 2021**

2. Report from the Department of Planning and Development

**(FORMER) SCHLITZ BREWERY-TIED HOUSE
1393-1399 West Lake Street**

WARD 27

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

DRAFT Report to the Commission on Chicago Landmarks
on the
(Former) Schlitz Brewery-Tied House
1393-1399 West Lake Street

The Department of Planning and Development (DPD) finds that the proposed landmark designation of the (Former) Schlitz Brewery-Tied House at 1393-1399 West Lake Street supports the City's overall planning goals for the surrounding Near West Side Community Area and the Central Planning Region and is consistent with the City's governing policies and plans.

The (Former) Schlitz Brewery-Tied House at 1393-1399 West Lake Street was built in 1892 for the Joseph Schlitz Brewing Company. In response to increasing competition, legal restrictions, and social pressures on public drinking, multiple brewing companies adopted a "tied house" system where they controlled taverns outright and sold only their brand of beer. It is one of the earlier and more architecturally ornate examples of the Chicago taverns built by breweries and is a "store and flats"-style structure which incorporated three floors of flats for use as housing or commercial space above a ground-floor saloon.

The former tied house is in the Near West Side Community Area in the 27th Ward. The structure was rated orange in the Chicago Historic Resources Survey. The lot is zoned C1-3 (Neighborhood Commercial District). The building fronts Lake Street along which the elevated tracks of the Chicago L's Lake Branch are situated and sits at the northwest corner of a block whose western half is occupied by one- to three-story buildings, most of which were built around the turn of the twentieth century. The eastern half of the block is occupied by a recently constructed 13-story high-rise.

A Fulton Market Innovation District Plan was initially adopted by the Chicago Plan Commission in 2014 for the area roughly bounded by Hubbard Street on the north, Halsted Street on the east, Randolph Street on the south, and Ogden Avenue on the West. It consisted of a land use map, general design guidelines, a suite of public investments, and recommendations for preserving historic buildings and providing more food-oriented programming. Expanding several blocks beyond those boundaries, in 2017, the Plan Commission also adopted the West Loop Design Guidelines which contained General Strategies for Design Excellence including "preserve and integrate adjacent and on-site historic buildings in a complementary manner into new developments." Tremendous land

use and market demand changes in and around the Fulton Market Innovation District since the initial 2014 plan prompted an update which was approved by the Plan Commission in February of 2021. One of three main goals identified in the updated plan was to “Protect and Enhance Historical and Cultural Assets” by continuing to “support the Fulton Randolph Market Landmark District and other historic assets.”

Therefore, the Department of Planning and Development finds that the proposed landmark designation of the (Former) Schlitz Brewery-Tied House at 1393-1399 West Lake Street supports the City’s overall planning goals for the surrounding Near West Side Community Area and the Central Planning Region and is consistent with the City’s governing policies and plans.

4. Citywide Adopt-a-Landmark Fund

**ADOPT-A-LANDMARK FUND
2021 Funding Priorities and Evaluation Criteria**

VARIOUS

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

FUNDING PRIORITY: Neighborhood Anchors and Neighborhood Commercial Buildings

Evaluation Criteria (DPD will evaluate projects based on how many of the following criteria are met):

- Projects that have not been completed and that address exterior envelope issues.
- Projects that are located within Qualified Investment Areas with priority to projects that are also in the Invest South/West Community Areas.
- Projects that leverage additional project investment such that the requested Adopt-a-Landmark funds fill financing gaps.
- Projects that will have a positive, catalytic impact on the community in which they are located. The impact may be in the form of new permanent jobs created, commercial leasing to new businesses, providing new services (e.g. soup kitchen, adult education/training, after school programs, child-care services), etc.
- Projects that address /prevent further deterioration of the subject property’s structural and architectural integrity caused by natural misfortune (storm damage, fire, flooding, etc.), or buildings that are situationally threatened as determined on a case-by-case basis.
- Projects that will rehabilitate vacant or underutilized buildings to make them ready for occupancy or improve their occupancy. This may include an interior and exterior scope of work with Adopt-a-Landmark funds to be used for qualified exterior work.
- Projects that are “shovel ready” and will be completed in 2 years.

5. Class L Property Tax Incentive – Final Certification

**COOK COUNTY HOSPITAL ADMINISTRATION BUILDING
1835 West Harrison Street**

WARD 27

Staff Recommendation--Staff recommends that:

WHEREAS, on August 2, 2018, the Commission on Chicago Landmarks (the "Commission") approved the scope of work and budget for the Class L Ordinance (defined below) and recommended to City Council that the Project (defined below) be approved for the Class L real estate tax incentive; and

WHEREAS, on January 23, 2019, the City Council of the City of Chicago (the "City Council") adopted an ordinance designating the Cook County Hospital Administration Building (the "Building"), located at 1835 West Harrison Street, as a Chicago Landmark; and

WHEREAS, on January 15, 2020, the City Council adopted an ordinance (the "Class L Ordinance") recommending approval of the owner's application for the Class L real estate tax incentive for certain rehabilitation of the Building as described in the Class L Ordinance (the "Project") and with the Permanent Index Numbers: 17-18-403-005-0000 and 17-18-403-006-0000; and

WHEREAS, the Commission has reviewed the Class L application and the Project undertaken at the Building 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; now, therefore

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the above recitals as the findings of the Commission; and
 2. Finds that the Project is a Substantial Rehabilitation (as defined in Section 1 of the County Ordinance) which has been substantially completed in accordance with architectural plans approved by the Commission and the budget and scope of work incorporated in the Class L Ordinance; and
 3. Certifies that the Project meets or exceeds the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*; and
 4. Finds that the Project meets the eligibility criteria for the Class L real estate tax incentive specified in the County Ordinance; and
 5. Recommends that the Project be approved for the Class L incentive.
- 6. Class L Property Tax Incentive – Final Certification**

**ESSEX INN
800 South Michigan Avenue**

WARD 4

Staff Recommendation--Staff recommends that:

WHEREAS, on January 5, 2017, the Commission on Chicago Landmarks (the "Commission") approved the scope of work and budget for the Class L Ordinance (defined below) and recommended to City Council that the Project (defined below) be approved for

the Class L real estate tax incentive; and

WHEREAS, on March 29, 2017, the City Council of the City of Chicago (the "City Council") adopted an ordinance designating the Essex Inn (the "Building"), located at 800 S. Michigan Avenue, as a Chicago Landmark; and

WHEREAS, on March 29, 2017, the City Council adopted an ordinance (the "Class L Ordinance") recommending approval of the owner's application for the Class L real estate tax incentive for certain rehabilitation of the Building as described in the Class L Ordinance (the "Project") and with the Permanent Index Number: 17-15-305-050-0000; and

WHEREAS, the Commission has reviewed the Class L application and the Project undertaken at the Building 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; now, therefore

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the above recitals as the findings of the Commission; and
2. Finds that the Project is a Substantial Rehabilitation (as defined in Section 1 of the County Ordinance) which has been substantially completed in accordance with architectural plans approved by the Commission and the budget and scope of work incorporated in the Class L Ordinance; and
3. Certifies that the Project meets or exceeds the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*; and
4. Finds that the Project meets the eligibility criteria for the Class L real estate tax incentive specified in the County Ordinance; and
5. Recommends that the Project be approved for the Class L incentive.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, May 6, 2021

Virtual Meeting

2:00 p.m.

AGENDA:

- 1. 20 N. Wacker** **42nd Ward**
Civic Opera House
Proposed insertion of new glass partitions and HVAC systems in Opera House lobby to remedy temperature issues throughout the theater.
- 2. 3300 S. Federal** **3rd Ward**
Main Building, Illinois Institute of Technology
Renewal of expired approval for proposed rehabilitation of building for residential use including new window openings, skylights, masonry repair and replacement, and reconstruction of portions of existing boiler house.
- 3. 1120 W. Lawrence** **46th Ward**
Uptown Square District
Proposed construction of new ADA accessible station on the north side of Lawrence Avenue with an auxiliary station exit on the south side, and a new 520- long precast platform with steel-framed and polycarbonate canopy structure along entire length.
- 4. 3728 N. Springfield** **30th Ward**
Villa District
Proposed rehabilitation of a 1-½ story bungalow, including dormers and a rear addition, siding replacement, and new window insertions based on historic photos.
- 5. 1120 E. 50th** **4th Ward**
Kenwood District
Proposed new curb cut and driveway in western side yard to provide access to new parking pad.

6. 5400 N. Clark

40th Ward

(Former) Swedish American State Bank Building

Proposed expansion of storefront glazing, new awnings with signage, and new blade sign attached to a new steel soffit.

Dijana Cuvalo, AIA

Historic Preservation Division

Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, May 6, 2021

1. 20 N. Wacker

42nd Ward

Civic Opera House

Proposed insertion of new glass partitions and HVAC systems in Opera House lobby to remedy temperature issues throughout the theater.

Applicant: Civic Opera House, owner
Len Koroski, Goettsch Partners, 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, 5, 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. Any floor or ceiling penetrations shall be as few as is required and any floor penetrations shall be located as close to tile grout joints as possible;
2. As proposed, new partition frames and any other necessary metal attachment components to be bronze finish to match remainder of lobby; and,
3. The new continuous slot diffusers in the lobby ceiling shall be painted gold to match the remainder of the plaster to further minimize their visibility and impact to the ceiling. Material samples to be submitted with permit application.

2. 3300 S. Federal

3rd Ward

Main Building, Illinois Institute of Technology

Renewal of expired approval for proposed rehabilitation of building of residential use including new window openings, skylights, masonry repair and replacement, and reconstruction of portions of existing boiler house.

Applicant: MCM Company, Inc., applicant
Ken DeMuth, Pappageorge Haymes Partners, 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, 6, and 7 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 reconstruction of portions of the boiler house due to its deteriorated condition is approved as shown on plans dated 4/15/2021. As proposed, the sandstone clad east wall shall be braced in place, protected during the demolition and reconstruction work and repaired as needed. Existing brick shall be salvaged and reused as much as possible;
2. Masonry cleaning specifications, masonry repair and replacement details shall be included with the permit application. Samples of any replacement units, patching, and mortar shall match the historic in size, color, profile and texture and shall be reviewed for approval by Historic Preservation staff with the permit application;
3. To accommodate light/ventilation requirements for habitable space, the new attic window openings matching the historic attic windows in size and design are approved in locations as proposed. Existing and proposed window details and door details shall be submitted for review and approval with the permit application;
4. As proposed, the existing stained-glass shall be cleaned and the storm shutters shall be replaced. Details of the proposed storm shutters and information on the cleaning of the stained-glass shall be reviewed by Historic Preservation staff with the permit application;
5. The 4'-0" tall roof extensions on the previously lowered roof, matching the east and west roof slopes, are approved as proposed. The extensions will receive asphalt shingle treatment to match the rest of the roof;
6. The new skylights, considering the photographic and physical evidence of skylights existing on the building in the past, are approved. Skylights shall be low profile and the frames shall be of a color consistent with the color of the roofing shingles;
7. The new mechanical units proposed for the boiler house roof and the Main Building roof shall be as minimal in size as possible and located to minimize their visibility. Final dimensioned drawings and information shall be included with the permit application; and,
8. New shingles shall be architectural grade and shall match the color of the historic roofing as closely as possible based on any physical or other evidence available.

**3. 1120 W. Lawrence
Uptown Square District**

46th Ward

Proposed construction of new ADA accessible station on the north side of Lawrence Avenue with an auxiliary station exit on the south side, and a new 520- long precast platform with steel-framed and polycarbonate canopy structure along entire length.

Applicant: Chicago Transit Authority, owner
Thomas Hoepf, EXP, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following condition, meets 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 condition:

1. The new Lawrence CTA Station is approved as shown in the renderings (undated) and construction drawings (dated 2/3/20).

**4. 3728 N. Springfield
Villa District**

30th Ward

Proposed rehabilitation of a 1-½ story bungalow, including dormers and a rear addition, siding replacement, and new window insertions based on historic photos.

Applicant: Piotr Lasak, owner
Andy Kacprzynski, Pro-Plan Architects PC

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, 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 district and approve the project with the following conditions:

1. The proposed new south wall dormer shall be revised to a roof dormer so as to match the dormer style shown in the original photograph;
2. The covered front porch, designed to match the appearance of the historic porch based on the historic photo, is approved as submitted;
3. As proposed, non-historic siding shall be removed from all elevations of the existing building. Upon removal of the non-historic siding, Historic Preservation staff shall be notified and

make a site visit to verify if any historic wood siding remains, to review its condition, and determine if it can be retained and repaired. If any historic details are uncovered during this time, they should be documented and used to further inform the design in the permit drawings. If the historic wood siding can be repaired, select areas of deterioration are to be replaced in kind with wood clapboard to match design, lap exposure, profile, dimensions, and finish of the existing historic siding. If the siding cannot be repaired, new wood clapboard siding shall be installed on the front and side elevations of the original building. Per the Commission's Wood Siding Repair and Replacement Policy, smooth face fiber cement siding may be installed on the new addition portion of the building; and,

4. Given that the building has been previously altered and that the proposed window openings and configurations are compatible with the historic character of the property, the new window locations are approved as proposed. New windows on south, north, and east elevations shall be wood or aluminum-clad wood double-hung windows with clear vision glass. Window and surrounding trim details shall be submitted with permit application.

5. 1120 E. 50th

4th Ward

Kenwood District

Proposed new curb cut and driveway in western side yard to provide access to new parking pad.

Applicant: John Oxtoby, owner
Mike Shively Architecture, 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 curb cut, driveway and parking pad, as shown on drawings dated 4/13/21, are approved as proposed; and,
2. Should the project as proposed require approval from other city agencies (such as Forestry or CDOT), the Commission takes no position regarding such approvals.

6. 5400 N. Clark

40th Ward

(Former) Swedish American State Bank Building

Proposed expansion of storefront glazing, new awnings with signage, and new blade sign attached to a new steel soffit.

Applicant: Julia Brunzell, Sweetgreen Chicago LLC, owner

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 new blade sign on east elevation is approved, provided that
 - a. The bottom edge of the new blade sign is 8'-8 1/2" above grade and the top edge is 15'-8 1/2" above grade, as depicted in drawings dated April 22, 2021. The blade is a 9" thick cabinet with white neon lettering. The cabinet is 23 1/8" wide at its widest point and 7' tall.
 - b. the structural steel soffit hanging 3'-7" from the recessed entrance at the east and south elevation is eliminated from the proposal, and
 - c. the new blade sign is mounted at the non-original terra cotta plinth above recessed entrance and, if a second mounting location is necessary for structural reasons, a location above that point between the paired columns at the south end of the east elevation, and
 - d. the anchors for the sign shall be located in mortar joints and the armature should be painted to match the terra cotta, and
 - e. all conduit, transformer boxes, and electrical wiring for the new sign shall be concealed, and
 - f. as part of its building permit application, the applicant shall provide revised dimensioned drawings (elevations with masonry anchor locations indicated) showing the revised sign mounting details and location.
2. The new storefront system is approved with dark finished framing and clear vision glass, as depicted on drawings dated April 22, 2021. As part of its building permit application, the applicant shall provide additional dimensioned detail drawings of the storefront system in plan, vertical section and exterior elevation; and
3. Samples of GFRC bulkhead to be reviewed for approval by Historic Preservation staff prior to order and installation; and
4. The new awnings with signage are approved with open ends and a free-hanging valence, as depicted on drawings dated

April 22, 2021. As part of its building permit application, the applicant shall add dimensions to the sign drawings showing the projection of the awning from the face of the building to be a minimum of 4'.