

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The regular meeting of the **Commission on Chicago Landmarks** on **Thursday, May 4, 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, **May 4, 2023**, at **1:30 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.

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 or by using this link and passcode:

<https://us06web.zoom.us/j/88333235951>

Passcode: 447081

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

Webinar ID: 883 3323 5951

Passcode: 447081

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. 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.

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

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, May 4, 2023
Virtual Meeting
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of April 13, 2023

2. Preliminary Landmark Recommendation

GREATER TABERNACLE CATHEDRAL (FORMER HOLY ROSARY PARISH) WARD 9
11300-11312 South Dr. Martin Luther King, Jr. Drive/341-359 East 113th Street

3. Report from Department of Planning and Development

THE WAREHOUSE WARD 42
204-208 South Jefferson Street

4. Report from Department of Planning and Development

CENTURY BUILDING WARD 42
202 South State Street

5. Report from Department of Planning and Development

CONSUMERS BUILDING WARD 42
220 South State Street

6. Permit Review Committee Reports

Report on Projects Reviewed at the April 13, 2023, Permit Review Committee Meeting

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

7. Announcement

Meeting of the Program Committee: Review of Suggestions* Received from the Public for Chicago Landmark Designation and Nominations to the National Register of Historic Places will be held:

Date: Wednesday, May 17

Time: 3:00 p.m.

Location: City Hall; 121 North LaSalle Street, Room 1103

*Deadline for submissions: Monday, May 8, 2023

All suggestions must be submitted on a suggestion form available on the Chicago Landmarks website at: http://www.cityofchicago.org/city/en/depts/dcd/supp_info/chicago_landmarks-publicationsandadditionalinformation.html.

8. Adjournment

**Commission on Chicago Landmarks
Summary of Recommendations, May 4, 2023**

2. Preliminary Landmark Recommendation

**GREATER TABERNACLE CATHEDRAL (FORMER HOLY ROSARY PARISH) WARD 9
11300 South Dr. Martin Luther King, Jr. Drive**

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

1. Greater Tabernacle Cathedral, consisting of the former Holy Rosary Church and attached rectory (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 (5) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 4th day of May, 2023, 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.

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. Report from Department of Planning and Development

**THE WAREHOUSE
204-208 South Jefferson Street**

WARD 42

The Department of Planning and Development (DPD) finds that the proposed landmark designation 206 S. Jefferson, a building that once housed The Warehouse dance club, supports the City’s overall planning goals for the surrounding neighborhood and is consistent with the City’s governing policies and plans.

Chicagoans are proud to claim house music as one of the city’s original contributions to music culture. While several DJs, dance floors, record shops and radio programs contributed

to house's development in Chicago, the history of house is clear that it originated between 1977 and 1982 at The Warehouse located at 206 S. Jefferson St. by its pioneering resident DJ Frankie Knuckles (1955-2014) who is regarded as the "Godfather of house music."

The Warehouse is located in the West Loop neighborhood and within the larger Near West Side community area. Past plans for these areas include the Near West Side Land Use Plan which was adopted in 1991. This plan recognizes the area's historic character and recommends preservation and rehabilitation of existing buildings. In 2017, DPD developed the West Loop Design Guidelines to foster excellence in design within the West Loop. It recommends adaptive reuse of former industrial loft buildings for office use, just as is proposed for The Warehouse. The building is also included in the geography of the 2003 Central Area Plan which calls for preservation of the area's cultural heritage through landmark designation. In summary, all of these legacy plans support the landmark designation of The Warehouse.

More recently, the Department has embarked on "We Will Chicago," a citywide planning initiative which was adopted by the Plan Commission this year. One pillar of "We Will" is Arts & Culture, and one goal of that pillar is to promote awareness and appreciation of the city's cultural sector, both current and historical. The Landmark designation of The Warehouse supports this goal by highlighting the birth of house music in Chicago in the 1970s and 1980s.

Our planning work at DPD is committed to Design Excellence which includes strengthening the culture of our communities, committing to cultural longevity and environmental sustainability. These goals are also consistent with landmark designation of historic buildings imbued with cultural significance like The Warehouse.

4. Report from Department of Planning and Development

CENTURY BUILDING 202 South State Street

WARD 42

The Century Building is located on the southwest corner of State and Adams. The Consumers Building is located half a block south on the west side of State Street. The structures are in the 42nd Ward and are zoned DX-16. Both are Contributing Buildings in the National Register Loop Retail Historic District.

The sixteen-story Century Building, completed in 1916, was a commercial investment property designed by Holabird & Roche, one of Chicago's most prestigious and successful architectural firms. The street-facing elevations were clad in cream-white terra cotta, one of the preferred schemes for State Street employed by Holabird & Roche and other architects of the Chicago School of architecture, whose experiments with new technologies and materials helped to make buildings taller, floor spaces more open, and exterior walls lighter. The Century building is also an example of a "tall shops" building, a variation of the speculative office building which functioned as an indoor mall where customers moved from floor to floor as they shopped for goods and services.

The twenty-one-story Consumers Building was constructed between 1911 and 1913 as a professional office building with retail on the lowest floors and office space above that could

be subdivided to suit the needs of a variety of tenants. With Classical Revival decoration, it was designed in the Commercial style and embodied the fundamental components of the Chicago School of architecture. The structure's frame is expressed by thin vertical piers and narrow recessed spandrels which allow a significant portion of the facades to be utilized for window openings. Interior floor plans are relatively open with a minimum of columns. The frame is clad with white terra cotta. This structure was designed by the successful architecture firm of Mundie & Jensen, former partners of William Le Baron Jenney, a leader in the Chicago School of architecture.

Chicago's 2003 Central Area Plan

The 2003 Central Area Plan was the first Downtown plan produced by the City since 1958 and detailed the potential for growth of the Central Area over the next two decades. It began by noting the defining physical characteristics of Chicago's Central Area, calling out its "unparalleled design heritage and legacy of engineering innovation" and referencing its "extraordinary architecture" as a "civic resource" and State Street as one of the "great urban streets in America." It noted that "preserving the scale, density, architectural style, pedestrian interest and distinctive character" of districts like State Street "give[s] the Central Area its world-famous character" and is "critical to maintaining Chicago's exceptional quality of life." The plan cited the Chicago School of architecture and the city's status as home to the first high-rise and the mixed-use high-rise and added that "ordinances must continue to respect and preserve its great historic architecture."

One of three guiding themes in the plan was a Development Framework for directing growth in the Central Area. An underlying principle of this theme was to "preserve and strengthen the Central Area's world-renowned architectural and cultural heritage." Key recommendations under this were to:

- Protect and preserve the most significant historic buildings and districts through landmark designation and economic incentives.
- Protect the currently designated landmark buildings and districts in the Central Area.
- Continue to designate the Central Area's most important landmark buildings and districts.
- Protect significant buildings and districts that have been identified on the City's historic resources survey, are under study as potential landmarks, or are on or eligible for listing on the National Register of Historic Places.

These recommendations would allow the City to take maximum advantage of its "living museum of architecture that is known worldwide" and the plan acknowledged that "Chicago's landmarks give form and texture to the Central Area and connect people to the achievements of past generations. The rich materials, street-level interest, human scale, exceptional ornament and superb craftsmanship of landmark buildings and districts contribute visual excitement to the urban environment and give Chicago's Central Area its special sense of place."

The 2009 Central Area Action Plan

The Central Area Action Plan was approved by the Chicago Plan Commission in 2009. It provided a "road map for the continued implementation of the 2003 Central Area Plan. Successful projects involving historic Central Area properties completed since 2000 were highlighted and included:

- rehabilitation of the Carbide and Carbon Building at 230 North Michigan Avenue into the 385-room Hard Rock Hotel (now the Pendry Hotel);
- rehabilitation of the Majestic Building and its Schubert Theater at 22 West Monroe into the Hampton Inn and the Bank of America Theater (now the CIBC Theatre);
- creation of student housing for the School of the Art Institute and the Gene Siskel Film Center at 162 North State Street;
- construction of an addition and rehabilitation of the Harris and Selwyn Theaters at 180-190 North Dearborn as the new home of the Goodman Theatre; and
- rehabilitation of 2 North State Street into a Sears (now a multi-tenant building including Walgreen's and Adler University).

The plan's 2008-2020 forecast for the Central Area included projects in progress or expected for historic structures. Extensive exterior restoration continued under new owners at the iconic Carson Pirie Scott Building at 1 South State Street and new tenants were expected while "expansion of the Federal Campus onto State" would add 1.5 million SF of office space and increase public- and private-sector employment. This was part of the "dense walkable office core" included in the plan's 2020 vision/goals for the Central Loop and, more specifically, the area east of Dearborn which "should continue to be a vibrant mix of institutional, residential, hotel, entertainment and retail uses. Recycling older office buildings for small office users, hotels and residences should be encouraged."

2021 Central City Recover Roadmap

The 2021 Central City Recovery Roadmap acknowledged the profound effect of the COVID-19 pandemic on the city and laid out immediate and near-term goals for recovery. Under the theme of investment, a focus on strengthening central city commercial corridors targeted Michigan Avenue, LaSalle Street, and "the Loop's historic shopping corridor State Street." As recommended in the Roadmap, DPD then sponsored the Urban Land Institute (ULI) to convene two separate Technical Assistance Panels (TAPs), one in 2021 to recommend strategies and investments needed to revitalize North Michigan Avenue as a global destination, and the other in 2022 to focus on repositioning LaSalle Street. A third ULI TAP supported by DPD is expected to be convened in 2023 to provide recommendations for State Street. As it has been over 20 years since the 2003 Central Area Plan, DPD has started the public engagement process to update this downtown plan as part of a two-year process.

In the fall of 2022, the City rolled out the LaSalle Reimagined initiative to revitalize the historic financial corridor with mixed-income residential uses and other neighborhood-oriented amenities. On March 28, 2023, three initial adaptive re-use proposals were selected which consisted of more than 1,000 new units of mixed-income housing, \$550 million in investment, and the re-activation of 1.6 million square feet of vacant office space. The LaSalle Reimagined initiative is another example of public-private partnership facilitating the rehabilitation and reactivation of downtown's significant historic office structures.

Therefore, the Department of Planning and Development finds that the proposed landmark designation of the Century Building at 202 South State Street and the Consumers Building at 220 South State Street supports the City's overall planning goals for the surrounding Loop Community Area and the Central Planning Region and is consistent with the City's governing policies and plans.

5. **Report from Department of Planning and Development**

**CONSUMERS BUILDING
220 South State Street**

WARD 42

See above.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE THURSDAY, May 4, 2023 Virtual Meeting

1:30 p.m.

AGENDA:

1. **913 W. Fullerton** **43rd Ward**
McCormick Row House District
Proposed construction of new, one-story, side addition.

2. **4753 N. Broadway** **46th Ward**
(Former) Sheridan Bank and Trust
Proposed reface of an existing externally illuminated 7'-10" wide by 23'-3" tall exterior wall sign located on the east elevation approximately 40' above grade.

3. **10324 S. Longwood** **19th Ward**
Longwood Drive District
Violation: Proposed rehabilitation and construction of new rear addition to the existing frame, single-family residence.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, May 4, 2023

1. 913 W. Fullerton

43rd Ward

McCormick Row House District

Proposed construction of new, one-story, side addition.

Applicant: Alison Burnett, owner
Bernie Bartelli, Michael Abraham 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 3, 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 the drawings dated 3/9/23.;
2. Material samples for the roof, masonry, and wood paint color shall be submitted for review with the permit application; and,
3. Window details for all new windows shall be provided with permit application.

2. 4753 N. Broadway

46th Ward

(Former) Sheridan Bank and Trust

Proposed reface of an existing externally illuminated 7'-10" wide by 23'-3" tall exterior wall sign located on the east elevation approximately 40' above grade.

Applicant: Broadway Clifton Property LLC, owner
Old National Bancorp, tenant
South Water Signs, contractor

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 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. As proposed, only the face of the sign, consisting of aluminum panels with vinyl applied graphics will be replaced. All other components of the sign structure will remain in place;

2. To reduce the visual impact of the proposed sign consideration should be given to reducing the area of the yellow and blue surface of the sign; and,
3. No other signage is included with this approval.

**3. 10324 S. Longwood
Longwood Drive District**

19th Ward

Violation: Proposed rehabilitation and construction of new rear addition to the existing frame, single-family residence.

Applicant: Shadi and Teresa Elayyan, owners
Jeanna DiMaria, 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 proposed addition is approved as shown on drawings dated 5/4/23. As proposed, all existing non-permitted construction shall be removed;
2. Replacement window details shall be submitted with the permit application;
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. Material samples of the new fiber cement siding and stone foundation masonry shall be submitted with the permit application.