



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

**COMMISSION ON CHICAGO LANDMARKS
NOTICE OF A REGULAR MEETING**

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, October 5, 2023, at 12:45 p.m. in City Hall, 121 North LaSalle Street, City Council Chambers, 2nd Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in City Council Chambers, 2nd Floor, on Thursday, October 5, 2023, at 2:00 p.m.

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

Patrick Murphey
Secretary

8. Permit Review Committee Reports

Report on Projects Reviewed at the September 7, 2023, Permit Review Committee Meeting

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

9. Announcements

2023 Preservation Excellence Awards

Date: Thursday, November 2, 2023

Time: 3:00 p.m. (For attendees, check-in is at 2:30 p.m.)

Location: Chicago Cultural Center
78 East Washington Street
Preston Bradley Hall

10. Adjournment

**Commission on Chicago Landmarks
Summary of Recommendations, October 5, 2023**

2. Preliminary Landmark Recommendation

MARS CANDY FACTORY
2019 North Oak Park Avenue

WARD 29

Staff recommend that the Commission vote to accept the following:

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

1. The Mars Candy Factory (the “Site”), located at 2001-2059 North Oak Park Avenue, Chicago, Illinois, meets the four (4) criteria for landmark designation 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 (the “Preliminary Summary”) submitted to the Commission on this 5th day of October, 2023, by the Department of Planning and Development (“DPD”); and
2. The Site 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 Site 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 Site are preliminarily identified as:

- All exterior elevations, including rooflines, of the Mars Candy Factory building (the “Building”) from the west (Oak Park Avenue) elevation to a depth of the first seven bays along the north elevation (approximately 133 feet) for the entire length of the Building from the north elevation to the south (Armitage Avenue) elevation as delineated in Exhibit A (attached hereto and incorporated herein); and
- The iron gate and brick posts at the northwest corner of the Building.

For purposes of permit review for demolition of non-significant portions of the Building, the Commission will require that a new masonry east wall with finished corners be constructed to enclose and make weather-tight the significant portion of the Building. The loading dock at the south elevation is not considered significant and may be modified.

Section 4. The Commission hereby requests a report or statement from the Commissioner of

DPD, 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. Preliminary Landmark Recommendation

PHEBE AND JOHN GRAY HOUSE
4362 West Grace Street

WARD 30

Staff recommend that the Commission vote to accept the following:

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

1. The Phebe and John Gray House (the “Building”), located at the address noted above, meets two (2) criteria for landmark designation as set forth in Section 2-120-620 (1) and (4) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 5th day of October 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.

7. Program Committee Report

Recommendation to the Illinois Historic Sites Advisory Council on Nominations to the National Register of Historic Places

MULTIPLE PROPERTY DOCUMENT - ILLINOIS CHAPTER OF THE BLACK PANTHER PARTY
Cook County, Illinois

VARIOUS

CHURCH OF THE EPIPHANY – AMENDMENT
201 South Ashland Avenue

WARD 34

The Program Committee recommend that the Commission vote to accept the following two resolutions:

1. The Commission on Chicago Landmarks adopts the attached **Exhibits 1 and 2** and finds that the Multiple Property Document – Illinois Chapter of the Black Panther Party of Illinois meets the requirements for listing on the National Register of Historic Places.
2. The Commission on Chicago Landmarks adopts the attached **Exhibits 1 and 2** and finds that the amendment to the National Register of Historic Places Listing for the Church of the Epiphany to add additional areas of significance for Social History (Civil Rights) and Ethnic History for the church’s association with the Illinois Chapter of the Black Panther Party under Criterion A: Social History be approved.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, October 5, 2023

City Hall, 121 N. LaSalle St., City Council Chambers, 2nd Floor

2:00 p.m.

AGENDA:

- 1. 1060 W. Addison** **44th Ward**
Wrigley Field
Proposed architectural illumination on the west and south facades.
- 2. 2348 S. Indiana** **3rd Ward**
Motor Row District
Proposed new construction of a 2-story, 64,000 SF optical signal processing plant.
- 3. 801 W. Madison** **34th Ward**
(Former) Mid-City Trust & Savings Bank Buildings
Exterior and interior rehabilitation of an existing former bank building into hotel and commercial space uses including masonry repairs, historic window restoration, exterior lighting, skylight restoration, and interior alterations.
- 4. 200 S. Laflin** **34th Ward**
Jackson Boulevard District
Proposed reconstruction and expansion of an existing rear raised deck and pergola.
- 5. 1805 S. Allport** **25th Ward**
Thalia Hall
Proposed construction of a two-story addition on the south elevation of existing building.
- 6. 4401 S. Berkeley** **4th Ward**
North Kenwood Multiple Resource District
Proposed exterior work including new free-standing carport and the legalization of an existing perimeter fence and rear deck.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, October 5, 2023

1. 1060 W. Addison Wrigley Field

44th Ward

Proposed architectural illumination on the west and south facades.

Applicant: Chicago Cubs, owner
Musco Lighting, lighting designer
Ramsey Historic Consultants, historic preservation consultant

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 proposed green color, consistent with the existing columns, is approved for the light fixtures;
2. Enlarged details of the light fixtures, method of attachment, and power connections shall be included in the permit plans;
3. As proposed, electrical conduit and transformer boxes shall be concealed. Any exposed conduit shall be painted to match the columns, and,
4. Colored lights shall be used judiciously and predominantly on holidays and special occasions.

2. 2348 S. Indiana Motor Row District

3rd Ward

Proposed new construction of a 2-story, 64,000 SF optical signal processing plant.

Applicant: Vesna Radisic, EXP, Architect
Scott Henry, EXP, Architect
David Jackson, Lumen Communications, 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 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 compatible with the character of historic district, the design of the storefronts shall be modified to reduce the

number of vertical mullions and increase the width of glass panes as much as possible but no less than 5'-0" wide. The width of glass panes between vertical mullions within each storefront bay without an entrance shall be equal;

2. The interior corridor behind the first story street-facing facades shall be set back at least 3 feet from the back of glass. At these locations, the transoms shall be clear vision glass rather than the proposed opaque spandrel glass;
3. Clear vision glass shall be provided at the second floor along the south façade in bays between the elevator enclosure to the west and the stair enclosure to the east by incorporating a minimum 3' wide corridor behind the glass and installing illumination in the ceiling of the corridor;
4. A decorative design shall be included in the inset brick at the masonry spandrels, parapet, or both on south and east elevations;
5. The 6'-11" portion of the west screen wall visible from Michigan Avenue shall be clad in face brick matching the primary brick of the street-facing facades. A specification for the sliding gate at the vehicle entrance including material, color, and finish shall be provided with permit drawings;
6. All drawings submitted for permit shall be fully dimensioned. Building elevations shall show the joints between precast panels. Enlarged, dimensioned section details shall be provided showing attachment of the brick veneer and decorative concrete to the pre-cast concrete panels, as well as details of the expansion joints. Joints between the face brick shall be pointed with real mortar, colored to match the surrounding masonry;
7. A physical sample of the grey spandrel glass shall be provided for review and approval with the permit application;
8. No signage is approved at this time. All signage shall be submitted separately with a complete application for review by Historic Preservation staff when available; and,
9. The project as proposed may require zoning variations and/or adjustment and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

3. 801 W. Madison

34th Ward

(Former) Mid-City Trust & Savings Bank Buildings

Exterior and interior rehabilitation of an existing former bank building into hotel and commercial space uses including masonry repairs, historic window restoration, exterior lighting, skylight restoration, and interior alterations.

Applicant: ECG Madison LLC, owner
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 2, 3, 5 and 6 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 design of the new canopy shall be modified so it is installed above the carved stone surround and should not cover or be mechanically attached to any ornamental stone elements. Enlarged plans, elevations, sections, and details showing existing conditions, method of attachment, size, materials, and lighting shall be submitted to Historic Preservation staff for review and approval;
2. The proposed modification to provide two new doors in the historic windows for new tenant spaces is approved. Enlarged plans, elevations, sections, and details showing existing conditions and all new work shall be included in the permit drawings;
3. Exterior light fixtures shall be painted to match the color of existing masonry and white light will be used with any colored light limited to holidays and special occasions. Fixture attachments shall be located at mortar joints and minimized as much as possible, and any exterior conduit shall be placed in locations to not be visible from the public way. Permit plans shall include all attachment details and power connections. A nighttime mock-up of the exterior illumination shall be provided for Historic Preservation staff review prior to installation;
4. No signs are approved at this time. The corner sign, as proposed, will damage and obscure historic features and is not approved. Alternative sign design may be submitted to Historic Preservation staff for review. Each new sign shall be submitted under a separate permit application and should include an accurate elevation, section and attachment drawings with sign dimensions, existing conditions shown, and materials and illumination identified;
5. As proposed, a mural located on the secondary (west) elevation will not cover or obscure any significant architectural features. Paints used for the mural shall be vapor permeable to avoid trapping water and moisture in the masonry or the mural may be applied on panels that are attached to the masonry. Any physical attachments should be located at mortar joints to avoid damaging the masonry;
6. Large-scale, dimensioned detail drawings for each window type through the sill, head, meeting rail, mullions, transom bar, brick mold, and trim shall be included in the permit drawings;
7. Masonry repair scope of work and a masonry cleaning specification shall be submitted to Historic Preservation staff for review and approval. Provide photographs and elevation drawings that indicate the repair/replacement locations and

- approximate quantity identified. Any new masonry required shall match the historic units in size, color, texture, and finish;
8. Provide product data of the proposed paint for the existing masonry wall on the west elevation. This paint should be vapor permeable so it does not trap moisture within the masonry; and,
 9. As proposed, the existing historic finishes in the banking hall will be maintained and repaired.

4. 200 S. Laflin

34th Ward

Jackson Boulevard District

Proposed reconstruction and expansion of an existing rear raised deck and pergola.

Applicant: Marylene Vitiello, owner
Red Architects, 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 condition:

1. The project is approved as shown on drawings dated 12/13/22; and,
2. The deck and pergola structure shall be painted or varnished to be compatible with the color of the house brick. Materials and finishes shall be specified on the permit drawings.

5. 1805 S. Allport

25th Ward

Thalia Hall

Proposed construction of a two-story addition on the south elevation of existing building.

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 Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 5, 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 proposed landmark and approve the project with the following conditions to be reviewed and approved by Historic Preservation staff:

1. The design, size, massing, location, and materials of the new addition is approved as proposed on the drawings dated 9/28/23; and,

2. Should the project as proposed require a zoning variation and/or adjustment, the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

6. 4401 S. Berkeley

4th Ward

North Kenwood Multiple Resource District

Proposed exterior work including new free-standing carport and the legalization of an existing perimeter fence and rear deck.

Applicant: Dr. Jesse Kilgore, owner
Firmin Senga, 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 project is approved as shown on drawings dated 8/29/23. The corrugated aluminum metal roof and garage door for the carport shall have a dark, non-reflective finish;
2. The project as proposed would require a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.