

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

PLEASE NOTE that “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 still take place at the beginning of the meeting but ***there is no longer advance registration***. The Emergency Rules can be found on the Commission’s website at www.chicago.gov/ccl.

The regular meeting of the **Commission on Chicago Landmarks** on **Thursday, September 8, 2022**, will be a **virtual meeting simulcast to the general public via live stream**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.**

The **Permit Review Committee** will hold its regular meeting on Thursday, September 8, 2022, at **2:00 p.m.** This meeting will also be a virtual meeting simulcast to the general public via live stream.

Members of the public ***wishing to speak*** at either meeting must join the Zoom meeting by selecting the Zoom link (“Click here to join the Zoom meeting”) from the Commission’s website at www.chicago.gov/ccl or by using this link and passcode:

<https://us06web.zoom.us/j/89501237363>

Passcode: 638295

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

Webinar ID: 895 0123 7363

Passcode: 638295

Public comment will still take place at the beginning of the meeting so anyone wishing to speak must be signed in by the start of the meeting. Applicants and their team members will be asked to speak later in the meeting after staff have made the presentation regarding their agenda item.

Members of the public ***only wishing to view*** the virtual Commission meeting should select the link to the live stream (“Click here to access the live stream”) from the above website.

The Commission highly encourages members of the public to submit their comments in written form. Written comments must be received no later than 24 hours in advance of the meeting and should be sent to: ccl@cityofchicago.org. 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, September 8, 2022
Virtual Meeting
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of August 4, 2022

2. Preliminary Landmark Recommendation

CENTURY BUILDING WARD 42
202 South State Street

3. Preliminary Landmark Recommendation

CONSUMERS BUILDING WARD 42
220 South State Street

4. Citywide Adopt-a-Landmark Fund – Application

ON LEONG MERCHANTS ASSOCIATION BUILDING WARD 25
2216 South Wentworth Avenue

5. Citywide Adopt-a-Landmark Fund - Application

EBENEZER MISSIONARY BAPTIST CHURCH WARD 3
4501 South Vincennes Avenue

6. Permit Review Committee Reports

Report on Projects Reviewed at the August 4, 2022, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of August 2022

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: Thursday, September 22, 2022

Time: 1:00 p.m.

Location: Virtual; see [Chicago.gov/ccl](https://chicago.gov/ccl) for link

*Deadline for submissions: Friday, September 9, 2022

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 Projects with Draft Staff Recommendations, September 8, 2022**

2. Preliminary Landmark Recommendation

**CENTURY BUILDING
202 South State Street**

WARD 42

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

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

1. The Century Building (the “Building”), located at the address noted above, meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (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 8th day of September, 2022, by the Department of Planning and Development; 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 of the building, including rooflines and the first- and second-floor exteriors remodeled in 1951-1952.

Section 4. The Commission hereby requests a report or statement 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. Preliminary Landmark Recommendation

CONSUMERS BUILDING
220 South State Street

WARD 42

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

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

3. The Consumers Building (the "Building"), located at the address noted above, meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (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 8th day of September, 2022, by the Department of Planning and Development; and
4. 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; and
- The main entrance vestibule and elevator lobby. The lobby staircase to the second floor and the barrel-vaulted staircase to the basement, including marble finishes at walls and ceilings, are included.

Section 4. The Commission hereby requests a report or statement 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.

4. Citywide Adopt-a-Landmark Fund - Application

**ON LEONG MECHANTS ASSOCIATION BUILDING
4501 South Vincennes Avenue**

WARD 25

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 Neighborhoods 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 June 1, 2017, the Commission on Chicago Landmarks (the “Commission”) approved funding priorities for the AAL Fund; and

WHEREAS, on May 2, 2019, 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 July 1, 2019; and

WHEREAS, the Department received 7 applications, including an application submitted by Pui Tak Center (the “Applicant”) for the rehabilitation of the On Leong Merchants Association Building at 2216 S. Wentworth Avenue (the “Landmark Building” and its rehabilitation, the “Landmark Project”), pursuant to Section 17-4-1006 of the Municipal Code, and its requirements governing the AAL Fund; and

WHEREAS, the Landmark Building was designated as a Chicago Landmark by the City Council of the City of Chicago (the “City Council”) on December 1, 1993, pursuant to the Chicago Landmarks Ordinance; and

WHEREAS, the Department evaluated the applications based on the funding priorities and the other criteria set forth in Section 17-4-1006 of the Municipal Code, and has determined that the Applicant’s application satisfies such priorities and criteria; and

WHEREAS, the Department wishes to award the Applicant a grant in the amount of \$250,000 from the AAL Fund to undertake the Landmark Project; and

WHEREAS, pursuant to Section 17-4-1006-C-2 of the Municipal Code, the Commission must approve the scope of work and budget for the Landmark Project; *now, therefore,*

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the above recitals as the findings of the Commission; and
2. Approves the Project Scope of Work and Budget, attached hereto and incorporated herein as Exhibit A, (the “Project Scope of Work and Budget”); and
3. Finds that the Landmark Project is eligible to receive a distribution from the AAL Fund; and
4. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-1 in that it is consistent with the landmark guidelines established under the Chicago Landmarks Ordinance (the “Landmark Guidelines”); and
5. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-3 in that it involves substantial interior or exterior renovation work that is visible from the public street or within a portion of the interior that is open to the public, and exceeds normal maintenance work; and
6. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-4 in that it has not been completed, addresses exterior envelope issues, and satisfies the funding priorities; 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.

5. Citywide Adopt-a-Landmark Fund - Application

**EBENEZER MISSIONARY BAPTIST CHURCH
4501 South Vincennes Avenue**

WARD 3

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

WHEREAS, Section 17-4-1000 of the Chicago Zoning Ordinance authorizes the City of Chicago (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 Ebenezer Missionary Baptist Church (the “Applicant”) for restoration work to the Ebenezer Missionary Baptist Church building at 4501 S. Vincennes Avenue (the “Landmark Building” and its rehabilitation, the “Landmark Project”), pursuant to Section 17-4-1006 of the Municipal Code of Chicago (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 (the “City Council”) on July 28, 2011, pursuant to the Chicago Landmarks Ordinance; and

WHEREAS, the Department evaluated the applications based on the funding priority, evaluation criteria and guidelines set forth in Section 17-4-1006 of the Municipal Code, and has determined that the Applicant’s application satisfies such funding priority, evaluation criteria and guidelines; and

WHEREAS, the Department wishes to award the Applicant a grant in the amount of \$900,000 from the AAL Fund to undertake the Landmark Project; and

WHEREAS, pursuant to Section 17-4-1006-C-2 of the Municipal Code, the Commission must approve the scope of work and budget for the Landmark Project; *now, therefore,*

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the above recitals as the findings of the Commission; and

2. Approves the Project Scope of Work and Budget, attached hereto and incorporated herein as Exhibit A (the “Project Scope of Work and Budget”); and
3. Finds that the Landmark Project is eligible to receive a distribution from the AAL Fund; and
4. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-1 in that it is consistent with the landmark guidelines established under the Chicago Landmarks Ordinance (the “Landmark Guidelines”); and
5. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-3 in that it involves substantial interior or exterior renovation work that is visible from the public street or within a portion of the interior that is open to the public, and exceeds normal maintenance work; and
6. Finds that the Landmark Project meets the priority standard set forth in Section 17-4-1006-C-4 in that it has not been completed and addresses exterior envelope issues, and satisfies the evaluation criteria; and
7. Authorizes the Commissioner of the Department, acting on behalf of the Commission, and subject to approval by the City Council 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; (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 (c) require that the Applicant comply with the City’s Minority-Owned Business Enterprise/Women-Owned Business Enterprise participation requirements and local hiring policies, and to pay prevailing wages; 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, September 8, 2022

Virtual Meeting

2:00 p.m.

AGENDA:

- 1. 111 N. State** **42nd Ward**
Marshall Field & Company Building
Proposed building signage including new plaques, banners, and the refacing of existing canopies and awnings.
- 2. 4441 S. Ellis** **4th Ward**
North Kenwood District
Proposed new construction of two-story, single-family residence with roof deck and rear, detached, three-car garage.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, September 8, 2022

1. 111 N. State

42nd Ward

Marshall Field & Company Building

Proposed building signage including new plaques, banners, and the refacing of existing canopies and awnings.

Applicant: Macy's Retail Holdings Inc, owner
Antunovich Associates, 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 signage package is approved as shown in exhibits dated 7/12/22. Attachment penetrations shall be located within mortar joints wherever possible to avoid damaging the stone.; and,
2. As proposed, all awning frames are to be retained and reused.

2. 4441 S. Ellis

4th Ward

North Kenwood District

Proposed new construction of two-story, single-family residence with roof deck and rear, detached, three-car garage.

Applicant: Nina and Greg Davis, owners
Alexander Polichuk Architects LLC, architect

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 district and approve the project with the following condition:

1. The new construction project is approved as shown on plans dated 07/20/22 with the front façade cast stone cladding on the side elevations extended from 6' to 15'. Staff further

recommends that the color of the siding on the remainder of the side elevations be revised to a light tone that blends better with the cast stone.