



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

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

Please note the revised start time for the Commission meeting and the two different locations for the Commission and Permit Review Committee meetings.

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, September 7, 2023, at 1:30 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 Room 1003-A on Thursday, September 7, 2023, at 3:00 p.m.

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

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, September 7, 2023
City Hall, 121 North LaSalle Street, City Council Chambers, 2nd Floor
1:30 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of August 3, 2023, and Special Meeting of August 7, 2023

2. Report from the Department of Planning and Development

ST. ADALBERT PARISH COMPLEX WARD 25
1622-1658 West 17th Street and 1633-1659 West 16th Street

3. Report from the Department of Planning and Development

2678 WEST WASHINGTON BOULEVARD WARD 27

4. Class L Property Tax Incentive - Application

CERMAK ROAD BRIDGE DISTRICT WARD 11
465 West Cermak Road

5. Announcement

Schedule for a Public Hearing on Expedited Consideration of Proposed Landmark Designation and Permit Application for the Demolition of a Building Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

2678 WEST WASHINGTON BOULEVARD WARD 27

Date: Thursday, September 14, 2023
Time: 9:30 a.m.
Location: City Hall, 121 North LaSalle Street, City Council Chambers, 2nd Floor
Hearing Officer: Commissioner Suellen Burns

6. 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: Tuesday, September 19, 2023
Time: 9:30 a.m.
Location: City Hall, 121 North LaSalle Street, Room 1103

*Deadline for submissions: Monday, September 11, 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.

7. Permit Review Committee Reports

Report on Projects Reviewed at the August 3, 2023, Permit Review Committee Meeting

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

8. Adjournment

**Commission on Chicago Landmarks
Summary of Recommendations, September 7, 2023**

2. Report from the Department of Planning and Development

ST. ADALBERT PARISH COMPLEX

WARD 25

1622-1658 West 17th Street and 1633-1659 West 16th Street

The Department of Planning and Development (DPD) finds that the proposed landmark designation of the St. Adalbert Parish Complex supports the City's overall planning goals for the surrounding neighborhood and is consistent with the City's governing policies and plans.

The St. Adalbert Parish Complex is located on Chicago's Lower West Side in the Pilsen neighborhood on a block bounded by West 17th Street, South Paulina Avenue, West 16th Street and South Marshfield Avenue. Completed between 1908 and 1928 and designed in part by Henry J. Schlacks and Paul Duca, the St. Adalbert Parish Complex has been a community pillar throughout its nearly 110-year history.

In 2006, the Complex received its first official historical recognition as part of the larger Pilsen Historic District which was listed in the National Register of Historic Places by the National Park Service. According to the designation report, the architecture of the Pilsen Historic District is characterized by its density, variety, and lively embellishments, including ornate cornices, projecting bays, variegated brickwork, and rusticated stonework. Many buildings reveal Baroque architectural forms and stylistic expressions carried from Europe to Chicago by the neighborhood's earliest builders and residents, Bohemian immigrants. Encompassing approximately 4400 contributing buildings, the district includes cottages, back lot houses, two- and three-flats, three- and four-story apartments, hybrid commercial-residential structures, factories, churches, schools, banks, meeting halls, and parks. Overall, Pilsen has an architectural and urban vitality and character that makes it especially notable among Chicago neighborhoods.

Current planning initiatives in the area include the 18th and Peoria Development Framework Plan. To help address housing affordability issues in the Pilsen neighborhood, DPD worked with residents, businesses, and elected officials to create a development framework for approximately eight acres of vacant land at 18th and Peoria Streets. The community-driven framework outlines formal goals to guide the site's future redevelopment with affordable homes and complimentary uses. The multi-phase framework planning process began in September 2022, and the framework plan was formally adopted by Plan Commission in May 2023. The document will serve as a formal guide for redevelopment proposals for new construction that, pending community and City review, could start in approximately 2024.

In addition, DPD is in the midst of expanding the boundaries of the original Pilsen Tax Increment Financing District in order to support affordable housing and locally owned small businesses. This revision will include an update to the land use plan, goals, and objectives of the TIF District to reflect a new planning vision. It will also include a revision to the district's redevelopment budget to account for funds in the expanded area.

Our planning work at DPD is committed to Design Excellence which includes strengthening the culture of our communities and committing to cultural longevity and environmental

sustainability. These goals are also consistent with landmark designation of historic works of high-quality design exemplified by the St. Adalbert Parish Complex.

3. Report from the Department of Planning and Development

2678 WEST WASHINGTON BOULEVARD

WARD 27

The property at 2678 West Washington Boulevard includes a large, circa 1880 residential building and an attached dormitory set on a large lot in the East Garfield Park Community Area. The house is a fine example of Queen Anne architecture, and the attached dormitory was designed by the noted Chicago architecture firm of Holabird & Roche. In 1923 the Chicago Home for Convalescent Women and Children purchased the home and constructed the one-story dormitory to provide post-hospital convalescence to the diverse population of Chicago and their facilities were “open to anyone [sic], irrespective of religion or nationality.” After they left the property in 1946, it became home to the Florence Crittenton Anchorage which provided health care, social services, and shelter for pregnant women and their newborns without racial or religious restrictions.

The site is in the 27th Ward and the main house was rated orange in the Chicago Historic Resources Survey. The property is zoned RT-4. Half a block to the east is the six-story Lindemann and Hoverson Company Showroom and Warehouse Building, built in 1924 for a Milwaukee-based appliance manufacturer and designated a Chicago Landmark in 2009.

In 2005 a Quality-of-Life Plan was released for East Garfield Park based on Local Initiatives Support Corporation’s work with public officials, community members, and local organizations. Community value statements reflected on the neighborhood’s historic assets:

We value living in an historic neighborhood, many elements of which are being restored to their former prominence and beauty, such as our much-traveled boulevards with their gracious homes...The boulevards of Jackson, Warren, and Washington were lined with brick mansions, beautiful rowhouses with arched entryways and decorative Italianate structures. Hundreds survive today and represent one of our neighborhood’s priceless historic assets.

This value was reflected in the plan’s Strategy focusing on housing with a call to “Promote rehabilitation rather than demolition of all viable housing stock to preserve the quality and character of the community: To help preserve and enhance the hundreds of historic structures on local streets, identify significant buildings, districts, and sites that should be preserved and maintained.”

The Reconnecting Neighborhoods report adopted by the Chicago Plan Commission in 2009 included the Near West study area adjacent to East Garfield Park. One of the recommendations for this area was that “Existing structures of historic value, such as churches, institutions, and rowhouses in the area should be preserved.”

More recent efforts were targeted directly within East Garfield Park. In 2022, DPD focused on a nearly half-acre property at the southwest corner of Kedzie and Lake Streets. A call for proposals for this City-owned land led to the selection of the \$47 million Hub32 proposal in March of this year. It calls for a 78,000-square-foot apartment building with 100% affordable units, ground-floor retail space, and a public plaza to be built next to a Green Line

stop. DPD undertook this work as part of its commitment to revitalize parts of the city like East Garfield Park that have long been neglected. Landmark designation of 2678 West Washington Boulevard would evidence further commitment to East Garfield Park in a way that aligns with the values and strategies expressed in the community's Quality-of-Life Plan.

Therefore, the Department of Planning and Development finds that the proposed landmark designation of 2678 West Washington Boulevard supports the City's overall planning goals for the surrounding East Garfield Park Community Area and the West Planning Region and is consistent with the City's governing policies and plans.

4. Class L Property Tax Incentive - Application

**CERMAK ROAD BRIDGE DISTRICT
465 West Cermak Road**

WARD 11

Staff recommend that the Commission vote to accept the following:

Whereas, the building at 465 W. Cermak Road (the "Building") is within the Cermak Road Bridge District, designated as a Chicago Landmark by the City Council of the City of Chicago (the "City Council") on April 26, 2006; and

Whereas, the Commission on Chicago Landmarks (the "Commission") has reviewed an application for the proposed exterior and interior rehabilitation of the Building (the "Project"), 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 (the "Class L"); now, therefore

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the above recitals; and
2. Finds, based on the Project's budget and proposed scope of work, incorporated herein and attached as Exhibits A and B respectively, that the Project meets or exceeds the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings; and
3. Finds that the Project meets the eligibility criteria for the Class L incentive specified in the County Ordinance;
4. Finds that 465 West Cermak Road is a contributing building to the historic character of the Cermak Road Bridge District; and,
5. Recommends that the Project be approved for the Class L incentive.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, September 7, 2023

City Hall, 121 N. LaSalle St., Room 1003A

3:00 p.m.

AGENDA:

- 1. 1579 N. Milwaukee** **1st Ward**
Milwaukee Avenue District
Proposed exterior and interior rehabilitation of an existing commercial building including storefront replacement, select terra cotta repairs and roof membrane repairs.
- 2. 7027 S. Constance** **5th Ward**
Jackson Park Highlands District
Proposed modifications to previously approved rear addition including new attached garage and roof deck.
- 3. 600 W. Chicago** **27th Ward**
Montgomery Ward & Co. Catalog House
Proposed installation of two new face-lit 21'-8" by 5' signs on the east and west parapets to replace existing signs.
- 4. 3000 W. Logan** **1st Ward**
Logan Square Boulevards District
Proposed addition to existing rear frame garage including a new 6' tall, 15' long, solid fence on a corner lot.
- 5. 2033 W. Haddon** **1st Ward**
Ukrainian Village District
Proposed rehabilitation of a single-family residence including the construction of new dormers on the west and east elevations.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, September 7, 2023

1. 1579 N. Milwaukee Milwaukee Avenue District

1st Ward

Proposed exterior and interior rehabilitation of an existing commercial building including storefront replacement, select terra cotta repairs and roof membrane repairs.

Applicant: NARE Flat Iron Management, 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 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 proposed landmark property and approve the project with the following conditions:

1. The proposed new storefront system shall be modified to incorporate a horizontal reveal on the transom bar and a vertical reveal on the corner mullions at the recessed entries to create a profile depth and shadow lines. Large-scale, dimensioned detail drawings through the storefront sill, head, mullions, transom bar, brick mold, and trim shall be provided on the permit drawings for Historic Preservation staff review;
2. Any new terra cotta units required shall be replaced with terra cotta or GFRC units, manufactured by a PCI-certified plant to match the terra cotta sizes, profiles, colors, and textures, as required by the Committee's GFRC replacement guidelines. Repair/replacement details should be included with the permit plans with notes to show that all work will match historic shapes, profiles, joint pattern, color, texture, and finishes. All GFRC, masonry, mortar, and sealant samples should be reviewed and approved by Historic Preservation Division staff prior to order and installation;
3. Develop a comprehensive signage program for the building that includes standardized locations and sizes for signage within the new and existing storefronts for Historic Preservation staff review;

4. No signage is approved at this time. Each new sign shall be submitted under separate permit application and should include an accurate elevation, section and attachment drawings with sign dimensions, existing conditions shown, and materials and illumination identified when ready; and,
5. If the existing ceiling is currently below the top of the new storefront system, interior alterations will be performed so all soffits, dropped ceilings, lighting and mechanical equipment will be set back a minimum of 3'-0" from the plane of the storefront glazing.

2. 7027 S. Constance

5th Ward

Jackson Park Highlands District

Proposed modifications to previously approved rear addition including new attached garage and roof deck.

Applicant: Terrance and Darilyn McClain, owners
Design Group JEDI 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 2, 3, 4, 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 or district and approve the project with the following conditions:

6. The project is approved as shown on drawings dated 8/16/23;
7. New masonry samples should be reviewed and approved by Historic Preservation staff prior to order and installation; and,
8. Dimensioned window details shall be submitted with permit application.

3. 600 W. Chicago

27th Ward

Montgomery Ward & Co. Catalog House

Proposed installation of two new face-lit 21'-8" by 5' signs on the east and west parapets to replace existing signs.

Applicant: Echo Global Logistics, owner
H.M. Whitt & Co., sign contractor

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. As proposed, signage attachments are to be made at mortar joints wherever possible, using the minimum number of attachment points structurally necessary to mount each letter;
2. As proposed, holes in the masonry left from removal of the existing signs shall be patched with materials matching the surrounding surface in color, texture and general appearance;
3. As proposed, all electrical boxes and conduit shall be concealed; and,
4. Both signs shall have dimmer controls to reduce brightness during night illumination.

4. 3000 W. Logan

1st Ward

Logan Square Boulevards District

Proposed addition to existing rear frame garage including a new 6' tall, 15' long, solid fence on a corner lot.

Applicant: Thomas Nolasco and Joanna Meagher, owners
Chester Chlebek, 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 7/25/23. The proposed 6' stucco wall shall be no more than 15' in length and the material should be revised to either masonry matching the front house, or wood.

5. 2033 W. Haddon

1st Ward

Ukrainian Village District

Proposed rehabilitation of a single-family residence including the construction of new dormers on the west and east elevations.

Applicant: Joanna Kanakis, owner
Deconstruct 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 the *Criteria for Visible Dormers on 1-1/2 Story Masonry Cottages in the Ukrainian Village and Extension Districts* 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. The location, size and shape of the new dormers as shown on the drawings dated July 27, 2023, are approved as proposed. The existing roof framing at the front of the building shall remain and place. Any new members required should be sistered to the existing framing;
2. The fiber cement siding on the dormers shall have a smooth finish; and,
3. The new windows on the west dormer shall be wood or clad-wood double-hung windows. Enlarged window details shall be included in the permit plans.