

# COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

Due to the June 25, 2021 gubernatorial disaster declaration, the July 1, 2021 meeting will be by remote means only. Please see instructions below for how to access the meeting, provide written comment and participate in public testimony.

In line with the Emergency Rules, the regular meeting of the **Commission on Chicago Landmarks** on **Thursday, July 1, 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, July 1, 2021, at **1:30 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](http://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](mailto: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](http://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/ccl](http://www.chicago.gov/ccl) and emailing it to [ccl@cityofchicago.org](mailto:ccl@cityofchicago.org). Registration will open at 9:00 a.m. on Friday, June 25, and will close either when the fifteen open spots have been allocated or by 12:45 p.m. on Tuesday, June 29, 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, June 29.

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

Maurice D. Cox  
Secretary

**AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, July 1, 2021  
Virtual Meeting  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of June 3, 2021

2. Report from Department of Planning and Development

MONASTERY OF THE HOLY CROSS (FORMERLY IMMACULATE CONCEPTION CHURCH)  
3101 South Aberdeen Street WARD 11

3. Report from Department of Planning and Development

MUDDY WATERS HOUSE WARD 4  
4339 South Lake Park Avenue

4. Class L Property Tax Incentive - Application

MORTON SALT COMPANY WAREHOUSE COMPLEX WARD 27  
1357 North Elston Avenue

5. Schedule for a Virtual Public Hearing on Proposed Landmark Designation Pursuant to §2-120-670 through §2-120-680 of the Municipal Code – Announcement

HALSTED-WILLOW GROUP WARDS 2 & 43  
1726-1808 North Halsted Street (evens), 1727-1733 North Halsted Street (odds), 800-812  
West Willow Street (evens), and 745-813 West Willow Street (odds)

Date: Monday, July 12, 2021  
Time: 1:00 p.m.  
Access Details: [www.chicago.gov/ccl](http://www.chicago.gov/ccl)  
Hearing Officer: Commissioner Tiara Hughes

6. Permit Review Committee Reports

Report on Projects Reviewed at the June 3, 2021, Permit Review Committee Meeting

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

7. Adjournment

**Commission on Chicago Landmarks  
Summary of Projects with Staff Recommendations, July 1, 2021**

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

**MONASTERY OF THE HOLY CROSS (FORMERLY IMMACULATE CONCEPTION CHURCH)  
3101 South Aberdeen Street WARD 11**

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

Report to the Commission on Chicago Landmarks  
On the  
**Monastery of the Holy Cross  
3101 S. Aberdeen Street**

The Department of Planning and Development (DPD) finds that the proposed landmark designation of the Monastery of the Holy Cross supports the City's overall planning goals for the surrounding Bridgeport Community Area and is consistent with the City's governing policies and plans.

Since its opening in 1909, the building has served as an important center of worship for the community and pedestrian anchor at the corner of West 31<sup>st</sup> Street and South Aberdeen Street. Originally a Roman Catholic parish, known as Immaculate Conception, the prominent Gothic Revival style building was the achievement of a predominantly German-speaking parish, which was founded in 1883. In 2018, Father Peter Funk, on behalf of the current owner of the building, the Monastery of the Holy Cross, suggested to the CCL Program Committee that the building be designated a Chicago Landmark.

DPD's recent planning and various public investment projects in the broader area are consistent with the proposed landmark designation. Adding to the vibrancy in the area is recent retail investment in the 3100 block of South Halsted on formerly City-owned land as well as a streetscape project along South Morgan Street, between 31<sup>st</sup> and 35<sup>th</sup> Streets, supporting local business and pedestrian activity. Moreover, a new Amazon Warehouse at 2420 S. Halsted will leverage private investment for Chicago River pedestrian improvements adding to the area's recreational strengths along with the continued success of Palmisano Park, constructed on the site of a former quarry.

The designation would join three other designated Chicago landmarks located in Bridgeport, including: the site of the origin of the Illinois and Michigan Canal (designated 1996); the Chicago and Alton Railway Bridge (designated 2007), and; the Spiegel Administration Building (designated 2011).

Therefore, in conclusion, landmark designation of the Monastery of the Holy Cross supports the City's overall planning goals for Chicago's Bridgeport Community Area, is consistent with the City's governing policies and plans and reinforces the reality that historic neighborhood assets can continue to serve as anchors of community life.

### **3. Report from Department of Planning and Development**

**MUDDY WATERS HOUSE  
4339 South Lake Park Avenue**

**WARD 4**

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

Report to the Commission on Chicago Landmarks  
on the

**Muddy Waters House  
4339 South Lake Park Avenue**

The Department of Planning and Development (DPD) finds that the proposed landmark designation of the Muddy Waters House supports the City's overall planning goals for the Kenwood Community Area in the Southeast Planning Region and is consistent with the City's governing policies and plans.

One of the most important figures in the development of the distinctive urbanized sound that came to be known as the "Chicago Blues," Muddy Waters recorded for Chicago's Chess Records from 1947 through 1975. His music included hits that have become blues classics and influenced the sound of rock and roll as it emerged in mainstream culture in the 1950s and 1960s. A highly successful musician by 1954, Muddy Waters moved into the two-flat at 4339 South Lake Park Avenue and purchased the home two years later. It was the only residence the musician ever owned in the city of Chicago and became an unofficial center of artistic activity for blues musicians until he moved to the suburbs in the early 1970s.

The home is located south of 43rd Street approximately four blocks east of Cottage Grove Avenue within the Kenwood Community Area which sits at the eastern edge of Chicago's South Side. The home is also located within the boundaries of the Bronzeville community (35<sup>th</sup> to 51<sup>st</sup> Street between Lake Michigan and the Dan Ryan Expressway), one of ten priority communities selected as a part of the initial phase of Mayor Lightfoot's INVEST South/West commercial corridor improvement strategy. Launched in October 2019, INVEST South/West's goal is to re-activate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces, and quality-of-life amenities for residents. In Bronzeville, the priority corridor is Cottage Grove Avenue and adjacent blocks on 43rd and 47th streets.

As part of the City's investment strategy, two RFPs have been issued within Bronzeville thus far, each within a mile and a half of the Waters Home. One is for development of a 26,300-square-foot City-owned site at 47th Street and Vincennes Avenue; the other is for rehabilitation of the historic former Third Ward Streets and Sanitation facility at 50<sup>th</sup> Street and Wabash Avenue for commercial, retail, residential, or nonprofit uses.

Invest South/West looks to focus on strengths in communities like Bronzeville including

existing community plans and existing neighborhood services and anchors. A 2005 quality-of-life plan for the area by the Quad Communities Development Corporation noted that “history is a powerful asset that residents hope to build on” and included a goal to “beautify the neighborhood through enhancement grants, additional city investments, cleanups, artistic treatments of shopping streets and buildings and preservation of historic architecture.” In addition, the plan noted the area’s “rich legacy of African American arts and culture, which can serve as the foundation for developing the area as a twenty-first- century cultural and historic destination.” Individual landmark designation of the Muddy Waters Home further positions this historic asset to become a neighborhood anchor.

Therefore, the Department of Planning and Development (DPD) finds that the proposed landmark designation of the Muddy Waters House at 4339 South Lake Park Avenue supports the City’s overall planning goals for the Kenwood Community Area in the Southeast Planning Region and is consistent with the City’s governing policies and plans.

#### **4. Class L Property Tax Incentive - Application**

**MORTON SALT COMPANY WAREHOUSE COMPLEX  
1357 North Elston Avenue**

**WARD 27**

**Staff Recommendation--**Staff recommends that:

**Whereas**, the Morton Salt Company Warehouse Complex at 1357 N. Elston Avenue (the “Complex”) was designated as a Chicago Landmark by the City Council of the City of Chicago (the “City Council”) on June 25, 2021; and

**Whereas**, the Commission on Chicago Landmarks (the “Commission”) has reviewed an application for the proposed exterior and interior rehabilitation of the Complex (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. Recommends that the Project be approved for the Class L incentive.

# NOTICE OF PUBLIC MEETING

## PERMIT REVIEW COMMITTEE

THURSDAY, July 1, 2021

Virtual Meeting

1:30 p.m.

### AGENDA:

1. **917 W. Fulton Market** **27<sup>th</sup> Ward**  
**Fulton-Randolph Market District**  
Proposed new construction of an 11-story masonry and glass commercial building.
2. **605 E. 111<sup>th</sup>** **9<sup>th</sup> Ward**  
**Pullman District**  
Proposed new ADA accessible ramp and deck in rear yard of a corner property.
3. **1048 N. Honore** **2<sup>nd</sup> Ward**  
**East Village District**  
Proposed new, raised, three-story, two-unit masonry building with roof deck and detached garage.
4. **2118 W. Evergreen** **2<sup>nd</sup> Ward**  
**Wicker Park District**  
Proposed new shade structure/pergola atop existing raised two-story frame residence.
5. **1810 N. Orleans** **43<sup>rd</sup> Ward**  
**Old Town Triangle District**  
Proposed rehabilitation of existing residence including construction of two new shed dormers on the north and south roofs, reconstruction of the second floor of a non-historic side bay, and replacement of front porch.

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

# PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, July 1, 2021

## 1. 917 W. Fulton Market

27<sup>th</sup> Ward

### Fulton-Randolph Market District

Proposed new construction of an 11-story masonry and glass commercial building.

**Applicant:** 917 W. Fulton Partners LLC, owner  
Morris Adjmi Architects, architect  
Chris Leach, Akerman LLP, attorney

**Staff Recommendation:** Staff recommends that the Committee find that the proposed project meets the criteria set forth in the Commission's *Rules and Regulations*, the Commission's *Design Guidelines for the Fulton-Randolph Market Historic District*, 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 quality of materials and design details (brick and curtain wall) as approved are important features in meeting the Commission's guidelines. Any significant changes to the approved design, details and materials will require further review by the Permit Review Committee;
2. Permit drawings shall include dimensioned details for all windows and storefronts as well as brick patterns and mullion details;
3. Historic Preservation staff shall view for approval all material samples prior to permit application; and,
4. Any signage, including any exterior lighting, shall be permitted separately, and reviewed and approved by Historic Preservation staff prior to order and installation.

## 2. 605 E. 111<sup>th</sup>

9<sup>th</sup> Ward

### Pullman District

Proposed new ADA accessible ramp and deck in rear yard of a corner property.

**Applicant:** Mike and Patricia Shymanski, owners  
Craig Reschke, Future Firm, 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 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 as proposed.

**3. 1048 N. Honore**

**2<sup>nd</sup> Ward**

**East Village District**

Proposed new, raised, three-story, two-unit masonry building with roof deck and detached garage.

**Applicant:** Cathleen Deligio, Mastercraft Buildings & Carpentry, owner  
Olabode Beckley, Beckley Engineering LLC, structural engineer

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, 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 conditions:

1. The proposed plans shall be revised to address the following:
  - a. Reduce the stoop height to 4'-0" to be compatible with its immediate historic context that has stoop heights ranging between 1'-4" to 3'-11" in height;
  - b. Increase the length of the brick wrap on the side elevations to a minimum of 20'-0"; and,
  - c. Remove the stone hoods on the basement level windows.
2. The front stairs shall have open metal railings with newel posts that are substantially larger than the balusters and located at the top and base of the stair with no solid wing walls of any height;
3. As proposed, the standard-size face brick in variations of red is approved as submitted. Mortar samples shall be submitted for Historic Preservation staff review and approval prior to order and installation;
4. The color of the fiber cement siding shall match the color of the brick with a smooth finish and a 4" lap exposure; and,
5. The concrete at the front stair shall be integrally colored to match the color of the limestone trim to be more compatible with the historic stone stairs in the district.

**4. 2118 W. Evergreen**

**2<sup>nd</sup> Ward**

**Wicker Park District**

Proposed new shade structure/ pergola atop existing raised two-story frame residence.

**Applicant:** Sean Kelley, Reveal Design LLC  
Thomas Boeman, Boeman Design



**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 steel, aluminum, and composite screen shall be finished in a dark, non-reflective color to match the color of the cornice and parapet.

**5. 1810 N. Orleans**

**43<sup>rd</sup> Ward**

**Old Town Triangle District**

Proposed rehabilitation of existing residence including construction of two new shed dormers on the north and south roofs, reconstruction of the second floor of a non-historic side bay, and replacement of front porch.

**Applicant:** Anat & Amos Madanes, owners  
Todd Niemiec, SMNG A Ltd, 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*, Commission's adopted *Criteria for Review of Visible Dormers* in the Old town Triangle District, and Standards 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 the district and approve the project with the following conditions:

1. The permit drawings shall include scaled and dimensioned plans, elevations and details, as well as samples of the proposed cladding materials, which shall be compatible with that of the existing siding and roofing materials on the main house;
2. The permit drawings for the skylights shall include dimensions, specifications and installation details to verify that the projection of the skylights will be minimal and that the frame color shall match color of roof shingles in order to reduce visibility; and,
3. The design of the new porch shall be revised to eliminate the proposed door and screen enclosure.