

# 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](http://www.chicago.gov/ccl).

The regular meeting of the **Commission on Chicago Landmarks** on **Thursday, October 6, 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, October 6, 2022, at **1:30 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](http://www.chicago.gov/ccl) or by using this link and passcode:

<https://us06web.zoom.us/j/85732098941>

Passcode: 244459

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

Webinar ID: 857 3209 8941

Passcode: 244459

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/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](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).

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

Maurice D. Cox  
Secretary

**AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, October 6, 2022  
Virtual Meeting  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of September 8, 2022

2. Citywide Adopt-a-Landmark Fund - Application

PULLMAN DISTRICT  
Greenstone Church / 11211 South St. Lawrence Avenue

WARD 9

3. Citywide Adopt-a-Landmark Fund – Informational for Completed Project

GLESSNER HOUSE  
1800 South Prairie Avenue

WARD 3

4. Program Committee Report

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

MUDDY WATERS HOUSE  
4339 South Lake Park Avenue

WARD 4

STONE TEMPLE BAPTIST CHURCH  
3620-3624 West Douglas Boulevard

WARD 24

SCHLITZ BREWERY-TIED HOUSE  
9401 South Ewing Avenue

WARD 10

Report on Suggestions Received from the Public for Possible Chicago Landmark Designations (Deadline for submissions was September 9, 2022)

5. Permit Review Committee Reports

Report on Projects Reviewed at the September 8, 2022, Permit Review Committee Meeting

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

6. Announcements

2022 Preservation Excellence Awards

## Virtual Ceremony

Date: Tuesday, November 1, 2022

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

Location: See [chicago.gov/ccl](https://chicago.gov/ccl) for link to livestreaming

### 7. Adjournment

**Commission on Chicago Landmarks  
Summary of Projects with Recommendations, October 6, 2022**

**2. Citywide Adopt-a-Landmark Fund - Application**

**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 Greenstone United Methodist Church (the “Applicant”) for restoration work to the Greenstone Church building at 11211 S. St. Lawrence 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 is a contributing building to the Pullman District which was originally designated as a Chicago Landmark by the City Council of the City (the “City Council”) on October 16, 1972, 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 \$1,084,235 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.
- 5. Program Committee Report**

**Recommendations to the Illinois Historic Sites Advisory Council on Nominations to the National Register of Historic Places:**

**MUDDY WATERS HOUSE**

**WARD 4**

**4339 South Lake Park Avenue**

**STONE TEMPLE BAPTIST CHURCH  
3620-3624 West Douglas Boulevard**

**WARD 24**

**SCHLITZ BREWERY-TIED HOUSE  
9401 South Ewing Avenue**

**WARD 10**

**Program Committee Recommendation**—The Program Committee recommends the Commission find that:

The Muddy Waters House meets Criteria A and B for listing on the National Register of Historic Places.

The Stone Temple Baptist Church meets Criteria A and C for listing on the National Register of Historic Places.

The Schlitz Brewery-Tied House located at 9401 South Ewing Avenue meets Criterion C for listing on the National Register of Historic Places.

# **NOTICE OF PUBLIC MEETING**

## **PERMIT REVIEW COMMITTEE THURSDAY, October 6, 2022 Virtual Meeting**

**1:30 p.m.**

### **AGENDA:**

- 1. 4819 S. Greenwood** **4<sup>th</sup> Ward**  
**Kenwood District**  
Proposed replacement of masonry garden wall along the front property line.

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

# PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, October 6, 2022

**1. 4819 S. Greenwood  
Kenwood District**

**4<sup>th</sup> Ward**

Proposed replacement of masonry garden wall along the front property line.

**Applicant:** Anita Blanchard and Martin Nesbitt, owners  
Premiere Services, 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 or district and approve the project with the following conditions:

1. The replacement of the existing garden wall with a new wall as shown on drawings dated 10/03/2022 is approved. As proposed, existing masonry units shall be salvaged and re-used, and the brick bond pattern of the new masonry will match the existing and the color of the mortar will match primary red brick color;
2. As proposed, should any new masonry be needed, new masonry shall match the existing in size, shape, color, texture, and finish. Samples of all new masonry and mortar materials shall be reviewed and approved by Historic Preservation Division staff prior to order and installation; and,
3. The project as proposed may require a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.