

**MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
January 7, 2010**

The Commission on Chicago Landmarks held a regular meeting on January 7, 2010. The meeting was held at City Hall, 121 N. LaSalle St., Room 201-A, Chicago, Illinois. The meeting began at 12:50 p.m.

PRESENT: Phyllis Ellin
Yvette Le Grand (arrived after item 3)
Chris Raguso, Acting Commissioner Department of Community Development
Christopher Reed
Patricia A. Scudiero, Commissioner Department of Zoning and Planning
Edward Torrez (arrived after item 3)
Ben Weese
Ernest Wong

ABSENT: David Mosena, Chairman
John Baird, Secretary

ALSO PRESENT: Brian Goeken, Deputy Commissioner, Department of Zoning and Planning, Historic Preservation Division
Patricia Moser, Senior Counsel, Department of Law
Members of the Public (The list of those in attendance is on file at the Commission office.)

A tape recording of this meeting is on file at the Department of Zoning and Planning, Historic Preservation Division offices, and is part of the permanent public record of the regular meeting of the Commission on Chicago Landmarks.

Commission member Phyllis Ellin announced that, in the absence of Chairman Mosena, she would serve as the chair for the meeting. She called the meeting to order.

1. **Approval of the Minutes of the December 3, 2009, Regular Meeting**
Motioned by Reed, seconded by Weese. Approved unanimously. (6-0)

2. **Report of the Department of Zoning and Land Use Planning**

**UNION PARK HOTEL
1519 W. Warren Boulevard**

WARD 27

Resolution to accept the report from the Department of Zoning and Land Use Planning and to request the consent of the property owners to the proposed designation. The support of Ald. Walter Burnett (27th Ward), within whose ward the building is located, was noted for the record.

Motioned by Reed, seconded by Wong. Approved unanimously. (6-0)

3. **Progress Report on Proposed Designations - Announcements**

**GERMANIA CLUB BUILDING
1536 N. Clark Street**

WARD 42

ANNOUNCED: Under the terms of the amended tolling agreement entered into with the property owner, the tolling period expired on January 4, 2010. Staff continues to work with

the property owner to reach consent; however, if consent cannot be reached, a public hearing on the matter will be scheduled.

1810 W. CORTLAND STREET

WARD 32

ANNOUNCED: The property owner has requested a 120-day extension to the request-for-consent period. The consent period will expire on April 23, 2010.

4. Adopt-a-Landmark Floor Area Bonus – Certificate of Completion of Preservation Work

**929-35 N. Dearborn St., Scottish Rite Cathedral
WASHINGTON SQUARE DISTRICT**

WARD 42

Floor area bonus under Chicago Zoning Ordinance pursuant to Sec. 17-4-1022 of the Municipal Code as part of residential and business Planned Development #1043 at 5-33 E. Walton St.

Resolution to recommend to City Council approval of the Certificate of Completion for Preservation Work for the “Adopt-a-Landmark” Floor Area Bonus to benefit the (Former) Unity Church Building, 929 N. Dearborn, within the Washington Square District. The support of Alderman Brendan Reilly (42nd Ward) was noted for the record.

Motioned by Wong, seconded by Weese. Approved unanimously. (8-0)

5. Permit Review Committee Report

Report on the Projects Reviewed at the December 3, 2009, Permit Review Committee Meeting

Permit Review Committee Chairman Ben Weese presented the report from the Permit Review Committee meeting December 3, 2009 (see attached).

6. Other Business

Report on Permit Decisions for the Month of December 2009

Dijana Cuvalo presented the report of the staff to the Commission (see attached).

7. Adjournment

There being no further business, the meeting was adjourned at 1:02 p.m.

John Baird, Secretary

Permit Review Activity

December, 2009

Report to the Commission on Chicago Landmarks

Total:99

<i>Date rec'd</i>	<i>Correc'd</i>	<i>Rev #</i>	<i>Address</i>	<i>Permit #</i>	<i>Landmark/District</i>	<i>Ward</i>	<i>Summary</i>	<i>PRC Date</i>	<i>Approval Conditions</i>	<i>Approval Date</i>
12/1/2009		2009-1766	111 N. State	100321869	Marshall Field and Company Building	42	Mechanical		Mechanical: Monthly maintenance September 2009. No window replacement allowed.	12/1/2009
12/1/2009		2009-1767	111 N. State	100321870	Marshall Field and Company Building	42	Mechanical		Mechanical: Monthly maintenance October 2009. No window replacement allowed.	12/1/2009
12/1/2009		2009-1768	141 W. Jackson	100320103	Chicago Board of Trade Building	2	Mechanical		Mechanical: Monthly maintenance October 2009. No window replacement allowed.	12/1/2009
12/1/2009		2009-1769	14 E. Jackson	100322243	Lytton Building	42	Exterior		Exterior work at alley side: concrete repairs at dock location. No masonry work, window replacement or other exterior work to occur with this approval.	12/1/2009
12/1/2009		2009-1772	618 S. Michigan	100322246	Historic Michigan Boulevard District	2	Mechanical		Electrical only: Install low voltage card access in interior. No other work permitted with this approval.	12/1/2009
12/1/2009		2009-1773	600 S. Michigan	100322245	Historic Michigan Boulevard District	2	Mechanical		Electrical only: Install low voltage card access in interior. No other work permitted with this approval.	12/1/2009
12/1/2009		2009-1774	1104 S. Wabash	100322241	Ludington Building	2	Mechanical		Electrical only: Install low voltage card access in interior. No other work permitted with this approval.	12/1/2009
12/1/2009		2009-1775	2120 N. Hudson	100321006	Mid-North District	43	New Construction:		New Construction: 2-story addition/alteration to condo unit #1 in existing 4-story 2 condo unit buiding as per Landmarks stamped plans dated 12/1/09. Addition is at the rear of a mid-block property.	12/1/2009
12/2/2009		2009-1776	600 E. Grand	100321051	Navy Pier	42	Mechanical		Mechanical: Piping, wiring, and installation of audio, video, POS and data in restaurant area ONLY. No window replacement	12/2/2009
12/2/2009		2009-1777	1060 W. Addison	100322387	Wrigley Field	44	Mechanical		Mechanical: Electrical maintenance for the month of December 2009 ONLY. No window replacement allowed.	12/2/2009
12/2/2009		2009-1778	600 E. Grand	8227	Navy Pier	42	Miscellaneous		Miscellaneous: Erect and operate carnival rides for Winter Wonderfest to be in place from 03 December 2009 until 04 January 2010. No work allowed to historic building.	12/2/2009
12/2/2009		2009-1779	350 E. Cermak	100322311	R.R. Donnelley Plant	2	Mechanical		Mechanical: Installation of low voltage access control equipment ONLY. No window replacement or other work allowed.	12/2/2009
12/2/2009		2009-1780	141 W. Jackson	100322297	Chicago Board of Trade Building	2	Mechanical		Electrical only: Monthly electrical maintenance November 2009.	12/2/2009
12/2/2009		2009-1781	3822 S. Calumet	100321151	Giles-Calumet District	3	Exterior and Interior		Exterior and Interior: Replace existing rear open wood porch w/new open wood porch (same size and location). Replace existing interior stairs with new wood stairs and replace drywall at stairs as per Landmarks stamped plans dated 02 December 2009. No window replacement or other work allowed.	12/2/2009
12/2/2009		2009-1782	208 S. LaSalle	100322460	Continental & Commercial National	42	Miscellaneous		Miscellaneous: Revision to permit 100240173 to change HVAC contractor ONLY. No work allowed.	12/2/2009

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12/2/2009		2009-1783	2023 W. Thomas	100321024	Ukrainian Village District	32	Exterior		Exterior: Replace existing 3-story rear porch structure ONLY. No window replacement or other work allowed.	12/2/2009
12/2/2009		2009-1784	36 S. Wabash	100322109	Jewelers Row District	42	Mechanical		Electrical only: F & I (390) Cat 6 PVC type cables. Interior work	12/2/2009
12/3/2009		2009-1785	1750 N. Wells	100322403	Old Town Triangle District	43	Interior		Injterior: Remove defective hydraulic unit, clean out hole, install new jack, cylinder, packing, two new shut off valves, and PVC liner ONLY. No window replacement or other work allowed.	12/3/2009
12/3/2009		2009-1786	3116 S. Giles	100320180	Calumet-Giles-Prairie District	2	Exterior		Exterior: Repair existing rear open wood porch for an existing 2-story 2 DU building to correct violations as per Landmarks stamped plans dated 03 December 2009. No window replacement or other work allowed.	12/3/2009
12/3/2009		2009-1787	4853 S. Kimbark	100322615	Kenwood District	4	Miscellaneous		Miscellaneous: Revision to permit 100283453 to change of HVAC contractor ONLY. No work allowed with this permit revision.	12/3/2009
11/10/2009	12/3/2009	2009-1788	540 W. Fullerton	100316763	Mid-North	43	Exterior and Interior		Exterior and Interior: Interior alterations and single story addition to existing single-family home including new masonry garage and fencing as per Landmarks stamped plans dated 04 December 2009. New wood windows allowed on front façade. Brick mold to be retained and repaired where possible or replicated if necessary. Existing front stair to remain. No other work allowed.	12/4/2009
9/30/2009	12/4/2009	2009-1789	2525 N. Kezie	100298903	Logan Square Boulevards District	35	Sign		Signage: Installation of (1) non-illuminated flex panel to be mounted to the west building elevation to read (Logo) Banco Popular per Landmarks stamped exhibits dated 12/4/09. Sign dimensions to be 4' x 30'. Existing rooftop signage to be removed.	12/4/2009
12/4/2009		2009-1790	112 S. Michigan	100322564	Historic Michigan Boulevard District	42	Mechanical		Mechanical: Modernize #7 elevator, 2500 lb cap, 21 stop traction passenger elevator.	12/4/2009
12/4/2009		2009-1791	520 S. Michigan	100322263	Historic Michigan Boulevard District	2	Mechanical		Electrical only: Maintenance for November 2009.	12/4/2009
12/4/2009		2009-1792	30 S. Wabash	100318203	Haskell-Barker-Atwater Buildings	42	Sign		Signage: Projecting blade sign on front of building facing Wabash per Landmarks stamped exhibits dated 12/4/09. Sign to be 1'-6" x 6'-0" and attached to the north pier with a total area of 9 sq.ft. Sign to have halo-lit reverse channel letters. No other work permitted with this approval.	12/4/2009
12/4/2009		2009-1793	300 W. Adams	100322753	300 W. Adams St. Office Bldg	2	Mechanical		Electrical only: Data cabling for National City Bank at 300 W. Adams on the first floor. No other work permitted with this approval.	12/4/2009
12/4/2009		2009-1794	118 E. Erie	100314809	Farwell Building	42	Exterior		Exterior: Phase I- Foundation and initial set-up for MR415 Temporary "Manitowoe" tower crane per Landmarks stamped plans dated 12/4/09. No other work permitted with this approval.	12/4/2009
12/7/2009		2009-1795	5700 S. Lake Shore	100314722	Museum of Science & Industry	5	Interior		Interior: Revision to permit 100308692 for audited self cert; food service renovation as per Landmarks stamped plans dated 07 December 2009. No window replacement or other work allowed in Landmark designated areas.	12/7/2009
12/7/2009		2009-1796	141 W. Jackson	100322820	Chicago Board of Trade Building	42	Mechanical		Mechanical: One 480-volt, 40-amp, three-phase circuit and 12 three-wire, 20-amp circuits ONLY. No window replacement or other work allowed.	12/7/2009

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12/7/2009		2009-1797	310 S. Michigan	100322952	Historic Michigan Boulevard District	2	Miscellaneous		Miscellaneous: Revision to permit #100131190 to change HVAC contractor of record to Daniel's Heating and Cooling. No other work permitted with this approval beyond the original scope.	12/7/2009
12/7/2009		2009-1798	1537 W. Jackson	100322960	Jackson Boulevard District	2	Miscellaneous		Revision to existing permit #100289086 to change the plumbing contractor only. No other work to occur with this approval.	12/7/2009
10/22/2009	12/3/2009	2009-1799	3323 W. Diversey	100293064	Milwaukee-Diversey-Kimball District	35	Exterior and Interior		Exterior and Interior: Replace existing listed storefront with new energy efficient glazing, same size, same opening, no change; repair existing masonry, miscellaneous electric, and limited façade repairs as per Landmarks stamped plans dated 08 December 2009. All signs, awnings and security grills to be removed. Security bars to be re-installed on the interior. Existing storefront plan configuration to remain. Clear anodized aluminum framing system to be installed with butt jointed window glazing. Historic cast iron to be painted a light color. Historic Preservation staff to be contacted to review and approve new bulkhead stone prior to order and installation. New mortar to match historic mortar in composition, color, and joint profile. No other window or storefront replacement allowed. No other work allowed.	12/8/2009
12/8/2009		2009-1800	229 W. Menomonee	100319191	Old Town Triangle District	43	Exterior		Exterior: Demolish existing rear exterior stair and replace with new in alternate location. Provide new entry door at rear. Modify existing exterior rear wall as per Landmarks stamped plans dated 12/8/09. Revision previous permit #100153149 with respect to number of dwellings units (5 units remain). No change to front façade permitted with this approval.	12/8/2009
12/8/2009		2009-1801	1625 W. Chicago	100322737	Goldblatt Bros. Department Store Building	1	Exterior and Interior		Interior and exterior: Interior alterations for new 12,000 s.f. library to be built out on first floor of Goldblatt's Building including new entry doors (to match existing finishes) per Landmarks stamped plans dated 12/8/09. Any required signage to be applied for under separate permit.	12/8/2009
12/8/2009		2009-1802	5011 S. Dorchester	100323065	Kenwood District	4	Interior		Interiors only: Work to be done in unit #2 only. Kitchen remodel. All work non-structural. Electrical and plumbing work. All work same as existing. No window replacement permitted with this approval.	12/8/2009
11/5/2009	12/8/2009	2009-1803	55 E. Washington	100319002	Pittsfield Building	42	Interior	1/3/2008	Interior: Adding four entrances/openings to mid-rise building; existing elevators #2 and #3; adding openings on floors 9, 10, 11, and 12 ONLY. No window replacement or other exterior work allowed. No interior work allowed on floors one through five in Landmarks designated areas of the building.	12/8/2009
12/8/2009		2009-1804	1310 E. Hyde Park	100323180	Kenwood District	4	Scaffold		Scaffolding: Erect one scaffold only. No other work. Painting of windows depending on weather 11/1/09 to 11/110. No window replacement permitted with this approval.	12/8/2009
12/8/2009		2009-1805	600 W. Chicago	100323184	Montgomery Ward	27	Mechanical		Electrical only: Miscellaneous monthly maintenance work throughout building for 11/09.	12/8/2009
5/26/2009	12/2/2009	2009-1806	41 N. Wabash	100291144	Pittsfield Building	42	Sign		Sign: Interior signage elevation facing east Washington Street. Sign to be set back from the face of the glass a minimum of 3' and externally lit. No window replacement or other work allowed.	12/8/2009

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5/26/2009	12/2/2009	2009-1807	41 N. Wabash	100291146	Pittsfield Building	42	Sign		Sign: Interior signage elevation facing north Wabash Avenue. Sign to be located minimum 3' from the face of the glass and externally lit. No window replacement or other work allowed.	12/8/2009
5/26/2009	12/2/2009	2009-1808	41 N. Wabash	100291071	Pittsfield Building	42	Sign		Sign: Interior sign; vinyl graphics applied to glass. No window replacement or other work allowed.	12/8/2009
12/2/2009		2009-1809	41 N. Wabash	100320281	Pittsfield Building	42	Sign		Sign: Interior signage elevation facing north Wabash Avenue. Sign to be located minimum 3' from the face of the glass and externally lit. No window replacement or other work allowed.	12/8/2009
12/2/2009		2009-1810	41 N. Wabash	100320282	Pittsfield Building	42	Sign		Sign: Interior signage elevation facing east Washington Street. Sign to be located minimum 3' from the face of the glass and externally lit. No window replacement or other work allowed.	12/8/2009
12/9/2009		2009-1811	111 N. Wabash	100320963	Jewelers Row District	42	Interior		Interiors only: Interior alteration work in unit 1603. Work is limited to alterations of units toilet room for accessibility; removal of a wall and modification to the electrical system per Landmarks stamped plans dated 12/9/09. No new louvers or window replacement permitted with this approval.	12/9/2009
12/9/2009		2009-1812	135 S. LaSalle	100321132	Field Building	42	Interior		Interior: Interior office alteration of an existing 22nd floor office space as per Landmarks stamped plans dated 09 December 2009. No window replacement or other work allowed.	12/9/2009
12/9/2009		2009-1813	1236 N. Hoyne	100323235	Wicker Park	32	Interior		Interiors only: For both floors; replace drywall throughout where needed, includes electrical. No window or door replacement permitted with this approval. No other work permitted.	12/9/2009
12/9/2009		2009-1814	550 W. Arlington	100311523	Arlington-Deming District	43	Mechanical		Electrical only: Install new electrical service 2400 a, 240V 1PH. Install new electrical meters and panels and reconnect existing circuits back to the new panles. Install ground as per code.	12/9/2009
12/9/2009		2009-1815	600 S. Michigan	100323302	Historic Michigan Boulevard District	2	Miscellaneous		Miscellaneous: Change in electrical contractor for permit	12/9/2009
10/22/2009	12/9/2009	2009-1816	230 W. St. Paul	100316744	Old Town Triangle District	43	Exterior		Exterior: Window replacement on the east and west elevations only. No window replacement allowed on the front (south) façade. No other work allowed.	12/9/2009
12/4/2009	12/9/2009	2009-1817	350 E. Cermak	100322572	R.R. Donnelley Plant	2	Mechanical		Mechanical: Provide and install one vertical wheelchair lift on the 6th floor per Landmarks stamped exhibit dated 12/9/09.	12/9/2009
12/10/2009		2009-1818	1235 E. Madison Park	100322908	Kenwood District	4	Exterior		Exterior: Add hardware and correct the current city violations on rear porcha nd porch roof ONLY. No window replacement or other work allowed.	12/10/2009
12/10/2009		2009-1819	430 S. Michigan	100323289	Auditorium Building	2	Interior		Interior: Upgrade one ten-stop traction passenger elevator, new COP, hall buttons, door tracks, hangars, and rollers. No window replacement or other work allowed.	12/10/2009
12/10/2009		2009-1820	310 S. Michigan	100323300	Historic Michigan Boulevard District	2	Interior		Interior: Install one private residential elevator in penthouse 3000 ONLY. No window replacement or other work allowed.	12/10/2009

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12/10/2009		2009-1821	1414 N. Milwaukee	100322456	Milwaukee Avenue District	1	Interior		Interior: Tenant build out of an existing 1-story building for Cumin Restaurant as per Landmarks stamped plans dated 10 December 2009. No window or storefront replacement allowed. No signage or other work allowed	12/10/2009
11/18/2009	12/8/2009	2009-1822	10744 S. Champlain	100318911	Pullman District	9	Exterior and Interior		Interior and exterior: Deconversion of 2DU to single family residence as per Landmarks stamped plans dated 12/9/09. Project includes new divided light wood windows and door with transom, per submitted details. Side entrance to be removed and replaced with new double-hung window, retaining brick arch details. New basement level window on the front façade to be a wood picture window. Any infill masonry to match existing masonry in size, color, texture and finish. Existing front stairs and railings to remain. No other work permitted with this approval.	12/9/2009
11/18/2009	12/8/2009	2009-1823	10742 S. Champlain	100318908	Pullman District	9	Exterior and Interior		Interior and exterior: Deconversion of 2DU to single family residence as per Landmarks stamped plans dated 12/9/09. Project includes new divided light wood windows and door with transom, per submitted details. Side entrance to be removed and replaced with new double-hung window, retaining brick arch details. New basement level window on the front façade to be a wood picture window. Any infill masonry to match existing masonry in size, color, texture and finish. Existing front stairs and railings to remain. No other work permitted with this approval.	12/9/2009
12/10/2009		2009-1824	30 W. Monroe	100323434	Inland Steel Building	42	Mechanical		Mechanical: Change electrical contractor from ABCO Electric to Electrical Design Systems for permit 100307924 ONLY. No window replacement or other work allowed.	12/10/2009
12/11/2009		2009-1825	350 E. Cermak	100323451	R.R. Donnelley Plant	2	Mechanical		Electrical only: Install (8) 30 HP pumps. No other work permitted with this approval.	12/11/2009
11/30/2009	12/11/2009	2009-1826	2778 N. Milwaukee	100312131	Milwaukee-Diversey-Kimball District	35	Sign		Signage: Install one internally illuminated sign cabinet behind storefront window inside store per Landmarks stamped exhibits dated 12/11/09. Sign to read "GAP Outlet" mounted on a pedestal, 8'-1" in height and 8'-1" in width for a total area of 65 sq.ft.	12/11/2009
11/19/2009	12/11/2009	2009-1827	20 N. Wacker	100321103	Civic Opera House	42	Exterior		Exterior: Repair existing storefront at 1st floor sundry shop entrance on Wacker Drive at Bay 12 ONLY as per Landmarks stamped plans dated 11 December 2009. Should any new issues be identified during the overall investigative work, the contractor shall contact Landmarks staff immediately for review of the the issues and approval of any modifications to the scope of work. Architect to provide a summary of investigative work pertaining to window stops and glazing. Shop drawings for new stops shall be submitted to Landmarks staff for review and approval prior to fabrication and installation. No other storefront or window repair or replacement work allowed.	12/11/2009

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12/11/2009		2009-1828	600 W. Cermak	100320939	Cermak Road Bridge District	25	Mechanical		Electrical only: Load calcs for feeders, service & required equipment. Openings around electrical penetrations of fire walls, floors and ceilings shall be firestopped. Provide an appropriate non-utility source for supply to the exit and emer. Lighting system. Exit and emer. Lighting shall be separate from normal illumination. No window replacement or other work permitted with this approval.	12/11/2009
12/11/2009		2009-1829	10450 S. Maryland	100312765	Pullman District	9	Interior		Interior only: Interior alterations to existing three story dwelling unit building per Landmarks stamped plans dated 12/11/09. No window or door replacement permitted with this approval.	12/11/2009
12/14/2009		2009-1830	3252 S. Prairie	100323351	Calumet-Giles-Prairie District	3	Exterior		Exterior: Porch stair replacement at rear as per Landmarks stamped plans dated 14 December 2009. No window replacement or other work allowed.	12/14/2009
12/7/2009	12/11/2009	2009-1831	111 N. Wabash	100321736	Jewelers Row District	42	Exterior and Interior		Exterior and Interior: Interior alterations in unit 1720. Work to include new ceiling and lighting; replacement of 2 plumbing fixtures at existing rough in locations; minor wall repairs and decorating. One 8" x 48" louver to be installed in window opening on west side of building and painted a dark color. Window to be retained in place. Work is limited to 17th floor dental laboratory as per Landmarks stamped plans dated 14 December 2009. No window replacement or other work allowed.	12/14/2009
12/14/2009		2009-1832	701 N. Michigan	100323754	Allerton Hotel	42	Mechanical		Mechanical: Electrical maintenance ONLY. No window replacement or other work allowed.	12/14/2009
12/15/2009		2009-1833	30 W. Monroe	100323791	Inland Steel Building	42	Miscellaneous		Miscellaneous: Revision to permit 100307924 issued 10/7/09 to change GC, HVAC, Plumbing.	12/15/2009
12/7/2009	12/15/2009	2009-1834	2126 W. Thomas	100299238	Ukrainian Village District	32	Exterior and Interior		Interior and exterior: Interior alterations to 3rd floor per Landmarks stamped plans dated 12/15/09. Project includes new third floor windows with vertical muntins in the upper sash and new brick molds per Landmarks stamped exhibits.	12/15/2009
12/15/2009		2009-1835	1958 W. North	100298452	Milwaukee Avenue	32	Exterior		Exterior: Install (1) dish antenna on existing building as per Landmarks stamped plans dated 12/15/09. Antenna to be a dark color.	12/15/2009
12/16/2009		2009-1836	1129 N. Damen	100324013	Ukrainian Village District	1	Mechanical		Mechanical: Upgrade current 100 amp electrical service to a 200 amp service with 4 meter sockets ONLY. No window replacement or other work allowed.	12/16/2009
12/16/2009	12/16/2009	2009-1837	1652 N. Leavitt	100324015	Wicker Park District	1	Demolition		Demolition: Removal of existing garage and slab ONLY. No demolition allowed to any elements on the rear coach house on the adjacent lot. No window replacement or other work allowed to residence.	12/16/2009
12/16/2009		2009-1838	4120 S. Lake Park	100324129	Oakland District	4	Exterior		Interiors only: Repairs due to fire damage: Repair drywall and paint interior. Electrical work. No windows or front door replacement permitted with this approval.	12/16/2009

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12/17/2009		2009-1839	3432 S. Calumet	100305139	Calumet-Giles-Prairie District	2	Exterior		Exterior: Demolition of existing rear porch and erect a new metal porch at rear as per Landmarks stamped plans dated 17 December 2009. No window replacement or work allowed to the front of the building or any other exterior work allowed.	12/17/2009
12/18/2009		2009-1840	36 S. Wabash	100321562	Jewelers Row District	42	Interior		Interiors only: Interior alteration to offices on floor 3 as per Landmarks stamped plans dated 12/18/09. No window replacement permitted with this approval.	12/18/2009
12/18/2009		2009-1841	2229 S. Michigan	100323154	Motor Row District	2	Mechanical		Electrical only: Install one track lighting fixture.	12/18/2009
12/18/2009		2009-1842	933 W. Newport	100323719	Newport Avenue District	44	Mechanical		Mechanical: Furnish and install new 400 amp electrical service ONLY. No window replacement or other work allowed.	12/18/2009
12/18/2009		2009-1843	6916 S. Bennett	100324360	Jackson Park Highlands	5	Mechanical		Mechanical: Replace 3 circuits, pne door opener, and remove drywall with electrical on the wall ONLY. No window replacement or other work allowed	12/18/2009
12/21/2009		2009-1844	111 N. State	100324343	Marshall Field and Company Building	42	Mechanical		Electrical only: Monthly maintenance	12/21/2009
12/21/2009		2009-1845	215 N. Clinton	100320573	Chicago & North Western Railway Powerhouse	42	Sign		Signage: Non-illuminated metal plaque (Prairie Fire) installed on north end of building. Sign to be 5' x 5' cast metal satin aluminum with black background. Signage to be attached through mortar joints per Landmarks stamped exhibit dated 12/21/09.	12/21/2009
12/21/2009		2009-1846	215 N. Clinton	100320570	Chicago & North Western Railway Powerhouse	42			Signage: Over entrance (north). Sign (Prairie Fire) to be 2' x 10' internally illuminated aluminum sign with push through white plex letters. Sign to be anchored with metal flanges attached through mortar joints only per Landmarks stamped exhibit dated 12/21/09.	12/21/2009
12/21/2009		2009-1847	215 N. Clinton	100320572	Chicago & North Western Railway Powerhouse	42	Sign		Signage: Signage: Over entrance (south). Sign (Prairie Fire) to be 2' x 10' internally illuminated aluminum sign with push through white plex letters. Sign to be anchored with metal flanges attached through mortar joints only per Landmarks stamped exhibit dated 12/21/09.	12/21/2009
12/21/2009		2009-1848	880 N. Lake Shore	100324043	860-880 N. Lake Shore Drive	42	Mechanical		Electrical only: Add four 20 amop circuit to 14 amp circuits. Rewiring and panel relocation from above sink.	12/21/2009
12/22/2009		2009-1849	360 N. Michigan	100323306	London Guarantee Building	42	Interior		Interiors only: Renovation of existing office tenant suite. Including architectural, ventilation, plumbing and electrical work per Landmarks stamped plans dated 12/22/09. No window replacement permitted with this approval.	12/22/2009
12/22/2009		2009-1850	17 E. Monroe	100324726	Palmer House Hotel	42	Mechanical		Electrical only: Maintenance and repairs for Jan 2010.	12/22/2009
12/22/2009		2009-1851	1969 N. Halsted	100324746	Armitage-Halsted District	43	Interior		Interior alterations only to include replacement of bar face and top, replacement of tile floor, removal of wall mirrors an replacement with paneling, repair and paint walls. No window or storefront work, no signage or other exterior work to occur with this approval.	12/22/2009

<i>Date rec'd</i>	<i>Correc'd</i>	<i>Rev #</i>	<i>Address</i>	<i>Permit #</i>	<i>Landmark/District</i>	<i>Ward</i>	<i>Summary</i>	<i>PRC Date</i>	<i>Approval Conditions</i>	<i>Approval Date</i>
12/1/2009	12/22/2009	2009-1852	4727 S. Greenwood	100319602	Kenwood District	4	Exterior and Interior	4/2/2009	Interior and exterior: Alteration to an existing three story single family residence as per Landmarks stamped plans dated 12/22/09. Project to include roof reconstruction and reconstruction of stone gables with original limestone per coded elevations. Includes new aluminum-clad wood windows, replication of wood trim, metal gutters, and metal cornice elements. Should any original limestone be damaged beyond repair on the west (front) elevation salvaged limestone from the secondary elevations may be used, provided that this is done on a piece-by-piece basis. Any required new limestone shall match the color, texture, finish and joint profile of existing limestone. New mortar shall match the historic mortar type, color, and finish. Landmarks staff to be notified to review and approve mock-ups of stone gable reconstruction.	12/22/2009
12/22/2009		2009-1853	350 E. Cermak	100324652	R.R. Donnelley Plant	2	Mechanical		Electrical only: Installation of low voltage CCTV equipment.	12/22/2009
12/22/2009		2009-1854	1515 N. Astor	100324679	Astor Street District	43	Mechanical		Electrical only: Installation of conduit for future fire alarm system.	12/22/2009
12/23/2009		2009-1855	1448 N. Milwaukee	100324985	Milwaukee Avenue	1	Miscellaneous		Miscellaneous: Revision to permit #100223655 to change the general contractor of record to Mark C. Construction.	12/23/2009
12/28/2009		2009-1856	600 W. Chicago	100324999	Montgomery Ward	27	Mechanical		Electrical only: Temporary electrical wiring for 6th floor	12/28/2009
12/28/2009		2009-1857	600 W. Chicago	100325000	Montgomery Ward	27	Mechanical		Electrical only: Install low voltage cabling on 6th floor.	12/28/2009
12/16/2009	12/28/2009	2009-1858	1463 N. Milwaukee	100287973	Milwaukee Avenue	1	Sign		Signage: Exterior illuminated sign on front façade. Sign to read "Pitaya," to be 4' in width and 2'-5" in height per Landmarks stamped exhibit dated 12/28/09. Sign to be attached through brick mortar joints only and shall not damage limestone surround.	12/28/2009
12/28/2009		2009-1859	6916 S. Bennett	100325135	Jackson Park Highlands	5	Interior		Interiors only: Replace drywall as needed. All work same as existing. No window replacement or exterior work permitted with this approval.	12/28/2009
12/29/2009		2009-1860	6307 N. Louise	100325205	Old Edgebrook District	41	Exterior	12/4/2008	Exterior: Revision to permit 100319898. Install 6' high cedar gate between fence and house; approx. 9' wide to align with the front of the house as per Landmarks approved site plan dated 10 November 2009 and as referenced in submitted photo initialed by applicant 29 December 2009. No window replacement or other work allowed.	12/29/2009
12/29/2009		2009-1861	141 W. Jackson	100324792	Chicago Board of Trade Building	2	Mechanical		Mechanical: General monthly maintenance for November 2009 ONLY. No window replacement or other work allowed.	12/29/2009
12/29/2009		2009-1862	640 W. Fullerton	100323916	Mid-North District	43	Exterior		Exterior: Replace two steel front balconies, first and second, floors, same size same locations as per Landmarks stamped plans dated 29 December 2009. Railings to be painted black. Treated wood deck to be stained. No window replacement or other work allowed.	12/29/2009
12/29/2009		2009-1863	727 S. Dearborn	100324437	Printing House Row District	2	Mechanical		Mechanical: Remove old porcelain fuse blocks, open wiring and upgrade service with new panel distribution and meter ONLY. No window replacement or other work allowed.	12/29/2009
12/30/2009		2009-1864	141 W. Jackson	100323954	Chicago Board of Trade Building	2	Interior		Interior: Interior alterations of 16th floor office as per Landmarks stamped plans dated 30 December 2009. No window replacement or other work allowed.	12/30/2009

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12/30/2009		2009-1865	1954-58 W. North	100325243	Milwaukee Avenue	32	Interior		No exterior work or window work with this permit approval.	12/30/2009
12/31/2009		2009-1866	1958 W. North	100325383	Milwaukee Avenue District	32	Interior		Interior: Repair plumbing violations on notice 509FO235877 ONLY. No window replacement or other work allowed.	12/31/2009

Wednesday, January 06, 2010

TOTAL # OF PERMIT APPLICATIONS APPROVED IN NOVEMBER:	99	
TOTAL # OF REVIEWS PERFORMED IN NOVEMBER	124	
REVIEWS PERFORMED SAME DAY:	96	78%
REVIEWS PERFORMED IN 1-DAY OR LESS	103	83%

PERMIT REVIEW COMMITTEE REPORT TO
COMMISSION ON CHICAGO LANDMARKS
January 7, 2010

The Permit Review Committee (PRC) met on December 3, at 1:30 p.m. The meeting was held at 33 N. LaSalle Street, Room 1600.

Present: Ben Weese
John Baird
Edward Torrez

Staff: Brian Goeken, Deputy Commissioner, Historic Preservation Division, Department of Zoning and Land Use Planning
Dijana Cuvalo
Beth Johnson
Lawrence Shure

The following projects were reviewed by the PRC:

1. **1531 N. Damen**
(Wicker Park District – 1st Ward)

Proposal: Proposed new 15' x 50' aluminum canopy for outdoor dining on the front of a 1-story masonry building

Action: Approved unanimously with the following conditions:

1. The permit plans shall include canopy details and sections, as well as attachment details;
2. Signage was not reviewed as a part of this application and shall be submitted for review and permitted separately; and,
3. Any planter boxes surrounding the dining area shall be subject to Historic Preservation staff review and approval.

2. **1060 W. Addison**
(Wrigley Field – 44th Ward)

Proposal: Proposed renovation of the Center Field scoreboard to include roof repairs, replacement of rear metal siding and the reinstallation of the painted “pennant” with “Chicago Cubs” letters and neon on the back of the scoreboard. (No work is proposed for the scoreboard side facing the field.) Removal of non-historic concrete panels and installation of new chain-link fencing on the south elevation (right field side) of stadium along Addison Street

Action: Approved unanimously with the following conditions:

1. As proposed, the existing Chicago Cubs “pennant” sign on the back of the scoreboard will be dismantled and reinstalled on the new replacement metal siding to match the existing sign. The following shall be reviewed and approved by Historic Preservation staff prior to issuing the permit:
 - a. Prior to dismantlement, the existing sign shall be photographed for documentation purposes. The proposed “charting” of the sign and artwork by the contractor shall be dimensioned, both for the sign and artwork itself as well as its location on the back of the scoreboard;
 - b. As proposed, the flagpoles and lights are not to be removed. The dimensioned location of the flagpole and lights on the roof of the scoreboard shall be documented;
 - c. As proposed, the metal letters are to be salvaged and reinstalled. If the letters prove to be beyond repair, Historic Preservation staff shall be notified. Replacement letters shall match the originals, subject to Historic Preservation staff review and approval;
 - d. If the neon tubes cannot be salvaged and reused, the new neon shall match the design, dimensions, locations, and color of the existing neon; and,
 - e. All removed elements of the scoreboard shall be salvaged and retained until the reinstallation is complete.

3. **808 N. Dearborn**
(Washington Square District Extension – 42nd Ward)

Proposal: Proposed new rooftop addition and rear addition for a 2-story mid-block masonry rowhouse with raised basement; and a handicapped-accessible ramp in the front yard area

Action: Approved unanimously with the following conditions:

1. The proposed 3rd-floor addition shall be no larger or taller than submitted:
 - a. the safety railing shall be set back 5’-8 ¾” from the front façade and be no higher than 39’-9 1/2” above grade;
 - b. the front slope of the 3rd floor addition shall be set back 17’-9 ¾” from the front façade of the building and be no higher than 44’-7 ½” above grade; and,
 - c. the section of greatest height of the addition shall be set back 38’-7” from the front façade and be no higher than 51’-6” above grade.

2. Cladding for the additions shall be compatible with historic materials within the district, or it shall have a dark, non-reflective color subject to Historic Preservation staff review and approval prior to permit application; and,
3. Historic Preservation staff shall review and approve any required basement doorway modifications as part of the proposed accessibility ramp.

The Committee noted for the record that the existing billboard to the south of the subject property would limit views of the proposed addition from this direction, but considering the impermanent nature of signs and billboards, the Committee further noted that the existing billboard should not be taken into consideration in judging visibility. The Committee additionally concluded, however, that the proposed addition would be minimally visible, regardless of the existence of the billboard, and instructed the Historic Preservation staff to revise the staff report to further clarify this issue.

4. **1338 E. Madison Avenue Park**
(Kenwood District – 4th Ward)

Proposal: Proposed front façade renovations of c.1950s building including paint removal, masonry repair and replacement, alterations to front parapet and dormer, and installation of rusticated masonry at the base of the building and at front stairs

Action: The Committee continued review of the project subject to the following conditions:

1. Further research shall be completed regarding the front façade changes that the Committee believes may have been completed c.1930s. [The Committee directed the Historic Preservation staff to undertake this additional research.]; and,
2. The condition of the masonry of the front facade must be further evaluated, since whether the masonry can be retained and repaired or, alternatively, must be completely replaced will effect the project and how it would be reviewed by the Committee. The paint on the façade shall therefore be completely removed and the condition of the masonry further evaluated. The applicant will notify Historic Preservation staff after the paint has been removed so that the staff may inspect the condition of the masonry. A written evaluation with photographs and/or elevation drawings detailing the condition of the masonry shall be submitted for Committee review and address areas where repair or localized replacement will be necessary or, alternatively, due to substantial deterioration and/or other facade conditions, entirely replaced. Specifications for the paint removal

shall be submitted to Historic Preservation staff for review and approval prior to obtaining an environmental permit for this work.

5. **1200 E. Madison Avenue Park**
(Kenwood District – 4th Ward)

Proposal: Proposed demolition and reconstruction of masonry piers and repair of wrought-iron fence for Madison Avenue Park

Action: Approved unanimously with the following conditions:

3. The applicant shall provide existing and proposed dimensioned plans and elevations for the piers and stone fence curbs, along with a phasing plan explaining how the existing wrought iron fence will be salvaged, cleaned, repaired and reinstalled;
4. The proposed brick and stone shall match the historic masonry in regard to size, color, design, texture and appearance. Historic Preservation staff shall review and approve brick and limestone samples prior to order and installation; and,
5. Mortar shall match the joint profile, color and finish of historic mortar.

6. **Criteria for Review of Visible Dormers**
(Old Town Triangle District – 43rd Ward)

Proposal: Proposed additional criteria to consider in the review of visible dormers on front-gable-roofed cottages in the Old Town Triangle District

Action: The Committee adopted (2-1, John Baird against) the following for use on a preliminary basis in the Old Town Triangle District:

The following additional criteria shall be considered in evaluating whether proposed new dormers on front-facing gable-roofed cottages in the Old Town Triangle District will have an adverse effect on the district when such dormers would be visible from the public right-of-way. Such factors as relative visibility of any proposed dormer, given the building size, the site conditions (e.g., unusually wide side yards or a double lot) and the surrounding context, as well the proposed location, size, massing and design of the dormer itself, will be considered in the review of such projects on a case-by-case basis. Due to the high degree of visibility, these criteria would not apply to visible dormers on the street side of a front-gabled cottage on a corner property.

1. Alternative dormer locations and/or configurations, where the dormer or other addition would otherwise not be visible from the public way, are not possible;

2. The proposed visible dormer is minimized in size and configuration to minimize its visibility from the public way and its impact on the historic rooflines of the building as much as possible (e.g., inseting the rear portion of a dormer so that it is effectively screened from public view by the front portion of the dormer and thereby reduces its visibility);
3. Regardless of visibility, no more than one dormer (including existing dormers) is proposed per building side; furthermore, if a dormer exists and/or is proposed for both sides of the building, the visibility of each individual dormer as well as the cumulative visibility (e.g., if both dormers would be visible from the same vantage points) is taken into consideration in evaluating the potential adverse effect;
4. The proposed visible dormer is set back from the front facade of the building as much as possible, but with a setback of at least 25 feet or 60% of the length of the original footprint of the building, whichever is greater; and provided that if there are later additions, any proposed dormers are set back further on the building consistent with the purposes of these criteria;
5. The roof of the proposed dormer is as low as possible relative to the existing main ridge height of the building, generally at least 1'-0" lower than the main ridge, and in no instance higher than the main ridge [note that, depending on the specific conditions, there may be limited potential to achieve minimum code-required interior ceiling heights];
6. The proposed dormer has a simple gable or shed roof, depending on the dormer's location, size and visibility, with an appreciable slope and generally minimal overhangs;
7. The proposed dormer is sided with materials compatible with that of the building, but, depending on its relative visibility, generally also the color of the roofing material to further minimize visibility; and,
8. The design and detailing of the proposed dormer is simplified.

The Committee asked that Historic Preservation staff further solicit Old Triangle Association comments on these criteria.

7. **335 W. Concord**
(Old Town Triangle District – 43rd Ward)

Proposal: Proposed rehabilitation of an existing 2-story, front-gabled masonry cottage, including the addition of two new visible dormers and skylights

Action: Approved unanimously with the following conditions:

1. Any structural repair work proposed to the existing roof above the open 2nd-story living room shall maintain the existing ridge and eave heights and roof slopes (i.e., by aligning the top of any new structural member with the top of the existing structural member);
2. The plans shall be modified to provide a minimum 25 foot setback from the front façade of the building to the front walls of the proposed dormers. The configuration of the west dormer shall be modified to eliminate the unused corner space at the front corner, thus further reducing the size of the dormer. The plans shall be further studied to investigate whether a similar reduction of the east dormer may be possible;
3. The roof overhangs of the dormers shall be reduced as much as possible to minimize the visibility of the dormers;
4. As proposed, the siding on the new dormers shall be fiber-cement siding painted to match the color of the roofing material. The siding shall have a smooth finish and otherwise match the existing wood siding in size, profile, and finish; and,
5. The skylights proposed on the new dormers shall be low profile, and the curbs shall match the color of the roofing material to further reduce visibility.

The Committee also instructed the Historic Preservation staff to further verify the height of the proposed dormers depicted in the submitted photoshop renderings.

8. **1300 N. Ritchie Court**
(Astor Street District – 43rd Ward)

Proposal: Proposed façade alterations to include both new and enlarged masonry window openings on Ritchie Court, Goethe Street and alley facades of corner 4-story masonry building; also, 4-foot-high metal gate at recessed front entry, 6-foot-high metal fence and 1’-6” parkway fence

Action: Approved unanimously with the following conditions:

1. The proposed new window openings on the Ritchie Court (front) façade would change the original fenestration pattern of the buildings primary façade and require the removal of decorative carved-limestone ornamental panels. No new masonry window openings are approved on the Ritchie Court façade;
2. On the side (Goethe Street) façade, the plans shall be modified to minimize the impact of the proposed new window openings to the historic character and original fenestration pattern of the building:
 - The 4 new masonry openings proposed in the middle of the façade (labeled “A” on the attached key elevation) and the 4 new masonry openings proposed toward the rear (west end) of

the façade (labeled “B”) are not approved; the existing conditions shall remain.

- The 3 new window openings proposed toward the front of the building (labeled “E”) and the 3 toward the rear of the building (labeled “C”), which would replace smaller window openings, are approved, provided that the new openings are no wider than the existing typical historic openings on the façade.
 - As proposed, the new masonry openings shall be cut into the existing limestone; however, to distinguish the new openings from the historic, the stone returns at the newly cut openings shall be smooth.
3. The proposed new masonry openings on the rear elevation shall be restudied to be more compatible with the historic fenestration pattern of the building, in terms of size, proportion and the width and amount of masonry between and surrounding the openings (i.e., reducing the new masonry opening width and height to match the typical historic masonry window openings existing on the building);
 4. As proposed, the new brick proposed for the rear façade shall match existing. A brick sample shall be submitted to Historic Preservation staff for review and approval;
 5. The following shall be submitted with the permit plans:
 - Entry gate attachment details;
 - Window elevations with dimensions and brick mold detail;
 - Details and specifications of how the new openings will be cut into the stone façade. If any replacement masonry is needed it shall match historic masonry in size, color, texture, finish and joint profile; and,
 6. The proposed 6’-0” tall metal fence and the 1’-6” tall parkway metal fence both appear to be located in the public way. If so, the applicant will need to obtain a public way permit for the fence from the appropriate City department(s) and meet applicable City code requirements.

9. **1940 W. Thomas**
(East Village District – 1st Ward)

Proposal: Violation: Proposed installation of new double-hung windows (2 inches shorter than the historic masonry opening) on the front façade and two new front entry doors

Action: Approved unanimously with the following conditions:

1. The new proposed windows are approved; and,
2. The proposed Prairie-style doors are approved conditional upon being painted, as agreed to by the applicant at the meeting, to match the

color of the window trim. Historic Preservation staff to review and approve door hardware prior to order and installation.