



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

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

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, February 8, 2024, at 12:45 p.m. in City Hall, 121 North LaSalle Street, 11th Floor, Room 1103.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, 11th Floor, in Room 1103 on Thursday, February 8, 2024, at 1:30 p.m.

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

Ciere Boatright
Secretary

8. Annual Report for 2023 - Informational

9. Black Chicago Heritage Initiative (BCHI) March 2, 2024, Cultural Archiving Event – Informational

10. Permit Review Committee Reports

Report on Projects Reviewed at the January 11, 2024, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of January 2024

11. Adjournment

**Commission on Chicago Landmarks
Summary of Recommendations, February 8, 2024**

2. Preliminary Landmark Recommendation

**HYDE PARK UNION CHURCH
5600 South Woodlawn Avenue**

WARD 5

Staff recommend that the Commission vote to accept the following:

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

- Hyde Park Union Church (the “Building”), located at 5600 South Woodlawn Avenue, Chicago, Illinois, meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4), and (5) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information (the “Preliminary Summary”) submitted to the Commission on this 8th day of February, 2024, by the Department of Planning and Development (“DPD”); and
- The Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore,

Be it resolved by the Commission on Chicago Landmarks:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Building in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

- All exterior elevations, including rooflines, of Hyde Park Union Church (the “Building”).

Section 4. The Commission hereby requests a report or statement from the Commissioner of DPD, which evaluates the relationship of the proposed designation to the City’s governing plans and policies and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

4. Final Landmark Recommendation

APOLLO'S 2000
2875 West Cermak Road

WARD 24

Staff recommend that the Commission vote to accept the following:

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the "Municipal Code"), the Commission on Chicago Landmarks (the "Commission") has determined that Apollo's 2000 (the "Building"), is worthy of designation as a Chicago Landmark. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following two (2) criteria set forth in Section 2-120-620 of the Municipal Code:

1. Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.
4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.

I. BACKGROUND

The formal landmark designation process for the Building began on December 7, 2023, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission preliminarily found that the Building meets two of the seven criteria for designation, as well as the integrity criterion, identified in the Chicago Landmarks Ordinance (Municipal Code, Section 2-120-580 et seq.). As part of the Preliminary Recommendation, the Commission preliminarily identified the "significant historical and architectural features" of the Building as:

- All exterior elevations, including rooflines, of the Building.
- The interior lobby leading to the auditorium.
- The interior of the auditorium.

The blade sign and marquee have always been part of the Building's exterior elevations. As with many historic theaters, these features have evolved over time in terms of size, material and illumination. The Commission's review of work proposed to the blade sign or marquee should ensure that these continue to be features of the Building, while allowing reasonable change and flexibility to meet new needs.

1990 changes to the interiors of the lobby and auditorium, including floor finishes, new floor platforms, three bars, neon lighting, chandeliers, stage lighting and its ceiling-

mounted trusses, cameras, screens, and bathrooms are specifically excluded from the significant historical and architectural features.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated December 7, 2023, the most current iteration of which is dated February 8, 2024, incorporated herein and attached hereto as Exhibit A (the “Designation Report”).

At its regular meeting of January 11, 2024, the Commission received a statement from Ciere Boatright, Commissioner of the Department of Planning and Development, supporting the proposed landmark designation of the Building.

On January 16, 2024, the Commission received written consent to landmark designation of the Building in a form dated January 16, 2024, and signed by Javier Galindo, representing the owner of the Building.

II. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report and all of the information on the proposed landmark designation of the Building; and

WHEREAS; the Building was originally known as the Marshall Square Theatre, and it remains the last surviving motion picture theater commissioned by Louis and Meyer Marks, Chicago movie exhibitors and theater builders whose business evolved from operating a small nickelodeon in 1910 to building two of Chicago’s largest movie palaces, the Granada and Marbro theaters in the late 1920s, and

WHEREAS, in 1990, the Building became known as Apollo’s 2000, which has transformed the historic motion picture theater into an event and performance space that contributes to the cultural landscape of Little Village and Chicago’s wider Hispanic community by promoting Latin music, lectures and supporting local non-profit organizations; and

WHEREAS, Apollo’s 2000 showcased Spanish Rock bands in 1990s, a time when this popular genre was largely overlooked by Chicago promoters. Artists such as Maná, Los Fabulosos Cadillacs, Fobia and La Ley have graced the stage at Apollo’s 2000; and

WHEREAS, in addition to Spanish Rock, Apollo’s 2000 has hosted performances from other genres of Latin music, including Spanish Pop, Latin Jazz, Cuban, and Mexican regional musical styles; and

WHEREAS, Apollo’s 2000 has hosted numerous politicians seeking to reach out to the Latino community, including Vice President Al Gore, former Governor Pat Quinn, Congressman Jesús “Chuy” García, and Senator Bernie Sanders; and

WHEREAS, the Building is a significant “transitional” motion picture theater in Chicago from 1917 spanning the small nickelodeons that came before it and the larger and more elaborate “movie palaces” of the 1920s; and

WHEREAS, the façade of the Building is dominated by a large arch framed by domed towers, as well as sculptural eagles and ornament derived from classicism, making the Building a fine example of Beaux-Arts architecture applied to an early motion picture theater; and

WHEREAS, the scale and ornate quality of the Building’s architecture, on both its interior and exterior, reflect the ideals of historic movie theater design which used architecture both as advertisement and to attract customers with a promise of luxury and escape from the ordinary; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building has significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections I and II hereof as the findings of the Commission; and
2. Adopts the Designation Report, as revised, and dated this February 8, 2024; and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the two criteria for landmark designation set forth in Section 2-120-620 (1) and (4) of the Municipal Code; and
4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Building are identified as follows:
 - All exterior elevations, including rooflines, of the Building.
 - The interior lobby leading to the auditorium.
 - The interior of the auditorium.

The blade sign and marquee have always been part of the Building’s exterior elevations. As with many historic theaters, these features have evolved over time in terms of size, material and illumination. The Commission’s review of work proposed to the blade sign

or marquee should ensure that these continue to be features of the Building, while allowing reasonable change and flexibility to meet new needs.

1990 changes to the interiors of the lobby and auditorium, including floor finishes, new floor platforms, three bars, neon lighting, chandeliers, stage lighting and its ceiling-mounted trusses, cameras, screens, and bathrooms are specifically excluded from the significant historical and architectural features.

6. Recommends the designation of the Building a Chicago Landmark.

6. Citywide Adopt-a-Landmark Fund - Application

**UPTOWN SQUARE DISTRICT
1106 West Lawrence Avenue**

WARD 46

Staff recommend that the Commission vote to accept the following:

WHEREAS, Section 17-4-1000 of the Chicago Zoning Ordinance authorizes the City to award floor area bonuses to projects located in “D” districts in return for a financial contribution to the City (“Bonus Payment”); and

WHEREAS, the Bonus Payment is deposited into three funds: (i) the 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 March 17, 2023, 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 June 21, 2023; and

WHEREAS, the Department received 31 applications, including an application submitted by Aragon Real Estate LLC (the “Applicant”) for terra cotta and related masonry work to the “Aragon Ballroom Building” at 1106 W. Lawrence Avenue, a contributing building within the Uptown Square District (the “Landmark Building” and its rehabilitation, the “Landmark Project”), pursuant to Section 17-4-1006 of the Municipal Code, and its requirements governing the AAL Fund; and

WHEREAS, the Uptown Square District was designated as a Chicago Landmark by the City Council of the City of Chicago (the "City Council") on December 14, 2016, pursuant to the Chicago Landmarks Ordinance; and

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

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

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

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the above recitals as the findings of the Commission; and
2. Approves the Project Scope of Work and Budget, attached hereto and incorporated herein as Exhibit A (the "Project Scope of Work and Budget"); and
3. Finds that the Landmark Project is eligible to receive a distribution from the AAL Fund; and
4. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-1 in that it is consistent with the landmark guidelines established under the Chicago Landmarks Ordinance (the "Landmark Guidelines"); and
5. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-3 in that it involves substantial interior or exterior renovation work that is visible from the public street or within a portion of the interior that is open to the public, and exceeds normal maintenance work; and
6. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-4 in that it has not been completed, addresses exterior envelope issues, and satisfies the funding priority and evaluation criteria; and
7. Authorizes the Commissioner of the Department, acting on behalf of the Commission, to:
(a) enter into an agreement (the "Agreement") with the Applicant or its successors, in a form approved by the Corporation Counsel, regarding the manner in which the AAL Fund for the Landmark Project will be used; and (b) approve, as necessary, any minor modifications to the Project Scope of Work and Budget otherwise consistent with the purposes and requirements of the Landmark Guidelines; and
8. Directs that, upon completion of the Landmark Project, the Applicant shall notify the Commission staff and request a certificate of completion; and

9. Directs that the Applicant must obtain a certificate of completion from the Commissioner of the Department prior to the final distribution from the AAL Fund.

7. Program Committee Report

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

FIRST IMMANUEL LUTHERAN CHURCH AND PARSONAGE WARD 27
1124-1134 South Ashland Avenue

HOLY ROSARY CHURCH WARD 9
11300 South Dr. Martin Luther King Jr., Drive

Staff recommend that the Commission vote to accept the following:

The Commission on Chicago Landmarks adopts the attached Exhibits 1 and 2 and finds that the Listing to the National Register of Historic Places for Holy Rosary Church under Criterion C: Architecture be approved.

Staff recommend that the Commission vote to accept the following:

The Commission on Chicago Landmarks adopts the attached Exhibits 1 and 2 and finds that the Listing to the National Register of Historic Places for First Immanuel Lutheran Church and Parsonage under Criterion C: Architecture be approved.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, February 8, 2024

City Hall, 121 N. LaSalle St., 11th Floor, Room 1103

1:30 p.m.

AGENDA:

1. 215 N. Clinton

34th Ward

The Chicago North-Western Railway Powerhouse

Proposed installation of one new 12'-8" tall by 23" wide non-illuminated vinyl banner sign on the west elevation using existing mounting brackets.

Dijana Cuvalo, AIA

Historic Preservation Division

Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, February 8, 2024

1. 215 N. Clinton

34th Ward

The Chicago North-Western Railway Powerhouse

Proposed installation of one new 12'-8" tall by 23" wide non-illuminated vinyl banner sign on the west elevation using existing mounting brackets.

Applicant: Shari Wilson, Mint Ventures LLC, tenant
Jeff Berta, Structured Development, owner
Volkan Signs and Lighting, sign contractor
Frank Lambert, sign expeditor

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, the banner shall re-use the existing mounting brackets;
1. If the sign is removed in the future, the holes in the masonry left from removal of the mounting brackets shall be patched with materials matching the surrounding surface in color, texture and general appearance. Any staining or ghosting shall be gently cleaned;
2. Should any of the other existing banner signs be replaced in the future this may be reviewed at staff level with the above conditions, provided there is no change to the size of the sign and existing brackets; and,
3. The sign applied to the second-story windows above the entrance shall be removed.