

# COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

Pursuant to a resolution adopted by the Commission on Chicago Landmarks on June 4, 2020, regarding the Chairman's emergency rule-making powers, the Chairman of the Commission on Chicago Landmarks issued "Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation" effective January 19, 2021, in response to the COVID-19 emergency. The Emergency Rules can be found on the Commission's website at [www.chicago.gov/ccl](http://www.chicago.gov/ccl).

In line with the Emergency Rules, the regular meeting of the **Commission on Chicago Landmarks** on **Thursday, June 3, 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, June 3, 2021, at **2:00 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/cc](http://www.chicago.gov/cc) and emailing it to [ccl@cityofchicago.org](mailto:ccl@cityofchicago.org). Registration will open at 9:00 a.m. on Friday, May 28 and will close either when the fifteen open spots have been allocated or by 12:45 p.m. on Tuesday, June 1, 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 1.

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

Maurice D. Cox  
Secretary

**AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, June 3, 2021  
Virtual Meeting  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting  
Regular Meeting of May 6, 2021
  
2. Preliminary Landmark Recommendation  
  
MONASTERY OF THE HOLY CROSS (FORMERLY IMMACULATE CONCEPTION CHURCH)  
3101 South Aberdeen Street WARD 11
  
3. Preliminary Landmark Recommendation  
  
MUDDY WATERS HOUSE WARD 4  
4339 South Lake Park Avenue
  
4. Report from Public Hearing and Final Landmark Recommendation  
  
(FORMER) SCHLITZ BREWERY-TIED HOUSE WARD 27  
1393-1399 West Lake Street
  
5. Report from Public Hearing and Final Decision on Permit Application for the Demolition of a Building Pursuant to §2-120-740 through §2-120-825 of the Municipal Code  
  
(FORMER) SCHLITZ BREWERY-TIED HOUSE WARD 27  
1393-1399 West Lake Street
  
6. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code  
  
MID-NORTH DISTRICT WARD 43  
513 West Fullerton Avenue
  
7. Permit Review Committee Reports  
  
Report on Projects Reviewed at the May 6, 2021, Permit Review Committee Meeting  
  
Report on Permit Decisions by the Commission Staff for the Month of May 2021

8. Announcements

Citywide Adopt-a-Landmark Fund

VARIOUS

Application Period Open:

Thursday, May 27, 2021

Application Pre-Submission Meeting:

Wednesday, June 16, 2021 (1:00 pm)

Application Due Date:

Monday, August 16, 2021 (4:00 pm)

Access Details:

[www.chicago.gov/aal](http://www.chicago.gov/aal)

9. Adjournment

**Commission on Chicago Landmarks  
Summary of Projects with Staff Recommendations, June 3, 2021**

**2. Preliminary Landmark Recommendation**

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

**Staff Recommendation--**Staff recommends that the Commission preliminarily finds that:

1. The Monastery of the Holy Cross (the “Building”), consisting of the former Immaculate Conception church and attached rectory, located at the address noted above, meets three (3) criteria for landmark designation as 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 submitted to the Commission on this 3rd of June, 2021, by the Department of Planning and Development (the “Preliminary Summary”); and
2. 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 the Building; and,
- the two-story flat building south of the church’s apse and masonry wall parallel to the east-west alley directly south of West 31st Street are both excluded from the significant features.

Section 4. The Commission hereby requests a report from the Commissioner of the Department of Planning and Development 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.

**3. Preliminary Landmark Recommendation**

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

**WARD 4**

**Staff Recommendation**--Staff recommends that the Commission preliminarily find that:

1. The Muddy Waters House (the “Building”), located at the address noted above, meets the two (2) criteria for landmark designation set forth in Section 2-120-620 (1) and (3) 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 3<sup>rd</sup> day of June, 2021, by the Department of Planning and Development; and
2. 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 the Building.

Section 4. The Commission hereby requests a report or statement from the Commissioner of the Department of Planning and Development 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.

**6. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code**

**MID-NORTH DISTRICT  
513 West Fullerton Avenue**

**WARD 43**

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

1. Finds, that the period of historic development of the Mid-North District, as described in the designation ordinance, is from Chicago's rapid period of development after the fire of 1871 to 1941.
2. Finds, in accordance with the criteria for review of permit applications established in Article III of the Commission's *Rules and Regulations*, that the Building constructed in 1967, built well after the period of historic development of the Mid-North District, is non-contributing to the character of the Landmark District;
3. Finds, in accordance with Section 2-120-770 of the Municipal Code of Chicago, that the demolition of the Building will not adversely affect any significant historical or architectural features of the Landmark District;
4. Approves the permit application for the demolition of the Building; and
5. Recommends, in accordance with Section 2-120-825, that the City Council of the City of Chicago accept the Commission's approval of the permit application for the demolition of the Building.

## **NOTICE OF PUBLIC MEETING**

### **PERMIT REVIEW COMMITTEE**

**THURSDAY, June 3, 2021**

**Virtual Meeting**

**2:00 p.m.**

### **AGENDA:**

- 1. 6106 N. Kenmore** **48<sup>th</sup> Ward**  
**Perkins-Nordine House**  
Proposed interior and exterior rehabilitation including replacement of a non-historic west porch and dormer with a new garage on a corner lot.
- 2. 1328 N. Wicker Park** **1<sup>st</sup> Ward**  
**Wicker Park District**  
Proposed new one-story rooftop addition on a two-story masonry residence with a flat roof.
- 3. 210 N. Aberdeen** **27<sup>th</sup> Ward**  
**Fulton-Randolph Market District**  
Proposed partial demolition and rehabilitation of the Arthur Harris building as a part of a larger, new construction, 18-story residential development to the south and west of the district.

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

# PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, June 3, 2021

## 1. 6106 N. Kenmore

48<sup>th</sup> Ward

### Perkins-Nordine House

Proposed interior and exterior rehabilitation including replacement of a non-historic west porch and dormer with a new garage on a corner lot.

**Applicant:** Richard Logan and Angela Spinazze, owners  
Elizabeth Trail, Harboe Architects

**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 3, 5, 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 approve the project with the following conditions:

1. The new garage is approved in concept and staff shall review the final design as submitted with permit application;
2. The new proposed greenhouse shall be located in the scheme 2 location to minimize visibility from the street; and,
3. Any new fencing on the property shall be no taller than 6'. The portion of the masonry fence running east/west in the far north east corner of the property shall be revised to open metal to match the proposed wrought iron fencing in front of the property. Any proposed fencing along the east and south property lines shall also be open metal to match.

## 2. 1328 N. Wicker Park

1<sup>st</sup> Ward

### Wicker Park District

Proposed new one-story rooftop addition on a two-story masonry residence with a flat roof.

**Applicant:** Lauren Wolf and Trevor Turk, owners  
Tim Magner, Magner Architects

**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 district and approve the project with the following conditions:

1. The common brick parapet at the north elevation of the front portion of the building shall be increased in height to align with the top of the decorative cornice to better screen the rooftop addition. Historic Preservation staff shall review and approve a brick sample prior to order and installation, and tuckpointing mortar shall match existing in type, color and joint profile;
2. The cladding of the addition shall be a color more compatible with the common brick used for the building to blend more appropriately and reduce its visibility. A sample of the proposed material shall be submitted to historic preservation staff for review and approval;
3. The shape of the addition shall be a simple rectangular enclosure rather than the proposed "dropped" corner to present a simpler shape which will draw less attention; and,
4. Should the project require a zoning variation and/or adjustment the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

**3. 210 N. Aberdeen**

**27<sup>th</sup> Ward**

**Fulton-Randolph Market District**

Proposed partial demolition and rehabilitation of the Arthur Harris building as a part of a larger, new construction, 18-story residential development to the south and west of the district.

**Applicant:** LG Development, owner  
George Sorich, NORR, architect  
Michael Ezgur, Acosta Ezgur LLC, attorney

**Staff Recommendation:** Staff recommends that the Committee:

Proposed Partial Demolition:

1. Preliminarily find that the proposed partial demolition of the building at 210-218 W. Aberdeen with the rehabilitation of the front portion of the Arthur Harris building to be retained in place, will not be an adverse effect on the character of the Landmark District; and,
2. Recommend that the Commission recommend to the City Council approval of the proposed partial demolition of the building at 210-218 W. Aberdeen in accordance with Section 2-120-825 of the Municipal Code of Chicago, entitled "Permits for demolition of landmarks – City Council Approval Required"

Proposed New Construction:

3. Find that the proposed project, contingent upon City Council approval and with the following conditions, 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. A report by a licensed structural engineer addressing the proposed structural work, relative to how the remaining structure should be braced and protected during partial demolition and construction, shall be submitted to Historic Preservation staff, as part of the permit plans. The recommended measures, sequencing, and protections shall be incorporated in the structural and architectural drawings;
  2. The design of the front façade of the Arthur Harris building shall be revised to reintroduce the original masonry openings for the three southernmost windows. Door and window details shall be submitted with permit application;
  3. Masonry samples for the new construction shall be submitted with permit application; and,
  4. Considering that the overall mass, scale, siting and design of the new structure, predominantly located outside the boundary of the landmark district, reads as a separate, independent building from the historic building, the proposed new construction is approved as shown on drawings dated 5/21/21.