



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

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

The regular meeting of the Commission on Chicago Landmarks scheduled for Thursday, **May 2, 2024**, has been **CANCELLED**.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, 10th Floor, Room 1003-A, on Thursday, **May 2, 2024**, at **1:00 p.m.**

Attached is a copy of the agenda for the Permit Review Committee meeting.

Please note the following upcoming meetings of the Commission on Chicago Landmarks:

- (1) Public Hearing on Proposed Landmark Designation Pursuant to §2-120-670 through §2-120-680 of the Municipal Code

ST. ADALBERT PARISH COMPLEX
1622-1658 West 17th Street and 1633-1659 West 16th Street

WARD 25

Date: Friday, May 10, 2024
Time: 9:30 a.m.
Location: City Hall, 121 North LaSalle Street
2nd Floor, City Council Chambers
Hearing Officer: Adam Rubin

(2) Program Committee: Review of Suggestions* Received from the Public for Chicago Landmark Designation and Nominations to the National Register of Historic Places will be held:

Date: Thursday, May 16, 2024
Time: 1:00 p.m.
Location: City Hall, 121 North LaSalle Street
10th Floor, Room 1003-A

*Deadline for submissions: Thursday, May 9, 2024

All suggestions must be submitted on a suggestion form available on the DPD website at:

http://www.cityofchicago.org/city/en/depts/dcd/supp_info/chicago_landmarks-publicationsandadditionalinformation.html.

A handwritten signature in black ink, appearing to read "Ciere Boatright". The signature is fluid and cursive, with a large initial "C" and a long, sweeping tail on the "t".

Ciere Boatright
Secretary

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, May 2, 2024

City Hall, 121 N. LaSalle St., 10th Floor, Room 1003-A

1:00 p.m.

AGENDA:

- 1. 3831 S. Michigan** **3rd Ward**
South Side Community Arts Center
Proposed demolition of existing coach house
- 2. 3609 W. Cermak** **22nd Ward**
Jackson Storage and Van Co. Building
Proposed new 24'-9" high by 3'-0" wide blade sign mounted to the front façade at 20'-3" above grade.
- 3. 3232 S. Dr. Martin L. King Jr.** **4th Ward**
Calumet-Giles-Prairie District
Proposed rehabilitation and exterior alterations to non-contributing commercial building including new second-story, site work, and various building improvements.
- 4. 850 W. Fulton Market** **27th Ward**
Fulton-Randolph Market District
Proposed installation of four projecting metal canopies on the south elevation.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, May 2, 2024

1. 3831 S. Michigan

3rd Ward

South Side Community Arts Center

Proposed demolition of existing coach house

Applicant: South Side Community Arts Center, owner
Future Firm, architect
wrkSHap kiloWatt, historic preservation consultant

Staff Recommendation: Staff recommends that the Committee:

1. Preliminarily find that the 2-story rear coach house located at 3831 S. Michigan Ave. is non-contributing to the landmark designation for the South Side Community Arts center as it is not identified as such in the designation ordinance. Therefore, its demolition will not be an adverse effect on the Landmark property with the following condition:
 - a. Care shall be taken during demolition so that all work, including movement or staging of equipment and materials, does not damage the main house.
2. Preliminarily find that as the coach house is not identified as a significant feature in the designation ordinance and is an auxiliary structure to the property and therefore provisions of *Section 2-120-825 Permits for Demolition of Landmarks – City Council Approval Required* do not apply.

2. 3609 W. Cermak

22nd Ward

Jackson Storage and Van Co. Building

Proposed new 24'-9" high by 3'-0" wide blade sign mounted to the front façade at 20'-3" above grade.

Applicant: Theatre Y, owner
P.K. VanderBeke, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 3, 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. Hard-line scaled drawings shall be provided with the permit application including accurate elevation, section, and attachment drawings with sign dimensions, materials, and illuminating elements identified;
2. The number of mounting points connecting the sign to the façade shall not exceed the minimum number structurally necessary to support the sign;
3. Penetrations for fasteners and electrical conduit will be made at mortar joints to the greatest extent possible, using custom plates if necessary;
4. The sign thickness shall not exceed 8” as proposed;
5. As proposed, the electrical power supply shall be concealed within the steel frame;
6. The steel frame shall be as open as possible, and contain only the minimum number of members needed for support of each letter;
7. The letters shall be of a design and typeface such that they do not cover more than one third of the total area of the frame; and,
8. The individual letters may be illuminated either internally, with halo lighting, or with illuminated outlines. Illumination may be provided around the border of the frame. LEDs used for illumination shall not be exposed or directly visible.

**3. 3232 S. Dr. Martin L. King Jr.
Calumet-Giles-Prairie District**

4th Ward

Proposed rehabilitation and exterior alterations to non-contributing commercial building including new second-story, site work, and various building improvements.

Applicant: Unity Hospice and Palliative Care, owner
ML Group Architect & Design, PLLC, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission’s Rules and Regulations and the Commission’s *Guidelines for Alterations to Historic Buildings and New Construction* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. The project is approved as shown on drawings dated 4/9/24;
2. As proposed, new masonry shall match the existing. Material samples for all masonry, fiber cement, and metal finishes to be submitted to staff prior to permit application;
3. New windows to be wood or aluminum-clad wood. Window details shall be submitted with permit application;
4. As proposed, the new perimeter fence shall be open metal along Calumet and King Drive and shall not exceed 5’ in height. The westernmost 17’ of the solid north fence should be

- revised to open metal so as to not extend past the front setback of the neighboring contributing property; and,
5. The design of the refaced sign shall be revised so that only the letters and logo are illuminated, with the rest of the cabinet to remain opaque.

4. 850 W. Fulton Market

27th Ward

Fulton-Randolph Market District

Proposed installation of four projecting metal canopies on the south elevation.

Applicant: The Fulton Project LLC, owner
DXU Architects, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following condition, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and *Historic Fulton-Randolph Market District Design Guidelines* 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 condition:

1. The size, shape, location, and materials of the proposed new canopies as shown on the drawings dated 4/14/24 are approved. All dimensions and attachment details shall be submitted with the permit plans.