



CITY OF CHICAGO




DEPARTMENT OF PLANNING AND DEVELOPMENT

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, November 9, 2023, at 12:45 p.m. in City Hall, 121 North LaSalle Street. Please note new room: Room 1103, 11th Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, (please note new room) Room 1103, 11th Floor, on Thursday, November 9, 2023, at 1:45 p.m.

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


Patrick Murphey
Secretary

**Commission on Chicago Landmarks
Summary of Recommendations, November 9, 2023**

2. Preliminary Landmark Recommendation

**JACKSON STORAGE AND VAN COMPANY WAREHOUSE
3609-3611 West Cermak Road**

WARD 22

Staff recommend that the Commission vote to accept the following recommendation:

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

1. The Jackson Storage and Van Company Warehouse (the “Building”), located at the address noted above, meets two (2) criteria for landmark designation as set forth in Section 2-120-620 (1) and (4) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 9th day of November 2023, 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 Structure 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.
- The Batchelder tile water fountain in the first-floor office.

The common-brick east and west elevations of the Building are devoid of architectural treatment and secondary. The Commission may approve more significant changes to these elevations to support new uses of the Building. The foregoing is not intended to limit the Commission’s discretion to approve other changes.

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. Report from the Department of Planning and Development

**MARS CANDY FACTORY
2019 North Oak Park Avenue**

WARD 29

Staff recommend that the Commission vote to accept the following DPD report:

Opened in 1929, the Mars Candy Factory was the first manufacturing plant constructed for Mars, Inc. outside of Minneapolis. The picturesque building helped to spur residential and industrial development in the surrounding area and has remained an asset to the community, providing employment opportunities for thousands of Chicagoans. The building currently operates as a manufacturing plant for Mars, Inc., and is one of the last surviving large-scale candy manufacturing facilities in Chicago. After ninety-five years, Mars, Inc. plans to close the plant in 2024.

Mars, Inc. has informed the City of its intention to convey the 20-acre site upon the facility's closure to "an appropriate entity for redevelopment." The proposed landmark designation of the Mars Candy Factory site would guarantee long-term preservation of that portion of the structure designed from its inception to blend well with residential development of the kind which has naturally developed south and west of the site while allowing for redevelopment of the remainder of the site.

The Mars site is located at the western edge of the Armitage Industrial Corridor (AIC) and is zoned PMD-15. The site is bounded by Oak Park Avenue on the West, Armitage Avenue on the south, and by the diagonal tracks of the Metra Milwaukee District West Line on the north and east. The site is adjacent to one- and two-story single-family homes to the west and south, with industrial uses to the east.

The Department of Planning and Development has recently undertaken a land use study to evaluate existing conditions and identify land use trends in the corridor. The results of this study will be used to inform future land use policy in the corridor, including any proposed changes to the Mars site after it is vacated and sold.

Therefore, the Department of Planning and Development finds that the proposed landmark designation of the Mars Candy Factory supports the City's overall planning goals for the surrounding Austin Community Area and the West Planning Region and is consistent with the City's governing policies and plans.

5. Class L Property Tax Incentive - Application

**MILWAUKEE AVENUE DISTRICT
1579 North Milwaukee Avenue**

WARD 1

Whereas, the building at 1565-1589 N. Milwaukee Avenue (the "Building") is within the Milwaukee Avenue District, designated as a Chicago Landmark by the City Council of the City of Chicago (the "City Council") on April 9, 2008; and

Whereas, the Commission on Chicago Landmarks (the "Commission") has reviewed an application for the proposed exterior and interior rehabilitation of the Building (the

“Project”), pursuant to the Cook County Real Property Assessment Classification Ordinance, as amended (the “County Ordinance”), and its requirements governing the Class L real estate tax incentive (the “Class L”); now, therefore

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the above recitals; and
2. Finds, based on the Project’s budget and proposed scope of work, incorporated herein and attached as Exhibits A and B respectively, that the Project meets or exceeds the *Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings*; and
3. Finds that the Project meets the eligibility criteria for the Class L incentive specified in the County Ordinance;
4. Finds that 1565-1589 N. Milwaukee is a contributing building to the historic character of the Milwaukee Avenue District; and,
5. Recommends that the Project be approved for the Class L incentive.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, November 9, 2023

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

1:45 p.m.

AGENDA:

**1. 435 N. Michigan
Tribune Tower**

42nd Ward

Proposed replacement of a standing-seam metal mansard roof with new PVC roof at south elevation.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, November 9, 2023

1. 435 N. Michigan Tribune Tower

42nd Ward

Proposed replacement of a standing-seam metal mansard roof with new PVC roof at south elevation.

Applicant: Golub and Company, owner
Wiss, Janney, Elstner Associations, Inc., 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 2, 5, and 6 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 district and approve the project with the following conditions:

1. The project as shown on the drawings and exhibits dated 10/25/23 is approved. The historic decorative dormer face, eaves, and finial shall be retained in place and protected during construction. If during construction it becomes necessary for these elements to be removed, Historic Preservation staff shall be notified for review and approval prior to any removal proceeding and removal shall be done carefully with minimal disassembly and pieces shall be stored in a safe location. All pieces shall be documented and cataloged for reassembly. Any damage shall be repaired with like materials, and upon completion, they shall be reinstalled in the same location and configuration; and,
2. As proposed, the new PVC roofing by Sika in color "Lead Grey" is approved.