



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, December 7, 2023, 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, in Room 1103, 11th Floor, on Thursday, December 7, 2023, at 1:30 p.m.

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

Ciere Boatright
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, December 7, 2023
City Hall, 121 North LaSalle Street, Room 1103
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of November 9, 2023

2. Report from Public Hearing and Final Landmark Recommendation

CENTURY BUILDING
202 South State Street

WARD 34

3. Report from Public Hearing and Final Landmark Recommendation

CONSUMERS BUILDING
220 South State Street

WARD 34

4. Preliminary Landmark Recommendation

APOLLO'S 2000
2875 West Cermak Road

WARD 24

5. Report from the Department of Planning & Development

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

WARD 22

6. Permit Review Committee Reports

Report on Projects Reviewed at the November 9, 2023, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of November 2023

7. Announcements

Schedule for 2024 Commission on Chicago Landmarks Meetings

Schedule for 2024 Permit Review Committee Meetings

8. Adjournment

**Commission on Chicago Landmarks
Summary of Recommendations, December 7, 2023**

2. Report from Public Hearing and Final Landmark Recommendation

**CENTURY BUILDING
202 South State Street**

WARD 34

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 the Century Building (the “Building”), located at 202 South State Street, Chicago, Illinois, is worthy of Chicago Landmark designation. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following three (3) 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.*
- 5. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.*

I. BACKGROUND

The formal landmark designation process for the Building began on April 13, 2023, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission found that the Building meets three (3) of the seven (7) criteria for designation, as well as the integrity criterion, identified in the *Chicago Landmarks Ordinance* (Municipal Code, Section 2-120-580 *et seq.*). The Preliminary Recommendation, incorporated herein and attached hereto as **Exhibit A**, initiated the process for further study and analysis of the proposed designation of the Building as a Chicago Landmark.

As part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated April 2023, the most current iteration of which is dated December 7, 2023, incorporated herein and attached hereto as **Exhibit B** (the “Final Designation Report”).

At its regular meeting of May 4, 2023, the Commission received a report from Maurice Cox, former Commissioner of the Department of Planning and Development (DPD), supporting the proposed landmark designation of the Building. This report is incorporated herein and attached hereto as **Exhibit C**.

On May 10, 2023, the Commission officially requested consent to the proposed Chicago Landmark designation from the owner of the Building, the General Services Administration (the “GSA”). On June 12, 2023, GSA requested a 120-day extension of the request-for-consent period, an extension provided for in the Municipal Code. The extension was granted, and GSA was notified that the expiration of the request-for-consent period was extended until October 23, 2023. GSA did not submit written consent to the designation.

Upon the end of the consent period, as required by the *Chicago Landmarks Ordinance*, the Commission notified GSA of the Building in a letter dated October 25, 2023, of a public hearing on the proposed designation scheduled for November 13, 2023. Notices of the time and date of the hearing were also (a) posted on signs in the right-of-way in front of the Building, and (b) published as a legal notice in the *Chicago Tribune*, as required by the *Chicago Landmarks Ordinance*. A notice was also posted on the DPD website.

II. PUBLIC HEARING

The hearing was convened, as scheduled and noticed, on Monday, November 13, 2023, at 9:00 a.m. in City Hall, 121 North LaSalle Street, Room 201-A. Commission Chair Ernest Wong served as Hearing Officer, assisted by Suzanne Hilal, Assistant Corporation Counsel of the Real Estate and Land Use Division of the City’s Law Department, as legal counsel to the Commission, and Dijana Cuvalo, head of the Historic Preservation Division of the DPD. The hearing was conducted in accordance with the Commission’s Rules and Regulations, specifically Article II regarding the conduct of public hearings for Chicago Landmark designation.

The Commission staff’s presentation recommending the proposed Chicago Landmark designation was given by Matt Crawford, Coordinating Planner, on behalf of Kandalyn Hahn, Project Coordinator and author of the Final Designation Report. At the conclusion of the staff presentation, the Commission’s Rules and Regulations allow property owners, regardless of whether they request party status, to question the staff. No questions were asked.

Neither GSA nor any member of the public requested party status. A statement from GSA noting its neutrality regarding designation was read into the record. Twelve (12) members of the general public made statements in support of the Chicago Landmark designation, including four (4) representatives from Preservation Chicago, one (1) from Landmarks Illinois, and one (1) from AIA Chicago. One written statement, supporting the designation, was submitted by the general public. No statements were made in opposition to the designation. The transcript (the “Hearing Transcript”) and related exhibits from the public hearing are incorporated herein and attached hereto.

III. 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 Final Designation Report, the DPD Report, and all of the information on the proposed Chicago Landmark designation of the Building; and

WHEREAS, the Building meets the three (3) criteria for Chicago Landmark designation set forth in Section 2-120-620 (1), (4), and (5) of the Municipal Code; and

WHEREAS, the Building is an outstanding example of a distinct retail building type, known as the “tall shops” building. “Tall shops” buildings were the retail equivalent of the speculative office building, using high-rise structures to create interior shopping “streets.” Free from the vagaries of outside weather, noise, and bustle, this early vertical version of an indoor mall allowed shoppers to move from one floor to the next as they perused goods and services; and

WHEREAS, “tall shops” buildings like the Building were designed to attract the large numbers of small- and mid-sized merchants and service providers who desired the advantages of being located on State Street but for whom street-level space did not make economic sense. Handsome edifices with lavish entries and lobbies were designed to attract and encourage potential customers to enter and circulate through the building. Elegant display cases on the ground floor allowed upper-floor tenants to advertise their wares. On the upper floors, glass corridor walls of the tenant spaces functioned like shop windows. Tenants enjoyed the advantages of single ownership in terms of scale of operation and building management while amenities such as restaurants doubled as a draw for potential customers; and

WHEREAS, the Building is prominently sited at the southwest corner of State and Adams Streets. Despite occupying only about half of the frontage along State Street, speculative high-rise “tall shops” and professional office buildings, typically occupying corners, along with major department store buildings, occupying half- or full-block lots, visually dominated the streetscape and created a distinctive streetwall with canyon-like views; and

WHEREAS, the Building manifests in built form the increasing demand for retail space on State Street and the consequent skyrocketing prices in the decades before the first World War. Developers exploited advances in building technologies and materials to construct taller buildings by creating skyscrapers on the highly desirable but often narrow parcels they were able to assemble. These purpose-built retail “tall shops” structures contributed to the increasing density of State Street over the course of its evolution as Chicago’s primary retail corridor; and

WHEREAS, the Building is a Commercial-style building in the tradition of the Chicago School of architecture. Experiments with building materials and technologies allowed buildings to grow taller, exterior walls to open up to allow in more light, and usable interior space to be maximized with fewer columns. The Building utilized these key elements of the Chicago School of architecture; and

WHEREAS, the Building is located on State Street in Chicago’s Loop, home to more buildings from the Chicago School of architecture than anywhere else. The Building represents the final years of this movement, generally considered to end with the onset of the First World War, where emphasis on expression of the steel-frame construction gave way to the emphasis on verticality and sleek, linear geometry seen in much of the following decades’ Art Deco skyscrapers; and

WHEREAS, the Building was one of dozens of Loop structures built in the two decades leading up to the First World War featuring white-glazed-terra-cotta cladding. Taken together, they represented the most extensive use of white-glazed terra cotta in the city; and

WHEREAS, although the Building employs the steel frame, large window openings, and white-glazed terra cotta that characterized Holabird & Roche's State Street commercial buildings since 1900, it also signaled a change. The repeating, narrow, continuous mullions within each bay, the overall height of the structure relative to its width, and the darkening and recessing of spandrel panels so they visually recede relative to the verticals give the façades a striking emphasis on verticality which were central to the firm's skyscraper designs in the following decade; and

WHEREAS, the Building displays a high level of detailing and craftsmanship in the Late Gothic terra cotta ornamentation at the building's exterior; and

WHEREAS, the 1951-1952 remodeling of the Building's first two floors by Home Federal Savings reflects the optimism and prosperity of post-war America when new was equated with better. Like other financial institutions of the era, appearing modern and efficient was seen as a way to attract customers. The unadorned, smooth lines of the International Style were used to communicate this message; and

WHEREAS, the wholesale change of storefronts, indeed even entire facades, has been a continuous phenomenon from State Street's earliest days. With the recovery of the economy after the Second World War, modernization of commercial spaces accelerated on State Street. The Building's altered first-floor exterior is especially noteworthy as a rare surviving example of a mid-twentieth-century commercial storefront remodeling on State Street; and

WHEREAS, the storefront of the Building is an excellent example of the translation of the International Style to storefront design. New, "open front" storefronts prioritized views inside such that the interior commercial space became the display. Tall, plate-glass windows were employed as both window and architectural form. The Building's dramatic, floor-to-ceiling, curving-plate-glass storefront trimmed in stainless steel is an example par excellence of these ideas; and

WHEREAS, the Building was designed by Chicago architects William Holabird and Martin Roche, both of whom are recognized as innovative and prolific practitioners of the Chicago School of architecture; and

WHEREAS, the architectural firm of Holabird & Roche was one of the most successful and prolific architectural firms in Chicago between 1883-1927. By the time the Building was completed in 1916, the firm was responsible for five to ten percent of the construction in the city. Over a dozen of their buildings are designated as individual Chicago Landmarks including the Old Colony, Marquette, Chicago and City Hall-County Buildings, the Three Arts Club, and the Palmer House Hotel; and

WHEREAS, Holabird & Roche was one of the firms whose work played a large role in shaping State Street. The Building was one in a series of their steel-frame, white-glazed-terra-cotta

buildings for which they became known, including the twelve-story Republic Building (1905, demolished 1961, 209 South State Street), the nineteen-story North American Building (1912, extant, 2 West Monroe Street), the Rothschild Department Store (1912; extant; 333 South State Street), and the Waterman Building (1919, extant; 127 South State Street) ; 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, II, and III hereof as the findings of the Commission; and
2. Adopts the Final Designation Report, as revised, and dated this 7th day of December 2023, and
3. Finds, based on the Final Designation Report and the entire record before the Commission, that the Building meets the three (3) criteria for landmark designation set forth in Sections 2-120-620 (1), (4), and (5) 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 of the building, including rooflines and the first- and second-floor exteriors remodeled in 1951-1952.

In light of the Building's adjacency to the Dirksen U.S. Courthouse and the security vulnerabilities asserted by the federal government, and in order to recognize and provide the flexibility which may be needed to accommodate the fifteen (15) reuse criteria provided by the GSA for the Building which were developed in collaboration with the United States District Court, Northern District of Illinois, and federal law enforcement agencies, and published in the November 1, 2022, Federal Register, the following additional guidelines shall also apply to the Commission's review of permits pursuant to Section 2-120-740:

- The Commission shall have flexibility to allow modifications to the Building to accommodate the GSA's reuse criteria in order that viable reuse of the Building can be achieved.
6. Recommends that the Building be designated a Chicago Landmark.

3. Report from Public Hearing and Final Landmark Recommendation

**CONSUMERS BUILDING
220 South State Street**

WARD 34

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 the Consumers Building (the “Building”), located at 220 South State Street, Chicago, Illinois, is worthy of Chicago Landmark designation. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following three (3) 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.*
5. *Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.*

IV. BACKGROUND

The formal Chicago Landmark designation process for the Building began on April 13, 2023, when the Commission approved a preliminary recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission found that the Building meets three (3) of the seven (7) criteria for designation, as well as the integrity criterion, identified in the *Chicago Landmarks Ordinance* (Municipal Code, Section 2-120-580 *et seq.*). The Preliminary Recommendation, incorporated herein and attached hereto as **Exhibit A**, initiated the process for further study and analysis of the proposed designation of the Building as a Chicago Landmark.

As part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated April 2023, the most current iteration of which is dated December 7, 2023, incorporated herein and attached hereto as **Exhibit B** (the “Final Designation Report”).

At its regular meeting of May 4, 2023, the Commission received a report from Maurice Cox, former Commissioner of the Department of Planning and Development (DPD), supporting the proposed Chicago Landmark designation of the Building. This report is incorporated herein and attached hereto as **Exhibit C**.

On May 10, 2023, the Commission officially requested consent to the proposed Chicago Landmark designation from the owner of the Building, the General Services Administration (the “GSA”). On June 12, 2023, GSA requested a 120-day extension of the request-for-consent period, an extension provided for in the Municipal Code. The extension was granted, and GSA was notified that the expiration of the request-for-consent period was extended until October 23, 2023. GSA did not submit written consent to the designation.

Upon the end of the consent period, as required by the *Chicago Landmarks Ordinance*, the Commission notified GSA of the Building in a letter dated October 25, 2023, of a public hearing on the proposed designation scheduled for November 13, 2023. Notices of the time and date of the hearing were also (a) posted on signs in the right-of-way in front of the Building, and (b) published as a legal notice in the *Chicago Tribune*, as required by the *Chicago Landmarks Ordinance*. A notice was also posted on the DPD website.

V. PUBLIC HEARING

The hearing was convened, as scheduled and noticed, on Monday, November 13, 2023, at 9:00 a.m. in City Hall, 121 North LaSalle Street, Room 201-A. Commission Chair Ernest Wong served as Hearing Officer, assisted by Suzanne Hilal, Assistant Corporation Counsel of the Real Estate and Land Use Division of the City's Law Department, as legal counsel to the Commission, and Dijana Cuvalo, head of the Historic Preservation Division of the DPD. The hearing was conducted in accordance with the Commission's Rules and Regulations, specifically Article II regarding the conduct of public hearings for Chicago Landmark designation.

The Commission staff's presentation recommending the proposed Chicago Landmark designation was given by Matt Crawford, Coordinating Planner, on behalf of Kandalyn Hahn, Project Coordinator and author of the Final Designation Report. At the conclusion of the staff presentation, the Commission's Rules and Regulations allow property owners, regardless of whether they request party status, to question the staff. No questions were asked.

Neither GSA nor any member of the public requested party status. A statement from GSA noting its neutrality regarding designation was read into the record. Twelve (12) members of the general public made statements in support of the Chicago Landmark designation, including four (4) representatives from Preservation Chicago, one (1) from Landmarks Illinois, and one (1) from AIA Chicago. One (1) written statement, supporting the designation, was submitted by the general public. No statements were made in opposition to the designation. The transcript (the "Hearing Transcript") and related exhibits from the public hearing are incorporated herein and attached hereto.

VI. 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 Final Designation Report, the DPD Report, and all of the information on the proposed Chicago Landmark designation of the Building; and

WHEREAS, the Building meets the three (3) criteria for Chicago Landmark designation set forth in Section 2-120-620 (1), (4), and (5) of the Municipal Code; and

WHEREAS, the Building is an excellent example of a professional office building from the early twentieth century. These high-rise office buildings, typically located on corners and reaching between fourteen (14) and twenty-five (25) stories, had retail on the lower floors and leasable office space on the upper floors; and

WHEREAS, tall, narrow structures like the Building offered abundant light and ventilation provided by plentiful fenestration, allowed for subdivision to suit tenant needs, and had exteriors and building entries meant to be attractive to potential customers; and

WHEREAS, the Building, completed in 1916, is a professional office building, a distinct building type important to the evolution of State Street which reflects the symbiotic relationship between retail and professional services seen throughout State Street's history as Chicago's primary retail thoroughfare; and

WHEREAS, despite occupying only about half of the frontage along State Street, "skyscraper" professional office buildings and similar "tall shops" buildings, typically occupying corners, along with major department store buildings occupying half- or full-block lots, visually dominated the streetscape of State Street and created a distinctive streetwall with canyon-like views; and

WHEREAS, as a professional office building commissioned by speculative real estate developer Jacob L. Kesner, the Building reflects the market forces at work on State Street which led to greater specialization of building use. Developers began to construct "purpose-built" structures tailored to intended uses such as professional office buildings; and

WHEREAS, the Building manifests in built form the increasing demand for retail and office space and the consequent skyrocketing prices for State Street real estate taking place in the decades before the First World War which left developers with no choice but to build upward. Developers exploited advances in building technologies and materials to construct taller buildings by creating skyscrapers on the highly desirable but often narrow parcels they were able to assemble. These buildings were part of the evolution of State Street during its retail dominance of Chicago and the resulting compactness and density of the business and retail corridor; and

WHEREAS, the Building is a Commercial-style building in the tradition of the Chicago School of architecture. Experiments with building materials and technologies allowed buildings to grow taller, exterior walls to open up to allow in more light, and usable interior space to be maximized with fewer columns. The Building utilized these key elements of the Chicago School of architecture; and

WHEREAS, Commercial-style buildings emphasize the clear expression of the steel-frame structure. The Building's steel frame is expressed on the exterior by the grid-like pattern of continuous, narrow, vertical piers and narrow, horizontal spandrels. The overall height of the structure relative to its width, plus the widening of piers at the corners and center of the east elevation, emphasize the vertical over the horizontal elements of the facade; and

WHEREAS, the Building is located on State Street in Chicago's Loop, home to more buildings from the Chicago School of architecture than anywhere else. The Building represents the final years of this movement, generally considered to end with the onset of the First World War; and

WHEREAS, the Building was one of dozens of Loop structures built in the two decades leading up to the First World War featuring white-glazed-terra-cotta cladding. Taken together, they represented the most extensive use of white-glazed terra cotta in the city; and

WHEREAS, the Building displays a high level of detailing and craftsmanship in the Classical Revival terra-cotta ornamentation at the building's exterior; and

WHEREAS, the Building's vestibule and lobby are especially noteworthy as a rare surviving example of an early twentieth-century professional office building entryway and lobby in Chicago. The walls and ceilings are clad in white Carrara marble with simple geometric Classical Revival detailing and a marble staircase is set into an alcove. Crossbeams in the vestibule and lobby ceiling align with pilasters along the walls. Decorative bronze elements include door frames and lobby fixtures like baseboard grills, a building directory, mailbox, elevator detailing, and festooned sconces at each pilaster; and

WHEREAS, the Building was one of many Loop structures designed by the architectural firm of Mundie & Jensen including the Municipal Courts Building (1906 and 1912 addition, extant, 116 South Michigan Avenue, located in the Chicago Landmark Historic Michigan Avenue District), the Kesner Building (1910, extant, 1-5 North Wabash Avenue), the LeMoyne Building (1915, extant, 180 North Wabash Avenue), the Singer Building (1925-6, extant, 120 South State Street) and the Union League Club (1926, extant, 65 West Jackson Boulevard); and

WHEREAS, Mundie & Jensen were among the most important designers in the city enlisted by auto dealers to construct new showrooms in the automobile sales and service nexus of Motor Row located south of the Loop. Six of the firm's buildings are extant and located within the Chicago Landmark Motor Row District; and

WHEREAS, during their nearly three-decades-long partnership (1907-1936), Mundie & Jensen were one of the most prolific architectural firms in Chicago after the turn of the twentieth century. They were known not only for their Loop skyscrapers, but for their industrial, bank, and residential buildings; and

WHEREAS, architect Elmer C. Jensen's sense of responsibility to the larger profession of architecture earned him the title "Dean of Chicago Architects" and he was "given about every honor members of his profession in Chicago have been able to bestow" according to a *Chicago Tribune* biographical profile. His list of membership organizations and positions held is lengthy and upon his death in 1955, he had spent nearly seventy (70) years in the field of architecture; and

WHEREAS, architect William Bryce Mundie distinguished himself by the quality of his draftsmanship and designs while working for William Le Baron Jenney and rose to become a partner in 1891, forming Jenney & Mundie. Mundie is credited with the design of the Horticultural Building erected for the 1893 World's Columbian Exposition. He served as Architect for the Chicago Board of Education from 1898 to 1904 and became a Fellow of the American Institute of Architects; 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, II, and III hereof as the findings of the Commission; and
2. Adopts the Final Designation Report, as revised, and dated this 7th day of December 2023, and
3. Finds, based on the Final Designation Report and the entire record before the Commission, that the Building meets the three (3) criteria for Chicago Landmark designation set forth in Sections 2-120-620 (1), (4), and (5) 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; and
 - The main entrance vestibule and elevator lobby.

In light of the Consumers Building's adjacency to the Dirksen U.S. Courthouse and the security vulnerabilities asserted by the federal government, and in order to recognize and provide the flexibility which may be needed to accommodate the fifteen (15) reuse criteria provided by the GSA for the Building which were developed in collaboration with the United States District Court, Northern District of Illinois, and federal law enforcement agencies, and published in the November 1, 2022, Federal Register, the following additional guidelines shall also apply to the Commission's review of permits pursuant to Section 2-120-740:

- The Commission shall have flexibility to allow modifications to the Building to accommodate the GSA's reuse criteria in order that viable reuse of the Building can be achieved.
6. Recommends that the Building be designated a Chicago Landmark.

4. Preliminary Landmark Recommendation

**APOLLO'S 2000
2875 West Cermak Road**

WARD 24

Staff recommend that the Commission vote to accept the following:

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

1. Apollo’s 2000 (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 7^h day of December 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 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.

The 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.

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.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, December 7, 2023

City Hall, 121 N. LaSalle St., Room 1103

1:30 p.m.

AGENDA:

1. 2522 W. Logan

1st Ward

Logan Square Boulevards District

Proposed exterior and interior renovations and visible dormers to a non-contributing building including alterations to front façade.

Dijana Cuvalo, AIA

Historic Preservation Division

Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, December 7, 2023

1. 2522 W. Logan

1st Ward

Logan Square Boulevards District

Proposed exterior and interior renovations and visible dormers to a non-contributing building including alterations to front façade.

Applicant: Antonio and Rosa Valentin, owners
WNA Architects, 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 proposed visible dormers and changes to the roof shape of the non-contributing building is approved as shown on drawings dated 11/29/23;
2. New windows should be wood or clad-wood windows and details through the head, jamb, sill, meeting rail and trim shall be submitted with the permit plans; and,
3. The fiber cement siding shall be painted White on the first floor facades and the second floor front and rear gables, painted Iron Gray on the dormers and stair enclosure and shall have a smooth finish with a 4" lap exposure.