

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

PLEASE NOTE that “Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation” were put in place as of February 18, 2022, allowing for real-time requests to speak on Commission agenda items. Public comment will still take place at the beginning of the meeting but ***there is no longer advance registration***. The Emergency Rules can be found on the Commission’s website at www.chicago.gov/ccl.

The regular meeting of the **Commission on Chicago Landmarks** on **Thursday, November 3, 2022**, will be a **virtual meeting simulcast to the general public via live stream**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.**

The **Permit Review Committee** will hold its regular meeting on Thursday, **November 3, 2022**, at **1:30 p.m.** This meeting will also be a virtual meeting simulcast to the general public via live stream.

Members of the public ***wishing to speak*** at either meeting must join the Zoom meeting by selecting the Zoom link (“Click here to join the Zoom meeting”) from the Commission’s website at www.chicago.gov/ccl or by using this link and passcode:

<https://us06web.zoom.us/j/89605014057>

Passcode: 821093

Or by dialing in via telephone (Audio Only) to: +1 312 626 6799

Webinar ID: 896 0501 4057

Passcode: 821093

Public comment will still take place at the beginning of the meeting so anyone wishing to speak must be signed in by the start of the meeting. Applicants/owners and their team members will be asked to speak later in the meeting after staff have made the presentation regarding their agenda item.

Members of the public ***only wishing to view*** the virtual Commission meeting should select the link to the live stream (“Click here to access the live stream”) from the above website.

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 meeting and should be sent to: 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.

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

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, November 3, 2022
Virtual Meeting
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of October 6, 2022

2. Preliminary Landmark Recommendation

PIONEER ARCADE
1535-1545 North Pulaski Road

WARD 26

3. Citywide Adopt-a-Landmark Fund – Informational for Completed Project

PILGRIM BAPTIST CHURCH
3301 South Indiana Avenue

WARD 3

4. Permit Review Committee Reports

Report on Projects Reviewed at the October 6, 2022, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of October 2022

5. Adjournment

**Commission on Chicago Landmarks
Summary of Projects with Staff Recommendations, November 3, 2022**

2. Preliminary Landmark Recommendation

**PIONEER ARCADE
1535-1545 North Pulaski Road**

WARD 26

Staff Recommendation--Staff recommends that the Commission approve the following:

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

- The Pioneer Arcade (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 (4) 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 3rd day of November, 2022, by the Department of Planning and Development; 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 the Building.

The following additional guidelines shall also apply to the Commission’s review of permits pursuant to Section 2-120-740:

- The Building consists of a Front Portion which includes the west (front) elevation, the north and south elevations, and roofline, measuring approximately 35 feet from the west elevation up to and including the wall behind the central stair, as depicted in Exhibit A.
- The Building also consists of a Rear Portion, as depicted in Exhibit A, which extends

eastward approximately 85 feet from the Front Portion.

- The owner may seek demolition of the Rear Portion of the Building and the Commission shall approve it, provided that the Front Portion of the Building is retained in place, repaired, and restored in accordance with the Standards and Guidelines of the Commission on Chicago Landmarks.
- The Commission shall approve the construction of a six-story structure behind the Front Portion of the Building as shown in conceptual plans dated November 18, 2021, from which the section drawing is hereby attached as Exhibit B. It is understood that there may be minor changes as the project is developed, but the final project submitted for permitting must substantially conform to the conceptual plans.

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.

Exhibit A: Pioneer Arcade Building – 1535 North Pulaski Road

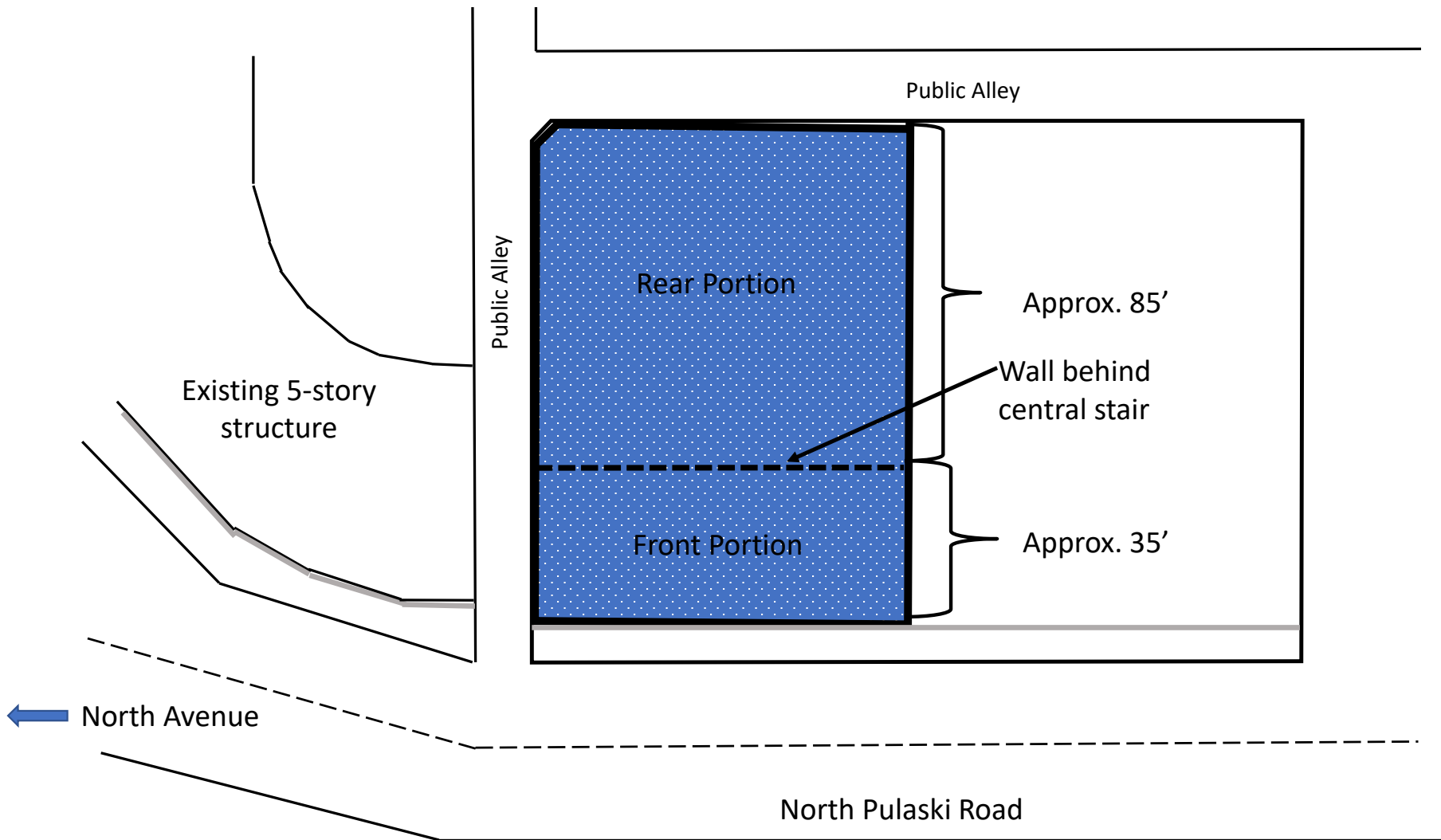
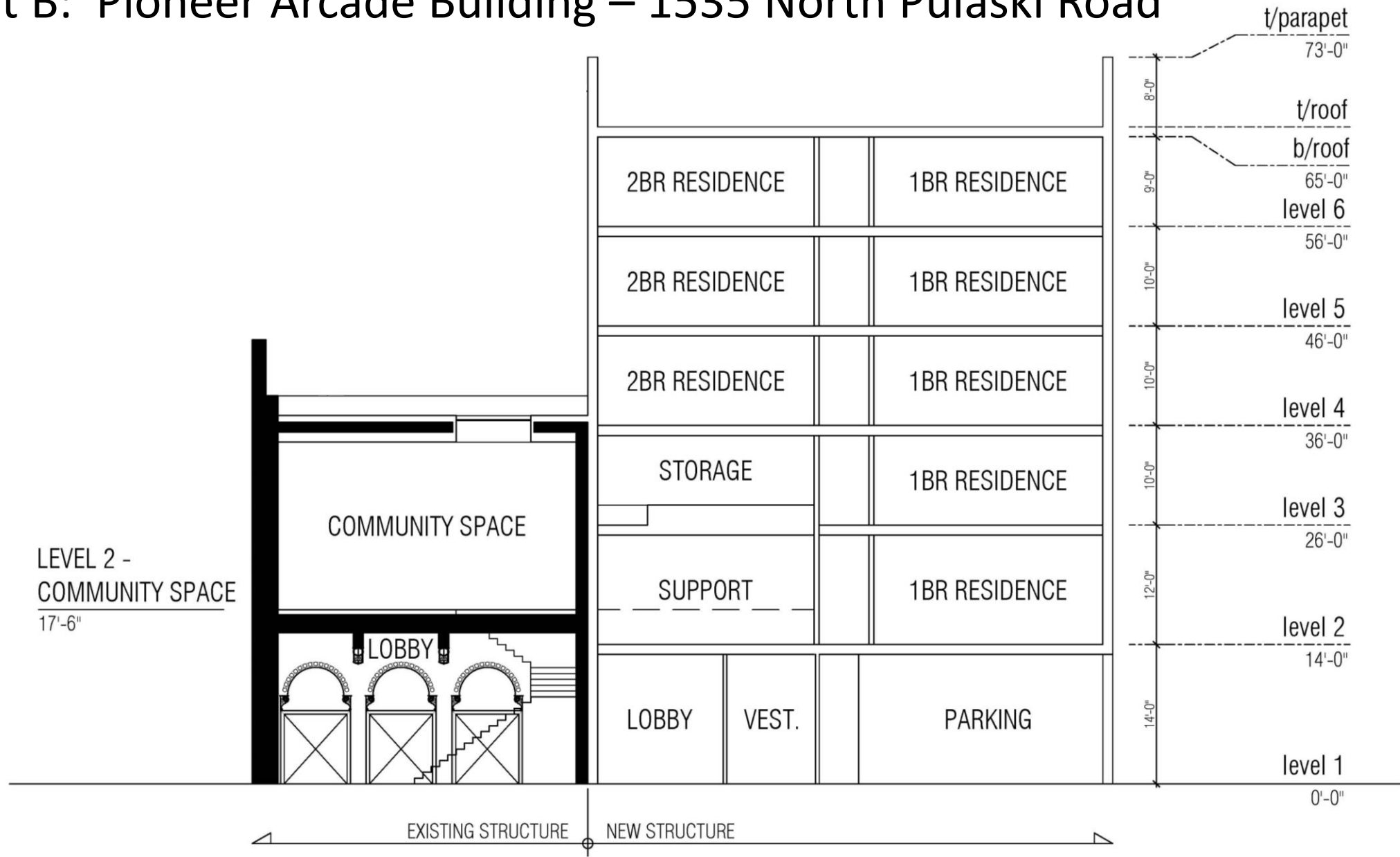


Exhibit B: Pioneer Arcade Building – 1535 North Pulaski Road



NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE THURSDAY, November 3, 2022 Virtual Meeting

1:30 p.m.

AGENDA:

1. **4000 W. North** **26th Ward**
Pioneer Trust and Savings Bank Building
Proposed rehabilitation of a four-story former bank building for commercial and office uses as part of a larger development project.
2. **225 W. Randolph** **42nd Ward**
Illinois Bell Building
Proposed modifications to previously conditionally approved interior and exterior rehabilitation of existing 33-story office building including work to surrounding plaza.
3. **1050 W. Wilson** **46th Ward**
Uptown Square District
Proposed rehabilitation of a historic theater into a new theater including limestone façade repairs, new storefront and entrance, new blade sign and new marquee.
4. **2222 S. Michigan** **3rd Ward**
Motor Row District
Proposed exterior and interior alterations including new entrance, and a rooftop addition with new roof deck as part of a new mixed-use building.
5. **2025 W. Evergreen** **1st Ward**
Wicker Park District
Proposed construction of a two-story rear addition, a one-story side addition, and construction of a new one-story rear brick garage.
6. **2618 N. Milwaukee** **35th Ward**
Logan Square Boulevards District
Proposed modifications to previously conditionally approved exterior and interior alterations with new rooftop addition and deck.

7. **3300 and 3304 S. Giles** **4th Ward**
Calumet-Giles-Prairie District
Proposed two new two-story single-family residences and detached two-car garages.
8. **3321 S. Prairie** **4th Ward**
Calumet-Giles-Prairie District
Proposed new two-story single-family residence and detached two-car garage

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, November 3, 2022

1. 4000 W. North

26th Ward

Pioneer Trust and Savings Bank Building

Proposed rehabilitation of a four-story former bank building for commercial and office uses as part of a larger development project.

Applicant: Park Row Development, owner
JGMA, 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 Standard 1, 2, and 5 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, repair of the existing doors per the drawings dated 10/7/22, is approved. Scaled and dimensioned details showing the methods of repair for the existing doors should be submitted with the permit drawings for review and approval;
2. As proposed, repair of the existing windows per the drawings dated 10/7/22, is approved. Scaled and dimensioned details showing the methods of repair for the existing windows should be submitted with the permit drawings for review and approval;
3. Replacement windows shall match the historic windows as closely as possible in design, arrangement, glass size, muntin arrangements, profiles, finish, colors and trim, and all new glass to be clear vision. Large-scale, side-by-side, dimensioned drawings of existing and proposed windows for each window type through the sill, head, meeting rail, muntins, mullions, brick mold, and trim shall be submitted with the permit drawings;
4. Replacement doors shall match the historic doors in design and profiles, and all new glass be clear vision. Large-scale elevation, section and detail drawings shall be submitted with the permit drawings;
5. The proposed new windows on the west elevation located on the second bay from the North Avenue elevation should be reduced to have a similar opening size and window pattern found on the windows on the south and east elevations. The windows located behind the recessed section can remain as

proposed since they will be minimally visible from the public way; and,

6. Signage is not part of this approval. Any signage proposed for the building shall be submitted to Historic Preservation staff for review and approval when ready.

2. 225 W. Randolph

42nd Ward

Illinois Bell Building

Proposed modifications to previously conditionally approved interior and exterior rehabilitation of existing 33-story office building including work to surrounding plaza.

Applicant: ONNI Group, owner
Lamar Johnson Collaborative, 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 1, 2, 3, 6, 7, 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 project is approved as shown on drawings dated 10/18/22;
2. The new canopy is approved as proposed. Material samples shall be submitted to staff with permit application;
3. Enlarged details showing the profile and alignment of the new first floor storefront glazing and mullions shall be provided with permit application;
4. As proposed, the vision glazing replacement details shall match the historic profiles as closely as possible. Final shop drawings shall be submitted to Historic Preservation staff prior to order and installation. Replacement glass shall be the Alliance Glazing Technologies glass as shown in attached data sheet dated 8/30/22. Any change to these details will require new review by Historic Preservation staff;
5. As proposed, the replacement lobby black granite shall be Stone Source's Cambrian Black Brushed Granite and the replacement flooring shall be Amici Terrazzo Sample #AT240.
6. When ready, the exposed aggregate concrete plaza replacement sample shall be submitted to Historic Preservation staff for review and approval.
7. Cleaning chemical specifications, cladding repair details, and samples of any exterior replacement materials required shall be provided with permit application for review for approval by Historic Preservation staff;

8. All proposed materials for the rooftop addition shall be submitted with permit application; and,
9. No signage is approved at this time. Any proposed signage shall be subject to Historic Preservation staff review and approval when available.

3. 1050 W. Wilson

46th Ward

Uptown Square District

Proposed rehabilitation of a historic theater into a new theater including limestone façade repairs, new storefront and entrance, new blade sign and new marquee

Applicant: Double Down Development LLC, owner
Barker Nestor, 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 Standard 1, 2, and 5 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 proposed new storefront and entrance is approved and all new glass to be clear vision glass. Large-scale, dimensioned drawings of the proposed storefront and doors shall be submitted with the permit drawings for review and approval;
2. The proposed Double Door blade sign is approved as shown on drawings dated October 27, 2022;
3. The marquee shall be modified to reduce the overall proposed 3’-5” height to 2’-6” to be more in keeping with the character and scale of the building. Scaled and dimensioned section details as well as methods of attachment shall be submitted for review and approval with the permit application; and,
4. Each new sign shall be submitted under separate permit applications and should include an accurate elevation, section and attachment drawings with sign dimensions, existing conditions shown, and materials and illumination identified.

4. 2222 S. Michigan

3rd Ward

Motor Row District

Proposed exterior and interior alterations including new entrance, and a rooftop addition with new roof deck as part of a new mixed-use building.

Applicant: Hudson Michigan Avenue LLC, owner
FitzGerald, 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 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 or district and approve the project with the following conditions:

1. As proposed, replacement windows are to be steel to match historic. Dimensioned existing and proposed window details shall be included in the permit plans;
2. New door locations on both the Michigan and Wabash elevations are approved as proposed. Dimensioned details shall be included in the permit plans;
3. As proposed, exterior masonry repairs and any replacement masonry (if required) shall match the original in color, shape, texture, and finish. Samples of replacement terra cotta, mortar, and sealant will be submitted for review and approval by Historic Preservation staff prior to order and installation. Any historic masonry proposed to be removed shall be salvaged for reuse if in good condition;
4. Samples of the rooftop cladding material shall be submitted with permit application;
5. All masonry facades shall be cleaned using the gentlest means possible and the chemical cleaning product information shall be submitted with the permit application; and,
6. Exterior signage is not approved at this time. Details of signage to be submitted for Historic Preservation staff review and approval when available.

**5. 2025 W. Evergreen
Wicker Park District**

1st Ward

Proposed construction of a two-story rear addition, a one-story side addition, and construction of a new one-story rear brick garage.

Applicant: Mollie Code, owner and 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*, 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 one-story side addition, two-story rear addition, raised deck and one-story rear garage are approved as proposed. Staff shall review and approve window details and cladding samples with the permit application.

6. 2618 N. Milwaukee

35th Ward

Logan Square Boulevards District

Proposed modifications to previously conditionally approved exterior and interior alterations with new rooftop addition and deck.

Applicant: Blue Star Properties, owner
K2 Studio, 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 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 new design for the south elevation is approved as shown on drawings dated 10/18/22;
2. As proposed, all new brick shall be modular standard sized matching the historic brick in color. Historic Preservation staff shall review for approval all material samples with permit application;
3. Enlarged, dimensioned window and storefront details to be submitted with permit application;
4. The new aluminum paneling proposed for the rooftop addition shall be a dark, non-reflective finish and a sample shall be provided to Historic Preservation staff with permit application;
5. Exterior signage is not included in the scope at this time. Any proposed signage shall be subject to Historic Preservation staff review and approval when available; and,
6. The project as proposed may require zoning variations and/or adjustments, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

7. 3300 and 3304 S. Giles

4th Ward

Calumet-Giles-Prairie District

Proposed two new two-story single-family residences and detached two-car garages.

Applicant: Grace K Properties, developer
360 Design Studio LLC, 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* 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 condition to be reviewed for approval by the Historic Preservation staff:

3300 S. Giles

1. As proposed on the drawings dated 8/10/22. The Brickcraft brick in Twilight is approved as proposed;
2. The new windows to be wood or clad-wood. Scaled and dimensioned details through the head, jamb, sill, meeting rail and trim to be submitted with the permit drawings for review;

3304 S. Giles

1. As proposed on the drawings dated 8/10/22. The Brampton Brick in Brown Velour is approved as proposed;
2. The fiber cement siding color shall be modified to more closely match the color of the brick and have a smooth finish;
3. The drawings shall be modified to increase the length of the brick wrap on the side elevations to a minimum of 15'-0"; and,
4. The new windows to be wood or clad-wood. Scaled and dimensioned details through the head, jamb, sill, meeting rail and trim to be submitted with the permit drawings for review.

8. 3321 S. Prairie

4th Ward

Calumet-Giles-Prairie District

Proposed new two-story single-family residence and detached two-car garage

Applicant: Grace K Properties, developer
360 Design Studio LLC, 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* 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 condition to be reviewed and approved by the Historic Preservation staff:

1. The proposed two-story single-family residence as shown on the drawings dated 7/12/22 is approved. The Brampton Brick in Taupe Smooth is approved and Hardie Board Fiber Cement Siding in Timber Bark is approved and shall have a smooth finish;
2. Increase the length of the brick wrap on the side elevations to a minimum of 15'-0"; and,
3. The new windows be wood or clad-wood. Scaled and dimensioned details through the head, jamb, sill, meeting rail and trim to be submitted with the permit drawings for review.