

EXHIBIT 2

**Commission on Chicago Landmarks
Recommendation to the City Council**

See attached.

**CITY OF CHICAGO
COMMISSION ON CHICAGO LANDMARKS
December 5, 2024**

**RECOMMENDATION TO THE CITY COUNCIL THAT
A CLASS L REAL ESTATE TAX REDUCTION BE APPROVED FOR**

**2117-2139 N. Milwaukee Avenue
2117-2139 N. Rockwell Street
Congress Theater**

To the Mayor and Members of the City Council of the City of Chicago:

Whereas, the building at 2117-2139 N. Milwaukee Avenue and 2117-2139 N. Rockwell Street (the "Building"), the Congress Theater, was designated as a Chicago Landmark by the City Council of the City of Chicago (the "City Council") on July 10, 2002; 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; and,
4. Recommends that the Project be approved for the Class L incentive.

The above recommendation was passed unanimously (7-0)


Ernest C. Wong
Chairman

Dated Dec. 5, 2024

EXHIBIT A

Congress Theater (2117-2139 North Milwaukee Avenue / 2117-2139 North Rockwell Street)

PROJECT BUDGET**Acquisition**Acquisition Costs
Closing Costs

Residential Costs	Non-Eligible Costs	Class-L- Eligible Costs	Total Costs
	\$12,750,000.00	\$0.00	\$12,750,000.00
	\$325,000.00	\$0.00	\$325,000.00

Hard Costs

Site Permits (CDOT)
General Requirements
Winter Conditions
Survey and Layout
Professional Services
Cleaning and Protection
Site Requirements
Site Security
Street Cleaning
Demolition
Asbestos / Environmental Remediation
Concrete
Polished Concrete
Masonry
Masonry Restoration
Stone
Structural Steel
Structural Metal Stud Framing
Ornamental and Misc. Metals
Rough Carpentry
Structural Wood Framing
Finish Carpentry
Millwork
Cabinets
Wood Stairs and Railings
Dampproofing and Waterproofing
Metal Cladding (stair/elevator cores)
Roofing
Fire Proofing
Joint Sealants
Doors, Frames and Hardware
Wood Doors
Overhead and Coiling Doors
Entrances, Storefronts and Curtain Walls
Windows
Glazing
Plate Mirrors
Floor Prep
Drywall
Plaster Damage Restoration Allowance
Plaster
Tile
Acoustical Ceilings
Flooring
Wood Flooring
Terrazzo Flooring
Epoxy Flooring
Carpeting
Acoustic Treatment
Painting
Signage
Toilet Accessories
Appliances
Theatrical Fire Curtain

\$0.00	\$0.00	\$68,035.80	\$68,035.80
\$0.00	\$0.00	\$52,977.21	\$52,977.21
\$0.00	\$0.00	\$45,357.20	\$45,357.20
\$0.00	\$0.00	\$40,821.48	\$40,821.48
\$0.00	\$0.00	\$25,400.03	\$25,400.03
\$0.00	\$0.00	\$749,641.26	\$749,641.26
\$0.00	\$0.00	\$230,979.65	\$230,979.65
\$0.00	\$0.00	\$19,957.17	\$19,957.17
\$0.00	\$5,442.86	\$0.00	\$5,442.86
\$63,041.40	\$0.00	\$1,634,145.09	\$1,697,186.49
\$0.00	\$0.00	\$44,676.84	\$44,676.84
\$0.00	\$0.00	\$913,938.93	\$913,938.93
\$22,844.00	\$0.00	\$19,509.64	\$42,353.64
\$0.00	\$0.00	\$733,468.62	\$733,468.62
\$0.00	\$0.00	\$3,506,617.28	\$3,506,617.28
\$0.00	\$0.00	\$166,957.35	\$166,957.35
\$0.00	\$0.00	\$854,221.18	\$854,221.18
\$0.00	\$0.00	\$142,965.89	\$142,965.89
\$0.00	\$0.00	\$775,589.95	\$775,589.95
\$33,375.00	\$0.00	\$319,386.18	\$352,761.18
\$0.00	\$0.00	\$302,096.75	\$302,096.75
\$213,276.00	\$0.00	\$157,016.37	\$370,292.37
\$0.00	\$0.00	\$1,014,938.97	\$1,014,938.97
\$21,670.00	\$0.00	\$0.00	\$21,670.00
\$0.00	\$0.00	\$113,134.27	\$113,134.27
\$0.00	\$0.00	\$82,589.61	\$82,589.61
\$0.00	\$0.00	\$188,312.88	\$188,312.88
\$0.00	\$0.00	\$1,167,443.36	\$1,167,443.36
\$0.00	\$0.00	\$78,899.30	\$78,899.30
\$0.00	\$0.00	\$17,870.74	\$17,870.74
\$221,221.45	\$0.00	\$196,768.32	\$417,989.77
\$0.00	\$0.00	\$60,826.62	\$60,826.62
\$0.00	\$0.00	\$62,549.36	\$62,549.36
\$0.00	\$0.00	\$1,351,659.78	\$1,351,659.78
\$0.00	\$0.00	\$281,186.20	\$281,186.20
\$0.00	\$0.00	\$45,570.38	\$45,570.38
\$4,097.60	\$0.00	\$0.00	\$4,097.60
\$0.00	\$0.00	\$37,780.30	\$37,780.30
\$325,575.00	\$0.00	\$902,873.69	\$1,228,448.69
\$0.00	\$0.00	\$140,732.05	\$140,732.05
\$0.00	\$0.00	\$1,005,228.90	\$1,005,228.90
\$0.00	\$0.00	\$346,204.41	\$346,204.41
\$0.00	\$0.00	\$48,901.48	\$48,901.48
\$24,000.00	\$0.00	\$0.00	\$24,000.00
\$25,200.00	\$0.00	\$138,577.52	\$163,777.52
\$0.00	\$0.00	\$36,813.72	\$36,813.72
\$0.00	\$0.00	\$186,680.00	\$186,680.00
\$5,178.00	\$0.00	\$101,761.38	\$106,939.38
\$0.00	\$0.00	\$564,536.55	\$564,536.55
\$69,300.00	\$0.00	\$1,019,206.53	\$1,088,506.53
\$0.00	\$80,418.31	\$0.00	\$80,418.31
\$18,491.00	\$0.00	\$125,903.65	\$144,394.65
\$62,187.98	\$0.00	\$0.00	\$62,187.98
\$0.00	\$0.00	\$308,351.51	\$308,351.51

Countertops	\$37,800.00	\$0.00	\$0.00	\$37,800.00
Seating	\$0.00	\$0.00	\$208,469.12	\$208,469.12
Elevators	\$160,000.00	\$0.00	\$675,456.91	\$835,456.91
Scaffolding / Man Lifts	\$0.00	\$0.00	\$134,030.52	\$134,030.52
Fire Protection	\$165,447.00	\$0.00	\$653,970.93	\$819,417.93
Plumbing	\$270,000.00	\$0.00	\$2,818,825.20	\$3,088,825.20
HVAC	\$248,467.50	\$0.00	\$5,103,681.88	\$5,352,149.38
Electrical	\$407,333.33	\$0.00	\$6,337,282.04	\$6,744,615.37
Earthwork	\$0.00	\$29,773.27	\$423,798.71	\$453,571.98
Paving and Surfacing	\$0.00	\$2,647.61	\$37,686.64	\$40,334.25
Curbs, Gutters, Sidewalks and Driveways	\$0.00	\$222,156.48	\$0.00	\$222,156.48
Fences and Gates	\$0.00	\$33,507.63	\$0.00	\$33,507.63
Landscaping	\$0.00	\$119,733.93	\$0.00	\$119,733.93
Site Utilities	\$0.00	\$14,604.68	\$207,885.98	\$222,490.66
Subtotal	\$2,398,505.26	\$508,284.78	\$37,030,149.29	\$39,936,939.33
Indirect Hard Costs				
Preconstruction General Conditions	\$6,065.49	\$170.48	\$88,764.03	\$94,829.52
General Conditions	\$152,599.00	\$4,289.00	\$2,233,175.00	\$2,385,774.00
General Liability Insurance	\$29,941.91	\$841.56	\$438,177.94	\$468,119.85
GC Contingency including overhead and profit	\$167,405.30	\$4,705.15	\$2,449,854.33	\$2,617,259.63
Subtotal	\$356,011.70	\$10,006.19	\$5,209,971.30	\$5,575,989.19
TOTAL	\$2,754,516.96	\$518,290.97	\$42,240,120.59	\$45,512,928.52

EXHIBIT B

CONGRESS THEATER

(2117-2139 N. Milwaukee Ave. / 2117-2139 N. Rockwell St.)

SCOPE OF WORK

General All work affecting the significant historical and architectural features shall be done in accordance with the following:

- The City of Chicago's building permit review procedures and the Landmarks Ordinance, 2-120-580 et seq. of the Municipal Code of Chicago.
- The review and approval of the Commission.
- The U.S. *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings* (the "Standards") and the *Guidelines for Alterations to Historic Buildings and New Construction*, adopted by the Commission on March 4, 1992.
- Historic photographs, architectural drawings, and any other available archival documentation of the building, unless alteration from the same are agreed to by the Commission, to be investigated and assembled by the property owner.
- Drawings prepared by Woodhouse Tinucci Architects, dated May 15, 2024.
- Storefront conditions assessment report prepared by BTL Architects, Inc., dated Dec. 1, 2015.
- Any Commission/PRC conditions of approval that may occur during the duration of the project.

Required Approvals All work must be submitted to the Commission staff for prior review and approval. The Commission staff may require as part of its review, as appropriate, material samples, paint colors and finishes, shop drawings, specifications, mock-ups, test patches, and control samples.

Required Work

General

Rehabilitation, restoration, and repair of the historic theater block building to address all exterior and interior deleterious conditions as part of the building's adaptive reuse to accommodate a 4,000 capacity live music venue in the historic theater building and, in the ancillary buildings, offices, restaurants, and commercial retail uses.

Exterior work shall include:

- Install new roofing and thermal insulation.
- Construct four (4) exterior vertical circulation cores to accommodate new stair and elevator access for improved ingress/egress and life safety.
- Repair and/or rebuild parapet walls in-kind to accept proper roofing terminations. Reset or replace historic coping materials.
- Brick repair or replacement in-kind of units damaged beyond repair, as necessary, on all building elevations to address all condition issues.
- Terra cotta repair or replacement in-kind of units damaged beyond repair, as necessary, on all building elevations to address all condition issues.
- As specified by BTL Architects, grinding and repointing of open or cracked masonry mortar joints on all elevations.

EXHIBIT B

- Graffiti removal and full cleaning of all exterior masonry facades using techniques and treatments consistent with applicable standards.
- Rehabilitation of existing marquee at Milwaukee entry.
- Restore historic grade-level entry doors. For doors beyond repair, replace in-kind with new doors matching the historic in size, design, material, and finish.

Ground Floor Storefronts:

- o Retain and restore the existing, historic wood transom, patterned transom glass, and lower bulkhead. All other storefronts will include,
 - (i) replacement transom glazing and lower bulkhead stone shall be reviewed to ensure compatibility with historic materials in color, patterning and finish and/or (ii):
 - (ii) new metal display window systems shall reflect the historic scale, the three-tiered composition, and profile dimensions, which indicate a lower bulkhead-display glass-transom configuration with recessed entries

Windows – Upper Floors:

- o Replace all double-hung sash windows with new clad-wood sash windows with SDLs to match the historic 6-over-1 and 8-over-1 muntin patterns.

Interior work shall include:

Restoration and rehabilitation of the Congress Theater into a live music venue with approximately 4,000-person maximum capacity and renovation of theater offices and approximately 13,000 square feet of retail and restaurant space along Rockwell and Milwaukee Avenues.

Entry Vestibule:

- Retain and restore historic metal ticket booths and terrazzo tile flooring.
- In areas of primary historical significance, decorative doors that are not damaged beyond repair will be cleaned, repaired and restored.

Main Lobby:

- Create two (2) new side wall openings for ground floor circulation between the lobby and the two adjacent building wings; marble wainscoting at openings to be salvaged and stored for future use.
- Decorative paint and plaster will be stabilized, cleaned, repaired and restored.
- Decorative doors will be cleaned, repaired and restored.
- Store, refurbish and reinstall original decorative light fixtures.
- Install acoustic attenuation as required.
- Retain and repair original lobby stairs and railings.
- Retain, repair and polish original terrazzo flooring.

Theater & Supporting Spaces

- Retain the outer concourse between the main lobby and the auditorium.
- Install new seating in the auditorium's mezzanine level.
- Install accessible seating for patrons with disabilities.
- Install new stage lighting, sound system and stage rigging.
- Construct new, ADA-compliant restrooms.

EXHIBIT B

- Install new food and beverage concession points of sale throughout the front of house.
- Construct all new backstage dressing rooms, green room, food-service areas, management offices, employee changing facilities, storage areas, waste management facilities, beverage coolers, and ice-making areas.

Mechanical, Electrical, Plumbing, and Life Safety:

- Install updated mechanical, electrical, plumbing, fire suppression, fire alarm, security and communication systems. Installation shall be in a manner that is unobtrusive and does not damage or obscure any ornamental features.
- Install new 30-min fire curtain or deluge system as provided by code and fire protection engineer.
- Construct four (4) exterior vertical circulation cores to accommodate new stair and elevator access for improved ingress/egress and life safety.

Work shall occur in accordance with permit drawings for the Project, to be reviewed and approved by the staff of the Commission on Chicago Landmarks. As specified by the City of Chicago the project will satisfy the requirements of the Sustainable Development Policy.

Additional Work not required by the Class L, but to be undertaken by the owner, includes interior rehabilitation of residential units. Any signage and exterior illumination shall be reviewed and approved by the Commission.