



Office of the City Clerk City of Chicago

City Hall
121 North LaSalle Street
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Referred to Committees at the Chicago City Council Meeting 2/13/2013

Section 2a - City Clerk Introductions

File #	Title	Sponsor(s)	Committee Referral
Historical Landmark Designation(s)			
1	O2013-775	Historical landmark designation for Ukrainian Village District Extension (Former) St. John Evangelical Lutheran Church and School Buildings at 913-925 N Hoyne Ave	Mendoza, Susana A. (Clerk) Zoning
2	O2013-792	Historical landmark designation for Mutual Insurance Building at 4750 N Sheridan Rd	Mendoza, Susana A. (Clerk) Zoning
Journal Correction(s)			
3	O2013-777	Correction of City Council Journal of Proceedings of March 26, 1996	Mendoza, Susana A. (Clerk) Rules
Loading/Standing/Tow Zone(s)			
4	O2013-1344	Loading/Standing/Tow Zone(s) at N Damen Ave and W Augusta Blvd	Mendoza, Susana A. (Clerk) Pedestrian and Traffic Safety <i>Redacted Record</i>
Municipal Code Amendment(s)			
5	O2013-801	Amendment of Section 4-156-160 of Municipal Code regarding automatic amusement devices	Mendoza, Susana A. (Clerk) License
Parking Prohibited			
6	O2013-1366	Parking prohibited on N Campbell Ave from W Cortez St to W Division St - east side	Mendoza, Susana A. (Clerk) Pedestrian and Traffic Safety
Sign(s)/Signboard(s)			
7	Or2013-92	Issuance of permits for sign(s)/signboard(s) at 1464 W Webster Ave	Mendoza, Susana A. (Clerk) Zoning
Zoning Reclassification(s)			
8	O2013-797	Zoning Reclassification App No. 17678 at 2040 W North Ave	Mendoza, Susana A. (Clerk) Zoning <i>Redacted Record</i>



Office of the City Clerk



O2013-775

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	2/13/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Historical landmark designation for Ukrainian Village District Extension (Former) St. John Evangelical Lutheran Church and School Buildings at 913-925 N Hoyne Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

January 28, 2013

The Honorable Susana Mendoza
City Clerk
City of Chicago
Room 107, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

RE: Recommendation for Landmark Designation of the Ukrainian Village District Extension, comprised of the former St. John Evangelical Lutheran Church and School Buildings at 913 – 925 N. Hoyne Ave.

Dear Clerk Mendoza:

We are filing with your office for introduction at the February 13, 2013, City Council meeting as a transmittal to the Mayor and City Council of Chicago the recommendation of the Commission on Chicago Landmarks that the St. John Evangelical Lutheran Church and School Buildings be included in the Ukrainian Village Chicago Landmark District.

The material being submitted to you for this proposal includes the:

1. Recommendation of the Commission on Chicago Landmarks; and
2. Proposed Ordinance.

Thank you for your cooperation in this matter.

Sincerely,

Eleanor Esser Gorski, AIA
Assistant Commissioner
Historic Preservation Division
Bureau of Planning and Zoning

encls.

cc: Alderman Robert Fioretti, 2nd Ward (*without enclosure*)

2013 JAN 28 PM 3:06
OFFICE OF THE CITY CLERK
CITY OF CHICAGO

ORDINANCE

Extension of the Ukrainian Village Landmark District to Include the (Former) St. John Evangelical Lutheran Church and School Buildings 913-925 N. Hoyne Ave.

WHEREAS, pursuant to the procedures set forth in the Municipal Code of Chicago (the "Municipal Code"), Sections 2-120-630 through -690, the Commission on Chicago Landmarks (the "Commission") has determined that the Ukrainian Village District Extension, comprised of the St. John Evangelical Lutheran Church and School Buildings (the "District Extension"), located at 913-925 N. Hoyne Avenue, Chicago, Illinois, as more precisely described in **Exhibit A** attached hereto and incorporated herein, satisfies three (3) criteria for landmark designation as set forth in Sections 2-120-620 (1), (4) and (6) of the Municipal Code; and

WHEREAS, built between 1905 and 1906 by a congregation of German immigrants, the St. John Evangelical Lutheran Church and School Buildings, which make up the District Extension, exemplify the broader history of the Ukrainian Village Chicago Landmark District (designated in 2002, and extended in 2004 and 2006) as a neighborhood built up by German ethnic immigrants for whom religion was a prominent part of daily life; and

WHEREAS, the St. John Evangelical Lutheran Church and School Buildings share a common cultural history and architectural character with the 2200-block of West Walton Street, located one block west of the church and part of the Ukrainian Village Chicago Landmark District, which was developed exclusively by members of the St. John's congregation in 1907, just after the congregation moved into the neighborhood and construction of the church and school buildings was completed; and

WHEREAS, the congregation that built the St. John Evangelical Lutheran Church and School Buildings had a long history in Chicago, tracing its origins to 1867 and remaining in existence for 107 years. For nearly seven decades of that history, the church was housed in the St. John Evangelical Lutheran Church and School Buildings, and these buildings exemplify the important role that religious congregations have played in the cultural and social history of Chicago's neighborhoods; and

WHEREAS, the St. John Evangelical Lutheran Church and School Buildings together possess an overall quality of design with similar massing, shared brick and stone materials and unified Gothic Revival-style details, forming a visually-cohesive parish complex; and

WHEREAS, the St. John Evangelical Lutheran Church and School Buildings exemplify the Gothic Revival architectural style with their pointed-arch windows, buttresses, towers, polychrome materials and stained glass windows with ornamental tracery; and

WHEREAS, with their corbelled details, use of two colors of brick, and carved limestone details, the St. John Evangelical Lutheran Church and School Buildings demonstrate a high degree of craftsmanship in traditional masonry construction; and

WHEREAS, the St. John Evangelical Lutheran Church and School Buildings were designed by Worthmann & Steinbach, a proficient Chicago architectural firm best known as designers of Lutheran and Roman Catholic church buildings in the 1910s and 1920s; and

WHEREAS, Worthmann & Steinbach designed at least thirty residential buildings in the Ukrainian Village Chicago Landmark District, and there is a distinct architectural relationship between the architectural character of such district and the St. John Evangelical Lutheran Church and School Buildings; and

WHEREAS, the Ukrainian Village Chicago Landmark District is one of Chicago's most intact historic residential neighborhoods composed of worker's cottages, two- and three-flat buildings, larger apartment buildings and a few high-style single family residences built by ethnic immigrants. Interspersed within and around the district are churches, including the St. John Evangelical Lutheran Church, a building type closely associated with the development of Chicago neighborhoods; and

WHEREAS, the number of church buildings in and around the Ukrainian Village Chicago Landmark District especially conveys the importance of religion in the daily life of Chicago's immigrant neighborhoods, and their variety highlights the religious plurality that attracted immigrants to America; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the District Extension has a "significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship and ability to express such historic, community, architectural, or aesthetic interest or value"; and

WHEREAS, on January 10, 2013, the Commission adopted a resolution recommending to the City Council of the City of Chicago (the "City Council") that the District Extension be designated a Chicago Landmark; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are hereby adopted as the findings of the City Council.

SECTION 2. The District Extension is hereby designated a Chicago Landmark in accordance with Section 2-120-700 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 District Extension are identified as:

- all exterior elevations, including rooflines, of the buildings visible from public rights of way.

SECTION 4. The Commission is hereby directed to create a suitable plaque appropriately identifying the District Extension as a Chicago Landmark.

SECTION 5. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 6. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall take effect upon its passage and approval.

Exhibit A
Extension of the Ukrainian Village Landmark District to Include the
(Former) St. John Evangelical Lutheran Church and School Buildings
913-925 N. Hoyne Avenue
Property Description

Legal Description:

LOTS 31, 32, 33, 34, 35, 36, AND 37 IN SUBDIVISION OF THE SOUTH ½ OF BLOCK 9 IN
SUFFERN'S SUBDIVISION OF THE SOUTH WEST ¼ OF SECTION 6, TOWNSHIP 39 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. Number

17-06-323-001-0000

Commonly known as:

913-925 N. Hoyne Avenue
Chicago, Illinois

**CITY OF CHICAGO
COMMISSION ON CHICAGO LANDMARKS**

January 10, 2013

**RECOMMENDATION TO THE CITY COUNCIL OF CHICAGO THAT
CHICAGO LANDMARK DESIGNATION BE ADOPTED FOR THE

(FORMER) ST. JOHN EVANGELICAL LUTHERAN CHURCH AND SCHOOL
BUILDINGS
AS AN EXTENSION TO THE UKRAINIAN VILLAGE LANDMARK DISTRICT
913-925 N. Hoyne Ave.**

Docket No. 2012-11

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

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 Ukrainian Village District Extension, comprised of the St. John Evangelical Lutheran Church and School Buildings (the "District Extension") is worthy of Chicago Landmark designation. On the basis of careful consideration of the history and architecture of the District Extension, 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.*
6. *Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous.*

I. BACKGROUND

The formal landmark designation process for the District Extension began on June 7, 2012, when the Commission received a "preliminary summary of information" at the Commission's regular meeting of June 7th from the Department of Housing and Economic Development ("HED") summarizing the historical and architectural background of the District Extension. At said meeting, the Commission voted to approve a "preliminary landmark recommendation" for the District Extension, based on its finding that it appeared to meet three of the seven criteria for designation set forth in Section 2-120-620 of the Municipal Code, as well as the integrity criterion set forth in Section 2-120-630(ii) of the Municipal Code.

The Commission's Landmark Designation Report for the District Extension, initially adopted by the Commission on June 7, 2012, and revised as of this date, which contains specific information about the District Extension's architectural and historical significance, is incorporated herein and attached hereto as **Exhibit A** (the "Designation Report").

At its regular meeting of August 2, 2012, the Commission received a report from Andrew J. Mooney, Commissioner of the HED, stating that the proposed landmark designation of the District Extension supports the City's overall planning goals and is consistent with the City's governing policies and plans. This report is incorporated herein and attached hereto as **Exhibit B** (the "First HED Report").

On August 29, 2012, the Commission officially requested consent to the proposed landmark designation from the Illinois Association of Seventh-day Adventists (the "Owner"), the corporation that holds the title of the (former) St. John Evangelical Church and School Buildings that comprise the District Extension. As of the end of the request-for-consent period on October 12, 2012, the Owner had not provided written consent to the proposed landmark designation of the District Extension as a Chicago Landmark, and this lack of written consent continues to date. Without written consent from the owner of the property, Section 2-120-650 of the Chicago Landmarks Ordinance requires the Commission to hold a public hearing on the Preliminary Recommendation with respect to the District Extension as a Chicago landmark.

II. PUBLIC HEARING

A public hearing was convened, as scheduled and noticed, on Tuesday, December 11, 2012, at 2:00 p.m. at the offices of the Historic Preservation Division, 33 N. LaSalle St., Room 1600. Commission member Anita Blanchard, M.D. served as hearing officer, assisted by Arthur Dolinsky, Senior Counsel of the Real Estate Division of the City's Law Department, as legal counsel to the Commission, and Eleanor Gorski, Assistant Commissioner of the Historic Preservation Division of the Department of Housing and Economic Development. The hearing was conducted in accordance with the Commission's Rules and Regulations, specifically Article II regarding the conduct of public hearings for landmark designation.

Matt Crawford, City Planner for the Historic Preservation Division of the City of Chicago, Department of Housing and Economic Development, gave a presentation on the proposed landmark designation.

Mr. Paul Saint-Villiers, Corporation Secretary of the Illinois Association of Seventh-day Adventists, representing the Owner, requested and was granted party status by the hearing officer and made a presentation in opposition to the designation.

Two statements were made by members of the general public, in favor of the proposed designation:

- Lisa DiChiera, representing Landmarks Illinois.
- Jonathan Fine, representing Preservation Chicago.

A letter of support for the proposed designation from Honorable Scott Waguespack, Alderman of the 32nd Ward was also noted for the record.

The transcript from the public hearing is attached hereto as **Exhibit C** (the "Transcript").

III. SECOND HED REPORT

Prior to the Commission's vote on this final recommendation on January 10, 2013, the Commission received a second report from Andrew J. Mooney, Commissioner of the HED, outlining the structural conditions of the St. John Evangelical Lutheran Church that were brought to light by Mr. Paul Saint-Villiers at the public hearing. This report is incorporated herein and attached hereto as **Exhibit D** (the "Second HED Report").

IV. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, built between 1905 and 1906 by a congregation of German immigrants, the St. John Evangelical Lutheran Church and School Buildings, which make up the District Extension, exemplify the broader history of the Ukrainian Village Chicago Landmark District as a neighborhood built up by German ethnic immigrants for whom religion was a prominent part of daily life; and

WHEREAS, the St. John Evangelical Lutheran Church and School Buildings share a common cultural history and architectural character with the 2200-block of West Walton Street, located one block west of the church and part of the Ukrainian Village Chicago Landmark District, which was developed exclusively by members of the St. John's congregation in 1907, just after the congregation moved into the neighborhood and construction of the church and school buildings was completed; and

WHEREAS, the congregation that built the St. John Evangelical Lutheran Church and School Buildings had a long history in Chicago, tracing its origins to 1867 and remaining in existence for 107 years. For nearly seven decades of that history, the church was housed in the St. John Evangelical Lutheran Church and School Buildings, and these buildings exemplify the important role that religious congregations have played in the cultural and social history of Chicago's neighborhoods; and

WHEREAS, the St. John Evangelical Lutheran Church and School Buildings together possess an overall quality of design with similar massing, shared brick and stone materials and unified Gothic Revival-style details, forming a visually-cohesive parish complex; and

WHEREAS, the St. John Evangelical Lutheran Church and School Buildings exemplify the Gothic Revival architectural style with their pointed-arch windows, buttresses, towers, polychrome materials and stained glass windows with ornamental tracery; and

WHEREAS, with their corbelled details, use of two colors of brick, and carved limestone details, the St. John Evangelical Lutheran Church and School Buildings demonstrate a high degree of craftsmanship in traditional masonry construction; and

WHEREAS, the St. John Evangelical Lutheran Church and School Buildings were designed by Worthmann & Steinbach, a proficient Chicago architectural firm best known as designers of Lutheran and Roman Catholic church buildings in the 1910s and 1920s; and

WHEREAS, Worthmann & Steinbach designed at least thirty residential buildings in the Ukrainian Village Chicago Landmark District, and there is a distinct architectural relationship between the architectural character of the District and the St. John Evangelical Lutheran Church and School Buildings; and

WHEREAS, the Ukrainian Village Chicago Landmark District (designated in 2002, and extended in 2004 and 2006) is one of Chicago's most intact historic residential neighborhoods composed of worker's cottages, two- and three-flat buildings, larger apartment buildings and a few high-style single family residences built by ethnic immigrants. Interspersed within and around the district are churches, including the St. John Evangelical Lutheran Church, a building type closely associated with the development of Chicago neighborhoods; and

WHEREAS, the number of church buildings in and around the Ukrainian Village Chicago Landmark District especially conveys the importance of religion in the daily life of Chicago's immigrant neighborhoods, and their variety highlights the religious plurality that attracted immigrants to America; and

WHEREAS, members of the St. John Evangelical Lutheran Church developed the 2200-block of W. Walton Street, now part of the Ukrainian Village Chicago Landmark District, and the District and St. John Evangelical Lutheran Church and School buildings share a common history and architectural character; and

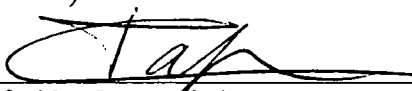
WHEREAS, the Building satisfies three (3) criteria for landmark designation set forth in Sections 2-120-620 (1), (4) and (6) of the Municipal Code; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building has a significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the preamble and Sections I, II, III and IV into its finding; and
2. Adopts the Designation Report, as revised, and dated as of this 10th day of January 2013; and
3. Finds, based on the Designation Report, the HED Reports and the entire record before the Commission, that the District Extension 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 District Extension 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 buildings visible from public rights of way.

This recommendation was adopted unanimously (7-0).


Rafael M. Leon, Chairman
Commission on Chicago Landmarks

Dated: January 10, 2013

EXHIBIT 1

Landmark Commission
Hoyne Ave. Evangelical Lutheran Church Hearing
Handout to Commissioners

The Illinois Association of Seventh-day Adventists just heard about today's Landmark Commission hearing yesterday when a newspaper reporter called the Adventist Church headquarters. No notice of the hearing was received in the mail.

On October 4, 2012, the Illinois Assn. of SDA completed and submitted to the *Dept. of Zoning and Land Use Planning, Landmarks Division*, a form of Non-Consent of Landmark Designation, in cooperation with a Buyer, to maintain exemption from Landmark Status.

We respectfully request a continuance, to give time to present to the Landmark Commission staff all the particulars of the status of the project—reasons it should NOT be given Landmark Designation.

1. Structural Damage – The east wall of the church in the front of the sanctuary is bowing outward toward the alley behind the church, on the verge of allowing the horseshoe-shaped balcony ends to pull away from the wall and drop 20-feet to the floor. Two separate engineering studies have determined the damage will cost in excess of \$1 Million to repair.

2. Vandalism – All of the copper plumbing and electrical wiring has been stolen from the church, along with 20+ antique brass door handles, 20+ lighting fixtures (sconces), and 6 small stained glass windows. The thieves also damaged all the radiators while removing them from the walls to steal the copper piping, and destroyed several urinals stealing the copper piping in the wall.

3. Flooding – Prior to Feb. 2009, an unknown water line from the street main, originally intended to service one of the 7-contiguous residential lots on which the church and school were built 100 years ago, burst and filled the basement with 2-feet of water. The gushing pipe ran into the vacant church for weeks without detection and for several more months afterward while the City of Chicago Water Dept. searched for a shut off valve which they never found. Without electric service and lighting in the dark, flooded church basement, a repairman finally discovered the source of the water was a copper line running from the water main, under the sidewalk and through the basement wall that had been pounded flat against the foundation to seal it 100 years ago!

4. Bare Sanctuary - All pews and church furnishings were removed and hauled away in 2005 because of their age and poor condition.

Hensel Associates, Inc.

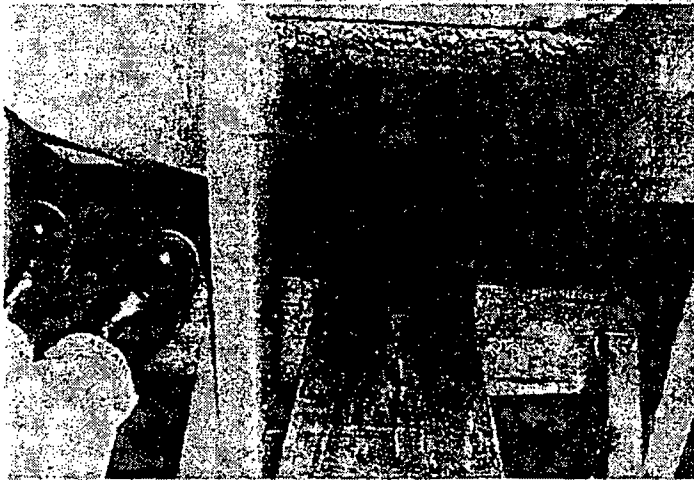
P.O. Box 187
Niles, MI 49120

Phone: (630) 325-7703
Fax: (630) 325-7714
E-mail henselrw@aol.com

**REPORT ON
CENTRAL HISPANIC CHURCH
913 N. Hoyne Ave, Chicago, IL**

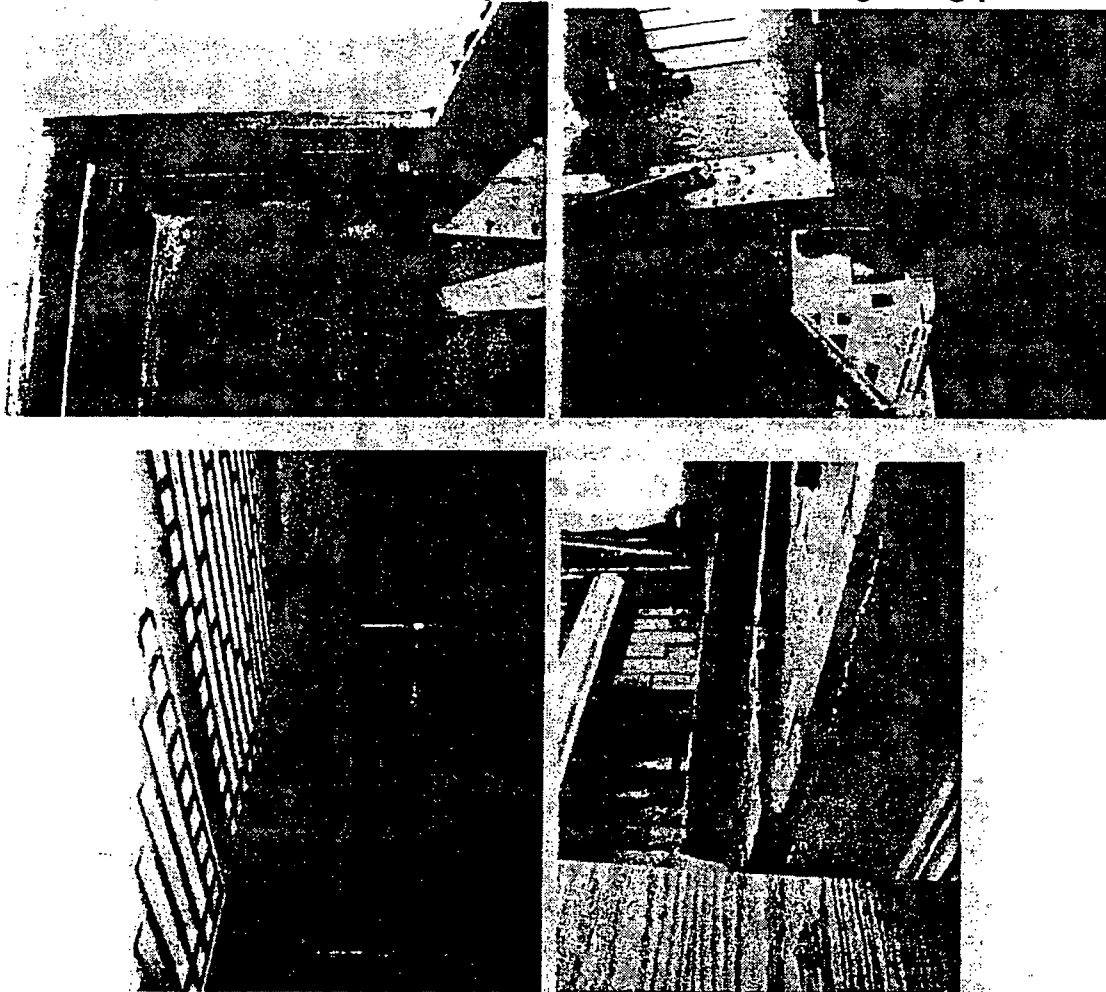
Date of inspection: February 4, 2002
Present: Ernesto Sanchez, Pastor
Richard Hensel, Hensel Associates
Justin Hensel, Hensel Associates
Don Kirkman, AIA
Purpose of report: Structural integrity

At the request of David Freedman, treasure of the Illinois Conference of Seventh Day Adventist, we made preliminary structural inspection of the Central Hispanic SDA Church located at 913 N. Hoyne Ave., Chicago, IL. We started the inspection in the balcony on the North side. It was apparent that a considerable amount of movement has taken place over the past years. It was difficult to measure the exact amount of movement due to apparent separation of the floor and the wall in a number of locations. The difficulty was further complicated due to recent repairs of tuck pointing of the exterior masonry walls and interior plaster repairs. The pastor was fairly certain that the cracks have increased in size over the past 30 years of ownership. To facilitate additional inspection for evaluating imminent danger of collapse, a limited number of inspection holes would be needed to identify where this movement has taken place.



As you can observe in this photo, the structure is comprised of vertical columns with notches on which the horizontal beams rest. There are no fasteners to secure the beams to the columns which was common practice when this building was built about 100 years ago. It appeared that the east wall may have moved away from the main structure in excess of 6 inches which may cause a threat of collapse. It is unknown how much "margin of safety" the horizontal beams may have before slipping off the vertical columns.

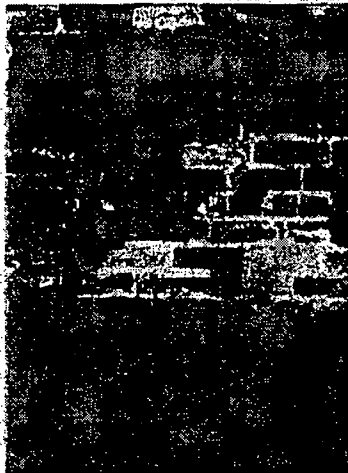
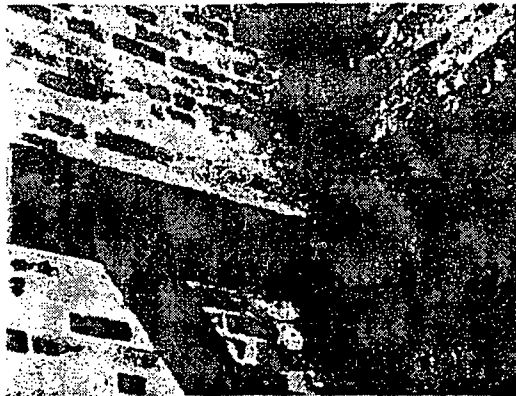
In the following photos you can see the movement that has created a large gap in the floor where it joins the east wall. A metal plate has been installed to "bridge" the gap.



The last photo above shows the repairs to the east exterior masonry wall.

We then inspected the attic of the bell tower and saw that the brick has deteriorated severely. There is evidence of concrete patching done on the interior of the brick to slow down the deterioration of the masonry wall. The masonry has lost considerable structural integrity due to moisture and the freeze thaw cycle. It is difficult to determine if any of the masonry in the bell tower could be saved without further testing.

We also observed considerable masonry deterioration of the west wall of the main structure. It is apparent that there have been major water leaks that have contributed to accelerating the deterioration. The remaining exterior walls were not inspected, but it could be assumed that the West wall would be fairly typical of the masonry structural integrity of the entire building.



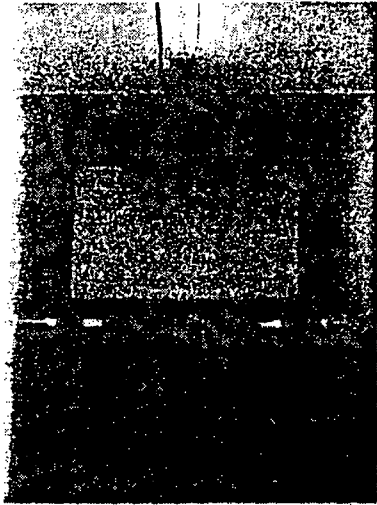
In these photos you can see the considerable amount of brick deterioration and repairs. In some places the bricks are so soft that very little effort is needed to chip away the brick with just your finger.



While we were in the attic it was observed that there is no insulation. The photo above on the left is the curved ceiling of the sanctuary and the photo on the right is looking at the bottom of the roof.

The Pastor said one of their biggest complaints is the lack of off street parking. It can take 30 minutes to find a parking space and then it is often 6 blocks away which is especially difficult for the elderly in the winter.

We also briefly looked in the attached building which needs considerable structural and aesthetic repairs. There are missing handrails, portions of the ceiling have fallen down and many areas of the floor are showing considerable settling. We did not have time to do a complete walk through of the attached building.



It is our best estimate that it would take a minimum of \$2 -3 Million to complete structural and aesthetic renovations of both buildings. There will be many hidden additional structural issues that are hinted at by the considerable cracks in the floor of the entry, leaking roofs that have deteriorated the walls and fractured columns at the front of the sanctuary. The Estimate of \$2 - 3 million could double to \$4 - 6 million to upgrade the insulation, electrical, mechanical systems and to bring the building to the minimums for meeting the Illinois Handicap Accessibility requirements.

Recommendations:

1. Do not allow seating in the balcony or the main floor under the balcony on the north or south side of the sanctuary. An emergency exit must be maintained on both the main and second floor through these areas.
2. Consider selling the church as soon as possible. Perhaps the land may have more value than the building.
3. Get an estimate from a structural engineer for a study to determine the imminent danger of collapse of the current structural. If it is determined that there is a danger of a collapse, have the engineer determine the minimum structural repairs to create a "safe" building.
4. I would recommend that the services of Dr. Stanley Bell be used for further evaluation.

If there are any additional questions that you may have please call me at 630 325-7703. Thank you for the opportunity to work with you on the Hispanic SDA Church.

Sincerely,

Richard Hensel



Central Church

At

913 N. Hoyne
Chicago, ILL. 60622



Built in 1905
A Beautiful Sanctuary

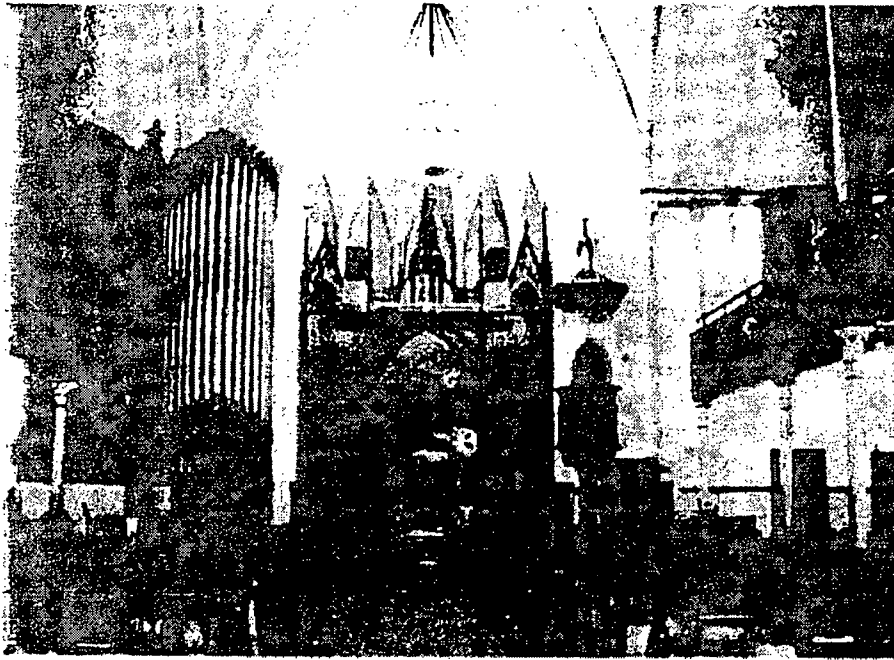
Wertech Construction
3852 Pierce St. Unit A
Riverside, CA 92503
Ph: (951) 785-4548
Fx: (951) 784-0472

FOR
Church
FILE
REC. 10/15/07

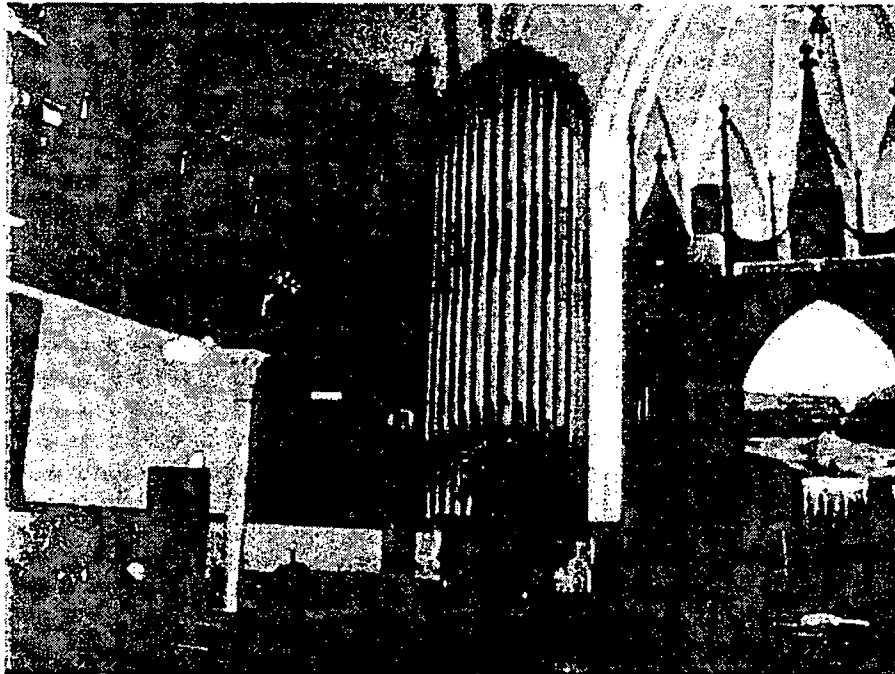
Walking through the structure of the main Sanctuary, one can only say that this is a beautiful building and is well constructed for the technology of its age. The building looks sound and strong with the exception of the following observations:



We have observed that the back wall of the building (adjacent to the alleyway) is warped due to age and the compression forces from the roof's load.



The Exterior wall is pulling the interior wall located right behind the organs wind pipes.



The shifting of the interior wall next to the organs pipes is affecting the stability of the balconies located North and South of the main sanctuary.



3852 Pierce St. Riverside, CA 92503 - PH: 951-785-4546 - FX: 951-785-0472

Predictable Consequences

The East brick wall (next to alley) is in danger of total collapse. This will cause a chain of structural failures including; collapse of the wall behind the organ pipes, the partial ends of the two balconies attached to the wall, and, without a doubt, 1/3 of the buildings roof and ceiling (this is the *minimal* amount of damage).

Budget to Repair

We have calculated that in order to make the building structurally sound it will cost approximately **\$700,000.00** (this is a budget figure only)

The Process

(3) STEPS ARE NECESSARY:

1. **ENGINEERING** – Will determine the best and most economic method to implement the repair.
2. **PERMITS FROM THE CITY** - Engineering must be completed prior to this step. In this step, we must make the city aware of our intention to make an unstable building stable by showing them engineering plans.
3. **REPAIRS** – This will start as soon as engineering and permits are approved and ready. This phase will take approximately 8-12 work weeks.

Parking

We have some ideas as how to resolve the parking situation but feel that the sanctuary should be priority now as it is a safety hazard.

Revised el martes
10 de Enero del 2006



3852 Pierce St. Riverside, CA 92503 - PH: 951-785-4546 - FX: 951-785-0472

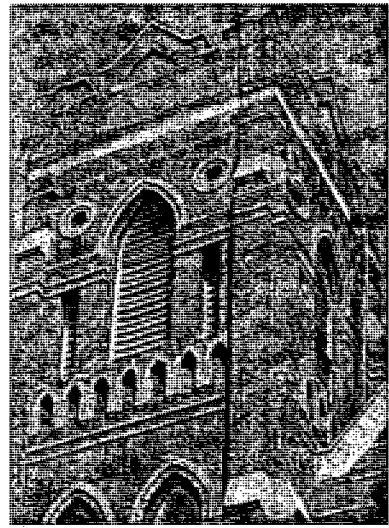
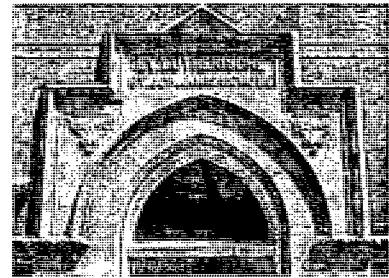
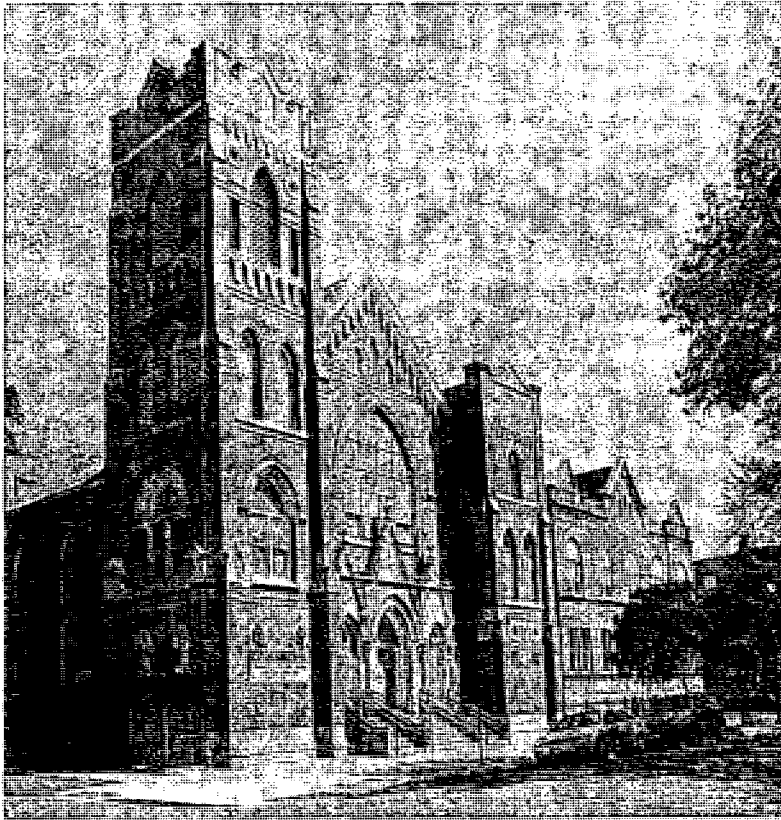
NOTES:

Due to the fact that we are a company whose leadership is of the same faith, it is also in our interest to save our church as much money as possible. The process we implement will be the most economic. If the congregation decides on having our company do the work, we will, after a verbal notice, draw an official proposal with the cost to proceed with step one (engineering), again, we must mention that a step by step process insures economic interest of the church. May God bless any decision the church makes.

Very Truly,

Werner Soto
Wertech Construction
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LANDMARK DESIGNATION REPORT



UKRAINIAN VILLAGE DISTRICT EXTENSION: ST. JOHN EVANGELICAL LUTHERAN CHURCH AND SCHOOL BUILDINGS

913 – 925 N. HOYNE AVENUE

**Final Landmark Recommendation adopted by the Commission on Chicago
Landmarks, January 10, 2013**



CITY OF CHICAGO

Rahm Emanuel, Mayor

**Department of Housing and Economic Development
Andrew J. Mooney, Commissioner**

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council which individual buildings, sites, objects, or districts should be designated as Chicago Landmarks, which protects them by law.

The landmark designation process begins with a staff study and a preliminary summary of information related to the potential designation criteria. The next step is a preliminary vote by the landmarks commission as to whether the proposed landmark is worthy of consideration. This vote not only initiates the formal designation process, but it places the review of city permits for the property under the jurisdiction of the Commission until a final landmark recommendation is acted on by the City Council.

This Landmark Designation Report is subject to possible revision and amendment during the designation process. Only language contained within a designation ordinance adopted by the City Council should be regarded as final.

UKRAINIAN VILLAGE DISTRICT EXTENSION: ST. JOHN EVANGELICAL LUTHERAN CHURCH AND SCHOOL BUILDINGS

913 – 925 N. HOYNE AVENUE

Dates of Construction: 1905-1906

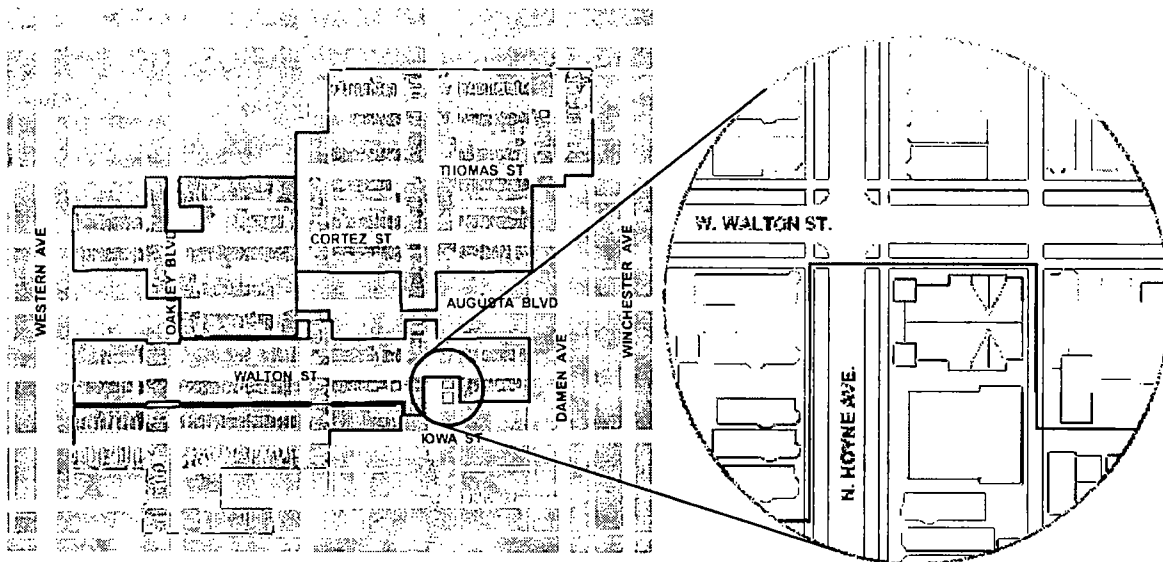
Architects: Worthmann & Steinbach

Ukrainian Village is one of Chicago's most intact historic residential neighborhoods dating from the late nineteenth and early twentieth centuries. Its architectural character is defined by typical Chicago building types from that period: worker's cottages, two- and three-flat buildings, larger apartment buildings and a few high-style single family residences. Though these are commonplace building types in the city, Ukrainian Village stands out for its overall cohesiveness and physical integrity, evidence of careful maintenance by the generations of ethnic immigrants who settled there.

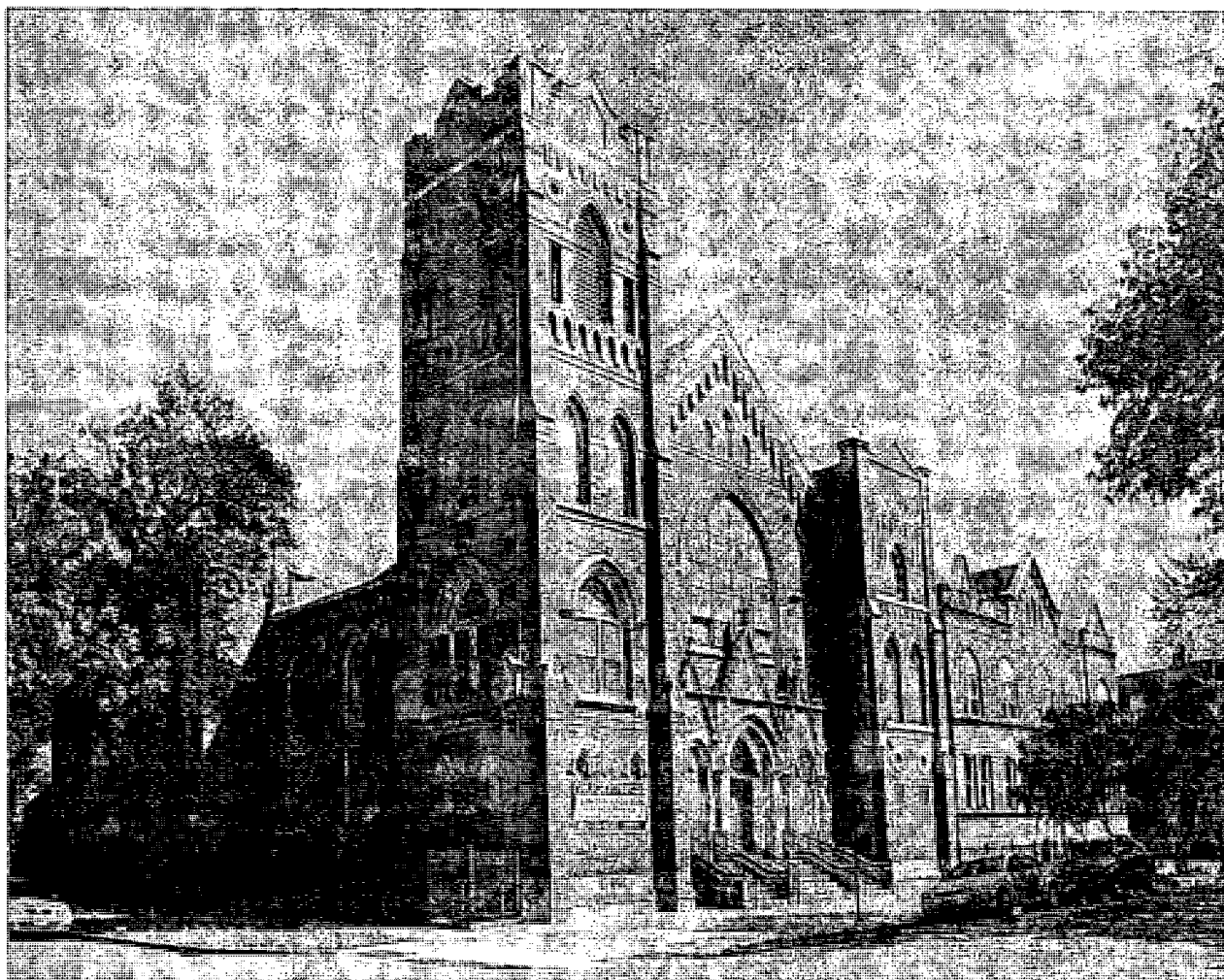
Though known as Ukrainian Village, the neighborhood was first settled and built by German immigrants. European immigrants who settled in the city's neighborhoods clung to religious traditions, and built churches, synagogues and religious-based schools, employing architecture to express faith, ethnic identity and pride, leaving neighborhoods such as Ukrainian Village with a rich and varied inventory of historic religious architecture. The former St. John Evangelical Lutheran Church and School Buildings at 913 – 925 N. Hoyne Avenue are fine examples of this tradition.

The historic and architectural significance of Ukrainian Village was first recognized in 2002 when a roughly six block area centered on Hoyne Avenue and Thomas Street was designated as the Ukrainian Village Chicago Landmark District. In 2004 the District was extended southward to include four blocks of Walton Street, and again in 2006 the District was further expanded to include blocks north and south of Walton Street. In terms of their age, architectural quality, and historic context, the St. John Evangelical Lutheran Church and School Buildings are closely connected with the development of the Ukrainian Village District, and this Landmark Designation Report proposes including them in the District as a third district extension.

Built in 1906 by a congregation of German immigrants, the St. John Evangelical Lutheran Church and School Buildings possess a strong historic and architectural connection to the early development of Ukrainian Village. The excellently-crafted brick masonry of the buildings reflects the larger character of the District, and the architects, Worthmann & Steinbach, designed at least thirty residential buildings in the Ukrainian Village District. Furthermore, in 1907 two members of the congregation purchased a five acre plot of undeveloped land to the west of the church. The land was subdivided and sold exclusively to members of the congregation who built their houses on it. These buildings survive today as the 2200-block of West Walton St., which is within the Ukrainian Village District.



The map at left shows the boundaries of the Ukrainian Village District and its extensions. The enlarged portion of the map at right shows the St. John Evangelical Lutheran Church and School buildings which are proposed as a third extension to the District.



Built by German immigrants in 1905-1906, the parish complex of St. John Evangelical Lutheran Church is located in what is now known as Ukrainian Village.

DISTRICT HISTORY AND DEVELOPMENT

The neighborhood known as Ukrainian Village is located in the West Town community area on the Northwest Side of Chicago. In 1843, New York financier Thomas Suffern purchased a 160-acre tract of land bounded by Chicago Avenue to the south, Division Street to the north, Western Avenue to the west and Damen Avenue to the east, the majority of the area now known as the Ukrainian Village neighborhood. For over three decades, Suffern held the land as an investment and it remained largely used for farming by the first European settlers to the area. The City of Chicago annexed land up to Western and North avenues in 1851, but the West Town area remained undeveloped until well after the Great Fire of 1871, when resettlement of outlying neighborhoods was driven by population growth in Chicago.

Development of Ukrainian Village as a residential neighborhood occurred in roughly three phases and areas beginning in the 1880s and lasting into the 1920s. The first phase of development began in 1886 when real estate developer William Kerfoot began to build distinctive brick worker's cottages in the vicinity of Haddon Street and Damen Avenue. Residential construction soon expanded to the southwest on Thomas and Cortez streets between Leavitt Street and Damen Avenue. This first area of residential development was designated as the Ukrainian Chicago Landmark District in 2002. Of the District's 254 buildings, approximately one third are finely-crafted brick worker's cottages built by Kerfoot from 1886-1905. High quality brick three- and two-flats built between 1892 and 1904 make up the majority of the District, though it also includes a handful of larger high-style single family residences.

A second phase of development began in 1890 expanding south and west. The fine worker's cottages, single family homes, and multi-family residential buildings on a four-block stretch of West Walton Avenue, between Damen and Western avenues best represent this second phase of development. As noted above, one of these blocks was developed by members of the congregation of St. John's. An area containing 147 properties was designated as an extension to the Ukrainian Village Chicago Landmark District in 2004. Like the original District, this first extension is made up of high quality brick worker's cottages and flat buildings. The St. John Evangelical Lutheran Church and School buildings were preliminarily included in this first extension. At that time the church was actively used as a house of worship and the congregation did not consent to the designation. Therefore both buildings were removed from the District pursuant to Section 2-120-660 of the landmarks ordinance.

During the third and final phase of development in Ukrainian Village, which lasted until the 1920s, residential development continued to the blocks north and south of Walton Street and west to Western Avenue. These areas were added to the designation as a second extension to the Ukrainian Village Chicago Landmark District in 2006. The 232 buildings in this area are made up almost exclusively of two- and three-story brick flat buildings, with a handful of larger apartment buildings.

Though it became associated with Ukrainian immigrants in the twentieth century, the neighborhood has hosted a variety of ethnic groups, including Germans, who first settled and built the high quality masonry buildings of the neighborhood, reflecting the German immigrants' fond-

ness for brick architecture. As Germans moved up the social ladder and out of the neighborhood they were replaced by waves of Slavic ethnic groups, including Poles, Russians and Ukrainians.

Ukrainian immigrants began to arrive in the neighborhood during the early years of the twentieth century and continued to immigrate in waves throughout the century. Many came to escape tremendous hardship in their homeland, including a lack of an independent state for most of the twentieth century and brutal Soviet rule that included engineered famines in the 1920s and 1930s in which 8 million died. As many perished later during World War II when Ukraine was caught between the German and Russian armies. In the post-war era the Ukrainians struggled for a measure of independence from the Soviet Union. This historical backdrop fostered within the Ukrainian immigrant community in Chicago a strong sense of cultural and national identity, and their close-knit neighborhood became known to Chicagoans as Ukrainian Village.

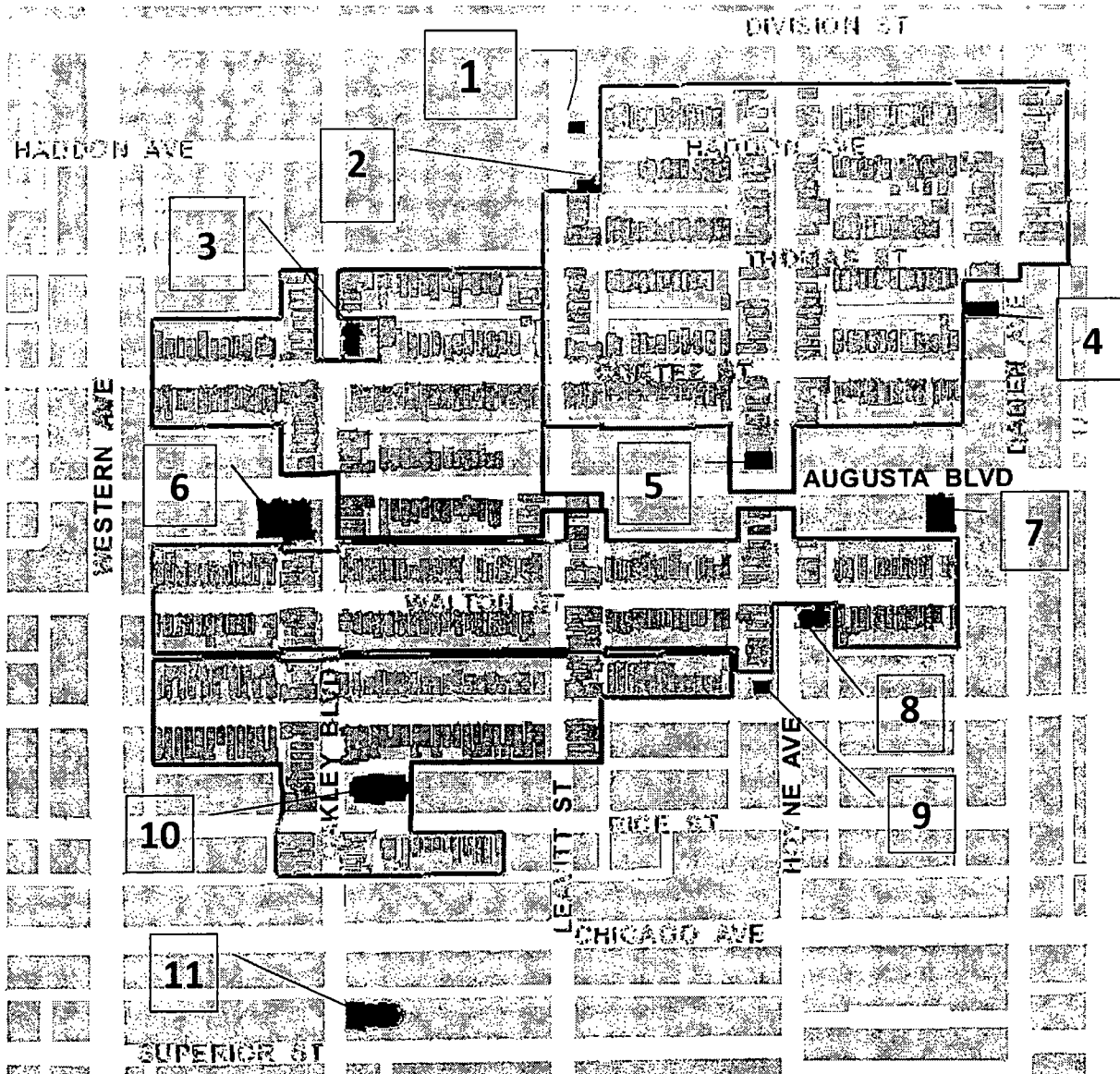
While Ukrainian Village is primarily a residential neighborhood, its blocks are peppered with religious buildings. The prominent role religion played in the daily life of Chicago's ethnic communities is well documented. In addition to worship in native languages, congregations provided a structure for communal advancement in the areas of education, charity, health care and business. In addition to St. John's, there are nine churches and one former synagogue in the one-quarter square mile area of the Ukrainian Village neighborhood. Two are located within the Ukrainian Village Landmark District: St. Nicholas Ukrainian Catholic Cathedral at 2245 West Rice Street, completed 1915; and the former Christ English Lutheran, (now the Moorish Science Temple) at 1000 N Hoyne, built in 1893. The Holy Trinity Orthodox Cathedral at 1121 N. Leavitt, located just outside the boundary of the District, was designed by Louis Sullivan in 1903 and is a designated Chicago Landmark.

The number and variety of houses of worship in the Ukrainian Village neighborhood illustrate the important role religion played in sustaining ethnic communities as well as the religious pluralism that enticed many immigrants to America. They were built in styles familiar to ethnic groups and were designed to be high quality and substantial structures intended to serve for generations.

DESIGN AND CONSTRUCTION OF THE ST. JOHN EVANGELICAL LUTHERAN CHURCH AND SCHOOL BUILDINGS

German Lutherans have a long history in Chicago beginning in 1843, when forty families established St. Paul's German Evangelical Lutheran Church. By 1870 there were seventeen Lutheran congregations in the city, made up primarily of German and Scandinavian ethnic immigrants, and by 1890 Lutherans were the largest Protestant denomination in Chicago.

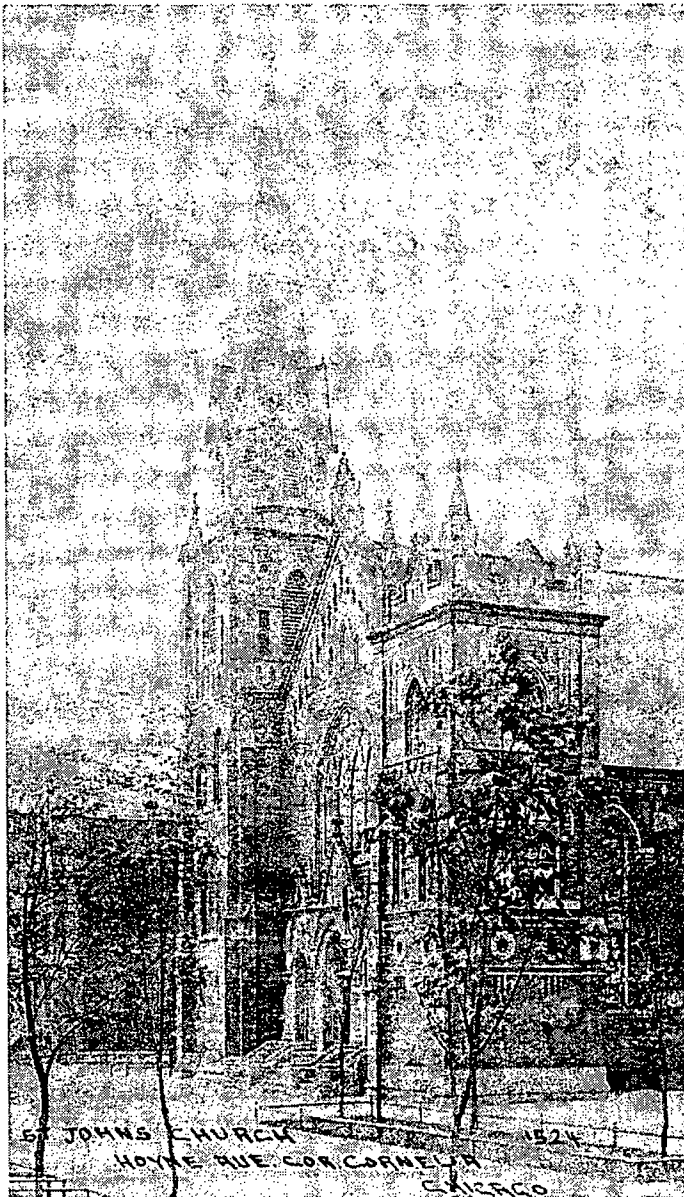
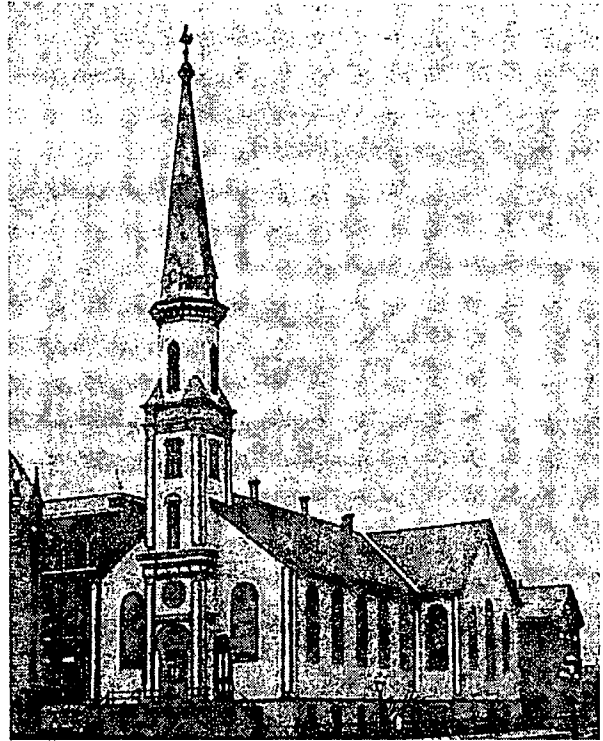
St. John Evangelical Lutheran Church was established in 1867 at a frame church built by the congregation at Bishop and Superior Streets. In 1869 this 400-seat church building was expanded with the addition of a transept. Even with this addition, the congregation struggled to accommodate an ever-growing number of members, mostly craft and agricultural workers who



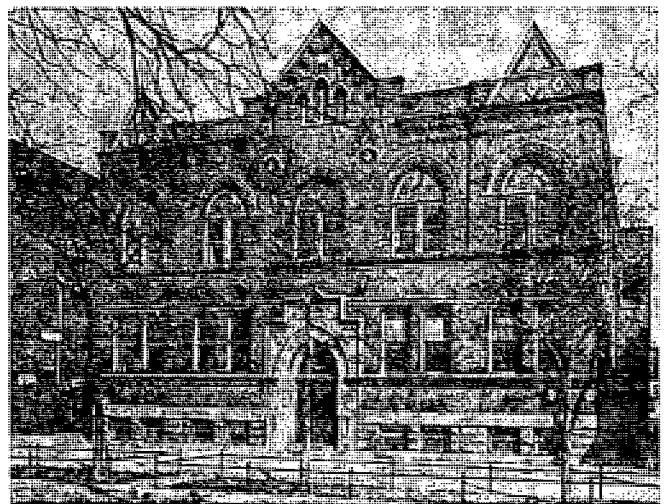
Including St. John's, there are ten churches and one synagogue in the one-quarter square mile area known as the Ukrainian Village neighborhood:

1. First Evangelical Lutheran Church, 1894, (now the Leavitt Street Bible Church)
2. Holy Trinity Orthodox Cathedral, 1903 [*Designated Chicago Landmark*]
3. St. Peter's United Evangelical Lutheran Church, 1911, (now St. Volodymyr Ukrainian Orthodox)
4. Congregation Moses Montefiore, 1903 (now a Baptist congregation)
5. Christ English Lutheran, 1893 (now the Moorish Science Temple) [*in the Ukrainian Village District*]
6. St. Helen Roman Catholic Church, founded 1913, current building 1965
7. German Methodist Episcopal Church, 1901 (now St. Stephen, King of Hungary)
8. St. John Evangelical Lutheran Church, 1905
9. German Zion's Evangelical Society Church, 1894 (now Hoyne Avenue Wesleyan)
10. St. Nicholas Ukrainian Catholic Cathedral, 1915 [*in the Ukrainian Village District*]
11. Sts. Volodymyr and Olha Ukrainian Catholic Church, 1973

The congregation of St. John Evangelical Lutheran Church traced its origins in Chicago to 1867 when it built a frame church at Superior and Bishop streets (right). In 1905 the congregation sold the property and began building the new parish on then-undeveloped land at Walton Street and Hoyne Avenue.



Historic photos of the St. John Evangelical Church (left) and School Buildings (below). The church's steeple was destroyed by fire after a lightning strike in 1935.



hailed from Germany's eastern provinces. In 1905 the congregation sold its Superior Street church and school buildings to the Archdiocese of Chicago, which established Holy Innocents parish on the site.

With the proceeds from the sale of this early property, the St. John's congregation purchased an undeveloped plot of land located approximately 1 mile west of its original location. Chicago architect Henry Worthmann was a member of the congregation who had previously completed several church designs, and his firm of Worthmann & Steinbach was the congregation's choice as designer of the new church and school buildings on the east side of Hoyne Avenue (as well as a parsonage at 910 N. Hoyne which is included in the first extension of the Ukrainian Village District). Construction of all three properties began in the summer of 1905. The school opened in September of that year and the church was dedicated on February 11, 1906.

The St. John Evangelical Lutheran Church and School Buildings are located at the southeast corner of Hoyne Ave. and Walton Street in the Ukrainian Village neighborhood. The church occupies the more visible corner at the north end of the lot and is built to the lot line on its west, north and east (alley) elevations. The school is located at the south end of the parcel, separated from the church by a small paved courtyard and slightly set back from the sidewalk. (The circa 1960 enclosed passage connecting the two buildings is not historic.) Together the buildings form a visually unified parish complex through their Gothic Revival-style designs and common use of dark-red face brick with light-colored accents. In relation to the surrounding neighborhood, the buildings employ materials, ornament and scale that are appropriate for a church and school, yet they are restrained so as not to overwhelm their surroundings.

The Church Building

The St. John Evangelical Lutheran Church Building has a cruciform plan with a cross-gabled roof covered with asphalt shingles. The load bearing exterior walls rest on a limestone plinth and are built up with dark-red face brick trimmed with carved limestone and cream-colored brick accents. The front elevation faces west and is composed of a central gable flanked on each end by a tower. The focal point is a Gothic Revival-style limestone portico that frames three entrance doors within pointed-arch openings with finely carved details. Above the entrance, the front façade is dominated by a large pointed-arch stained-glass window with wood tracery. The gabled parapet above the window is decorated with corbelled arches inspired by Romanesque churches. This corbelling, which continues in variations on the towers and side elevations, reveals a high degree of skilled craftsmanship in traditional masonry construction and is a hallmark of German brick architecture.

The majority of the church's windows are set within pointed-arch Gothic openings with wood frames and glazed with leaded glass. The window designs are based upon geometric and floral patterns rendered in colored and textured glass. Most of the windows are covered with non-historic protective glazing.

The towers framing the front façade are square in plan with buttressed corners. The taller north tower is composed of four stages with a louvered belfry at the top stage. Historic photos show

The west elevation of the St. John Evangelical Lutheran Church Building (right) is composed of a central gable flanked by towers. The pointed-arch windows with tracery and limestone entrance portico place the building in the Gothic Revival style of architecture.

A selection of details (below) include:

- a. The belfry stage of the north tower with its bands of corbeling,
- b. The side elevation with tall stained-glass windows and buttresses,
- c. A portion of the entrance portal with Gothic Revival-style ornament in carved limestone, and
- d. Corbelling and blind arches at the gable which exhibit a high degree of craftsmanship in brick masonry.

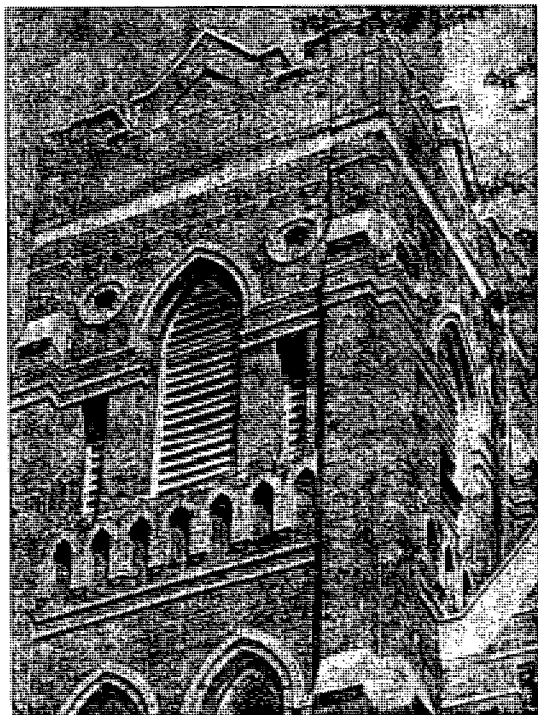
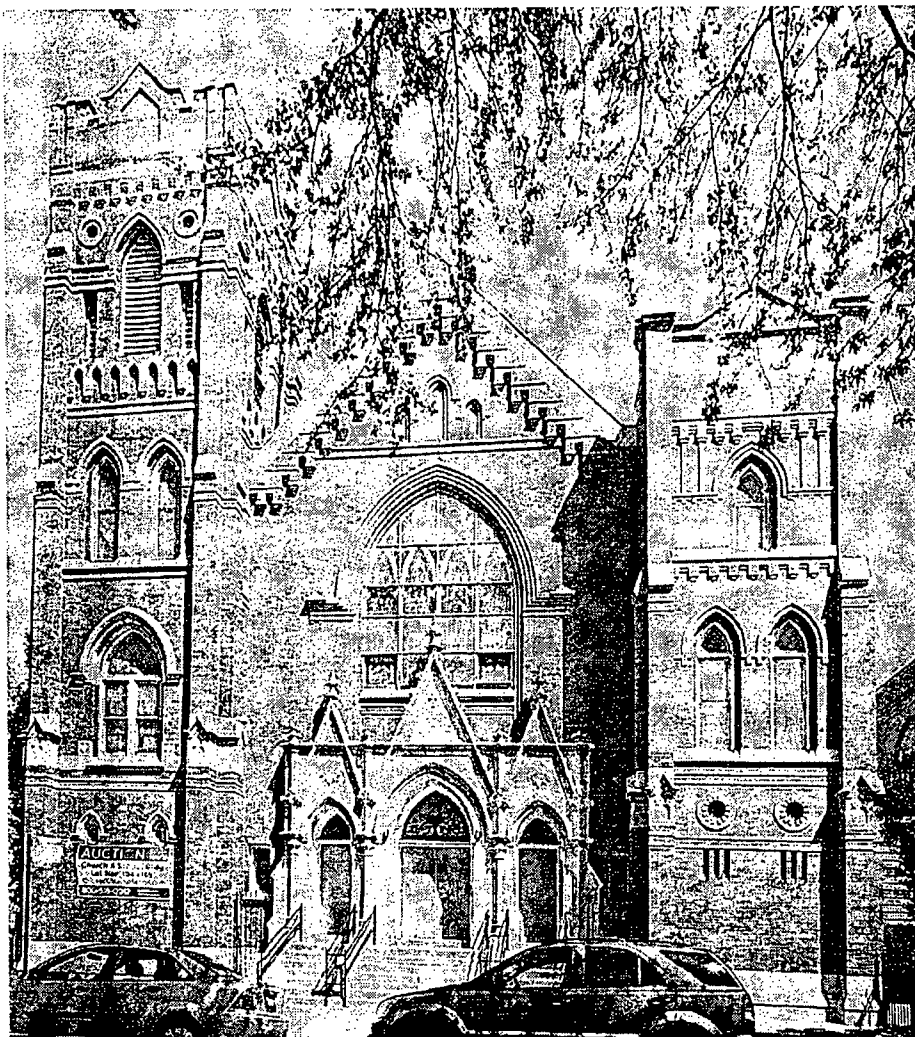


Fig. a.



Fig. b.

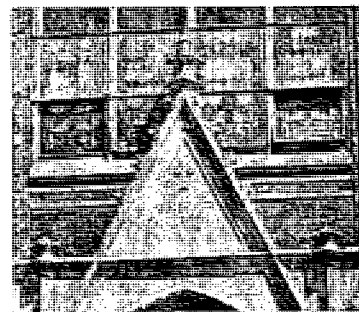


Fig. c.



Fig. d.

the north tower was originally topped with a steeple, though this frame structure was destroyed by fire after a lightning strike in 1935. The lower south tower is composed of three stages with pointed arch windows. Both towers are decorated with limestone and cream-colored brick trim, corbelled brickwork and blind openings.

The side elevations, facing north onto Walton Street and south onto the courtyard, are composed with three regularly-spaced bays with tall arched window bays set off by brick buttresses. These elevations are faced with the same face brick as the front elevation, though the transept bay facing the courtyard is common brick, an economizing measure given the minimal visibility of that wall area. Both transept bays are dominated by large windows with pressed-metal spandrels with quatrefoil decoration. The rear elevation facing east onto the alley is common brick decorated with blind arches and crosses, an unusual treatment for such a minimally-visible portion of the building.

As noted above, changes to the building include the loss of the north steeple in a 1935 fire. Decorative finials at the tops of the towers and roof peak have also been removed. Non-historic elements of the church include the protective glazing at the windows and the entrance doors. The interior of the building was not accessed and is not proposed as part of the landmark designation.

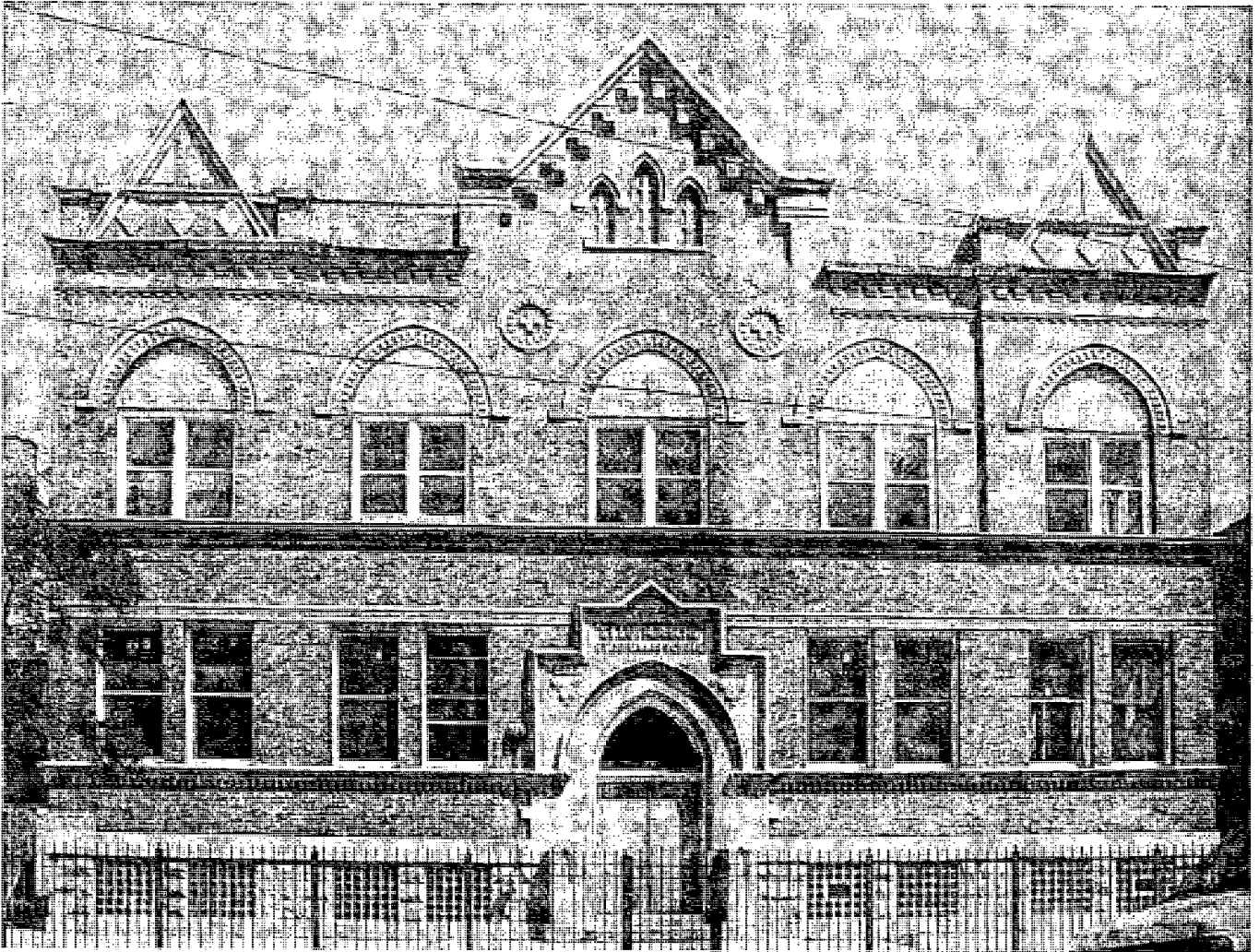
The School Building

While many denominations supplemented public education with Sunday Schools to educate their children, Lutheran and Catholic congregations typically built schools that provided both general and religious education. St. John's was no exception. The two-story St. John Evangelical Lutheran School Building is roughly square in plan with load-bearing brick walls and a flat roof. It measures 65 feet across its front façade and 90 feet deep from the sidewalk to the alley. An early Sanborn fire insurance map indicates that each floor contained four classrooms and a T-shaped corridor.

As with the church building, the primary elevation of the school faces west onto Hoyne Avenue and is built with dark-red face brick with cream-colored brick accents. The sidewalk-level entrance to the school is set within a limestone entry portico with Gothic Revival ornament. The German name of the school, *Ev. Lutherische St. Johannis Schule*, engraved above the entrance door graphically conveys the building's former German ethnic identity.

The composition of the front façade is a symmetrical arrangement of five bays with the central bay containing the stone entry portico, an arched window on the second floor and, above the flat roof, a false gable with heavy corbelling and blind arches. The two bays flanking the center have paired flat-headed windows on the first floor, arched windows on the second floor and smaller false gables with geometric panels of cream-colored brick at the roofline. The less-visible north elevation facing the courtyard, the south elevation facing a neighboring two-flat and the east elevation of the school facing the alley are common brick with arched window openings.

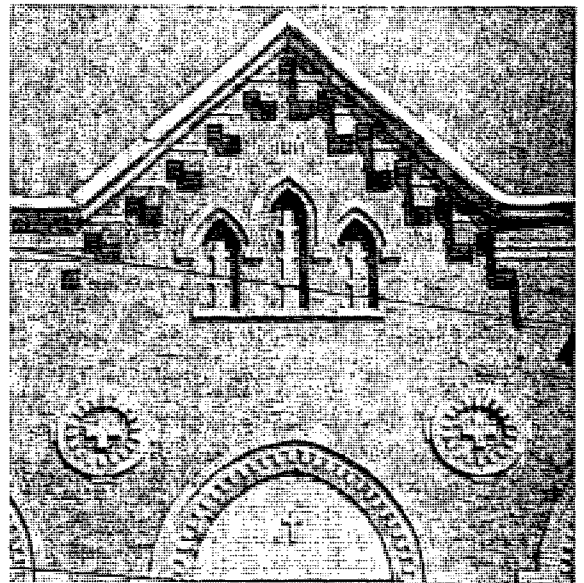
The windows and entrance door of the school building are not historic, and at the second floor, the arched portion of the window openings has been filled in with cream colored brick. The interior of the building was not accessed and is not proposed as part of the landmark designation.



The St. John Evangelical Lutheran School Building employs fine brickwork and Gothic Revival motifs to form, with the Church Building, a visually unified parish complex.



The German name of the school, *Ev. Lutherische St. Johannis Schule*, graphically conveys the building's former German ethnic identity.



A detail of the central gable with heavy corbelling, blind arches, and cream-colored brick accents.

The Gothic Revival Style

A rise of interest in the church and university architecture of medieval France, England, and Germany during the nineteenth century inspired the Gothic Revival, a popular revival style of architecture in America and Europe for a range of building types. In Chicago, very plain examples of the style were found in the city's earliest churches, and the style continued to be used well into the twentieth century. Its association with centers of Christian worship and learning in medieval Europe made it most popular with Christian congregations and college campuses, though the Gothic vocabulary was applied to a range of building types including the Tribune Tower (1925, Howells and Hood).

Characteristic features of the Gothic Revival style are its overall vertical emphasis and the pointed arch combined with a variety of other architectural features such as buttresses, towers, polychrome materials and stained glass windows with ornamental tracery. All of these features are employed in the design of the St. John Evangelical Lutheran Church Building and to some degree at the St. John Evangelical Lutheran School Building.

The corbelled brickwork used in the design of both buildings is not a Gothic element, but a feature of Romanesque architecture, the style of religious architecture that preceded the Gothic in Europe and a style that also enjoyed a revival in the nineteenth century.

Later History of the Congregation

In 1907, two members of the congregation, Albert Beilfuss, who was also a Chicago alderman, and Charles Thoms, purchased a tract of undeveloped land to the west of the church and subdivided the property into house lots sold exclusively to members of the congregation. In his brief history of the congregation, written in 1942 on the occasion of the congregation's 75th anniversary, the congregation's pastor, Reverend Paul Sauer, described the transaction:

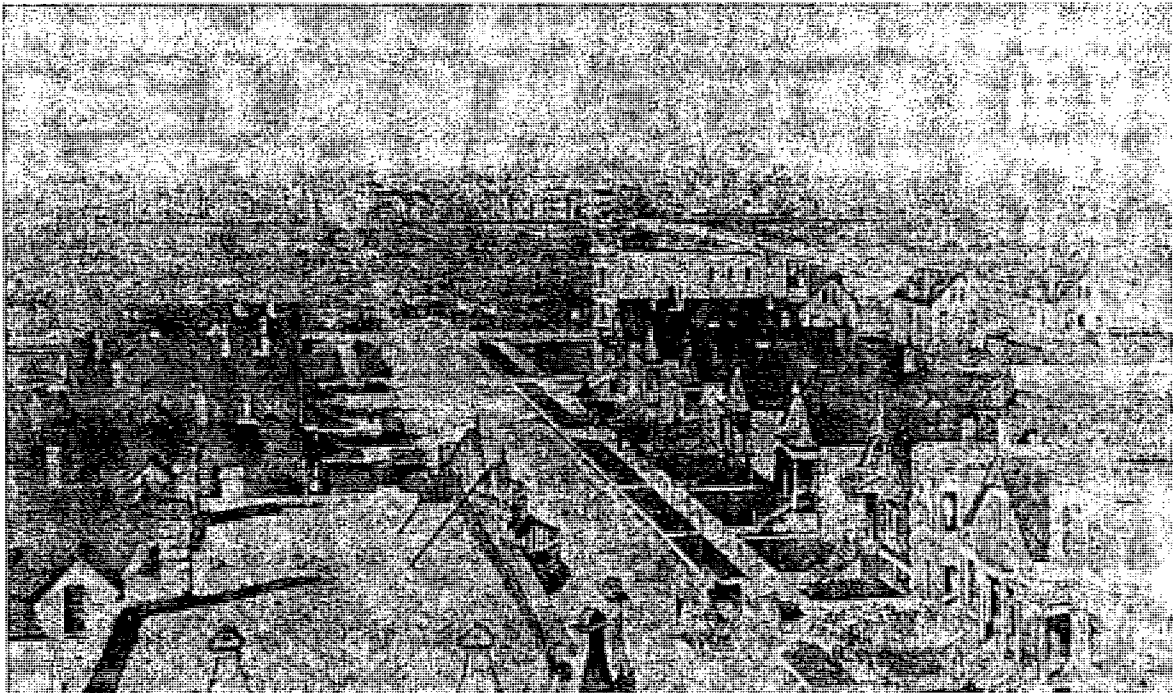
Mr. Charles Thoms and Alderman Beilfuss bought five acres of prairie a block west of the church, and had them laid out in lots, for sale only to members of St. John's. Through the center of the plot, Walton Street was extended from Leavitt to Oakley, all lots facing on Walton Street. At our picnic in July 1907, the lots were offered to our members at cost, \$900, except the corner lots which sold higher. Mr. Thoms chose the south side of Walton at the corner of Leavitt Street; Deacon Albert Streger across the street, on the north side of Walton at the corner of Leavitt, where he still lives. Alderman Beilfuss erected his residence on the north side of Walton at the corner of Oakley Avenue. Here was a solid block owned on both sides of Walton Street by our members.

That solid block of St. John's congregants is the 2200-block of Walton Street which is part the first extension to the Ukrainian Village District, designated in 2004. Alderman Beilfuss' two-flat survives at 2258 W. Walton, as does Mr. Thoms' at number 2205 and Deacon Streger's at number 2200. With the exception of one building, the 2200-block of Walton appears today just as it did when occupied by members of the congregation. Most of the buildings are brick two-flats built between 1907 and 1914. Worthmann & Steinbach designed nearly half of these, and not surprisingly there is a strong visual relationship between the designs of the Walton Street

flats and the parish buildings, particularly in the use of two colors of brick and corbelled brick decoration.

In later years the St. John's congregation struggled with whether to continue its worship practice and school instruction in German, a question that rose to prominence during World War I when anti-German sentiments were inflamed. The congregation adopted limited English in 1919, and by 1927 the native language had disappeared from the parish. In 1937 the congregation Anglicized its name from *Evangelisch Lutherische St. Johannis Kirche*. Those words, though mostly effaced, are still visible in a tablet above the church door.

In his 1942 history of St. John's, Reverend Sauer noted that at the time of his writing most of the congregation had moved from the neighborhood, and there were discussions about moving the parish a third time. Indeed new Lutheran congregations were formed by members of St. John's in the Austin and Edgewater neighborhoods. Despite the erosion of members, the congregation of St. John's continued to use the church and operate the school until 1974. The parish was dissolved that year and the building was sold to the Seventh Day Adventists who established a Spanish-speaking congregation at the church and a social service center in the school building.



A circa 1907 photograph taken from the north tower of St. John's Church looking west down Walton Street. The 2100-block is in the foreground, and the yet-undeveloped 2200-block is in the background. The 2200-block would be developed exclusively by members of the congregation. This photograph was likely taken by Reverend Paul Sauer who later wrote the congregation's history.



Fig. a.

The 2200-block of W. Walton Street, already part of the Ukrainian Village District, was developed exclusively by and for members of St. John's congregation beginning in 1907.

The photo at upper left shows a row of two-flats on the south side, revealing the visual cohesiveness that characterizes Ukrainian Village.

These three houses on the block were built by prominent members of St. John's and all three were designed by Worthmann & Steinbach:

- a. 2200 W. Walton St. built in 1909 by Albert Stieger, Deacon of St. John's,
- b. 2258 W. Walton St, built by congregation member and Alderman, Albert Beilfuss, in 1908, and
- c. 2205 W. Walton St., built in 1907 by Charles Thom.



Fig. b.



Fig. c.

The St. John Evangelical Lutheran Church and School Buildings were designed by Henry Worthmann, a member of the congregation, and John Steinbach. Their firm of Worthmann & Steinbach designed a great number and variety of buildings in Chicago from 1903 to 1928, but they are perhaps best known for their church buildings. Some of the most impressive of these are:

- a. Holy Innocents (1912, 743 N Armour),
- b. St. Mary of the Angels (1920, 1850 N Hermitage),
- c. St. Hyacinth (1921, 3636 W. Wolfram), and
- d. St. Nicholas Ukrainian Catholic Cathedral (1915, 2238 W. Rice)

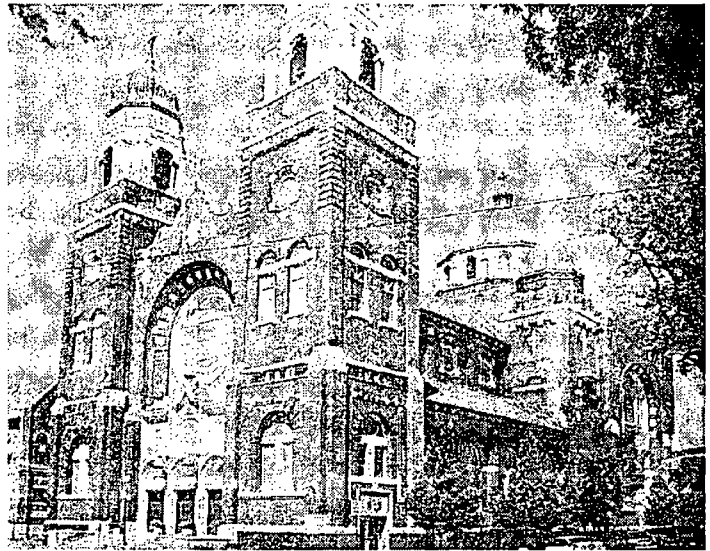


Fig. a.

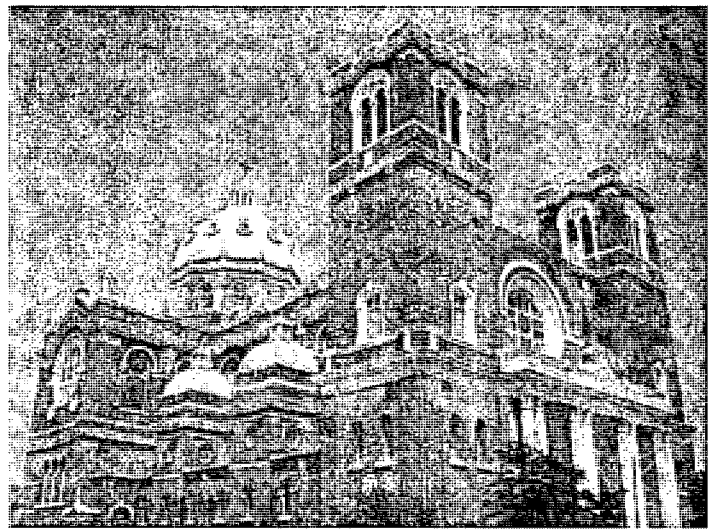


Fig. b.



Fig. c.

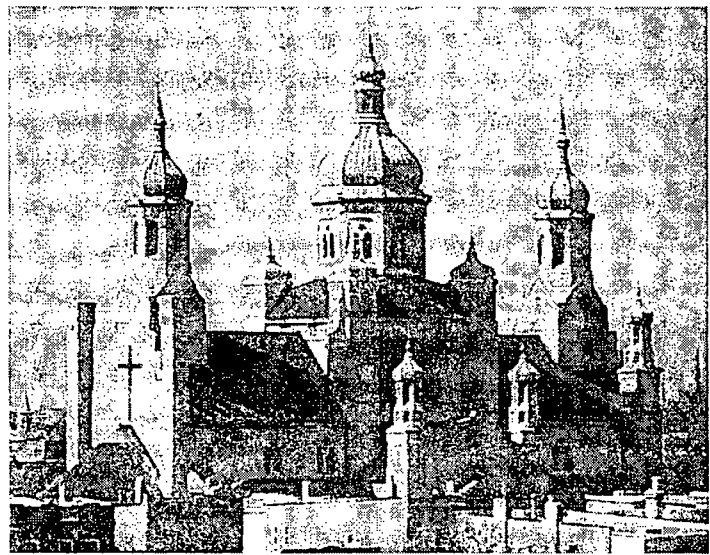


Fig. d.

ARCHITECTS HENRY WORTHMANN AND JOHN STEINBACH

The St. John Evangelical Lutheran Church and School Buildings were designed by the Chicago firm of Worthmann & Steinbach, a prolific architectural practice and arguably one of the city's most accomplished church designers.

Henry Worthmann (1857-1946) was born in Germany, where he received his formal education before immigrating to the United States as a young man. He apprenticed in an architectural firm before opening his first office in Chicago in 1888. Worthmann's early commissions were mainly residential projects for clients located in the area now known as Ukrainian Village. However, building permit records in *American Contractor* magazine attribute six churches to Worthmann between 1900 and 1903.

John G. Steinbach (born 1878, date of death not known) was born in Austria and immigrated with his family to the United States while a child. He established himself in independent practice in Chicago before joining Henry Worthmann in 1903 as the junior member of a partnership which would last twenty-five years. City directories locate the firm's early office at 625 W. Chicago Avenue from which they relocated to the Ashland Block on the northeast corner of Clark and Randolph Streets.

Worthmann & Steinbach were an exceptionally prolific firm, with many residential (mostly two - and three-flat buildings), commercial, and institutional commissions. Thirty-one of the firm's flats are included as contributing buildings in the Ukrainian Village Landmark District, including its extensions. Their thirteen-domed Byzantine Revival-style St. Nicholas Ukrainian Catholic Cathedral is included in the second extension of the Ukrainian Village District. Eight of their flat buildings are included as contributing to the Logan Square Landmark District, as are their school and rectory buildings for St. John Berchmans Church. Three commercial buildings by the firm contribute to the Chatham-Greater Grand Crossing Commercial Landmark District on Chicago's South Side.

While their practice was broad in the types of buildings they designed, Worthmann & Steinbach's are best known for churches they designed for Lutheran and Roman Catholic congregations in the city. Many of their Lutheran church buildings resemble St. John's in their moderate scale and high-quality brick construction with Gothic and Romanesque details. Lutheran churches similar to St. John's by Worthmann & Steinbach include Our Savior for the Deaf (1904, 2127 W. Crystal Street), Jehovah Lutheran (1915, 3736 W. Belden Avenue), Bethlehem Lutheran (1919, 10300 S. Avenue H), and Hope Evangelical Lutheran (1921, 6400 S. Washtenaw Avenue). The firm's later Lutheran clients built larger, more elaborate churches than the early immigrant congregations, and a fine example is the former Our Redeemer Lutheran Church (1923, 6430 S. Harvard Avenue), which is a distinguished English Gothic-style church rendered in carved limestone.

Arguably the firm's best-known commissions are three monumental Catholic churches designed for Polish parishes: Holy Innocents (1912, 743 N. Armour Street), St. Mary of the Angels (1920, 1850 N. Hermitage Avenue), and St. Hyacinth (1921, 3636 W. Wolfram Street).

These imposing churches were designed in a combination of Renaissance and Baroque styles with exuberant decoration on both their exterior and interiors. The massive domes and towers of these churches dominate the landscape of the neighborhoods where they are located, and stand as evidence of the historic Polish enclaves centered along Milwaukee Avenue.

CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Sect 2-120-690), the Commission on Chicago Landmarks has the authority to make a recommendation of landmark designation to the City Council for an area, district, place, building, structure, work of art or other object within the City of Chicago if the Commission determines it meets two or more of the stated "criteria for designation," as well as the integrity criterion.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Ukrainian Village District Extension, consisting of the St. John Evangelical Lutheran Church and School Buildings, be designated as a Chicago Landmark.

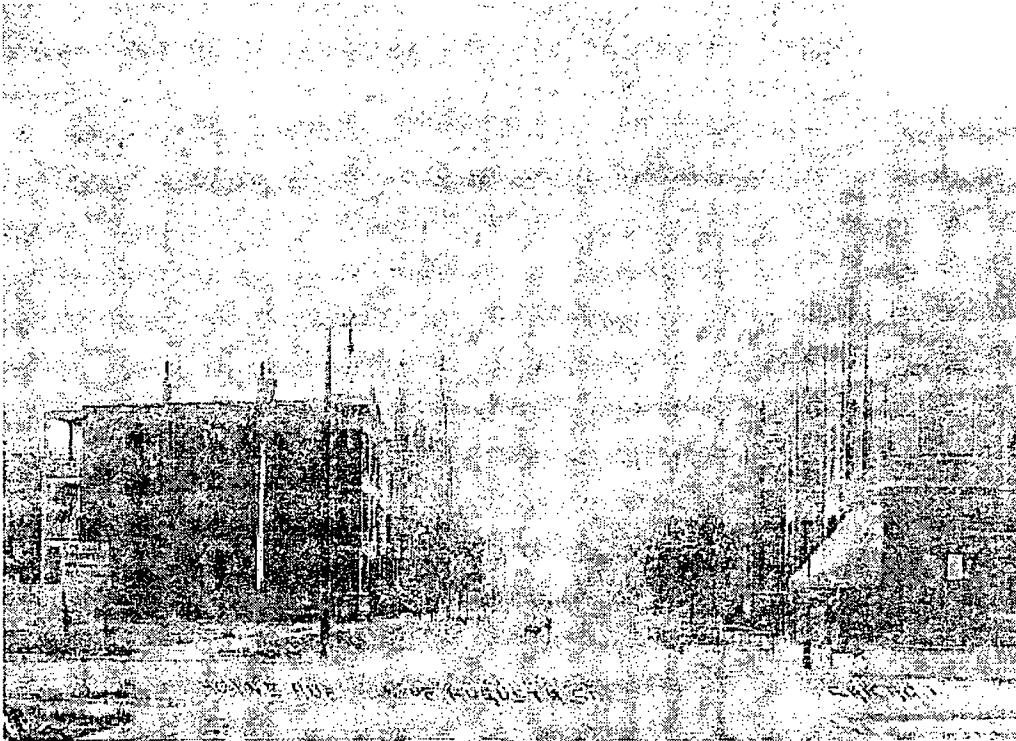
Criterion 1: Value as an Example of City, State or National Heritage

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.

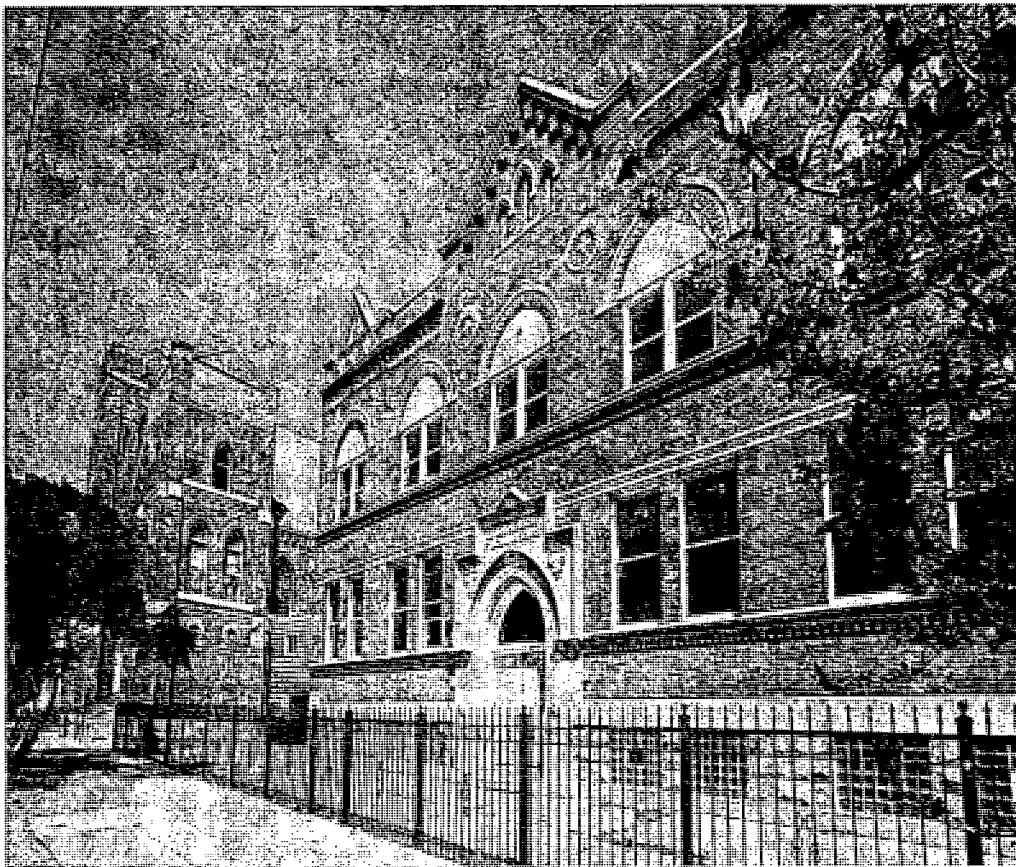
- Built between 1905 and 1906 by a congregation of German immigrants, the St. John Evangelical Lutheran Church and School Buildings exemplify the history of the Ukrainian Village Chicago Landmark District as a neighborhood built up by German ethnic immigrants for whom religion was a prominent part of daily life.
- The St. John Evangelical Lutheran Church and School Buildings share a common cultural history and architectural character with the 2200-block of West Walton Street, located one block west of the church and part of the Ukrainian Village Chicago Landmark District, which was developed exclusively by members of the St. John's congregation in 1907, just after the congregation moved into the neighborhood and construction of the church and school buildings was completed.
- The congregation that built the St. John Evangelical Lutheran Church and School Buildings had a long history in Chicago, tracing its origins to 1867 and remaining in existence for 107 years. For nearly seven decades of that history, the church was housed in the St. John Evangelical Lutheran Church and School Buildings, and these buildings exemplify the important role that religious congregations have played in the cultural and social history of Chicago's neighborhoods.

Criterion 4: Exemplary Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship.



A historic postcard showing Hoyne Avenue looking south from Augusta Boulevard with the St. John Evangelical Lutheran Church Building towering above the neighborhood.



In their materials and design, the school and church buildings of St. John's are visually related to each other and compatible with the surrounding neighborhood.

- The St. John Evangelical Lutheran Church and School Buildings together possess an overall quality of design with similar massing, shared brick and stone materials and unified Gothic Revival-style details, forming a visually cohesive parish complex.
- The St. John Evangelical Lutheran Church and School Buildings exemplify the Gothic Revival architectural style with their pointed-arch windows, buttresses, towers, polychrome materials and stained glass windows with ornamental tracery.
- With their corbelled details, use of two colors of brick, and carved limestone details, the St. John Evangelical Lutheran Church and School Buildings demonstrate a high degree of craftsmanship in traditional masonry.
- The St. John Evangelical Lutheran Church and School Buildings were designed by Worthmann & Steinbach, a proficient Chicago architectural firm best known as designers of Lutheran and Roman Catholic church buildings in the 1910s and 1920s.
- Worthmann & Steinbach designed at least thirty residential buildings in the Ukrainian Village Chicago Landmark District, and there is a distinct architectural relationship between the architectural character of the District and the St. John Evangelical Lutheran Church and School Buildings.

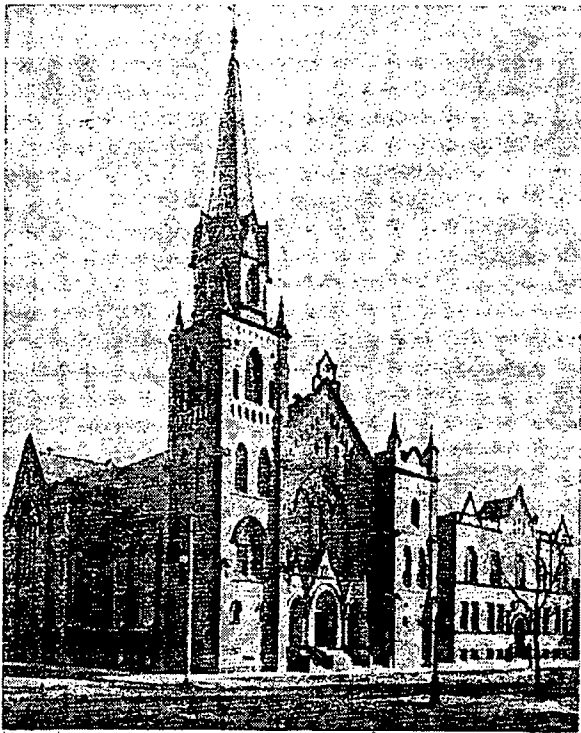
Criterion 6: Distinctive Theme as a District

Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous.

- The Ukrainian Village Chicago Landmark District (designated in 2002, and extended in 2004 and 2006) is one of Chicago's most intact historic residential neighborhoods composed of worker's cottages, two- and three-flat buildings, larger apartment buildings and a few high-style single family residences built by ethnic immigrants. Interspersed within and around the district are churches, including the St. John Evangelical Lutheran Church, a building type closely associated with the development of Chicago neighborhoods.
- The number of church buildings in and around the Ukrainian Village Chicago Landmark District especially conveys the importance of religion in the daily life of Chicago's immigrant neighborhoods, and their variety highlights the religious plurality that attracted immigrants to America.
- Members of the St. John Evangelical Lutheran Church developed the 2200-block of W. Walton Street, now part of the Ukrainian Village Chicago Landmark District, and the District and St. John Evangelical Lutheran Church and School buildings share a common history and architectural character.

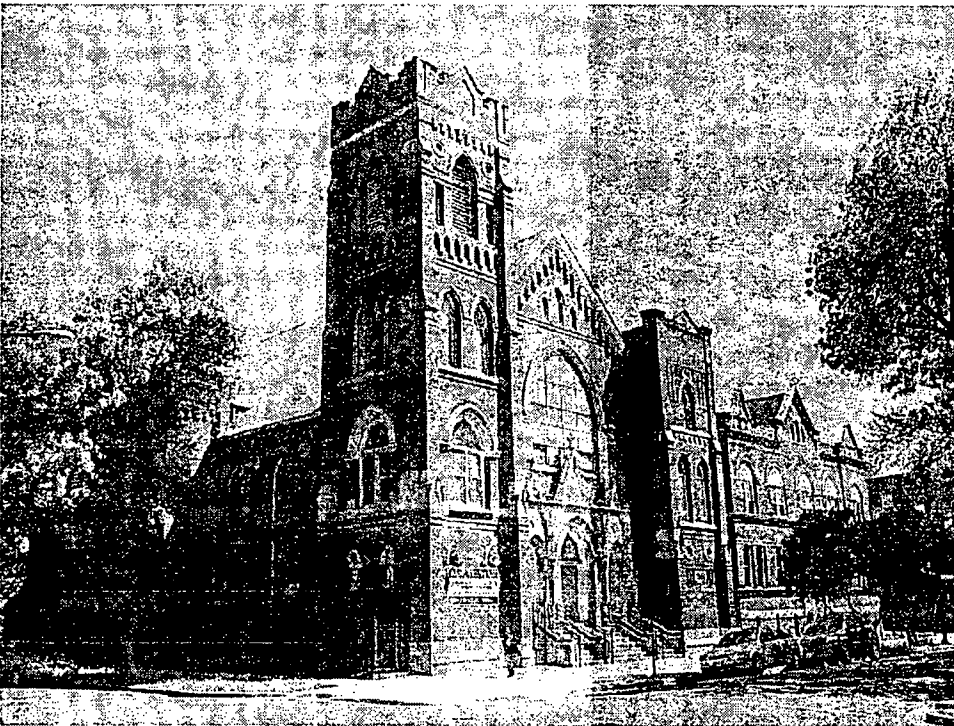
Integrity Criterion

The integrity of the proposed landmark must be preserved in light of its location, design, set-



Ev.-Luth. St. Johannis-Bldg.
 EV.-LUTH. ST. JOHN'S CHURCH, HUNDE AVE. AND CORNELIA ST., CHICAGO.
Edw. (Vernon)
Minister of the Gospel for the people
of the city of Chicago
and the surrounding
districts
of the
Diocese of
Chicago

Despite the loss of a steeple to fire in 1935, a comparison of the historic postcard view of the St. John Evangelical Lutheran Church and School Buildings (left) and a current view shows that both buildings retain excellent physical integrity.



ting, materials, workmanship and ability to express its historic, community, architecture or aesthetic value.

The St. John Evangelical Lutheran Church and School buildings possess excellent physical integrity on their exterior. The parish complex remains in its original location and its historic setting, residential buildings built at the same time as the church and school, remains intact. The building's historic materials, including dark-red brick accented with carved limestone and cream-colored brick, remain in place. The overall Gothic Revival style-design of both buildings remains intact as expressed in its pointed-arch windows with tracery and stained glass, buttresses and vertical towers. The overall quality of the brick masonry, especially the corbelled details, as well as the finely carved limestone entrances, exhibits a high degree of craftsmanship.

The most prominent change to the church building is the loss of its steeple, which was destroyed by fire after a lightening strike in 1935. Destruction of steeples by lightening is not a rare condition for church buildings of this vintage, and the absence of the steeple in this case does not inhibit the building's ability to convey its historic and architectural value. Other changes to the building include the removal of masonry finials at the tops of the towers and at the peak of the gable. Rooftop decoration like this is especially susceptible to the effects wind and weather and was likely removed due to deterioration at some point in the middle of the twentieth century. Other changes to the church building are minor and reversible and include the replacement of the exterior doors and the addition of protective glazing at the windows.

Similarly, changes to the school building are minor and typical for school buildings of this vintage. These include the replacement of the entrance doors and windows. The top of the pointed-arch openings of the second floor window have been infilled with brick, a change that likely occurred when the windows were replaced. Despite these changes, both buildings both continue to express their historic architectural and aesthetic values.

SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES

Whenever an area, district, place, building, structure, work of art or other object is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Based on its evaluation of the Ukrainian Village District Extension, consisting of the St. John Evangelical Lutheran Church and School Buildings, the Commission staff recommends that the significant features be identified as:

- All exterior elevations, including rooflines, of the buildings visible from public rights of way.

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ACKNOWLEDGEMENTS

CITY OF CHICAGO

Rahm Emanuel, Mayor

Department of Housing and Economic Development

Andrew J. Mooney, Commissioner

Patricia A. Scudiero, Deputy Commissioner, Bureau of Planning and Zoning

Eleanor Esser Gorski, Assistant Commissioner, Historic Preservation Division

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Eleanor Esser Gorski, editing

Illustrations

Department of Housing and Economic Development: pp. 2, 5, 8, 10, 13, 14, 17 (bottom), 19 (bottom).

Chicago History in Postcards, http://chicagopc.info/evangelical_lutheran_churches.htm: p. 19 (top).

John Chuckman Collection, <https://chuckmanchicagonostalgia.wordpress.com>: p. 17 (top).

Courtesy of George Matwyshyn: pp. 6 (bottom left), 12.

Sauer, Paul. *Diamond Jubilee Booklet*: p. 6 (top right, bottom right).

COMMISSION ON CHICAGO LANDMARKS

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John W. Baird, Secretary
Anita Blanchard, M.D.
James M. Houlihan
Tony Hu
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Printed June 2012; reprinted January 2013.



Exhibit B

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT CITY OF CHICAGO

August 2, 2012

Report to the Commission on Chicago Landmarks

on the

Ukrainian Village District Extension: St. John Evangelical Lutheran Church and School Buildings 913 – 925 N. Hoyne Ave.

The Department of Housing and Economic Development finds that the proposed designation of the Ukrainian Village District Extension, which consists of the St. John Evangelical Lutheran Church and School Buildings, as an extension of a Chicago Landmark district supports the City's overall planning goals for the surrounding West Town community area and is consistent with the City's governing policies and plans.

The former St. John Evangelical Lutheran Church and School Buildings at 913-925 N. Hoyne Avenue are located in the Ukrainian Village neighborhood within the larger West Town community area. Ukrainian Village is one of Chicago's most intact historic residential neighborhoods dating from the late nineteenth and early twentieth centuries, and portions of the neighborhood have been designated as a Chicago Landmark district in 2002, 2004 and 2006. Built in 1906 by German immigrants, the former St. John Evangelical Lutheran Church and School Buildings are proposed as an extension to the district.

The buildings are located in an RT-4 zoning district which is intended to accommodate a mix of housing types including detached houses, two- flats, townhouses and low-density, multi-unit residential buildings. The RT-4 district also permits a range of public building types, including schools and places of religious assembly.

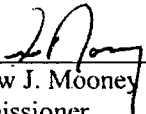
In 2002 the City of Chicago published *A Plan for the Chicago's Near Northwest Side* which included the Ukrainian Village neighborhood. The *Plan* states that the historic character of the neighborhood "is a major component of the quality of life it offers" and that City of Chicago will continue to protect and preserve the most significant buildings and districts through landmark designation.

Public transportation serving the subject properties includes CTA bus service on Chicago, Western and Damen Avenues and Division Street; and the CTA Blue Line subway stations at Chicago Avenue and Division Street.

The Department supports the designation of the former St. John Evangelical Lutheran Church and School Buildings as an extension to the Ukrainian Village District. Preserving buildings such as this provides many long-term benefits to the City. Landmark designation encourages the preservation and rehabilitation through a range of incentives. Designation also supports economic development, employment and an enhanced property tax base. It serves as a model for sustainable development by

retaining existing buildings and adapting them to modern conditions. Preservation of Chicago's architectural heritage attracts tourists and new residents as well as contributes to the quality of life for Chicago citizens.

In conclusion, landmark designation of the former St. John Evangelical Lutheran Church and School Buildings as an extension to the Ukrainian Village District supports the City's overall planning goals for Chicago's West Town community area and is consistent with the City's governing policies and plans.



Andrew J. Mooney
Commissioner

COMMISSION ON CHICAGO LANDMARKS**Exhibit C**

PUBLIC HEARING REGARDING

(FORMER) ST. JOHN EVANGELICAL LUTHERAN CHURCH

AND SCHOOL BUILDINGS

AS AN EXTENSION TO THE UKRAINIAN VILLAGE

LANDMARK DISTRICT

913 - 925 North Hoyne Avenue

Tuesday, December 11, 2012

Historic Preservation Division

33 North LaSalle Street, Room 1600

2:00 p.m.

Docket No. 2012-11

Anita Blanchard, M.D., Hearing Officer
Commission on Chicago Landmarks

Mr. Arthur S. Dolinsky, Senior Counsel
Department of Law
Real Estate and Land Use Division

Ms. Eleanor Esser Gorski, Assistant Commissioner
Department of Housing and Economic Development
Historic Preservation Division

COMMISSION ON CHICAGO LANDMARKS

PUBLIC HEARING REGARDING

(FORMER) ST. JOHN EVANGELICAL LUTHERAN CHURCH

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Ms. Eleanor Esser Gorski, Assistant Commissioner
Department of Housing and Economic Development
Historic Preservation Division

1 HEARING OFFICER BLANCHARD: Good afternoon,
2 everyone. I would like to call this public hearing
3 to order.

4 My name is Dr. Anita Blanchard. I
02:02PM 5 am a member of the Commission on Chicago Landmarks,
6 and I will be the hearing officer for today's
7 hearing.

8 Seated next to me is: Eleanor
9 Gorski, the Assistant Commissioner of the Historic
02:03PM 10 Preservation Division of the Department of Housing
11 and Economic Development, and Arthur Dolinsky, the
12 Senior Counsel of the Real Estate Division of the
13 City's Law Department, who is the Commission's
14 counsel for today's public hearing.

02:03PM 15 I will now summarize the nature of
16 today's hearing.

17 The Commission on Chicago Landmarks
18 was established and is governed by the Municipal
19 Code of Chicago. The procedures for today's
02:03PM 20 public hearing are contained in Article II, of
21 the Commission's Rules and Regulations governing
22 hearings on landmark designation.

23 The purposes and duties of the
24 Commission are set forth in the Municipal Code

1 and include the identification, preservation,
2 protection, enhancement, and encouragement of
3 the continued utilization and the rehabilitation
4 of such areas, districts, places, buildings,
5 structures, works of art, and other objects having
6 a special historical, community, architectural, or
7 aesthetic interest or value to the City of Chicago
8 and its citizens.

9 The Commission carries out this
10 mandate by recommending to the City Council the
11 specific areas, districts, places, buildings,
12 structures, works of art, and other objects be
13 designated as official Chicago landmarks. The
14 Commission bases its recommendations on the seven
15 criteria set forth in Section 2-120-620 of the
16 Municipal Code and the integrity criterion set
17 forth in Section 2-120-630 of the Municipal Code.

18 The purpose of today's hearing is
19 for the Commission to receive relevant facts and
20 information to assist the Commission in deciding
21 whether to recommend that the Ukranian Village
22 District Extension comprised of the St. John
23 Evangelical Lutheran Church and School Buildings,
24 hereinafter the "District Extension," meet the

1 criteria set forth in Section 2-120-620.

2 The format of the hearing will be as
3 follows:

4 * First, Eleanor Gorski, the
5 Assistant Commissioner of the Historic
6 Preservation Division, will review the
7 chronology of events related to the
8 proposed designation that has led to
9 today's hearing.

10 * Then, I will rule on any
11 requests for party status to the hearing
12 by property owners, as well as other
13 individuals or organizations.

14 * After that, the Historic
15 Preservation Division staff will make a
16 presentation summarizing the Preliminary
17 Landmark Recommendation for the proposed
18 District Extension.

19 * After the staff's presentation,
20 property owners or other individuals who
21 have been granted party status will have
22 the opportunity to ask questions of the
23 staff.

24 * Then those who are granted

1 party status by me will be able to make
2 a presentation regarding the proposed
3 landmark designation.

4 * Lastly, any members of the
5 public who wish to make brief statements
6 concerning the proposed landmark
7 designation may do so.

8 The owner of the property in the
9 District Extension, or their representatives, have
10 the right to make a statement for or against the
11 proposed designation. They also have the right to
12 ask questions of Historic Preservation Division
13 staff at the conclusion of the staff's presentation
14 of the Commission's Preliminary Landmark
15 Recommendation.

16 The Landmarks Ordinance also
17 allows the owners of the property in the District
18 Extension and other individuals and organizations
19 to request status as a party to the hearing.

02:07PM

20 Parties to the hearing's proceedings can make
21 longer and more detailed presentations for or
22 against the proposed landmark designation that can
23 include submitting photographs and other documents,
24 as well as presenting testimony from their own

1 witnesses. Parties may also question any other
2 party's witnesses and question the Historic
3 Preservation staff member who presents the
4 Preliminary Landmark Recommendation.

02:07PM

5 Only those who want to make a more
6 detailed presentation, beyond a statement or
7 question, need to request party status. Those
8 wishing to request party status should fill out a
9 blue appearance form and return it to a member of
10 the Historic Preservation Division staff. Those
11 forms are at the table by the door.

02:07PM

12 If you wish to be a party, and you
13 have filled out a blue appearance form requesting
14 party status, I will call on each of you in turn
15 and consider your party request. If you have not
16 filled out a blue appearance form, but wish to be a
17 party, please do so now.

02:08PM

18 I want to note that the Commission's
19 Rules and Regulations strictly limit presentations
20 at this landmark designation public hearing to
21 information solely relevant to whether or not the
22 proposed designation meets criteria for Chicago
23 Landmark designation. Information relating to
24 zoning, permit applications, the building code, or

02:08PM

1 potential economic impacts is not to be heard or
2 entertained during these proceedings.

3 The owners of the property in the
4 District Extension who do not want to be parties
02:08PM 5 and members of the general public are welcome to
6 make statements at today's hearing. If you want to
7 make a statement in support of the proposed landmark
8 designation, please fill out a green appearance
9 form. If you want to make a statement in opposition
02:09PM 10 to the proposed landmark designation, please fill
11 out a pink appearance form. Please include your
12 name, address, and the organization you represent,
13 if any. These forms are at the table by the door
14 and should be completed and returned to a member of
02:09PM 15 the staff at this time.

16 Now, I will ask Ms. Gorski to
17 outline the chronology of events that have led to
18 this public hearing and incorporate the Commission's
19 documents that are relevant to the proposed
02:09PM 20 designation into the record.

21 MS. GORSKI: Thank you.

22 At its regular meeting of June 7,
23 2012, the Commission on Chicago Landmarks approved
24 a preliminary landmark recommendation, otherwise

02:10PM 1 the "Preliminary Recommendation," for the Ukranian
2 Village District Extension, comprised of the
3 St. John Evangelical Lutheran Church and School
4 Buildings, known as the "District Extension," as a
5 Chicago Landmark. The Commission found that the
6 District Extension appears to meet three of the
7 seven criteria for designation, as well as the
8 integrity criterion, identified in the Chicago
9 Landmarks Ordinance, Municipal Code of the City of
02:10PM 10 Chicago, Section 2-120-580.

11 The Preliminary Recommendation,
12 identified as Commission Document 1, initiated
13 the consideration process for further study and
14 analysis for the possible designation of the
02:10PM 15 District Extension as a Chicago Landmark. As part
16 of the Preliminary Recommendation, the Commission
17 preliminarily identified the significant historic
18 and architectural features of the District
19 Extension, comprised of the St. John Evangelical
02:11PM 20 Lutheran Church and School Buildings as:

21 * All exterior elevations,
22 including rooflines, of the buildings
23 visible from the public rights-of-way.

24 As part of the Preliminary

1 Recommendation, the Commission adopted a preliminary
2 summary of information, dated June 7th, 2012, and
3 identified as Commission Document 2.

4 The Department of Housing and
02:11PM 5 Economic Development, on behalf of the Commission,
6 notified the owner of the District Extension, the
7 Illinois Conference of Seventh-Day Adventists, the
8 "owner," of the Preliminary Recommendation in a
9 letter, dated June 15th, 2012, which is identified
02:11PM 10 as Commission Document 3.

11 The research notebook compiled by
12 the Commission staff regarding the proposed Chicago
13 Landmark designation of the District Extension is
14 identified as Commission Document 4.

02:11PM 15 At its regular meeting of August 2,
16 2012, the Commission received a report, identified
17 as Commission Document 5, from Andrew J. Mooney,
18 Commissioner of the Department of Housing and
19 Economic Development, stating that the proposed
02:12PM 20 landmark designation of the District Extension
21 supports the City's overall planning goals and is
22 consistent with the City's governing policy and
23 plans.

24 In a letter dated August 29th, 2012,

1 the Commission officially requested the consent to
2 the proposed landmark designation from the owner.
3 A copy of this letter, which requested the return
4 of the written consent form indicating consent or
02:12PM 5 non-consent by October 12, 2012, is identified as
6 Commission Document 6.

7 As of the end of the request-for-
8 consent period, i.e., October 12th, 2012, the owner
9 had not provided written consent to the proposed
02:12PM 10 landmark designation of the District Extension as a
11 Chicago Landmark, and this lack of written consent
12 continues to date. Without written consent from
13 the owner of the property, Section 2-120-650
14 of the Chicago Landmarks Ordinance requires the
02:13PM 15 Commission to hold a public hearing on the
16 Preliminary Recommendation with respect to the
17 District Extension as a Chicago Landmark.

18 In a letter dated November 7th,
19 2012, and identified as Commission Document 7, the
02:13PM 20 Commission notified the owner of the hearing
21 scheduled today.

22 Notices of the hearing date were
23 posted as signs in the public right-of-way bounding
24 the District Extension, and were published as a

02:13PM

1 legal notice in the *Chicago Sun-Times*. A letter
2 from Chicago Department of Transportation Deputy
3 Commissioner William Cheaks, identified as
4 Commission Document 8, attests that the signs
5 advertising the hearing date were posted on
6 November 26, 2012. A certificate from the
7 *Chicago Sun-Times* attesting to the publication
8 on November 13th, 2012, of the legal notice for
9 today's public hearing date is identified as

02:14PM

10 Commission Document 9. The public hearing notice
11 was also posted on the Department of Housing and
12 Economic Development's website.

02:14PM

13 Copies of photographs and text used
14 in the Commission staff's presentation at today's
15 hearing are identified as Commission Document 10.

16 And that concludes my record.

17 HEARING OFFICER BLANCHARD: Thank you,
18 Eleanor.

02:14PM

19 In a moment, I will rule on requests
20 to become a party at today's hearing.

21 First, regarding the property owner,
22 or their representative, wishing to present them-
23 selves as parties to the hearing.

24 To reiterate: If the owner of the

1 property, or their representative, only wishes to
2 make a statement for or against the proposed
3 landmark designation, he or she does not have to
4 declare himself a party. A property owner may
02:15PM 5 still make a verbal statement during the public
6 statement portion of the hearing or may present for
7 the record a written statement. A property owner
8 also retains the right to ask questions of the
9 Historic Preservation Division staff member who
02:15PM 10 presents the preliminary landmark recommendation.

11 However, the Commission's Rules and
12 Regulations give the owner of the property being
13 considered for landmark designation a right to be a
14 party to the hearing. If they declare themselves a
02:15PM 15 party, they can then participate in the hearing
16 beyond making a verbal statement, submitting a
17 written statement, or asking questions of the
18 division staff after the presentation.

19 If declared a party, a property
02:15PM 20 owner can also make a presentation for or against
21 the proposed landmark designation. In addition to
22 an oral or written statement, such presentations
23 may include documents, photographs, and/or testimony
24 from witnesses about whether or not the property

1 meets landmark criteria. A party's witnesses may be
2 questioned about their presentations by any other
3 party, Historic Preservation Division staff, or the
4 hearing officer.

02:16PM

5 Anyone requesting party status
6 should have filled out a blue appearance form and
7 returned it to a member of the Historic Preservation
8 Division staff.

02:16PM

9 Please note that, in fairness to
10 other parties, I will not allow potential parties
11 to declare themselves later in the public hearing.
12 Therefore, you should ask to be a party at this
13 time if you wish to be considered one.

14 MR. SAINT-VILLIERS: Including the owner?

02:16PM

15 Including the --

16 HEARING OFFICER BLANCHARD: Yes.

17 MR. SAINT-VILLIERS: -- representative of the
18 owner?

19 HEARING OFFICER BLANCHARD: Yes.

02:16PM

20 MR. SAINT-VILLIERS: So to be declared a
21 party, I have to fill out --

22 HEARING OFFICER BLANCHARD: A blue form.

23 MR. SAINT-VILLIERS: -- a blue form.

24 (Brief pause.)

1 HEARING OFFICER BLANCHARD: Thank you.

2 Let the record show that Paul

3 Saint-Villers [phonetic] --

4 MR. SAINT-VILLIERS: Saint-Villiers.

02:19PM

5 HEARING OFFICER BLANCHARD: -- Saint-Villiers
6 of 619 Plainfield Road, Willowbrook, Illinois,
7 representing the owner of the property being
8 considered for designation wishes to be recognized
9 as a party.

02:19PM

10 Other parties may include certain
11 persons, organizations, or legal entities pertinent
12 to these proceedings.

02:19PM

13 If you are an interested individual
14 or a representative of an organization and simply
15 want to make a verbal or written statement for or
16 against the proposed designation, you may do so
17 without asking to be a named party to the hearing.
18 You can also make a statement during the public
19 statement portion of the hearing.

02:20PM

20 However, the Chicago Landmarks
21 Ordinance states that a person, organization, or
22 other legal entity whose use or enjoyment, or whose
23 members' use or enjoyment of the property proposed
24 for designation may be injured by either the

02:20PM

1 designation of the property, or the failure to
2 recommend designation, may become a party to this
3 designation hearing. In addition, persons,
4 organizations, or other legal entities residing in,
5 leasing, or having an ownership interest in real
6 estate located within 500 feet of the line of the
7 property proposed for landmark designation may also
8 become parties.

02:20PM

9 Again, the Commission's Rules and
10 Regulations provide the same rights and obligations
11 to a qualified interested party as it does to a
12 property owner who has declared themselves a party.
13 Parties can make presentations for or against the
14 proposed landmark designation, which may include
15 not just an oral or written statement, but also
16 documents, photographs, or other testimony from
17 witnesses as to whether or not the property meets
18 landmark criteria.

02:21PM

19 I have no additional blue forms.

02:21PM

20 Next, we will hear a presentation by
21 Matt Crawford, the Historic Preservation Division
22 staff, summarizing the preliminary landmark
23 recommendation for the District Extension.

24 MR. CRAWFORD: Thank you, Commissioner

1 Blanchard.

2 The former St. John Lutheran Parish
3 consists of these church and school buildings,
4 which were designed architects Worthmann &
02:21PM 5 Steinbach and built from 1905 to 1906 by German
6 immigrants.

7 These buildings came to the
8 attention of the staff and 32nd Ward Alderman Scott
9 Waguespack, in April of this year when they were
02:22PM 10 advertised for a sealed bid auction which occurred
11 on May 11th. However, as of today, the website
12 of the Recorder of Deeds of Cook County still
13 shows that the Illinois Conference of Seventh-Day
14 Adventists remains entitled to these properties --
02:22PM 15 and has been in title since 1998. Both buildings
16 appear to be vacant.

17 The Commission on Chicago Landmarks
18 has preliminary found that the District Extension
19 meets three criteria for Chicago landmark
02:22PM 20 designation, including:

21 * Criterion 1, for its
22 exemplification of aspects of Chicago's
23 history;

24 * Criterion 4, for exemplary

1 architecture;

2 * And Criterion 6, for the
3 architectural and historic themes that
4 the buildings share with the wider
02:22PM 5 Ukrainian Village Landmark District.

6 The neighborhood now know as
7 Ukrainian Village is located in the West Town
8 community area on the Northwest Side of Chicago.

9 As these 1908 photos show, the
02:23PM 10 land remained largely undeveloped until the late
11 nineteenth and early twentieth centuries when
12 German immigrants began to settle in the area.

13 Today, Ukrainian Village is one of
14 Chicago's most intact historic residential
02:23PM 15 neighborhoods, with a range of building types that
16 were characteristics of Chicago from the 1880s
17 through the 1920s, including workers' cottages,
18 two- and three-flat buildings, larger apartment
19 buildings, and a few high-style single family
02:23PM 20 homes.

21 Though these are characteristic
22 historic building types in Chicago, Ukrainian
23 Village stands out for its overall cohesiveness and
24 physical integrity, evidence of careful maintenance

1 by the generations of ethnic immigrants who settled
2 here.

3 The neighborhood became associated
4 with Ukranian immigrants relatively recently,
02:23PM 5 however numerous ethnic groups have called it home.

6 The Germans came first, and the many
7 high-quality masonry buildings of the neighborhood
8 reflected the German fondness for and skill in
9 brick construction.

02:24PM 10 As Germans moved up the social
11 ladder and out of the neighborhood, they were
12 replaced by waves of Slavic ethnic groups,
13 including Poles, Russian, and Ukrainians.

14 The significance of Ukrainian
02:24PM 15 Village was first recognized in 2002, when a
16 roughly six-block area centered on Hoyne and Thomas
17 Streets was designated as the Ukranian Village
18 Chicago Landmark District.

19 Since then the district has grown
02:24PM 20 incrementally. In 2004, it was extended south to
21 include four blocks of Walton Street.

22 And again in 2006, the district was
23 expanded to include blocks north and south of
24 Walton Street.

1 The St. John's Church and School
2 Buildings, shown here in red, are proposed as a
3 third extension to the district.

02:24PM

4 While primarily a residential
5 neighborhood, Ukranian Village is peppered with
6 religious buildings.

7 Including St. John's, shown here
8 in red, there are ten churches and one synagogue
9 building in the one-quarter square area shown here.

02:25PM

10 The prominent role religion played
11 in the daily life of Chicago's ethnic communities
12 is well documented, and the variety of churches
13 reflects the religious pluralism that attracted
14 many immigrants to America in the first place.

02:25PM

15 Two churches, at left, are located
16 within the current boundaries of the Ukranian
17 Village District: The St. Nicholas Ukrainian
18 Catholic Cathedral and the former Christ English
19 Lutheran Church.

02:25PM

20 Located just outside the border
21 of the district is Louis Sullivan's Holy Trinity
22 Orthodox Cathedral, which was designated as a
23 Chicago Landmark individually in 1979.

24 Lutheran immigrants from Germany

1 began arriving in Chicago as early as the 1840s,
2 and by 1890 Lutheranism was the largest Protestant
3 denomination in the City.

02:26PM 4 The Lutheran congregation that
5 built the St. John Church and School Buildings was
6 established in 1867, when they built this frame
7 church at Bishop and Superior Streets.

8 In 1905 they sold this property to
9 the Archdiocese of Chicago.

02:26PM 10 And with the proceeds from the
11 sales, the congregation purchased undeveloped land
12 on Hoyne Avenue for a new parish complex.

13 Chicago architect, Henry Worthmann,
14 was a member of the congregation who had previously
02:26PM 15 completed several church designs, and his firm of
16 Worthmann & Steinbach was the obvious choice for
17 the commission.

18 Construction began in the summer of
19 1905. The school opened in September of that year,
02:26PM 20 and the church was dedicated in February of 1906.

21 The buildings are located at the
22 southeast corner of Hoyne and Walton Street. The
23 church building occupies the more visible corner of
24 the parcel, and the school is located at the south

1 end of the lot.

2 Together the buildings form a
3 visually-unified parish complex through their
4 Gothic Revival-style designs and common use of dark
02:27PM 5 red face brick with light-colored accents.

6 The front of the church consists of
7 a central gable flanked by a pair of buttressed
8 towers. A carved stone portico marks the entrance
9 to the church.

02:27PM 10 The pointed arch windows have wood
11 tracery and leaded stained glass.

12 Here are a few -- here are a few
13 details of the church, which illustrate the
14 building's high degree of craftsmanship in
02:27PM 15 traditional masonry.

16 The corbelled, or stepped, brick
17 details are characteristic of German architectural
18 fashions at this time, and reflect the ethnic
19 character of the congregation.

02:27PM 20 The common brick rear elevation of
21 the church facing the alley is decorated with blind
22 arches, an unusual embellishment for this less-
23 visible elevation.

24 Lutheran and Catholic congregations

1 typically educated their children in parish schools
2 and St. John's was no exception.

3 The eight-classroom school building
4 was built concurrently with the church using the
02:28PM 5 same materials and styling.

6 The importance of the school to the
7 congregation is reflected in the handsome design of
8 the building. The limestone portico, cream-colored
9 brick, and the corbelling echo the church.

02:28PM 10 And here are a few details of the
11 school building's fine brickwork. The German-
12 language name of the school above the entrance
13 graphically conveys the school's German ethnic
14 identity.

02:28PM 15 The less-visible rear elevation of
16 the school facing the alley is plainly treated with
17 common brick walls and arched window openings.

18 As noted above, the St. John Church
19 and School Buildings were designed by the Chicago
02:28PM 20 architectural firm of Worthmann & Steinbach.

21 Active from 1903 to 1928, this
22 prolific firm designed a range of building types,
23 including commercial and residential work. However,
24 they were best known for their Lutheran and Catholic

1 churches.

2 This slide shows three of their most
3 prominent churches, all designed in the Renaissance-
4 Revival style for Polish Catholic congregations in
5 the City.

02:29PM

6 An important episode in the history
7 of St. John's occurred in 1907 when two members of
8 the congregation purchased a five-acre plot to the
9 west of the church.

02:29PM

10 The plot is shown in the background
11 of this historic photo, which was taken from the
12 belfry of the church.

02:29PM

13 The land was subdivided, and Walton
14 Street extended through it. At the church's summer
15 picnic in 1907, the lots were sold exclusively to
16 members of the congregation, who built their houses
17 there, forming a solid block of St. John's members.

02:29PM

18 That block survives as the 2200 block
19 of West Walton Street, which is within the existing
20 Ukranian Village Chicago Landmark District.

21 The congregation's development of
22 this block establishes a historic link between
23 St. John's and the larger district.

24 These three houses on the block were

1 built by prominent members of St. John's, and all
2 three were designed Worthmann & Steinbach, who
3 designed the church and school, and at least thirty
4 other residences in Ukrainian Village.

02:30PM

5 Not surprisingly then, there is a
6 strong architectural relationship between the
7 parish buildings and the surrounding landmark
8 district.

02:30PM

9 In addition to the three landmark
10 criteria just discussed, the Commission on Chicago
11 Landmarks also preliminarily found that the
12 St. John Church and School Buildings meet the
13 separate integrity criterion found in the Chicago
14 Landmarks Ordinance.

02:30PM

15 The most prominent change to the
16 church building is the loss of its steeple, which
17 was destroyed by fire after a lightning strike in
18 1935. This is a relatively common occurrence for
19 church buildings of this vintage.

02:30PM

20 Other changes to the building
21 include the removal of some ornament at the top of
22 the towers and at the peak of the gable. Minor and
23 reversible changes include the replacement of the
24 exterior doors and the additional protective glazing

1 over the stained glass windows.

2 The circa 1960 enclosed passage
3 connecting the church and school buildings is not
4 historic and could be removed.

02:31PM

5 Changes to the school building are
6 minor and include the replacement of the entrance
7 doors and windows. The arched portions of the
8 windows has also been infilled with brick.

02:31PM

9 Taken together, the changes to the
10 church and school do not hinder the buildings'
11 ability to express their historic and architectural
12 value.

02:31PM

13 It should be noted that the St. John
14 Church and School Buildings were included in the
15 preliminary recommendation for the 2004 extension
16 to the Ukranian Village Landmark District.

02:32PM

17 At the time, the Seventh-Day
18 Adventists used the building for religious ceremony.
19 During that designation process, the owner did not
20 consent; therefore, both properties were removed
21 from the District as required by the Chicago
22 Landmarks Ordinance.

23 As noted earlier, the buildings
24 today appear to be vacant and not in use.

1 The buildings are located in the
2 32nd Ward, and Alderman Waguespack supports the
3 proposed designation, and we have a letter to that
4 effect.

02:32PM

5 The Commission on Chicago Landmarks
6 has preliminarily identified the significant
7 historical and architectural details as being the
8 following:

02:32PM

9 * All exterior elevations,
10 including rooflines of the building
11 visible from the public rights-of-way.

12 Thank you.

13 HEARING OFFICER BLANCHARD: Thank you, Matt.

02:32PM

14 And that concludes the staff's
15 presentation. Now we will take questions for
16 Mr. Crawford.

02:33PM

17 I want to reiterate that any
18 property owner, whether or not a party to the
19 hearing, and any other party may ask questions of
20 the staff. Questions must relate to whether the
21 proposed designation meets the criteria set forth
22 in Section 2-120-620 of the Municipal Code.

23 We will begin by taking questions
24 for Historic Presentation Division staff from the

1 property owner or owner's representative.

2 If you have a question, please come
3 forward and state your name and whether you are the
4 owner, the owner's attorney, or the owner's expert
02:33PM 5 witness.

6 MR. SAINT-VILLIERS: In my ignorance of the
7 proceedings, I don't have a specific question, but
8 I have quite a bit of information that I'm sure
9 would be very beneficial to the Commission and
02:33PM 10 those present from the Committee.

11 HEARING OFFICER BLANCHARD: So we'll take
12 that at the time when we hear your statement.

13 Are there any other questions?

14 There's only one party, the property
02:34PM 15 owner's representative, as we've noted in the blue
16 appearance form, and that property owner opposes
17 the landmark.

18 Now we will hear a presentation from
19 the property owner's representative. Presentations
02:34PM 20 may include an oral or written statement, documents,
21 photographs, and/or testimony from the witness.
22 Presentations should be no longer than 60 minutes
23 and must be limited to whether the proposed
24 designation meets the landmark criteria set forth

1 in Section 2-120-620 of the Municipal Code.

2 Information ruled by the hearing
3 officer as not relevant to whether the property
4 meets landmark criteria may not be entered into
02:34PM 5 the hearing record. Also, to the extent any
6 presentations include testimony from witnesses or
7 any other parties may question -- we may question
8 the presenter providing the testimony.

9 Now we will hear the presentation
02:35PM 10 from the sole party in opposite of a landmark
11 designation. So, Mr. Saint-Villiers, please come
12 forward and state your name, the organization or
13 legal entity you represent, and the address of your
14 property for the record.

02:35PM 15 MR. SAINT-VILLIERS: I know my address is
16 useless ...

17 HEARING OFFICER BLANCHARD: Everyone.

18 MR. SAINT-VILLIERS: My name is Paul
19 Saint-Villiers, and I serve as the secretary of the
02:35PM 20 Illinois Association of Seventh-Day Adventists, a
21 religious corporation established in 1890. And the
22 primary purpose of our religious corporation is to
23 provide ownership -- or as a holding company of all
24 of the Adventist churches and schools throughout

1 the State of Illinois. All of our congregations
2 form a corporation, and on their behalf that
3 corporation holds title to all real estate.

02:36PM 4 I had come initially to request a
5 continuance of this proceeding because, as I shared
6 with one of your Commission members, our office did
7 not receive written notice of this hearing until
8 yesterday when a newspaper reporter called us and
9 had questions to ask. And I suspect that there are
02:36PM 10 several reasons that that is the case.

11 Our corporate offices are located
12 off of Kingery Highway in Willowbrook, outside the
13 North-South Tollway, and all of our officers and
14 staff live outside that area. So we would not have
02:36PM 15 driven by the property on Hoyne Avenue and seen the
16 sign; we did not receive any notice in the mail;
17 and we don't -- I don't know that any of us receive
18 the newspaper in which the notice was published.

19 I'm simply stating the facts as to
02:36PM 20 why we were not aware that this hearing was taking
21 place. But we are here today, so I guess it really
22 is neither here nor there as to whether or not we
23 knew in advance because I do have everything that I
24 would have brought had I had advance notice.

02:37PM 1 It is my understanding that this
2 property was purchased by the Illinois Association
3 of Seventh-Day Adventists for our Chicago Seventh-
4 Day Adventist Church in 1974. I heard something in
5 the presentation that the Commission made that it
6 wasn't purchased until '98. I don't believe that's
7 correct. We've owned it since 1974.

02:37PM 8 It was purchased and operated as a
9 Seventh-Day Adventist church until it was discovered
10 that there are structural defects so serious that
11 the congregation was in danger if they continued to
12 worship in the building. That is the only reason
13 that that congregation began searching for an
14 alternative site and, ultimately, purchased the
02:37PM 15 Christian Science Church on Logan Boulevard and
16 moved their congregation to that home and began
17 attempts to sell the Logan -- or the Hoyne Avenue
18 property.

02:38PM 19 I have in my possession two
20 engineering studies that show, if you're familiar
21 with the property, that the east wall of the
22 church, which is on the alley, is beginning to bow
23 outward toward the alley. And that wall is what
24 holds up the horseshoe-shaped balcony in the

1 sanctuary. If the wall continues to bow at the
2 rate that it has been bowing for the last decade,
3 in very short order that balcony is going to pull
4 out of the wall and drop 20 feet to the ground.

02:38PM

5 The two engineering studies, one by
6 a firm in Michigan and another from California, who
7 were brought in to inspect the property, determined
8 that just the structural repair without taking into
9 consideration any other related repairs that might

02:39PM

10 be desirable at the time would cost in excess of
11 \$1 million. And for that primary reason, the
12 congregation, that did not have \$1 million to invest
13 in this beautiful historic building, began to look
14 for an alternative location, found it, moved, and
15 the property has been on the market since 2005.

02:39PM

16 I have in my briefcase as well a
17 historic record of all of the contracts that have
18 been written for sale of that property to various
19 developers in the City of Chicago, many of them I'm
20 sure known to this Commission, that had various
21 types of plans for use of the structures.

02:39PM

22 One of them did intend to invest
23 the kind of money it would take to repair it, but
24 most of the rest when they inspected realized that

1 it was best to be razed and the site redeveloped,
2 simply because of the extreme cost and the
3 structural defects.

4 Now, this whole situation has been
02:40PM 5 terribly complicated, because when the congregation
6 moved from that location, we boarded up the
7 property and made every human attempt to keep
8 vandals out of the building. We had an assigned
9 watchman who came by periodically to make sure that
02:40PM 10 the property wasn't being disturbed; and yet,
11 vandals were able to slip in through basement
12 windows at night, stole every piece of copper
13 plumbing, every piece of copper wiring, all of the
14 brass sconces, over 20 antique brass doorknobs,
02:40PM 15 stripped the radiators off the walls and stole all
16 of the salable guts from the radiators, stripped
17 urinals off the walls to take out the plumbing.

18 Once that vandalism occurred, it
19 left no question that that building is beyond
02:41PM 20 reasonable condition for repair. The structural
21 defects of the wall on the alley, the fact that
22 that balcony is soon to collapse, and now all of
23 the plumbing and electrical and many of the
24 historic fixtures in the building no longer exist.

02:41PM

1 There is yet one more problem that
2 involves the City of Chicago Water Department. We
3 were informed after the building was vacated -- it
4 had been vacated for about three and a half years --
5 we had been informed by the watchman that he thought
6 he heard water running as he was inspecting the
7 property, but he couldn't identify where it was
8 coming from. And so we began to investigate and
9 discovered that there was water leaking somewhere
10 under the foyer.

02:42PM

02:42PM

11 To make a long story short, that
12 church and school were built on seven contiguous
13 residential lots 100 years ago. Each one of those
14 seven residential lots -- when the City was putting
15 in the infrastructure to service those lots, they
16 provided waterlines from the water main in the
17 street to each of the lots. When the church was
18 built on that residential lot, one of those water-
19 lines, we discovered, was simply fed through the
20 foundation wall under the foyer and beat over with
21 a sledgehammer to seal it. It was never even
22 noticed or seen because the basement is not
23 occupiable. The basement is dark and smelly and
24 100 years old.

02:42PM

1 When that line burst in February --
2 sometime before February of 2009, it began to fill
3 that basement with water. It got over 2 feet deep
4 before it was determined what the source was. And
02:43PM 5 in the interim, the Water Department -- and I have
6 record of every contact with the Water Department --
7 the Water Department sent multiple crews over six
8 months, and those crews were unable to find the
9 leak and unable to find any shutoff valves to stop
02:43PM 10 any such leaks. And even after we had a workman
11 find the leak, they were unable to find the shutoff.

12 So it was eventually stopped, but
13 what damage that water did on top of a building
14 with a bowing wall, an about-to-collapse balcony,
02:43PM 15 with no electrical in the building, no plumbing in
16 the building, no historic fixtures in the building.
17 All of the pews and furniture were in such disrepair
18 by 2005, they were also removed and hauled away.

19 So what you have there is a shell
02:44PM 20 with serious defects and that has been terribly
21 vandalized. Some of the stained glass have been
22 removed and stolen as well.

23 That is the primary reason that for
24 the past seven years we have rejected the option

1 for historic landmark designation, simply because
2 we knew with all of these facts known, that any
3 potential buyer was going to have to raze the
4 property because of the extreme expense of trying
02:44PM 5 to restore it to its historic beauty and
6 significance.

7 We, at one point, found a developer
8 who was willing, as I said, to invest that money.
9 He presented a plan to the Chicago Zoning Board
02:45PM 10 that included a specific number of condominium
11 units utilizing the church building and its shell,
12 as historic landmark designation would require.
13 And in order for his project to be profitable, he
14 needed a specific number of units.

02:45PM 15 The Zoning Board apparently, as we
16 understand from the buyer who withdrew his offer,
17 applied the setback requirements, rather than for
18 his entire project, applied them for each of the
19 units, and it cost him three units and the project
02:45PM 20 was no longer viable.

21 That is the only developer who was
22 ever willing to invest the kind of money it would
23 take to repair this decaying building. All of the
24 other offers have been made by those who had other

1 plans for the site, for razing of the building, and
2 other types of development on that site.

3 Now, at this point, the Illinois
4 Association of Seventh-Day Adventists -- I know your
02:46PM 5 records show the Illinois Conference; that is a non-
6 incorporated religious body. The corporation used
7 to be called the Illinois Conference Association,
8 but about 20 years ago, the word "conference" was
9 removed because of the confusion.

02:46PM 10 But at this point, we -- truthfully,
11 we wish -- we see the beauty of the structure. We
12 bought the building in 1974 because of its beauty.
13 We wish it were feasible, practical, even possible
14 to restore that building to its original beauty so
02:46PM 15 that a historic landmark could be preserved. But
16 with the engineering reports and the advice that we
17 have gotten from numerous experts, it simply was
18 not practical, and it would have taken far more
19 than any of our congregation or our corporation had
02:47PM 20 to invest in a property primarily for the purpose
21 of preserving a historic landmark, because it can
22 no longer function as a home for one of our
23 congregations until that money is spent.

24 HEARING OFFICER BLANCHARD: Thank you.

1 I would like to label the submission
2 and summary as Exhibit 1, as submitted by Mr. Saint-
3 Villiers.

4 I had a couple of questions, sir.

02:47PM

5 One question I had: You purchased the property in
6 1974.

7 MR. SAINT-VILLIERS: That's my understanding.

8 HEARING OFFICER BLANCHARD: When did the
9 property become vacant?

02:47PM

10 MR. SAINT-VILLIERS: 2005.

11 The engineering reports were obtained
12 in 2002 and I believe 2003 or '4. The congregation
13 was told by these engineers, You need to get out
14 now, and so the congregation moved out in 2005, and
02:48PM 15 the property was immediately placed on the market
16 and was -- it was receiving numerous bids. And as
17 I've stated already, other departments of the City
18 were aware, and they were receiving requests for
19 rezoning or special use, these types of things,
02:48PM 20 since 2005.

21 Unfortunately, the vandalism that
22 occurred around 2007 and '8 has rendered the
23 building almost impossible to sell. We have
24 attempted to still market it. And, ultimately, as

02:48PM 1 you're aware, we had no choice but to turn to the
2 auction company that we contracted with to auction
3 the property. And that's when the Commission and
4 the alderman became more interested in the property
5 because of the marketing that was done to sell it
6 through that auctioning company, Sheldon Good &
7 Company.

8 HEARING OFFICER BLANCHARD: And is that your
9 plan in the future, to continue with that property?

02:49PM 10 MR. SAINT-VILLIERS: We are willing to listen
11 to anyone who has a reasonable, feasible option for
12 us to exercise. It is -- obviously, it is our hope
13 and desire to liquidate the property.

14 In fact -- this isn't significant to
02:49PM 15 this Commission and I only present it to just show
16 you the significant loss that is going to be taken
17 here -- that property was appraised before -- even
18 in its condition, before the collapse of '08, in
19 the range of \$3 million; 3 to 3.5. And we received
02:49PM 20 offers, which I have documentation to show, in the
21 3.2 range, and they -- you know, as the years went
22 by, as we got closer to '08 and that economic
23 collapse was being anticipated and money began to
24 dry up, the offers dwindled to 2.4, 2.3, and down.

02:50PM

1 The contract that was brought to us
2 by Sheldon Good was for \$700,000, and that was
3 withdrawn. So we are virtually giving the property
4 away. No one wants it because of the serious
5 structural and other defects.

6 HEARING OFFICER BLANCHARD: Thank you for
7 your testimony.

8 MR. SAINT-VILLIERS: Certainly.

02:50PM

9 HEARING OFFICER BLANCHARD: Do any other
10 parties have questions?

11 MS. DiCHIERA: I have a quick question.

02:50PM

12 Has there -- has the building been
13 in building court at all due to these structural
14 issues? Are any citations on the building? So has
15 it been --

16 MR. SAINT-VILLIERS: I have no idea.

17 MS. DiCHIERA: By the City, has there been --
18 have there been citations on the building?

19 MS. GORSKI: Not that we're aware of, no.

02:50PM

20 MR. SAINT-VILLIERS: Well, it may have been
21 beneficial because that would have forced something
22 to be done. And I know that the City has, in the
23 past, at City expense, demolished unsafe structures.

24 And, you know, we purchased it as a

1 small congregation. We don't have deep pockets as
2 a corporation. We're simply facilitating the owner-
3 ship by these relatively mid-sized congregations.

4 Yes?

02:51PM

5 MS. GORSKI: If I may, I was wondering if you
6 had copies of the engineering reports you had done?

7 MR. SAINT-VILLIERS: I can -- you could make
8 photocopies of them.

02:51PM

9 MS. GORSKI: And I'd like to submit those as
10 exhibits to this process.

11 And then I did have one follow-up
12 question: You mentioned that you received offers
13 on the property starting in 2005 --

14 MR. SAINT-VILLIERS: Correct.

02:51PM

15 MS. GORSKI: -- when the church was vacated.
16 So --

17 MR. SAINT-VILLIERS: And I have a printout of
18 that as well, if you'd like.

19 Here are the two engineering reports.

02:51PM

20 MS. GORSKI: Okay.

21 And that was not due to landmark
22 status, obviously, but rather due to the building
23 condition that it fell through.

24 MR. SAINT-VILLIERS: Now, mind you, when we

1 received the notice this summer that the Landmark
2 Commission was more actively pursuing the landmark
3 designation --

4 MS. GORSKI: Right.

02:52PM

5 MR. SAINT-VILLIERS: -- it behooved us to be
6 sure to speak openly and honestly with any potential
7 buyer as to this landmark status.

8 MS. GORSKI: Of course. Um-hmm.

02:52PM

9 MR. SAINT-VILLIERS: And when we completed
10 the form that I shared with you, it was done in
11 cooperation with the buyer. Obviously the buyer
12 couldn't afford to invest that kind of money only
13 to have it designated a historic landmark and not
14 be able to do anything with it and be upside down
15 on that.

02:52PM

16 MS. GORSKI: I do want to make a point that
17 numerous folks came in to talk to our division
18 about reuse of the buildings. In addition, our
19 division here is part of the Department of Zoning,
20 so we work closely with them on projects.

02:52PM

21 So we will check into the zoning
22 issue as well. Thank you for bringing that to our
23 attention.

24 MR. SAINT-VILLIERS: Yeah. That was about --

1 it was probably about six or seven years ago that
2 we had in our files that that --

3 MS. GORSKI: Oh, six or seven years ago.

02:53PM

4 MR. SAINT-VILLIERS: -- redevelopment plan
5 was submitted to the City and the Zoning Commission
6 applied the setback differently than the engineer
7 and architect and owner-developer had anticipated.

8 MS. GORSKI: Okay.

02:53PM

9 MR. SAINT-VILLIERS: And that's what reduced
10 the number of units and killed the project.

11 MS. GORSKI: Thanks for the clarification. I
12 thought that was the --

13 MR. SAINT-VILLIERS: No.

14 MS. GORSKI: -- recent discussion.

02:53PM

15 MR. SAINT-VILLIERS: No. This recent one,
16 we have not been informed as to the potential
17 development or use of that property.

18 Do you wish copies of the --

02:53PM

19 HEARING OFFICER BLANCHARD: Do you have any
20 other things that you'd like to submit as exhibits?

21 MR. SAINT-VILLIERS: Yes. I think you were
22 interested -- let's see here ...

23 Yeah. This is reporting their
24 purchase -- let's see ...

1 HEARING OFFICER BLANCHARD: So anything
2 that you feel is pertinent and relevant, you can
3 definitely submit as an exhibit.

4 MS. GORSKI: Can I make copies of these?

02:54PM

5 MR. SAINT-VILLIERS: Yes. I have another
6 document that is specifically the offers that we'd
7 received. And as I read this one, it includes a
8 lot of other different types of information --

9 MS. GORSKI: That's fine.

02:54PM

10 MR. SAINT-VILLIERS: -- that isn't specific
11 to that.

12 MS. GORSKI: And there was one other question
13 in regards to the flooding to the property.

14 MR. SAINT-VILLIERS: Yes.

02:54PM

15 MS. GORSKI: So that happened after the --

16 MR. SAINT-VILLIERS: That happened in 2009.

17 MS. GORSKI: So did you have a follow-up
18 evaluation done that looked at any possible damage
19 to the building?

02:54PM

20 MR. SAINT-VILLIERS: We did not call the
21 engineers back because the water did not cause,
22 what we could visually see, any further structural
23 problems.

24 MS. GORSKI: Right. Right.

1 MR. SAINT-VILLIERS: But, mind you, because
2 there's no electricity in the building, you're in a
3 dark, wet basement.

4 MS. GORSKI: Sure.

02:55PM

5 MR. SAINT-VILLIERS: But it does appear as
6 though obvious mold problems have developed, and
7 things of that nature, because of all the water.

02:55PM

8 And we were extremely frustrated at
9 the City of Chicago Water Department, because we
10 would -- we could come to the site -- I would
11 drive in from the suburbs to the site, let them in,
12 and, I hate to say it, but men would hold up the
13 building for a few hours and leave and not find the
14 leak, not find the shutoff valve, and the water
15 continued to run until we found the problem.

02:55PM

16 MS. GORSKI: Sure.

17 And the basement is currently dry?
18 The water has drained out?

19 MR. SAINT-VILLIERS: No, no.

02:55PM

20 It's my understanding -- well, the
21 gentlemen who have actually been in the basement,
22 because you have to kind of crawl to get there, is
23 probably -- 100 years ago, is properly a dirt floor
24 basement, or has become virtually a dirt floor

1 basement by decay. So you can imagine 2 feet of
2 water on that sitting for a long time and having
3 to just be soaked into the soil and into cracks of
4 whatever was there.

02:56PM 5 MS. GORSKI: So you don't really know that.

6 MR. SAINT-VILLIERS: There's not --

7 MS. GORSKI: Okay. That's fine.

8 MR. SAINT-VILLIERS: It's not a basement
9 you'd want to go into.

02:56PM 10 MS. GORSKI: Thank you.

11 HEARING OFFICER BLANCHARD: Well, thank you
12 for your testimony and your submission.

13 MR. SAINT-VILLIERS: Sure.

14 HEARING OFFICER BLANCHARD: Now we will hear
02:56PM 15 statements from members of the general public in
16 favor of the proposed landmark designation.

17 Let's begin with Lisa DiChiera, at
18 53 West Jackson, Chicago, Illinois. She is
19 representing Landmarks Illinois.

02:56PM 20 Please come forward, state your
21 name, your interest, and the company that you
22 represent.

23 MS. DiCHIERA: Thank you.

24 Lisa DiChiera, director of Advocacy

1 Landmarks Illinois. We're here in support of the
2 landmark designation.

3 We're thankful to the alderman for
4 bringing it to the attention of the Commission and
02:57PM 5 the staff because, clearly, the building and the
6 school are appropriate to be added within the
7 district that exists.

8 Clearly, as Matt showed from the
9 map, it was carved out; and from a historic and
02:57PM 10 architectural perspective meets the criteria to be
11 an extension to this district.

12 We'd be interested to understand
13 more relative to the condition of the building
14 because, of course, Landmarks Illinois would like
02:57PM 15 to be helpful in any way possible, whether it's
16 relative to future marketing of the property or
17 further assessment on the condition of the property,
18 especially since this last engineering report is
19 from so many years ago. So it is possible we
02:57PM 20 could, as an organization, try to help in any way
21 possible.

22 But we are here to support this
23 designation.

24 Thank you.

1 HEARING OFFICER BLANCHARD: Thank you.

2 We will now hear a statement from
3 Jonathan Fine. He is representing Preservation
4 Chicago in support of the landmark designation.

02:58PM

5 MR. FINE: Good afternoon.

6 My name is Jonathan Fine, and I'm
7 the executive director of Preservation Chicago.
8 And, secondly, I am also a former resident of
9 Ukranian Village, a 17-year resident, and I continue

02:58PM

10 to own property in Ukranian Village. As part of
11 our mission at Preservation Chicago, we worked with
12 then Alderman Ted Matlack and community residents
13 to institute the Ukranian Village historic district.
14 So our organization has a keen interest in the
15 preservation of this district and part of that
16 district where the church is.

02:58PM

17 So consequently, St. John's Church
18 is an important element of that district, and we
19 would very much like to see it remain. It is
20 truly a landmark in both the large "L" and small
21 "l" sense. So, therefore, we are here in support
22 of this designation and we wish it to move forward.

02:59PM

23 I do want to acknowledge the
24 challenge that we have, not only in this city but

1 throughout this country, of what do we do with our
2 large, historic, religious structures. This is a
3 sometimes impossible challenge with regards to
4 keeping congregations strong and addressing those
5 challenging maintenance issues. And so we do
6 acknowledge that those challenges exist, and we, as
7 an organization, are trying to do everything we can
8 to make it easier for congregations not only to
9 stay in their buildings, but also to maintain and
10 enhance those wonderful historic buildings that not
11 just benefit that congregation, but benefit the
12 entire community.

13 Thank you.

14 HEARING OFFICER BLANCHARD: Are there any
15 other questions or comments?

16 MS. DiCHIERA: I guess -- Lisa from Landmarks
17 Illinois -- I would just like to ask further: Sir,
18 you said that there was an offer on the building
19 when it first went up for sale. So was that offer
20 turned down when it was in the two to three million
21 range or was there never a concrete offer that came
22 from that?

23 MR. SAINT-VILLIERS: No. There were between
24 20 and 30 offers, both verbal and written. There

1 were contracts executed throughout these last seven
2 years. Every one of them ultimately came to either
3 a withdrawal of the offer by the potential buyer
4 after his due diligence, for obvious reasons; or
03:01PM 5 they simply, as it got closer to 2008, overestimated
6 their ability to obtain financing, and they
7 ultimately had to withdraw the offer.

8 MS. DiCHIERA: And the only other question I
9 had was regarding the school building. Is the
03:01PM 10 school building considered in the same condition
11 or is the --

12 MR. SAINT-VILLIERS: The school building, as
13 far as we are aware, has no structural defects, but
14 there was extreme vandalism in that building as
03:01PM 15 well. And, of course, with no heat and no electric,
16 the plaster, and things of that nature, over the
17 last few years have continued to deteriorate. So
18 I'm sure that the costs to restore that building
19 have now escalated as a result of the vandalism and
03:01PM 20 not because of specific structural defects.

21 HEARING OFFICER BLANCHARD: But to reiterate
22 your point, if you did have a willing investor who
23 wanted to rehab these buildings --

24 MR. SAINT-VILLIERS: There was only one.

1 HEARING OFFICER BLANCHARD: But in the future,
2 if one came forward, you would be --

3 MR. SAINT-VILLIERS: Obviously.

03:02PM

4 HEARING OFFICER BLANCHARD: -- willing to
5 reconsider.

6 MR. SAINT-VILLIERS: Yes. In fact, we will
7 do anything to liquidate that property.

03:02PM

8 Obviously we are not real estate
9 investors. We only hold title because we had a
10 congregation worshipping in there. We have much
11 more important things to do than to worry about
12 the property in Chicago that's constantly being
13 vandalized, that is a threat to collapse, at least
14 one wall of it.

03:02PM

15 HEARING OFFICER BLANCHARD: Now that we have
16 the copies, I want to again thank you for the
17 submissions, and I'd like to label them Exhibit 1,
18 2, and 3, submitted by Mr. Saint-Villiers.

03:03PM

19 As outlined in the Commission's
20 Rules and Regulations ...

21 Actually, there are three documents
22 that you have submitted, right?

23 MR. SAINT-VILLIERS: I brought three copies
24 of the --

1 HEARING OFFICER BLANCHARD: So Exhibits 1, 2,
2 and 3.

3 As outlined --

4 MR. SAINT-VILLIERS: -- information about
03:03PM 5 the -- or concerns about the structure.

6 HEARING OFFICER BLANCHARD: Yes.

7 As outlined by the Commission's
8 Rules and Regulations, I am required to rule on the
9 relevancy of the submission, as a submission must
03:03PM 10 relate to how the building meets or fails to meet
11 criteria for designation. In the interest of time,
12 I will defer my ruling until after the hearing on
13 the significance.

14 We do not have an alderman's
03:03PM 15 statement, and we do not have any statements in
16 opposition to the designation by the public. Is
17 that correct?

18 If this is the case, this concludes
19 today's public hearing. The Commission will
03:03PM 20 consider the entire record, including the transcript
21 of today's hearing, at its regular meeting on
22 January 10th, 2013, and determine whether to make
23 a final recommendation to City Council on the
24 proposed landmark designation of the District

1 Extension.

2 The meeting is open to the public
3 and will make place at 12:45 p.m. in Room 201-A in
4 City Hall.

03:04PM

5 Thank you again for attending today.

6 (The pubic hearing in the
7 above-entitled matter was
8 adjourned.)

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1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF C.O O K)

4 I, Marcia Yoshizumi, a Certified
5 Shorthand Reporter in and for the County of Cook
6 and State of Illinois, do hereby certify that I
7 reported in shorthand the proceedings of said
8 hearing as appears from my stenographic notes so
9 taken and transcribed under my direction.

10

11 IN WITNESS WHEREOF, I have hereunto set
12 my hand and affixed my seal of office at Chicago,
13 Illinois, this 23th day of December 2012.

14

15

16

Illinois CSR License 84-003537

17

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EX. D



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

January 10, 2013

Second Report to the Commission on Chicago Landmarks

on the

**Ukrainian Village District Extension:
St. John Evangelical Lutheran Church and School Buildings
913 – 925 N. Hoyne Ave.**

Pursuant to Section 2-120-650 of the Chicago Landmarks Ordinance, a public hearing was held on the proposed designation of the Ukrainian Village District Extension, which is comprised of the St. John Evangelical Lutheran Church and School Buildings. At the hearing, Mr. Paul Saint-Villiers, Corporation Secretary of the Illinois Association of Seventh-day Adventists, representing the owner of the buildings, stated that the Church building had adverse structural conditions. At the hearing Mr. Saint-Villiers also provided two reports on the condition of the structure which were prepared in 2002 and 2007 and are attached to the record of the public hearing as Exhibits 2 and 3.

Given this new information, arrangements were made by HED staff to inspect the building which were accommodated by Mr. Saint-Villiers. On December 18, 2012, staff from the Historic Preservation Division and a Conservation Inspector from the Department of Buildings conducted a non-destructive, visual inspection of the exterior, interior and attic of the Church building. The crawl space below the church was inaccessible. The exterior and interior of the school building were also inspected.

The brick east elevation (or rear wall of the Church building facing the alley) has a slight outward bulge that is slightly visible from the exterior. Signs of damage caused by the movement in this wall are more visible on the interior where the ends of the horseshoe balcony meet the walls of the church on the north and south sides of the sanctuary. On the north side, there is a gap ranging in width from 1" to 10" between the floor of the balcony and the plaster wall. This gap appears to be caused by the outward movement of the wall. On the south side of the balcony, a similar separation was observed but it was not as large. Other conditions observed at the east wall above the balcony are large cracks in the plaster which indicate movement in the wall.

According to the structural report prepared in 2002, the church pastor at the time reported that these cracks had been visible for thirty years (i.e. since 1972) and that they had gradually increased over time. A comparison of photos from the 2002 report with the conditions observed on December 18, 2012, indicates that the movement has not increased, though this is difficult to confirm with a simple visual inspection. Similarly the visual inspection has limited value in identifying the cause of the wall's movement. Possible causes include settlement of the foundation and/or shear load on the wall caused by the fire escape mounted on its exterior. Penetrations in the masonry caused by the attachment of the fire escape may also have allowed water infiltration into the masonry and weakening of the wall.

Crawford, Matt

From: Aparicio, Jose
Sent: Wednesday, January 02, 2013 2:43 PM
To: Crawford, Matt
Cc: Gorski, Eleanor; Rodriguez, Irma
Subject: RE: Church and School on Hoyne - 913 N. Hoyne Inspection
Attachments: 12-18-12 001.jpg; 12-18-12 002.jpg; 12-18-12 003.jpg; 12-18-12 004.jpg; 12-18-12 005.jpg; 12-18-12 006.jpg; 12-18-12 007.jpg; 12-18-12 008.jpg; 12-18-12 009.jpg; 12-18-12 010.jpg; 12-18-12 011.jpg; 12-18-12 012.jpg; 12-18-12 013.jpg; 12-18-12 017.jpg; 12-18-12 018.jpg

Hello,

The site is consisted of two properties. One is a school and the other is a church, both are made of brick masonry with some stone. The Church was the focus of the inspection and the dangerous and hazardous condition that will be discussed.

The church rear wall on the East elevation has a slight bulge that is slightly visible. The interior of the church is where the dangerous condition is more visible. At the balcony areas the wall and the balcony supports have separated with the wall moving outward. The separation is about 1" to 10" along the East wall on the North portion of the balcony the separation is not as large on the South portion of the balcony. There are cracks along the plaster that is next to the iron supports and along some of the interior plaster walls. The wall and the balcony have become separated over time. When the church was first constructed there was no exterior fire escape along the East elevation, years later a fire escape was added because of the exiting issue. The balconies only had one exit that was towards the front of the building with two stairs on either side that connected to the first floor and exited the building. This caused an exiting issue and the city probably did not approve the layout so a fire escape was added. As time has passed the current fire escape is not an old one but looks more modern so it must have been removed and repaired countless times.

The following are reasons for the wall issue: First the original church walls are not built to support such weight second the way the fire escape is connected, the connections do not go all the way through the walls or steel does not appear embedded into the wall like normal fire escape connections are required. Third the amount of water that has entered into the church walls has weakened the masonry walls that the amount of efflorescence is evidence of this. So as time has taken a toll, with the weight of the fire escape and the immense weakening of the masonry wall with the water penetrating the following have begun to place a strain on the wall and cause the separation.

From looking at the last architectural report that was conducted by Hensel Associates, Inc. and the contractor Wertech construction co. and comparing it to the recent inspection the wall does not appear to be moving anymore. The Wall is not dangerous and hazardous, but the fire escape should be removed to lessen any strain on the wall until the wall can be repaired and a new fire escape installed properly. A thorough tuck-pointing and steel lintel repair project should also be done. The balcony can be repaired once the exterior wall issue is corrected, both conditions could be repaired at the same time.

I would suggest a proper structural engineer conduct a thorough critical exam of the area with openings of the wall to verify the fire escape connections and whether any more action should take place.

The rest of the church walls and school need tuck-pointing and the windows need repair, the school windows along the alley need to be boarded up to keep anyone from breaking them and gaining entry. The school is in need of interior repairs there are plaster cracks in the walls, but the structure is in good shape. The church owners are required to keep the area clean and should make arrangements for someone from the church to check on the property once a week.

The buildings and the site is in good shape and a good location for something new and improved.

I have attached the following photos for your use and review.

Crawford, Matt

From: Aparicio, Jose
Sent: Wednesday, January 02, 2013 4:57 PM
To: Crawford, Matt
Cc: Gorski, Eleanor; Rodriguez, Irma
Subject: RE: Church and School on Hoyne - 913 N. Hoyne Inspection

Hello,

On more thing I did forget to advise you on. The owners must register the buildings under the vacant building program as required by code. They must also post a property manager sign on the property in case of emergency on both properties where it is visible. Please inform the current owners of this and any potential new owners.

I hope this helps and if you have any questions please call or email me.

Thank You!
Jose Aparicio
Building Inspector
Exterior wall, Life Safety,
Department of Buildings
120 N. Racine
Phone: (312) 743-3511
Fax: (312) 743-7425
BI00903@cityofchicago.org



Save a tree. Please don't print this e-mail unless you really need to.



Office of the City Clerk



O2013-792

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	2/13/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Historical landmark designation for Mutual Insurance Building
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

February 8, 2013

The Honorable Susana Mendoza
City Clerk
City of Chicago
Room 107, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

RE: Recommendation for the Mutual Insurance Building, 4750 N. Sheridan Rd.

Dear Clerk Mendoza:

We are filing with your office for introduction at the February 13, 2013, City Council meeting as a transmittal to the Mayor and City Council of Chicago the recommendation of the Commission on Chicago Landmarks that the Mutual Insurance Building be designated as a Chicago Landmark.

The material being submitted to you for this proposal includes the:

1. Recommendation of the Commission on Chicago Landmarks; and
2. Proposed Ordinance.

Thank you for your cooperation in this matter.

Sincerely,

Eleanor Esser Gorski, AIA
Assistant Commissioner
Historic Preservation Division
Bureau of Planning and Zoning

encls.

cc: Alderman James Cappleman, 46th Ward (*without enclosure*)

RECEIVED
CITY COUNCIL DIVISION
2013 FEB -8 AM 9:44
OFFICE OF THE
CITY CLERK

ORDINANCE

Mutual Insurance Building 4750 North Sheridan Road

WHEREAS, pursuant to the procedures set forth in the Municipal Code of Chicago (the "Municipal Code"), Sections 2-120-630 through -690, the Commission on Chicago Landmarks (the "Commission") has determined that the Mutual Insurance Building, located at 4750 North Sheridan Road, Chicago, Illinois, as more precisely described in **Exhibit A** attached hereto and incorporated herein (the "Building"), satisfies two (2) criteria for landmark designation as set forth in Sections 2-120-620 (1) and (4) of the Municipal Code; and

WHEREAS, as one of the largest office buildings in Chicago to be constructed outside of the Loop in the early 20TH century, the Building exemplifies the development of Uptown as the city's second "downtown", beginning in the early 1900s and reaching its peak with a building boom that extended through the 1920s; and

WHEREAS, the Building has historic significance as the long-time headquarters of the Mutual Insurance Company and its various subsidiaries under the leadership of insurance industry leader James S. Kemper. During the four decades that the Mutual Insurance Company was headquartered in the Building, it grew to become a successful national insurance company known as the Kemper Insurance Company; and

WHEREAS, the Building, through its associations with the Mutual Insurance Company, exemplifies the development of the insurance industry, an early and important industry in Chicago that played an influential role in the City's economic development as one of the largest centers of insurance in the United States in the twentieth century; and

WHEREAS, the Building is a significant example of a neighborhood commercial high-rise building designed in the Classical Revival architectural style, which was important in the history of late nineteenth- and early twentieth-century Chicago architecture; and

WHEREAS, the Building's Classical-style ornament incorporates a plethora of ornament, including colonnette-detailed piers, decorative capitals, projecting spandrels, foliated moldings, stringcourses, sculptured heads and animal figures, projecting cornices and rooftop urns; and

WHEREAS, the Building, through its excellent overall design, detailing and craftsmanship, exemplifies the importance of architectural terra cotta in the history of Chicago architecture. The Building's elaborate terra-cotta ornament was produced by Chicago's Northwestern Terra Cotta Company, one of the United States' major terra-cotta companies; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building has a significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; and

WHEREAS, on January 10, 2013, the Commission adopted a resolution recommending to the City Council of the City of Chicago (the "City Council") that the Building be designated a Chicago Landmark; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are hereby adopted as the findings of the City Council.

SECTION 2. The Building is hereby designated a Chicago Landmark in accordance with Section 2-120-700 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 identified as all exterior elevations, including rooflines, of the Building.

SECTION 4. The Commission is hereby directed to create a suitable plaque appropriately identifying the Building as a Chicago Landmark.

SECTION 5. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 6. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall take effect upon its passage and approval.

Exhibit A
Mutual Insurance Building
4750 North Sheridan Road
Property Description

Legal Description:

LOTS 1 TO 5 BOTH INCLUSIVE IN WILLIAM DEERING'S SURRENDER SUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(s):

14-17-203-013-0000

Commonly known as:

4750 North Sheridan Road
Chicago, Illinois

**CITY OF CHICAGO
COMMISSION ON CHICAGO LANDMARKS**

January 10, 2013

**RECOMMENDATION TO THE CITY COUNCIL OF CHICAGO THAT
CHICAGO LANDMARK DESIGNATION BE ADOPTED FOR THE**

**MUTUAL INSURANCE BUILDING
4750 N. Sheridan Rd.**

Docket No. 2013-01

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

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 Mutual Insurance Building (the "Building") 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 two (2) 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.*

I. BACKGROUND

The formal landmark designation process for the Building began on September 6, 2012, when the Commission received a "preliminary summary of information" at the Commission's regular meeting of September 6th from the Department of Housing and Economic Development ("HED") summarizing the historical and architectural background of the Building. At said meeting, the Commission voted to approve a "preliminary landmark recommendation" for the Building, based on its finding that it appeared to meet two of the seven criteria for designation set forth in Section 2-120-620 of the Municipal Code, as well as the integrity criterion set forth in Section 2-120-630(ii) of the Municipal Code.

The Commission's Landmark Designation Report for the Building, initially adopted by the Commission on September 6, and revised as of this date, which contains specific information about the Building's architectural and historical significance, is incorporated herein and attached hereto as **Exhibit A** (the "Designation Report").

At its regular meeting of November 1, 2012, the Commission received a report from Andrew J. Mooney, Commissioner of the HED, stating that the proposed landmark designation of the Building supports the City's overall planning goals and is consistent with the City's governing

policies and plans. This report is incorporated herein and attached hereto as **Exhibit B** (the "HED Report").

On November 6, 2012, the Commission officially requested consent to the proposed landmark designation from the Ecumenical Institute, the owner of the Building. On December 19, 2012, the Commission received a consent form, dated December 19, 2012, and signed by Terry Bergdall, representing the owner of the Building, consenting to the proposed landmark designation of the Building.

II. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, as one of the largest office buildings in Chicago to be constructed outside of the Loop in the early 20th century, the Building exemplifies the development of Uptown as the city's second "downtown," beginning in the early 1900s and reached its peak with a building boom that extended through the 1920s; and

WHEREAS, the Building has historic significance as the long-time headquarters of the Mutual Insurance Company and its various subsidiaries under the leadership of insurance industry leader James S. Kemper. During the four decades that the Mutual Insurance Company was headquartered in the Building, it grew to become a successful national insurance company known as the Kemper Insurance Company; and

WHEREAS, the Building, through its associations with the Mutual Insurance Company, exemplifies the development of the insurance industry, an early and important industry in Chicago that played an influential role in the City's economic development as one of the largest centers of insurance in the United States in the twentieth century; and

WHEREAS, the Building is a significant example of a neighborhood commercial high-rise building designed in the Classical Revival architectural style, which was important in the history of late nineteenth- and early twentieth-century Chicago architecture; and

WHEREAS, the Building's Classical-style ornament incorporates a plethora of ornament, including colonnette-detailed piers, decorative capitals, projecting spandrels, foliated moldings, stringcourses, sculptured heads and animal figures, projecting cornices and rooftop urns; and

WHEREAS, the Building, through its excellent overall design, detailing and craftsmanship, exemplifies the importance of architectural terra cotta in the history of Chicago architecture. The Building's elaborate terra-cotta ornament was produced by Chicago's Northwestern Terra Cotta Company, one of the United States' major terra-cotta companies; and

WHEREAS, the Building satisfies two (2) criteria for landmark designation set forth in Sections 2-120-620 (1) and (4) of the Municipal Code; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building has a significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the preamble and Sections I and II into its finding; and
2. Adopts the Designation Report, as revised, and dated as of this 10th day of January 2013; and

3. Finds, based on the Designation Report, HED Report and the entire record before the Commission, that the Building meets the two (2) criteria for landmark designation set forth in Sections 2-120-620 (1) and (4) 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 all exterior elevations, including rooflines, of the Building.

This recommendation was adopted unanimously (7-0).



Rafael M. Leon, Chairman
Commission on Chicago Landmarks

Dated: January 10, 2013

1

LANDMARK DESIGNATION REPORT



Mutual Insurance Building

4750 N. Sheridan Rd.

Final Landmark Recommendation adopted by the Commission on Chicago Landmarks, January 10, 2013



CITY OF CHICAGO
Rahm Emanuel, Mayor

Department of Housing and Economic Development
Andrew J. Mooney, Commissioner

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council which individual buildings, sites, objects, or districts should be designated as Chicago Landmarks, which protects them by law.

The landmark designation process begins with a staff study and a preliminary summary of information related to the potential designation criteria. The next step is a preliminary vote by the landmarks commission as to whether the proposed landmark is worthy of consideration. This vote not only initiates the formal designation process, but it places the review of city permits for the property under the jurisdiction of the Commission until a final landmark recommendation is acted on by the City Council.

This Landmark Designation Report is subject to possible revision and amendment during the designation process. Only language contained within a designation ordinance adopted by the City Council should be regarded as final.

MUTUAL INSURANCE BUILDING

(ORIGINALLY EMERMAN BUILDING)

4750 N. SHERIDAN RD.

**BUILT: 1921 (ORIGINAL FOUR STORIES)
 1926-27 (ADDITIONAL FOUR STORIES)**

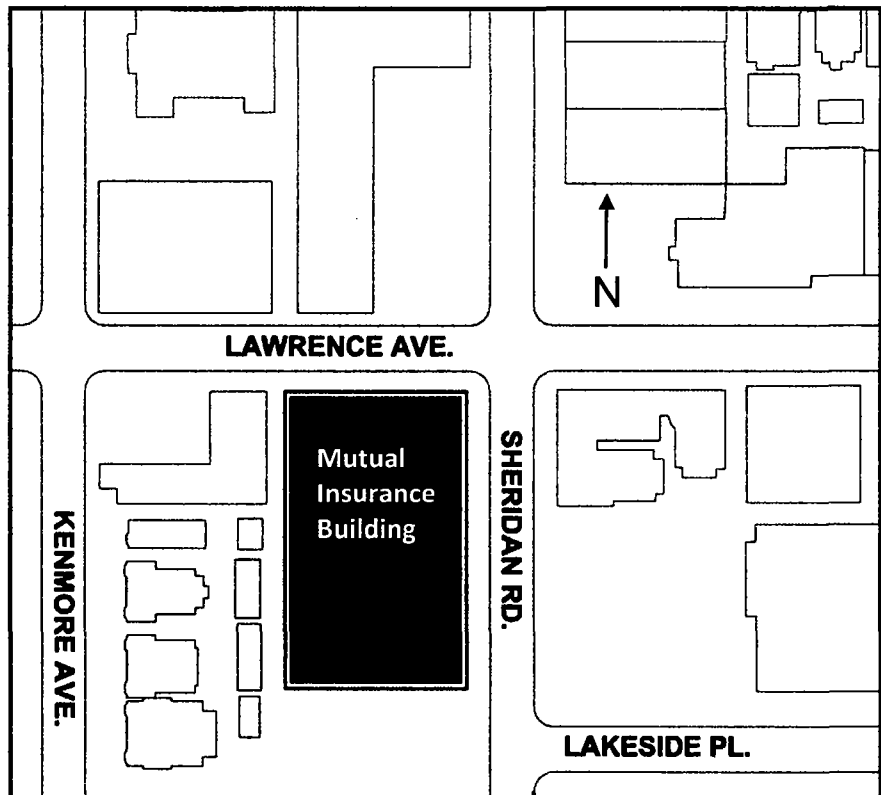
**ARCHITECTS: FUGARD AND KNAPP (1921)
 B. LEO STEIF AND COMPANY (1926-27)**

The Mutual Insurance Building, located at 4750 N. Sheridan Road, is an eight-story, terra cotta-clad office building. The structure, originally known as the Emerman Building, was developed as a four-story speculative commercial building in 1921. With its prominent location at the southwest corner of Lawrence Avenue and Sheridan Road, coupled with its visually-refined, Classical Revival-style design, the building was a prominent addition to Uptown's burgeoning business district, which was developing as one of the City's largest neighborhood commercial districts. Within just five years, surging demand for office space in the area prompted the construction of four additional stories. Upon its completion in 1927, the stately structure—one of the largest office buildings in Chicago to be constructed outside of the Loop—reflected Uptown's emergence as the City's second "downtown."

In 1928, the Emerman Building was rechristened the "Mutual Insurance Building" by insurance industry innovator James S. Kemper. The building's new name served as a collective reference to the numerous mutual insurance firms, all under the direction of James Kemper, that were headquartered in the building including Lumbermans Mutual Casualty Company and the large holding company known as James S. Kemper & Company. During the four decades that Kemper's companies operated from the building, the continued growth of this successful nationally-known mutual insurance firm established Chicago as one of the largest insurance centers in the United States. The Mutual Insurance Building exemplifies the development of this important industry and reflects its substantial impact on the economic history of Chicago.



The Mutual Insurance Building is an eight-story commercial office building in the Uptown community area. It was built in two stages (1921, 1926-27) and is located on the southwest corner of W. Lawrence Ave. and N. Sheridan Rd.



The Mutual Insurance Building is also significant for its Classical Revival-style design and finely detailed light cream-colored glazed terra cotta ornamentation manufactured by the Northwestern Terra Cotta Company, the largest of Chicago's terra-cotta manufacturers in the early 20th century. Characterized by its orderly visual rhythms and fine scale and proportion, the building possesses a dignified presence. Due to its height and fine craftsmanship, this mid-rise neighborhood "skyscraper" is a visual "bookend" to the (Former) Sheridan Trust and Savings Bank Building (also commonly known as the Uptown Bank Building), a designated Chicago Landmark located three blocks west at 4753 N. Broadway.

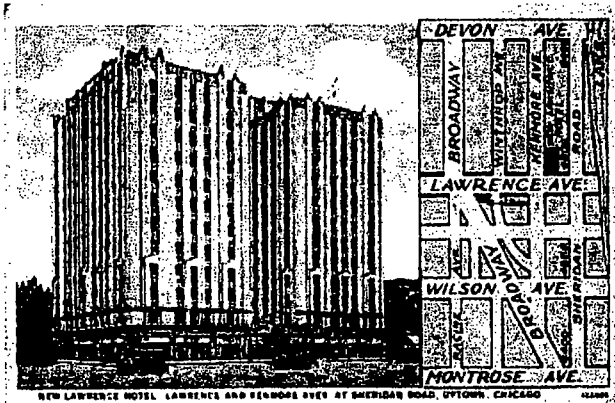
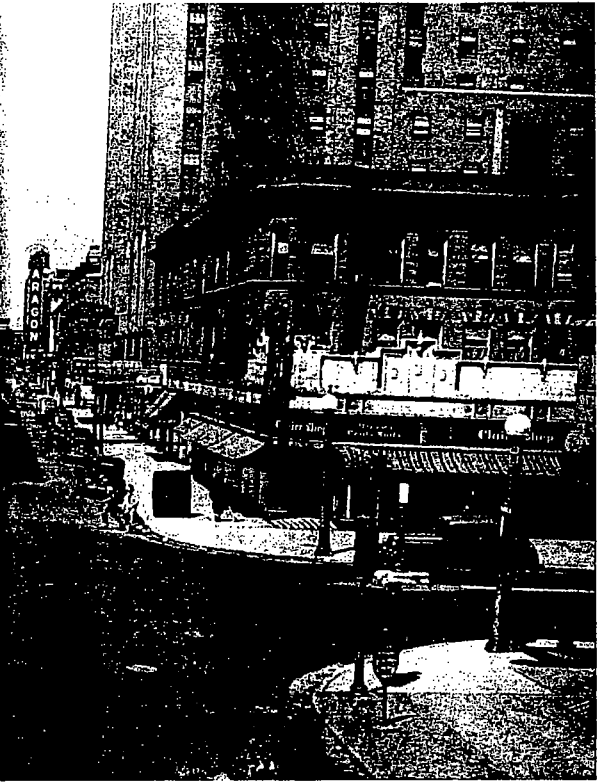
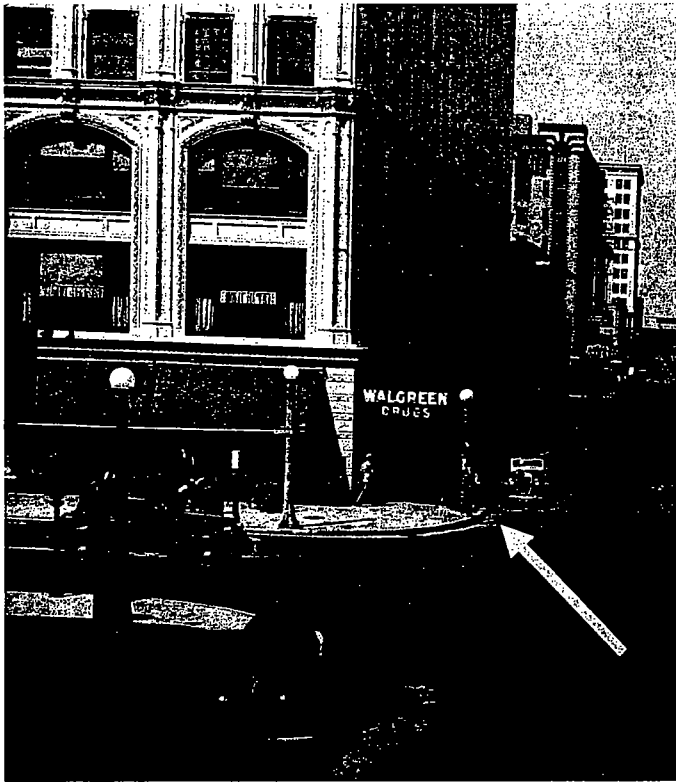
COMMERCIAL DEVELOPMENT IN UPTOWN (1900-1920s)

The development of Uptown's commercial core, primarily situated along Broadway and Lawrence and Wilson Avenues, began in the early 1900s and reached its pinnacle with a building boom that extended through the 1920s into the early 1930s. Much of the growth of Uptown coincided with the construction of elevated train stops which improved access to the community from the city's downtown. In 1900, an elevated train stop was established at Wilson and Broadway to serve as the northern terminus of the Northwestern Elevated Railroad Company line from the Loop. Up to this time the area still had a distinctly rural character, despite modest development along Broadway (formerly Evanston Avenue).

After the extension of the elevated line, residential and commercial development along Wilson, Broadway and Lawrence began in earnest. Construction of small flat buildings and one- to three-story commercial buildings commenced on largely undeveloped streets that earlier had contained only a scattering of single-family houses and graystones. By 1908, the elevated line was extended to include a stop at Lawrence Avenue. Also at this time a local businessman commissioned the construction of a combined shopping arcade-train station at the Wilson elevated stop. The structure, completed in 1909 by architect John S. Van Bergen, was demolished in 1923 and replaced with the current CTA Red Line station at Wilson Avenue.

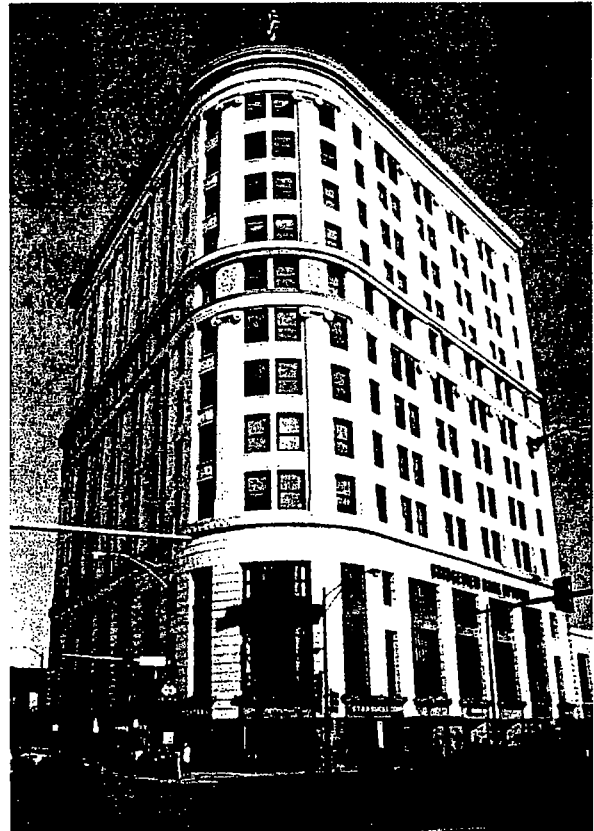
The name "Uptown" is credited to businessman Loren Miller, who in 1915 opened a store called the "Uptown Store." Six years later, in January 1921, he began printing *The Up-Town Advertiser*, a free advertising circular whose popularity prompted some local businesses to adopt the "Uptown" name as part of their advertising. By the early 1920s, Uptown boasted a diverse collection of restaurants, theatres, dance halls, cafes and shops that offered an alternative to Chicago's downtown stores and entertainment establishments. Construction of a permanent elevated train station at the intersection of Broadway and Lawrence Avenue was completed in 1923. The Lawrence stop, located three blocks west of the Mutual Insurance Building, solidified the character of Lawrence Avenue between Broadway and Sheridan Road as a business center and prompted further development along Sheridan Road, including the expansion of the Mutual Insurance Building to its current height.

In contrast to the modest brick buildings constructed during the area's first wave of development (1900-1915), the structures of Uptown's second period of development (1920-1930) were designed to stand out through their scale and the quality of their architecture. It was during this period that Broadway and Lawrence Avenue—the key commercial arteries of Uptown—became densely built with large-scale, often visually-lavish office and retail buildings, theaters, ballrooms, and luxury apartment residences. These fine structures, frequently sheathed



The Mutual Insurance Building exemplifies the historic commercial development of the Uptown neighborhood, which emerged in the 1920s as one of Chicago's most important outlying retail, office and entertainment districts. Top: A postcard view of W. Lawrence Ave., looking west from N. Sheridan Rd. The Mutual Insurance Building is in the left foreground of the picture (see arrow).

"Uptown Square," as this commercial district was known, was made up of a combination of large-scale office buildings, hotels, and theaters, along with lower-scale retail and residential buildings.



Above left: A postcard of the New Lawrence Hotel, built across and just west on Lawrence from the Mutual Insurance Building. Bottom right: The Uptown Bank Building, a designated Chicago Landmark, (now housing a branch of the Bridgeview Bank) is a white terra-cotta-clad office building similar in scale, building material and architectural style to the Mutual Insurance Building. The two buildings "bookend" this portion of Lawrence.

with terra cotta executed in historic revival architectural styles ranging from Classical Revival to Moorish and Spanish Baroque, are represented by the Mutual Insurance Building, the Uptown Broadway Building at 4707 N. Broadway, the Uptown Theatre at 4814 N. Broadway (a designated Chicago Landmark), and the Aragon Ballroom at 1100 W. Lawrence Avenue.

While most of the buildings constructed in Uptown's thriving commercial center were two to four stories, some mid-rise "skyscrapers" were also developed in the area. Ranging from 8 to 12 stories in height, these neighborhood "high-rises" were not as tall as Loop skyscrapers built at the same time. However, they contrasted so significantly with the existing low-scale commercial and residential Uptown streetscapes that they appeared to rise to dramatic heights. Characterized by their visual sophistication and prominence, Uptown skyscrapers include the Mutual Insurance Building, the (Former) Sheridan Trust and Savings Bank Building at 4753 N. Broadway (a designated Chicago Landmark), the New Lawrence Hotel at 1020 W. Lawrence Avenue, and the Wilton Hotel at 1053 W. Lawrence Avenue.

DEVELOPMENT AND CONSTRUCTION HISTORY OF THE MUTUAL INSURANCE BUILDING

In 1919, as real estate speculation began to inflate property values in Uptown, Herman Emerman, the developer of the Mutual Insurance Building, began acquiring parcels of land along Lawrence Avenue near Sheridan Road. Through three separate transactions he assembled five contiguous lots to gain ownership of a sizeable corner parcel measuring 150 feet by 250 feet. Recognizing the growth potential of Uptown, Emerman planned to develop a four-story commercial building on the property to offer business owners an alternative to more costly office space in the Loop. He envisioned an elegant structure anchored by stores "devoted to merchants of the better grade while the second and third floors will be occupied by exclusive shops." The fourth floor would be dedicated to suites for physicians and other professional offices.

Intent on creating a refined sophisticated structure, Emerman gave the building commission to the architecture firm of **Fugard & Knapp**, already recognized for their work in visually-elegant buildings designed in eclectic historic revival styles. During the late 1910s and 1920s, architects **John Reed Fugard (1886-1968)** and **George Arnold Knapp (1888-1954)** designed several large-scale luxury apartment buildings on Chicago's Gold Coast, including twin Italian Renaissance Revival-style apartment buildings at 60 and 70 E. Scott St. (built 1917-1918), as well as buildings located within the East Lake Shore Drive Chicago Landmark District—the Classical Revival-style "Shoreland Apartments" at 229 E. Lake Shore Dr. (1919); the Georgian Revival-style 219 E. Lake Shore Dr. (1922), and the Adamesque-influenced apartment building at 181 E. Lake Shore Dr. (1924). Fugard & Knapp also served as associate architects for the Allerton Hotel at 701 N. Michigan Av. (1924), a designated Chicago Landmark, and in that role supervised construction of the building in accordance with the design provided by the New York architecture firm of Murgatroyd & Ogden.

Characterized by its Classical Revival-style design and finely detailed, light cream-colored glazed terra cotta ornamentation, the four-story Emerman Building was completed in October 1921. Promotional materials touted the building's "fire-proof" construction and proclaimed it a "beautiful structure representing the last word in architecture." Prospective tenants were also

enticed by the building's location "at the heart of the new commercial district bounded by Wilson and Lawrence Avenues—thus offering the greatest business possibilities."

As demand for office space in Uptown surged in the mid-1920s, developer Emerman enlisted the architecture firm of **B. Leo Steif & Company** to design a four-story top addition to the building. Plans for this addition were announced in the *Chicago Daily Tribune* in May 1926. In his design for the addition, Steif incorporated the orderly and refined Classical Revival-style vocabulary employed by Fugard & Knapp for the original building.

Upon completion of the addition in 1927, the resulting eight-story structure was one of the largest office buildings in Chicago to be constructed outside of the Loop. Marketing materials continued to expound on the structure's beauty and its location in city's "great Uptown business District," while also highlighting the array of additional amenities that the newly expanded building offered its tenants. These perks included a serene location "within sight of the Lake and away from Loop dirt and congestion," an abundance of light and air, ideal transportation facilities, unlimited parking space, and reasonable rental rates at "approximately half the Loop charges."

Reflecting the vibrancy of the Uptown commercial district, the first-floor storefronts of the building housed a variety of retail businesses, including clothing and shoe boutiques, a furrier, and a restaurant. Additionally, a Walgreens drugstore, a tenant in the building since its original opening in 1921, occupied several storefronts at the corner of Sheridan Road and Lawrence Avenue and was a major retail presence. The Metropolitan Business College operated from a sizeable space on the second floor, while offices for a mix of businesses were located on floors three through five.

In April 1928, a lucrative twenty-year lease for the building's top three stories was executed with James S. Kemper, President and General Manager of the Lumbermens Mutual Casualty Company. Described by the *Chicago Daily Tribune* as "perhaps the most spectacular and imposing lease ever negotiated in the Uptown District," the long-term contract guaranteed Emerman an annual rental fee of \$75,000 and granted Kemper naming rights to the building. It was rechristened the "Mutual Insurance Building" in reference to several mutual insurance and casualty companies under the direction of James Kemper that were headquartered in the building. Although these companies which included the Lumbermans Mutual Casualty Company and several other Kemper-managed insurance firms were independent they would eventually become known collectively as the Kemper Insurance Company.

JAMES S. KEMPER AND THE KEMPER INSURANCE COMPANIES

From its beginnings in 1912, as a small mutual insurance company owned by its policyholders, the Kemper Insurance Company (later known as James S. Kemper & Co., Kemper Corporation and Kemperco) grew to become one of the largest insurance holding companies and financial services firms in the world. The company's success was forged by the general business climate of the 20th century and the business acumen of James S. Kemper (1886-1981), an innovative leader of the insurance industry, who arrived in Chicago in 1910. In 1912, a new Illinois law was passed that required compensation to workers who were injured in industrial accidents.



IN THE HEART OF THE UPTOWN BUSINESS DISTRICT



Sheridan Road at Lawrence

An Office Address of Distinction

THIS beautiful terra cotta building is one of the outstanding office structures in the heart of the city's great uptown business district.

Located within sight of the Lake and away from Loop dirt and congestion, the building enjoys an abundance of light and air. Transportation facilities are ideal. Sheridan Road buses at the door, with elevated and street car lines only two blocks away; and what is more important—unlimited parking space and a large public garage in the rear.

Rentals are reasonable—approximately half the Loop charges. Office space now ready for leasing. Phone, call or write, H. Emerman, 4750 Sheridan Road, Tel. Long Beach 8423.

Especially adapted to large offices. Space up to 17,000 feet per floor available. Units partitioned to suit tenant. Office with reception room as low as \$50 monthly. Inspection invited. Our agent is on premises daily.

EMERMAN BUILDING

Sheridan Road at Lawrence

Stores, Shops and Offices

In the New Fireproof

EMERMAN BUILDING

S.W. Cor. Sheridan Road and Lawrence Ave.
Ready for Occupancy Oct. 1st.

This beautiful structure represents the last word in architecture—fronting 250 ft. on Sheridan Road and 150 ft. on Lawrence Ave. The Stores will be devoted to merchants of the better grade while the second and third floors will be occupied by exclusive Shops.

The fourth floor will be devoted to suites for Physicians, Dentists and other professional and mercantile offices.

The Emerman Building is right in the heart of the new commercial district, bounded by Wilson and Lawrence Avenues—thus offering the greatest business possibilities. For those interested in locating in this district, the Emerman Building is ideal in every feature desired.

A Booklet—description of the Emerman Building—will be sent, gratis, on request.

For Reservations and Further Information Consult

JOSEPH O. KAPLAN

Business Property Specialist

36 S. State St.

Central 4459

The Mutual Insurance Building was originally known as the Emerman Building (after its original owner), and it initially was only four stories in height. Top left: A postcard view of this original lower-scale building. Top right: A *Chicago Tribune* advertisement touting the building. Within five years of its original construction in 1921, a four-story top addition doubled the size of the building. Bottom: A *Chicago Tribune* advertisement for the newly-expanded building.

Sensing an opportunity, the then insurance salesman James Kemper approached business leaders in the Chicago lumber industry proposing they take control of the situation by organizing a mutual insurance firm. The proposal was warmly received and the Lumbermens Mutual Casualty Company was incorporated on November 18, 1912 with Kemper serving as its General Manager. The company's first policy was sold just seven days later.

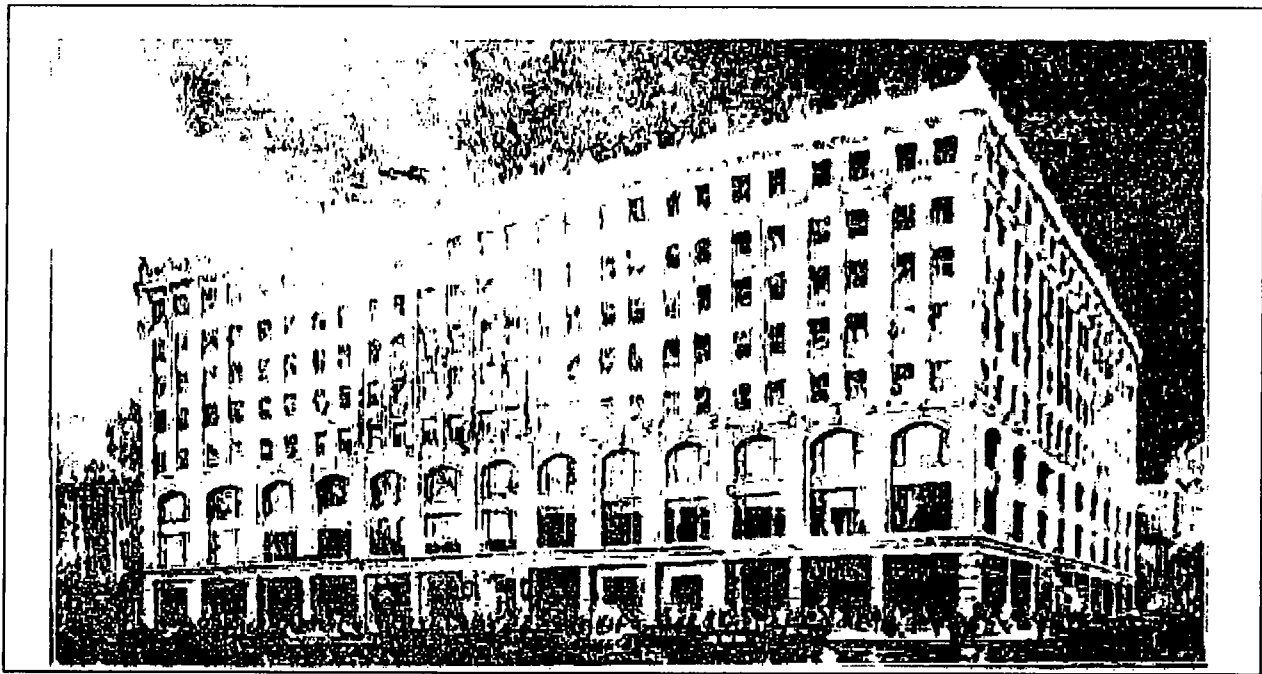
During the years that followed Kemper established several other independent insurance firms to offer policyholders a variety of insurance products including policies covering automobiles, fire loss, and property. In 1913, James Kemper founded the National Underwriters Insurance Exchange to provide supplementary fire insurance to lumber companies. Kemper was promoted to serve as President of Lumbermens Mutual in 1916. By 1919, the company had expanded nationally with offices in Philadelphia, Boston, and Syracuse. The company also increased its offerings so that by 1919 it was providing auto insurance, workers compensation and liability insurance. Collectively, Lumbermens and National Underwriters had grown to employ approximately 350 employees and had offices at the Roanoke, Insurance Exchange and McCormick buildings in Chicago's Loop.

Although Lumbermens and National Underwriters continued to operate independently, Kemper determined that the organizations should consolidate offices as a cost-cutting measure. In 1920, as an effort to place offices closer to the homes of employees, the firms established a consolidated office in the Uptown community at 4600 N. Sheridan Road (demolished). By relocating operations and hundreds of employees to Uptown, Kemper's firms helped the neighborhood grow and prosper.

Throughout the 1920s, Kemper sought to expand his position in the insurance industry through acquisitions and the establishment of subsidiaries. In 1928, *Polk's Chicago City Directory* identified James S. Kemper as President of the following companies: Lumbermens Mutual Casualty Company, James S. Kemper & Company, American Motorist's Insurance Company, National Retailer's Mutual Insurance Company, and the Federal Mutual Liability Insurance Company. The directory also listed Mr. Kemper as Manager of the Central Manufacturer's Mutual Insurance Co. and the Lumbermens and Manufacturer's Insurance Agency. With more than a half dozen separate insurance companies under Kemper's direction, the companies collectively became known as the "Kemper Insurance Company." The name could best be described as verbal shorthand and it is believed to have been coined by a receptionist to abbreviate the telephone salutation.

In November 1928, Kemper relocated his expanding insurance empire into the newly expanded Emerman Building at 4750 N. Sheridan Road. Under the terms of the long-term lease, Kemper acquired naming rights to the building and rechristened it the "Mutual Insurance Building." The building's new name served as a collective reference to the expanding collection of mutual insurance and casualty companies under Kemper's direction that were headquartered in the building. Kemper's insurance companies fared well during the Great Depression of the 1930s, and in 1939, the Mutual Insurance Building was purchased by the Kemper family.

Operations for each of Kemper's companies were eventually organized under a single holding company—James S. Kemper & Co.—in the mid-1940s. Despite acquiring office space in several buildings throughout the city, including the Civic Opera House, purchased by Kemper in



Kemper Takes 3 Floors of Emerman Bldg
 Chicago Daily Tribune, Nov. 11, 1938
 First page, second column; Chicago Tribune, Nov. 11, 1938

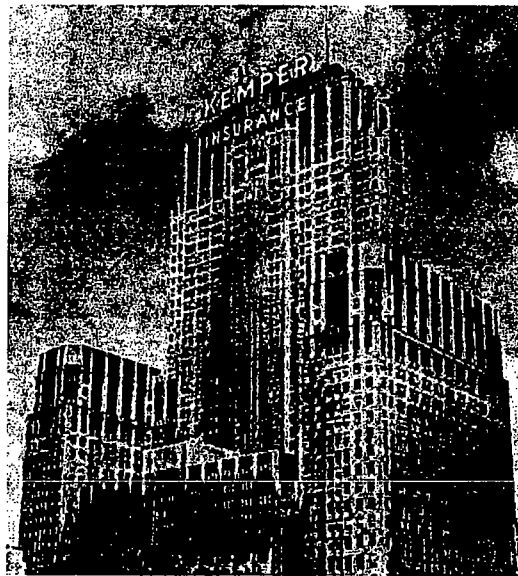
Kemper Takes 3 Floors of Emerman Bldg

Perhaps the most spectacular and
 surprising lease ever negotiated in the

western district
 was closed yester-
 day and as a re-
 sult of a co-
 significant
 largest street
 the Emerman
 building, to be a
 replacement in
 Mutual Insurance
 building for
 the Mutual
 Mutual Casualty
 company has
 leased the three
 upper floors of
 the building for
 twenty years at a
 term rental of
 \$1,300,000. The
 annual rental will be \$11,666. The



JAMES S. KEMPER,
 (Chicago-Casualty Co.)



For more than forty years, the Mutual Insurance Building was the headquarters for various insurance companies, including the Lumbermans Mutual Casualty Company and the Kemper Insurance Company, run by insurance mag-
 nate James S. Kemper. Top: A postcard view of the Mutual Insurance Company building during the Kemper years. Bottom left: A *Chicago Tribune* article picturing James S. Kemper and reporting on his initial rental of floors in the building. Bottom right: A photograph of the Civic Opera House with a "Kemper Insurance" rooftop sign. Although Kemper bought the opera house building in 1948, the Mutual Insurance Building remained the corporate headquarters for Kemper's holdings into the 1960s.

1948 for \$10,735,000, the corporate offices for James S. Kemper & Co. remained in the Mutual Insurance Building until relocating to Long Grove, Illinois, in the late 1960s. The Mutual Insurance Building is the primary building associated with Lumbermans Mutual Casualty Company, the Kemper Insurance Company and several other affiliates, subsidiaries and branches. The building served as the company's home office for approximately forty years, during a period of enormous growth in revenue, while establishing a significant national presence. In 1953, after nearly five decades of serving as the company's chief executive, James S. Kemper was appointed to serve as the United States Ambassador to Brazil, a position he held until 1955.

THE INSURANCE INDUSTRY IN CHICAGO

The insurance industry in the United States predates the country's founding, with the first fire insurance company organized by a group of Philadelphia Quakers in 1752. In Chicago, the insurance business made its first appearance in 1834 when Gordon S. Hubbard, who was a representative of Aetna Insurance of Hartford, Connecticut, issued the first Chicago home goods policy to himself. The policy was written less than one year after the Town of Chicago was incorporated in 1833. Shortly thereafter, in 1836, Chicago Marine and Fire Insurance Company, Chicago's first local insurance company, was organized.

As Chicago's population continued to grow, from 4,470 in 1840 to 298,977 in 1870, so did the insurance industry's offerings. Immediately preceding the Chicago Fire of 1871, the city had a number of insurance companies: fourteen local and sixty-three national fire insurance companies, seven local and fifty-four national life and accident insurance companies, one local glass insurance company, fourteen national marine and fire companies, three national marine companies, and one steam boiler insurance company. By 1893, the number of insurance companies in Chicago had rapidly expanded to 283 firms; with fire insurance companies accounting for 158 of them. Of these, only seven were mutual insurance companies of Illinois; the remaining maintained their primary office in other states or countries.

With a reputation as a respectable and stalwart business, prominent Chicago businessmen such as John Crerar (railroads), John V. Farwell (dry goods), and Martin Ryerson (lumber) served on the board of directors of local insurance companies. Most Chicago Insurance companies kept offices in the city's financial district on LaSalle Street, between Madison and Monroe Streets. Constructed over a ten-year period (1893-1903), the New York Life Building, a designated Chicago Landmark at 37-43 S. LaSalle St., was built to house the Chicago offices of the New York Life Insurance Company and reflects the early development of Chicago's insurance operations that emerged on LaSalle Street. There were so many insurance firms in the area that it was called 'insurance row' by the 1890s. At this time, insurance was offered for fire, accident and catastrophe, marine, and life assurance.

In 1909, the industry was expanded by the introduction of automobile insurance, and in 1912, the State of Illinois passed a law to permit workmen's compensation insurance to be offered to businesses owners to coincide with the legislation that required compensation to injured workers. The expansion of the industry prompted insurance leaders to propose the creation of an Insurance Exchange building to centralize insurance operations, agents and brokers in one location. The Insurance Exchange, constructed in 1912 and occupying half of the block just west of

the Chicago Board of Trade Building and bounded by Jackson Boulevard, Van Buren and Wells streets and Financial Place, originally housed 7,000 insurance workers. The building's large scale was unusual and reflected the importance of the insurance industry to Chicago. No other city within the United States offered a building of this size, so directly focused on the insurance industry. In 1922, the robust insurance market in Chicago led to the construction of the London Guarantee and Accident Building at 360 N. Michigan Avenue, a designated Chicago Landmark, to serve as the Chicago headquarters of the London Guarantee and Accident Company. By 1928, Chicago could support the addition of the Insurance Exchange Annex, which filled the remainder of the block with an addition similar in design and materials to the original Exchange. With its expansion, the Insurance Exchange Building was at the time considered the third largest office building in the world, containing 1,118,000 feet of rentable space and housing 14,000 insurance workers.

The insurance industry in Chicago managed to achieve modest gains during the Great Depression of the 1930s, and by the 1940s, the city's insurance industry ranked fourth nationally in net premiums written, following New York City; Hartford, Connecticut; Newark, New Jersey; and Boston, Massachusetts—making Chicago one of the country's foremost insurance centers. As a result of the growth of the insurance industry during the 1940s and 1950s, national insurance companies erected several multi-million dollar office buildings in Chicago, including the Prudential Building at 130 E. Randolph St. (1955); the Hartford Fire Insurance Building at 100 S. Wacker Dr. (1961), the Continental Center at 55 E. Jackson Blvd. (1961-62; a designated Chicago Landmark); and the United Insurance Company Building at 1 E. Wacker Dr. (1962). Also during this time, other insurance firms like the Old Republic Life Insurance Company established its headquarters at 307 N. Michigan Avenue in the building originally known as the Bell Building. Today, this building, known as the Old Republic Building is a designated Chicago Landmark. The increasing presence of insurance firms along Wacker Drive prompted *Commerce: Chicagoland Voice of Business* magazine to identify the street as the city's new "insurance row."

BUILDING DESCRIPTION

The Mutual Insurance Building is an eight-story steel-frame, terra-cotta-clad building located on the southeast corner of N. Sheridan Rd. and W. Lawrence Ave. in the Uptown neighborhood. It is clad with cream-colored glazed architectural terra cotta on its street-facing (east and north) elevations, while common brick clads south and west elevations. The building is built out to lot lines, and the longer of the two street elevations is the east façade facing Sheridan Road. In the context of Chicago neighborhood buildings built before World War II, the building is quite large in height and scale, with an overall footprint of roughly 150 by 250 feet. The building's primary entrance is in the east elevation's center bay. Secondary entrances to storefronts can be found on both street elevations.

The building was constructed in two major stages. The first four floors were constructed in 1921. A four-story top addition, which doubled the height of the building to eight stories, was completed soon after in 1927. The resulting building reads as a unified design, with the original building and top addition blending seamlessly through the use of matching terra cotta and the replication of Classical Revival detailing. Less visually-important rear additions to the original



The Mutual Insurance Building is a large-scale neighborhood high-rise office building designed in the Classical Revival architectural style. It is clad with finely-ornamented white architectural terra cotta. Top: A view of the building from the northeast. Bottom left and right: Details of the building's terra cotta ornament at the base and spandrels.

L-shaped building were constructed decades later, in 1964 and 1968. The pair of two-story brick-clad 1960s-era additions were added within the building's L-shaped massing on a portion of the lot that once contained a single-story executive parking garage and a surface parking lot.

The Mutual Insurance Building was designed in the Classical Revival architectural style and has a plethora of details derived largely from Italian Renaissance and Baroque precedents. The overall visual character of the building's primary elevations is based on a traditional tripartite division of base, shaft and capital, with the elaborate decoration of the lower floors repeated at the upper levels through the repetition of Classical-style pilasters and cornices. The building's "base" is three floors, the "shaft" consists of floors four through seven, and the eighth floor and rooftop cornice comprise the "capital."

The building's overall form is block-like and defined by its underlying structure, with 13 structural bays on its east elevation and nine on its north elevation. Storefront and upper-floor window shapes and configurations emphasize this visual regularity defined by structure. First-floor storefronts and second-floor windows are rectangular and similar in size, stretching between structural piers. Third-floor windows are similar in size but round-arched. Windows on higher floors are smaller, with two per structural bay.

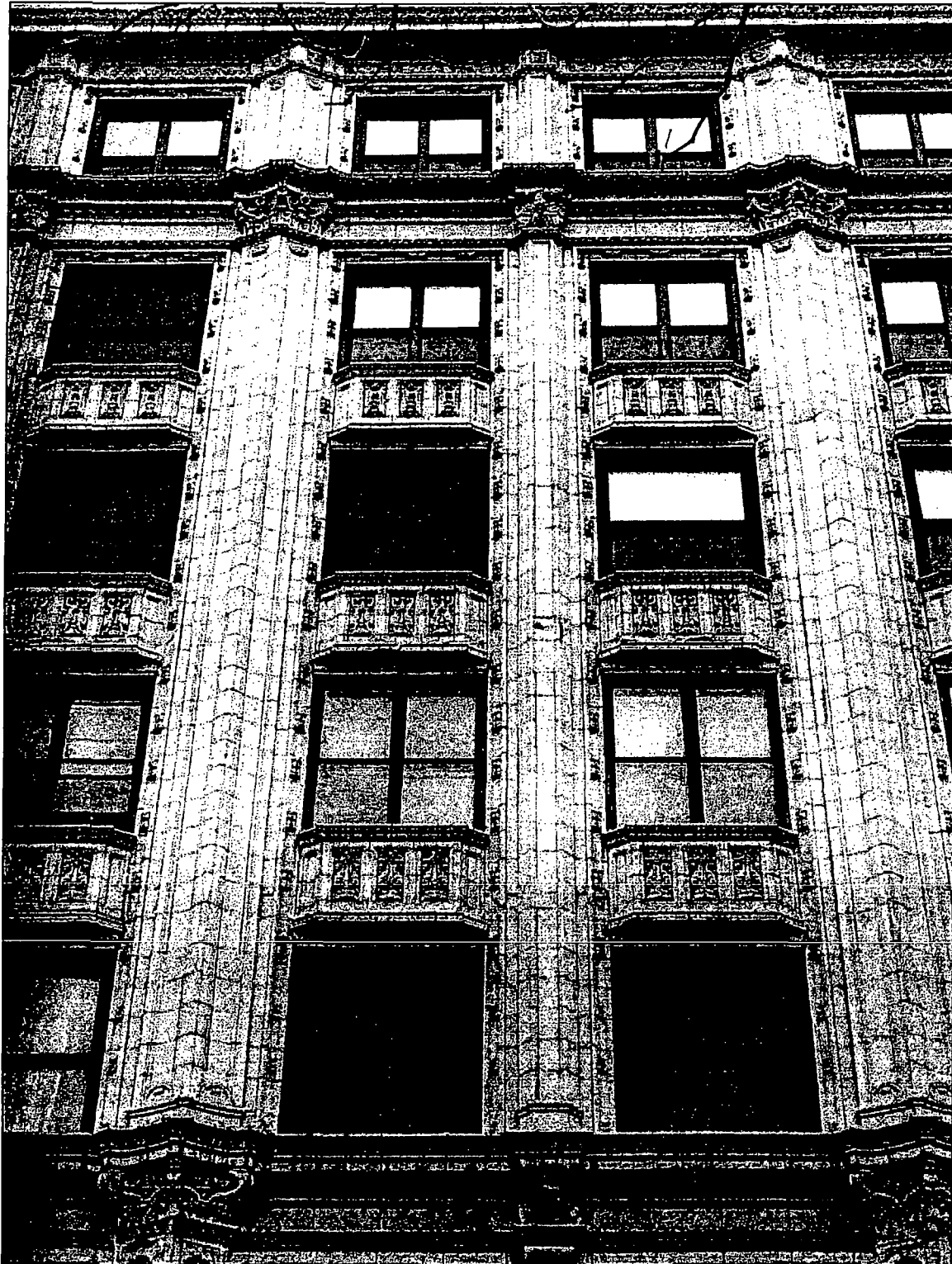
Terra-cotta cladding emphasizes the building's regular structure while embellishing it with low-relief Classical-style ornament. On the first floor, terra-cotta piers framing storefronts are clad with alternating horizontal bands of plain and rosette-ornamented terra cotta. A wide stringcourse incorporating bands of molding ornamented with foliate patterns separates the first floor from the second floor. Second and third floors are more elaborately-detailed with projecting two-sided terra-cotta piers embellished with delicate-looking colonnettes and shell motives and topped by elaborate capitals ornamented with cherubs, dolphins and acanthus leaves. Zig-zag bands of foliate ornament outline second- and third-floor windows. Low-relief dragons flank third-floor windows, which have keystones topped by high-relief eagles. The visual effect is further accentuated by the wide intermediary projecting cornice which extends along the top of the third story and separates the base from the building shaft above.

Floors four through seven form the "shaft" of the building. Although somewhat simpler in detailing than the first three floors, the terra cotta that clads these floors is detailed with many of the forms and ornament of the lower floors, including colonnette-detailed piers and acanthus- and cherub-detailed capitals similar to those found lower on the building. Each structural bay is outlined with decorative terra-cotta blocks with geometric ornament, and three-sided projecting spandrels between windows are detailed with low-relief "spindle-and-swag" ornament. The building's corners are ornamented with double pilasters.

A projecting secondary cornice separates the seventh floor from the eight, or top, floor, which has similar detailing as lower floors. A broadly-projecting cornice visually defines the building's rooftop. Above this cornice, a high parapet wall is ornamented with geometric details and topped with pinnacles. The pinnacles, which visually terminate each structural pier, alternate between short and tall versions.

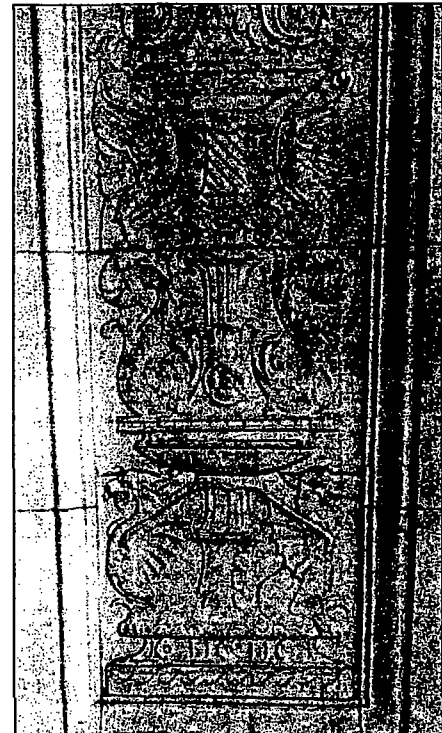
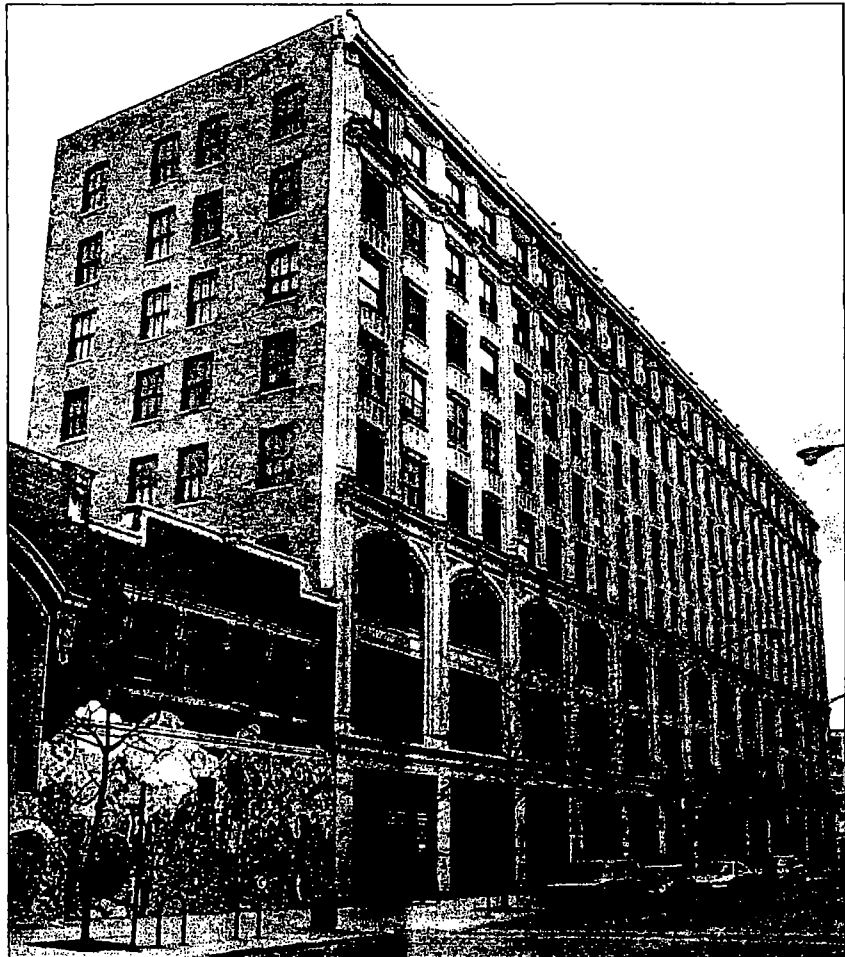
The building's main entrance is located in the center bay of the east elevation facing North Sheridan Road. Ornamental bronze lanterns flank the entrance which is recessed within a seg-





Opposite and this page: The Mutual Insurance Building's exterior terra-cotta facades are delicately ornamented with a variety of moldings and ornament used for cornices, window surrounds and spandrels.

The Mutual Insurance Building is designed in the Classical Revival style. It has an ornate base at the street level, a simpler "shaft" that allowed for the seamless addition of the top four floors and it has an ornate decorative cornice at the top of the building. Additional photos of the building. Top: A view showing the terra-cotta of the building's Sheridan Road façade and the common brick of the building's south elevation. Bottom left and right: Details of the building's main entrance and its terra-cotta ornament.



mental arch banded with foliate and egg-and-dart ornament. Terra-cotta panels detailed with low-relief urns and garlands line the underside of the arch. Two sets of paired brass doors and a fixed three-part segmental arched transom are set with this opening. Between the doors and transom is a non-historic framed panel with "The Institute of Cultural Affairs" mounted in bronze letters.

THE CLASSICAL REVIVAL ARCHITECTURAL STYLE AND ARCHITECTURAL TERRA COTTA IN CHICAGO

With its Classical Revival-style design executed in finely-detailed architectural terra cotta, the Mutual Insurance Building is a Chicago neighborhood commercial building that handsomely exemplifies the Classical architectural tradition, which was inspired by the architecture of ancient Greece and Rome and the subsequent revivals and reinterpretations of Classical traditions from the Renaissance up to the twentieth century. Chicago's World's Columbian Exposition of 1893, with its grandly-scaled "White City" of Classical Revival-style exposition buildings and monuments, played an influential role in reinvigorating the style both in Chicago and nationally from the 1890s through the 1920s.

By the early 20th century, architects in both Europe and America increasingly learned their professions in architecture schools. The most prominent ones, including the École des Beaux-Arts in Paris and the Massachusetts Institute of Technology in Cambridge, Massachusetts, taught students how to design complex modern buildings while cloaking them in historic architectural styles, especially the Classical Revival. This architectural style was increasingly adapted to a wide variety of building types, including banks, university buildings, railroad stations, theaters, hotels and office buildings.

Due to the intricacy of historic ornament, architectural terra cotta was often used for buildings designed in historic architectural styles such as the Classical or Gothic Revivals, where the malleability of terra cotta allowed easy replication of historic ornament. The Mutual Insurance Building is a handsome example of the material's use. The building combines the regular structure of a commercial building with a terra-cotta facade finely ornamented with Classical-style ornament. This combination of structural rationality and ornament exemplifies the importance that architectural terra cotta has in the context of early 20th-century Chicago architecture.

Earlier terra cotta, used since 1870 in Chicago for both fireproofing and ornamentation, had originally been unglazed and used to create applied designs of all styles, often used in conjunction with brick facades. Following the Chicago Fire of 1871, there was widespread use of terra-cotta tiles as fireproofing in commercial structures. By the mid-to-late 1880's, light colored terra cotta was being manufactured and used to imitate limestone decoration to contrast with brick facades. In 1894, however, architect Charles Atwood pushed terra-cotta technology. Instead of confining its use to ornamentation or fireproofing, he used white glazed terra cotta to entirely clad the Reliance Building, which led to the recognition of architectural terra cotta as a material able to clad steel-frame buildings in their entirety.

The use of architectural terra cotta for the complete cladding of skyscrapers and other commercial buildings revolutionized the terra-cotta industry and caused it to expand rapidly. Many Classical



The Mutual Insurance Building's terra cotta was manufactured by the Northwestern Terra Cotta Company, the largest of Chicago's terra-cotta companies and one of the major producers of architectural terra cotta in the United States. Top right: Northwestern company artists at work. Top left and bottom: Examples of the company's craftsmanship.

Revival-style buildings constructed in Chicago during the 1910s and 1920s featured ornamentation rendered in terra cotta. It offered many advantages as a building material—it was durable, inexpensive, and infinitely adaptable. Terra cotta could be modeled into a wide range of forms, from flat patterned blocks to large three-dimensional figures, and could be glazed in a multitude of colors and finishes.

The architectural terra cotta used for the Mutual Insurance Building was manufactured by the Northwestern Terra Cotta Company of Chicago, which by 1900 had become the nation's largest terra-cotta producer and remained so for thirty years. Northwestern was founded by a group of Chicago investors in 1878, including G. Hottinger, John R. True and F. Wagner. By the early twentieth century, the company had constructed a large plant on the city's Northwest Side which employed over 1,000 workers. The company went on to establish plants in Denver, St. Louis and Chicago Heights.

Northwestern soon became known as one of the most innovative terra-cotta manufacturing companies, developing both state-of-the-art production and installation techniques. Northwestern's regular clients included such prominent Chicago architects as Daniel Burnham, Louis Sullivan, and Frank Lloyd Wright, and the company manufactured terra cotta for many of the city's most important buildings, including the Carson, Pirie, Scott and Company Building, the Marquette Building, the Civic Opera House, the Gage Building, the Fisher Building, the Chicago Theater, and the Steuben Club Building, all designated Chicago Landmarks. The company's extensive experience with large-scale buildings such as these made it a natural fit for the fine ornament of the Mutual Insurance Building.

The use of architectural terra cotta peaked in the 1920s, before being eclipsed by modern curtain-wall construction of glass, exposed steel and concrete. Business for Northwestern Terra Cotta declined during the Great Depression and never regained its earlier levels. The last plant was closed in 1965 and the company went out of business, leaving a wealth of significant architecture throughout the country.

LATER HISTORY

In 1964 and 1968 a pair of two-story brick additions to the building was built within the building's L-shaped massing and facing the alley. With these additions, the building expanded to its current 166,000-square foot size. Soon after though, in 1969, the Kemper Insurance Company initiated plans to relocate their operations from the Mutual Insurance Building to Long Grove, Illinois. The surrounding Uptown neighborhood had entered a period of economic decline in the post-World War II years, and Kemper chose to move out of its long-time neighborhood in response. The company sought to donate the building to a non-profit group, eventually narrowing down the field of recipients to two organizations, the Ecumenical Institute Chicago and Truman College. The Ecumenical Institute was selected and on December 15, 1971, the building became the institute's new headquarters.

The Ecumenical Institute in Chicago was established in 1964 to promote education and job-training through affiliated religious organizations and academic institutions. The organization's operations in Chicago were originally led by Joseph W. Mathews. During the 1960s and early 1970s, at the height of the Civil Rights movement, Mathews promoted the belief that

church organizations should advocate social justice goals and he and his staff worked closely with community leaders on Chicago's West Side to train local residents to develop leadership skills. The Institute of Cultural Affairs (ICA), a subsidiary of the Ecumenical Institute, was founded in 1973. Today the ICA advances the mission of the Ecumenical Institute by serving as an international training center for leadership and community empowerment programs. Locally, this non-profit organization continues to work with Uptown community groups and residents on community revitalization efforts.

In addition to serving as the headquarters of the Ecumenical Institute and ICA, since 1986 the Mutual Insurance Building has functioned as a de-facto center for non-profit organizations serving Uptown and other North Side community areas. It houses twenty-three other nonprofit agencies and church-affiliated organizations that provide health care, social services, homeless services, mental health consultation, community outreach and educational programming.

CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Sect 2-120-690), the Commission on Chicago Landmarks has the authority to make a final recommendation of landmark designation for an area, district, place, building, structure, work of art or other object if the Commission determines it meets two or more of the states "criteria for designation," as well as possesses a significant degree of its historic design integrity.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Mutual Insurance Building be designated as a Chicago Landmark.

Criterion 1: Value as an Example of City, State or National Heritage

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.

- As one of the largest office buildings in Chicago to be constructed outside of the Loop in the early 20th century, the Mutual Insurance Building exemplifies the development of Uptown as the city's second "downtown," beginning in the early 1900s and reached its peak with a building boom that extended through the 1920s.
- The Mutual Insurance Building has historic significance as the long-time headquarters of the Mutual Insurance Company and its various subsidiaries under the leadership of insurance industry leader James S. Kemper. During the four decades that the Mutual Insurance Company was headquartered in the building, it grew to become a successful national insurance company known as the Kemper Insurance Company.
- The Mutual Insurance Building, through its associations with the Mutual Insurance Company, exemplifies the development of the insurance industry, an early and important industry in Chicago that played an influential role in the City's economic development as one of the largest centers of insurance in the United States in the twentieth century.

Criterion 4: Exemplary Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship.

- The Mutual Insurance Building is a significant example of a neighborhood commercial high-rise building designed in the Classical Revival architectural style, which was important in the history of late nineteenth and early twentieth century Chicago architecture.
- The building's Classical-style ornament incorporates a plethora of ornament, including colonnette-detailed piers, decorative capitals, projecting spandrels, foliated moldings, stringcourses, sculptured heads and animal figures, projecting cornices and rooftop urns.
- The Mutual Insurance Building, through its excellent overall design, detailing and craftsmanship, exemplifies the importance of architectural terra cotta in the history of Chicago architecture. The building's elaborate terra-cotta ornament was produced by Chicago's Northwestern Terra Cotta Company, one of the United States' major terra-cotta companies.

Integrity Criteria

The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architectural or aesthetic interest or value.

The Mutual Insurance Building retains its historic integrity through its historic location and setting at the intersection of North Sheridan Road and West Lawrence Avenue in the Uptown community area. The building retains a high degree of architectural integrity on the exterior. Its overall historic massing as seen from public rights-of-way is intact. The building's primary elevations retain the vast majority of the original terra-cotta, including piers, projecting spandrels, moldings, and stringcourses. In addition, the building's projecting cornices, including the primary cornice at the building's roofline, are still intact, unusual in the context of Chicago commercial architecture.

The most substantial non-historic alteration to the building was undertaken in 1964 and 1968 when a pair of two-story additions were built behind the building, facing the alley. Nestled behind the building's L-shaped massing, these additions are not readily visible, blend into the common-brick, unornamented back elevations of the building, and do not adversely impact the overall historic appearance of the building.

In addition, storefronts and windows have been replaced over time, a common occurrence with historic commercial buildings in Chicago. In the 1990s, the current property owner removed concrete block infill from first-floor commercial storefronts that had been installed in the early 1950s and installed a fixed system of windows in the original storefront openings. Historic postcards show that individual storefronts featuring large panes of plate glass set atop gray terra cotta bulkheads and recessed glazed entries with tile flooring were set within each bay. All of the storefront openings on the first floor have been infilled with a panel system of replacement windows with black reflective glazing (the panel system is flush with the window opening except in three locations of the north elevation where the replacement panels are recessed). During the last twenty years, the original Chicago-style and double-hung wood windows on all floors

were replaced with replacement windows that visually resemble the design of the building's original windows.

Despite these changes, the Mutual Insurance Building retains the ability to express its historic, community, architectural, and aesthetic values as a finely-designed and -crafted terra-cotta-clad commercial building designed in the Classical Revival architectural style and for its historic associations with the insurance companies controlled by insurance magnate James S. Kemper and the larger history of the insurance industry in Chicago. The building's historic integrity is preserved in light of its location, design, setting, materials, workmanship, and ability to express such values.

SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES

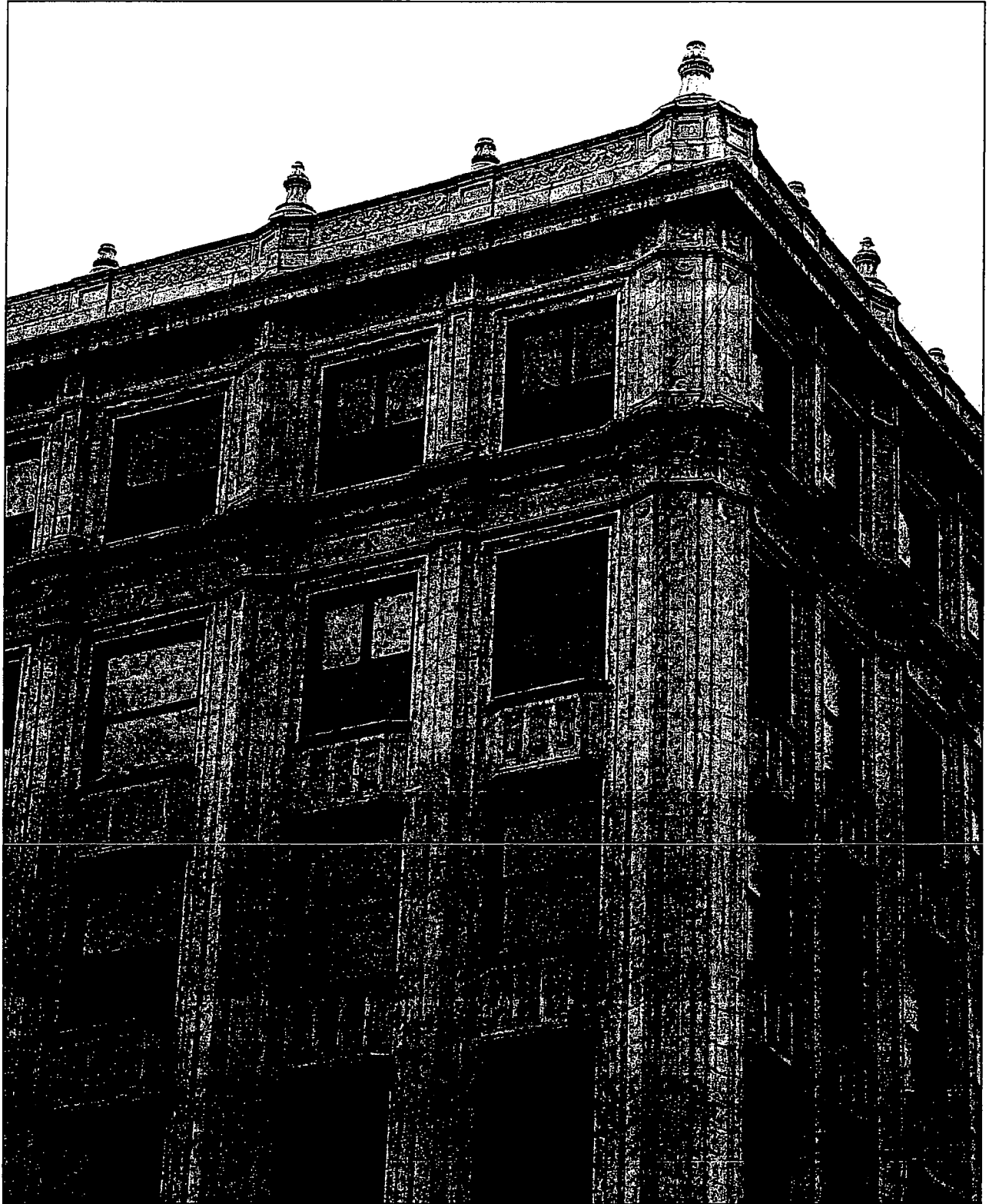
Whenever a building, structure, object, or district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered the most important to preserve the historic and architectural character of the proposed landmark.

Based on its evaluation of the Mutual Insurance Building, the Commission recommends that the significant features be identified as:

- All exterior elevations, including rooflines, of the building.

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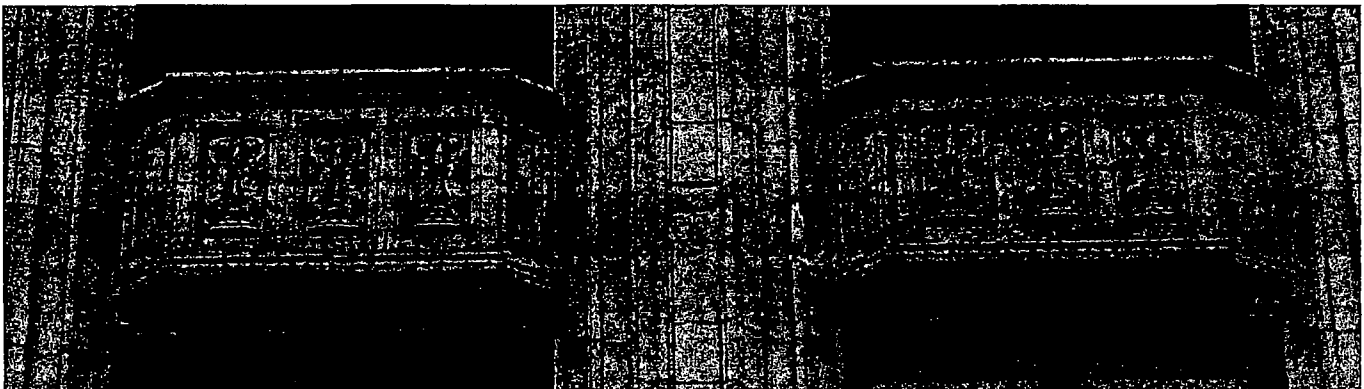
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Uptown Square Historic District National Register Nomination, Section 8.



ACKNOWLEDGEMENTS

CITY OF CHICAGO

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Department of Housing and Economic Development

Andrew J. Mooney, Commissioner

Patricia A. Scudiero, Managing Deputy Commissioner, Bureau of Planning and Zoning

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Eleanor Esser Gorski, editing

Illustrations

From Benjamin Historic Certifications: pp. 4 (top), 14 (all), 16, 17, 18 (all), 20 (top left and bottom) and 25.

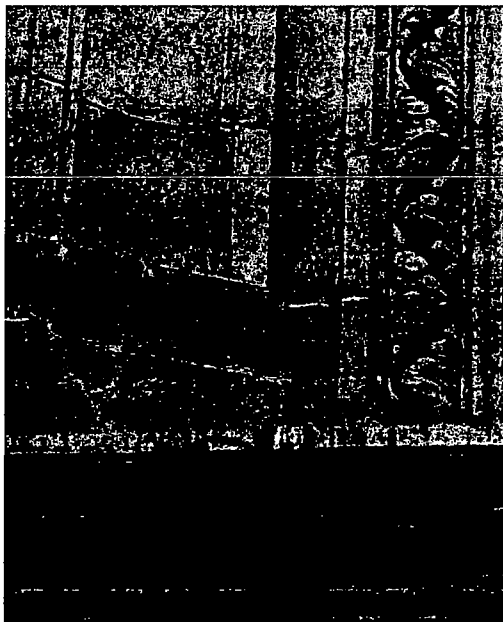
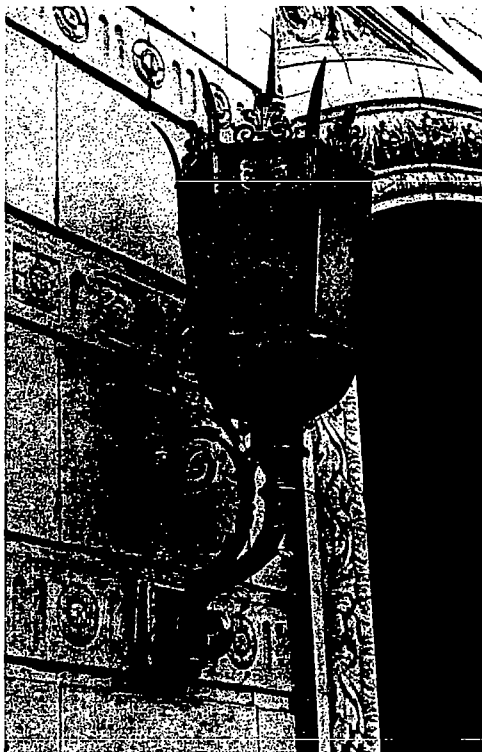
From Department of Housing and Economic Development: cover, pp. 4 (bottom), 6 (bottom), 26 and 27.

From *Chicago Daily Tribune*: pp. 9 (top right and bottom) and 11 (bottom right and left).

From Chicago History Museum, Historic Clipping File: pp. 6 (top), 9 (top) and 11 (top).

From <http://chicagoarchitecture.info>: pp. 6 (left) and 11 (right).

From Sharon Darling, *Chicago Ceramics and Glass*: p. 20 (top right).



This and opposite page: Details of the Mutual Insurance Building.

COMMISSION ON CHICAGO LANDMARKS

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John W. Baird, Secretary

Anita Blanchard, M.D.

James M. Houlihan

Tony Hu

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The Commission is staffed by the:



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<http://www.cityofchicago.org/landmarks>

Printed September 2012; revised and reprinted January 2013.



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

November 1, 2012

Report to the Commission on Chicago Landmarks

on the

**Mutual Insurance Building
4750 N. Sheridan Rd.**

The Department of Housing and Economic Development finds that the proposed designation of the Mutual Insurance Building as a Chicago Landmark supports the City's overall planning goals for the surrounding Uptown community area and is consistent with the City's governing policies and plans.

Built in two phases between 1921 and 1927, the eight-story Mutual Insurance Building is significant as the long-time headquarters for the various insurance companies founded and operated by insurance magnate James S. Kemper. The building is one of Chicago's largest historic office buildings located in the City's outlying neighborhoods and exemplifies the historic importance of the Uptown Square commercial, retail and entertainment area. The building is finely designed and detailed in the Classical Revival architectural style with white architectural terra cotta executed by the Northwestern Terra Cotta Company.

The Mutual Insurance Building is located in the Uptown community area on Chicago's north lakefront. It is zoned B3-5, which is a community shopping district designation that is meant to accommodate a very broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than are found in B1 and B2 districts. In addition to accommodating development with a different physical form than found in B1 and B2 districts, the B3 district is also intended to accommodate some types of uses that are not allowed in B1 and B2 districts. B3 districts allow residential uses above the ground floor. It is intended to be applied to large sites that have primary access to major streets.

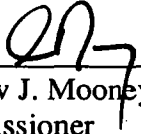
Surrounding properties, primarily commercial or large-scale residential buildings facing either N. Sheridan Rd. or W. Lawrence Ave., are largely zoned B3-2, B3-3, or B3-5. Smaller-scale residential properties facing N. Kenmore Ave., just to the west of the property, are zoned RT-4.

The Mutual Insurance Building is well-served by public transportation. It is located at N. Sheridan Rd. and W. Lawrence Ave., where two heavily-used Chicago Transit Authority (CTA) bus routes—the #151 Sheridan and #81 Lawrence routes—intersect. The CTA Red Line Lawrence Ave. stop is 2 ½ blocks west of the property. Lincoln Park is the nearest park and is located east of the building.

There are a number of individual Chicago Landmarks and Chicago Landmark Districts in the vicinity of the Mutual Insurance Building. To the west, the Former Sheridan Trust & Savings Bank Building is located on the southeast corner of Lawrence Ave. and Broadway, while the Uptown Theater is located at 4816 N. Broadway. A little farther west is the Dover Street District, comprised largely of properties on the 4500- through 4700-blocks of N. Dover St. To the northwest are the Essanay Studios at 1333-45 W. Argyle St. and the Bachman House at 1244 W. Carmen St. To the south is the Hutchinson Street District, primarily made up of buildings on the 700- and 800-blocks of W. Hutchinson St.

The Department supports the designation of the Mutual Insurance Building as a Chicago Landmark. Preserving buildings such as this provides many long-term benefits to the City. Landmark designation encourages the preservation and rehabilitation through a range of incentives. Designation also supports economic development, employment and an enhanced property tax base. It serves as a model for sustainable development by retaining existing buildings and adapting them to modern conditions. Preservation of Chicago's architectural heritage attracts tourists and new residents as well as contributes to the quality of life for Chicago citizens.

In conclusion, landmark designation of the Mutual Insurance Building supports the City's overall planning goals for Chicago's Uptown community area and is consistent with the City's governing policies and plans.



Andrew J. Mooney
Commissioner



Office of the City Clerk



O2013-777

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	2/13/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Correction of City Council Journal of Proceedings of March 26, 1996
Committee(s) Assignment:	Committee on Committees, Rules and Ethics

ORDINANCE

WHEREAS, The purpose of this ordinance is to correct two instances in Section 9-100-050(f) of the Municipal Code in which the word "city" erroneously appears instead of the correct word, which should be "cited"; and

WHEREAS, On March 21, 1990, the City Council of the City of Chicago passed an ordinance which created Code section 27.1-5(f), which was later renumbered as Code section 9-100-050(f) (see page 13565 of the Journal of Proceedings for that date). The fifth line of subsection (f) contained the phrase: "the registered owner of the cited vehicle . . ." (emphasis added); and

WHEREAS, The City Council next amended subsection (f) on March 26, 1996, which amendment appears at page 19182 of the Journal of Proceedings for that date. That Journal, however, in setting out the text of subsection (f), incorrectly used the word "city" instead of "cited" in the sixth line of subsection (f), even though that portion of subsection (f) was not being amended; and

WHEREAS, This erroneous appearance of "city" instead of "cited" was compounded in an ordinance that the City Council passed on December 7, 2005, which appears at pages 64881 through 64882 of the Journal of Proceedings for that date. That ordinance, following the mistaken template established on March 26, 1996, added a new sentence to the end of subsection (f) which included the phrase " the registered owner of the city vehicle . . ." (emphasis added) in line 6 from the top of page 64882; and

WHEREAS, It is necessary and appropriate to correct these errors; now, therefore,

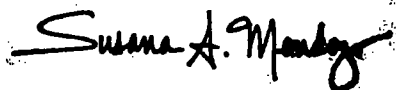
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Page 19182 of the Journal of Proceedings of March 26, 1996 is hereby corrected by replacing the word "city," which appears in the sixth line of section 9-100-050(f) on that page, with the word "cited."

SECTION 2. The last sentence of subsection 9-100-050(f) of the Municipal Code is hereby amended by striking the word "city" and replacing it with the word "cited" as follows:

In the event a mailing sent pursuant to this section is returned as undeliverable, subsequent mailings may be sent to the address of the registered owner of the ~~city~~ cited vehicle as recorded with the United States Postal Service.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and publication.



Susana A. Mendoza
City Clerk

James A. M. - 11/11/12



Office of the City Clerk



O2013-1344

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	2/13/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Loading/Standing/Tow Zone(s) at N Damen Ave and W Augusta Blvd
Committee(s) Assignment:	Committee on Pedestrian and Traffic Safety

MEMORANDUM FOR TRAFFIC REGULATIONS

PROHIBITION AGAINST PARKING: Tow Zone

Street, etc.	On the West Side of N. Damen Avenue
Location	From W. Augusta Boulevard
Distance	To a Point 85' North Thereof
Hours	9AM-5PM
Days	Monday through Friday

For the Public Benefit

Helen Sheller

MEMORANDUM FOR TRAFFIC REGULATIONS

PROHIBITION AGAINST PARKING: Tow Zone

Street, etc.	On the West Side of N. Damen Avenue
Location	From W. Augusta Boulevard
Distance	To a Point 85' North Thereof
Hours	9AM-5PM
Days	Monday through Friday

For the Public Benefit

Helen Sheller



Office of the City Clerk



O2013-801

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	2/13/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Amendment of Section 4-156-160 regarding automatic amusement devices
Committee(s) Assignment:	Committee on License and Consumer Protection

ORDINANCE

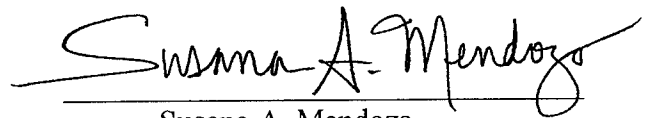
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Section 4-156-160 of the Municipal Code of Chicago is amended by deleting the language stricken through, as follows:

4-156-160 Tax imposed.

An annual tax in the amount of \$150.00 ~~for nongambling-type automatic amusement devices and \$225.00 for gambling-type automatic amusement devices~~ for each calendar year is imposed upon all automatic amusement devices operated for gain or profit per device.

SECTION 2. This ordinance shall be effective upon passage and publication.

A handwritten signature in black ink, reading "Susana A. Mendoza". The signature is written in a cursive style with a large, sweeping initial "S".

Susana A. Mendoza
City Clerk



Office of the City Clerk



O2013-1366

Office of the City Clerk

City Council Document Tracking Sheet

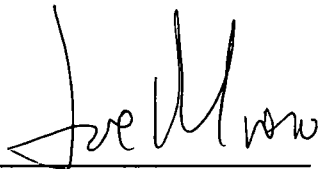
Meeting Date:	2/13/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Parking prohibited on N Campbell Ave from W Cortez St to W Division St - east side
Committee(s) Assignment:	Committee on Pedestrian and Traffic Safety

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

Section 1. Pursuant to Title 9, Chapter 64, Section 040 of the Municipal Code of Chicago, the following is a proposed ordinance to establish a prohibition for the parking of vehicles at the designated location, during the designated day of the week and hours of the day in which the parking of vehicles is prohibited due to Street Cleaning.

No Parking Tow Zone - Street Cleaning, Campbell from Cortez to the Alley South of Division (East Side)— 9:00 am to 3:00 pm. First (1) Wednesday of every month. April 1 to November 30.

Section 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

A handwritten signature in black ink, appearing to read "Joe Moreno", is written over a horizontal line.

Proco Joe Moreno
Alderman, 1st Ward



Office of the City Clerk



Or2013-92

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	2/13/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Order
Title:	Issuance of permits for sign(s)/signboard(s) at 1464 W Webster Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Committee on Zoning, Landmarks and Building Standards

ORDERED, That the Commissioner of Buildings is hereby directed to issue a sign permit to:

Lincoln Services, Inc.
P.O. Box 64479
Chicago, IL 60664

For the erection of a sign/signboard over 24 feet in height and/or over 100 square feet (in area of one face) at:

1464 W. Webster, Chicago, IL 60622

Dimensions: Length 20 feet; Height 20 feet
Height above grade / roof to top of sign: 10 feet
TOTAL SQUARE FOOT AREA: 400 square feet

Such sign(s) shall comply with all applicable provisions of Title 17 of the Chicago Zoning Ordinance and all other applicable provisions of the Municipal Code of the City of Chicago governing the construction and maintenance of outdoor signs, signboards and structures.

1464 W. Webster, Chicago, IL 60622
(Application No. 100430401)

DEPARTMENT OF BUILDINGS

Sign Permit Application

APPROVAL NUMBER	APPLICATION NUMBER 100430401	ANNUAL FEE	WORK CODE	DRAWINGS ATTACHED ☐ YES ☐ NO
DATE OF APPLICATION 03/03/2012			TYPE OF SIGN FLAT OR BOX	
ADDRESS OF SIGN 1464 W WEBSTER AVE, 60614-			LENGTH 20	FT. IN. HEIGHT 0 20 0
BUILDING	ORIGINAL PERMIT NUMBER		AREA 400	SQ. FT. WEIGHT 120
TYPE OF PERMIT NEW CONSTRUCTION (SIGN)			SIGN HEIGHT ABOVE GRADE/ROOF FT. 10	
PAYER OF ANNUAL INSPECTION USA, CITY 1333 N. BROADWAY NEW YORK, NY 10018 (212)736-9400			SHAPE OF SIGN REGULAR	
SIGN MANUFACTURER METROMEDIA			SIGN WILL READ VARIOUS ACCOUNTS	
ADDRESS WHERE SIGN CAN BE SEEN PRIOR TO ERECTION			NO. OF LAMPS 3	
TICKET NUMBER 0			TOTAL WATTAGE 1200	
REINSPECTION CONTROL NUMBER			TYPE OF LAMP HIGH DENSITY DISCHARGE	
TYPE OF SUPPORT FOR SIGN BUILDING			NO. OF BALLAST/TRANSFORMERS 3	
SIGN BOARD SUPPORT MEMBERS OTHER			INPUT OF TRANSFORMERS 120V	
ANNUAL FEE CONSTRUCTION FEE 1017 B FEE TOTAL FEE AMOUNT PAID BALANCE DUE			CONTRACTOR WILL INSTALL ☒ FEEDERS ☒ CUSTOMER LEADS	
1,000.00 1,000.00 500.00 \$ 500.00			TYPE OF SWITCH KNIFE	
Check # for Zoning			LOCATION OF SWITCH OUTSIDE SIGN	
Check # for DCAP			SIGN LOCATION ERECT FLAT WALL SIGN ON EAST WALL OF BUILDING	

The undersigned certify that the statements in this application are true and correct and that all work done under the proposed permit will conform to the requirements of the Chicago Municipal Code

ELECT CONTR DUNNING ELECTRICAL SERVICES IN	REG. NO. E74732
ADDRESS 6809 W. IRVING PARK RD. CHICAGO, IL 60634	BOND. NO.
SUPERVISOR SIGNATURE <i>* Gerald Raznowsky</i>	REG. NO. N93194
	SIGN ERECTOR LINCOLN SERVICES
	SIGNER
	ADDRESS P.O. BOX 64479 CHICAGO IL, 60664-
	SIGNATURE <i>Se. J. W...</i>

The permit issued on this application will authorize only signs here applied for. If other signs are to be erected they must be covered by additional permits

City of Chicago
Rahm Emanuel, Mayor



Department of Buildings
Michael Merchant, Commissioner

INDUST _____ Other: _____ Name: _____ LIC #: _____ Renewal Date: _____	COUNCIL ORDER REQUIRED ☒ YES		
Projects Over: ☒ Private Property ☒ Public Way Grant Permit #: _____ ☐ Planned Development/Manufacturing PMD/PD#: _____ Zoning District: <u>M1</u> Other: _____	IS SPECIAL PERMISSION REQUIRED FROM CHIEF ELECTRICAL ☐ YES IF YES, ATTACH LETTER OF REQUEST		
TYPE OF SIGN: ☒ ADVERTISING ☒ ILLUMINATE ☐ MOVEABLE ☐ BUSINESS ☐ FLASHING	TIME STAMP Old But has Stamp		
TOTAL STREET FRONTAGE OF LOT (IN FEET) _____ 200 TOTAL AREA OF NEW SIGN (SQ.FT.) _____ 400 TOTAL AREA OF ALL SIGNS ON LOT (SQ.FT.) _____ 400 HEIGHT OF SIGN ABOVE GRADE (TO TOP) _____ 30ft in	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">SIGN CLERK</td> <td style="width: 50%;">APPROVED FOR PERMIT</td> </tr> </table>	SIGN CLERK	APPROVED FOR PERMIT
SIGN CLERK	APPROVED FOR PERMIT		
DISTANCE OF CURB LINE OUTER EDGE (ft) _____ 10 DISTANCE OF STRUCTURE INNER EDGE (ft) _____ 30 DISTANCE FROM (ft): A. PUBLIC PARK (OVER 10 ACRES) _____ 1,000 B. EXPRESSWAY (IF LESS THAN 1,000 FT.) _____ 1,000 C. RESIDENCE DISTRICT (ADVERTISING SIGNS ONLY) _____ 500	REMARKS APPROVED APR 02 2012 PublicWayUse		
IF REPLACEMENT SIGN OR CHANGE OF FACE, WHAT DOES THE EXISTING SIGN READ? Original Payee: _____ Landmark Hold: ☐ Status: _____			
ZONING (OFFICE USE ONLY)			

INDUST: _____ Other: _____
Name: _____
LIC #: _____
Renewal Date: _____

Projects Over:

☒ Private Property

☒ Public Way Grant Permit #: _____

☐ Planned Development/Manufacturing PMD/PD#: _____

Zoning District: M1 Other: _____

TYPE OF SIGN:

☒ ADVERTISING

☒ ILLUMINATE

☐ MOVEABLE

☐ BUSINESS

☐ FLASHING

TOTAL STREET FRONTAGE OF LOT (IN FEET) 150

TOTAL AREA OF NEW SIGN (SQ.FT.) 400

TOTAL AREA OF ALL SIGNS ON LOT (SQ.FT.) 400

HEIGHT OF SIGN ABOVE GRADE (TO TOP) 30ft 0in

DISTANCE OF CURB LINE OUTER EDGE (ft) 10

DISTANCE OF STRUCTURE INNER EDGE (ft) 30

DISTANCE FROM (ft):

A. PUBLIC PARK (OVER 10 ACRES) 1,000

B. EXPRESSWAY (IF LESS THAN 1,000 FT.) 1,000

C. RESIDENCE DISTRICT (ADVERTISING SIGNS ONLY) 500

IF REPLACEMENT SIGN OR CHANGE OF FACE, WHAT DOES THE EXISTING SIGN READ?

Original Payee: _____

Landmark Hold: ☐ Status: _____

ZONING (OFFICE USE ONLY)

CONFORMS
TO ZONING ORDINANCE
This Approval of Application for signs
shall not be held to permit or be an
approval of any violation of the provisions.

JUN 27 2012

of the Chicago Zoning Ordinance, or any other
requirements of the Municipal Code of the
City of Chicago
ZONING ADMINISTRATOR

COUNCIL ORDER REQUIRED

☒ YES

IS SPECIAL PERMISSION REQUIRED FROM CHIEF ELECTRICAL

☐ YES

IF YES, ATTACH LETTER OF REQUEST

TIME STAMP

SIGN CLERK

APPROVED FOR PERMIT

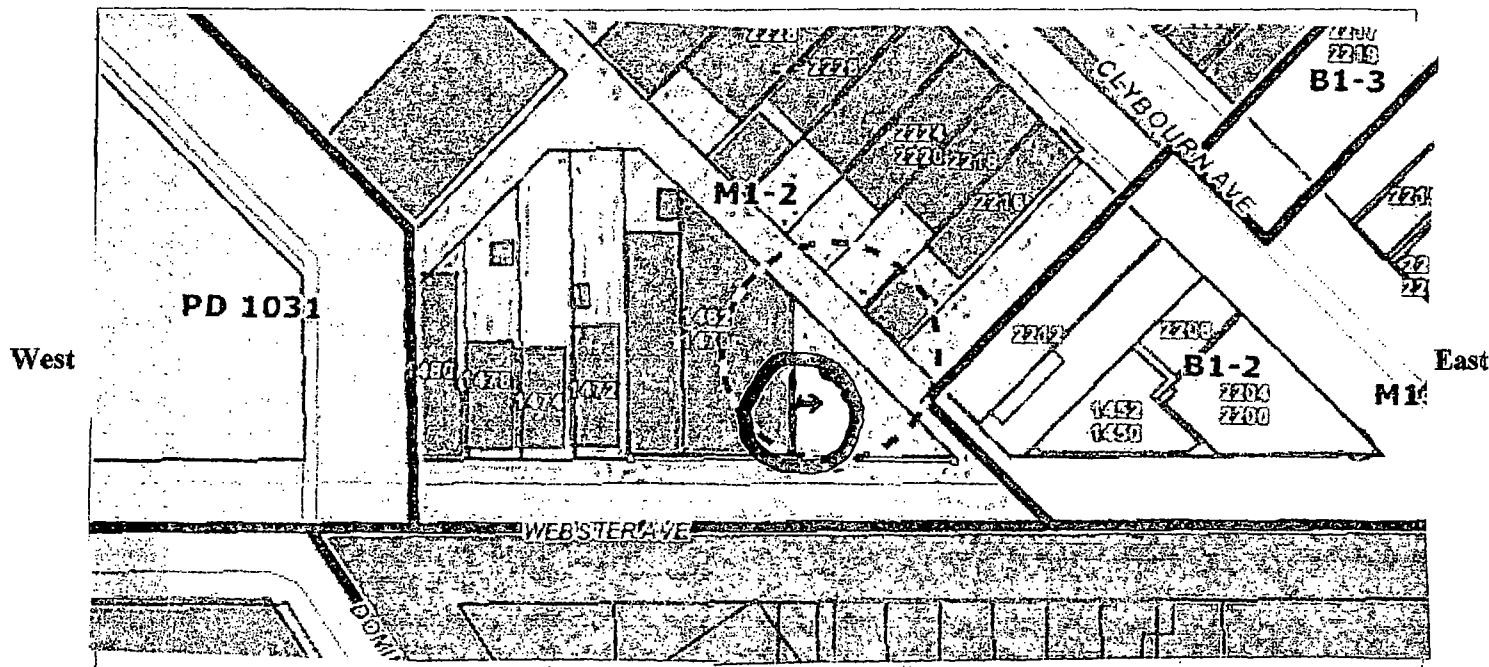
REMARKS

SIGN SITE PLAN
(ALL INFORMATION MUST BE COMPLETED AND LEGIBLE)

Site Address: 1464 W. WEBSTER / of / applications

Sign Company: LINCOLN SVCS (CITY) Rep Name: _____

Phone (312) 545-8628 EXT _____ (Below: Building, streets and location of sign on lot or structure)
North



SIGN USE:

Bus. ID (On-premise) ☐

Business Lice. # _____

Advertising (Off-premise) ☒

PERMIT TYPE:

New Construction ☒

Change of Face

Previous Permit # ☐

TYPE OF SIGN:

Flat Wall ☒

Freestanding ☐

Awning ☐

Marquee ☐

High Rise Building ☐

Projecting Private ☐

Projecting Public Way ☐

Public Way Use -Permit # _____

SIGN CHARACTERISTICS:

Non-Illuminated ☐

Illuminated ☒

Changing Image ☐

Video Display ☐

Flashing ☐

DISTANCE FROM:

Curb Line: 10

Expressway, Toll Roads
or Major Route

(n/a if over 1000 ft) 1000

Park (over 10 acres) 1000

Residential Zone 500

Existing Off-premise on
same side of street: 300

TOTAL SQUARE FOOTAGE:

Square footage of this proposed sign 400

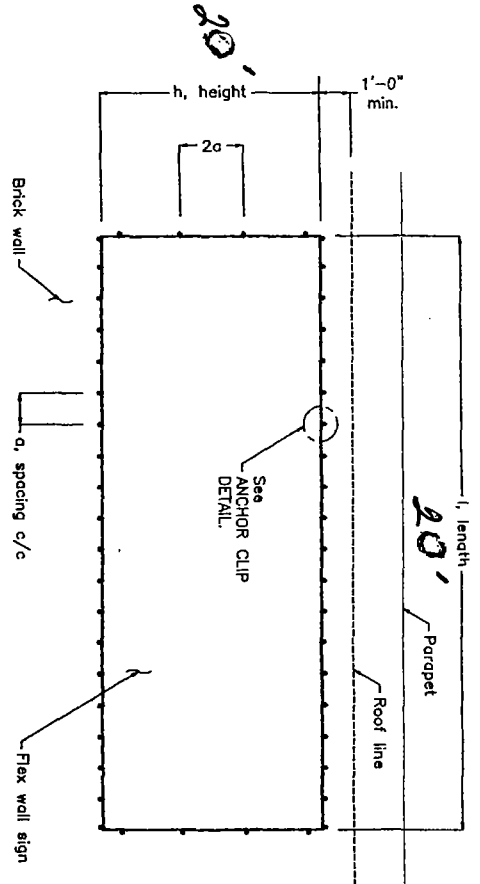
Gross area of all proposed signs 400

Area of all existing signs

(not including proposed) on Zoning Lot 0

Signature: [Signature]

Date: 3/3/12

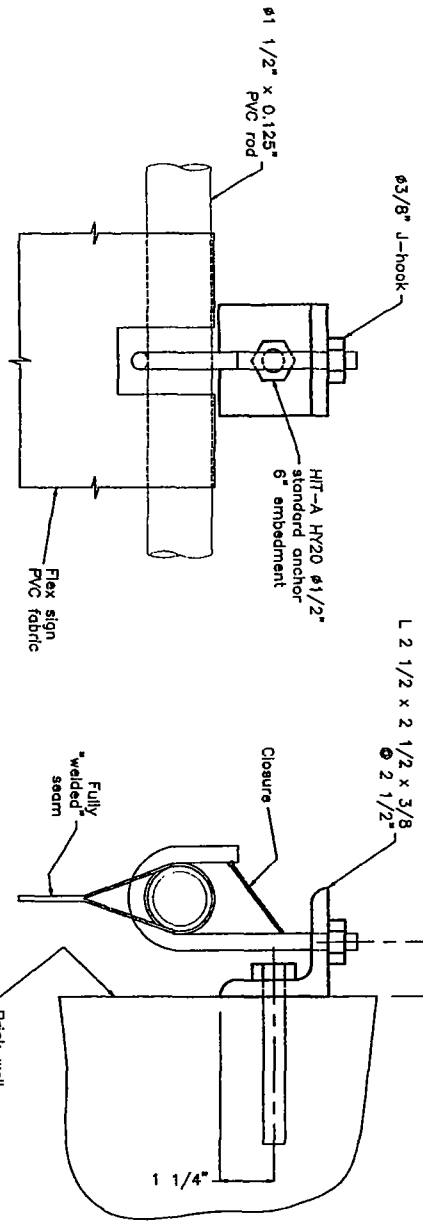
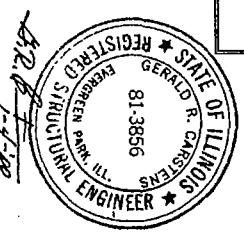


ELEVATION

h, height	a, spacing
10'-6"	2'-6"
14'-0"	2'-3"
20'-0"	1'-10"
30'-0"	1'-6"

NOTES

- * Design per the Chicago Building Code.
- * Design wind pressure is 30 psf.
- * The contractor shall verify all dimensions and conditions in the field and notify the engineer of any discrepancies.



ANCHOR CLIP DETAIL

1464 W WEBSTER

100430401

 ENGINEERING, INC.	
5544 W. 147TH STREET OAK FOREST, ILLINOIS 60452 (708) 489-0400	
CUSTOMER	Squadron Outdoor
ENG.	arc CAD fm
DATE	28 December 1999
DRAWING NUMBER	A710

1464 Webster Street, Chicago Illinois

East Lot is 75' x 75' owned by John Surak who owns the building at 1464 Webster Street.

East face of building is 30' high x 72' wide = 2160 square feet

1464 Webster lot is 140' feet deep x 152' frontage

Advertising wall is 20' high x 20' wide = 400 square feet

Advertising wall is 18.5% of total wall

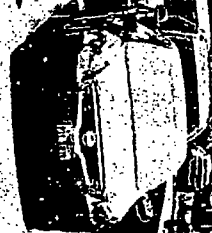
WEBSTER PLACE



THEATRE
SELF PARK

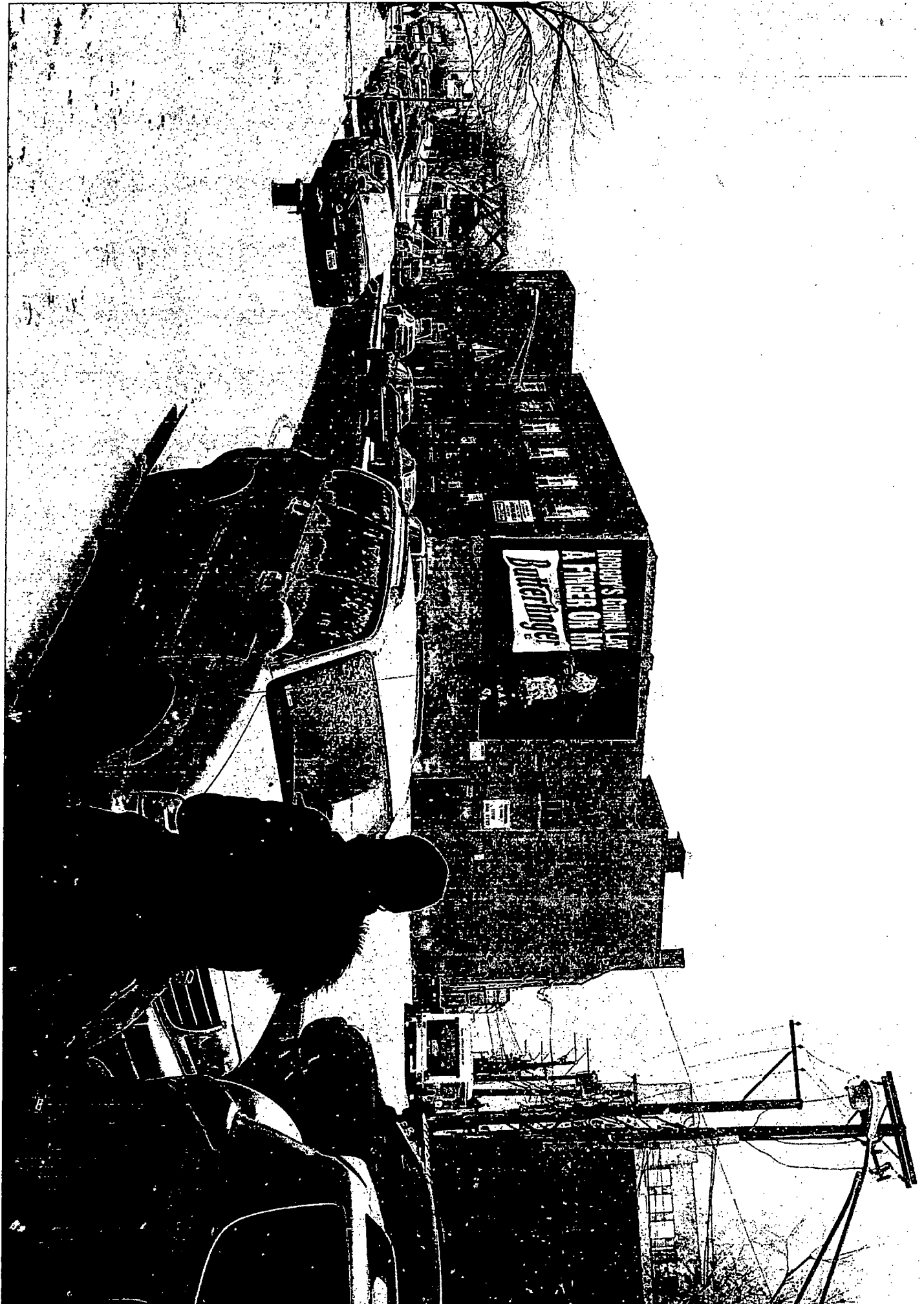


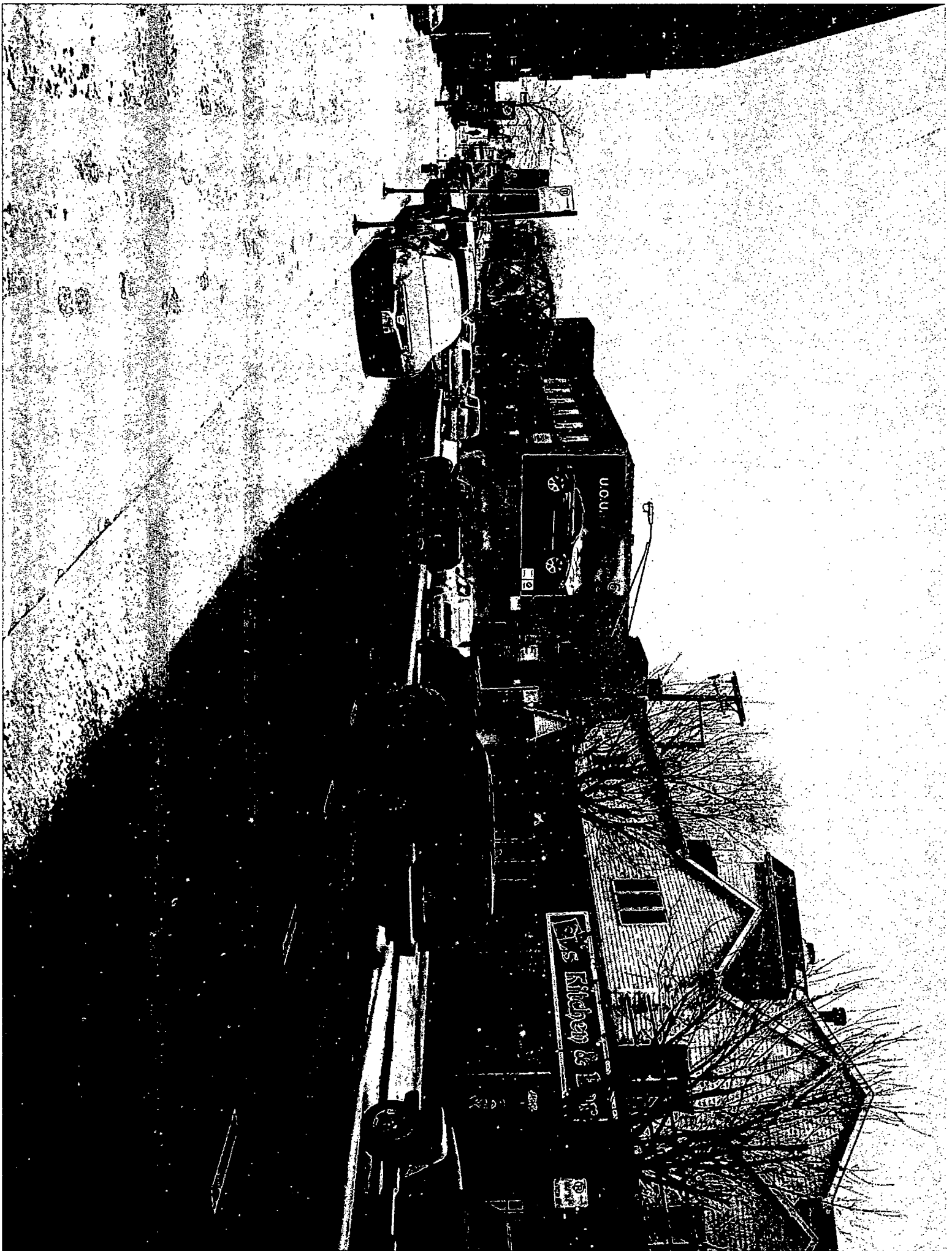
200' AHEAD

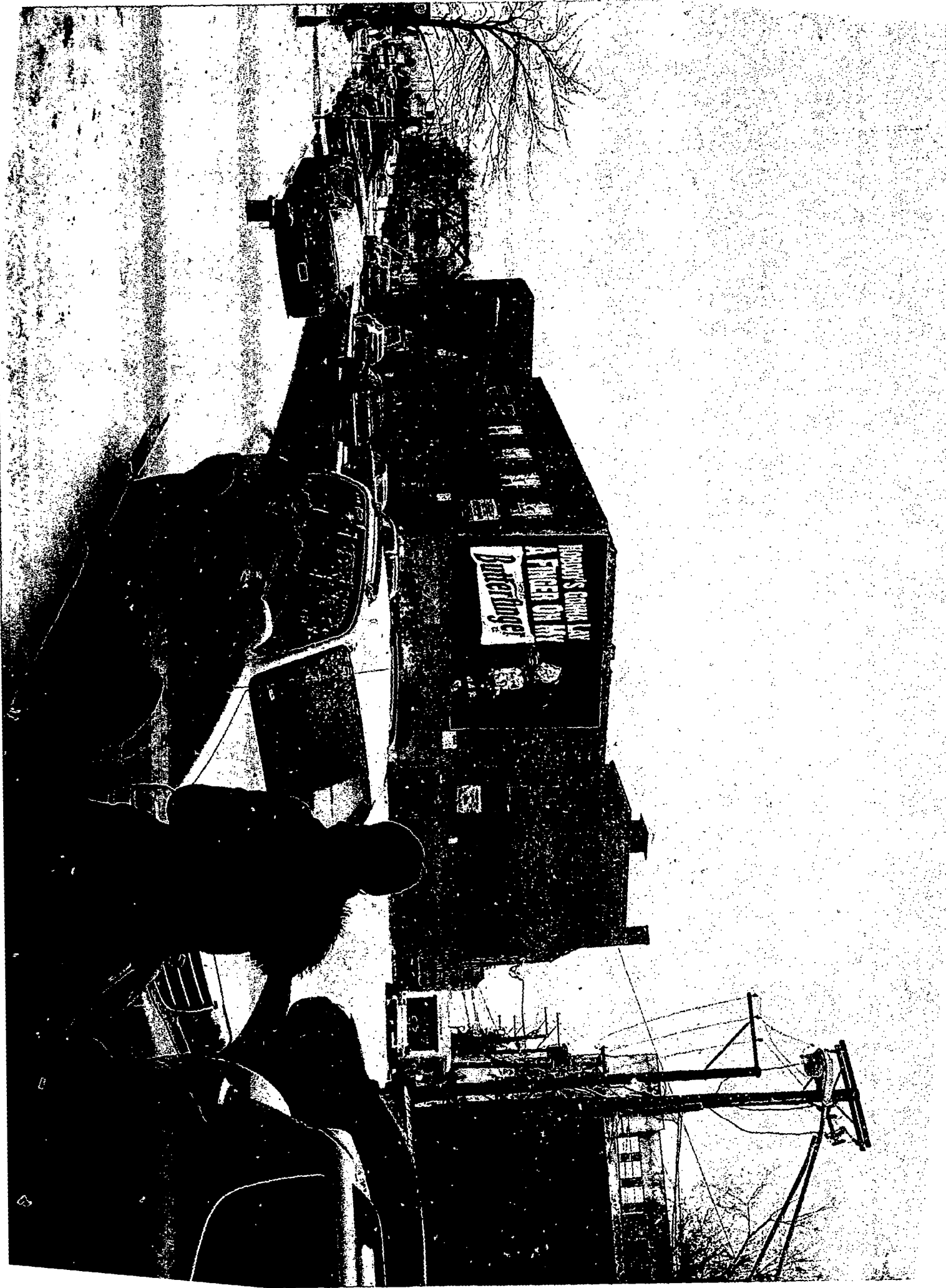


NOBODY'S COULD GET
A FINGER ON MY
Butterfinger

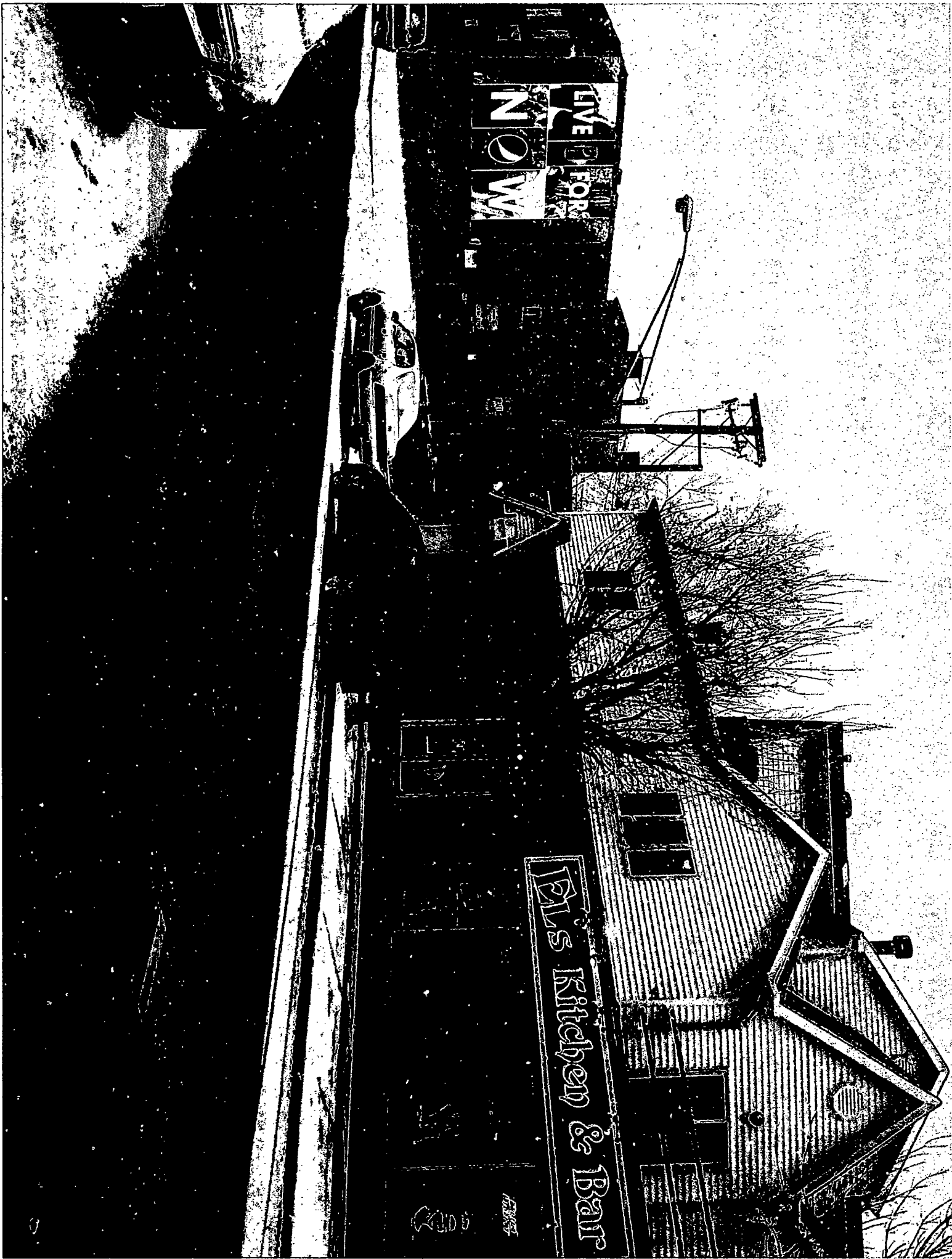














Office of the City Clerk



O2013-797

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	2/13/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17678 at 2040 W North Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.5-H in the area bounded by

beginning at a line 120 feet north of and parallel to West North Avenue; a line 783.49 feet east of and parallel to North Leavitt Street; a line 110 feet north of and parallel to West North Avenue; a line 807.49 feet east of and parallel to North Leavitt Street; a line 85 feet north of and parallel to West North Avenue; a line from a point 85 feet north of West North Avenue and 831.49 feet west of North Leavitt Street; to a point, 64 feet north of West North Avenue and 855.49 feet east of North Leavitt Street; a line 855.49 feet east of and parallel to North Leavitt Street; West North Avenue; and a line 759.49 feet east of and parallel to North Leavitt Street (ToB),

to those of a B3-3 Community Shopping District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 2040 West North Avenue

17678

Intro DATE:

2-13-13

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

2040 W North Avenue

2. Ward Number that property is located in:

3. APPLICANT 2040 North Ave LLC

ADDRESS 55 E Jackson #500

CITY Chicago STATE Illinois ZIP CODE 60604

PHONE 312-884-5429 CONTACT PERSON Laurence Weiner

4. Is the Applicant the owner of the property? YES ☒ NO ☐ If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.

OWNER

ADDRESS

CITY STATE ZIP CODE

PHONE CONTACT PERSON

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Thomas S. Moore

ADDRESS 111 W Washington Suite 1100 CITY Chicago

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-251-1500 FAX 312-251-1500

6. If the applicant is a legal entity (Corporation, LLC, Partnership, Etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

Laurence Weiner

7. On what date did the owner acquire legal title to the subject property? 9/28/10

8. Has the present owner previously rezoned this property? If Yes, when?

No

9. Present Zoning District M1-2 Proposed Zoning District B3-3

10. Lot size in square feet (or dimensions?) 9,347.9 sq. ft.

11. Current Use of the property 4 story Vacant Warehouse

12. Reason for rezoning the subject property: 4 story brick building. 1st and 2nd floor health club, 3rd and 4th floor 16 residential apartments with 20 parking spaces.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
Existing 4 story brick building, 1st and 2nd floor health club, 3rd and 4th floor 16 residential apartments with 20 parking spaces.

14. On May 14th, 2007, the Chicago City Council passed the affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information).

YES _____ NO X

COUNTY OF COOK
STATE OF ILLINOIS

Laurence Weiner, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and Sworn to before me this
29th day of February, 2013.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

February 13, 2013

Honorable Daniel Solis
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Thomas S. Moore, being first duly sworn on oath, deposes and says the following:

The undersigned certifies that he has complied with the requirements of Sec. 17-13-0107, of the Chicago Zoning Ordinance, by sending written notice to such owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

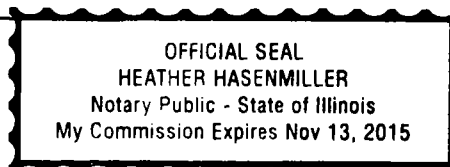
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately February 13, 2013.

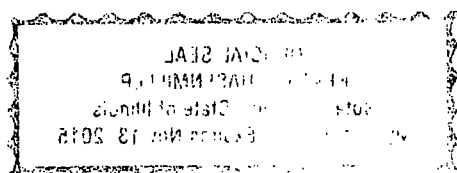
The undersigned certifies that the applicant has made and bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Thomas S Moore

Subscribed and Sworn to before me
this 13th day of February, 2013

Heather Hasenmiller
Notary Public





ANDERSON & MOORE, P.C.

ATTORNEYS AT LAW

111 WEST WASHINGTON STREET, SUITE 1100

CHICAGO, ILLINOIS 60602

THOMAS S. MOORE
JANE E. ANDERSON

TELEPHONE (312) 251-1500
FACSIMILE (312) 251-1509

February 13, 2013

To Property Owner or Resident:

In accordance with requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about February 13, 2013, the undersigned will file an application for a change in zoning from M1-2 to B3-3 on behalf the applicant, 2040 North Ave LLC for the property located at 2040 W North Avenue.

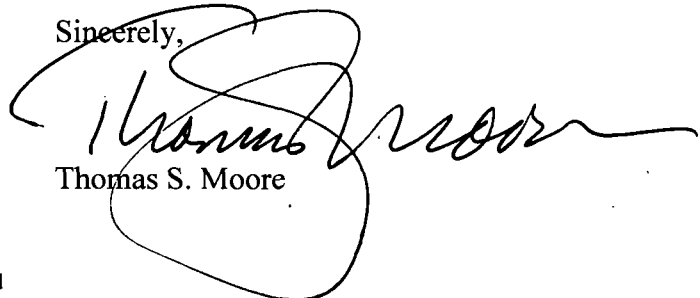
The applicant seeks convert the existing 4 story vacant warehouse into a health club on the 1st and 2nd floor, and 16 residential apartments on the 3rd and 4th floor with 20 parking spaces.

The owner and applicant of the property is 2040 North Ave LLC whose business address is 55 E Jackson #500; Chicago, IL 60604. You can reach Laurence Weiner at 312-884-5429 if you have any questions.

I am the attorney for the applicant and can be reached at the above number if you have any questions.

Please note the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas S. Moore', is written over a large, loopy circular flourish.

Thomas S. Moore

TSM:hah

W:\FORMS\Zoning Forms\Zoning Change\NeighborLtr.wpd

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT**

SECTION I –GENERAL INFORMATION

A. Legal name of Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

2040 North Ave LLC

Check ONE of the following three boxes:

Indicate whether Disclosing Party submitting this EDS is:

1. ☒ the Applicant

OR

2. ☐ a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which Disclosing Party holds an interest: _____

OR

3. ☐ a specified legal entity with a right of control (see Section II.B.1.b) State the legal name of the entity in which Disclosing Party holds a right of control: _____

B. Business address of Disclosing Party: 55 E Jackson #500
Chicago, IL 60604

C. Telephone: 312-884-5429 Fax: _____ Email: _____

D. Name of contact person: Laurence Weiner

E. Federal Employer Identification No. (if you have one): _____

F. Brief description of contract, transition or other undertaking (referred to below as the “Matter”) to which this EDS pertains. (Include project number and location of property, if applicable):

Zoning Change-2040 W North Avenue

G. Which City agency or department is requesting this EDS? Dept of Housing & Economic Development
Bureau of Planning & Zoning

If the Matter is a contract being handled by the City’s Department of Procurement Services, please complete the following:

Specification # _____ and Contract # _____

SECTION II – DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- | | |
|---|--|
| ☐ Person | ☒ Limited liability company* |
| ☐ Publicly registered business corporation | ☐ Limited liability partnership* |
| ☐ Privately held business corporation | ☐ Joint venture* |
| ☐ Sole proprietorship | ☐ Not-for-profit corporation |
| ☐ General partnership* | (Is the not-for-profit corporation also a 501(c)(3))? |
| ☐ Limited partnership* | ☐ Yes ☐ No |
| ☐ Trust | ☐ Other (please specify) |

*Note B.1.b below

2. For legal entities, the state (or foreign country) of incorporation or organization, if applicable:

Illinois

3. For legal entities not organized in the State of Illinois: Has the organization registered to do business in the State of Illinois as a foreign entity?

☐ Yes ☐ No ☒ N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and title of all executive officers and all directors of the entity.

NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write “no members.” For trusts, estates or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party.

NOTE: Each legal entity listed below must submit an EDS on its own behalf.

Name	Title
<u>Laurence Weiner</u>	<u>Member</u>

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture,

Interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." **NOTE:** Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing party
Laurence Weiner	55 E Jackson #500; Chicago, IL 60604	100%

SECTION III – BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

Has the Disclosing Party has a "business relationship." as defined in Chapter 2-156 of the Municipal Code, with any City elected official in the 12 months before the date this EDS is signed?

☐ Yes ☒ No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s):

SECTION IV – DISCLOSURE OF SUBCONTRACTORS & OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, accountant, consultant and any other person or entity whom the Disclosing party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself. "Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party, must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc)	Fees (indicate whether paid or estimated.) NOTE: "hourlyrate" or "t.b.d." is not an acceptable response.
--	------------------	---	---

Anderson & Moore-Attorney 111 W Washington Ste 1100; Chicago, IL 60602	Estimated to be
	\$5,000.00

(Add sheets if necessary)

☐ Check here if the Disclosing party has not retained, nor expects to retain, any such persons or entities.

SECTION V —CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

Under Municipal Code Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the term of the contract.

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?

☐ Yes ☒ No ☐ No person directly or indirectly owns 10% or more of the Disclosing Party.

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?

☐ Yes ☐ No

B. FURTHER CERTIFICATIONS

1. Pursuant to Municipal Code Chapter 1-23, Article I ("Article I")(which the Applicant should consult for defined terms (e.g., "doing business") and legal requirements), if the Disclosing Party submitting the EDS is the Applicant and is doing business with the City, then the Disclosing Party certifies as follows: (i) neither the Applicant nor any controlling person is currently indicated or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any sister agency; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. **NOTE:** If Article I applies to the Applicant, the permanent compliance timeframe in Article I supersedes some five-year compliance timeframes in certification 2 and 3 below.

2. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II.B.1. of this EDS:

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, within a five-year period preceding that date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;
- d. have not, within a five-year period preceding the date of this EDS, had one or more public transaction (federal, state or local) terminated for cause or default; and
- e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

3. The certifications in subparts 3, 4 and 5 concern:

- the Disclosing Party;
- any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to any persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
- any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity. Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity) with respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
- any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor nor any Agents have, during the five years before the date this EDS is signed, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the five years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders, or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

4. Neither the Disclosing Party, Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

5. Neither the Disclosing Party nor any Affiliated Entity is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the Bureau of Industry and Security of the U.S. Department of Commerce or their successors: the Specially Designated Nationals List, the Denied Persons Lists, the Unverified List, the Entity List and the Debarred List.

6. The Disclosing Party understands and shall comply with the applicable requirements of Chapters 2-55 (Legislative Inspector General), 2-56 (Inspector General) and 2-156 (Governmental Ethics) of the Municipal Code.

7. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:

N/A

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

8. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

N/A

9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$20 per recipient (if non, indicate with a "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

N/A

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

☐ is ☒ is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

2. If the Disclosing Party IS a financial institution, then the Disclosing party pledges:

"We are not and will not become a predatory lender as defined in Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages of necessary):

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

Any words or terms that are defined in Chapter 2-156 of the Municipal Code have the same meanings when used in this Part D.

1. In accordance with Section 2-156-110 of the Municipal Code: Does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

☐ Yes ☒ No

NOTE: If you checked "Yes" to Item D.1., proceed to Items D.2. and D.3. If you checked "No" to Item D.1., proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

☐ Yes ☐ No

3. If you checked "Yes" to Item D.1., provide the names and business addresses of the City officials or employees having such interest and identify the nature of such interest:

Name	Business Address	Nature of Interest
------	------------------	--------------------

4. The Disclosing Party further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either 1. or 2. below. If the Disclosing Party checks 2., the Disclosing Party must disclose below or in an attachment to this EDS all information required by paragraph 2. Failure to

comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

 X 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery, or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provide coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

 2. The Disclosing Party verifies that, as a result of conducting the search in step 1 above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI -- CERTIFICATIONS FOR FEDERALLY-FUNDED MATTERS

NOTE: If the Matter is federally funded, complete this Section VI. **If the Matter is not federally funded,** proceed to Section VII. For purposes of this Section VI, tax credits allowed by the City and proceeds of debt obligations of the City are not federal funding.

A. CERTIFICATION REGARDING LOBBYING

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995 who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets as necessary):

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995 have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A.1. above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A.1. and A.2. above.

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities".

5. If the Disclosing Party is the applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A.1. through A.4. above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

If the Matter is federally funded, federal regulations require the Applicant and all proposed subcontractors to submit the following information with their bids or in writing at the outset of negotiations.

Is the Disclosing Party the Applicant?

☐ Yes ☐ No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2).

☐ Yes ☐ No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?

☐ Yes ☐ No

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?

☐ Yes ☐ No

If you checked "No" to question 1. or 2. above, please provide an explanation:

SECTION VII -- ACKNOWLEDGMENTS, CONTRACT INCORPORATION, COMPLIANCE, PENALTIES, DISCLOSURE

The Disclosing Party understand and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.

B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available on line at www.cityofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N.

Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with the applicable ordinances.

C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other transactions with the City. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.

D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided on this EDS and any attachments to this EDS may be made available to the public on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.

E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. **NOTE:** With respect to Matters subject to Article I of Chapter 1-23 of the Municipal Code (imposing **PERMANENT INTELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by Chapter 1-23 and Section 2-154-020 of the Municipal Code.

The Disclosing Party represents and warrants that:

F.1. The Disclosing Party is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, nor are the Disclosing Party or its Affiliated Entities delinquent in paying any fine, fee, tax or other charge owed to the City. This includes, but is not limited to, all water charges, sewer charges, license fees, parking tickets, property taxes or sales taxes.

F.2. If the Disclosing Party is the Applicant, the Disclosing Party and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility on the U. S. E.P.A. on the federal Excluded Parties List System ("EPLS) maintained by the U.S. General Services Administration.

F.3. If the Disclosing Party is the Applicant, the Disclosing Party will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in F.1. and F.2. above and will not, without the prior written consent of the City, use any such contractor/subcontractor that does not provide such certifications or that the Disclosing Party has reason to believe has not provided or cannot provide truthful certifications.

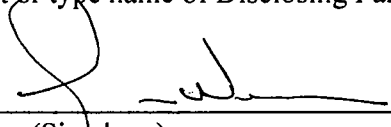
NOTE: If the Disclosing Party cannot certify as to any of the items in F.1., F.2. or F.3. above, an explanatory statement must be attached to this EDS.

CERTIFICATION

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS and Appendix A (if applicable) on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS and Appendix A (if applicable) are true, accurate and complete as of the date furnished to the City.

2040 North Ave LLC

(Print or type name of Disclosing Party)

By: 

(Sign here)

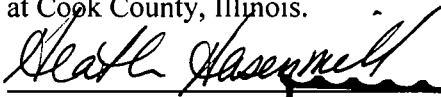
Laurence Weiner

(Print or type name of person signing)

Member

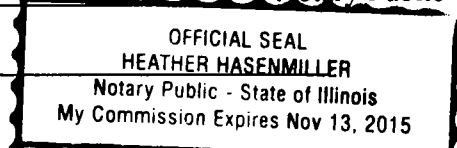
(Print or type title of person signing)

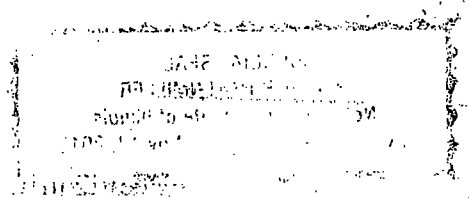
Signed and sworn to before me on (date) 1/28/13,
at Cook County, Illinois.



Notary Public

Commission expires: _____





**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A**

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5 percent. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

Under Municipal Code Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof is related, by blood or adoption, to the mayor, any alderman, the city clerk, the city treasurer, or any city department head as parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

"Applicable Part" means (1) all corporate officers of the Disclosing Party, if the Disclosing Party is a corporation; all partners of the Disclosing party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and member of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5 percent ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

Does the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently have a "familial relationship" with an elected city official or department head?

☐ Yes

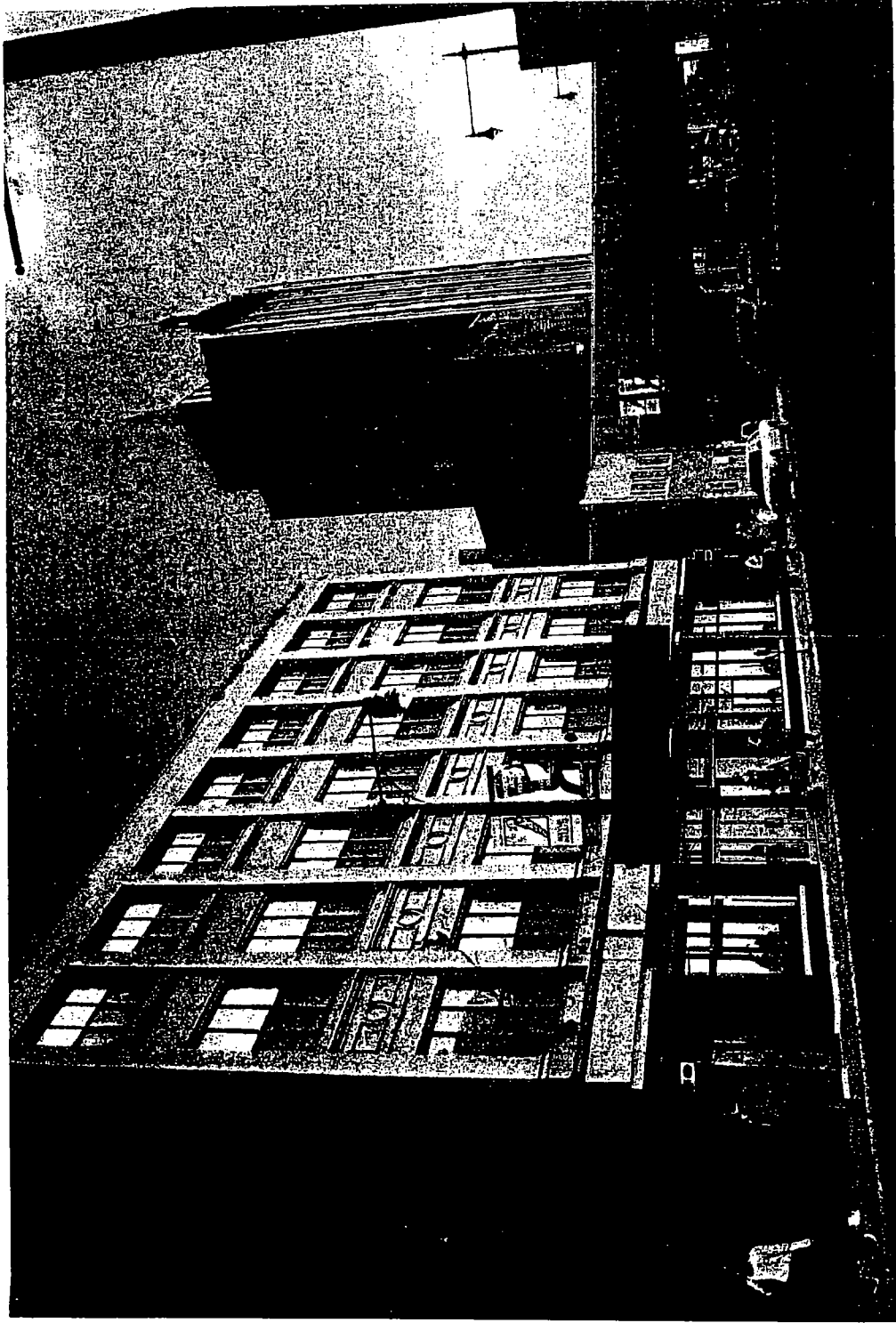
☒ No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

NARRATIVE

The applicant seeks convert the existing 4 story vacant warehouse into a health club on the 1st and 2nd floor, and 16 residential apartments on the 3rd and 4th floor with 20 parking spaces.

	Current Zoning M1-2	Required Proposed B3-3	Proposed Building B3-3
FAR	1.2	3.0	3.0
Minimum Lot Area	N.A.	400 sq. ft. per unit	400 sq. ft. per unit
Max Buildable Area	20,565 sq. ft.	28,043 sq. ft.	37,826 sq. ft. existg
Max No. of Units	N.A.	23	16
Max Bldg Height	N.A.	65'-0"	60'-2"
Front Setback	0'-0"	0'-0"	0'-0"
Rear Setback	0'-0"	0'-0"	0'-0"
West Side Setback	0'-0"	0'-0"	0'-0"
East Side Setback	0'-0"	0'-0"	0'-0"
Minimum Parking	0	11	20
Rear Open Space	Not Required	Not required	Not required

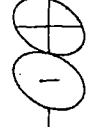


152
JOURNAL OF THE SPLITTING INDUSTRY
4801 48th Avenue North
Suite 101
Atlanta, Georgia 30328
404 486 1111

AUTOMOBILE PARK ATHLETIC CLUB
1000 10th Ave.
St. Paul, MN 55102
612 291 1111

Jonathan Spilly architects llc
4001 north reynoldswood avenue
suite 601
chicago illinois 60612276
773 888 1617 fax 773 888 3081

ZONING DATA



proj.#
prel.
description
HICKER PARK-SUCKTOWN ATHLETIC CLUB
1000 N. NORTH AVE.
CHICAGO, IL
11.8.12

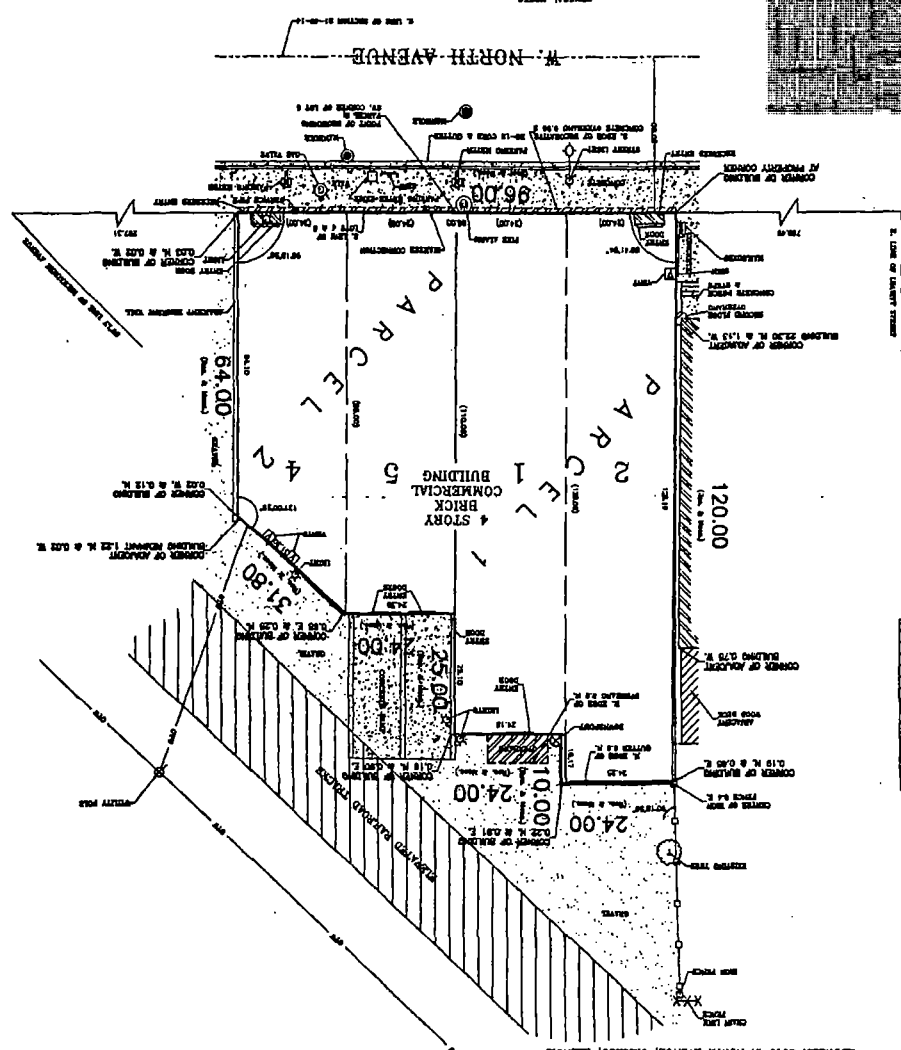
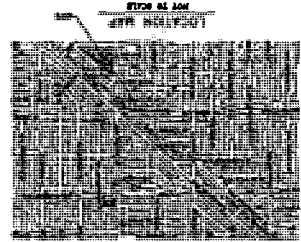
ZONING DATA			
ADDRESS: 2040 WEST NORTH AVENUE, CHICAGO ILLINOIS			
LOT SIZE: (SEE: SITE PLAN AND PLAT OF SURVEY)			
LOT AREA: 9347.9 SQ. FT.			
ZONING DISTRICT: EXISTING: M1-2, PROPOSED: B3-3			
USE: HEALTH CLUB - PARTICIPANT SPORTS AND RECREATION CENTER / RESIDENTIAL			
NOTES: EXISTING BUILDING IS LOCATED ALONG A DESIGNATED PEDESTRIAN STREET AND IS LESS THAN 600' TO AN ELEVATED CTA TRAIN STATION			
EXISTING M1-2		PROPOSED B3-3	
F.A.R.	2.2	3	
M.L.A.	N.A.	400	
MAXIMUM BUILDABLE AREA:		MAX.: 20,565 SQ. FT.	
EXISTING: 37,826 SQ. FT.		EXISTING: 37,826 SQ. FT.	
MAXIMUM NUMBER OF UNITS:		MAX.: 23	
N.A.		PROPOSED: 16	
MAXIMUM BUILDING HEIGHT:		60'-2" EXISTING	
SETBACKS:			
FRONT YARD	0'-0"	80'	0'-0" EXISTING TO REMAIN
REAR YARD	0'-0"		0'-0" EXISTING TO REMAIN
SIDE YARDS	0'-0"		0'-0" EXISTING TO REMAIN
LOADING BERTH	1		1 EXISTING
PARKING	REQUIRED: 11	REQUIRED: 11	
	PROVIDED: 20	PROVIDED: 20	

PARKING REQUIREMENTS - 307 OCCUPANTS	
NOTES: EXISTING BUILDING IS LOCATED ALONG A DESIGNATED PEDESTRIAN STREET AND IS LESS THAN 600' TO AN ELEVATED CTA TRAIN STATION	
MINIMUM PARKING: (PER MUNICIPAL CODE SEC. 4-4-312)	10% OF OCCUPANCY REQUIRED PARKING PEDESTRIAN ZONE REDUCTION: (FIRST 10,000 S.F. DOES NOT COUNT TOWARDS PARKING REQUIREMENTS)
PARKING CALCULATION	OCCUPANCY: 307 = 60 S.F. PER PERSON 18,688 S.F. - 10,000 (PED. ZONE REDUCTION) = 8,688 S.F. 8,688 S.F. / 60 = 145 OCCUPANTS 145 X 10% = 15
PARKING CREDIT FOR PREVIOUS BUILDING USE = 9	
15 - 9 = 6 REQUIRED PARKING SPACES	
REQUIRED PARKING SPACES	HEALTH CLUB REQUIRED PARKING SPACES: 6 RESIDENTIAL REQUIRED PARKING SPACES: 16 50% CTA REDUCTION = 22 X .5 = 11 TOTAL PARKING SPACES REQUIRED: 11

CHICAGO TITLE INSURANCE COMPANY
CHICAGO, ILL.
100 N. LAKE STREET, 15TH FLOOR
CHICAGO, ILL. 60601
TELEPHONE 312-467-1000
FAX 312-467-1001
WWW.CHICAGOTITLE.COM



PREFERRED SURVEY, INC.
704 S. 7TH STREET, INDIANAPOLIS, IN 46204
PHONE 704-455-7416 / FAX 704-455-7455
WWW.PREFERENCESURVEY.COM
03/25/10 10:00 AM
03/25/10 10:00 AM
03/25/10 10:00 AM

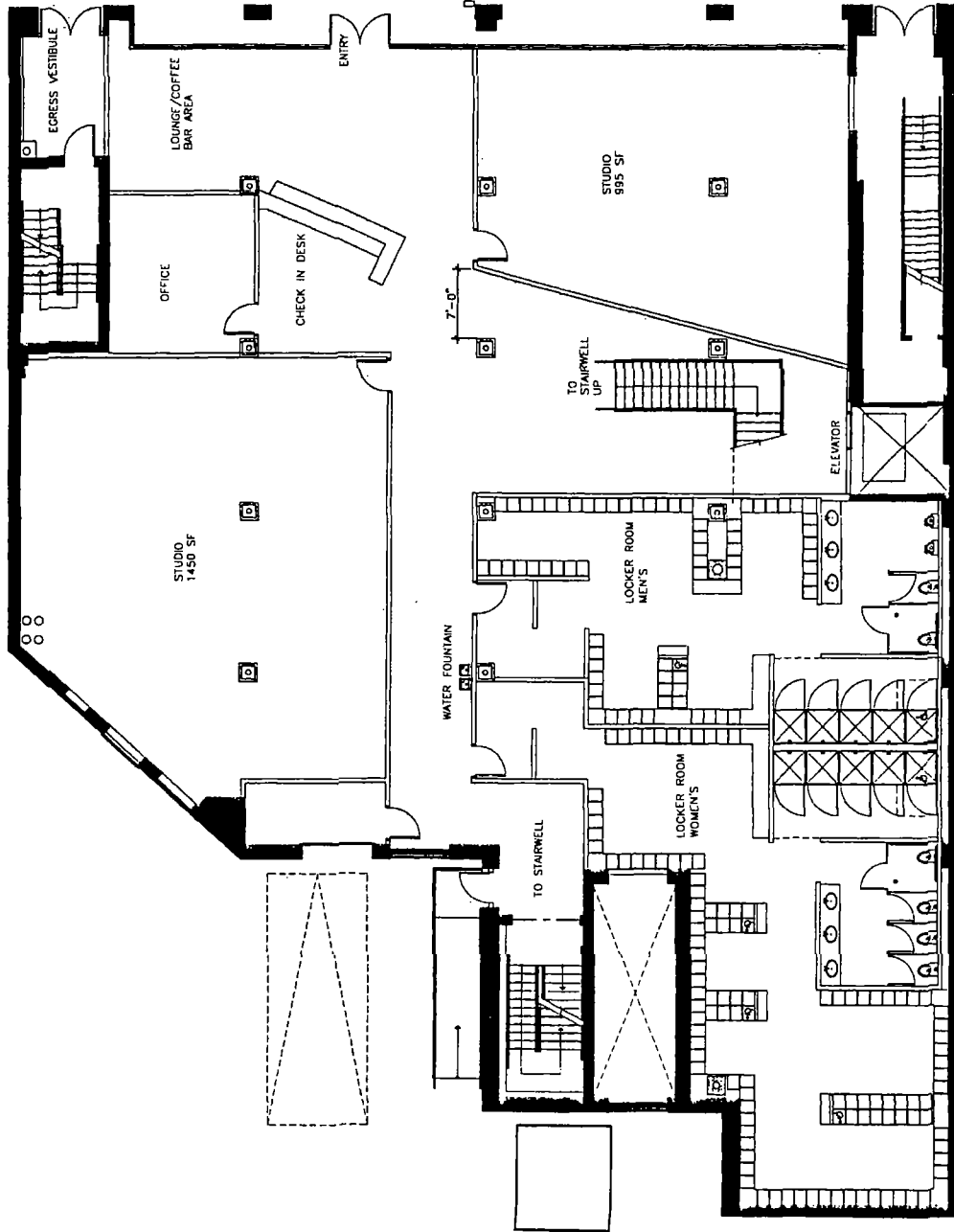


NO.	DESCRIPTION	AREA
1	PARCEL 1	120.00' x 100.00' = 12,000.00
2	PARCEL 2	120.00' x 100.00' = 12,000.00
3	PARCEL 3	120.00' x 100.00' = 12,000.00
4	PARCEL 4	120.00' x 100.00' = 12,000.00
5	PARCEL 5	120.00' x 100.00' = 12,000.00
6	TOTAL	60,000.00

SCALE: 1"=10'
N
10'
0'
10'

LEGAL DESCRIPTION
PARCEL 1: THE SOUTH 110 FEET OF LOT 1 AND THE SOUTH 120 FEET OF LOT 2 IN THE SUBDIVISION OF 13 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2: THE EAST 60 FEET OF THE SOUTH 120 FEET OF LOT 1 AND THE SOUTH 120 FEET OF LOT 2 IN THE SUBDIVISION OF 13 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 3: THE EAST 60 FEET OF THE SOUTH 120 FEET OF LOT 1 AND THE SOUTH 120 FEET OF LOT 2 IN THE SUBDIVISION OF 13 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 4: THE EAST 60 FEET OF THE SOUTH 120 FEET OF LOT 1 AND THE SOUTH 120 FEET OF LOT 2 IN THE SUBDIVISION OF 13 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 5: THE EAST 60 FEET OF THE SOUTH 120 FEET OF LOT 1 AND THE SOUTH 120 FEET OF LOT 2 IN THE SUBDIVISION OF 13 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALTA/CASM LAND TITLE SURVEY

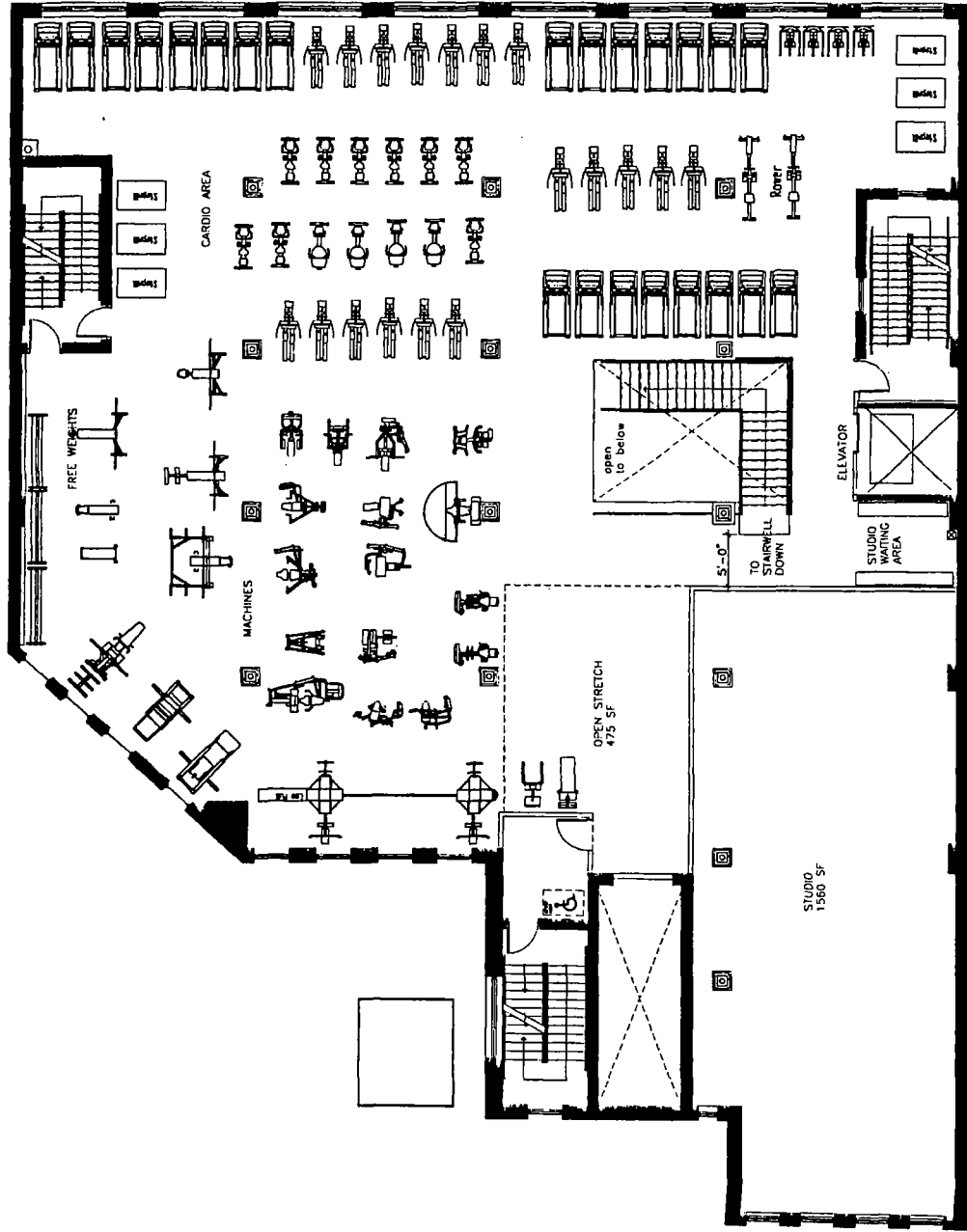


proj. 0
 proj. 2040 W. NORTH AVE
 CHICAGO, IL
 date: 10.17.2002



SCHEMATIC FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"

JSa
 Jonathan SPILLITT architects ltd
 4001 north reynoldswood avenue
 suite 401
 chicago illinois 60613
 773 883 1617 fax 773 883 3801

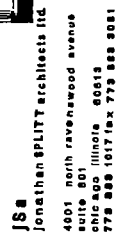


Proj. 200 M. NORTH AVE
CHICAGO, IL
DATE: 10.17.2012



SCHEMATIC SECOND FLOOR PLAN
SCALE: 3/8"=1'-0"

Jonathan SPLITT architects llc
4001 north ravenwood avenue
suite 801
chicago illinois 60613
773 863 1017 fax 773 863 8061



SCHEMATIC THIRD AND FOURTH FLOOR PLANS

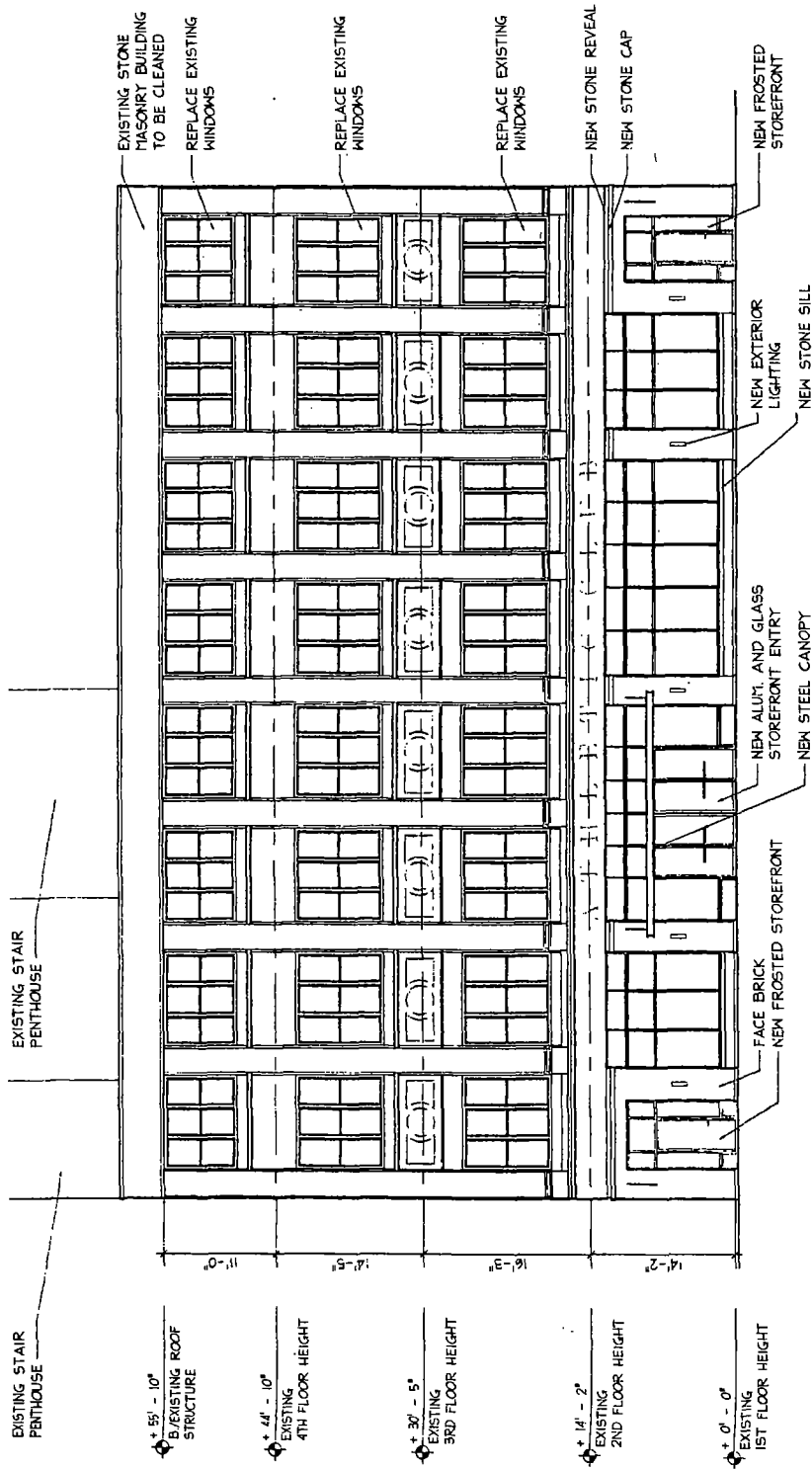
SCALE. $\frac{3}{32}'' = 1' - 0''$

Proj. 0

proj. 2040 W. NORTH AVE

CHICAGO, IL

Date. 10.17.2012

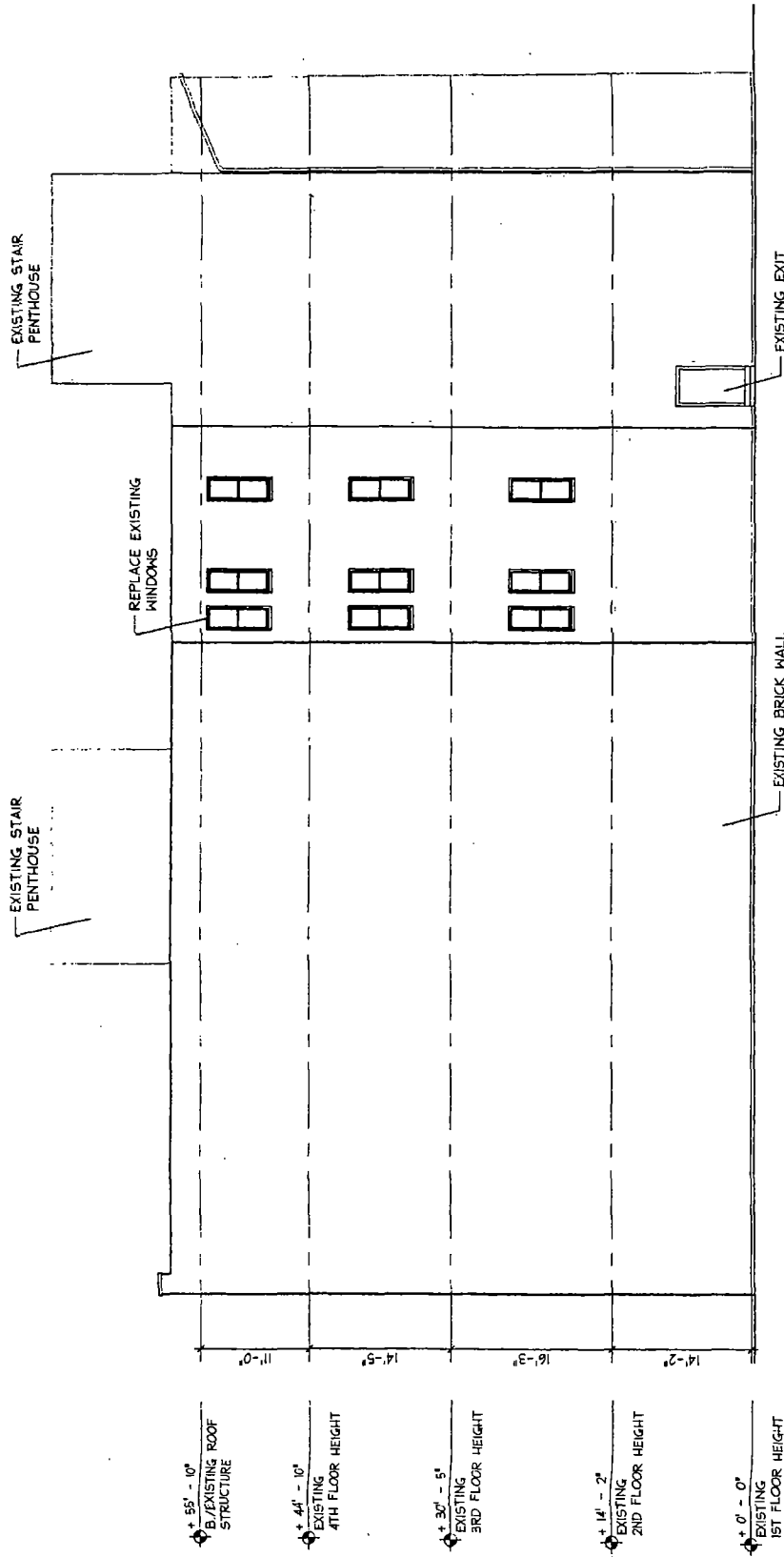


SOUTH ELEVATION

3/32" = 1'-0"

jsa
Jonathan Spitt Architects Ltd.
4001 North Lincolnwood Avenue
Suite 801
Chicago, Illinois 60613
773.883.1017 fax 773.883.3081

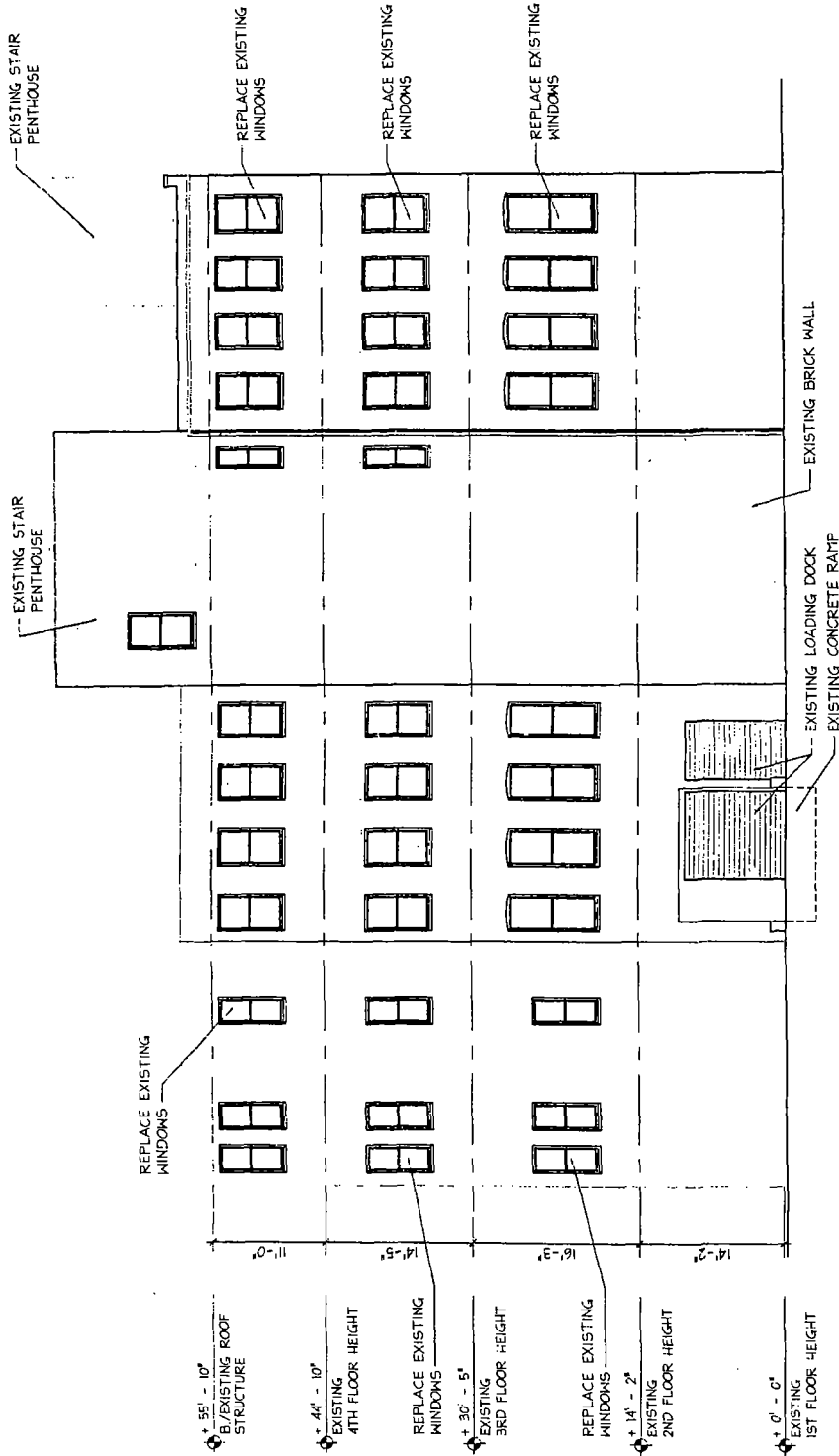
proj.#
proj.
description
BAGGTON ATHLETIC CLUB
2040 N. NORTH AVE.
CHICAGO, IL
03/04/00



EAST ELEVATION
3/32" = 1'-0"

JSA
Jonathan SPITZ Architects Ltd.
4001 North Greenwood Avenue
Chicago, Illinois 60613
773.883.1017 fax 773.883.5081

proj.#
proj.
BUCKTOWN ATHLETIC CLUB
2040 N. NORTH AVE.
CHICAGO, IL
description 05/04/00



NORTH ELEVATION

3/32" = 1'-0"

jsa
Jonathan SPLITT architects ltd.
4001 north reynoldswood avenue
suite 601
chicago, illinois 60613
773 883 1011/154 773 883 3081

proj.#
proj.
description

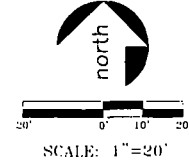
BUCKEON ATHLETIC CLUB
2001 N. NORTH AVE.
CHICAGO, IL
09/20/10

PLAT OF SURVEY OF

PARCEL 1: THE SOUTH 110 FEET OF LOT 1 AND THE SOUTH 120 FEET OF LOT 2 IN THE SUBDIVISION OF 13 ONE THIRD RODS WEST OF AND ADJOINING THE EAST 29 RODS OF THE SOUTH 12 RODS OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

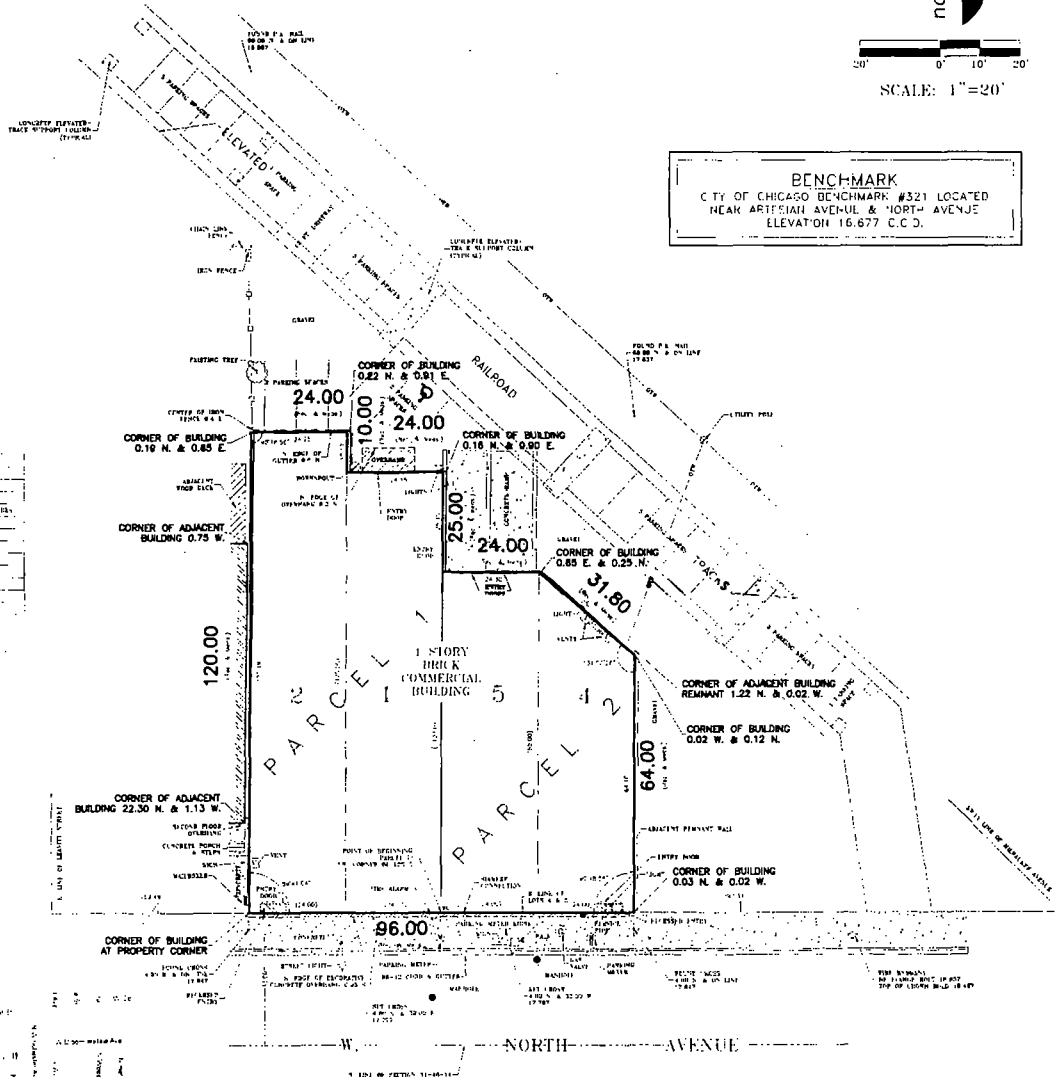
PARCEL 2: THAT PART OF LOTS 4 AND 5 IN ALLEN'S SUBDIVISION OF THAT PART OF THE WEST 130 FEET OF THE EAST 29 RODS OF THE SOUTH 12 RODS OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE THIRD PRINCIPAL MERIDIAN, LYING 101 FEET SOUTHWEST OF MILWAUKEE AVENUE, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 5 AND RUNNING THENCE NORTH ON THE WEST LINE OF SAID LOT, 85 FEET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT TO THE EAST LINE OF SAID LOT, THENCE RUNNING SOUTHEAST TO A POINT ON THE EAST LINE OF SAID LOT, 64 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID LOT 4, THENCE WEST ON THE SOUTH LINE OF LOTS 4 AND 5 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ADDRESS: 2040 W. NORTH AVENUE, CHICAGO, ILLINOIS



BENCHMARK
CITY OF CHICAGO BENCHMARK #321 LOCATED
NEAR ARTIFICIAL AVENUE & NORTH AVENUE
ELEVATION 16.677 C.C.D.

LEGEND	
1	IRON PIN
2	STEEL PIPE
3	CONCRETE
4	CHISELED TRANSPARENT WIRE
5	PAVING
6	PAVING
7	PAVING
8	PAVING
9	PAVING
10	PAVING
11	PAVING
12	PAVING
13	PAVING
14	PAVING
15	PAVING
16	PAVING
17	PAVING
18	PAVING
19	PAVING
20	PAVING



STATE OF ILLINOIS)
COUNTY OF COOK)

SURVEY ORDERED BY: J.P. MAINUSCH, INC.
I, JOSEPH P. MAINUSCH, AN EMPLOYEE OF PREFERRED SURVEY, INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT AS A CORRESPONDENCE WITH CLIENT AGREEMENT DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 60 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
24th DAY OF SEPTEMBER, A.D. 2013
MY LICENSE EXPIRES ON 11/30/14
P.S.I. NO. 1108254

GENERAL NOTES:

- THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- THIS SURVEY SHOWS THE BOUNDARY LINES AND EASEMENTS AS INDICATED BY THE RECORDS THAT THIS PLAT DOES NOT SHOW ANY EASEMENTS ESTABLISHED BY DEED OR OTHERWISE UNLESS SHOWN BY THE CLIENT.
- THE BASIS OF PLACING FOR THIS SURVEY IS IN THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- MEASUREMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS PARCELS AS SURVEYED.
- LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY, NO INTERFERENCES MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- ONLY CORNERS WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL POINTS. ALL SURVEYS ARE CONSIDERED MATTERS WITH ALL RIGHTS RESERVED.

Professional Design Registration #164-002785

PREFERRED SURVEY, INC.

7845 W. 70TH STREET, BRIDGEVIEW, IL 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

Field Work Completed	09/24/13
Lead Area Surveyed	09/24/13