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The following is said ordinance as passed:

WHEREAS, Pursuant to Section 2-120-690 of the Municipal Code of Chicago (the "Municipal Code"), the Commission on Chicago Landmarks (the "Commission") has determined that the Washington Square District Extension, comprised of properties located at 22 -- 28 and 27 -- 31 West Chestnut Street and 802 -- 818, 827 -- 867, 1012, 1023 -- 1029 and 1150 -- 1154 North Dearborn Street and more precisely described in Section 2 hereof, is worthy of Chicago landmark designation; and

WHEREAS, The Commission has determined that the Washington Square District Extension meets four (4) criteria for landmark designation as set forth in Section 2-120-620 (1), (4), (5) and (6) of the Municipal Code and satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code; and

WHEREAS, The Washington Square District Extension represents one of Chicago's oldest and most intact collections of masonry residences built for the city's elite, most of which were built in the 1870s and 1880s following the Fire of 1871; and

WHEREAS, The Washington Square District Extension contains residences owned and occupied by several of Chicago's most prominent families, including the Waller, Ryerson and DeKoven families; and

WHEREAS, The Washington Square District Extension includes one of the city's oldest, best and most intact collections of rowhouses and mansions in the Italianate style, the predominant architectural style in Chicago during the 1860s through early 1880s, and also contains high-quality examples of other popular nineteenth-century residential styles, including Second Empire, Victorian Gothic, Queen Anne, Richardsonian Romanesque and Georgian Revival; and

WHEREAS, The buildings found in the Washington Square District Extension feature elaborate ornamentation with a high degree of craftsmanship in details and materials, including finely-carved and incised window decoration and distinctive wooden and pressed-metal cornices; and

WHEREAS, The Washington Square District Extension includes buildings designed by many of the city's earliest architects, including Edward Burling, Dankmar Adler, William LeBaron Jenney, Frederick and Edward Baumann, Adolph Cudell, Samuel A. Treat, and Fritz Foltz, all of whom played a crucial role in the rebuilding of Chicago following the 1871 Fire; and

WHEREAS, The Washington Square District Extension displays a distinct visual unity based on a consistency of scale, building setbacks and landscaped front yards, design, size, use of building materials, and overall detailing, and ranks as one



Mail back to:
Chicago Landmarks Commission
33 N. LaSalle Rm 1600
Chicago, Ill. 60602
attn: Meredith Tausig

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of the city's most picturesque streetscapes due to its combination of rowhouses and freestanding mansions, some retaining original coach houses and streetscape elements such as historic iron fences; and

WHEREAS, Pursuant to Section 2-120-690 of the Municipal Code, on July 11, 2001, the Commission adopted a resolution recommending to the City Council of the City of Chicago (the "City Council") that the Washington Square District Extension be designated as a Chicago landmark; now, therefore,

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

SECTION 1. The above recitals are hereby incorporated by reference as the findings of the City Council.

SECTION 2. The Washington Square District Extension, including all of the properties described in Exhibit "A" and illustrated in Exhibit "B", is hereby designated as a Chicago landmark in accordance with Section 2-120-700 of the Municipal Code.

SECTION 3. The significant historical and architectural features of the Washington Square District Extension, for the purposes of Section 2-120-740 of the Municipal Code, are all exterior building elevations, including rooflines, visible from the public rights-of-way.

SECTION 4. The Commission is hereby directed to create a suitable plaque or sign appropriately identifying said landmark and to install the plaque or sign in proximity to the properties designated as a Chicago landmark in accordance with the provisions of Section 2-120-700 of the Municipal Code.

SECTION 5. The Commission is directed to comply with the provisions of Section 2-120-720 of the Municipal Code, regarding notification of said designation.

SECTION 6. This ordinance shall take effect from and after the date of its passage.

[Exhibit "B" referred to in this ordinance printed on page 90090 of this *Journal*.]

Exhibit "A" referred to in this ordinance reads as follows:

Exhibit "A".

*Washington Square District Extension Properties Listed
By Address, P.I.N. And Legal Description.*

Addresses	PINS	Legal Descriptions
802 N. Dearborn St.	17-04-449-033	Lot 4 in J. Wilkes Ford Subdivision of Lots 7 and 8 in Block 2 in Bushnell's Addition to Chicago (except from Lot 4, the West 5 feet excepted and reserved for private alley) in the East ½ of the Southeast ¼ in Section 4, Township 39, Range 14 East of the Third Principal Meridian in Cook County, Illinois.
804 N. Dearborn St.	17-04-449-032	Lot 3 in J. Wilkes Ford Subdivision of Lots 7 and 8 in Block 2 in Bushnell's Addition to Chicago (except from said lots that part thereof, if any, used for alley purposes) in the East ½ of the Southeast ¼ in Section 4, Township 39, Range 14, East of the Third Principal Meridian in Cook County, Illinois.
806 N. Dearborn St.	17-04-449-031	Lot 2 in J. Wilkes Ford Subdivision of Lots 7 and 8 in Block 2 in Bushnell's Addition to Chicago (except from said lots that part thereof, if any, used for alley purposes) in the East ½ of the Southeast ¼ in Section 4, Township 39, Range 14, East of the Third Principal Meridian in Cook County, Illinois.
808 N. Dearborn St.	17-04-449-030	Lot 1 in J. Wilkes Ford Subdivision of Lots 7 and 8 in Block 2 in Bushnell's Addition to Chicago (except from said lots that part thereof, if any, used for alley purposes) in the East ½ of the Southeast ¼ in Section 4, Township 39, Range 14, East of the Third Principal Meridian in Cook County, Illinois.
810 N. Dearborn St.	17-04-449-028	The South ½ of Lot 6 in the Subdivision of Block 2 in Bushnell's Addition to Chicago in the East ½ of the Southeast ¼ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

<p>812 N. Dearborn St.</p>	<p>17-04-449-027</p>	<p>The North 24 feet and 8 inches of Lot 6 in Block 2 in Bushnell's Addition to Chicago in the East ½ of the Southeast ¼ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.</p>
<p>816-818 N. Dearborn St. (known as the Dearborn Terrace Condominium)</p>	<p>17-04-449-042-1001 17-04-449-042-1002 17-04-449-042-1003 17-04-449-042-1004 17-04-449-042-1005 17-04-449-042-1006 17-04-449-042-1007 17-04-449-042-1008 17-04-449-042-1009 17-04-449-042-1010 17-04-449-042-1011 17-04-449-042-1012 17-04-449-042-1013 17-04-449-042-1014 17-04-449-042-1015 17-04-449-042-1016</p>	<p>Parcel A: The South 0.18 feet of Lot 4 and that part of Lot 5 lying North of the following described line: commencing at the Northeast corner of said Lot 5, thence South along the East line of said Lot 5 (being also the West line of North Dearborn Street) 25.26 feet; thence West parallel with the North line of said Lot 5, 91.00 feet; thence South parallel with the West line of North Dearborn Street, 0.80 feet; thence West parallel with the North line of said Lot 5, 23.84 feet; thence North parallel with the West line of North Dearborn Street, 1.67 feet; thence West 35.16 feet to a point on the West line of said Lot 5 which is 24.37 feet South of the Northwest corner of said Lot 5, all in Block 2 of Bushnell's Addition to Chicago, in the East ½ of the Southeast ¼ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.</p> <p>Parcel B: That part of Lot 5 lying South of the following described line: commencing at the Northeast corner of said Lot 5; thence South along the East line of said Lot 5 (being also the West line of North Dearborn Street) 25.26 feet; thence West parallel with the North line of said Lot 5, 91.00 feet; thence South parallel with the West line of North Dearborn Street, 0.80 feet; thence West parallel with the North line of said Lot 5, 23.84 feet; thence North parallel with the West line of North Dearborn Street, 1.67 feet, thence West 35.16 feet to a point on the West line of said Lot 5 which is 24.37 feet South of the Northwest corner of said Lot 5, all in Block 2 of Bushnell's</p>

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		Addition to Chicago in the East ½ of the Southeast ¼ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.
827 N. Dearborn St.	17-04-450-039	The South 22 feet of the North 138 feet of Lot 2 in Assessor's Division of Block 1 in Bushnell's Addition to Chicago in the East ½ of the Southeast ¼ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.
829 N. Dearborn St.	17-04-450-041	The South 22 feet of the North 116 feet (except the South 6.25 feet of the North 100.25 feet of the East 10.6 feet of the West 104.85 feet, and also except the South 1.15 feet of the North 101.4 feet of the East 1.77 feet of the West 101.13 feet) of Lot 2 in Assessor's Division of Block 1 in Bushnell's Addition to Chicago in the East ½ of the Southeast ¼ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.
831 N. Dearborn St.	17-04-450-040	The South 22 feet of the North 94 feet, and the South 6.25 feet of the North 100.25 feet of the East 10.60 feet of the west 104.85 feet, and the South 1.15 feet of the North 101.40 feet of the East 1.77 feet of the West 101.13 feet of Lot 2 in Assessor's Division of Block 1 in Bushnell's Addition to Chicago in the East ½ of the Southeast ¼ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.
833 N. Dearborn St., 27-31 W. Chestnut St. (known as the	17-04-450-032-1001 17-04-450-032-1002 17-04-450-032-1003 17-04-450-032-1004 17-04-450-032-1006	The North 72 feet of Lot 2 in Assessor's Division of Block 1 in Bushnell's Addition to Chicago in the East ½ of the Southeast ¼ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, excepting therefrom the following parcel:

<p>Newberry Condominium)</p>	<p>17-04-450-032-1007 17-04-450-032-1008</p>	<p>beginning at the Northwest corner of said Lot 2, thence South along the West line of said Lot 2, 49.80 feet, thence East parallel with the North line of said Lot 2, 82.99 feet; thence North 19.02 feet, thence West 0.75 feet; thence North 30.78 feet to a point on the North line of said Lot 2, thence West 82.24 feet along the North line of said Lot 2 to the place of beginning, all in Assessor's Division of Block 1 in Bushnell's Addition to Chicago, in Cook County, Illinois.</p>
<p>839 N. Dearborn St. (known as the Newberry Mansion Condominium)</p>	<p>17-04-450-035-1001 17-04-450-035-1002 17-04-450-035-1003 17-04-450-035-1004 17-04-450-035-1005 17-04-450-035-1006</p>	<p>That part of Lot 2 described as follows: beginning at the Northwest corner of said Lot 2 thence south along the West line of said Lot 2, 49.8 feet thence East parallel with the North line of said Lot 2, 82.99 feet; thence North 19.02 feet, thence West 0.75 feet; thence North 30.78 feet to a point on the North line of said Lot 2, thence West 82.24 feet along the North line of said Lot 2 to the place of beginning, all in Assessor's Division of Block 1 in Bushnell's Addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 4, Township 39, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.</p>
<p>849 N. Dearborn St.</p>	<p>17-04-442-053</p>	<p>That part of Lot 6 in Hale's Subdivision of Lot 2 in Assessor's Division of the South 202.5 feet of Block 6 in Bushnell's Addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, lying South of the centerline of an 8-inch common brick wall (party wall) and its extensions East and West, as described as commencing at a point on the West line of said Lot 6: 20.55 feet North of the Southwest corner of said Lot 5, thence East along the centerline and its extensions to a point on the East line of said Lot 6, 20.30 feet North of the Southeast corner of said Lot 6, all in Cook County, Illinois.</p>

STATE OF ILLINOIS,
County of Cook. ss.

I, JAMES J. LASKI, City Clerk of the City of Chicago in the County of Cook and State of Illinois, DO HEREBY CERTIFY that the annexed and foregoing is a true and correct copy of that certain ordinance now on file in my office for the designation of Washington Square District extension as Chicago Landmark.

I DO FURTHER CERTIFY that the said ordinance was passed by the City Council of the said City of Chicago on the tenth (10th) day of July, 2002 and deposited in my office on the tenth (10th) day of July, 2002.

I DO FURTHER CERTIFY that the vote on the question of the passage of the said ordinance by the said City Council was taken by yeas and nays and recorded in the Journal of the Proceedings of the said City Council, and that the result of said vote so taken was as follows, to wit:

Yeas 39, Nay 1.

I DO FURTHER CERTIFY that the said ordinance was delivered to the Mayor of the said City of Chicago after the passage thereof by the said City Council, without delay, by the City Clerk of the said City of Chicago, and that the said Mayor failed to return the said ordinance to the said City Council with his written objections thereto at the next regular meeting of the said City Council occurring not less than five (5) days after the passage of the said ordinance.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy, is entrusted to my care for safe keeping, and that I am the lawful keeper of the same.

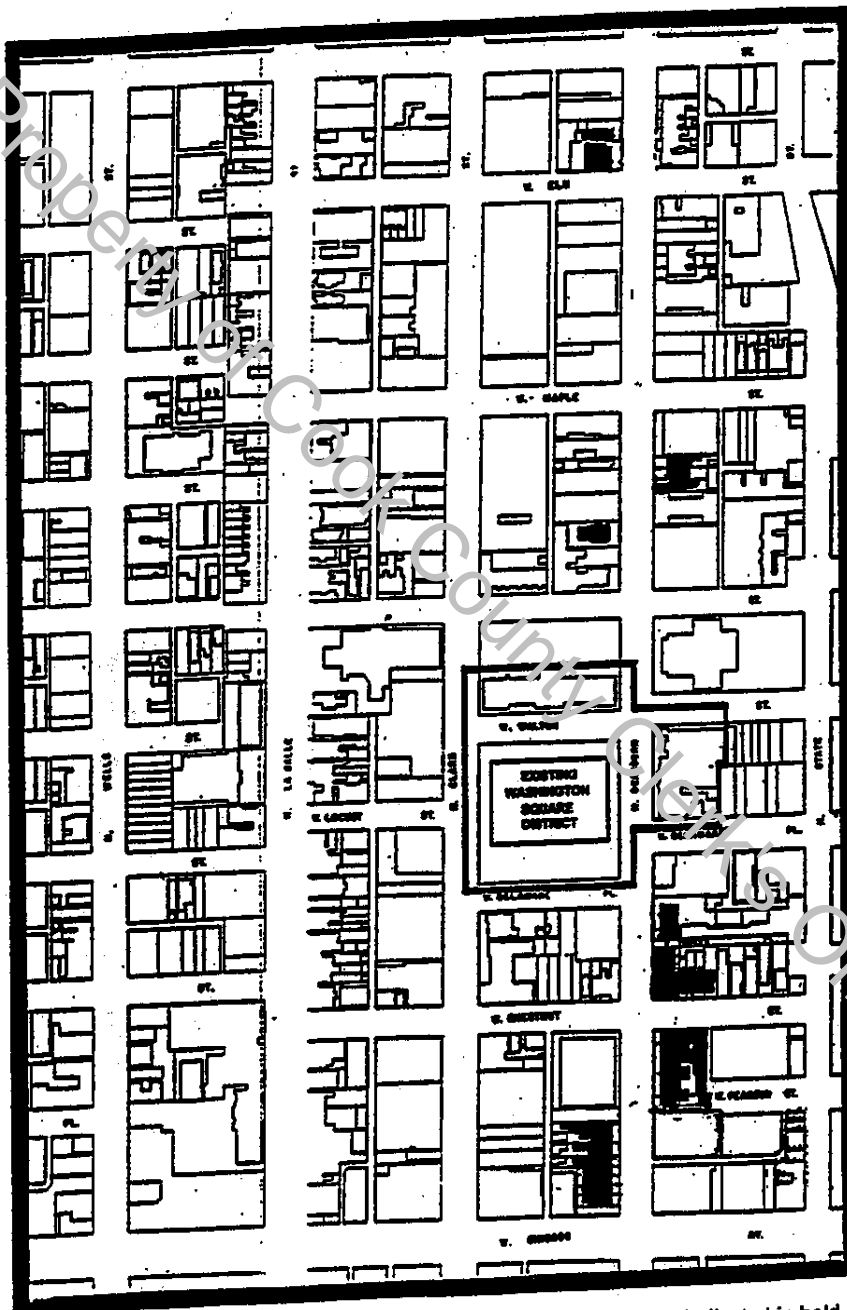
[L.S.]

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Chicago aforesaid, at the said City, in the County and State aforesaid, this eighth (8th) day of August 2002.

James J. Laski
JAMES J. LASKI, City Clerk.

Exhibit "B".

Washington Square District Extension Map.



Properties included in the Washington Square District Extension are indicated in bold.

This map is intended for illustrative purposes only.
The Washington Square District Extension is defined by the legal descriptions of the
properties included in the district (see Exhibit "A").

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1029 N. Dearborn St.	17-04-424-006	The North 25 feet of Lot 3 in Newberry and Ellis Subdivision of Block 16 in Bushnell's Addition to Chicago, in the East ½ of the Southeast ¼ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
1150 N. Dearborn St. (known as "Biggs" Restaurant)	17-04-406-008	The South 13 feet of Lot 3 and all of Lot 4 in Block 23 in Bushnell's Addition to Chicago, in the East ½ of the Southeast ¼ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
1154 N. Dearborn St.	17-04-406-007	The South 22 ¾ feet of the North 40 feet of Lot 3 in Block 23 in Bushnell's Addition to Chicago in the East ½ of the Southeast ¼ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
22 W. Chestnut	17-04-442-023	The West 28 feet of Lot 4 in Assessor's Division of the South 202½ feet of Block 8 in Bushnell's Addition to Chicago in the East ½ of the Southeast ¼ of Section 4, Township 39, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
24 W. Chestnut St.	17-04-442-046	The East 20 feet of Lot 3 in Assessor's Division of the South 202½ feet of Block 8 in Bushnell's Addition to Chicago in the East ½ of the Southeast ¼ of Section 4, Township 39, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
26 W. Chestnut St.	17-04-442-045	The West 20 feet of the East 40 feet of Lot 3 in Assessor's Division of the South 202½ feet of Block 8 in Bushnell's Addition to Chicago in the East ½ of the Southeast ¼ of Section 4, Township 39, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
28 W. Chestnut St.	17-04-442-044	Lot 3 except the East 40 feet in Assessor's Division of the South 202½ feet of Block 8 in Bushnell's Addition to Chicago in the East ½ of the Southeast ¼ of Section 4, Township 39, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

857 N. Dearborn St. (known as the 857 North Dearborn Condominium)	17-04-442-054-1001 17-04-442-054-1002	Lot 2 in Hale's Subdivision of Lot 2, in the Assessor's Division of the South 202.5 feet in Block 8 in Bushnell's Addition to Chicago in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
859 N. Dearborn St.	17-04-442-018	Lot 1 in Hale's Subdivision of Lot 2 in the Assessor's Division of the South 202.5 feet of Block 8 in Bushnell's Addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
863-867 N. Dearborn St. (known as Hazeldon Foundation)	17-04-442-041 17-04-442-040	The West 92.56 feet of Lots 1 and 2 in Owner's Division in Block 8 of Bushnell's Addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 4, and in Block 16 of Canal Trustee's Subdivision of the South fractional 1/2 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
1012 N. Dearborn St. (known as the Palette & Chisel Academy of Fine Arts)	17-04-423-018	The South 1/2 of Lot 10 and all of Lot 11 and the North 1/2 of Lot 12 and the North 10 feet of the South 1/2 of Lot 12 in Tierman's Subdivision of Block 15 in Bushnell's Addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
1023 N. Dearborn St.	17-04-424-008	The South 25 feet of Lot 3 in Newberry and Ellis Subdivision of Block 16 in Bushnell's Addition to Chicago, in the East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian.
1025 N. Dearborn St.	17-04-424-007	The North 25 feet of the South 50 feet of Lot 3 in Newberry and Ellis Subdivision of Block 16 in Bushnell's Addition to Chicago, in the East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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<p>851 N. Dearborn St.</p>	<p>17-04-442-052</p>	<p>That part of Lots 5 and 6 in Hale's Subdivision of Lot 2 in Assessor's Division of the South 202.5 feet of Block 6 in Bushnell's Addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, lying North of the centerline of an 8-inch common brick wall (party wall) and its extensions East and West, as described as commencing at a point on the West line of said Lot 6: 20.55 feet North of the Southwest corner of said Lot 6, thence East along the centerline and its extensions to a point on the East line of said Lot 6, 20.30 feet North of the Southeast corner of said Lot 5 and South of an 8-inch common brick wall (party wall) and its extensions to the West and East, described as commencing at centerline and its extensions to a point on the line of said Lot 5, 3.30 feet South of the Northeast corner of said Lot 5, all in Cook County, Illinois.</p>
<p>853 N. Dearborn St.</p>	<p>17-04-442-051</p>	<p>All of Lot 4 and that part of Lot 5 in Hale's Subdivision of Lot 2 in Assessor's Division of the South 202.5 feet of Block 6 in Bushnell's Addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, lying South of the centerline of an 8-inch common brick wall (party wall) and its extensions East and West, as described as commencing at a point on the West line of said Lot 5: 3.10 feet South of the Northwest corner of said Lot 5, thence East along the centerline and its extensions to the West and East to a point on the East line of said Lot 5, 3.20 feet South of the Northeast corner of said Lot 5, all in Cook County, Illinois.</p>
<p>855 N. Dearborn St.</p>	<p>17-04-442-020</p>	<p>Lot 3 in Hale's Subdivision of Lot 2 in the Assessor's Division of the South 202.5 feet on Block 8 in Bushnell's Addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.</p>