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Eugene "Gene" Moore Fee: \$36.50
Cook County Recorder of Deeds
Date: 12/07/2004 12:01 PM Pg: 1 of 7

The following is said ordinance as passed:

WHEREAS, Pursuant to the procedures set forth in the Municipal Code of Chicago (the "Municipal Code"), §§ 2-120-130 through -690, the Commission on Chicago Landmarks (the "Commission") has determined that the Mid-North District Extension, comprised of the Cobden Apartments at 418 -- 424 West Belden Avenue 2300 -- 2314 North Clark Street and the Benson Apartments at 428 -- 438 West Belden Avenue, as more precisely described in Exhibit A attached hereto and incorporated herein (the "District Extension"), meets four (4) criteria for landmark designation as set forth in § 2-120-620 (1), (4), (5) and (6) of the Municipal Code; and

Mail Back to:

Commission on Chicago Landmarks
33 North LaSalle, Room 1600
Chicago, Illinois 60602

Attn: Heidi Sperry

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WHEREAS, The District Extension exemplifies the high-quality residential architecture constructed in the Lincoln Park neighborhood during the late nineteenth and early twentieth centuries; and

WHEREAS, The two (2) buildings that comprise the District Extension possess refined designs and high-quality craftsmanship similar to the character of the late nineteenth and early twentieth century buildings contained within the Mid-North District; and

WHEREAS, The District Extension contains handsome and significant residential buildings that exemplify the quality of design, detailing, materials and craftsmanship of late nineteenth century buildings in Chicago; and

WHEREAS, The two (2) buildings that comprise the District Extension are fine examples of the Romanesque Revival and Classical Revival styles, both architectural styles of significance to Chicago architecture, and exhibit fine craftsmanship in both materials and detailing, utilizing brick, stone, pressed metal and terra cotta; and

WHEREAS, The buildings that comprise the District Extension are the work of Mr. Charles S. Frost and Mr. Samuel N. Crowen, architects significant to the history of Chicago architecture; and

WHEREAS, Mr. Charles Frost, the architect of the Cobden Apartments, was the architect for several other significant Chicago buildings, including the Chicago and North Western Railway Terminal (now demolished) and the extant Newberry Library (designed in partnership with Henry Ives Cobb) and Walker Library; and

WHEREAS, Mr. Samuel Crowen, the architect of the Benson Apartments, designed the Biography Theater (a designated Chicago landmark) and Willoughby Tower (part of the Historic Michigan Boulevard Chicago Landmark District); and

WHEREAS, The District Extension exemplifies the historic theme of the existing Mid-North District as a group of high-quality nineteenth and early twentieth century residential buildings of significance to Chicago history; and

WHEREAS, The District Extension consists of a building type, overall architectural styles, visual forms, and building details that are consistent with the historic visual character of the Lincoln Park neighborhood and with the age, style, scale, building setbacks, design, size, building forms, use of materials and overall detailing of buildings within the existing Mid-North District; and

WHEREAS, The Commission has further determined that the District Extension satisfies the historic integrity requirement set forth in § 2-120-630 of the Municipal Code in that the properties within the District Extension retain excellent exterior

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physical integrity in their overall form and details; have stood on their present location since their construction in 1892 and 1895; and retain original detailing and materials; and

WHEREAS, The two (2) properties that comprise the District Extension were included in the original Chicago landmark recommendation to City Council for the Mid-North District that was made by the Commission on Chicago Historical and Architectural Landmarks (the predecessor to the Commission on Chicago Landmarks) in 1975, but upon its designation of the district in 1977, the City Council left out these two (2) properties, along with other buildings along or near North Clark Street on the district's eastern edge; and

WHEREAS, The owners of the two (2) properties that comprise the District Extension requested that the two (2) properties be designated as Chicago landmarks and have provided written consent to their designation; and

WHEREAS, Such written consent meets the requirements for reconsideration of Chicago landmark designation for these buildings as set forth in § 2-120-730 of the Chicago Landmarks Ordinance; and

WHEREAS, On July 1, 2004, the Commission adopted a resolution recommending to the City Council of the City of Chicago that the 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 expressly incorporated in and made a part of this ordinance as though fully set forth herein.

SECTION 2. The District Extension is hereby designated as a Chicago landmark in accordance with § 2-120-700 of the Municipal Code.

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

SECTION 4. The Commission is hereby directed to create a suitable plaque appropriately identifying said landmark and to affix the plaque on or near the property designated as a Chicago landmark in accordance with the provisions of § 2-120-700 of the Municipal Code.

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

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SECTION 6. This ordinance shall take effect upon its passage and approval.

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

Exhibit "A".

Mid-North District Extension Property Description.

Legal Description:

Cobden Apartments.

Parcel 1.

Lot 10 in William Barry's Subdivision of Block 4 in Canal Trustee's Subdivision of the north half and the north half of the southeast quarter and the east half of the southwest quarter of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, except that part thereof described as follows:

commencing at the northwest corner of said Lot 10 and running thence northeasterly along the northwest line thereof, 7.5 feet; thence south along a line drawn at right angles to West Belden Avenue, 19.15 feet, more or less, to a point thence said right angle line will intersect the dividing line between said Lots 10 and 11 of said Barry's Subdivision and thence northwesterly along said dividing line between said Lots, 17.6 feet to the point of beginning, in Cook County, Illinois.

Parcel 2.

That part of Lot 11 in William Barry's Subdivision of Block 4 aforesaid described as follows:

commencing at the southeast corner of said Lot 11 and running thence west along said line thereof, 6 feet; thence north on a line at right angles to West Belden Avenue, 14.15 feet, more or less, to a point where said line would intersect the line between Lots 10 and 11 aforesaid; thence southeasterly along dividing line between Lots 10 and 11, 15.4 feet to point of beginning, in Cook County, Illinois.

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Parcel 3.

The southeasternly 24 feet and 8 inches of Lot 9 in William Barry's Subdivision of Block 4 in Canal Trustee's Subdivision of the north half and the north half of the southeast quarter and the east half of the southwest quarter of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Benson Apartments:

Lot 11 (except that part thereof situated north of a line drawn parallel with and 225 feet north of the south line of said lot also except that part of said lot situated east of a line drawn at right angles to the south line of said lot from a point in said south line of said Lot 18 feet west of the southeast corner of said lot to intersection with the northeasternly line of said lot) also that part of a triangular shaped alley vacated by Document Number 2465479 described as the north 40 inches of the south 225 feet and 40 inches of Lot 11; and also the east 3 feet of Lot 12 in William Barry's Subdivision of Block 4 in Canal Trustee's Subdivision of the north half and the north half of the southeast quarter and the east half of the northwest quarter of Section 33, Township 40, Range 14 East of the Third Principal Meridian, all in Cook County, Illinois.

Addresses Commonly Known As:**Cobden Apartments:**

418 -- 424 West Belden Avenue;

2300 -- 2314 North Clark Street.

Benson Apartments:

428 -- 438 West Belden Avenue.

Permanent Index Numbers:**Cobden Apartments:**

14-33-105-032;

14-33-105-033.

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Benson Apartments:

14-33-105-017;

14-33-305-038.

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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 of a designation of Mid-North 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 twenty-ninth (29th) day of September, 2004 and deposited in my office on the twenty-ninth (29th) day of September, 2004.

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:

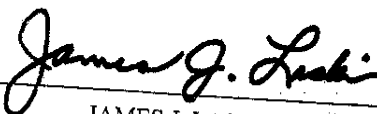
Yeas 48, Nays 0.

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.

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 second (2nd) day of December, 2004.

[L.S.]



JAMES J. LASKI, City Clerk