

# UNOFFICIAL COPY



Doc#: 0508018122  
Eugene "Gene" Moore Fee: \$40.50  
Cook County Recorder of Deeds  
Date: 03/21/2005 02:35 PM Pg: 1 of 9

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

Property of Cook County Clerk's Office

Please mail back to:  
Commission on Chicago Landmarks  
33 North LaSalle, Room 1600  
Chicago, Illinois 60602  
Attn: Heidi Sperry

# UNOFFICIAL COPY

19762

JOURNAL--CITY COUNCIL--CHICAGO

3/10/2004

Landmarks (the "Commission") has determined that the Fremont Row House District, consisting of buildings located from 2100 through 2144 North Fremont Street (even street numbers only), as more precisely described in Exhibits A and B attached hereto and incorporated herein (the "District"), meets four (4) criteria for landmark designation as set forth in § 2-120-620 (1), (4), (5) and (6) of the Municipal Code; and

WHEREAS, The District exemplifies the high-quality residential architecture constructed in Chicago's neighborhoods as the city rebuilt and expanded following the Fire of 1871, and constitutes a rare, surviving group of "first-generation" row houses in Chicago, built in response to increasing costs in many neighborhoods; and

WHEREAS, The District represents one of the earliest surviving groups of brick row houses built in Chicago in response to an 1874 city ordinance that required "fireproof" masonry construction in most of the city's neighborhoods; and

WHEREAS, The District contains one of Chicago's largest, finest and most intact remaining sets of Italianate-style row houses, the overall form and details of which, including exceptional incised cast-stone window hoods and rare intact wooden cornices, exemplify the Italianate style as used in Chicago following the Fire of 1871; and

WHEREAS, The Italianate style, based on the picturesque classically-inspired architecture of Italy, was one of the most popular architectural styles in Chicago during the 1860s through early 1880s; and

WHEREAS, The row houses in the District were all designed by Edward J. Burling, one of Chicago's earliest architects and the designer of many of the city's most important early buildings, including Saint James Episcopal Cathedral, the DeKoven House, the row houses in the Burling Row House District, the Nickerson House and the Church of the Epiphany; and

WHEREAS, This row of buildings is a rare surviving example of Burling's residential designs and contains some of the oldest buildings designed by him still standing; and

WHEREAS, The District has been widely recognized for its architectural quality and has been noted in the *Chicago Historic Resources Survey*, the *AIA Guide to Chicago*, and the nomination form for the Sheffield Historic District, listed on the National Register of Historic Places; and

WHEREAS, The District displays a distinct visual unity based on a consistent scale, building setbacks, design, size, use of materials, and overall detailing, and

# UNOFFICIAL COPY

3/10/2004

REPORTS OF COMMITTEES

19763

creates a distinctive and recognizable sense of place within the larger Lincoln Park neighborhood through the unified Italianate-style design and detailing of its row houses; and

WHEREAS, The District satisfies the historic integrity requirement set forth in § 2-120-630 of the Municipal Code with the District's streetscape retaining its historic sense of place and with all the buildings, while having had some alterations over time, retaining the physical characteristics that define their historic significance; and

WHEREAS, On January 8, 2004, the Commission adopted a resolution recommending to the City Council of the City of Chicago that the District 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 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, 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.

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

[Exhibit "A" referred to in this ordinance printed  
on page 19768 of this *Journal*.]

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

**UNOFFICIAL COPY**

19764

JOURNAL--CITY COUNCIL--CHICAGO

3/10/2004

*Exhibit "B".**Property Descriptions.*

*Addresses, Permanent Index Numbers And Legal Descriptions  
For Properties Within Fremont Row House District.  
(Page 1 of 4)*

<b>Building address</b>	<b>PIN</b>	<b>Legal Description</b>
2100 N. Fremont St.	14-32-218-051	Lot 20 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
2102 N. Fremont St.	14-32-218-050	Lot 19 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
2104 N. Fremont St.	14-32-218-049	Lot 18 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
2106 N. Fremont St.	14-32-218-048	Lot 17 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
2108 N. Fremont St.	14-32-218-047	Lot 16 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**UNOFFICIAL COPY**

3/10/2004

REPORTS OF COMMITTEES

19765

*Exhibit "B".**Property Descriptions.**Addresses, Permanent Index Numbers And Legal Descriptions  
For Properties Within Fremont Row House District.**(Page 2 of 4)*

2110 N. Fremont St.	14-32-218-046	Lot 15 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
2114 N. Fremont St.	14-32-218-045	Lot 14 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
2116 N. Fremont St.	14-32-218-044	Lot 13 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
2118 N. Fremont St.	14-32-218-043	Lot 12 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
2120 N. Fremont St.	14-32-218-042	Lot 11 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
2124 N. Fremont St.	14-32-218-041	Lot 10 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**UNOFFICIAL COPY**

19766

JOURNAL--CITY COUNCIL--CHICAGO

3/10/2004

*Exhibit "B".**Property Descriptions.*

*Addresses, Permanent Index Numbers And Legal Descriptions  
For Properties Within Fremont Row House District.  
(Page 3 of 4)*

2126 N. Fremont St.	14-32-218-040	Lot 9 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
2128 N. Fremont St.	14-32-218-039	Lot 8 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
2130 N. Fremont St.	14-32-218-038	Lot 7 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
2132 N. Fremont St.	14-32-218-037	Lot 6 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
2134 N. Fremont St.	14-32-218-036	Lot 5 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
2136 N. Fremont St.	14-32-218-035	Lot 4 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**UNOFFICIAL COPY**

3/10/2004

REPORTS OF COMMITTEES

19767

*Exhibit "B".**Property Descriptions.**Addresses, Permanent Index Numbers And Legal Descriptions  
For Properties Within Fremont Row House District.**(Page 4 of 4)*

2140 N. Fremont St.	14-32-218-034	Lot 3 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
2142 N. Fremont St.	14-32-218-033	Lot 2 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
2144 N. Fremont St.	14-32-218-032	Lot 1 in Subdivision of Lots 12 to 29 inclusive in Block 3 in Cushman's Resubdivision of the North ½ of Block 4 of Sheffield's Addition to Chicago in Sections 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**Boundary Description For The Fremont Row House District:**

The Fremont Row House District consists of the properties within the following boundaries:

starting at a point on the east line of North Fremont Street and the south line of West Dickens Avenue, proceeding north along the aforesaid east line of North Fremont Street to the north line of the alley south of and running parallel to West Webster Avenue, then west along the aforesaid north line of the alley to the west line of the alley west of and parallel to North Fremont Street, then south along the aforesaid west line of the alley to the south line of West Dickens Avenue, then east to the point of origin.

**Address Ranges For The Fremont Row House District:**

2100 -- 2144 North Fremont Street (evens); and

900 -- 910 West Dickens Avenue (evens).

# UNOFFICIAL COPY

19768

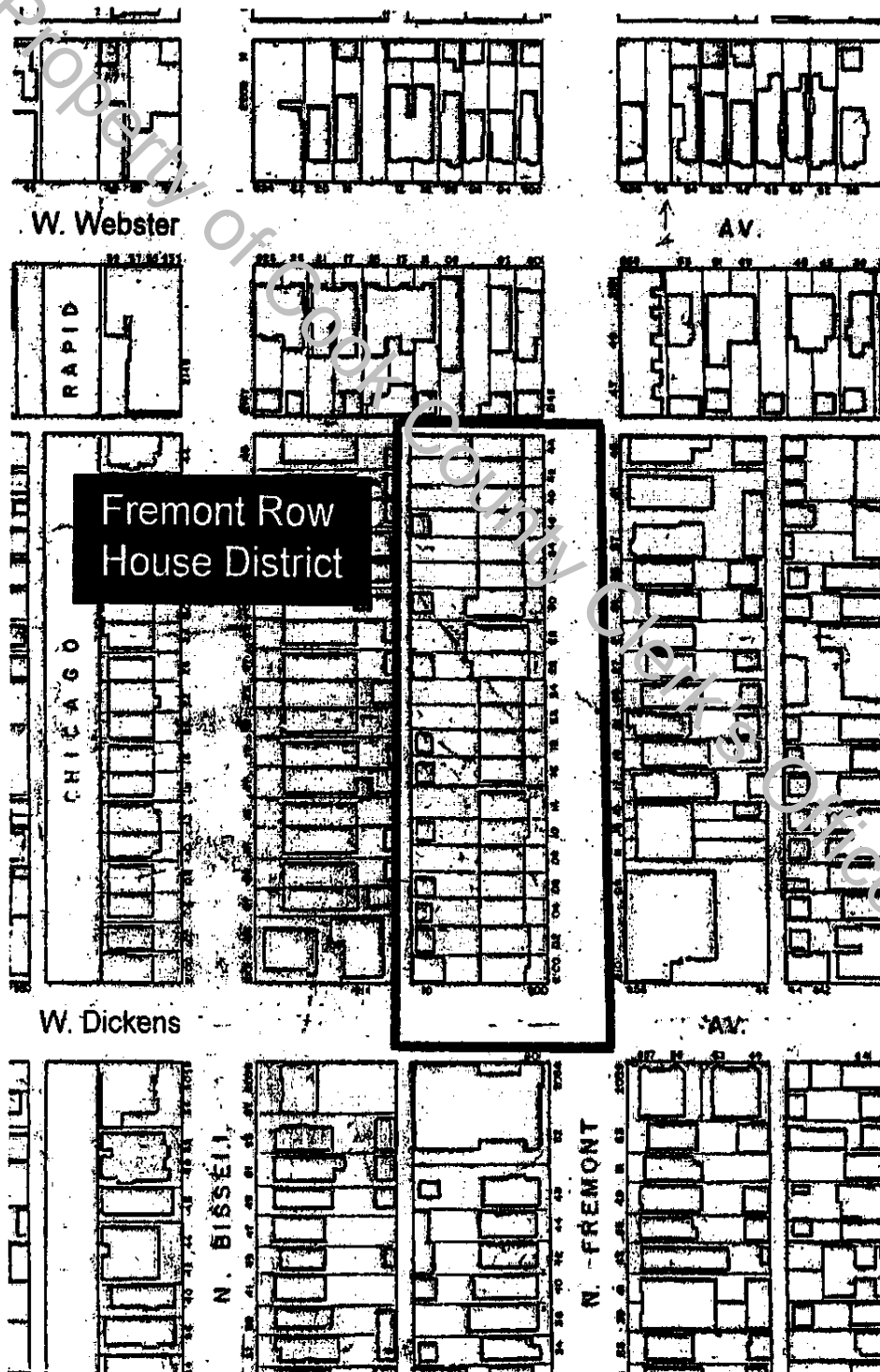
JOURNAL--CITY COUNCIL--CHICAGO

3/10/2004

Exhibit "A".

Fremont Row House District - Map.

This map is provided for illustrative purposes only; the district is defined by its legal description (Exhibit B).





# UNOFFICIAL COPY

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 Femont Row House District at 2100 -- 2144 North Fremont Street 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 (10<sup>th</sup>) day of March, 2004 and deposited in my office on the tenth (10<sup>th</sup>) day of March, 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, Nay 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 twenty-sixth (26<sup>th</sup>) day of April, 2004.

[L.S.]

  
\_\_\_\_\_  
JAMES J. LASKI, City Clerk