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Doc#: 0833816022 Fee: \$94.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/03/2008 11:34 AM Pg: 1 of 11

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JOURNAL-CITY COUNCIL-CHICAGO

10/8/2008

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 -1390, the Commission on Chicago Landmarks (the "Commission") has determined that the Clatham-Greater Grand Crossing Commercial District, predominantly the 700 blocks of East 75th Street, East 76th Street and East 79th Street; the 800 block of East 77th Street, the 600 and 900 block of East 79th Street and the 7900 through 8000 blocks of South Cottage Grove Avenue, 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), (6) and (7) of the Municipal Code; and

Please 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, with its high-quality commercial architecture, exemplifies the importance of Chicago's neighborhood commercial areas in the development of Chicago during the early twentieth century; and

WHEREAS, The District is a significant and unusual grouping of neighborhood commercial buildings in the context of Chicago neighborhood development; and

WHEREAS, The District contains one of the finest and best-surviving collections of terra cotta-clad commercial buildings remaining in Chicago's historic neighborhood shopping districts; and

WHEREAS, The buildings in the District display many finely-executed examples of historic architectural styles popular in Chicago in the 1910s and 20s, including Renaissance Revival, Classical Revival, Spanish Colonial Revival, Gothic Revival and Sullivanesque-influenced; and

WHEREAS, The District exemplifies exceptionally fine high-quality detailing and craftsmanship in the use of terra cotta, brick and stone; and

WHEREAS, The buildings in the District display a distinct, overall visual unity based on historic development, a cohesive scale, design, use of materials and overall detailing as a concentrated grouping of neighborhood commercial buildings along the city's major arterial streets and intersections; and

WHEREAS, The buildings in the District possess a striking visual presence along South Cottage Grove Avenue, East 75th and 79th Streets, and are strong visual "landmarks" on Chicago's South Side; and

WHEREAS, The District retains more than sufficient physical integrity to express its "historic, community, architectural, or aesthetic interest or value" as required by § 2-120-630 of the Municipal Code, through its site, context, and overall design quality; and the District

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retains the great majority of its historic materials, design, and detailing to convey its architectural and historic values; and 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 shall be defined as:

a) For the purposes of § 2-120-740 of the Municipal Code governing permit review, all exterior elevations, including rooflines, visible from public rights-of-way. For the purposes of this subsection, "rooflines" are considered to be those portions of the roof and all existing or proposed attachments thereto visible from public rights-of-way; and "public rights-of-way" are considered to include public parks, but not public alleys; and

b) For the purposes of § 2-120-825 of the Municipal Code governing permits for demolition only, all exterior elevations and roofs, regardless of visibility from public rights-of-way. Any existing or proposed buildings, structures, works of art or other objects, including but not limited to curb cuts and fencing, requiring a permit subject to either § 2-120-740 or § 2-120-825, or both, of the Municipal Code are considered to have elevations and rooflines for the purposes of this section.

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

Exhibits "A" and "B" referred to in this ordinance read as follows:

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*Exhibit "A".**Chatham-Greater Grand Crossing Commercial District.**Boundary Descriptions.*

The Chatham-Greater Grand Crossing Commercial District consists of two (2) groups of buildings, plus six (6) individual buildings not contiguous to the two (2) groups. The two (2) groups of buildings are defined by the following boundary descriptions:

(North Group Centered On East 75th Street And South Cottage Grove Avenue):

Starting at the east line of the north/south alley north of East 75th Street and immediately east and parallel to South Cottage Grove Avenue and its intersection with the north line of Lot 26 in Block 27 in Cornell, a subdivision of Sections 26 and 35 in Township 38 North, Range 14, East of the Third Principal Meridian; thence west along aforesaid north line to its intersection with the west line of South Cottage Grove Avenue; thence south along said west line to the north line of the south 1 $\frac{1}{4}$ inches of Lot 9 and Lots 10, 11 and 12 in Block 1 of Ashford's Subdivision of the south half of Block 4 in Brookline, being a subdivision of the southeast quarter of the northeast quarter of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian; thence west along aforesaid north line to the west line of the north/south alley immediately west and parallel to South Cottage Grove Avenue; thence south along said west line to its intersection with the north line of East 75th Street; thence west along said north line to its intersection with the east line of Lots 44 and 45 in Wakeford Fourth Addition, being a subdivision of Block 1 in Wakeman's Subdivision of the east half of the southeast quarter of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian; thence south along its said east line to its intersection with aforesaid south line; thence east along aforesaid south line to its intersection with the west line of Lot 43 in Wakeford Fourth Addition, being a subdivision of Block 1 in Wakeman's Subdivision of the east half of the southeast quarter of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian; thence south along aforesaid west line to its intersection with the south line of the east/west alley parallel to and immediately south of East 75th Street; thence east along said alley to its intersection with the east line of the north/south alley parallel to and immediately east of South Cottage Grove Avenue; thence north along said east line to its intersection with the south line of Lots 1, 2 and 3 in Wakeford Fourth Addition, being a subdivision of Block 1 in Wakeman's Subdivision of the east half of the southeast quarter of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian; thence east along aforesaid south line to its intersection with the east line of South Cottage Grove Avenue; thence north along said east line to its intersection with the south line of East 75th Street;

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thence north along the east line of the north/south alley parallel to and immediately east of South Cottage Grove Avenue to the point of origin, all in Cook County, Illinois.

(South Group Centered On East 79th Street And South Cottage Grove Avenue):

Starting with the east line of the north/south alley north of East 79th Street and immediately west and parallel to South Cottage Grove Avenue; thence west along said east line to its intersection with the west line of the east/west alley immediately north and parallel to East 79th Street; thence south along the west line of Lots 20 to 25 in Frank T. Crawford's Subdivision in Block 15 in Wakeman's Subdivision of the east half of the southeast quarter of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian; thence south along the aforesaid west line to its intersection with the south line of East 79th Street; thence east along said south line to its intersection with the west line of South Evans Avenue; thence east along the south line of the east/west alley immediately south and parallel to East 79th Street to its intersection with the east line of South Cottage Grove Avenue; thence north along said east line to its intersection with the north line of Lots 9 to 12 in J. E. Grassie's Subdivision of the south half of Block 16 of Wakeman's Subdivision of the east half of the southeast quarter of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian; thence west along aforesaid north line to the point of origin, all in Cook County, Illinois.

The legal descriptions of the six (6) individual, non-contiguous buildings in the District are as follows:

749 -- 759 East 76th Street:

Lots 1, 2 and 3 (Except the south 15 feet) in Hoffman's Subdivision of the east half (except the east 8 feet thereof) of the north half of Block 8 in Wakeman's Subdivision of the east half of the southeast quarter of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

7701 -- 7705 South Cottage Grove Avenue:

Lots 45 and 46 in Block 86 in Cornell, being a subdivision of the west half of the southeast quarter (Except the east half of the northeast quarter of the southeast quarter thereof) of Section 26, and the north half of the northwest quarter, and the south half of the northwest quarter lying west of the Illinois Central Railroad, and the northwest quarter of the northeast quarter of Section 35, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

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635 East 79th Street:

Lots 9 and 10 in Block 3 in Chatham Fields, being a subdivision of the northeast quarter of Section 34, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

8000 -- 8008 South Cottage Grove Avenue:

Lots 1 -- 4 in Block 16 in Chatham Fields, being a subdivision of the northeast quarter of Section 34, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

8026 -- 8032 South Cottage Grove Avenue:

Lots 12 -- 14 in Block 16 in Chatham Fields, being a subdivision of the northeast quarter of Section 34, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

932 -- 944 East 79th Street:**Parcel 1:**

Lot 23 in the resubdivision of Lots 1 to 11, both inclusive, and Lots 25 -- 44 inclusive in Block 90 in Cornell, in the west half of the southwest quarter of Section 26, Township 38 North, Range 14, East of the Third Principal Meridian,

Parcel 2:

Lot 24 in Block 90 in Cornell, being a subdivision in Sections 26 to 35, Township 38 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

*Chatham-Greater Grand Commercial District.**Address Ranges.*

7439 -- 7459 South Cottage Grove
Avenue (odds)

7853 -- 7859 South Ingleside Avenue
(odds)

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7452 -- 7458 South Cottage Grove Avenue (evens)	802 -- 810 East 75 th Street (evens)
7500 -- 7504 South Cottage Grove Avenue (evens)	740 -- 758 East 75 th Street (evens)
7600 -- 7604 South Cottage Grove Avenue (evens)	737 -- 759 East 75 th Street (odds)
7701 -- 7705 South Cottage Grove Avenue (odds)	749 -- 759 East 76 th Street (odds)
7850 -- 7858 South Cottage Grove Avenue (evens)	801 -- 811 East 77 th (odds)
7900 -- 7910 South Cottage Grove Avenue (evens)	635 -- 637 East 79 th Street (odds)
8000 -- 8008 South Cottage Grove Avenue (evens)	714 -- 758 East 79 th Street (evens)
8026 -- 8032 South Cottage Grove Avenue (evens)	725 -- 759 East 79 th Street (odds)
7901 -- 7911 South Champlain Avenue (odds)	932 -- 944 East 79 th Street (evens)
7850 -- 7858 South Evans Avenue (evens)	743 -- 757 East 80 th Street (odds)
7851 -- 7859 South Evans Avenue (odds)	
7900 -- 7911 South Evans Avenue (odds)	

[Chatham-Greater Grand Crossing Commercial District
Map attached to the Boundary Description
printed on page 39918 of this *Journal*.]

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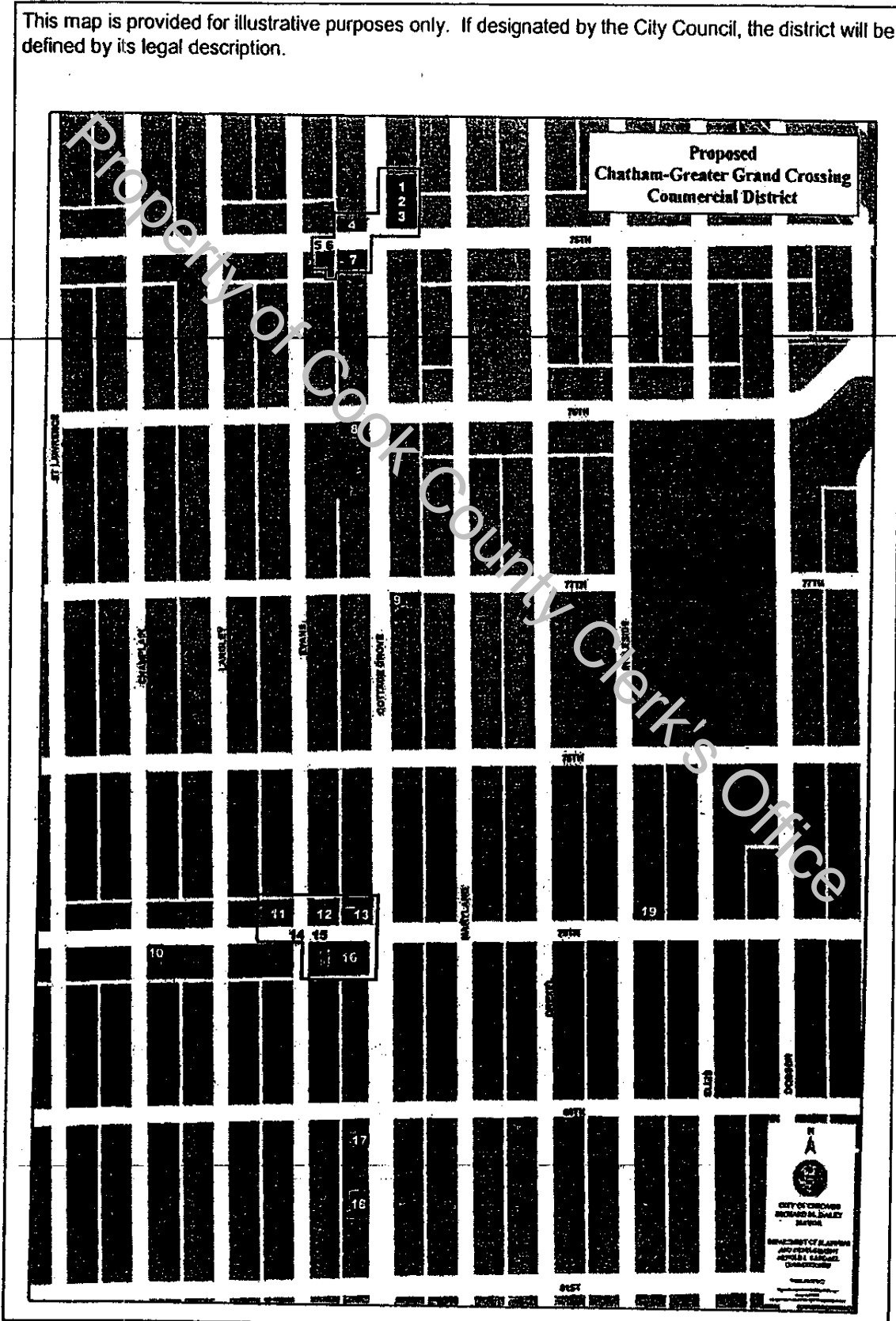
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Chatham-Greater Grand Crossing Commercial District Map.

This map is provided for illustrative purposes only. If designated by the City Council, the district will be defined by its legal description.



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Exhibit "B".

Chatham-Greater Grand Crossing
Commercial District.

Property Descriptions.

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Property Address	PIN Number	Legal Description
7439-7443 S. Cottage Grove Ave.	20-26-123-008	Lots 26-29 in Block 27 in Cornell, a subdivision of Sections 26 and 35 in Township 38 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.
7445-7453 S. Cottage Grove Ave.	20-26-123-009	Lots 30 and 31 in Block 27 in Cornell, a subdivision of Sections 26 and 35 in Township 38 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.
7455-7459 S. Cottage Grove Ave. / 802-810 E. 75th St.	20-26-123-010	Lots 24 and 25 in Block 27 in Cornell in the Northwest 1/4 of Section 26, Township 38 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.
748-58 E. 75th St. / 7452-7458 S. Cottage Grove Ave.	20-27-231-031	The South 1-3/4 inches of Lot 9 and Lots 10, 11 and 12 in Block 1 in Ashford's Subdivision of the South 1/2 of Block 4 in Brookline, being a Subdivision of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 38 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.
737-743 E. 75th	20-27-407-002	Lot 44 and 45 in Wakeford Fourth Addition, being a Subdivision of Block 1 in Wakeman's Subdivision of the East 1/2 of the Southeast 1/4 of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.
745-747 E. 75th	20-27-407-003	Lot 43 in Wakeford Fourth Addition, being a Subdivision of Block 1 in Wakeman's Subdivision of the East 1/2 of the Southeast 1/4 of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.
7500-7504 S. Cottage Grove Ave. / 749-759 E. 75th St.	20-27-407-019 20-27-407-020	Lots 1, 2 and 3 in Wakeford Fourth Addition, being a Subdivision of Block 1 in Wakeman's Subdivision of the East 1/2 of the Southeast 1/4 of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.
749-759 E. 76th St. / 7600-7604 S. Cottage Grove Ave.	20-27-415-020	Lots 1, 2 and 3 (Except the South 15 feet) in Hoffman's Subdivision of the East 1/2 (Except the West 8 feet thereof) of the North 1/2 of Block 8 in Wakeman's Subdivision of the East 1/2 of the Southeast 1/4 of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois. (According to Plat recorded in CCRD-Doc. #7857457)

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Exhibit "B".

Chatham-Greater Grand Crossing
Commercial District.Property Descriptions.
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7701-7705 S. Cottage Grove Ave. / 801-811 E. 77th	20-26-311-001	Lot 45 and 46 in Block 86 in Cornell, being a Subdivision of the West 1/2 of the Southeast 1/4 (Except the East 1/2 of the Northeast 1/4 of the Southeast 1/4 thereof) of Section 28, and the North 1/2 of the Northwest 1/4, and the South 1/2 of the Northwest 1/4 lying West of the Illinois Central Railroad, and the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 38 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.
635 E. 79th St. / 7901-7911 S. Champlain Ave.	20-34-205-001	Lot 9 and 10 in Block 3 in Chatham Fields, being a Subdivision of the Northeast 1/4 of Section 34, Township 38 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.
714-728 E. 79th St. / 7850-7858 S. Evans Ave.	20-27-430-041	Lots 20-24 in Frank T. Crawford's Subdivision of Block 15 in Wakeman's Subdivision of the East 1/2 of the Southeast 1/4 of Section 27, Township 38 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.
734-744 E. 79th St. / 7851-7859 S. Evans Ave.	20-27-431-016	Lots 13-17 in J. E. Grassie's Subdivision of the South 1/2 of Block 16 of Wakeman's Subdivision of the East 1/2 of the Southeast 1/4 of Section 27, Township 38 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.
748-758 E. 79th St. / 7850-7858 S. Cottage Grove Ave.	20-27-431-031	Lots 8-12 in J. E. Grassie's Subdivision of the South 1/2 of Block 16 of Wakeman's Subdivision of the East 1/2 of the Southeast 1/4 of Section 27, Township 38 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.
735-737 E. 79th St. / 7901-7911 S. Evans Ave.	20-34-207-001	Lots 9 and 10 in Block 1 in Chatham Fields in the Northeast 1/4 of Section 34, Township 38 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.
739-741 E. 79th St.	20-34-207-002	Lot 8 in Block 1 in Chatham Fields, a Subdivision in the Northeast 1/4 of Section 34, Township 38 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.
741-759 E. 79th St. / 7900-7910 S. Cottage Grove Ave.	20-34-207-003	Lots 1-7 in Block 1 in Chatham Fields, being a Subdivision of the Northeast 1/4 of Section 34, Township 38 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.
8000-8008 S. Cottage Grove Ave. / 743-757 E. 80th St.	20-34-215-016 20-34-215-022 20-34-215-023 20-34-215-024	Lots 1-4 in Block 16 in Chatham Fields, being a Subdivision of the Northeast 1/4 of Section 34, Township 38 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.
8026-8032 S. Cottage Grove Ave.		Lots 12-14 in Block 16 in Chatham Fields, being a Subdivision of the Northeast 1/4 of Section 34, Township 38 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.
932-944 E. 79th St. / 7853-7859 S. Ingleside Ave.	20-26-320-011 20-26-320-012	Parcel 1: Lot 23 in the Resubdivision of Lot 1 to 11 both Inclusive and Lots 25 to 44 Inclusive in Block 90 in Cornell, in the West 1/2 of the SW 1/4 of Section 26, Township 38 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.; Parcel 2: Lot 24 in Block 90 in Cornell, being a Subdivision in Section 26 to 35, Township 38 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.

