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Doc#: 1134210033 Fee: \$56.00
Eugene "Gene" Moore
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Date: 12/08/2011 11:21 AM Pg: 1 of 11

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DESIGNATION OF FORMER SCHLITZ BREWERY-TIED HOUSES AT VARIOUS
LOCATIONS AND FORMER SCHLITZ BREWERY STABLE BUILDING AT
11314 S. FRONT AVE AS CHICAGO LANDMARKS.

[O2011-4177]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, July 6, 2011.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, Landmarks and Building Standards, for which a meeting was held on June 9, 2011, I beg leave to recommend that Your Honorable Body pass the following ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of one ordinance, Application Number A-7699, which was corrected and amended in its amended form.

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Please let the record reflect that Application Numbers A-7704 and A-7668 were withdrawn.

I beg leave to recommend the approval of two signs of which one is a substitute and passed as amended.

I beg leave to approve Order 2011-449, which waives fees for a landmark property located at 5454 South South Shore Drive.

I beg leave to pass one ordinance designating five former Schlitz Brewery Tied-Houses and one former Schlitz Brewery Stable Building as historical landmarks. The locations are 11400 South Front Avenue, 3456 South Western Avenue, 958 West 69th Street, 2159 West Belmont Avenue, 3159 North Southport Avenue and 11314 South Front Avenue, respectively.

At this time, I move for passage of the historical landmark designation ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Brookins, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

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Yeas -- Aldermen Fioretti, Dowell, Burns, Hairston, Sawyer, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, Foulkes, Thompson, Lane, O'Shea, Cochran, Brookins, Murioz, Zalewski, Chandler, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 46.

Nays -- None

Alderman Pope moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

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 five (former) Schlitz Brewery Tied-Houses located at 958 West 69th Street, 3456 South Western Avenue, 2159 West Belmont Avenue, 3159 North Southport Avenue, and 11400 South Front Avenue (each a "Schlitz Brewery Tied-House", and, collectively, the "Five Schlitz Brewery Tied-Houses"), and the (former) Schlitz Brewery Stable Building located at 11314 South Front Avenue (the "Schlitz Brewery Stable Building"), as depicted and legally described in Exhibits A and B, respectively, attached hereto and incorporated herein, each individually satisfies the three criteria for landmark designation set forth in Sections 2-120-620(1), (4) and (6) of the Municipal Code; and

WHEREAS, The two Schlitz Brewery Tied-Houses located at 3159 North Southport Avenue and 11400 South Front Avenue, and the Schlitz Brewery Stable Building, each also satisfies the criterion for landmark designation set forth in Section 2-120-620(5) of the Municipal Code; and

WHEREAS, Each of the Five Schlitz Brewery Tied-Houses and the Schlitz Brewery Stable Building represent a distinct and rare type of commercial architecture that conveys important themes from Chicago and American history from the late-nineteenth and early-twentieth centuries, including the rise of vertically-integrated manufacturing production and retail sales; the role of science and technology in the transformation of crafts into industries, including the brewery industry; the increase in competition among businesses as the city and country grew; the role of the neighborhood saloon; the role of ethnic immigrants as both leaders of the brewing industry and as consumers; and the national debate about the role of alcohol in society and the "Dry" movement in the late-nineteenth and early-twentieth centuries; and

WHEREAS, Each of the Five Schlitz Brewery Tied-Houses and the Schlitz Brewery Stable Building convey the economic prominence of the brewing industry in Chicago and Milwaukee during the late-nineteenth and early-twentieth centuries, made possible by those cities' access to grain markets, fresh water, natural supplies of ice, and train transportation; and

WHEREAS, The Five Schlitz Brewery Tied-Houses and the Schlitz Brewery Stable Building are representative of the brewing industry founded and managed by German immigrants,

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several of whom were prominent businessmen active in the city's affairs, and reflect the importance of ethnic immigration in Chicago's history and development, generally, and specifically the contributions of Chicago's German ethnic community; and

WHEREAS, The locations of the Five Schlitz Brewery Tied-Houses are typical of other brewery tied-houses in Chicago which were most commonly located on prominent corners of commercial streets that were well-served by street cars or elevated trains, and in neighborhoods settled by large ethnic and working class populations; and

WHEREAS, The location of brewery-tied houses conveys the early social character and leisure habits of the early residents of Chicago's neighborhoods; and

WHEREAS, The Five Schlitz Brewery Tied-Houses represent a distinct and recognizable building type in Chicago's neighborhoods typified by such features as their display of brewery insignia, corner entrances marked by prominent turrets or other ornamental features, and use of high-quality masonry construction and picturesque styles of architecture; and

WHEREAS, Each of the Five Schlitz Brewery Tied-Houses displays a Schlitz "belted globe" insignia on its facade, the design of which is based on sculptor Richard Bock's design for Schlitz's exhibit at the 1893 World's Columbian Exposition; and

WHEREAS, As the unintended manifestation of legislation and social pressure by progressive reformers, the Five Schlitz Brewery Tied-Houses convey the national debate about alcohol consumption and the "Dry" movement in the late-nineteenth and early-twentieth centuries; and

WHEREAS, The subsequent proliferation of drinking places under the tied-house system was a factor in the establishment of national Prohibition in 1919; and

WHEREAS, The Five Schlitz Brewery Tied-Houses and Schlitz Brewery Stable Building are part of a great number of buildings built in Chicago by the Schlitz Brewery, whose association with the city may be traced back to the aftermath of the Fire of 1871, when the brewery sent water and, in particular, beer to the ravaged city, establishing a loyal customer base in Chicago, and solidifying its motto "The beer that made Milwaukee famous"; and

WHEREAS, The Schlitz Brewery Tied-House located at 11400 South Front Avenue and the Schlitz Brewery Stable Building are rare-surviving buildings from "Schlitz Row", a complex that originally included three tied-houses, housing for Schlitz workers and a company stable located just outside the "Dry" industrial town of Pullman; and

WHEREAS, The Schlitz Brewery Tied-Houses located at 3456 South Western Avenue, 958 West 69th Street, 2159 West Belmont Avenue, and 11400 South Front Avenue and the Schlitz Brewery Stable Building exemplify the Queen Anne style of architecture with their picturesque mixture of building materials, their combination of classical and medieval ornamental motifs, their varied rooflines, and their decorative-metal bays, turrets, and cornices; and

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WHEREAS, The Schlitz Brewery Tied-House at 3159 North Southport Avenue exemplifies the German Renaissance Revival style of architecture, which was not a common style of architecture in Chicago, with its tapestry brick bond pattern, distinctive "bonnet" roof over the oriel window, and slim vertical piers with their limestone finials; and

WHEREAS, The Queen Anne and German Renaissance Revival styles emphasized visually-pleasing characteristics and motifs drawn from earlier periods, and helped the brewery tied-houses to present a legitimate and socially-responsible image amid growing opposition to drinking establishments; and

WHEREAS, Each of the Five Schlitz Brewery Tied-Houses and the Schlitz Brewery Stable Building exhibit exceptionally fine craftsmanship and detailing in high-quality historic materials, displayed through such materials as patterned tapestry brick and pressed-metal architectural ornament at turrets, window bays and cornices; and

WHEREAS, The architectural firm Frommann & Jepsen designed the Schlitz Brewery Tied-Houses located at 3159 North Southport Avenue (1903) and 11400 South Front Avenue (1906), the Schlitz Brewery Stable Building, and additional brewery tied-houses located at 1870 South Blue Island Avenue (1899) and 8900 South Normal Avenue (1910); and

WHEREAS, Frommann & Jepsen made a significant contribution to Chicago's architecture from the 1880s through 1917; and

WHEREAS, Frommann & Jepsen's successor firm, Frommann, made a significant contribution to Chicago's architecture from 1917 until the mid-1920s; and

WHEREAS, Frommann & Jepsen designed several of Schlitz Brewery's most handsomely-detailed and high-style tied-houses, "Schlitz Row", and the Humboldt Park Receptory and Stable building (1895 -- 1896), a designated Chicago landmark which is a fantastically picturesque and romantic example of rural German vernacular architecture; and

WHEREAS, Frommann & Jepsen's body of work includes a number of large residences in a range of popular historic styles of architecture commissioned by prominent members of the city's German ethnic community; and

WHEREAS, Examples of Frommann & Jepsen's residential commissions are found in the Wicker Park, Mid-North, Logan Square, and Ukrainian Village and Hawthorne Place Chicago Landmark Districts, as well as in the Sheffield and Meekerville National Register Districts in Chicago; and

WHEREAS, The Five Schlitz Brewery Tied-Houses and the Schlitz Brewery Stable Building represent distinctive architectural, cultural, economic, historic and social themes, including: the rise of the tied-house system in Chicago which reflects broader patterns of economic development in the nation; the role of immigration in the cultural and social history of the city; and the brewing industry's response to pressure from those who sought to limit alcohol consumption in American society; and

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WHEREAS, Each of the Five Schlitz Brewery Tied-Houses and the Schlitz Brewery Stable Building retain more than sufficient physical integrity to express its "significant historic, community, architectural, or aesthetic interest or value" as required by Section 2-120-630 of the Municipal Code, through its location, setting, and overall design quality; and

WHEREAS, Each building retains the great majority of its historic materials, design, and detailing to convey its architectural and historic values; and

WHEREAS, On April 7, 2011, the Commission adopted a resolution recommending to the City Council of the City of Chicago that the Five Schlitz Brewery Tied-Houses and the Schlitz Brewery Stable Building be designated as Chicago landmarks; 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 Five Schlitz Brewery Tied-Houses and Schlitz Brewery Stable Building are hereby designated as Chicago landmarks 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 each of the Five Schlitz Brewery Tied-Houses and Schlitz Brewery Stable Building are identified as:

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

SECTION 4. The Commission is hereby directed to create suitable plaques appropriately identifying said landmarks and to affix each plaque on or near the properties designated as Chicago landmarks in accordance with the provisions of Section 2-120-700 of the Municipal Code.

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 immediately upon its passage and approval.

[Exhibit "A" referred to in this ordinance printed
on page 3501 of this *Journal*.]

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

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Exhibit "B".

*Legal Descriptions Of Five Schlitz Brewery Tied-Houses
And One Schlitz Brewery Stable Building Property.*

Schlitz Brewery Tied-House At 958 West 69th Street.

Legal Description:

Lot 1 in resubdivision of Lots 70, 71, 72, 73 and 74 in Block 4 in Benedicts' Subdivision of the northwest quarter of the southwest quarter of Section 20, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As:

958 West 69th Street
Chicago, Illinois.

Permanent Index Number:

20-20-412-015.

Schlitz Brewery Tied-House At 3456 South Western Avenue.

Legal Description:

Parcel 1:

Lot 9 (except the north 8 feet thereof) and all of Lot 10 in Proudfoot's Subdivision of Block 35 (except the west 100 feet thereof) in S. J. Walker's Subdivision of that part lying south of Canal of the east half of the northwest quarter of Section 36, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

That part of vacated west 20 feet of Western Avenue lying east of and adjoining Lot 9 (except the north 8 feet thereof) and all of Lot 10 aforesaid in Cook County, Illinois.

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Commonly Known As:

3456 South Western Avenue
Chicago, Illinois.

Permanent Index Number:

16-36-204-039.

Schlitz Brewery Tied-House At 2159 West Belmont Avenue.

Legal Description:

Lot 24 in Jones Subdivision of the west half of Block 17 in Snow Estate Subdivision by Superior Court in partition of the east half of the northwest quarter of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As:

2159 West Belmont Avenue
Chicago, Illinois.

Permanent Index Number:

14-30-103-001.

Schlitz Brewery Tied-House At 3159 North Southport Avenue.

Legal Description:

Lot 144 in Altgeld's Subdivision of Blocks 1 to 7 and the north half of Block 6 in the subdivision of that part lying northeasterly of Lincoln Avenue of the northwest quarter of Section 29, Township 48 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As:

3159 North Southport Avenue
Chicago, Illinois.

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Permanent Index Number:

14-29-102-001.

Schlitz Brewery Tied-House At 11400 South Front Avenue.

Legal Description:

Lot 86 in Block 2 in Uihlein's Subdivision of Block 2 in Pullman Park Addition to Pullman in the northeast quarter of Section 22, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As:

11400 South Front Avenue
Chicago, Illinois.

Permanent Index Number:

25-22-223-016.

Schlitz Brewery Stable Building.

Legal Description:

Lots 33 and 34 in Block 2 in Uihlein's Subdivision of Block 2 in Pullman Park Addition to Pullman in the northeast quarter of Section 22, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As:

11314 South Front Avenue
Chicago, Illinois.

Permanent Index Number:

25-22-217-021.

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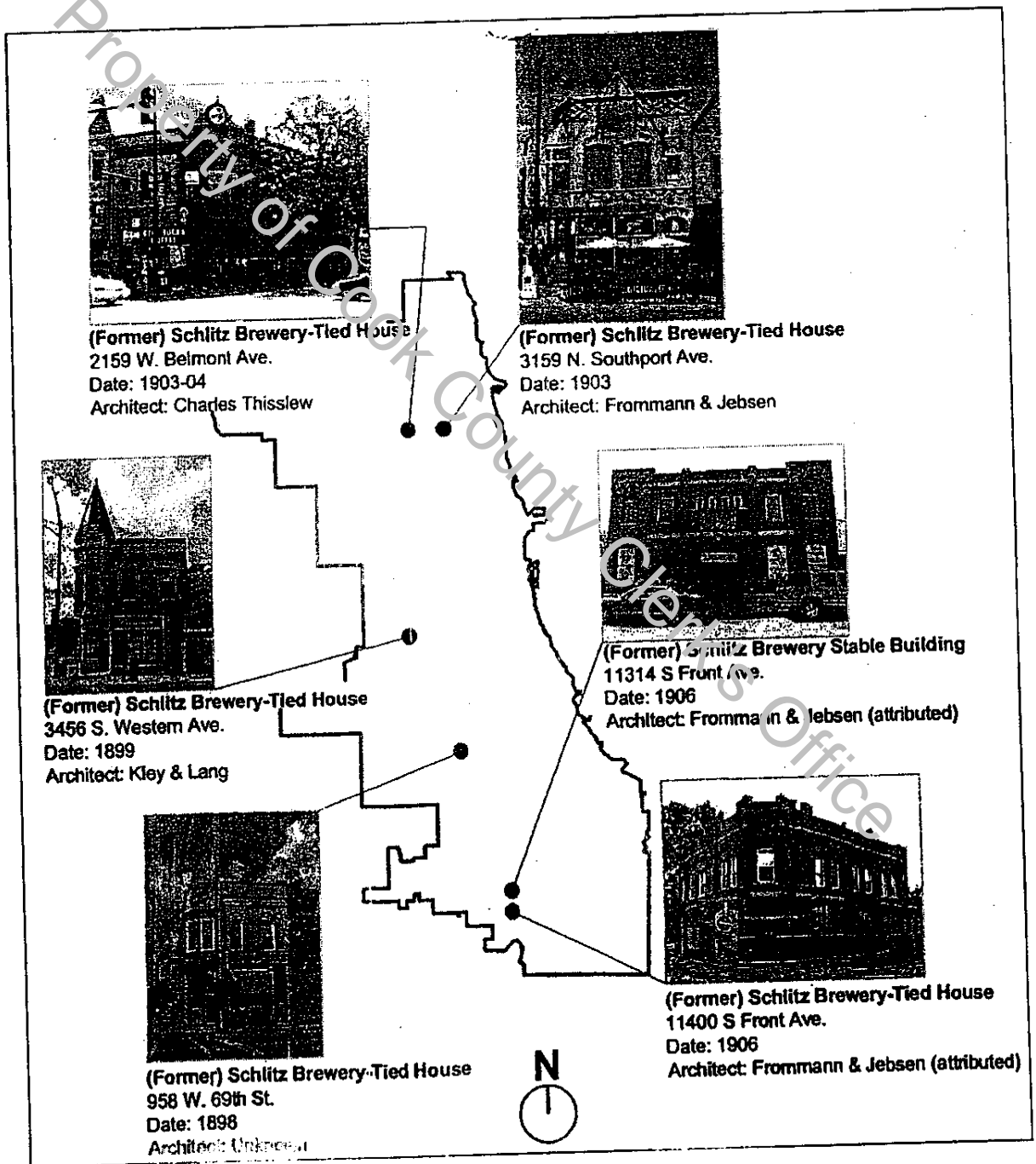
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Exhibit "A". Five Schlitz Brewery Tied-Houses And One Schlitz Brewery Stable Building.

(Included For Illustrative Purposes Only -- The Buildings
Are Defined By Their Legal Descriptions)



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STATE OF ILLINOIS)
)SS.
 COUNTY OF COOK)

I, SUSANA A. MENDOZA, 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 order now on file in my office Authorizing Designation of Former Schlitz Brewery-Tied Houses at Various Locations and Former Schlitz Brewery Stable Buildings at 11314 S. Front Ave. as Chicago Landmarks.

I DO FURTHER CERTIFY that the said order was passed by the City Council of the said City of Chicago on the sixth (6th) day of July, 2011.

I DO FURTHER CERTIFY that the vote on the question of the passage of the said order 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 46 Nays 0

I DO FURTHER CERTIFY that the said order 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 order 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 order.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy, is entrusted to my care for safekeeping, 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 fourteenth (14th) day of October, 2011.

[D.P.]


 SUSANA A. MENDOZA, City Clerk