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Doc#: 1223322116 Fee: \$80.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/20/2012 02:03 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"), Sections 2-120-630 through -690, the Commission on Chicago Landmarks (the "Commission") has determined that the (former) Pioneer Trust and Savings Bank Building at 4000 West North Avenue, as more precisely described in Exhibit A attached hereto and incorporated herein (the "Building"), satisfies three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (4) and (6) of the Municipal Code; and

WHEREAS, The Building represents a distinct building type found in Chicago's neighborhoods that conveys aspects of the city's and the country's history from the early 20<sup>th</sup> century, including (i) the role banks played in the economic development of the city's neighborhoods by providing financial security and loans, (ii) the development of outlying commercial centers in Chicago's neighborhoods, (iii) the prominence of independent banks prior to the legalization of branch banking, (iv) the stabilization of the banking industry after the establishment of the Federal Reserve in 1913, (v) the great economic growth of the 1920s, and (vi) the economic disruption of the Great Depression; and

WHEREAS, The Building occupies a prominent location in its neighborhood context, at the intersection of North and Pulaski Avenues, exemplifying the importance of the financial institution in the Humboldt Park neighborhood; and

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WHEREAS, The Building is a monumental example of the Classical Revival style of architecture and reflects the desire of bankers in the 1920s to signal to the banking customer that their money would be safe and that the financial institution was well-capitalized and enduring; and

WHEREAS, The Building's front facade includes a three-story tall portico inspired by the temple fronts of ancient Greece and Rome with "giant-order" ionic columns and pilasters, a common feature of Classical Revival-style bank buildings from the 1920s; and

WHEREAS, The exterior corners of the Building feature four sculptural panels which show the influence of the Social Realism movement through allegorical depictions of men at work in construction, blacksmithing, mining and shipping, all rendered in low-relief carved limestone; and

WHEREAS, The Building displays excellent craftsmanship in traditional materials on its exterior, including carved limestone and granite, and decorative cast and wrought iron; and

WHEREAS, The Building retains its 1926 grand banking hall, a triple-height space that continues the Classical Revival styling of the exterior in its overall form, columns and apse which are all derived from the basilica buildings of ancient Rome; and

WHEREAS, The Building's banking hall displays excellent craftsmanship in traditional materials including decorative plaster, polished marble and terrazzo, and bronze architectural metal fixtures; and

WHEREAS, The Building satisfies the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4), and (6) of the Municipal Code; and

WHEREAS, Consistent with Section 2-120-630 of the Municipal Code, the Building has a "significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship and ability to express such historic, community, architectural, or aesthetic interest or value" and

WHEREAS, On April 5, 2012, the Commission adopted a resolution recommending to the City Council of the City of Chicago that the Building be designated 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 Building is hereby designated as a Chicago landmark in accordance with Section 2-120-700 of the Municipal Code.

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SECTION 3. For purposes of Section 2-120-740 of the Municipal Code governing Permit review, the significant historical and architectural features of the Building are identified as:

- all exterior elevations, including rooflines, of the Building; and
- the following major historic interior spaces of the banking hall of the Building (the "Banking Hall Interior") in their entirety as delineated in Exhibit B (attached hereto and incorporated herein): the street-level entrance vestibule on North Avenue, the lobby and staircase leading from the vestibule to the first floor banking hall. The banking hall interior includes its:
  - overall spatial volume;
  - columns;
  - historic decorative floor, wall and ceiling surfaces and detailing; and
  - historic decorative lighting and other fixtures;

but excludes:

- the adjacent annex building located immediately to the west of the Building; and
- the projecting canopy on the North Avenue elevation.

SECTION 4. Finds that, for the purposes of Section 2-120-740 of the Municipal Code, the following "Additional Guidelines -- General" shall apply:

Primary elevations are typically the main facades or other portions of a building that face a street or open space, or are otherwise prominently visible, and possess architectural design or expression, composition, structural expression, workmanship, materials and/or features significant to the historic character of the property. Secondary elevations are typically the side or rear facades or other portions of a building less prominently visible and that possess architectural design or expression, composition, workmanship, materials and/or features of lesser significance to preserving the historic character of the property. Some secondary elevations may also have "finished returns" (i.e., decorative features and wall materials at the corners of the Building which are continuations of features from, and typically at a right angle to, the primary elevations).

- the primary elevations of the Building are the North Avenue (south) elevation, the Pulaski Road (east) elevation and the finished return limestone portion of the alley (north) elevation, all including rooflines; and

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- the secondary elevations of the Building are the west elevation above the annex and the brick portion of the alley (north) elevation, all including rooflines.
- the secondary elevations lack architectural detailing and consist of brick exterior walls with punched window openings.

On secondary elevations of the Building depending on the actual scope, design and details of proposed changes, the Commission may approve new window or garage openings or entrances.

The rooflines of the Building are integral components of the Building's elevations. Rooflines are considered to be the portions of the roof and all existing or proposed rooftop additions, appurtenances, equipment, and other features, or attachments thereto, in public view.

Public view may be considered to be from such locations as streets, sidewalks, parks and open spaces, but not from public or private alleys.

SECTION 5. Finds that, for the purposes of Section 2-120-740 of the Municipal Code, the following "Additional Guidelines -- General -- Banking Hall Interior" shall apply:

#### Vertical Partitions And Partial Mezzanine Floors In The Banking Hall Interior:

The Commission may approve new vertical partitions and/or new partial mezzanine floors within the Banking Hall Interior on a case-by-case basis depending on the impact of the changes on the Banking Hall Interior's historical and architectural character, per Standards 9 and 10 of the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

#### Historic Teller Stations And Check-Writing Tables:

The Commission encourages the retention of the teller stations and check-writing tables located within the Banking Hall Interior. However, it will approve the removal or relocation of these fixtures within the context of an overall plan for the reuse of the Banking Hall Interior if these fixtures restrict the ability to reuse the Banking Hall Interior, and subject to the following: at least one representative teller station and one check-writing table should be retained in the Building. The retained representative section of the teller station may be modified or altered in order to accommodate its relocation. Only the front, public-facing finished portion of the teller stations need be retained; the back-of-house portions of the teller stations may be modernized, modified or removed without limitation.

SECTION 6. The Commission is hereby directed to create a suitable plaque appropriately identifying the Building as a Chicago landmark.

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SECTION 7. 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 8. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 9. This ordinance shall take effect upon its passage and approval.

[Exhibit "B" referred to in this ordinance printed  
on page 29002 of this *Journal*.]

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

*Exhibit "A".*

*(Former) Pioneer Trust And Savings Bank Building.  
4000 West North Avenue.*

*Property Description.*

Legal Description:

Lots 25 to 27, inclusive, all in Block 25 in Garfield, a subdivision of part of the southeast quarter of Section 34, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As:

4000 West North Avenue  
Chicago, Illinois.

Permanent Index Number:

13-34-430-035-0000.

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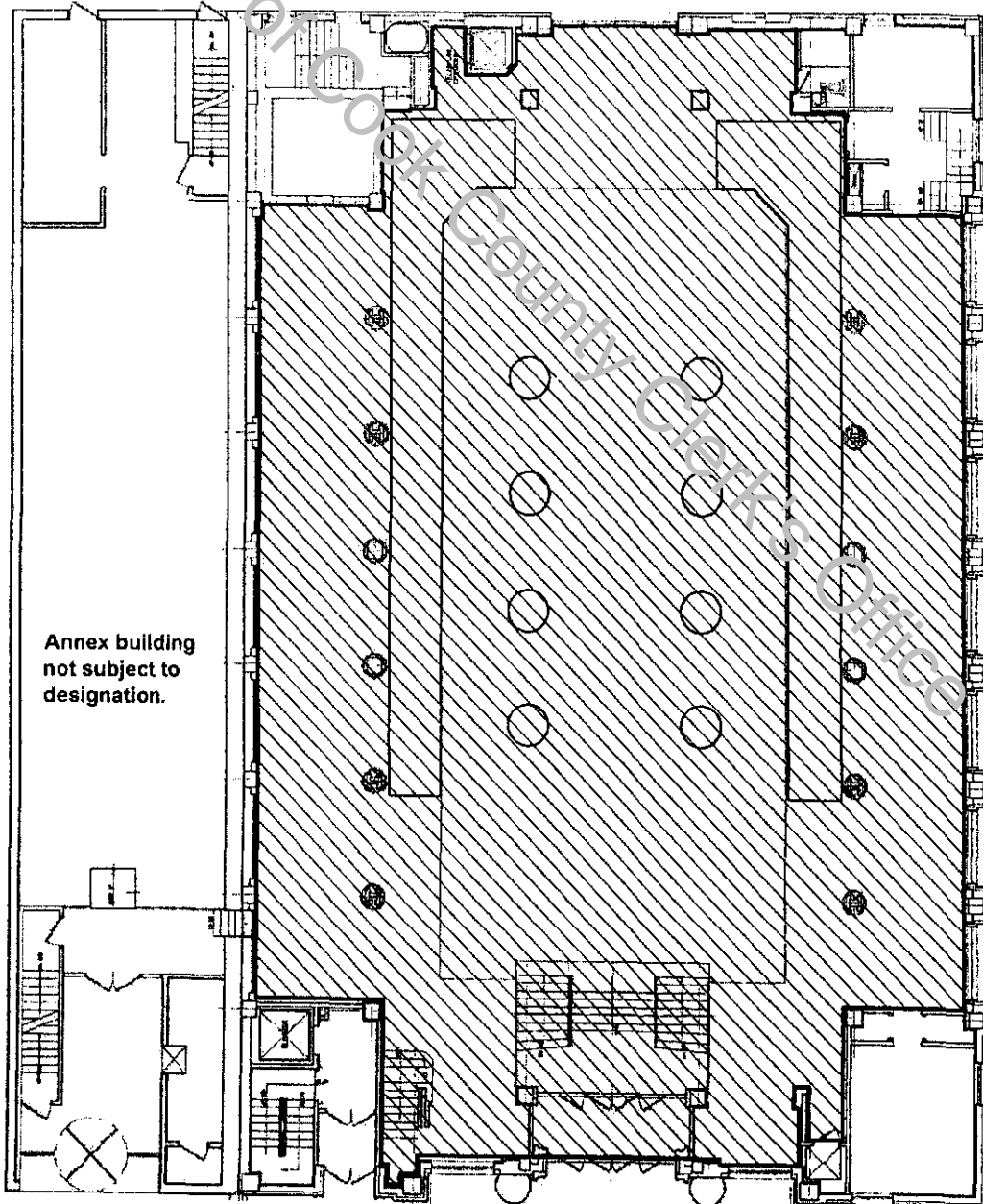
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Exhibit "B".

(Former) Pioneer Trust And Savings Bank Building.  
4000 West North Avenue.

Significant Historical And Architectural  
Features -- Banking Hall Interior.

 Significant Historical and Architectural Features -  
Banking Hall Interior



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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 ordinance now on file in my office Authorizing Designation of (Former) Pioneer Trust and Savings Bank Building at 4000 W. North Ave. 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 sixth (6<sup>th</sup>) day of June, 2012.

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 46            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 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 twenty-seventh (27<sup>th</sup>) day of July, 2012.

[D.P.]

  
SUSANA A. MENDOZA, City Clerk