

ORDINANCE

Bryn Mawr Avenue District Predominantly the 900- through 1100-blocks of West Bryn Mawr Avenue

WHEREAS, pursuant to the procedures set forth in the Municipal Code of Chicago (the "Municipal Code"), Sections 2-120-620 through -690, the Commission on Chicago Landmarks (the "Commission") has determined that the Bryn Mawr Avenue District (the "District"), located primarily on the 900- to 1100-blocks of West Bryn Mawr Avenue, Chicago, Illinois, and legally described in **Exhibit 1** and depicted in **Exhibit 2**, attached hereto, satisfies four (4) criteria for landmark designation as set forth in Sections 2-120-620 (1), (4), (5), and (6) of the Municipal Code; and

WHEREAS, the District traces its origins to John Lewis Cochran, who is widely regarded as the founder of Edgewater. Bryn Mawr Avenue and the Edgewater train station (now Bryn Mawr station) are located in the neighborhood's first prospective residential development. Cochran's first subdivision included a network of streets, utilities, and well-designed houses in what was intended to be an exclusive railroad suburb; and

WHEREAS, the District exemplifies the high-quality commercial and residential architecture constructed in Chicago's early railroad suburbs during the late nineteenth- and early twentieth centuries. These areas were later annexed by the city in 1889, expanding the geographic area of the city by approximately 125 square miles; and

WHEREAS, the District is a distinctive and remarkably intact group of primarily two- to three-story store & flats buildings, with three large apartment buildings, built between 1897 and 1928; and

WHEREAS, the District is distinctive for the fine detailing and craftsmanship seen in such building elements as cornices, windows and doors, the overall collection of stylistic examples, ranging from excellent to modest, illustrating Classical Revival, Queen Anne, Romanesque Revival, Gothic Revival, Mediterranean Revival and Arts and Crafts influences, and for the high-quality use of materials including brick, stone, terra cotta and metal; and

WHEREAS, the collection of buildings along the three city blocks which form the District include architect-designed works by a number of practitioners who have become significant in Chicago and U.S. history. Individual architects include Benjamin H. Marshall and John Edmund Oldaker (J.E.O.) Pridmore, while architectural firms with commissions in the corridor include Koenigsberg & Weisfeld, Levy & Klein, and Perkins, Fellows & Hamilton; and

WHEREAS, the District displays a distinct visual unity based on the consistent scale, relationship to the sidewalks, design, size, use of materials, and overall detailing for the District's buildings; and

WHEREAS, the District possesses a distinctive and recognizable sense of place within the larger context of the Edgewater neighborhood; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the District 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 July 9, 2026, the Commission adopted a resolution recommending to the City Council of the City of Chicago (the "City Council") that the District 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 hereby adopted as the findings of the City Council.

SECTION 2. The District is hereby designated a Chicago Landmark in accordance with Section 2-120-700 of the Municipal Code.

SECTION 3. For purposes of Sections 2-120-740 and 2-120-770 of the Municipal Code governing permit review, the significant historical and architectural features of the Extension District are identified as:

- All exterior building elevations, including rooflines, visible from public rights-of-way

SECTION 4. 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 5. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

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