

ORDINANCE

WHEREAS, the City of Chicago (the "City") is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970, and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City Council of the City (the "City Council") passed an ordinance on February 9, 2005, and published in the Journal of the Proceedings of the City Council for such date at pages 42087 and 42089 through 42105, establishing the Newport Avenue (Landmark) District (the "Original District"); and

WHEREAS, constructed in 1894, the Vautravers Building is a 3-story Romanesque-style limestone apartment building featuring copper bays detailed in floral and geometric motifs, as well as an arched, pedimented entranceway; and

WHEREAS, the Chicago Transit Authority (the "CTA") owns the Vautravers Building; and

WHEREAS, the Vautravers Building was located in the Original District; and

WHEREAS, in 2014, the CTA initiated a project to modernize its infrastructure, expand capacity, and reduce passenger travel times, while improving the safety and efficiency at one of the largest bottlenecks in the CTA rail system. It included reconstruction of approximately 0.3 miles of the Red and Purple mainline tracks from Belmont station on the south to the segment of track between Newport and Cornelia Avenues on the north; and

WHEREAS, the reconstruction of the approximately 0.3-mile train track involved the straightening of the track and as a result required either the relocation or demolition of the Vautravers Building in order to adhere to the minimum safety distance requirements from the track; and

WHEREAS, in 2015, the City, acting through the Historic Preservation Division of the City's Department of Planning and Development, joined the CTA, the Federal Transit Administration (the "FTA"), the Advisory Council on Historic Preservation, and the Illinois History Preservation Agency in signing a memorandum of agreement that recognized the Vautravers Building as part of the Original District and mandated the CTA and the FTA to explore the feasibility of relocating the Vautravers Building; and

WHEREAS, on July 9, 2020, the CTA presented plans to relocate the Vautravers Building to the Commission on Chicago Landmarks (the "Commission") and the Commission found that the proposed relocation would not have adverse effects on the Vautravers Building or the Original District, subject to certain conditions; and

WHEREAS, one such condition was that the CTA consent to the amendment of the Original District's boundaries to encompass the relocated Vautravers Building; and

WHEREAS, in August 2021, the CTA moved the Vautravers Building 29 feet to the west and 4 feet to the south of its original location at 945-947 West Newport Avenue (PIN 14-20-413-088-0000), to a new foundation which alters the building address to 945-953 West Newport Avenue and places the new foundation on two additional CTA parcels (PINs 14-20-413-087-0000 (partial) and 14-20-413-002-0000 (partial)); and

WHEREAS, the new location places the Vautravers Building outside the boundaries of the Original District, and

WHEREAS, pursuant to Section 2-120-730 of the Municipal Code of Chicago (the "Municipal Code"), the Commission reviewed the 2005 Original District Designation Report, as well as the Addendum to the Original District Designation Report, dated September 6, 2024; and

WHEREAS, on September 12, 2024, the Commission found, based on the 2005 Original District Designation Report, the Addendum to the Original District Designation Report and the entire record before the Commission, that: (i) the Original District with its boundaries amended as set forth below (as amended, the "Amended District") meets the criteria for landmark designation set forth in Section 2-120-620 (1) and (4) of the Municipal Code; (ii) the Amended District continues to have 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 therefore the Amended District satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and (iii) the significant historical and architectural features of the Amended District are all exterior elevations, including rooflines, visible from public rights-of-way; and

WHEREAS, the Commission recommended: (i) amending the Original District boundaries, as delineated in Amended Exhibit A attached hereto and incorporated herein, to include the Vautravers Building in its new location; and (ii) amending the Original District boundaries at the southwest corner to include PINs 14-20-413-087-0000 (partial) and 14-20-413-002-0000 (partial) and address ranges 947-953 West Newport Avenue, as delineated in Amended Exhibit B attached hereto and incorporated herein; and

WHEREAS, on September 4, 2024, the CTA consented to amending the Original District boundaries, as described above; 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 Original District boundaries are amended as delineated in Amended Exhibit A, which includes the Vautravers Building in its new location, and the Original District boundaries at the southwest corner are amended to include PINs 14-20-413-087-0000 (partial) and 14-20-413-002-0000 (partial) and address ranges 947-953 West Newport Avenue, as delineated in Amended Exhibit B.

SECTION 3. The Vautravers Building in its new location is hereby designated a Chicago Landmark in accordance with Section 2-120-700 of the Municipal Code.

SECTION 4. For purposes of Sections 2-120-700 and 2-120-770 of the Municipal Code governing permit review, the significant historical and architectural features of the Amended District are identified as follows:

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

SECTION 5. The Commission is hereby directed to create a suitable plaque appropriately identifying the Amended District as a Chicago Landmark.

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 other provision of this ordinance.

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

SECTION 8. This ordinance shall take effect upon its passage and approval.