

ORDINANCE

Chicago Landmark Designation of Mars Candy Factory 2019 North Oak Park 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 Mars Candy Factory located at 2019 North Oak Park Avenue, Chicago, Illinois, as more fully described in **Exhibit 1** attached hereto and incorporated herein (the "Building"), satisfies four (4) criteria for landmark designation as set forth in Section 2-120-620 (1), (3), (4), and (5) of the Municipal Code; and

WHEREAS, construction of the Building from 1928 to 1929 marked candy company Mars, Inc.'s move from Minneapolis to Chicago to establish the company's new headquarters and production facilities. Chicago's more centralized location made it a transportation hub for the United States with a railroad network that facilitated the receipt of raw materials and the shipment of products, important factors in the production and sale of candy, which required quick turnover. The Building was built next to the Chicago, Milwaukee, and St. Paul Railroad tracks, from which two private spur tracks entered the site; and

WHEREAS, after its completion in 1929, the Building spurred residential development in what was then the sparsely populated far west side of Chicago. The attractive, low-scale design of the Building with its vast front lawn made it look more like a country club than a factory and it became an asset to the neighborhood where many of the company's workers chose to live; and

WHEREAS, in 1929, the Building began as the headquarters and main production facility for Mars, Inc., a multinational leader in the confectionary industry. For almost a century, the nation's most popular chocolate bars were produced at the Building starting with the Milky Way, while the Snickers and Three Musketeer bars were invented and first produced at the Building. Product packaging was adorned with images of the Building and it became a visual symbol for Mars products across the nation. At its busiest, the Building housed ten production lines where 2,500 people were employed; and

WHEREAS, Mars, Inc. has been one of the most successful confectionary businesses located in Chicago and a major contributor to the city's candy manufacturing legacy. By the turn of the twentieth century, Chicago was known as the "Candy Capital of the World." At one time, Chicago was home to over one thousand candy purveyors, in addition to associations and publications related to the candy industry. At the peak of Chicago's candy industry, during the mid-twentieth century, the city produced about a third of all candy manufactured in the country, and employed close to 25,000 people; and

WHEREAS, the Building is associated with the life and work of Mars, Inc. founder Frank C. Mars and his son, later CEO and President of the company, Forrest E. Mars, Sr. Both men were significant national and international figures in the confectionary industry. Each shaped the Building's design during their time at the helm of the company, using the Building to reflect the corporation's values; and

WHEREAS, the Building is the result of Frank C. Mars's desire to build "the most beautiful candy factory in America." Having chosen a former golf course in a relatively undeveloped area, Frank C. Mars strategically started with a scenic location where the Building would have the largest presence and likely have a positive influence on future development. He believed that if living conditions around the plant were better than those around a typical plant, a better caliber of employee would want to work there; and

WHEREAS, when Forrest E. Mars, Sr., took over the company, he re-shaped the Building's spaces to reflect the values by which he intended to run the company. He eliminated offices and removed exclusive executive spaces and their high-end décor. These changes were physical, but reflected the new culture he was instilling into the company--a radically egalitarian system in which workers were called "associates" and received a larger share of the company's financial success, and everyone, including the president, punched a time clock and ate lunch together in a new shared company lunchroom. At the same time, new machines and technology were installed to keep the factory cleaner and more efficient; and

WHEREAS, the Building is an exceptional example of an early twentieth-century factory designed in the popular Spanish Revival style. The style is reflected in the Building's low-pitched, clay-tile roofs, arched window and door openings, and exotic decoration concentrated at the doorways, windows, and cornice. The building was designed to integrate with anticipated residential development. It was modest in height, one-story with a central, two-story office tower. The Building was set back from the street and featured a fifty-foot-wide, manicured front lawn which stretched along its entire Oak Park Avenue facade. The result is a Building that looks more like a picturesque country club than a manufacturing facility. The high standards it set for architecture and landscaping became a benchmark for every confectionary plant built in cities across the United States after 1929, and influenced facility design in other industries; and

WHEREAS, founded in 1878, The Austin Company served as the designer and contractor for the Building from 1928 to 1929. The Austin Company is recognized internationally as an innovator in industrial facility design and construction. It was one of the earliest to combine architectural design and engineering with construction services to meet the full range of client needs from the design phase through close-out, an approach known as The Austin Method. The Austin Company also became known for its focus on reducing construction time and costs through industrial building design standardization and offering in-house delivery and construction of all components. The Austin Company's expertise in delivering cutting-edge factory design in record time led to international demand for their services in defense, automotive, aviation, and communications industries, for which they constructed some of the world's largest and most advanced facilities; and

WHEREAS, C.F. Murphy is one of Chicago's most prominent and prolific mid-twentieth-century architects. His work is indicative of the Second Chicago School, the origins of which can be traced to Le Corbusier and Ludwig Mies van der Rohe's search for a "modern" style of architecture that rejected historical designs and styles, and was highly functional. He is well-known for some of the city's most noteworthy and high-profile buildings, including O'Hare International Airport (1963), the Prudential Building (1955), McCormick Place (1960), McCormick Place East (1971), the Chicago Board of Trade addition (1983), and the Ogilvie Transportation Center (1984-1987). His 1960 office addition to the Building seamlessly blended with the existing structure; now, therefore

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 July 11, 2024, the Commission adopted a resolution recommending to the City Council of the City of Chicago (the "City Council") 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 hereby adopted as the findings of the City Council.

SECTION 2. The Building 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 Building are identified as:

- All exterior elevations, including rooflines, of the Building from the west (Oak Park Avenue) elevation to a depth of the first seven bays along the north elevation (approximately 133 feet) for the entire length of the Building from the north elevation to the south (Armitage Avenue) elevation as delineated in **Exhibit 2** attached hereto and incorporated herein; and
- The iron gate and brick posts at the northwest corner of the Building.

For purposes of permit review for demolition of non-significant portions of the Building, the Commission will require that a new masonry east wall with finished corners be constructed to enclose and make weather-tight the significant portion of the Building. The loading dock at the south elevation is not considered significant and may be modified.

SECTION 4. The Commission is hereby directed to create a suitable plaque appropriately identifying the Building as a Chicago Landmark.

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 upon the date of its passage and approval.