

SUBSTITUTE ORDINANCE

(Former) St. Adalbert Church 1650 West 17th Street

WHEREAS, the City of Chicago ("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, 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") determined that the St. Adalbert Parish Complex, consisting of the former St. Adalbert Church Building, the former St. Adalbert Rectory Building, the former St. Adalbert Convent Building, and the former St. Adalbert School Building (the "Complex"), located at 1622-58 West 17th Street and 1633-1659 West 16th Street, in Chicago, Illinois, as legally described in **Exhibit A**, attached hereto (the "Property"), satisfies four criteria for landmark designation as set forth in Section 2-120-620 (1), (4), (5) and (7) of the Municipal Code; and

WHEREAS, the Property encompasses half of a city block and includes the former St. Adalbert Church Building, a large-scale Renaissance Revival church with two 185-foot towers (the "Church Building"), surrounded by low-scale residential and commercial buildings; and

WHEREAS, the Church Building has been a prominent and familiar visual feature of the Pilsen neighborhood for over a century; and

WHEREAS, the Church Building exemplifies Chicago's contribution to the late nineteenth-century and early twentieth-century architectural revival of grandly scaled Classicism, commonly referred to as the "American Renaissance" and popularized by the World's Columbian Exposition that was held in Chicago in 1893; and

WHEREAS, the Complex, anchored by the Church Building, exemplifies the history of Polish and Mexican immigration and the cultural heritage and influence of these communities in Chicago; and

WHEREAS, the Complex, anchored by the Church Building, exemplifies the critical role that religious institutions played in the history and development of Chicago's neighborhoods in the late nineteenth and early twentieth centuries; and

WHEREAS, the Complex, and especially the Church Building, is a fine example of ecclesiastic architecture, a building type that is significant to the visual character of Chicago's neighborhoods; and

WHEREAS, the Complex includes buildings that are distinctive examples of the Renaissance Revival style, the Church Building being a particularly notable high style example, which is significant to the history and visual character of Chicago's built environment and its ecclesiastic architecture in particular; and

WHEREAS, the Complex, particularly the Church Building, is distinguished by the buildings' quality of design, detail, materials, and craftsmanship, as displayed by features including the ornate façade and twin bell towers, and the use of granite, limestone, and terra cotta detailing; and

WHEREAS, while its components were built separately, the resulting Complex is a cohesive representation of early twentieth-century ecclesiastical architecture. The four buildings are tied together by architectural characteristics and ornament, as well as their functionality; and

WHEREAS, the Church Building and the former St. Adalbert Rectory Building were designed by Henry J. Schlacks, a prolific local architect who specialized in ecclesiastical architecture and was commissioned by the Archdiocese of Chicago to design over two dozen local churches, including such noteworthy examples as: St. Paul Church, St. Boniface Church, St. Mary of the Lake Church, St. Ita Church, and the former St. Clara Church (later, St. Gelasius, a designated Chicago Landmark); and

WHEREAS, Henry J. Schlacks is also known for his work on significant secular designs throughout the country, including three buildings listed in the National Register of Historic Places: the Curtiss Wright Aeronautical University Building in Chicago, the Denver and Rio Grande Western Railroad Depot in Colorado, and the Denver and Rio Grande Railroad Station in Utah; and

WHEREAS, on June 6, 2024, the Commission adopted a resolution recommending to the City Council of the City of Chicago (the "City Council") that the Complex be designated a Chicago Landmark and transmitted to the City Council the Resolution and official record of its proceedings; and

WHEREAS, the City Council, in accordance with Section 2-120-700 of the Municipal Code has given due consideration to the findings, recommendations, and record of the Commission and has determined that (i) the Church Building is the most important building in the Complex to preserve, and (ii) designation of the surrounding buildings in the Complex would prevent a feasible redevelopment plan for the Property to proceed and therefore would lead to further vacancy and neglect and threaten the preservation of the Church Building; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Church 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; 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 Church 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 Church Building are identified as:

- All exterior elevations, including rooflines and towers, of the former St. Adalbert Church Building. The Church Building's interior is excluded from the significant features.

The following guideline shall also apply:

- The Commission's review of proposed work shall include new construction within a ten-foot buffer surrounding the Church Building to ensure that such new construction does not have an adverse effect on the significant historical and architectural features of the exterior elevations and rooflines of the Church Building.

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

SECTION 5. Any damage to the Church Building arising directly or indirectly from the demolition or renovation of any building in the Complex, or from any new construction on property within the Complex, shall be repaired by the owner of such building or property at such owner's sole cost and expense.

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 of the other provisions 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.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

(SUBJECT TO FINAL SURVEY AND TITLE COMMITMENT)

LOTS 19 TO 24, INCLUSIVE, AND LOTS 30 TO 44, INCLUSIVE, AND THE VACATED EAST WEST ALLEY ADJOINING THE NORTH LINE OF LOTS 34 TO 39, BOTH INCLUSIVE AND EXCEPT THEREFROM THE WEST SEVEN FEET OF LOT 34, AND THE VACATED EAST AND WEST ALLEY ADJOINING THE SOUTH LINE OF LOTS EIGHTEEN AND NINETEEN AND THE NORTH LINE OF LOTS FORTY AND FORTY ONE, AND THE NORTH ONE HUNDRED FEET OF THE VACATED EIGHTEEN FOOT NORTH AND SOUTH ALLEY WEST OF AND ADJOINING LOT 24, IN BLOCK 33 IN H.H. WALKER'S SUBDIVISION OF BLOCKS 33, 34, 47 AND PART OF BLOCK 48 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

AND

LOTS 1 TO 4 IN THE RESUBDIVISION OF LOTS 25 TO 29 INCLUSIVE (INCLUDING VACATED ALLEY ON THE SOUTH) OF BLOCK 33 IN H.H. WALKER'S SUBDIVISION OF BLOCKS 33, 34, 47 AND PART OF BLOCK 48 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

ADDRESS: 1622-58 West 17th Street and 1633-59 West 16th Street, Chicago, Illinois

PIN: 17-19-403-001-0000

NOTE: This landmark designation will affect only that portion of the "Property" on which the Church Building at 1650 West 17th Street is located plus a 10-foot buffer (collectively, the "Landmarked Portion of the Property"). The Landmarked Portion of the Property is a portion of PIN 17-19-403-001-0000.

The above legal description describes the entire "Property" and is provided for reference purposes only; it is not intended to affect or burden more than the Landmarked Portion of the Property. The final legal description for the Landmarked Portion of the Property will be based on a survey of that specific portion of the Property.