

ORDINANCE

Cortelyou Commons

2324 N. Chalmers St.

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 Cortelyou Commons (the “Building”), located at 2324 N. Chalmers St., Chicago, Illinois, as more fully described in **Exhibit A**, attached hereto and incorporated herein, satisfies two criteria for landmark designation as set forth in Section 2-120-620 (1) and (4) of the Municipal Code; and

WHEREAS, the Building was built as the Commons, or dining hall for the McCormick Theological Seminary and is a rare physical survivor of that institution’s presence in the Lincoln Park neighborhood from 1864 before moving to the Hyde Park neighborhood in 1974 and the building being acquired by neighboring DePaul University; and

WHEREAS, institutions of higher education have contributed to the built environment and culture of several of Chicago’s neighborhoods, including McCormick Theological Seminary and DePaul University in Lincoln Park, the University of Chicago in Hyde Park, and Loyola University in Rogers Park; and

WHEREAS, the McCormick Theological Seminary planned the Building as part of a complete reconstruction of its campus in the 1920s. Though thwarted by the Great Depression, the seminary’s plan was representative of a broader movement of higher education in the United States in the late nineteenth and early twentieth century, a period marked by institutional ambition to expand and modernize in response to changing educational and social demands; and

WHEREAS, the Building is dedicated to Reverend John R. Cortelyou (1914-1996), president of Depaul University from 1964 to 1981, who guided the university through a period of expansion both physically, in the construction of new buildings and acquisition of property like Cortelyou Commons from McCormick Theological Seminary, and academically by revising the curriculum and adding doctoral programs; and

WHEREAS, with its horizontal proportions, large windows with intricate tracery, buttresses, leaded glass, carved figures and extensive moldings, the Building is an exceptional example of Collegiate Gothic architecture, a substyle of the Late Gothic Revival style of architecture that flourished in America in the late nineteenth century up to the Great Depression; and

WHEREAS, the Building embodies the architectural philosophy of the Collegiate Gothic style in creating academic spaces that evoke a sense of timeless scholarly tradition. Its design reflects the broader trend among American universities and institutions to construct buildings that symbolize intellectual gravitas through architectural references to medieval European academic and ecclesiastical structures; and

WHEREAS, the Collegiate Gothic style of architecture offered colleges and universities a functional style of architecture that could be easily adapted as curriculums evolved and which could be easily added to without aesthetic concerns; 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 2, 2026, 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.

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 its passage and approval.