

## ORDINANCE

### St. Adalbert Parish Complex

1622-58 W. 17<sup>th</sup> Street and 1633-59 W. 16<sup>th</sup> Street

**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 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, located at 1622-58 West 17<sup>th</sup> Street and 1633-1659 West 16<sup>th</sup> Street, in Chicago, Illinois, as legally described in **Exhibit A**, attached hereto (the "Complex"), 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 Complex 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 exemplifies the history of Polish and Mexican immigration and the cultural heritage and influence of these communities in Chicago; and

**WHEREAS**, the Complex 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 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, which is significant to the history and visual character of Chicago's built environment and its ecclesiastic architecture in particular; and

**WHEREAS**, the Complex is distinguished by the buildings' quality of design, detail, materials, and craftsmanship, as displayed by features including the ornate façade and twin bell towers of the church and the use of granite, limestone, and terra cotta detailing throughout the complex; 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. In particular, the use of common material colors, either as primary features of the building's façades or as façade accents help to unify the Complex; and

**WHEREAS**, the Complex includes a church and rectory building that were designed by Henry J. Schlacks, a prolific local architect who specialized in ecclesiastic architecture. He was frequently commissioned by the Archdiocese of Chicago and designed 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**, 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, Illinois, the Denver and Rio Grande Western Railroad Depot in Colorado, and the Denver and Rio Grande Railroad Station in Utah; and

**WHEREAS**, the Complex encompasses half of a city block and includes a large-scale Renaissance Revival church with two 185-foot towers, surrounded by low-scale residential and commercial buildings. It has been a prominent and familiar visual feature of the Pilsen neighborhood for over a century; and

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

- All exterior elevations, including rooflines, of the four buildings that make up the St. Adalbert Parish Complex: the church, rectory, convent, and school buildings. Building interiors are excluded from the significant features. The single-story accessory building located north of the rectory is also excluded from the significant features.

The following additional guidelines shall also apply:

- The Commission's review of proposed work should ensure that the significant historic and architectural features of the exteriors and rooflines of the four buildings are preserved while allowing reasonable change and flexibility to meet new needs in accommodating future uses including potential new construction on undeveloped portions of the parcel legally described on **Exhibit A** attached hereto.

**SECTION 4.** The Commission is hereby directed to create a suitable plaque appropriately identifying the Complex 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.