



Chicago City - General
2023 SEP 8 10:00 AM

**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO**

September 6, 2023

The Honorable Anna M. Valencia
City Clerk
City of Chicago
Room 107, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

RE: Ordinance designating the Eugenie Lane Apartments (235 W. Eugenie Street) as a Chicago Landmark

Dear Clerk Valencia:

We are filing with your office for introduction at the September 13, 2023, City Council meeting as a transmittal to the Mayor and City Council of Chicago the recommendation of the Commission on Chicago Landmarks that the Eugenie Lane Apartments be designated as a Chicago Landmark.

The material being submitted to you for this proposal includes the:

1. Recommendation of the Commission on Chicago Landmarks; and
2. Proposed Ordinance.

Thank you for your cooperation in this matter.

Sincerely,

Kathleen Dickhut
Deputy Commissioner
Bureau of Citywide Systems and Historic Preservation

encls.

cc: The Honorable Brian Hopkins, Alderman, 2nd Ward (*w/o enclosures*)

ORDINANCE

Eugenie Lane Apartments

235 W. Eugenie 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 Eugenie Lane Apartments (the "Building"), located at 235 W. Eugenie Street, Chicago, Illinois, as more fully described in **Exhibit A**, attached hereto and incorporated herein, satisfies three criteria for landmark designation as set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code; and

WHEREAS, the Building reflects the architectural heritage of Old Town in the 1960s and 1970s, when the neighborhood established itself as a place for artists and the creative community. During the 1960s and 1970s, Chicago architects of the modern era like Ben Weese designed small-scale residential infill structures like this Building in the historic 19th century neighborhood adding an important layer to its built environment; and

WHEREAS, with its clear expression of its residential function, absence of ornament and large windows, the Building is a modern-era building; and

WHEREAS, the design of the Building references architectural elements from the 19th century neighborhood in which it stands including its Chicago common brick walls, louvered accents and standing-seam metal mansard roof; and

WHEREAS, built at a time when new apartments tended to be in tall towers, the design of the Building settles for tree-top height and a more human scale; and

WHEREAS, architect Ben Weese designed the Building toward the beginning of a long and rich career in architecture. Though it is one of the architect's early works, its design reflects principles that Ben Weese would hone throughout his career including the preference for simple, vernacular materials; responding to context, and a willingness to borrow from history while designing in a modern idiom; and

WHEREAS, Ben Weese was a member of the Chicago Seven, a group of young Chicago architects that formed in the 1970s to educate the public about a more pluralistic view of Chicago's architecture and to explore new directions at an inflection point in American architecture at the end of the modern movement; and

WHEREAS, throughout his career, Ben Weese supported the historic preservation movement in Chicago, including being a cofounder of the Chicago Heritage Committee, the city's first historic preservation advocacy group. He also played a leading role in saving the Glessner House and establishing there the Chicago Architecture Foundation to teach the public about architecture and design. Ben Weese also served on the Commission on Chicago Landmarks; and

WHEREAS, a signature design of Ben Weese are his sculptural "minimum perimeter" apartment towers which employed multi-faceted facades for enhanced views and lower cost by reducing the quantity of the exterior envelope; and

WHEREAS, Weese designed a range of building types, but he specialized in educational projects for colleges throughout the United States, as well as schools in Chicago, and non-profit housing developments; and

WHEREAS, the Building meets three criteria for landmark designation set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code; 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 August 3, 2023, 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.