

ORDINANCE

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 Consumers Building (the "Building"), located at 220 South State Street, Chicago, Illinois, and legally described in **Exhibit 1**, attached hereto, satisfies three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (4), and (5) of the Municipal Code; and

WHEREAS, the Building is an excellent example of a professional office building from the early twentieth century. These high-rise office buildings, typically located on corners and reaching between fifteen (15) and twenty-five (25) stories, had retail on the lower floors and leasable office space on the upper floors. These typically tall, narrow structures, like the Building, offered abundant light and ventilation provided by plentiful fenestration, allowed for subdivision to suit tenant needs, and had exteriors and building entries meant to be attractive to potential customers; and

WHEREAS, the Building, completed in 1916, is a professional office building, a distinct building type important to the evolution of State Street which reflects the symbiotic relationship between retail and professional services seen throughout State Street's history as Chicago's primary retail thoroughfare; and

WHEREAS, despite occupying only about half of the frontage along State Street, "skyscraper" professional office buildings and similar "tall shops" buildings, typically occupying corners, along with major department store buildings occupying half- or full-block lots, visually dominated the streetscape of State Street and created a distinctive streetwall with canyon-like views; and

WHEREAS, as a professional office building commissioned by speculative real estate developer Jacob L. Kesner, the Building reflects the market forces at work on State Street which led to greater specialization of building use. Developers began to construct "purpose-built" structures tailored to intended uses such as professional office buildings; and

WHEREAS, the Building manifests in built form the increasing demand for retail and office space and the consequent skyrocketing prices for State Street real estate taking place in the decades before the First World War which left developers with no choice but to build upward. Developers exploited advances in building technologies and materials to construct taller buildings by creating skyscrapers on the highly desirable but often narrow parcels they were able to assemble. These buildings were part of the evolution of State Street during its retail dominance of Chicago and the resulting compactness and density of the business and retail corridor; and

WHEREAS, the Building is a Commercial-style building in the tradition of the Chicago School of architecture. Experiments with building materials and technologies allowed buildings to grow taller, exterior walls to open up to allow in more light, and usable interior space to be maximized with fewer columns. The Building utilized these key elements of the Chicago School of architecture; and

WHEREAS, Commercial-style buildings emphasize the clear expression of the steel-frame structure. The Building's steel frame is expressed on the exterior by the grid-like pattern of

continuous, vertical piers, and narrow, horizontal spandrels. The overall height of the structure relative to its width, the widening of piers at the corners and center of the east elevation, and the recessing of spandrel panels emphasize the vertical over the horizontal elements of the facade; and

WHEREAS, the Building is located on State Street in Chicago's Loop, home to more buildings from the Chicago School of architecture than anywhere else. The Building represents the final years of this movement, generally considered to end with the onset of the First World War; and

WHEREAS, the Building was one of dozens of Loop structures built in the two decades leading up to the First World War featuring white-glazed-terra-cotta cladding. Taken together, they represented the most extensive use of white-glazed terra cotta in the city; and

WHEREAS, the Building displays a high level of detailing and craftsmanship in the Classical Revival terra-cotta ornamentation at the building's exterior; and

WHEREAS, the Building's vestibule and lobby are especially noteworthy as a rare surviving example of an early twentieth-century professional office building entryway and lobby in Chicago. The walls and ceilings are clad in white Carrara marble with simple geometric Classical Revival detailing and a marble staircase is set into an alcove. Crossbeams in the vestibule and lobby ceiling align with pilasters along the walls. Decorative bronze elements include door frames and lobby fixtures like baseboard grills, a building directory, mailbox, elevator detailing, and festooned sconces at each pilaster; and

WHEREAS, the Building was one of many Loop structures designed by the architectural firm of Mundie & Jensen including the Municipal Courts Building (1906 and 1912 addition, extant, 116 South Michigan Avenue, located in the Chicago Landmark Historic Michigan Avenue District), the Kesner Building (1910, extant, 1-5 North Wabash Avenue), the LeMoyné Building (1915, extant, 180 North Wabash Avenue), the Singer Building (1925-6, extant, 120 South State Street) and the Union League Club (1926, extant, 65 West Jackson Boulevard); and

WHEREAS, Mundie & Jensen were among the most important designers in the city enlisted by auto dealers in the first decades of the twentieth century to construct new showrooms in the automobile sales and service nexus of Motor Row located south of the Loop. Six of the firm's buildings are extant and located within the Chicago Landmark Motor Row District; and

WHEREAS, during its three decades (1907-1936), Mundie & Jensen was one of the most prolific architectural firms in Chicago after the turn of the twentieth century. They were known not only for their Loop skyscrapers, but for their industrial, bank, and residential buildings; and

WHEREAS, architect Elmer C. Jensen's sense of responsibility to the larger profession of architecture earned him the title "Dean of Chicago Architects" and he was "given about every honor members of his profession in Chicago have been able to bestow" according to a *Chicago Tribune* biographical profile. His list of membership organizations and positions held is lengthy and, upon his death in 1955, he had spent nearly seventy (70) years in the field of architecture; and

WHEREAS, architect William Bryce Mundie distinguished himself by the quality of his draftsmanship and designs while working for William Le Baron Jenney and rose to become a partner in 1891, forming Jenney & Mundie. Mundie is credited with the design of the Horticultural Building erected for the 1893 World's Columbian Exposition. He served as Architect for the Chicago Board of Education from 1898 to 1904 and became a Fellow of the American Institute of Architects; 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 December 7, 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; and
- The main entrance vestibule and elevator lobby.

In light of the Building's adjacency to the Dirksen U.S. Courthouse and the security vulnerabilities asserted by the federal government, and in order to recognize and provide the flexibility which may be needed to accommodate the fifteen (15) reuse criteria provided by the General Services Administration (the "GSA") for the Building which were developed in collaboration with the United States District Court, Northern District of Illinois, and federal law enforcement agencies, and published in the November 1, 2022, Federal Register, the following additional guidelines shall also apply to the Commission's review of permits pursuant to Section 2-120-740:

- The Commission shall have flexibility to allow modifications to the Building to accommodate the GSA's reuse criteria in order that viable reuse of the Building can be achieved.

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.