

ORDINANCE

Bankers Building

105 W. Adams 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 the Bankers Building (the "Building"), located at 105 W. Adams St., 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, with its setbacks and light courts framed by wings, the form of the Building is shaped by Chicago's first zoning ordinance that was passed in 1923 which sought to balance a demand for taller office buildings while maintaining sunlight and air at street level; and

WHEREAS, the Building was built for financial services firms, and it reflects the rapid growth of the banking sector in Chicago in the 1920s; and

WHEREAS, the Building exemplifies an Art Deco skyscraper, a building design that emerged in Chicago and other American cities in the 1920s. Character-defining feature of the design include its ornament restricted to the base of the Building, flat wall planes, verticality created by piers that rise unbroken to the roof line and the Building's setbacks, which cause the Building to become narrower as it rises higher; and

WHEREAS, in addition to its Art Deco composition, the Building includes Classical Revival ornaments at its base including figures from Greek mythology and symbols such as cornucopia, swags of fruit and the caduceus; and

WHEREAS, the Building was designed by Burnham Brothers, Inc. which consisted of architects Daniel H. Burnham, Jr. (1886-1961) and Hubert Burnham (1882-1969), sons of eminent Chicago architect and planner Daniel H. Burnham and accomplished architects and civic leaders in their own right; and

WHEREAS, the Burnham Brothers designed the Carbide and Carbon Building in 1929, a designated Chicago Landmark and arguably the finest example of an Art Deco skyscraper in Chicago in its vertical massing, geometric ornament and use of colored green and gold terra cotta; 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 October 9, 2025, 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.