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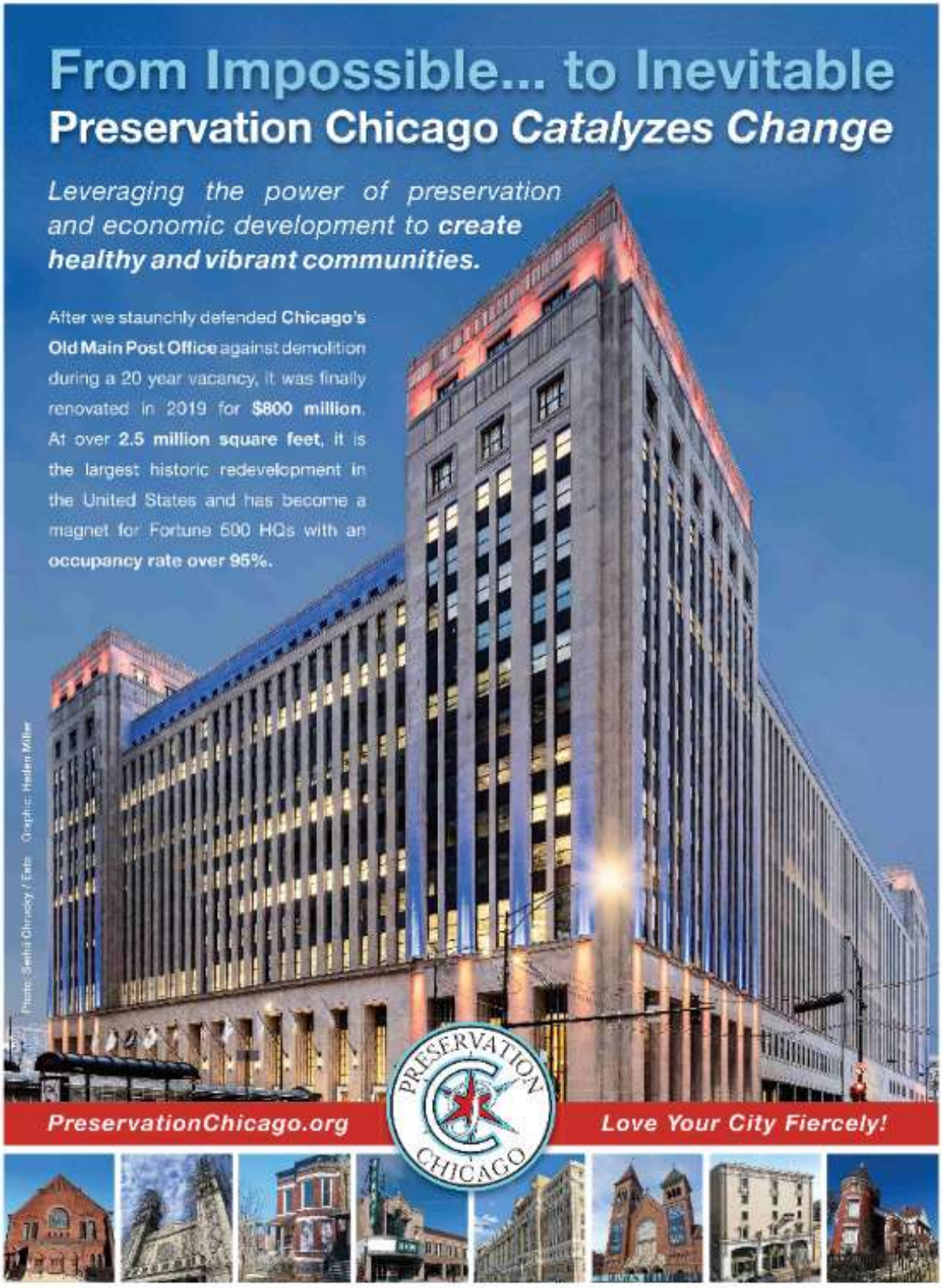
June 2025 Month-in-Review Newsletter



Fireworks along the Chicago River

Photo credit: 606_Vision

Preservation Chicago *Catalyze Change*



From Impossible to Inevitable, Preservation Chicago Catalyzes Change

Photo credit: Serhii Chrucky/Esto Graphic Design: Haden Miller

Preservation Chicago leverages the power of historic preservation to create healthy, vibrant, diverse, and sustainable communities.

And it's working. We catalyze change.

Preservation Chicago is the catalyst behind Chicago's unprecedented surge in high-profile, transformational efforts to recognize, protect, and transform long-neglected historic assets into dynamic neighborhood anchors.

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Our innovative "Leveraged Impact" model of Amplification, Protection, and Investment creates the necessary pre-conditions to enable transformational change. By mobilizing widespread goodwill through extensive media coverage, and deploying robust Chicago Landmark protections against demolition, we create the stability necessary to secure significant public and private philanthropic funding.



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ⓒ 2025 Preservation Chicago, 205 W. Monroe Street, Suite 400, Chicago, Illinois

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- Chicago Magazine: What Was Chicago's First Skyscraper?
- Chicago Tribune: From Promontory Point to the lily pool in Lincoln Park, have you visited the creations of Alfred Caldwell?
- Block Club Chicago: Lincoln Square Construction Unearths A Piece Of Pre-CTA History
- WBEZ Chicago: What's That Building? New Inspirational Baptist Church /

Advocacy

1. WIN: After 11 Year Effort and 11th Hour Negotiations, City Council Approves Final Landmark Designation for St. Adalbert's Church (Chicago 7 2014, 2016, 2019, 2021)



St. Adalbert Church, 1912, Henry J. Schlacks, 1636 W. 17th Street. Photo Credit: Chicago DPD



St. Adalbert Church, 1912, Henry J. Schlacks, 1636 W. 17th Street. Photo Credit: Eric Allix Rogers



Supporters of landmarking the shuttered St. Adalbert's church during a special meeting of the Commission on Chicago Landmarks Aug. 7, 2023. St. Adalbert Church, Henry J. Schlacks, 1636 W. 17th Street. Photo Credit: Ward Miller / Preservation Chicago



Ward Miller Interviewed by ABC 7 Chicago regarding St. Adalbert's Church Landmarking. City Council committee approves landmark status for St. Adalbert's Church in Pilsen; The Archdiocese of Chicago has been trying to sell St. Adalbert's Church since closing it in 2019 Image credit: ABC 7 News Chicago

"A late compromise helped landmark status for Pilsen's St. Adalbert Catholic Church finally move ahead Tuesday, a decisive step in a fierce preservation battle.

"The City Council's Zoning Committee unanimously approved a plan to give the shuttered church a landmark designation, teeing up a final vote Wednesday. But the Polish parishioners who long sought the preservation status left City Hall infuriated by what they described as a last-second "backroom deal" that sets up the sale of the Archdiocese of Chicago land to a nondenominational church.

"Previous landmarking proposals included each building on the 2-acre plot, highlighted by the Renaissance Revival church. On Tuesday, Ald. Byron Sigcho-Lopez, 25th, presented a substitute plan that only granted the church building the landmark status, but left out the former rectory, convent and school.

"That narrowed preservation plan came with the support of Preservation Chicago, a leading local preservation advocate. It also won approval from the archdiocese, which closed St. Adalbert's in 2019 and has since fought the landmarking push.

"Aldermen also had to deal with a deadline: If they did not vote on the Commission on Chicago Landmarks' preservation recommendation this month, the entire complex would have been automatically landmarked.

"The towering church building — currently covered in scaffolding the archdiocese says is needed to prevent ongoing decay — is the 'crown jewel' of the property, Preservation Chicago Executive Director Ward Miller said after the vote. The new status will preserve the exterior of the building, but allow for changes to be made for its new owners inside and on other parts of the property, he said.

"'We're very pleased that we came to a compromise here. The most important of the buildings has been landmarked,' Miller said.

"Sigcho-Lopez defended the more-tailored designation as a 'win for the community' that came after public meetings and open conversations. He previously pushed for the broader landmark designation last year, but lost when his Zoning Committee colleagues decided to delay consideration in a 10-to-4 September vote.

"'We did justice to what we heard from the community, a landmark designation that protects the use of the building,' Sigcho-Lopez said. 'That is a fair compromise.'

"The alderman acknowledged the frustration of the dogged former parishioners who want St. Adalbert's to reopen as a Catholic church. 'I don't have jurisdiction over that,' he said. (Sheridan, Chicago Tribune, 6/17/25)

"Step one, above all, is to get through the landmarks process," said Ward Miller, executive director of Preservation Chicago, urging parishioners to attend the next zoning and City Council meetings to call on the city to approve the landmark designation. (Garcia Hernandez; Block Club Chicago, 6/11/25)

Preservation Chicago has been advocating for Chicago Landmark Designation of the St. Adalbert Church in Pilsen for over a decade and is delighted by process. We have working closely with neighborhood partners and the alderman every step of the way to protect St. Adalbert Church. St. Adalbert Church was a Chicago 7 Most Endangered in 2014 and 2016. It was also included in the Chicago 7 Most Endangered Roman Catholic Church categories in 2019 and 2021.

Read the full story at Chicago Tribune

Landmarking advances for Pilsen's St. Adalbert Catholic Church, advocates left frustrated, Jake Sheridan, Chicago Tribune, 6/18/25

City Council committee approves landmark status for St. Adalbert's Church in Pilsen; The Archdiocese of Chicago has been trying to sell St. Adalbert's Church since closing it in 2019, John Garcia and Lissette Nuñez, ABC 7 News Chicago, 6/17/25

Chicago City Council votes to protect historic Catholic parish after yearslong effort, Daniel Payne, Catholic News Agency, 6/19/25

St. Adalbert's landmark status gets OK by Zoning Committee — with an unexpected change; The

2. THREATENED: Despite Creative Public Park and Festival Grounds Reuse Proposal, Permit Released for Demolition of Damen Silos



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Permit issued to raze Damen Silos

Former grain storage units in McKinley Park will come down despite neighbors' efforts toward deal

By Lily Carey
Chicago Tribune

The Chicago Department of Buildings issued a permit Thursday for the demolition of the iconic Damen Silos, a relic of the Lower West Side's once-prominent grain processing industry. A demolition date is expected to be announced next week.

Neighbors of the site launched a last-ditch effort to preserve the silos and asked the new owner, MAT Limited Partnership, to consider revamping the former silos as a public festival space. However, negotiations fell through. The demolition process will last approximately six months and MAT is contracting with Heneghan Wrecking Co.

The Damen Silos, at 2900 S. Damen Ave., were once used as grain storage facilities. Since ceasing operations in 1977, the silos have sat vacant for nearly 50 years. They're located in the McKinley Park neighborhood on the Lower West Side, an area designated by the city as an "environmental justice neighborhood" that has been overburdened by pollution.

In late 2022, the state sold the Damen Silos for $6.5 million to the highest bidder, MAT Limited Partnership, a group of South Side companies run by business owner Michael Yadin Jr. The company has not released plans for what they'll be using the site for after its demolition.

But neighbors have raised concerns about whether the company will handle demolition in a safe and environmentally conscious way. The company also operates MAT Asphalt, a controversial hot asphalt mixing plant located about a mile south of the silos at 2033 W. Pershing Road. The state didn't hold any public meetings before issuing a construction permit for the plant in 2018.

"Literally, by the time we found

Turn to Silos, Page 2

Permit issued to raze Damen Silos, Chicago Tribune front page, 7/5/25. Damen Silos, 1906, John Metcalf (civil engineer), 2860 S. Damen Ave. A 2023 Chicago 7 Most Endangered. Image credit: Chicago Tribune



Damen Silos, 1906, John Metcalf (civil engineer), 2860 S. Damen Ave. A 2023 Chicago 7 Most Endangered. Photo credit: Google Earth



Damen Silos, 1906, John Metcalf (civil engineer), 2860 S. Damen Ave. A 2023 Chicago 7 Most Endangered. Photo credit: Google Earth



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"Community leaders want to save the historic Damen Silos from demolition — and possibly turn the Southwest Side site into public festival grounds similar to the popular Salt Shed.

"The Damen Silos, 2900 S. Damen Ave., have been abandoned since 1977 but have remained standing and have become something of a local landmark after being featured in 2014's 'Transformers: Age of Extinction.' The large grain elevators have been a destination for urban explorers in the city for years.

"But with the site's new owner moving forward with plans to demolish the silos, neighbors and preservationists are mounting a last-ditch effort to save the structures and turn them into a public amenity of sorts.

"A consortium that includes Preservation Chicago and McKinley Park Development Council outlined details of the redevelopment plan, akin to what's been done at other former industrial complexes in Seattle, Buffalo and even Buenos Aires in Argentina, they said. The plan proposes that a land trust buy the site and a developer operate it.

"The McKinley Park Development Council kickstarted a petition for the festival grounds proposal that has over 670 signees, Eakin said.

"Since late 2022, advocates have been contending with looming demolition plans after MAT Limited, a local company that opened a controversial asphalt plant in McKinley Park in 2018, bought the land for $6.5 million from the state and applied for five permits to demolish the buildings, including one with the U.S. Army Corps of Engineers

"Thanks to the demolition threat, the site was featured on 2023's seven most endangered buildings in Chicago list. Turning it into festival grounds with public green space would be transformational for the industrial area around the silos, said Preservation Chicago Executive Director Ward Miller.

"'This would be a festival ground and also a park space, a green space along the Chicago River,' he said.

"Ald. Byron Sigcho-Lopez (25th) slammed the state's decision to sell the silos to MAT and said his criticism of the handling of the site led the silos to be removed from his ward in 2023 ward redistricting.

"'These [demolition] plans are because of [the State's] failure,' Sigcho-Lopez said in an interview Thursday. 'He sold the land off to a private entity, and now we're seeing what we've seen for a long time in these communities, which is a lack of care. When I got [redistricted], multiple people came to me and told me that it was because of my protesting of the state's decision on this site.'

"Sigcho-Lopez said pressuring the city into acquiring the land through eminent domain would be the most viable option in saving the silos from imminent demolition.

"The silos now fall into Ald. Julia Ramirez's 12th Ward, and she has also been in steadfast opposition to demolition proposals since assuming office in 2023, she said Thursday." (Thrush, Block Club Chicago, 6/27/25)

Preservation Chicago has been concerned over the fate of the Damen Silos for many years. Damen Silos site became a 2023 Chicago 7 2023, after the State of Illinois' decision to sell the site, and the demolition of the Crawford Power Station and the ADM Silos.

Preservation Chicago has been working closely with McKinley Park Development Council, BlueStar Properties, preservation partners, greenspace partners and community partners urge the City of Chicago to take decisive action to convert the Damen Silos site into a 23-acre riverfront public park and permanent festival grounds.

The Damen Silos and 23-acre site at 2900 S. Damen Avenue has been vacant since 1977. Despite

3. POTENTIAL WIN: Rapid Response Advocacy Campaign to Landmark Pope Leo's Childhood Church Gains Traction



"Can Pope Leo XIV's boyhood church — St. Mary of the Assumption — be saved? The church's owner hopes the papal link can help efforts to save and reuse the parish buildings on the Far South Side." St. Mary's / St. Mary of the Assumption Roman Catholic Church, 1957, George S. Smith, 310 E. 137th Street. Image credit: Chicago Sun-Times



"Preservationists seek landmark designation for Pope Leo XIV's boyhood church on Far South Side" St. Mary's / St. Mary of the Assumption Roman Catholic Church, 1957, George S. Smith, 310 E. 137th Street. Image credit: ABC 7 Chicago



"Landmark Pope Leo XIV's Childhood Church and School!" Change.org petition. Image credit: Preservation Chicago



St. Mary's / St. Mary of the Assumption Roman Catholic Church, 1957, George S. Smith, 310 E. 137th Street. Photo credit: Google Maps



St. Mary's / St. Mary of the Assumption Roman Catholic Church, 1957, George S. Smith, 310 E. 137th Street. Photo credit: Ward Miller / Preservation Chicago



St. Mary's / St. Mary of the Assumption Roman Catholic Church, 1957, George S. Smith, 310 E. 137th Street. Photo credit: Ward Miller / Preservation Chicago



St. Mary's / St. Mary of the Assumption Roman Catholic Church, 1957, George S. Smith, 310 E. 137th Street. Photo credit: Ward Miller / Preservation Chicago



St. Mary's / St. Mary of the Assumption School, 1917, Hermann Gaul, 305-313 E. 137th Street. Photo credit: Ward Miller / Preservation Chicago



St. Mary's / St. Mary of the Assumption School, 1917, Hermann Gaul, 305-313 E. 137th Street. Photo credit: Ward Miller / Preservation Chicago

"Preservation Chicago is recommending that St. Mary of the Assumption, Pope Leo XIV's childhood church, receive landmark status on the heels of Leo's historic appointment as the first United States-born pope.

"The pope and his family worshipped and participated in services at St. Mary's for years. The seven-building campus at 310 E. 137th Street, on the border of Chicago and Dolton, Ill., is also where Pope Leo went to elementary school. Preservation Chicago, a local non-profit that advocates for the preservation of the city's historic buildings and neighborhoods, is pushing for the church to become a landmark.

"At a Friday meeting of the Commission on Chicago Landmarks, Preservation Chicago Executive Director Ward Miller said that the site, which was on no one's radar just over a week ago, now has the potential to become a place of pilgrimage for Catholics and others across the globe.

"According to Miller, the process to landmark the church will take at least a few months, if not a year. Friday's recommendation for landmark status marked the first formal step in the process. The Commission on Chicago Landmarks will next determine whether to move that suggestion forward.

"Landmark status will also require City Council approval. If the church is approved as a preliminary landmark, the building will be officially protected by the city from 'disfigurement' until the official process is complete, according to Miller.

"The church was built in 1957 (and designed by architect George S. Smith) and sold by the Archdiocese to its current owner, Joe Hall, in 2011 following dwindling membership.

"'[Joe Hall] was there this morning at city hall with us supporting our suggestion for landmark for this building complex, the church, the school,' Miller said.

"According to Miller, Hall had been planning a workforce development project for the Riverdale community on the site. And since Preservation Chicago is looking for landmark status to be applied to the outside of the building, the inside, which is vacant, could be used for such a project.

"Miller also suggested that the designation will increase tourism to the community, thus boosting its economy. 'It'll also help reinvigorate the Riverdale community of Chicago,' he said. 'It has just seen so much disinvestment over the last 50 years.'

"He also said that protecting the 'historic, built environment' will help the city as a whole, both economically and culturally.

"Miller also advocated for more buildings related to Pope Leo XIV to be designated as landmarks and said that St. Mary's was just the start of that process. The pope's childhood home, which is in the neighboring suburb of Dolton, was one structure he suggested. That designation would come from Dolton, not Chicago, but Miller said he is willing to help Dolton with the landmarking process.

"'I think it'd be really important because he is the first American Pope of all time,' Miller said. 'We should be looking at some sites in and around Chicago where he pastored or was part of a faculty, or he would … help to provide a service or a mass. I think we should be following this history and have some type of marker recognition.'

"Preservation Chicago has created a change.org petition for the landmarking of St. Mary of the Assumption church and school. The petition had attracted 493 signatures as of late Friday afternoon.

"St. Mary's was one of four buildings recommended to be considered for landmarks by Preservation Chicago Friday, Miller said. The others included Whitney Young Magnet High School, 211 S. Laflin St., McKinley Park's Central Manufacturing District and the Chicago Daily News newspaper building at 2 North Riverside Plaza." (Sheperd, Block Club Chicago, 5/19/25)

"'The owner of the former church, along with Preservation Chicago, are leading the effort to designate this building as an official landmark of the city of Chicago,' Metropolitan Water Reclamation District Commissioner Dan Pogorzelski.

"The Red Line Extension to Altgeld Gardens will likely be crucial to getting tourists as well as the faithful of the Roman Catholic Church who will want to pay homage to the new pontiff to the former church of Saint Mary of the Assumption.'" (Greenfield, Streetsblog Chicago, 6/9/25)

Ward Miller has been in direct communication with owner Joe Hall to encourage Chicago

4. WIN: After 10-Year Effort, Clarendon Park Community Center Ribbon-Cutting After Comprehensive Preservation-Oriented Renovation (Chicago 7 2015)



Clarendon Park Field House after renovation, 1916, C.W. Kallal, 4501 N Clarendon Avenue. Photo Credit: Chicago Park District



Clarendon Park Field House after renovation, 1916, C.W. Kallal, 4501 N Clarendon Avenue. Photo Credit: Chicago Park District



Clarendon Park Ground Breaking on September 13, 2022. Photo Credit: Ward Miller / Preservation Chicago



Clarendon Park Field House, 1916, C.W. Kallal, 4501 N Clarendon Avenue. Photo Credit: Chuckman Post Card Collection



Garfield-Clarendon Model Railroad Club at the Clarendon Park Field House. Photo Credit: Eric Allix Rogers



Garfield-Clarendon Model Railroad Club at the Clarendon Park Field House. Photo Credit: Eric Allix Rogers



Garfield-Clarendon Model Railroad Club at the Clarendon Park Field House. Photo Credit: Eric Allix Rogers

"Uptown neighbors can once again enjoy the Clarendon Park Community Center, which reopened Monday after a years-long renovation project.

"The $13 million renovation of the beloved community center at 4501 N. Clarendon Ave. includes a new fitness space, dance studio, outdoor plaza and program rooms. The building is also now ADA-accessible and has air conditioning.

Ald. Angela Clay (46th), former 46th Ward Ald. James Cappleman, Park District CEO Carlos Ramirez-Rosa, state Sen. Mike Simmons and community members gathered in the new building Monday afternoon for a ribbon-cutting ceremony.

"The completion of the renovations also means the return of the Garfield-Clarendon Model Railroad Club, which has operated out of the Clarendon Park Community Center since 1963. The club was founded in Garfield Park in 1947, later moving to Uptown, said club member Scott Baumgartner.

"The club's model railroad boasts 1,500 feet of continuous track, which takes a model train about 35 minutes to go all the way around, Baumgartner said. The group is still reassembling its model railroad now that building construction is over, and it will resume holding weekly open houses for interested neighbors soon, he said. They also have a dedicated workshop in the community center — another new addition from the renovation, he said.

"The Clarendon Community Center was built in 1916 as a bath house to serve the Clarendon Municipal Beach. At the time, Lake Michigan's shores abutted the building.

"The city converted the facility into a community center with gyms, club rooms and sports fields. A major renovation project in 1972 required the removal of the building's signature towers, which eventually led to water infiltration and roof issues.

"The structure's deteriorating condition landed it on a 2015 list of the Preservation Chicago's "most threatened" historic buildings.

"In 2019, Park District officials unveiled multiple proposals for the site, including demolishing and replacing the structure. Neighbors and preservationists rallied to the building's cause, helping convince the Park District to invest in its restoration." (Savedra, Block Club Chicago, 7/8/25)

Preservation Chicago applauds Ald. Angela Clay and former Ald. James Cappleman for his commitment to seeing the Clarendon Park Community Center protected from demolition and for helping to solidify the necessary renovation funds. Preservation Chicago applauds the Chicago Park District for its flexibility, support and commitment to this important project and Tim Crowe from Wiss, Janney Elstner,.

Preservation Chicago was very involved with this effort and wish to recognize the Clarendon Park neighbors and community stakeholders who played an essential role in this effort and deserve special recognition for their unwavering support for this wonderful outcome. With special thanks to Katheryn Boyda, Melanie Eckner, Martin Tangora, Cindi Anderson, Stuart Berman, the Uptown Historical Society, the Clarendon Park Advisory Council, Uptown United and Uptown Chicago Commission.

Read the full story at Block Club Chicago

Uptown's Clarendon Park Community Center Reopens After $13 Million Renovation; The community center, built in 1916, was once threatened with demolition, but neighbors advocated for its preservation, Madison Savedra, Block Club Chicago, 7/8/25

Clarendon Park Community Center in Chicago's Uptown neighborhood reopens, $16 million renovation; First Built in 1916, Was Once on Endangered List, Terry Keshner, WBBM AM, 7/9/25

Uptown's Clarendon Park Community Center Slated To Reopen After $13 Million Overhaul; Construction began in 2022 and was originally planned to be finished the next year. Now, the center is expected to be back open this spring, Madison Savedra, Block Club Chicago, 1/23/25

Opening Timeline Revealed For Renovated Clarendon Community Center In Uptown, Ian Achong, Chicago YIMBY, 1/24/25

Uptown's Clarendon Park Community Center, Once Facing Wrecking Ball, Kicks Off $13 Million Overhaul; The renovation will restore the more than 100-year-old field house and add accessibility

5. WIN: TIF Funds Awarded for Pioneer Arcade Affordable Housing Adaptive Reuse Plan (Chicago 7 2015)



Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Photo Credit: City of Chicago / Commission on Chicago Landmarks



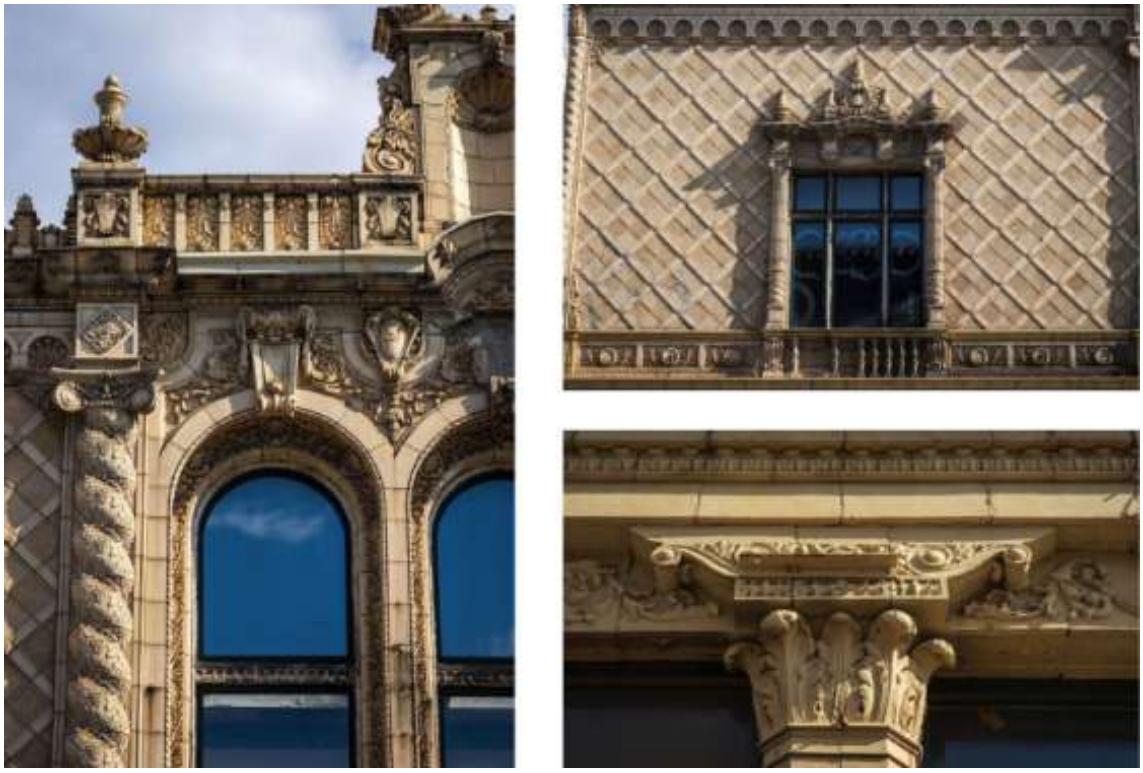
Pioneer Arcade Adaptive Reuse Plan, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Rendering Credit: UrbanWorks



Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Photo Credit: City of Chicago / Commission on Chicago Landmarks



Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Photo Credit: City of Chicago / Commission on Chicago Landmarks



Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Photo Credit: City of Chicago / Commission on Chicago Landmarks

"The Chicago Community Development Commission has approved TIF funds for the residential redevelopment of the former Pioneer Arcade building in Humboldt Park. Located at 1539 North Pulaski Road, the landmarked two-story structure sits just south of the former Pioneer Bank, which has had its own redevelopment in the works since 2021.

"The Pioneer Arcade was originally built in 1925 for $350,000 by a pair of Greek immigrant brothers, funded via a loan from the aforementioned bank. They envisioned a recreation hall with shops, billiards, and a bowling alley featuring a spectator mezzanine. To realize this vision, they hired the now-iconic architect Jens Jensen, who had done work with other Greek families nearby.

"The streetfront was designed in a Spanish-Baroque style and clad in cream-colored terra cotta. It featured four storefronts and became a staple of the growing neighborhood, serving the community for over 80 years. After decades of disinvestment, the structure now sits vacant, with most of its original interior unrecognizable or demolished, and a vacant lot to the south

"Now, local developer The Hispanic Housing Development Corporation (HHDC) is moving forward with a conversion to affordable elderly housing, after purchasing the building in the mid-2000s. Local firm UrbanWorks is behind the design. The plans call for the demolition of most of the rear of the arcade building, except for the front lobby and facade.

"This preserved portion will be incorporated into a new six-story building that will stretch along Pulaski and into the vacant lot to the south. The facade will be restored, and the lobby will have its grand staircase rebuilt. Within this space, the former arcade storefronts will be converted into a fitness room and office space for on-site supportive services. The rest of the ground floor will include residential units."(Achong, Chicago YIMBY, 7/9/25)

Bravo to Paul Roldan, president and CEO of the Hispanic Housing Development Corp., for embracing the historic building and incorporating it into his larger new construction affordable housing development. We also applaud the Chicago Department of Planning and Development for supporting the Chicago Landmark designation.

We're thrilled that the restoration and adaptive reuse of the Pioneer Arcade is finally moving forward. We've been in communication with stakeholders for over 10 years during an extended period of vacancy. The Pioneer Arcade was a Chicago 7 Most Endangered in 2015 and we made many efforts over the years to advocate for the protection and restoration of the building.

A significant positive milestone was on December 8, 2022 when the Pioneer Arcade received Final Chicago Landmark Designation approval. This protection was long-overdue and is essential to protect its beautiful ornate facade as part of an adaptive reuse project.

Read the full story at Chicago YIMBY

Funding Approved For Pioneer Arcade Redevelopment In Humboldt Park, Ian Achong, Chicago YIMBY, 7/9/25

Humboldt Park's historic Pioneer Arcade closer to being redeveloped into affordable senior housing; The remodel of the Spanish Baroque Revival-style building into a 61-unit affordable housing complex secured its final funding piece — $13.2 million in tax increment financing, Janani Jana, Chicago Sun-Times, 7/14/25

Pioneer Arcade affordable housing project in jeopardy as city support wavers, Lizzie Kane, Chicago Tribune, 3/8/23

Final landmark recommendation approved for Pioneer Arcade, The building will be adaptively reused into senior housing, Lukas Kugler, Urbanize Chicago, 12/15/22

Preliminary landmark approved for Pioneer Arcade; The building will be part of a new senior housing development, Lukas Kugler, Urbanize Chicago, 11/8/22

Pioneer Arcade & New Apollo, a Preservation Chicago 2015 Chicago 7 Most Endangered

Pioneer Arcade Chicago Landmark Designation Report, November 2022

Awaiting a New Tenant: Pioneer Arcade at North and Pulaski, John Morris, Chicago Patterns, 8/14/14

A Palace of Pleasure for 1920s Chicago: The Pioneer Arcade (1925), John Cramer, HPRES-IST,

6. WIN: Closed Corpus Christi Catholic Church To Become Nonprofit Community Center (Chicago 7 2021)



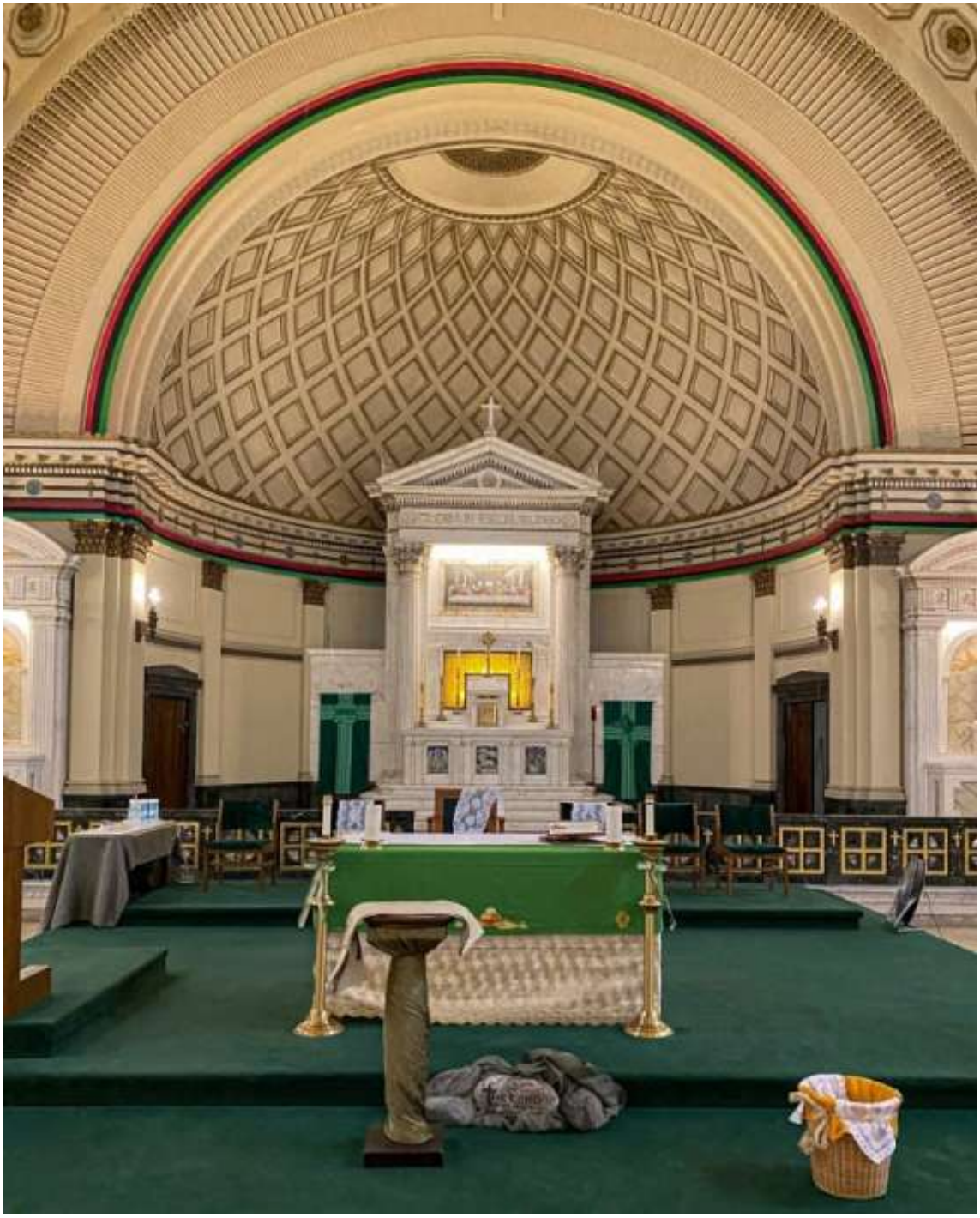
Corpus Christi Church, 1915, Joseph W. McCarthy, 4900 S. Martin Luther King Drive. Photo Credit: Anthony Vazquez / Chicago Sun-Times



Corpus Christi Church, 1915, Joseph W. McCarthy, 4900 S. Martin Luther King Drive. Photo Credit: Eric Allix Rogers



Corpus Christi Church, 1915, Joseph W. McCarthy, 4900 S. Martin Luther King Drive. Photo Credit: Lee Bey / Chicago Sun-Times



Corpus Christi Church, 1915, Joseph W. McCarthy, 4900 S. Martin Luther King Drive. Photo Credit: Lee Bey / Chicago Sun-Times



LEE BEY

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Is Bronzeville's historic Corpus Christi Church slated for resurrection?



Corpus Christi Church at 4920 S. King Drive.

Bronzeville's Corpus Christi Church faced an uncertain future when it was closed by Catholic officials three summers ago.

Now the vacated, century-old Italian Renaissance Revival edifice might be headed toward some type of resurrection.

Andy Schoenik, a longtime Chicago property owner who heads Amco Construction, bought the church, at 4920 S. King Drive, in April from the Chicago Roman Catholic Archdiocese.

The purchase also includes a school and a two-building rectory that are also currently vacant. Neither Schoenik nor the archdiocese would disclose the sales price, but the buildings together had been listed for $12 million.

The buildings nicely fall together around an interior courtyard — a real treasure in its own right — that gives the campus a graceful Mediterranean feel.

"If you get off the street and into the courtyard, it gives you a feeling of peace," Schoenik said. "Almost like the old monasteries in Europe."

It'll take a careful hand and no doubt a lot of money to do it correctly, but the old parish — restored, reused, reinvigorated — would be a huge win for Bronzeville and the city.

And it would also show there can be a future (other than demolition) for Chicago's growing inventory of disused houses of worship.

'A lot of memories, a lot of history'

Corpus Christi is one of the many big neo-classical churches built during the Chicago Roman Catholic Archdiocese's early 20th century expansion.

Erected in 1916, Corpus Christi was designed by Joseph W. McCarthy, an architect responsible for at least three dozen Catholic churches, hospitals and other buildings in the region.

His best work also includes St. Philip Neri Church (now St. Josephine Bakhita Parish), at 2112 E. 72nd St., and the old St. Basil, 3850 W. Garfield Blvd. The domed Byzantine Revival structure was demolished by the archdiocese in 2006.

At Corpus Christi, McCarthy designed a grand Bedford limestone church with enough gravitas to complement the wide boulevard on which it sits, even after the buildings' twin bell towers were lopped off in 2004.

A limestone cloister runs down the sidewalk along King Drive, framing the courtyard.

The worship space inside Corpus Christi included bright, stained-glass windows designed by Munich's master, F.X. Zettler, and a vaultlike ceiling punctuated by nearly 600 octagonal coffers.

Corpus Christi was closed in June 2021 as part of the archdiocese's ongoing Renew My Church parish consolidation program.

The church's predominantly Black congregation had 3,000 weekly worshipers between the 1990s and the 2000s. In recent years, attendance dwindled to about 200, prompting the closing of the historic church, which is located in one of the city's most storied neighborhoods.

"It's kind of a bittersweet moment," graphic designer Larry Cope, who attended Corpus Christi from the 1960s until the church's closing day, said of the sale.

"There are a lot of memories, a lot of history," said Cole, who now attends a new consolidated parish, Our Lady of Africa, at 607 E. Oakwood Blvd. "I'm pretty sure I'm speaking for others in the sense that it's kind of a sad day. It's almost like a second death, in a sense."

Redevelopment, but no demolition

Preservation Chicago Executive Director Ward Miller said his organization encouraged Schoenik to buy the Corpus Christi complex.

"This amazing structure was facing ... possible demolition as an outcome, without Andy's commitment," Miller said, adding he hopes the church could be converted into an arts venue.

Cope said he wants to see the entire campus reused.

"It would be nice to see the actual church sanctuary be used for some type of community theater or something like that," he said.

"The other structures could [become] some sort of studio or music studio," Cope said. "Or it can house senior citizens or the homeless — and even to the extent of being utilized as a transitional space for migrants. But I'm just happy to see that this building is still going to stand on the corner of 49th and King Drive, and hopefully it will become a landmark."

Schoenik said he could envision townhouses within the cloister along King Drive and converting the former school into rental apartments.

"Without butchering it, you can make some changes on the inside [of the buildings], but the facade — like the rectory facade onto Martin Luther King — is beautiful," Schoenik said. "Easily. You could turn it into townhouses without destroying that facade."

Schoenik said he wants the campus preserved and is looking to resell the properties — or just sell off the church to a new congregation and redevelop the remaining buildings himself.

Is demolition an option?

"No, I don't tear things down," he said. "That's not in my DNA."

Lee Bey is the Sun-Times architecture critic. He is also a member of the Editorial Board.

Is Bronzeville's historic Corpus Christi Church slated for resurrection? The vacated, century-old church on South Martin Luther King Drive has been sold and reuse is planned by Lee Bey, Chicago Sun-Times, 7/5/24. Image credit: Chicago Sun-Times

"Four years after Corpus Christi Catholic Church closed its doors, the Grand Boulevard building it once called home will become a youth community center.

"The Sylvester Broome Empowerment Village Chicago Impact Center bought the former church building at 4920 S. King Drive. in May with plans to move its operations there. Cassandra Mathews, the center's director of strategic operations and engagement, shared the organization's vision for the site at a June 25 3rd Ward town hall.

"The building will be cleaned out over the summer in preparation for the Flint, Michigan-based nonprofit's offices, with an eye on an October move-in. Onsite programs will begin early next year, and renovations will start a few months later. The team expects to have the center fully operational by 2027, Mathews said.

"Sylvester Broome Empowerment Village offers year-round free programs built around athletics, art education, performing arts and wellness. Classes in music production, culinary arts and nutrition, and robotics are among those offered.

"Plans call for the former cathedral area to be converted into a multipurpose space with a stage for performances and a basketball court for sports, said Mathews, adding that the center is also working to retrofit the flooring to allow for other sports to be played, including flag football. The center would host community events as well, Mathews said.

"'We understand that Corpus Christi, previously, when it was a functioning church, was not just a place for worship,' Mathews said. 'It was a place for community engagement. It was a place of education. They had a school building there as well, and it really was a community hub. We trying to keep that legacy alive."

"'We hope to really transform under our underserved communities. We understand how important it is for us to reinvest in our communities — especially in an area so prominent as the Corpus Christi building — and really ensure that we are promoting equitable communities by developing and investing in our youth,' Mathews said. (Nesbitt Golden, Block Club Chicago, 7/8/25)

This is an outstanding preservation-oriented outcome for Corpus Christi. This beautiful church was a Preservation Chicago 2021 Chicago 7 Most Endangered. We worked closely with stakeholders to help protect the church between closure in 2021 and reuse when it was most vulnerable.

We worked with Andy Schcolnik who purchased Corpus Christi Church from the Chicago Archdiocese and stabilized it. We've worked very closely with Andy Schcolnik for decades and are thrilled that such a good steward is rescuing these significant historic buildings.

"'This amazing structure was facing ... possible demolition as an outcome, without Andy's commitment,' Miller said, adding he hopes the church could be converted into an arts venue.

"'It would be nice to see the actual church sanctuary be used for some type of community theater or something like that,' he said. (Bey, Chicago Sun-Times, 7/5/24)

Read the full story at Block Club Chicago and the Chicago Sun-Times

Bronzeville's Former Corpus Christi Church To Get New Life As Youth Center; Sylvester Broome Empowerment Village, which offers free year-round arts and athletic programs for kids, will take over the space in the fall. The nonprofit aims to be fully operational by 2027, Jamie Nesbitt Golden, Block Club Chicago, 7/8/25

Is Bronzeville's historic Corpus Christi Church slated for resurrection? The vacated, century-old church on South Martin Luther King Drive has been sold and reuse is planned, Lee Bey, Chicago Sun-Times, 7/5/24

Catholic archdiocese should work more openly to preserve historic Chicago churches; The churches are owned by the archdiocese, but the practical reality is that the buildings belong to all of us, Chicago Sun-Times, Editorial Board, 8/6/21

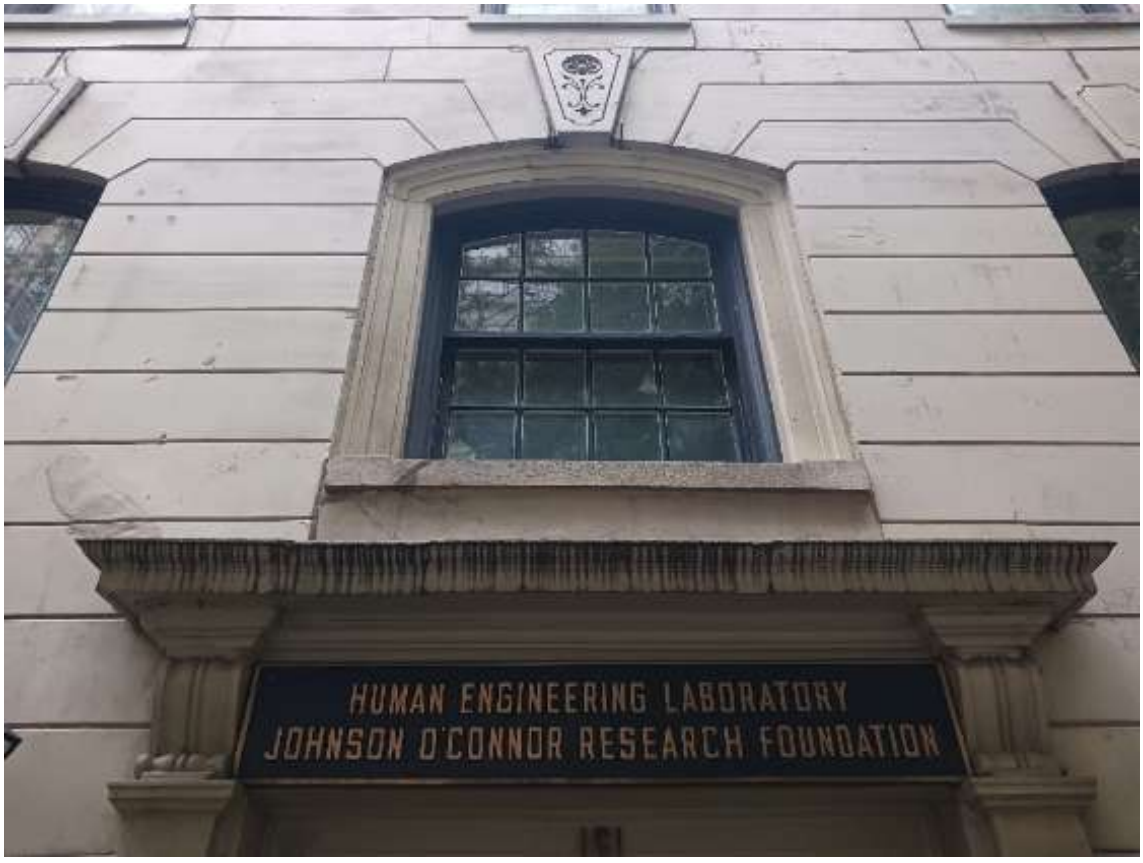
7. WIN: Successful Rapid Response Advocacy Effort Results in Final Landmark Recommendation for Erie Street Row at 161 E. Erie



Erie Street Row, 161 E. Erie Street, c. 1877. Photo credit: City of Chicago DPD



Erie Street Row, 161 E. Erie Street, c. 1877. Photo credit: Ward Miller / Preservation Chicago



Erie Street Row, 161 E. Erie Street, c. 1877. Photo credit: Ward Miller / Preservation Chicago



Streeterville building constructed after Chicago fire should not be torn down: architecture critic, Lee Bey, ABC7 Chicago, 9/23/24

"The Commission on Chicago Landmarks has approved a final landmark recommendation for the Erie Street Row, a set of three rowhouses at 161 E. Erie Street. Built around 1877 as residences for Chicagoans who achieved success in professional and commercial endeavors, the buildings are faced with Joliet limestone, one of the earliest building stones used in Chicago after the Great Fire when fireproof construction was in need.

"Meeting Criterion 1 for their heritage, the Erie Street Row was built around 1877 when the Near North Side was being rebuilt as a desirable residential neighborhood after it was devastated by the Great Chicago Fire of 1871. From the 1870s to the 1910s, the families of successful merchants and professionals lived in the Erie Street Row, reflecting the social fabric of the Near North Side.

"The development of North Michigan Avenue as a commercial boulevard in the 1920s transformed the Near North Side from a residential to commercial district. During this time the Erie Street Row was converted to offices for small creative businesses like advertising, publishing, architecture and commercial and fine arts.

"The Erie Street Row also meets Criterion 4 for exemplary architecture, as it is a visually distinctive group of row houses, a building type of importance to Chicago architectural history. Built around 1877, this set of row houses is a particularly early, surviving group. The row is distinctive for its fine use of the Italianate architectural style, a style of importance to Chicago architecture in the 1850s through early 1880s.

"The Erie Street Row exhibits fine detailing and craftsmanship in Joliet limestone, a historically significant building material in the context of Chicago architecture and the most popular building stone used for Chicago buildings from the 1830s until the 1880s.

"The Erie Street Row is also found to meet the Integrity Criterion as it retains good integrity from both its original construction in 1877 and alterations in 1920 that have significance in their own right. Granted, two of the westernmost rowhouses in the group were demolished in 1960, the three that remain continue to convey the building's architectural and heritage values." (Kugler, Urbanize Chicago, 6/12/25)

"'It's a very historic building that adds a lot of character to the neighborhood," Deborah Gershbein, president of Streeterville Organization of Active Residents (SOAR), said of 161 E. Erie. 'We really don't want to have it torn down.'

"Located a block east of Michigan Avenue, 161 E. Erie is quite the charmer, with its light-colored stone face, intact cornice and pleasant horizontal ranks of windows. And the building is being used. Tenants include a hair salon, an art gallery, a yoga studio — and Johnson O'Connor, the organization that wants to wreck the building.

"Why would someone tear down such a little beauty? One possible clue is the building is surrounded by contemporary skyscrapers. The financial temptation to add one more tall, money-making building to the bunch might be too great.

"Preservation Chicago has been pushing since July 2024 to get landmark status for 161 E. Erie. Ward Miller, the organization's executive director, said the structure was originally a residential building composed of three townhouses before it was turned into commercial space.

"Which is a testament to the creative and adaptive reuse of such historic structures,' Miller said.

"Miller said 161 E. Erie and nearby surviving buildings of that vintage 'provide a glimpse into another era. The buildings exude a refined yet beautiful design, employing fine quality materials and craftsmanship.' (Bey, Chicago Sun-Times, 9/21/24)

Read the full story at Urbanize Chicago and Chicago Sun-Times

Final landmark recommendation approved for Erie Street Row, The three rowhouses at 161 E. Erie were originally built in 1877, Lukas Kugler, Urbanize Chicago, 6/12/25

COLUMN: Landmarks commission must protect endangered 150-year-old Streeterville building; The elegant building at 161 E. Erie St. was constructed when the neighborhood was rebuilt after the Great Chicago Fire; Lee Bey, Chicago Sun-Times, 9/21/24

Streeterville's historic Erie Street Row heads toward landmark status; The building's owners had sought a permit to demolish the 150-year-old structure, Lee Bey, Chicago Sun-Times, 6/12/25



8. WIN: Preliminary Landmark Designation Approved for Bankers Building / Clark Adams Building at 105 W. Adams Street





The Bankers Building / The Clark Adams Building, 1927, Burnham Brothers, 105 W. Adams Street / 210 S. Clark Street. Photo credit: Chicago DPD



The Bankers Building / The Clark Adams Building, 1927, Burnham Brothers, 105 W. Adams Street / 210 S. Clark Street. Photo credit: Chicago DPD



The Bankers Building / The Clark Adams Building, 1927, Burnham Brothers, 105 W. Adams Street / 210 S. Clark Street. Photo credit: Chicago DPD



The Bankers Building / The Clark Adams Building, 1927, Burnham Brothers, 105 W. Adams Street / 210 S. Clark Street. Photo credit: Chicago DPD

"The Commission on Chicago Landmarks has approved a preliminary landmark recommendation for the Bankers Building at 105 W. Adams. Located at the southwest corner of S. Clark St and W. Adams St, the building is a 476-foot-tall commercial office building located in the heart of the Loop's financial district and was designed by the Burnham Brothers, Inc.

"The commission identified the building as meeting Criterion 1 for its heritage. With its setbacks and light courts framed by wings, the form of the Bankers 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. The Bankers Building was built for financial services firms and the building reflects the rapid growth of the banking sector in Chicago in the 1920s.

"Meeting Criterion 4 for its exemplary architecture, the Bankers Building exemplifies an Art Deco skyscraper, a building design that emerged in Chicago and other American cities in the 1920s. Character-defining features 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. In addition to its Art Deco composition, the Bankers Building includes Classical Revival ornaments at its base including figures from Greek mythology and symbols such as cornucopia, swags of fruit and the caduceus.

"The building also meets the Integrity Criterion as the building's original design and features are intact as seen in its massing, decorative entrance surrounds, stone base, belt courses, and projecting cast stone detailing. It still possesses sufficient integrity to convey its historic architectural and cultural significance. The building has had ongoing masonry work done with new brick masonry in some locations. According to the Commission, it is likely that the color and finish of the replacement brick has been chosen to match that of the original masonry, and once the entire façade is cleaned all of the brick will match.

"The redevelopment has approval from the Community Development Commission to receive $67.5 million in TIF from the city but is awaiting full approval from the City Council. That work is expected to begin in January 2026 with general contractor Toro Construction set to wrap up work by June 2027." (Kugler, Urbanize Chicago, 7/8/25)

We're thrilled to see this important building landmarked and redevelopment project moving forward. Preservation Chicago has been working closely with owners to support this adaptive reuse project. We've testified multiple times in support of Chicago Landmark Designation, Class L and other development requirements.

Read the full story at Urbanize Chicago

Preliminary landmark approved for Bankers Building at 105 W. Adams; Floors 11-40 of the building will be converted into 400 apartments, Lukas Kugler, Urbanize Chicago, 7/8/25

Community Development Commission Approves Funding For 105 W Adams Street, Ian Achong, Chicago YIMBY, 5/15/25

CDC approves $67.5 million in TIF for 105 W. Adams, Floors 11-40 will be converted into 400 mixed-income apartments, Lukas Kugler, Urbanize Chicago, 5/15/25

City panel OKs subsidy for 400-unit office-to-apartment conversion, Danny Ecker, Crain's Chicago Business, 5/13/25

Bankers Building, 105 W. Adams St. Preliminary Landmark Designation Report, June 2025



9. WIN: Final Landmark Designation and Class L Approved for Harris Trust & Savings Bank Hotel



Harris Trust & Savings Bank, 111 W. Monroe Street, 1911 Classical Revival building by Shepley, Rutan & Coolidge and 1960 Midcentury Modern tower designed by Walter Netsch of Skidmore, Owings & Merrill. Photo credit: Chicago DPD



Harris Trust & Savings Bank, 111 W. Monroe Street, 1911 Classical Revival building by Shepley, Rutan & Coolidge and 1960 Midcentury Modern tower designed by Walter Netsch of Skidmore, Owings & Merrill. Rendering credit: Stantec



Renovated lobby. Harris Trust & Savings Bank, 111 W. Monroe Street, 1911, Classical Revival building by Shepley, Rutan & Coolidge. Rendering credit: Stantec



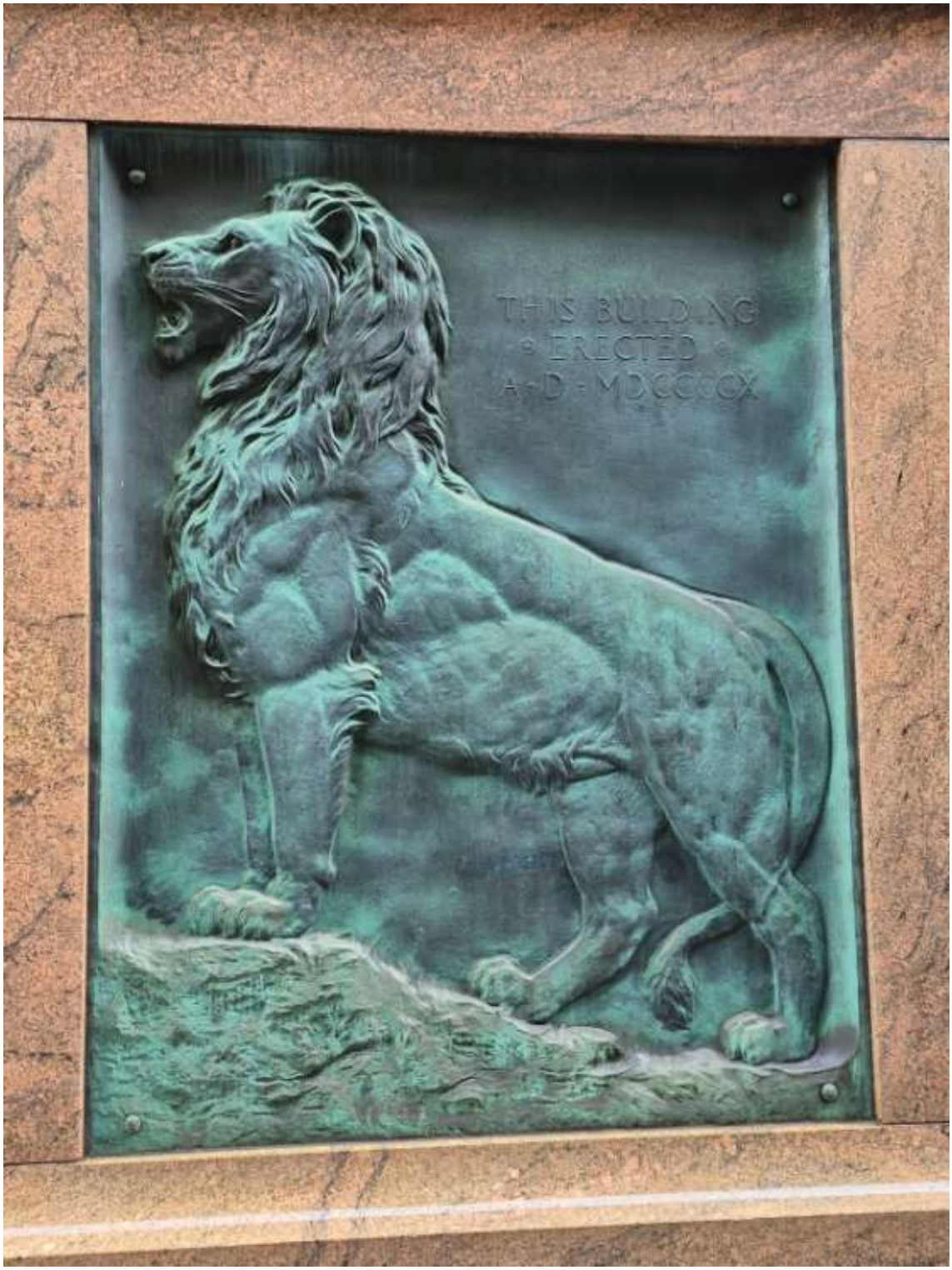
Restored rooftop Monroe Club, Harris Trust & Savings Bank, 111 W. Monroe Street, 1911 Classical Revival building by Shepley, Rutan & Coolidge and 1960 Midcentury Modern tower designed by Walter Netsch of Skidmore, Owings & Merrill.. Rendering credit: Stantec



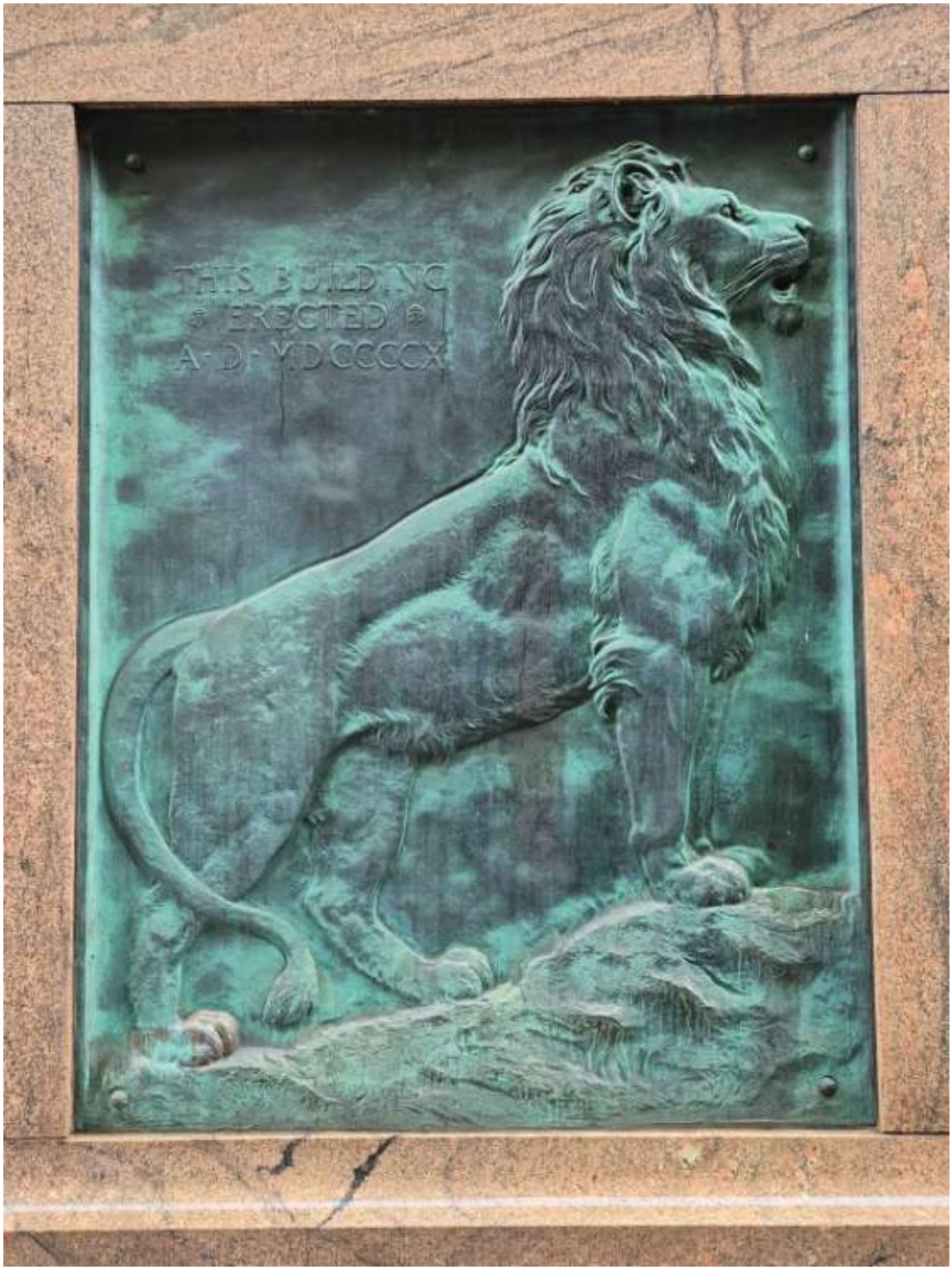
Restored rooftop Monroe Club, Harris Trust & Savings Bank, 111 W. Monroe Street, 1911 Classical Revival building by Shepley, Rutan & Coolidge and 1960 Midcentury Modern tower designed by Walter Netsch of Skidmore, Owings & Merrill.. Rendering credit: Stantec



Harris Trust & Savings Bank, 111 W. Monroe Street, 1911 Classical Revival building by Shepley, Rutan & Coolidge and 1960 Midcentury Modern tower designed by Walter Netsch of Skidmore, Owings & Merrill. Photo credit: Chicago DPD



The bas-relief Harris Bank Lion Sculptures on the facade of 111 W. Monroe are now protected by Chicago Landmark Designation. Harris Trust & Savings Bank, 111 W. Monroe Street, 1911, Classical Revival building by Shepley, Rutan & Coolidge. Photo credit: Ward Miller / Preservation Chicago



The bas-relief Harris Bank Lion Sculptures on the facade of 111 W. Monroe are now protected by Chicago Landmark Designation. Harris Trust & Savings Bank, 111 W. Monroe Street, 1911, Classical Revival building by Shepley, Rutan & Coolidge. Photo credit: Ward Miller / Preservation Chicago

"Landmark status and tax incentives have been approved for the mixed-use redevelopment of 111 West Monroe Street in The Loop. Located at the corner of South Clark Street near Chase Tower, the two-building complex is the latest to receive such status as part of the broader LaSalle Street Reimagined initiative.

"The former Harris Bank complex consists of the original 1911 brick-clad structure, which received landmark designation, and an adjacent 1958 metal-clad expansion.

"Both buildings rise 24 stories in height. Together, they are being redeveloped by Capri Investment Group and The Prime Group, with Stantec leading the design.

"The newly landmarked 1911 building will undergo façade repairs, gain a new side courtyard carved from the structure, and house the hotel's ground-floor lobby and restaurant.

"The adjacent expansion will retain its corner retail space while converting the former office lobby into residential use. A car elevator will serve a 130-space underground garage.

"The second floor will be transformed into a large event center featuring 16,000 square feet of ballroom space. The 226-room hotel will occupy most of the lower levels of both buildings, with amenity areas on the 11th and 12th floors.

"Both residents and visitors can also enjoy the reopened Monroe Club on the top two floors, which will operate as a restaurant with a rooftop pool deck and bar.

"The overall project is expected to cost $286.7 million, with $107.5 million allocated to the hotel and $179.2 million to the residential portion." (Achong, Chicago YIMBY, 7/6/25)

Preservation Chicago thrilled to see this important building landmarked and redevelopment project moving forward. Preservation Chicago has been working closely with Capri Investment Group and The Prime Group to support this adaptive reuse project. We've testified many times in support of Chicago Landmark Designation, Class L and other development requirements.

Read the full story at Chicago YIMBY

Residential And Hotel Conversion Of 111 W Monroe Street Moves Forward, Ian Achong, Chicago YIMBY, 7/6/25

Five Prominent Chicago Office-to-Residential Conversions;These five developments are expected to add a total of 1,400 units in downtown Chicago, Tudor Scolca, Multi-Housing News, 6/30/25

City Council approves city funding for 111 W. Monroe; $40 million in TIF will support the adaptive reuse of the historic building, Lukas Kugler, Urbanize Chicago, 4/24/2025

2 More LaSalle Street Buildings To Be Converted Into Apartments After City Council Approves Funding; The adaptive reuse projects are slated to receive $65 million in tax-increment financing and will bring 571 apartments to the financial corridor, Melody Mercado, Block Club Chicago, 4/16/25

Landmarks approves Class L for 111 W. Monroe; The tax incentive would help finance the adaptive reuse of the historic building, Lukas Kugler, Urbanize Chicago, 3/26/2025

10. WIN: New Genesis Assembly of God Baptist Church / Trinity Evangelical Lutheran Church at 1400 N. Laramie Avenue in Austin Receives Final Landmark Recommendation



New Genesis Assembly of God Baptist Church / Trinity Evangelical Lutheran Church, 1924, Moritz F. Strauch, 1400 N. Laramie Avenue. Photo credit: Debbie Mercer



The former home of WAX TRAX! Records, 2449 N. Lincoln Ave. A Midwest destination and global pioneer of an eclectic array of music, the shop and record label occupied the two-story building from 1978-1993. Photo credit: Chicago DPD

"Austin's New Genesis Assembly of God Baptist Church, 1400 N. Laramie Ave., received a final landmark recommendation from the Landmark Commission today. Built from 1924 to 1949, the eclectic Neo-Gothic church features a distinct four-story bell tower with bells cast in 1898.

"New Genesis Assembly of God Baptist Church / Trinity Evangelical Lutheran Church, 1924, Moritz F. Strauch, 1400 N. Laramie Avenue. Historic photo credit: The Archives of the Evangelical Lutheran Church in America

"The Commission on Chicago Landmarks has approved a preliminary landmark recommendation for the New Genesis Assembly of God Baptist Church. Located at 1400 N. Laramie, the New Genesis Assembly of God Baptist Church was originally constructed in 1924 as the home of the Trinity Evangelical Lutheran Church congregation. It was primarily built over the period from 1924 -1949

"Meeting Criterion 1 for heritage, the church was originally home to the Trinity Evangelical Lutheran Church, which was established in 1870. The building reflects the city's social history and specifically, its German American ethnic and immigrant history as well as German American residential migration throughout various Chicago neighborhoods over time.

"Meeting Criterion 4 for exemplary architecture, the building is an excellent example of early 20th century church architecture in an eclectic Neo-Gothic style that was built in multiple phases between 1924 and 1949, as the building's original congregation encountered delays in the building campaign due to the Great Depression and World II. The building is clad with Lannon Stone on its primary elevations along with various Gothic elements such as lancet windows and multiple crenellated parapets giving it a commanding appearance.

"The building's unique bell tower, which is four stories in height, includes the church's bells cast in 1898 and brought from the church's original location on Ada Street. It is topped by an unusual octagonal lantern framed by stepped gables at each of the tower's four sides. The overall design detailing and detailed interior oak framing displays the Viennese training of the building's architect, Moritz Strauch.

"The Commission has recommended that significant features to be protected are all exterior elevations, including rooflines, of the building. With the preliminary landmark recommendation approved, the Commission will need to approve a final landmark recommendation before sending the proposed designation to City Hall for final approvals from the Committee on Zoning and City Council." (Kugler, Urbanize Chicago, 5/16/25)

Preservation Chicago supports the Chicago Landmark Designation of the New Genesis Assembly of God Baptist Church / Trinity Evangelical Lutheran Church.

Read the full story at Urbanize Chicago

Landmarks approves preliminary landmark for New Genesis Assembly of God Baptist Church; The Neo-Gothic church was originally built in 1924, Lukas Kugler, Urbanize Chicago, 5/16/25

New Genesis Assembly of God Baptist Church / Trinity Evangelical Lutheran Church Preliminary Landmark Designation Report

11. WIN: Beeson House Receives Preliminary Chicago Landmark Recommendation



Fred C. Beeson House #4, 5830 W. Midway Park, received a preliminary landmark recommendation from the Landmarks Commission today. Built in 1920, the Colonial Revival home was designed by Federick R. Schock, whose architecture helped shape Austin during the turn of the century. Tweet credit: Chicago DPD



Fred C. Beeson House #4, 1920, Federick R. Schock, 5830 W. Midway Park. Photo credit: Debbie Mercer

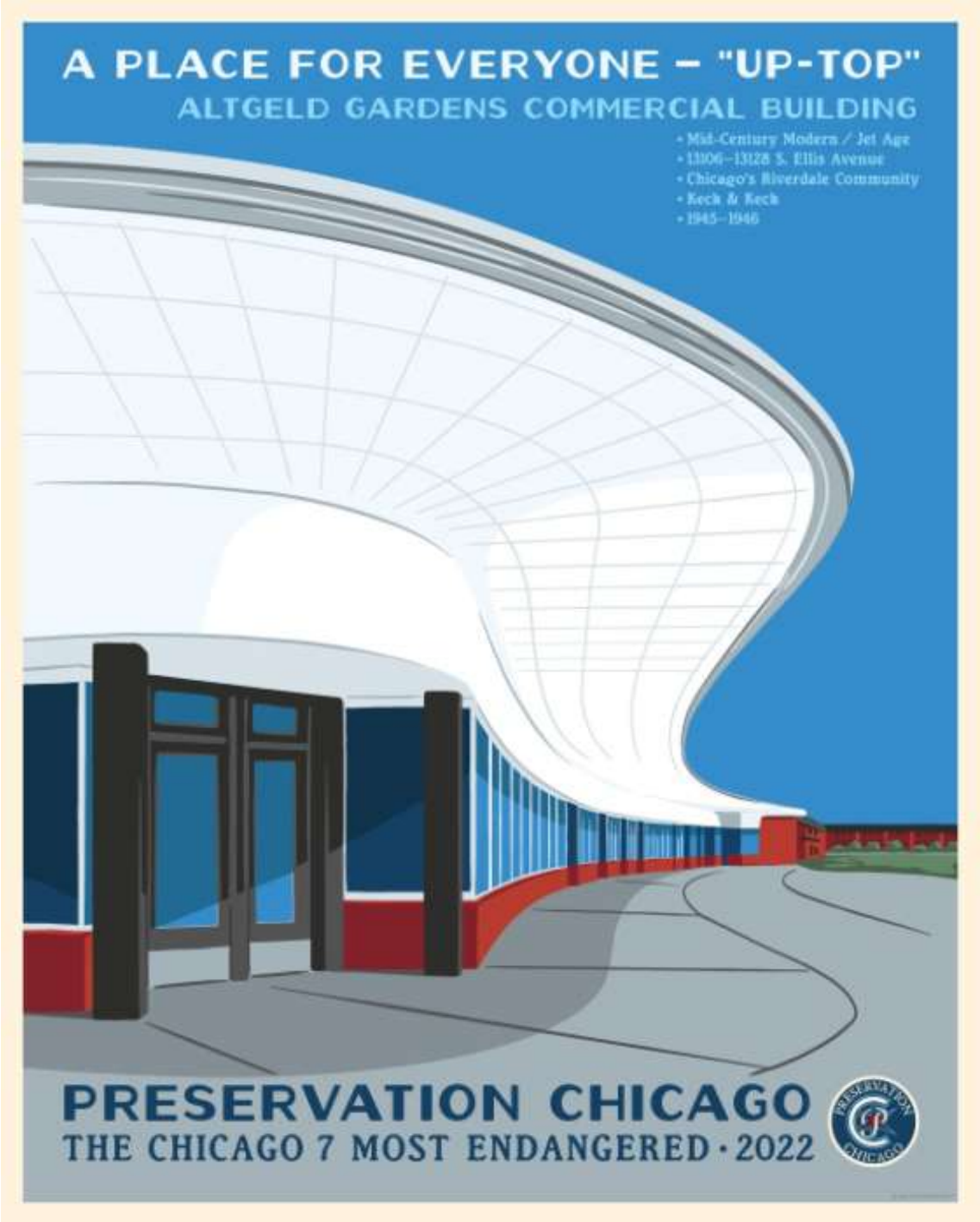
12. POTENTIAL WIN: Nonprofit Buyer Plans Renovation of Up Top Building at Altgeld Gardens (Chicago 7 2017 & 2022)



Altgeld Gardens, Commercial Buildings, “Up Top”, 1946, Keck & Keck, 13100 S. Ellis Avenue. Photo Credit Ward Miller / Preservation Chicago



Altgeld Gardens, Commercial Buildings, “Up Top”, 1946, Keck & Keck, 13100 S. Ellis Avenue. Altgeld Gardens Housing Center and Commercial Center, October 31, 1945, Keck & Keck, HB-08854-A Photo Credit: Chicago History Museum / Hedrich-Blessing



Altgeld Gardens 'Up-Top' Commercial Building, 1945-46, Keck & Keck, 13106-13128 S. Ellis Avenue. Image credit: Preservation Chicago. Altgeld Gardens 'Up-Top' Commercial Building Preservation Chicago 2022 Chicago 7 Most Endangered Poster. Posters available at Preservation Chicago's webstore.

"A 79-year-old Altgeld Gardens commercial building that has spent years in disrepair despite being designed by noted Chicago architects Keck & Keck could soon begin a new life housing after-school programs and social services.

"The nonprofit 'By the Hand Club for Kids' has signed an agreement to buy the privately owned former Altgeld Gardens Commercial Center — residents call it the Up Top building — at 13100 S. Ellis Ave. for $450,000, according to Andraya Yousfi, the group's chief of partnerships and development.

"Helping make the acquisition easier: The Chicago Housing Authority on May 27 agreed to sell 1.24 acres of CHA land surrounding the building — mostly a parking lot that landlocks the structure — to the club for $27,600. By the Hand Club has been operating in an Altgeld Gardens church since 2005 and has served young people from kindergarten through high school in the Cabrini-Green area since 2001.

"Built in 1946, the single-story curvilinear brick structure, designed by George Keck and his brother William, was conceived as a mini shopping center for residents of the then-new and remotely located public housing development.

"At Altgeld Gardens, the Kecks designed a brick building that looked lighter than air, thanks to its gracefully curved profile, an abundance of glass shop windows and a stylish overhanging roof.

"The center originally had a grocery store, a doctor's office, beauty and barber shops, a laundry and a delicatessen. But shops and services left as the years passed, and its owners removed and sealed up most of the center's visually striking glass facade while letting the building empty out and rot.

"According to renderings from By the Hand Club, much of Keck & Keck's glass would return. A breezeway within the structure was turned into a memorial wall that Yousfi said will be preserved as part of the renovation.

"'Here's to hoping this amazing building can be restored and reused,' said Preservation Chicago Executive Director Ward Miller, whose organization placed the structure on its most endangered buildings list in 2011 and 2013.

"'Ideally, this building would even qualify for Chicago landmark designation, which would be marvelous and well deserved,' he said. (Bey, Chicago Sun-Times, 6/3/25)

Read the full story at Chicago Sun-Times

A neglected Altgeld Gardens building, designed by 1933 World's Fair architect, is slated for rebirth; Once renovated, the 79-year-old former Altgeld Gardens Commercial Center designed by noted architects Keck & Keck will house after-school programs and social services, Lee Bey, Chicago Sun-Times, 6/3/25

Altgeld Gardens Memorial Wall's place in Chicago history is clear, its future less so; "The wall is kind of like a historic monument for everybody who used to live or still lives in Altgeld Gardens," a former resident says. But it's in danger of being demolished, Linda Paul, WBEZ, 1/31/23

THREATENED: Public Housing Sites; Altgeld Gardens Commercial, Cabrini Rowhouses, Lathrop Homes South Campus A 2022 Chicago 7 Most Endangered

13. WIN: McCormick Mansion Will Be Transformed Into The Hand & The Eye, a $50M Magic Theater



Rendering of the proposed magic venue, The Hand & The Eye, at McCormick Mansion / Kungsholm Puppet Opera / Lawry's at 100 E. Ontario St. Rending credit: Rockwell Group

"With a $50 million investment in the struggling Magnificent Mile, the Chicago healthcare entrepreneur Glen Tullman is opening a massive new live entertainment venue in the historic McCormick Mansion (100 E. Ontario St.), most recently the home of Lawry's Prime Rib restaurant. Tullman said the new venture, called The Hand & The Eye, will employ some 200 people and offer seven different performance spaces, along with multiple bars and a dining experience, all devoted to the art of magic.

"'This is not some six-month pop-up thing. This is a once-in-a-generation project,' Tullman said during a tour of his venue under construction. Opening night is anticipated for March 2026.

"The closest comparable existing venue is probably the long-established Magic Castle in Los Angeles, first opened in 1963. Tullman said that Chicago's 36,000-square-foot The Hand & The Eye will be larger than that famous venue (by some 10,000 square feet) and will feature an interior design by David Rockwell, known for Broadway shows as much as his restaurant interiors. 'People come to Chicago from Iowa and Indiana and they want to be amazed,' Tullman said. 'This will amaze them.'

"Although there are multiple stages and performance nooks, the plan for The Hand & The Eye is to be open seven nights a week and offer a single inclusive ticket that will move audiences through numerous performances and a dinner, with patrons making timed reservations and then traversing all the rooms in a bespoke fashion. The price point has not yet been set, but it is not likely to be cheap. Tullman, 65, described his intent to offer an upscale, all-adult experience with a dress code. 'This will not be a jeans and sneakers kind of place,' he said.

"The seven theaters inside the mansion will range from about 25 to 100 seats, Kaylor said, offering conditions for different levels of magic from tight close-up through more medium-range illusions. In a nod to Chicago's long history of bartender magicians, bars will be set up as much for trickery as for cocktails. The operation will also feature live jazz and have a full-time music director and there will be a retail outlet for magic tricks that come with human instructions. Opening hours are projected to be from 5 p.m. until midnight. Tullman also said there would be an educational component, offering opportunities to young Chicago magicians from the city's neighborhoods, as well as some weekend brunches and daytime performances opened up to a family audience.

"A tour revealed a historic building being gutted virtually to the studs, albeit with the preservation of the original grand staircase, fireplace and a few other elements. The historic exterior of the building, which dates to 1899, won't be changed.

"L. Hamilton McCormick, the nephew of famed agriculturalist Cyrus McCormick, and his wife, Constance Plummer McCormick, commissioned a four-story Italian Renaissance home with bricks imported from Belgium (and wrapped in straw) on the corner of Ontario and Rush Street. At various points in its history, the house also housed a puppet theater and a members-only nightclub called the Continental Casino. A fourth-floor ballroom hosted as many as 400 guests including, on occasion, visiting royalty hosted by Mrs. McCormick. Rockwell's new design will include a roof garden as part of the venue." (Jones, Chicago Tribune, 5/16/25)

Preservation Chicago is thrilled with this plan. We have worked closely with the development team for over a year to optimize the historic building's elements to add authenticity to the immersive experience. The McCormick Mansion / Kungsholm Puppet Opera / Lawry's is an orange-rated building with a fascinating history. The Hand & The Eye is wonderfully creative and unique use to be located in a wonderful and unique building.

Read the full story at Chicago Tribune

The Hand & The Eye will be a new, $50 million magic theater off Magnificent Mile, The McCormick Mansion, once Lawry's Prime Rib, is to become an epic venue for dinner and magic, Chris Jones, Chicago Tribune, 5/16/25

A massive $50M magic mansion for adults is opening near the Magnificent Mile, Jack Grieve, Crain's Chicago Business, 5/15/25

Details Revealed For Magic-Based Experience On Michigan Avenue, Ian Achong, Chicago YIMBY, 5/19/25

$50 Million, Adults-Only Magic Theater Coming To Former Lawry's Prime Rib Downtown; The Hand & The Eye is slated for a spring 2026 opening. It will have 37 magic rooms, seven theaters, live jazz music and more, Melody Mercado, Block Club Chicago, 5/16/25

14. WIN: Former Newman-Rudolph Lithographing Company Building / Hillshire Foods Building Will Become Medical School



The Chicago School's Illinois College of Osteopathic Medicine / Hillshire / Tyson Foods / Former Sara Lee Building, 1946, Alfred Alschuler, 400 S Jefferson Street. Photo credit: CoStar



Prior to the 2012 renovation which added windows to the Chicago School's Illinois College of Osteopathic Medicine / former Newman-Rudolph Lithographing Comany Building / Hillshire / Tyson Foods / Sara Lee Building, 1946, Alfred Alschuler, 400 S Jefferson Street. Photo credit: Google Maps

"Construction has begun on the redevelopment of the former Tyson Foods building at 400 S Jefferson Street in West Loop Gate. Located at the corner of W. Van Buren Street and bounded by Interstate 290 to the south, the former industrial building was purchased by The Chicago School late last year to serve as its new consolidated campus.

"The Art Moderne-style, four-story structure was built in 1946 for a local lithographing company and designed by Alfred S. Alschuler, who is also known for designing the current London House building. It was eventually vacated and redeveloped by Sterling Bay in the 2010s for Hillshire Farms. Their work included adding rounded-corner windows, a roof deck, a lounge, and community rooms.

"The Chicago School, a nonprofit university that is part of a larger national network, is now working to convert the 247,000-square-foot building into its new campus. The space is larger than all three of its current locations across the Loop. It will also house the new College of Osteopathic Medicine, which has received preliminary accreditation." (Achong, Chicago YIMBY, 5/26/25)

This is a great adaptive reuse and another good example of the economic benefits of historic preservation. This important Art Moderne building by Alfred Alschuler would make an excellent Chicago Landmark as we encourage the Chicago School's Illinois College of Osteopathic Medicine to pursue designation.

Back in 2012, Preservation Chicago worked hard to ensure that the Hillshire Brands development team appreciated and respected Alfred Alschuler's 1946 Art Moderne design intent for the former Sara Lee Building. It was a highly successful effort and the original curved entry and historic windows were retained.

Rows of curved ribbon windows were added which reinforced the original design intent. The new windows were essential to allow new uses for the building which previously had been mostly solid masonry. It was a long and challenging effort, but it was well worth it as the outcome was and remains excellent.

The success of the 2012 redesign is confirmed by the decision of the Chicago School's Illinois College of Osteopathic Medicine. If the original nondescript office building recladding plan went ahead, it's unlikely that the medical school would have selected this building 13 years later.

Read the full story at Chicago YIMBY

Construction Begins On Redevelopment Of Former Tyson Foods Building In West Loop Gate, Ian Achong, Chicago YIMBY, 5/26/25

First medical school to open in Chicago in nearly 100 years takes aim at physician shortage; The Chicago School is accepting applications for the Illinois College of Osteopathic Medicine, which is set to begin classes in fall 2026, Shannon Tyler, Chicago Sun-Times, 6/5/25

Chicago's first new medical school in 100 years taking shape in former Tyson building, Jon Asplund, Crain's Chicago Business, 5/28/25

Vacant Former Tyson Foods Office in Chicago To Become Medical School; Community Solution Education System, Chicago School Pay $38.5 Million for Building at 400 S. Jefferson St, Ryan Ori, CoStar News, 3/28/24

15. WIN: Developer Plans Residential Adaptive Reuse for 7-Story Western Methodist Book Concern Building at 50 E. Superior Street



50 E. Superior Street. Photo credit: Google Maps



50 E. Superior Street. Photo credit: Google Maps



50 E. Superior Street. Photo credit: JLL

"Initial details have been revealed for the residential conversion of the former office building at 50 E Superior Street in River North. Located mid-block between N Rush Street and N Wabash Avenue, the existing structure—and the surrounding row homes—was previously set to be demolished to make way for a new skyscraper.

"While not much is known about the seven-story building, we do know it was originally used by the Western Methodist Book Concern as its Chicago warehouse and facility. Over the years, it changed hands until it was rezoned in 2017 for a much denser project: a 60-story residential skyscraper. However, after the local alderman rejected the proposal, the site remained in limbo.

"Now, after years of lawsuits, the building has been purchased for $5.7 million by local developers Honore Properties and Peerless Development. They plan to convert the structure into 90 residential units, most likely consisting of studios through two-bedroom layouts. These will take advantage of the large existing lightwell that cuts through the center of the structure. (Achong, Chicago YIMBY, 6/7/25)

"Honore founder Michael Shenouda said the building is ripe to be turned residential because of its neighborhood positioning and unique layout, with a lightwell, or a roofless, external space, in the middle.

"'50 E. Superior St. is one of the best locations in Chicago at the intersection of River North and Gold Coast. The unique inner courtyard allows the building to be a prime candidate for a residential conversion,' Shenouda said in an email.

"The project would be developed as of right, meaning it doesn't require zoning approval from the City Council.

"Shenouda is no stranger to residential conversions, with similar projects in the works at 118 S. Clinton St. in the West Loop and 811 W. Evergreen Ave. near the North Branch of the Chicago River.

"The Honore-Peerless venture paid $5.7 million for the 50 E. Superior St. property, records show. The seller was Chicago developer Golub & Co., which listed the site for sale in October several years after a deal to sell it to a New York developer unraveled. That would-be buyer, Symmetry Property Development, had proposed a 60-story condominium-hotel tower that would occupy the Golub-owned site as well as the one next to it at 42-46 E. Superior St." (Herzog, Crain's Chicago Business, 10/28/24)

Preservation Chicago applauds Honore Properties and Peerless Development for their residential reuse proposal. Preservation Chicago has long been concerned over the fate of the Western Methodist Book Concern building at 50 E. Superior Street. It was considered a new high-rise development site with the Superior Street Rowhouses at 42-46 E. Superior St. We have been in conversations with many stakeholders including owners, developers, alderman, and neighbors to advocate for a preservation-oriented outcome.

Read the full story at Chicago YIMBY and Crain's Chicago Business

Developer buys River North site for office-to-apartments conversion, Rachel Herzog, Crain's Chicago Business, 6/4/25

Residential Conversion Proposed For 50 E Superior Street In River North, Ian Achong, Chicago YIMBY, 6/7/25

River North development site back up for grabs after failed skyscraper plan, Danny Ecker, Crain's Chicago Business, 10/28/24

50 E. Superior Street Listing JLL

16. WIN: TIF Approved for Pershing Road Central Manufacturing District Building Adaptive Reuse (Chicago 7 2014 & 2020)



Developer IBT Group LLC plans to redevelop a massive warehouse at 1717-1769 W. Pershing Road into apartments, a grocery store, office space and green space. Rendering credit: Epstein Global Architecture



Developer IBT Group LLC plans to redevelop a massive warehouse at 1717-1769 W. Pershing Road into apartments, a grocery store, office space and green space. Rendering credit: Epstein Global Architecture



Developer IBT Group LLC plans to redevelop a massive warehouse at 1717-1769 W. Pershing Road into apartments, a grocery store, office space and green space. Rendering credit: Epstein Global Architecture



Developer IBT Group LLC plans to redevelop a massive warehouse at 1717-1769 W. Pershing Road into apartments, a grocery store, office space and green space. Rendering credit: Epstein Global Architecture

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May 15, 2025

Ms. Ciere Boatright
Commissioner, Department of Planning and Development
121 North LaSalle Street, 10th Floor
Chicago, IL 60602

RE: Support for Historic Landmark District Designation for the Central Manufacturing District (CMD) - Pershing Road and Clock Tower

Dear Commissioner Boatright:

I write to express my full support for the city of Chicago Department of Planning and Development to pursue a historic landmark district designation for the Central Manufacturing District (CMD) - Pershing Road and clock tower. I support the recommendations from Preservation Chicago and the local advocacy organizations such as the McKinley Park Development Council who believe the preservation of these historical buildings, and potential for adaptive reuse, are important assets to not just the McKinley Park neighborhood but for the city of Chicago. The district includes seventeen iconic industrial buildings constructed between 1917 and 1948.

The Central Manufacturing District, which was created in 1902, was one of the first planned industrial parks in the United States. The clock tower building, located at 2000 W. Pershing Road has become an iconic structure for McKinley Park representing our city's manufacturing and industrial heritage. The entire Central Manufacturing District is already on the National Register of Historic Places, which provides federal and state tax credits for historic redevelopment.

Your support in this matter is greatly appreciated. I look forward to working with you and your team on this effort. Please do not hesitate to contact me at 773-475-6783.

Sincerely,

Julia Ramirez
Alderwoman, 12th Ward

Ald. Julia Ramirez (12th Ward) Letter of Support for Historic Landmark District Designation for the Central Manufacturing District (CMD) - Pershing Road and Clock Tower. Image credit: Office of Ald. Julia Ramirez

"The Chicago Community Development Commission has approved TIF funds for the mixed-use redevelopment of part of the Central Manufacturing District on the southern edge of McKinley Park. Located at 1769 West Pershing Road, near the neighborhood's namesake park, the two-building project has been in development for several years.

"The massive district spans 265 acres and was added to the National Register of Historic Places in 2016. Built in phases starting in 1905, the complex is considered the first modern planned industrial district in the nation, peaking in the 1950s. Since then, much of it has fallen into disrepair, with its iconic clock tower listed on this year's Preservation Chicago 7 Most Endangered list.

"Now, after winning the city's RFP in 2023, the development team led by IBT Group is moving forward with their $186 million proposal. Design work is being led by Epstein, who's namesake architect got started at the district. Initial efforts will focus on the six-story industrial building, beginning with structural remediation and the creation of a large central open-air atrium.

"The atrium will allow for additional window space, enabling the development of 232,000 square feet of commercial office and lab space on the lower floors. Above this will be 172 residential units, an increase from the originally proposed 120. These will include studios, and one-, two-, and three-bedroom layouts, with 20 percent designated as affordable housing.

"Residents will have access to amenity spaces on the basement level, while all users will be able to enjoy a 105,000-square-foot rooftop park featuring a playground and café space. This park will eventually expand across three additional buildings and include a running track. The building will also be surrounded by 250 parking spaces in an existing lot.

"The land and building will be sold to the developer for $10. The team will now need to secure City Council approval for both the TIF funding and zoning changes. Construction will be executed by Arco Construction. A timeline has not yet been announced. (Achong, Chicago YIMBY, 7/10/25)

Preservation Chicago applauds the City of Chicago for moving forward with this Request for Proposals and IBT Group for their dynamic and creative adaptive reuse plan. Additionally, we commend IBT Group, Epstein Global Architecture, and the City of Chicago for recognizing and embracing the value of these historic buildings.

Bravo to Ald. Julia Ramirez (12th Ward) championing the Pershing Road Central Manufacturing District and leading the effort to create a Chicago Landmark District as detailed in her May 15, 2025 letter of Support for Historic Landmark District Designation for the Central Manufacturing District (CMD) - Pershing Road and Clock Tower.

The Central Manufacturing District has long been a concern of Preservation Chicago. In 2014 and again in 2020, Preservation Chicago named the Pershing Road portion of the Central Manufacturing District, which includes the clock tower and warehouses, as one of Chicago's most endangered historic places.

Chicago's CMD was one of the first planned industrial districts in the country. The grand and magnificent buildings that comprise the CMD harken back to a time in the early 1900s to the 1920s when big companies began housing operations there – including Westinghouse Electric & Manufacturing Co., the Goodyear Tire & Rubber Co., Albert Pick & Co. and the U.S. Cold Storage Company.

We will continue to support the creation of a CMD Landmark District and the reactivation of all of the historic building within the district. A remarkable number of the buildings are intact, but development pressure is mounting. Now is the time to advance a Chicago Landmark District for both the Pershing Road buildings and the East District (bounded by Ashland Avenue to the west, 35th Street to the north, Morgan Street to the East, and Pershing Road to the south). Both of these areas are already National Register of Historic Places Historic Districts. Preservation Chicago was responsible for the idea of creating a Central Manufacturing District National Register District and funded much of the historical research for this successful designation.

Read the full story at Chicago YIMBY

Funding Approved For Partial Redevelopment Of Central Manufacturing District, Ian Achong, Chicago YIMBY, 7/10/25

CDC approves $30 million in TIF for 1769 W. Pershing redevelopment; The project will repurpose a vacant 571,000-square-foot warehouse, Lukas Kugler, Urbanize Chicago, 7/10/25

17. WIN: Francis Scott Key Elementary by Dwight Perkins Reopens as Field School After Comprehensive Renovation (Chicago 7 2015)



The Field School / Former Francis Scott Key Public School, 1907, Dwight Perkins, 517 N Parkside Ave. Photo Credit: Debbie Mercer



The Field School / Former Francis Scott Key Public School, 1907, Dwight Perkins, 517 N Parkside Ave.
Photo Credit: Debbie Mercer

"Come next school year, the two buildings that once held Francis Scott Key Elementary students will house the Field School's kindergarten through eighth graders. It marks the first time the two-building campus at 535 N. Parkside Ave. in Austin will be fully occupied since Chicago Public Schools closed the school, along with 49 others, in 2013.

"Architect Dwight Perkins designed Francis Scott Key Elementary's south building in 1907 when he was the Chicago Board of Education's architect. The north building opened in 1969 to accommodate a growing student population.

"The south building is a listed on the National Register of Historic Places. Because of that, the Field School was required to preserve certain elements of the structure, like its western facade that faces Frederick Douglass Academy High School. To make the south building accessible, workers installed an elevator on the building's north side, designing it to match the facade with raised panels.

"In 2013, Francis Scott Key Public School closed when Chicago Public Schools flagged 50 schools as under-capacity and shuttered them. It sat vacant until the Field School closed on the property in 2018.

"The north building (new wing from the 1970s), with renovations totaling $4.5 million, opened in the fall of 2022. In 2024, construction started on the south building with about $18 million worth of funds. Half of that was financed by a historic tax credit – which encourages the rehabilitation of historic buildings – and new market tax credit, which encourages private investment in low-income communities. The Field School fundraised for the remaining $9 million.

"The new Field School campus sits in Austin's historic district, neighbored by Frederick Douglass Academy High School and the Austin branch of the Chicago Public Library – both of which partner with the Field School. (Mordacq, Austin Weekly News, 7/7/25)

Preservation Chicago is thrilled by this excellent preservation-oriented outcome for former Francis Scott Key School. We encourage decisionmakers to pursue a Chicago Landmark Designation for the former Francis Scott Key Public School. Additionally, we encourage ownership to pursue a Adopt-a-Landmark funding for exterior renovation of this remarkable Dwight Perkins structure if needed.

Preservation Chicago encourages the City of Chicago and the Chicago Board of Education to accelerate the speed at which these former school buildings are returned to a community use through adaptive reuse including community oriented uses. Closed school buildings make excellent future school use and we encourage the Chicago Board of Education to change their opposition, and embrace an educational use in closed former Chicago Public Schools. There are more than a dozen former Chicago Public School Buildings that remain vacant awaiting possible sale or reuse. Gyms, pools and auditoriums could be reused as community centers and school kitchens could be repurposed to serve meals to those most vulnerable within our communities.

Read the full story at Austin Weekly News

First look at Field School's south building; The grand opening of the private Christian school is Aug. 16, when middle schoolers will join elementary students on the campus that was previously Francis Scott Key Elementary, Jessica Mordacq, Austin Weekly News, 7/7/25

Private school in Chicago is expanding to a historic former public school; The Field School has taken possession of the south building of the former Francis Scott Key elementary, 3 years after Field began offering classes in Key's north building, Mike Kennedy, American School & University, 7/10/25

Field School students to start classes at renovated Key Elementary building, Francia Garcia Hernandez, AustinTalks, 8/21/22

18. POTENTIAL WIN: After Decades of Neglect, CDOT Announces Plans to Restore Darrow Bridge by Burnham and Root (Chicago 7 2025)



Clarence Darrow Memorial Bridge / Columbia Bridge, a 2025 Chicago 7 Most Endangered. Clarence Darrow Memorial Bridge/Columbia Bridge, 1880, Burnham and Root, in Jackson Park at 1766 Columbia Drive. Photo Credit: Eric Allix Rogers



Clarence Darrow Memorial Bridge / Columbia Bridge, a 2025 Chicago 7 Most Endangered. Clarence Darrow Memorial Bridge/Columbia Bridge, 1880, Burnham and Root, in Jackson Park at 1766 Columbia Drive. Photo Credit: Eric Allix Rogers



Clarence Darrow Memorial Bridge / Columbia Bridge, a 2025 Chicago 7 Most Endangered. Clarence Darrow Memorial Bridge/Columbia Bridge, 1880, Burnham and Root, in Jackson Park at 1766 Columbia Drive. Photo Credit: Eric Allix Rogers

"The Chicago Department of Transportation will restore Jackson Park's condemned Darrow Bridge based on its 1895 design and reopen it, but agency officials said the process could take a couple of years.

"This wasn't the first time CDOT has given the park advisory council a timeline for the bridge's repair. Since the Darrow Bridge was declared unsafe and closed to pedestrian and bicycle traffic in the fall of 2013, city officials have presented restoration plans on four different occasions to JPAC, all of which have promised to fix up the bridge within two or so years. These plans have included proposals to replace the structure with an entirely new bridge or to repair the existing bridge with changes.

"The June 2 JPAC meeting, however, marked the first time that restoring the bridge to its 1895 form was proposed by CDOT as the goal for its repair.

"'This is the most historic structure I have ever worked on,' Tanera Adams, a CDOT project manager said. 'We're (restoring) basically what's there but making it more safe.'

"The total budget for the project isn't public. Adams did say that CDOT has all the money it needs for construction — the 2022-2026 Capital Budget for the City of Chicago earmarked $14,265,000 for the rehabilitation of the 'Columbia Bridge in Jackson Park' — but can't access it immediately. Because that money was set aside for an earlier iteration of rehabilitation plans, Adams said contracts need to be revised before the department can get access to those funds for the new, preservation-focused plans.

"The Darrow Bridge was built in 1880 and repurposed in 1895 after the World's Columbian Exposition. The bridge got its vernacular name a little more than four decades later, after the death of the famed lawyer Clarence Darrow, who was known to pace around on it, practicing his oratory on the fish in the lagoon.

"Over the next few decades, the bridge fell into disrepair; as far back as 1968, community members have written letters to the Hyde Park Herald urging the city to fix it up. In 2014, restoration efforts formalized when JPAC began circulating a petition demanding the city repair it.

"News of the bridge's potential preservation comes just a few months after it landed on Preservation Chicago's annual list of the city's 'most endangered' historic sites for the first time.

"'It's very encouraging that they are going to shoot for the highest preservation standards,' said Jack Spicer, a member of JPAC's Darrow Bridge Committee, after the meeting.

"The plan for historical preservation of the bridge, the email continues, prioritizes repairing and reusing historic materials, such as limestone blocks, railings and uprights to restore it to its 1895 appearance." (Monaghan, Hyde Park Herald, 6/18/25)

Preservation Chicago has been concerned about the deteriorating condition of the Clarence Darrow Memorial Bridge / Columbia Bridge and have advocated, along with local preservation partners such as the Clarence Darrow Bridge Coalition and Hyde Park Historical Society, for the historic sensitive restoration for the bridge for over 20 years. We are encouraged by CDOT's current restoration direction, but we will stay closed engaged with the effort throughout the process. We have seen many false starts over the past decade. Additionally, its important that final restoration design reflects the stated historic goals.

Read the full story at Hyde Park Herald

City says Darrow Bridge will be preserved, but it might take years, Marc Monaghan, Hyde Park Herald, 6/18/25

Darrow Bridge named one of Preservation Chicago's 'most endangered' structures, Hyde Park Herald staff, Hyde Park Herald, 3/12/25

Hyde Park Stories: Darrow Bridge, Patricia L. Morse, Hyde Park Herald, 3/6/23

Clarence Darrow Memorial Bridge / Columbia Bridge, a Preservation Chicago 2025 Chicago 7 Most Endangered

19. WIN: After Decades of Neglect, Garfield Park Bandstand Receiving Full Restoration



Garfield Park Bandstand, 1897, Joseph Lyman Silsbee, Garfield Park. Photo credit: Debbie Mercer



Garfield Park Bandstand, 1897, Joseph Lyman Silsbee, Garfield Park. Photo credit: Debbie Mercer



Garfield Park Bandstand, 1897, Joseph Lyman Silsbee, Garfield Park. Photo credit: Debbie Mercer



Garfield Park Bandstand, 1897, Joseph Lyman Silsbee, Garfield Park. Photo credit: Debbie Mercer



Garfield Park Bandstand, 1897, Joseph Lyman Silsbee, Garfield Park, circa 1900. Photo credit: Howard County Indiana Memory Project



Garfield Park Bandstand, 1897, Joseph Lyman Silsbee, Garfield Park, circa 1921. Photo credit: Chicago Park District



Garfield Park Bandstand, 1897, Joseph Lyman Silsbee, Garfield Park. Photo credit: Chicago Park District

"The Garfield Park Bandstand, built 128 years ago to host live musical performances, is undergoing a $2.2 million restoration after spending decades in decay and disuse.

"The work includes restoring the marble cladding on the bandstand's 1,600-square-foot cloverleaf-shaped base and also fixing up the mosaic panels along the structure's parapet. And the bandstand's most visible feature — an ornately-detailed copper dome that's a showstopper, even in its long-dulled state — will be restored as well.

"Garfield Park and the West Side can benefit from this kind of encore. The bandstand hasn't been used since the 1990s and hadn't seen a significant rehabilitation or restoration since the 1950s.

"Chicago Park District Preservation Architect Michael Fus, who is overseeing the project, said the bandstand is worthy of the glow-up.'I love this structure,' he said. 'It's a jewel box in Garfield Park.'

"Built in 1897 just east of Hamlin Avenue along Music Court Drive on the southern half of the historic West Side green space, the bandstand isn't as well-known as the 184-acre park's famed conservatory or its magnificent golden-domed Garfield Park Field House at 100 N. Central Park Ave.

"But the bandstand is a fine architecture in own right, designed by Joseph Lyman Silsbee — one of the top architects of the day who was Frank Lloyd Wright's first Chicago employer — at the top of his game.

"'I think that it really shows how during the late 19th century and the early 20th century, there was such a strong commitment to [the idea that] every structure in a public park should be of a very high quality and beautiful,' said historian Julia Bachrach, author of 'The City in a Garden: A History of Chicago's Parks.'

"The Chicago Park District gets — and deserves — all the smoke for the sad conditions of far too many of its buildings and green spaces on the city's South and West sides.

"But credit is due here in Garfield Park. Here's hoping the work happening there now restores the bandstand to its architectural glory while giving West Siders a properly programmed venue they can enjoy.

Read the full story at Chicago Sun-Times

"A once-resplendent bandstand in Garfield Park is getting the $2 million restoration it deserves; Built in 1897, the venue for musical performances features a showstopping copper dome and marble-clad base designed by Chicago architect Joseph Lyman Silsbee, Lee Bey, Chicago Sun-Times, 7/4/25

20. WIN: Chinatown's On Leong Merchants Association Building Proposed for National Register of Historic Places



Monday, May 12, 2025 | The Hardest-Working Paper in America | 75°/58° Forecast, Page 19

CHICAGO SUN-TIMES

$2 CITY/BURBS $3 ELSEWHERE | LATE SPORTS FINAL

CHINATOWN'S 'CITY HALL' GETS PRESERVATION PUSH

The On Leong Merchant Association Building, with its colorful history, could join National Register of Historic Places

LEE BEY, PAGE 6

The On Leong Merchants Association Building

POPE LEO XIV IN 1ST SUNDAY BLESSING URGES 'GENUINE, JUST AND LASTING PEACE' IN UKRAINE, CEASEFIRE IN GAZA

Plus: Chicagoans cheer 'hometown hero'; Peruvian Americans in Chicago celebrate Leo XIV as one of their own; Catholic Theological Union in Hyde Park expects surge of applicants

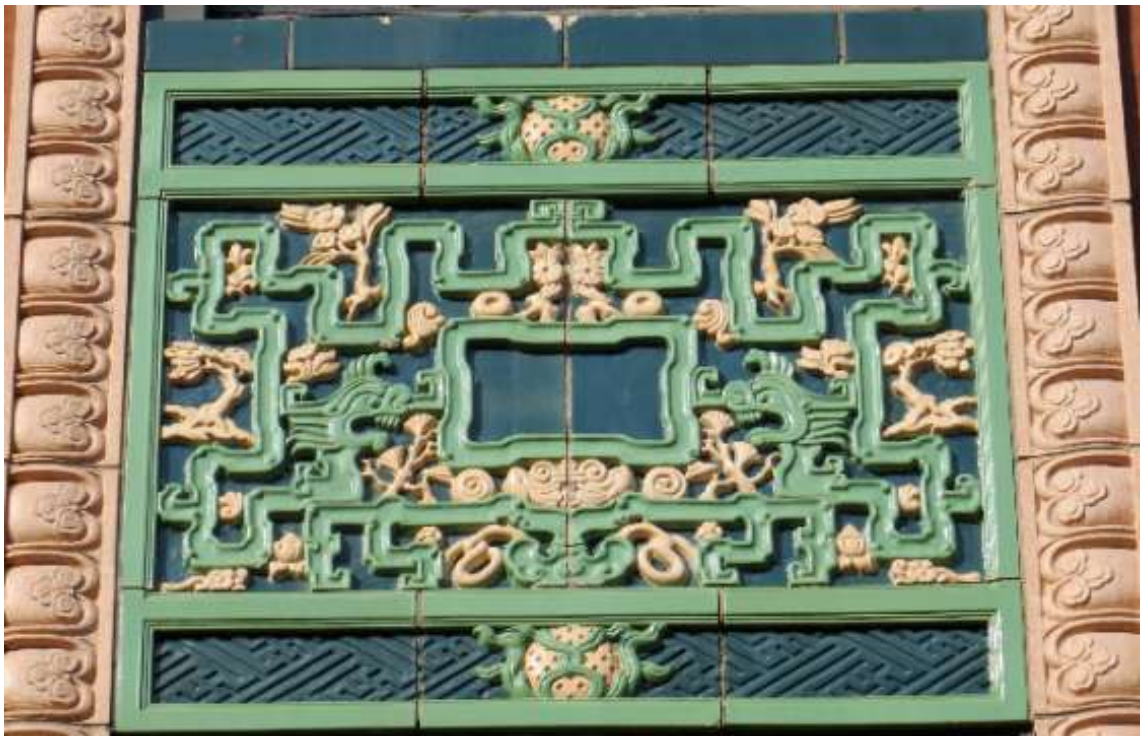
COVERAGE, PAGES 8-12

Johnson's bid to reshape Chicago Fire Department explains 4-year wait for contract

On Leong Merchants Association Building / Pui Tak Center, 1928, Christian S. Michaelsen and Sigurd A. Rognstad, 2216 S. Wentworth Ave. Image credit: Chicago Sun-Times



On Leong Merchants Association Building / Pui Tak Center, 1928, Christian S. Michaelsen and Sigurd A. Rognstad, 2216 S. Wentworth Ave. Photo credit: Debbie Mercer



On Leong Merchants Association Building / Pui Tak Center, 1928, Christian S. Michaelsen and Sigurd A. Rognstad, 2216 S. Wentworth Ave. Photo credit: Debbie Mercer



On Leong Merchants Association Building / Pui Tak Center, 1928, Christian S. Michaelsen and Sigurd A. Rognstad, 2216 S. Wentworth Ave. Photo credit: Debbie Mercer

"The former On Leong Merchants Association Building has been a symbol of Chinatown for nearly a century, carrying with it a history as colorful as its architecture. And now the 97-year-old Chicago building's design and backstory might earn it a spot on the National Register of Historic Places.

"The program committee of the Commission on Chicago Landmarks is set to vote May 16 on whether to support a national register listing for the On Leong building, now called the Pui Tak Center. "A 'yes' vote could put the recommendation on a path to be approved by the National Park Service around Labor Day.

"The building would be Chinatown's first national register listing, though the On Leong was made a protected city of Chicago landmark in 1993. Pui Tak Center executive director David Wu said the Chinese Christian Union Church — which has owned the building at 2216 S. Wentworth Ave. since 1993 — applied for national register status.

"'It's part of preserving [the building] for the next hundred years,' Wu said.

"Built in 1928, the On Leong was one of the first buildings constructed in the then-new Chinatown. The On Leong merchants resettled in the area of 22nd Street and Wentworth Avenue after Chinese businesses were essentially gentrified out of the South Loop starting in the 1920s.

"And the building's terracotta detailing is, hands down, among the city's finest — and that's saying something in Chicago — featuring color, abstract shapes, even green-and-gold dragons.

"The building's architects, Christian S. Michaelsen and Sigurd A. Rognstad, weren't Chinese, had never stepped foot in China and had never previously designed a Chinese-inspired building.

"This is the kind of building that comes to us, and it's like: 'This should have been before us a long time ago,'" said Amy Hathaway, national register specialist with the Illinois State Historic Preservation Office.

"It's an amazing building, and its history, of course, with the Chinese community in Chicago is incredible. I can't think of another property in Illinois that would have a closer association with Chinese history and culture." (Bey, Chicago Sun-Times, 5/7/25)

Preservation Chicago testified in support of the nomination of the Pui Tak Center / On Leong Merchants Association Building to the National Register of Historic Places at the Program Committee of the Commission on Chicago Landmarks. We'd like to see more buildings in Chinatown and the gateway considered for Chicago Landmark Designation.

Read the full story at Chicago Sun-Times

Chinatown's 'City Hall,' seized by feds years ago, might make National Register of Historic Places; The former On Leong Merchants Association Building could be added to the prestigious list by the end of summer, Lee Bey, Chicago Sun-Times, 5/7/25

Nearly 100-year-old Chinatown building up for historic designation; The Pui Tak Center, formerly the On Leong Merchant Association Building, was built in 1928, Jenn Schanz, NBC 5 Chicago, 5/16/25

Chinatown's Pui Tak Center nominated for National Register of Historic Places, ABC7 Chicago, 5/16/25

Pui Tak Center: The Most Beautiful Places in Chicago, WTTW Chicago, 1/7/25

Adopt-a-Landmark Fund Approved For Pui Tak Center In Chinatown, Ian Achong, Chicago YIMBY, 9/11/22

On Leong Merchants Association Building, 2216 S. Wentworth Avenue Chicago Landmark Report September 1988

21. LOSS: Eamus Catuli Building at 3633 Sheffield Avenue Historic Building Across From Wrigley Field Demolished



Eamus Catuli Building at 3633 Sheffield Avenue, Torco Building at 3631 Sheffield Avenue (vacant lot), and 3627 Sheffield Avenue. Demolished July 2025. Photo by Daniel Schell



Eamus Catuli Building at 3633 Sheffield Avenue. Demolished July 2025. Photo by Daniel Schell



Eamus Catuli Building at 3633 Sheffield Avenue. Demolished July 2025. Photo by Daniel Schell



Wrigley Field Rooftops including the Torco Building at 3631 Sheffield Avenue beyond the Wrigley Field Bleachers on July 22, 2007. Photo credit: Mark Susina on Flickr Mark2400



Wrigley Field Rooftops including the Torco Building at 3631 Sheffield Avenue Beyond the Wrigley Field Bleachers in 1987. Photo credit: Mark Susina on Flickr Mark2400

"The tiered seating has been torn from the rooftop at 3633 North Sheffield Avenue in Wrigleyville, as demolition gets underway for the second of three buildings just beyond Wrigley Field's right field bleachers. 3631 North Sheffield, famous for the TORCO sign that adorned its rooftop, has already been torn down. To its south, 3627 North Sheffield will meet the same fate, though its demolition permit has not yet been issued. 3633 met its fate after a demo permit was issued April 23rd.

The three buildings are being removed and redeveloped for Chicago's most infamous rooftop pickleball court, with a five-story, 29-unit residential building below. The project was approved by City Council in August 2024, and the first permit to begin demolitions was issued in February of this year. Precision Excavation razed the building in March, with cleanup work carrying over into spring." (Schell, Chicago YIMBY, 7/11/25)

"Longtime Chicago Cubs fans will recognize the trio of properties at 3627, 3631 and 3633 N. Sheffield Ave. as having housed the famous Torco billboard on its roof and as well as the property that became famous for its 'Eamus Catuli' sign — loosely translated from Latin as "Let's go Cubs."

"That sign hung for years atop 3633 N. Sheffield Ave., but has since moved next door. The 'Eamus Catluli' sign was joined for years by another sign that tracked the sad reminder of the Cubs' futility.

"In July, City Council approved the rezoning needed for the project, despite pushback from some neighbors concerned about preserving the century-old buildings and the impact on the neighborhood's character." (Filbin, Block Club Chicago, 3/20/25)

"As the area around Wrigley Field went through massive renovations, the owners of the three buildings on Sheffield Avenue essentially drew the short stick. They used to sell rooftop tickets to fans who wanted to watch Cubs games, but those seats have mostly sat empty since 2015 due to the massive video scoreboard in right field that blocks the view from the rooftops.

"Twenty years ago, a lot of these property owners signed a deal with the Cubs to share revenue in order to get their view," Ald. Bennett Lawson (44th) previously told Block Club. "And then 10 years ago, the Cubs changed the deal with the city and blocked their view. Many of them sold to the Cubs — and then you have these guys who had nothing as part of the commercial side."

"Lisa Sorenson, a longtime Wrigleyville resident who owns property a block away, started an online petition for city officials to reconsider the development and landmark the buildings as historic properties.

"The petition garnered nearly 2,900 signatures, but with the City Council vote on Wednesday, there may not be much neighbors can do to stop the project from moving forward.

"It's disappointing that the alderman is pushing his and the developer's agenda without taking into account community feedback," Sorenseon said Wednesday. "The neighborhood is not anti-development, but to destroy these three iconic buildings is unacceptable." (Filbin, Block Club Chicago, 7/19/24)

Read the full story at Chicago YIMBY

Top of the Second Underway At Sheffield Avenue Demolition Trio Next To Wrigley Field, Daniel Schell, Chicago YIMBY, 7/11/25

Demolition Begins At Century-Old Wrigleyville Rooftop Apartments; The first of three historical Sheffield Avenue buildings is being torn down ahead of the Cubs' home opener to make way for an apartment complex, Patrick Filbin, Block Club Chicago, 3/20/25

Famous Wrigley Field Rooftops Will Be Torn Down After City Signs Off; City Council on Wednesday approved the rezoning of three iconic properties on Sheffield Avenue — including the Eamus Catuli and Torco buildings — to make way for a single 29-unit apartment building, Patrick Filbin, Block Club Chicago, 7/19/24

22. LOSS: After Four-Year Advocacy Effort, Phyllis Wheatley Home at 5128 S. Michigan Avenue Lost Following Court Ordered Emergency Demolition (Chicago 7 2021)

Preservation Chicago: Love Your City Fi... @Pres_Chi... · May 28

DEMO WARNING!

Calling all Chicago photographers.

Phyllis **Wheatley** Home, a 2021 Preservation Chicago Most Endangered, at risk for emergency demolition

Phyllis **Wheatley** Home, 1896, Frederick B. Townsend, 5128 S. Michigan Avenue

📸: Serhii Chrucky / Etso

Show more



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Phyllis Wheatley Home, 5128 S. Michigan Avenue, by Frederick B. Townsend, built in 1896. Photo Credit: Serhii Chrucky

Preservation Chicago was successful at preventing the emergency demolition of the Phyllis Wheatley Home at 5128 S. Michigan Avenue in 2021. We created significant interest and awareness in the building's history as a 2021 Chicago 7 Most Endangered.

Over the past four years, we continued to advocate to save the Phyllis Wheatley Home from demolition. We worked closely with the owners to encourage them to take steps to stabilize the building. Given the large size of the building and the significant structural and roofing issues, we introduced them to multiple potential buyers who could have purchased and renovated the building. Unfortunately, the stabilization didn't happen and none of the purchase offers were accepted before the demolition crews arrived.

Read more of the backstory at the Chicago Sun-Times

Owner, supporters fight to save historic Phyllis Wheatley Club and Home from city demolition block; When Ariajo “Joanne” Tate and her husband bought their Bronzeville gray limestone in 1989, they had no idea it was the historic Phyllis Wheatley Club and Home, among the rare settlement houses established by Black women suffragettes in the early 1900s, to aid Black women and girls arriving in Chicago during the Great Migration, Maudlyne Ihejirika, Chicago Sun-Times, 2/23/21

Demolition Court Looms For Chicago’s Last Phyllis Wheatley Home, Which Sheltered Black Women During The Great Migration; Researchers and residents are calling for the preservation of “a tangible place that holds the heritage and spirit of Black women” as the building’s owner — and its longtime resident — seeks funding to restore her crumbling home, Maxwell Evans, Block Club Chicago, 1/29/21

Chicago’s last Phyllis Wheatley House in Washington Park in danger of demolition, Karen Jordan, ABC 7 Chicago, 2/3/21

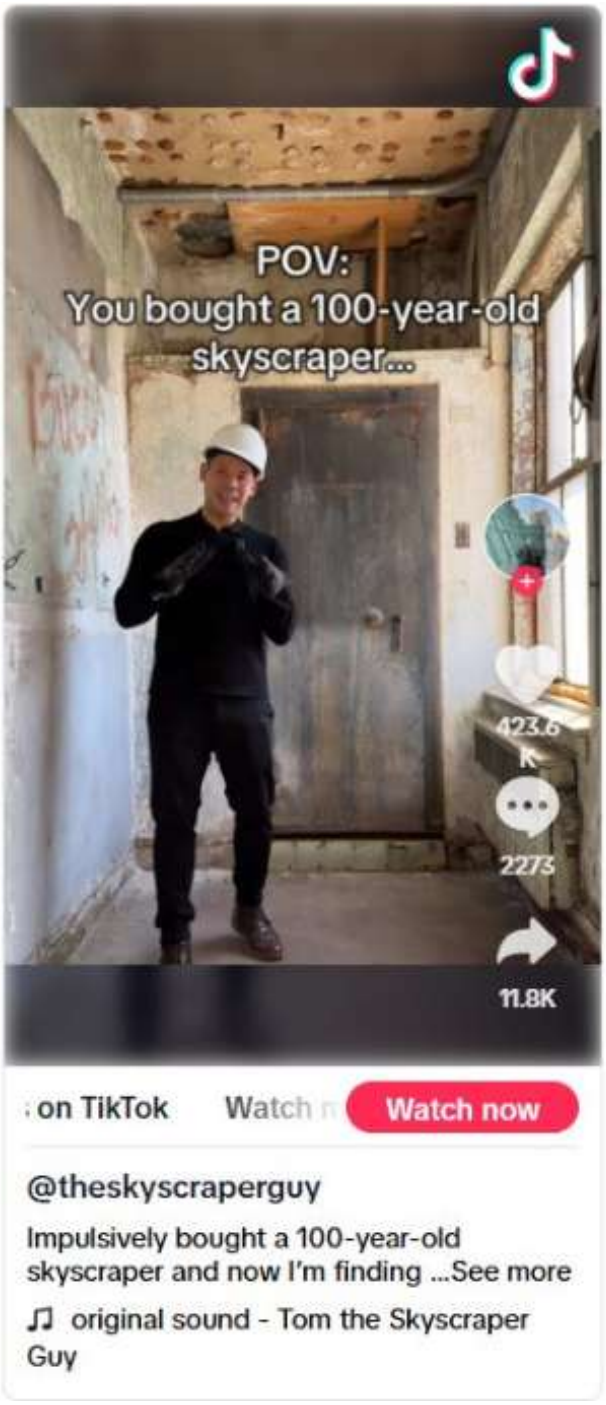
Petition to Save Bronzeville’s Last Phillis Wheatley Home!

Phyllis Wheatley Club and Home, a Chicago 7 Most Endangered 2021

23. WIN: Pittsfield Building Renovation Gaining Traction Thanks to Developer's Viral TikTok Videos



Pittsfield Building Vestibule, 1927, Graham, Anderson, Probst and White, 55 E. Washington Street. Designated a Chicago Landmark in 2002. Photo Credit: Eric Allix Rogers



Pittsfield Developer Tom Liravongsa's TikTok: "POV: You bought a 100-year-old skyscraper . . . " Image credit: Tom Liravongsa @theskyscraperguy



Pittsfield Building, 1927, Graham, Anderson, Probst and White, 55 E. Washington Street. Designated a Chicago Landmark in 2002. Photo Credit: Skyscrper Media



Pittsfield Building, 1927, Graham, Anderson, Probst and White, 55 E. Washington Street. Designated a Chicago Landmark in 2002. Photo Credit: Adam Natenshon / Preservation Chicago

"Millions of people online have taken interest in the Pittsfield Building — a historic skyscraper in the Loop that's long been neglected, with a portion of the interior in disrepair. But the property is poised for a major renovation, and one developer hs taken to TikTok to document its transformation.

"Tom Liravongsa — or as social media knows him, Tom the Skyscraper Guy — is determined to turn the building's dilapidated floors into sleek apartments, while keeping its classic Gothic and art deco architecture intact.

"One video that netted 8 million views on TikTok showed Liravongsa, 42, using the building's old-school mail chute to explain why the 142-year-old invention was later banned. The answer? Fire safety.

"'Random things in my 100-year-old skyscraper that just make sense,' he said in the video, while carrying what looks like a large gold Gothic-style lamp. He then shows off features of the building like 'a hidden room that isn't on the original blueprints" and 'a speakeasy from Chicago prohibition days.'

"The Pittsfield Building was Chicago's tallest building when it was completed in 1927, according to a 2001 report recommending landmark designation by the Department of Planning and Development. It looked the part as a classic 1920s skyscraper with its 'luxurious building materials, finely detailed Art Deco and Gothic Revival ornamentation,' according to the report.

"Gray terra cotta, polished black granite and bronze detailing take center stage with the building's exterior. Inside is a five-story atrium with a giant chandelier, hand-carved copper ceilings with Spanish Gothic Revival-style detailing and brass-plated elevator doors.

"He expects to start construction in the next year, and is still seeking investors for the project that he said could reach 'into the hundreds of millions' because of the restoration work.

"He said the city has been helpful in expediting the process, especially to address the deteriorating terra cotta that has been crumbling for years. Scaffolding was installed in 2020 to protect pedestrians from falling debris.

"The city knows quite a bit about the building, and they know it's in disrepair. And we've been actively trying to get it fixed and go through [building code] violations. … They're being very helpful because they know that this building's been sitting here forever, and they need to do something,' he said.

"'What's really important is getting the building to a term that I learned recently — a living landmark. Oftentimes people think [it] is just a site you go [to] and nothing's happening, but ultimately, it should be something that is experienced and people are able to explore it and that makes it a living landmark,' he said. (Rush, Chicago Sun-Times, 5/30/25)

Read the full story at Chicago Sun-Times

Chicago landmark Pittsfield Building went viral on TikTok. Meet the guy who made it happen. Tom Liravongsa — or as social media knows him, Tom the Skyscraper Guy — has racked up millions of views on videos about the 38-story tower that he purchased in 2023, Mariah Rush, Chicago Sun-Times, 5/30/25

'The Skyscraper Guy', WGN News, 6/25/25

I bought a nearly 100-year-old skyscraper in Chicago and want to preserve its identity while making a few changes. Here's what I plan to do, Jordan Pandy, Business Insider, 6/1/25

TikTok is obsessed with this investor who bought 30 floors of a Chicago skyscraper; Real estate investor Tom Liravongsa is documenting his ambitious renovation of a historic tower—floor by floor, Eve Upton-Clark, Fast Company, 4/18/25

Investor pitches office-to-residential conversion for Pittsfield Building, Rachel Herzog, Crain's Chicago Business, 3/11/25

24. WIN: Newly Opened *Chicago Board of Trade Building Museum* Celebrates Chicago's Rich Trading History



Chicago Board of Trade Building, 1930, Holabird & Root, 141 W. Jackson. Designated a Chicago Landmark in May 1977. Photo credit: R2 Companies



Chicago Board of Trade Building, 1930, Holabird & Root, 141 W. Jackson. Designated a Chicago Landmark in May 1977. Photo credit: R2 Companies



Chicago Board of Trade Lobby, 1930, Holabird & Root, 141 W. Jackson. Designated a Chicago Landmark in May 1977. Photo credit: R2 Companies



Chicago Board of Trade Rooftop, 1930, Holabird & Root, 141 W. Jackson. Designated a Chicago Landmark in May 1977. Photo credit: R2 Companies

"A museum dedicated to preserving the legacy of open outcry trading opens Tuesday inside the Chicago Board of Trade Building, the latest step in an effort to revive the nearly century-old structure.

"Much of the frantic trading activity in the building — immortalized in movies like 'Ferris Bueller's Day Off' and 'The Dark Knight' — now occurs digitally, leaving its cavernous main trading floor quiet and empty. But in the Chicago Board of Trade Building Museum, architecture buffs, other visitors and the building's many office tenants will be able to experience what it was like to be on the trading floors, and see how generations of Chicago's leading architects created the historic landmark.

"'We wanted to find a way to honor that legacy,' said Gary Stoltz, chief design and development officer of R2 Cos.

"R2 Cos. has so far spent $11 million renovating the building on the southern end of the LaSalle Street canyon at 141 W. Jackson Blvd., including the new museum and spiffing up the rooftop deck, lobbies and atriums.

"Raucous trading pits, where generations of brokers shouted orders for agricultural products and other commodities, started shutting down about 10 years ago as computerized trading took over. The CME Group, a merger of the Chicago Mercantile Exchange and the Chicago Board of Trade, closed most of its open trading pits during the pandemic. But Cboe Global Markets, founded in 1973 as the Chicago Board Options Exchange, opened in 2022 a new group of trading pits on the Chicago Board of Trade Building's seventh and eighth floors.

The street-level museum includes a theater and giant screen that illustrates how the 1930 building, designed by Holabird & Root and for decades Chicago's tallest, rose on the site of the original trading exchange. It also tracks the rise of the 1980s addition designed by noted architect Helmut Jahn, designer of the nearby James R. Thompson Center, which Google will occupy next year. Other exhibits include recorded testimonies from traders about what life was like on the trading floor, photos and a projected art display visible at night from blocks away.

"The museum was supported by a $250,000 small-business improvement grant from the city, he said. Similar grants were given in 2024 to local restaurants, all clustered around LaSalle Street and still recovering from the pandemic, including Ceres Cafe in the Chicago Board of Trade Building and Goddess and the Baker.

"Stoltz said the building's renovation is ongoing. R2 Cos. may revive the lower level, possibly transforming the massive underground vault and safety deposit boxes, where traders once stored important papers, into an event space. A long-term possibility is reopening the slanted roof's glass-walled observation deck and visitor center, closed in the 1970s, and just below the iconic, three-story statue of Roman goddess Ceres." (Rogal, Chicago Tribune, 7/7/25}

"Chicago Board of Trade Building Museum, 141 W. Jackson Blvd., is free and open to the public. The museum is open from 10 a.m. to 4 p.m., Monday through Friday, except on federal holidays.

Read the full story at Chicago Tribune

Chicago Board of Trade Building museum pays homage to city's trading history, immortalized in movies like 'Ferris Bueller's Day Off', Brian J. Rogal, Chicago Tribune, 7/7/25

Look inside the new Chicago Board of Trade Building museum, Danny Ecker, Crain's Chicago Business, 7/7/25

Chicago Board of Trade Building Museum Pays Tribute to City's History in Heart of Financial District; Eunice Alpasan, WTTW Chicago, 7/8/25

Chicago Board of Trade Museum opens to honor city's trading history, Erin McElroy, Ashlyn Wright, WGN Chicago, 7/8/25

The Chicago Board of Trade Building Museum Website

25. WIN: Upper Floors of 111 W. Illinois Street to be Converted to Residential Use



Salesforce Building, 2007, SCB, 111 W. Illinois St. Photo credit: CoStar



Salesforce Building, 2007, SCB, 111 W. Illinois St. Photo credit: SCB

"Another residential conversion is on tap for unused workspace in downtown Chicago, with a local development team announcing plans to convert the upper stories of Salesforce's former office to apartments.

"A joint venture between Path Construction and WindWave Real Estate said it has acquired floors five through 10 at 111 W. Illinois St., which it plans to turn into 153 apartments. The firms plan to start construction on the $64 million project this month and open the units to residents by summer 2026.

"As the remote work trend persists and demand for rentals remains strong, office-to-residential proposals have been gaining traction in downtown Chicago, most notably with city-subsidized projects that would transform empty office space on and near LaSalle Street into more than 1,800 apartments.

"'This is a thoughtful redevelopment that reflects how buildings can evolve for the next generation,' Ric Krause, president and CEO of Path Construction, said in a statement. "Our development team is excited to deliver a concept that blends lifestyle and location in a way that few projects can.'

"Path Construction and WindWave's acquisition did not include floors two through four of the building, which will remain owned and occupied by the Erikson Institute, a graduate school focused on child development. The retail space is currently occupied by Japanese steakhouse Roka Akor and Tary Coffee. (Herzog, Crain's Chicago Business, 6/3/25)

Read the full story at Crain's Chicago Business

Developers propose residential conversion of former Salesforce offices, Rachel Herzog, Crain's Chicago Business, 6/3/25

Office to residential conversion planned at 111 W. Illinois; The building was formerly home to Salesforce's offices, Lukas Kugler, Urbanize Chicago, 6/6/25



26. WIN: Original Schwinn Bicycle Factory Receives Adaptive Reuse Renovation Permits



Lake Street Lofts / Former Schwinn Bicycle Factory, 910 W. Lake Street. Photo credit: Jonathan Fairfield / CoStar

"A renovation permit has been issued for the redevelopment of 900 W. Lake into offices. Planned by Fulton Street Cos, the brick and timber structure built in the 1880s was home to the original Schwinn bicycle factory. The structure was converted into the Lake Street Lofts in 1999 but has now sat vacant since 2022.

"Designed by FitzGerald, the renovation will convert the six-story building into 14,000 square feet of ground-floor retail space with 92,000 square feet of office space on the upper floors. The basement will be converted into 75 parking spaces.

"As part of the renovation, the building's storefronts and entrances will be preserved and repaired as needed. Windows will be repaired and replaced where necessary. On the roof, the building's roofing will be replaced and parapets will be repaired. On the interior, a new stair and elevator core will be built into the north end of the building to serve the office floors.

"The $77.3 million development is seeking a Class L tax incentive that would result in a projected tax savings in the first 12 years of $9 million. The Commission on Chicago Landmarks has approved the application and they are awaiting final approval from the City Council. (Kugler, Urbanize Chicago, 6/16/25)

"'The building itself just captures the historic Chicago warehouse charm perfectly,' Bates said. 'It's the original Schwinn bicycle factory with exposed ceilings, great floor-to-ceiling height and wood pillars that are so charming. It just adds to the character of the building. You couldn't build it again with this kind of charm.'

"'We think Fulton Market stands out from the crowd when it comes to office rents, residential rents, retail rents, food and beverage,' Bates said. 'We love it. I think it's one of the best submarkets in the country. It's where our guests want to be. You can do anything you want to do in Chicago and then you're around the best dining experiences you can find in the city.' (Ori, CoStar News, 5/30/24)

Preservation Chicago advocated with urgency to ensure that the former Schwinn Bicycle Factory at 910 W. Lake Street was included in the Fulton-Randolph Market Chicago Landmark District in 2015 despite strong opposition. Fortunately, the building was included in the Landmark District which prevented its demolition and played an important factor in its important contribution to the dynamism of the Fulton Market District.

Read the full story at Urbanize Chicago

Renovation permit issued for office conversion at 900 W. Lake; The building once housed the original Schwinn Bicycle Factory, Lukas Kugler, Urbanize Chicago, 6/16/25

Landmarks approves Class L for office conversion at 900 W. Lake; The building once housed the original Schwinn Bicycle Factory, Lukas Kugler, Urbanize Chicago, 5/14/25

Original Schwinn Bicycle Factory To Become 140-Room Hotel in Chicago's Fulton Market; Developers Plan To Convert Building Into Drift-Branded Property With Rooftop Restaurant, Ryan Ori, CoStar News, 5/30/24

Fulton-Randolph Market District Chicago Landmark Designation Report 2015

27. POTENTIAL WIN: Greater Englewood Chamber of Commerce Plans Community Center Adaptive Reuse of South Side Swedish Lodge at 6855 S. Emerald Avenue



South Side Swedish Lodge, 1926, 6855 S. Emerald Avenue. Photo credit: Realty of America, LLC



South Side Swedish Lodge, 1926, 6855 S. Emerald Avenue. Photo credit: Debbie Mercer



South Side Swedish Lodge, 1926, 6855 S. Emerald Avenue. Photo credit: Debbie Mercer



South Side Swedish Lodge, 1926, 6855 S. Emerald Avenue. Photo credit: Debbie Mercer

"Leaders at the Greater Englewood Chamber of Commerce are converting a dilapidated historical lodge into a 'reimagined' community hub.

"The organization is in the early stages of transforming the South Side Swedish Lodge, a nearly century-old building that once welcomed Swedish settlers to Chicago, into The Emerald, a $10 million community gathering space and clean energy training site.

"The Emerald will bring the vacant building at 6855 S. Emerald Ave. 'back to its former glory,' said Felicia Slaton-Young, executive director at the Englewood Chamber. Englewood's E.G. Woode is a co-developer of the project.

"The chamber's vision for the 52,000-square-foot building includes a grand ballroom with sparkling chandeliers and a stage that can host proms, conventions and staged plays saved for Broadway, Slaton-Young said.

"The first floor of the building could house a food hall, pop-up storefronts for aspiring entrepreneurs and a senior center. The third floor, complete with a small stage and kitchen, can become a teen center where local youth 'socialize safely,' Slaton-Young said.

"The lodge's 15,000-square-foot basement can become a job training site for neighbors interested in the clean energy sector and students at the nearby Englewood STEM High School to apply their classroom-learned skills in the real world.

"This is an opportunity to leave a legacy of taking an existing piece of real estate and having the community come along with us to reimagine it,' Slaton-Young said. 'We want to do that until we have grown a commercial corridor that positively reflects the desires of the community and the vision elected officials have for how they hope to bring income back into the community.'

"The chamber was searching for vacant land to build an innovation hub when a realtor suggested they view a lot on South Emerald Avenue, Slaton-Young said. The lot was nearly perfect in size, but the realtor informed Slaton-Young its purchase would come with a bonus: the former Swedish Lodge across the street. The lot and the building were a package deal.

"Constructed in 1926, the building had fallen in disrepair over the decades, but under the black mold-spotted ceilings, carpeted floors and rusted walls was "a very solid building with so much potential," Slaton-Young said.

"Englewood's South Side Swedish Lodge was once one of a few dozen lodges in the U.S. where members of the Independent Order of Vikings could find community after immigrating from Sweden and establishing roots.

"Total costs are estimated at $10 million to complete The Emerald, Slaton-Young said. The project has already been allocated about $3.4 million in state funding to begin work on the clean energy training space." (Reed, Block Club Chicago, 6/10/25)

Read the full story at Block Club Chicago

Englewood's Historical Swedish Lodge To Be Restored To 'Former Glory' As Community Hub; The $10 million project led by the Greater Englewood Chamber of Commerce will transform the century-old building, once home to Swedish settlers, into The Emerald, Atavia Reed, Block Club Chicago, 6/10/25

Plans Revealed For The Emerald In Englewood, Ian Achong, Chicago YIMBY, 6/26/25

28. WIN: Construction Progress for Adaptive Reuse Former Wayman Church to Residential



Wayman African Methodist Episcopal Church/ First Swedish Baptist Church, 1889, 509 W. Elm Street, Photo Credit: VHT Studio



Wayman African Methodist Episcopal Church/ First Swedish Baptist Church, 1889, 509 W. Elm Street, Photo Credit: VHT Studio



Wayman African Methodist Episcopal Church/ First Swedish Baptist Church, 1889, 509 W. Elm Street, Photo Credit: Debbie Mercer



Wayman African Methodist Episcopal Church/ First Swedish Baptist Church, 1889, 509 W. Elm Street, Photo Credit: Debbie Mercer

"Not all former churches that sell for residential use get demolished. A Christian Science church in Kenwood got new condos tucked inside its limestone walls.

"And work got underway in recent months on converting the historic Wayman AME Church at Elm Street and Cleveland Avenue, which long served residents of the Chicago Housing Authority development Cabrini-Green, into apartments.

"Once likely to be demolished and later proving difficult to get sold, the four-story red brick structure that opened in 1889 as the First Swedish Baptist Church and later became Wayman African Methodist Episcopal sold in 2023 for an amount that is not clear in public records.

"Ed Janusz, one of three partners in Cabrini LLC, the development entity that bought the old church, said its interior will become seven condos, each a two-story unit. The prices are not set yet, Janusz said, but the condos should be ready to put on the market in August. Wayman AME is in the image below.

"The church does not have official landmark status that would have prohibited demolition, but it's an informal landmark given its long tenure in a changing neighborhood. Jansuz said, "The brick walls, the arched windows make it a nice project. It's heavy-duty walls, five bricks thick, not like new churches."

"It's not clear from public records what Janusz's group paid for the church building. On empty land south of it, the developer of the Parkside of Old Town mixed-income redevelopment of Cabrini-Green sites is building its fourth and final phase, another step in reducing the desolation of the blocks surrounding Wayman where CHA demolished numerous buildings." (Rodkin, Crain's Chicago Business, 5/7/25)

Preservation Chicago has been advocating for the protection, preservation and adaptive reuse ff Wayman African Methodist Episcopal Church/First Swedish Baptist Church for many years. We are thrilled that this historic church building is being converted to a residential use.

The former church building is an excellent example of the Romanesque Church construction and despite some deferred maintenance is in surprisingly good and stable condition. The historic buildings from the Cabrini-Green Neighborhood have almost all been demolished, so this is one of the last standing survivors and should be protected.

Read the full story at Crain's Chicago Business

Old churches, new condos: Shrinking congregations fuel real estate shift, Dennis Rodkin, Crain's Chicago Business, 5/7/25

29. WIN: Former St. Cornelius Church To Be Adaptively Reused for Pickleball Courts



St. Cornelius Church, 1965, Barry & Kay, 5430 W. Foster Ave. Photo credit: Debbie Mercer



CHICAGO TRIBUNE, SUNDAY, JUNE 27, 1965

[TRIBUNE Staff Photo]

St. Cornelius Catholic church, 5205 Lieb av., will be dedicated at 12:15 p. m. today
the Most Rev. Aloysius Wycislo delivering the blessing. The new building contains a s
ctuary with seats for 1,100 persons and an 800-seat chapel in the basement. The parish, fou
in 1925, embraces 2,500 families under the pastorship of the Rev. John Gleason.

St. Cornelius Church, 1965, Barry & Kay, 5430 W. Foster Ave. Image credit: Chicago Tribune from June 27, 1965



St. Cornelius Church, 1965, 5430 W. Foster Ave. Image credit: CBS News Chicago

"Christopher Petrick never thought he would turn to a church for a pickleball court and club, but the 38,000-square-foot lot with high ceilings and clear space spoke to him.

"The former St. Cornelius Church in Jefferson Park had been empty for four years when Petrick decided to buy it for $1.35 million last year and turn it into a pickleball court for him and his buddies. The concept evolved into a full-fledged '60s-style club in all its grooviness, featuring a billiard room, spa, and offices for its members to work-from-club.

"'It's definitely fun and funky,' said Petrick, CEO of Franklin Park-based Bretford Manufacturing, who formed an LLC for the business called Dink Enterprises.

"Think David Bowie meets midcentury-modern church. The club, which is expected to open in early 2026 with around 50 members, will feature a '60s vintage vibe with bright orange spinning chairs and olive-green mushroom lamps. The interior design is led by designer Nicole Alexander, founder of Siren Betty Design, who aims to blend the former church's original architecture, including its warm wood tones and colorful mosaics, with a retro flair.

"We're really embracing the existing architecture,' Alexander said, 'and paying it respect without feeling too religious, which is making sure it's just a fun place to be. '

"What was once an altar is proposed to become a swanky cocktail bar with the word 'soul' in neon letters overlooking the pickleball courts, which will be divided by planter boxes made out of former pews. The original stained glass windows will stay, and new ones by local artist Casey Alexander will be added.

"'It really was just a match made in heaven,' Nicole Alexander said. 'We just loved the architecture of the space and taking this beautiful existing structure, and giving it a new life.'

"Called Church Club, the site will also include a 32-car parking lot and a 15,000-square-foot public event space with a stage and beverage center available by reservation. Other amenities include pinball games, a vinyl record room, and lounge areas with vintage brown-leather couches and other flourishes to make visitors feel as though they are in 1960s Motown.

"The church's exterior and architectural renovations are led by Edward Torrez from Chicago-based Arda Designs, which specializes in historic preservation. Torrez's work includes the preservation of Emmett Till's 1950s childhood home in Woodlawn and Indiana's Roosevelt High School, built in 1930. Renovations include new roofing, tiling and landscaping for a more modern look, 'so that when you walk by, you think it's still an active church,' Petrick said.

"St. Cornelius Church, located at 5430 W. Foster Ave., was built in 1964 with a capacity of 750 people. By the '80s, over 2,500 families attended its Masses, and a large influx of Filipino and Hispanic residents constituted its worshipper base. The church merged with St. Tarcissus and St. Thecla in 2020, after citing a 56% decline in Sunday Mass attendance. But by 2021 the church was de-sacralized, effectively making it available for sale.

"More than 120 Catholic churches have closed or merged in Chicago since 2018, according to a 2022 NBC 5 Chicago report. Several churches have been bought by commercial real estate developers, following a trend in church-to-residential building conversions as the city's population grows. Others have simply languished in vacancy as attendance declined, including Pope Leo's childhood church, St. Mary of the Assumption on the South Side, where he served as an altar boy." (Turbay, Crain's Chicago Business, 6/23/25)

Read the full story at Crain's Chicago Business

Former Jefferson Park church to get funky '60s makeover as club and pickleball court, Laura Turbay, Crain's Chicago Business, 6/23/25

Closed Catholic Church To Become Indoor Pickleball Clubhouse; Along with two full pickleball courts, the Jefferson Park club will have billiards and dart rooms, workspaces and a commercial kitchen, developers said, Noah Asimow, Block Club Chicago, 6/3/25

Old church building on Chicago's Northwest Side to be transformed into pickleball club, Noel Brennan, CBS News Chicago, 6/3/25

Council okays pickleball club for former St. Cornelius Church, Dunkin' next to Trinity Lutheran, Brian Nadig, Nadig Newspapers, 5/31/25

30. POTENTIAL WIN: Briar Street Theatre / Former Marshall Field & Co. Warehouse Could Be Incorporated Into Residential New Construction



Proposed Residential Adaptive Reuse of Briar Street Theatre / Former Marshall Field & Co. Stable, 1902, William Ernest Walker, 3133 N. Halsted Street. Orange-rated. Rendering credit: Moth Architects



Proposed Residential Adaptive Reuse of Briar Street Theatre / Former Marshall Field & Co. Stable, 1902, William Ernest Walker, 3133 N. Halsted Street. Orange-rated. Rendering credit: Moth Architects



Proposed Residential Adaptive Reuse of Briar Street Theatre / Former Marshall Field & Co. Stable, 1902, William Ernest Walker, 3133 N. Halsted Street. Orange-rated. Rendering credit: Moth Architects



Briar Street Theatre / Former Marshall Field & Co. Stable, 1902, William Ernest Walker, 3133 N. Halsted Street. Orange-rated. Photo credit: Google Maps

"The now-defunct longtime home of the Blue Man Group could be transformed into housing and retail, creating 66 residential units in a dense pocket of Lakeview.

"JAB Real Estate has proposed a mixed-use redevelopment of the Briar Street Theatre building at 749 W. Briar Place. The theater was home to the Blue Man Group for nearly 30 years before the show ended its run earlier this year.

"The proposal, designed by Moth Architects, would preserve the two-story theater building at the corner of Briar Place and Halsted Street and add a three-story addition above it. The adjacent parking lot would be replaced by a new five-story building.

"The redevelopment would give new life to the former theater building, which has stood for more than a century. Originally constructed as a stable for Marshall Field & Co., the building on Briar Place is listed as 'orange-rated' on the city's Historic Resources Survey, meaning it possesses potentially significant architectural or historical value. It was designed by architect William Ernest Walker, whose work includes the University Club, the Saddle and Cycle Club and the Casino Club.

"The building was turned into the Briar Street Theatre in 1985, according to the Tribune. For Chicagoans, the Briar Street Theatre was the home of the Blue Man Group — and many local artists and performers have donned the blue makeup or played accompaniment in its 30-year run.

"After Blue Man Group announced the end of its local run, cast and crew members, along with members of the Chicago arts community, staged a demonstration and threw a funeral in protest of the show's closing. (Filbin, Block Club Chicago, 5/21/25)

Read the full story at Block Club Chicago

Closed Briar Street Theatre Could Be Redeveloped Into 66 Apartments; The theater closed following the end of Blue Man Group's nearly 30-year Chicago run. Plans call for an addition and a five-story building on its parking lot, Patrick Filbin, Block Club Chicago, 5/21/25

Redevelopment at 749 W. Briar presented to the community; The former Briar Street Theater will be converted into retail and apartments, Lukas Kugler, Urbanize Chicago, 7/11/25

Developer proposes residential redevelopment at Blue Man Group's longtime Lakeview home, Rachel Herzog, Crain's Chicago Business, 5/21/25

Mixed-use development proposed at 749 W. Briar; The former Briar Street Theater will be converted into retail and apartments, Lukas Kugler, Urbanize Chicago, 5/19/25

31. WIN: Humboldt Park United Methodist Church To Be Adaptively Reused for Residential Use



Humboldt Park United Methodist Church, 1920s, Clarence W. Lampe, 2120 North Mozart Street: Rendering credit: Canopy



Humboldt Park United Methodist Church, 1920s, Clarence W. Lampe, 2120 North Mozart Street. Photo Credit: Google Maps

"On June 23, the City of Chicago issued a permit allowing the Latin United Community Housing Association (LUCHA) to convert the sanctuary of the Humboldt Park United Methodist Church in Logan Square into residential units. The permit was submitted for approval back in December 2022, and it came through showing a reported construction cost just under $8.7 million.

"Located at 2120 North Mozart Street, the nearly 100-year-old church already contains 13 dwelling units, managed by the church's congregation, in the north portion of the building, and the permit includes renovating the kitchens and bathrooms in those units. As for the sanctuary, it will be adaptively reused as nine units. A church will get a new roof, with exterior masonry and siding repairs also included in the plans. Canopy is the design firm behind the updates. Crane Construction Company is named as the general contractor. The congregation held their final service in the building in late April." (Schell, Chicago YIMBY, 6/26/25)

Read the full story at Chicago YIMBY

Renovation Permit Adds Nine More Units to Humboldt Park United Methodist Church, Daniel Schell, Chicago YIMBY, 6/26/25

Humboldt Park United Methodist Church Adaptive Reuse – 2120-28 N. Mozart St., City of Chicago Fleet and Facility Management

HPUMC ADAPTIVE REUSE City of Chicago Section 106 Review, 6/12/20

32. WIN: Closed in 2013, Emmet Elementary Transformed into Aspire Center for Workforce Innovation After Adaptive Reuse (Chicago 7 2014)



The Aspire Center for Workforce Innovation/ former Emmet Elementary School, 5500 W. Madison Ave. Photo credit: Aspire Center



The Aspire Center for Workforce Innovation/ former Emmet Elementary School, 5500 W. Madison Ave.
Rendering credit: Lamar Johnson Collaborative



The Aspire Center for Workforce Innovation/ former Emmet Elementary School, 5500 W. Madison Ave.
Photo credit: City of Chicago DPD

"City leaders and developers recently celebrated the grand opening of The Aspire Center for Workforce Innovation at 5500 W. Madison. Planned by Westside Health Authority and Austin Coming Together, the project has repurposed the former Emmet Elementary School, one of 50 schools closed in 2013 by former Mayor Rahm Emanuel.

With Lamar Johnson Collaborative serving as the architect, the Aspire Center is a multi-use facility that includes an advanced manufacturing training center, small business incubator, community hub, and event space. Specific on-site services will include job readiness and vocational training, financial coaching, and employment services. " (Kugler, Urbanize Chicago, 6/26/25)

“The Aspire Center is a joint venture by the Westside Health Authority and Austin Coming Together to redevelop Emmet Elementary into a workforce training center at 5500 W. Madison St. Both organizations will have offices in the three-story, 85,000-square-foot building alongside the Cook County Public Defender, manufacturing workforce development organization Jane Addams Resource Corporation and BMO Harris Bank.

“Emmet Elementary was among 50 CPS schools closed in 2013 as part of a cost-saving plan by then-Mayor Rahm Emanuel. As the vacant school sat for years, a 2016 plan to turn it into a medical facility garnered mixed reception from neighbors, Austin Weekly News reported.

“The Westside Health Authority bought the school property in 2018, indicating a desire to keep the site community-centered. That same year, Austin Coming Together created its Quality Of Line Plan that included plans for redevelopment of the school. The Aspire Center began construction in May 2023.

“Of the $40.8 million supporting construction of the Aspire Center so far, $22.3 million came from city and state funding, including $12.25 million in tax-increment financing funds; $10.4 million in tax credits and equity from the Chicago Development Fund; and $8.12 million in philanthropic support. With an estimated cost of $44 million for the initial opening phase of the building’s first and second floors, developers said they expect to meet the $3 million budget gap by the summer.

“‘This whole project has really been about the community reclaiming its historic assets,’ said Darnell Shields, executive director of Austin Coming Together.

“The repurposing of items from Emmet Elementary is present throughout the Aspire Center. Auditorium seating is being used as hallway seating, lockers have been transformed into benches and the original gymnasium flooring is serving as wall decor. The school’s original oak trim, hardwood floors, terrazzo stairs, exposed brick and built-in cabinetry have also been preserved and the building’s facade and cornice ornamental molding largely restored.” (Liptrot, Block Club Chicago, 2/4/25)

Read the full story at Urbanize Chicago and Block Club Chicago

Aspire Center for Workforce Innovation celebrates grand opening; The project has repurposed a closed CPS school building, Lukas Kugler, Urbanize Chicago, 6/26/25

Austin’s Aspire Center Opens This Summer, Transforming Vacant School Into Community Hub; The former Emmet Elementary is being converted into a workforce training and development center for residents. Westside Health Authority and Austin Coming Together are partners in the project, Michael Liptrot, Block Club Chicago, 2/4/25

Aspire Center on track to open this spring; The building is part of a plan that aims to revitalize Central Avenue and build wealth for Austin residents, Jessica Mordacq, Austin Weekly News, 1/22/25

Aspire Center Breaks Ground With Promise Of Bringing Work Training, Business Development To Austin; The center will be at the former Emmet Elementary School, which closed in 2013, and it’s expected to be done in 2024, Trey Arline, Block Club Chicago, 5/5/23

Emmet School redevelopment clears zoning hurdles; Westside Health Authority’s project to break ground in spring, with partial opening anticipated in 2023, Igor Studenkov, Austin Weekly News, 1/7/22

33. POTENTIAL WIN: Residential Conversion Planed For 444 N. Wabash



444 N. Wabash Avenue, Photo credit: LoopNet

"Plans have been revealed for the residential redevelopment of the existing loft building at 444 North Wabash Avenue in River North. Located at the corner of East Illinois Street, the top floors of the five-story structure have long been vacant. The project is being led by local developer KJF Properties.

"The red-brick building was last renovated in the mid-1980s. Now, local firm Red Architects is leading the design of the redevelopment. The project will retain the existing ground-floor and basement commercial spaces, which are currently occupied by a restaurant and other retail tenants.

"The upper levels will be converted into 34 residential units, consisting of four studios, 24 one-bedroom units, and six two-bedroom units. Some of the units will have internal bedrooms that utilize borrowed light.

"The project falls within the building's current zoning; however, the development team is pursuing minor zoning variances, including the removal of open space requirements." (Achong, Chicago YIMBY, 6/5/25)

Read the full story at Chicago YIMBY

Residential Conversion Plans Revealed For 444 North Wabash Avenue In River North, Ian Achong, Chicago YIMBY, 6/5/25

34. WIN: 1500 N. Halsted Will Be Converted to Residential



1500 N. Halsted, built 1909. Photo credit: Newcastle Investors

"The Chicago City Council has approved a residential conversion of existing office space at 1500 N. Halsted. Planned by Newcastle Investors, the office space is located on the upper floors of a four-story commercial building at the northwest corner of N. Halsted St and W. Blackhawk St.

"With City Council approval secured, the site will be rezoned from C3-5 to B3-5. The developer can now move forward with permitting and construction." (Kugler, Urbanize Chicago, 6/19/25)

"Newcastle Investors is proposing a residential conversion of the upper floors of 1500 N. Halsted St., a 116-year-old, four-story building at the corner of Halsted and Blackhawk streets, according to a zoning application filed last week.

"The plan calls for transforming the building's former office space — most recently used by a co-working facility — into 31 apartments. The mix would include junior one-bedrooms, one-bedrooms and two-bedrooms. Six of the units would be designated as affordable housing.

"The redesign was led by Chicago-based SPACE Architects + Planners. Crain's first reported the news. (Filbin, Block Club Chicago, 4/23/25)

Read the full story at Block Club Chicago and Urbanize Chicago

City Council approves residential conversion at 1500 N. Halsted; The former office space will become 31 apartments, Lukas Kugler, Urbanize Chicago, 6/19/25

116-Year-Old Lincoln Park Building Could Be Converted Into Apartments; Newcastle Investors wants to turn the upper floors of the Halsted Street building into 31 apartments and retain the ground-floor retail space, Patrick Filbin, Block Club Chicago, 4/23/25

Plans Revealed For Residential Conversion Of 1500 N Halsted Street, Ian Achong, Chicago YIMBY, 4/21/25

Residential conversion proposed at 1500 N. Halsted; The former office space would become 31 apartments, Urbanize Chicago, Lukas Kugler, 4/17/25

35. WIN: Englewood Food Hub Receives Grant to Restore Vintage Building at 1022 W. 63rd Street



Vintage building at 1022 W. 63rd St., where E.G. Woode to be renovated for E.G. Woode Food Hub. Photo credit: Debbie Mercer

"Plans to build the E.G. Woode Food Hub, a dining development on 63rd Street, are moving ahead months after project leaders faced funding delays from city officials.

"Scaffolding surrounds the dilapidated building at 1022 W. 63rd St. as leaders at E.G. Woode — a collective of architects, designers and entrepreneurs — work to transform the century-old building into a culinary destination.

"The food hub will be home to Pass the Peas, a casual soul food joint, and Ellie's Urban Grill, a sports and entertainment eatery. An upstairs floor will be reserved for three offices and a pop-up kitchen for aspiring restaurateurs.

"The gut rehab of the 10,500-square-foot space began in March, said Deon Lucas, architect and leader at E.G. Woode. The project's general contractor, Francis Construction Group, partnered with a shoring company to secure the 'hazardous' building with interior and exterior scaffolding before beginning 'light demolition,' Lucas said.

"The restaurant hub will be the collective's second addition to the 63rd Street corridor. E.G. Woode celebrated the grand opening of a commercial space at 1122 W. 63rd St. in 2022. The 4,000-square-foot building houses a clothing store, coffee shop, barbershop and design firm led by entrepreneurs of color.

'Lucas announced his vision for the Englewood food hub in 2022. The project appeared before City Council in October 2023 when E.G. Woode asked alderpeople to approve up to $5 million in tax-increment financing to fund the dining space.

"'Seeing abandoned buildings makes people feel like no one cares about them or the area that they live in,' Gaskin said. 'People need to see something good happening in their neighborhood. You never know what it'll do for them.'" (Reed, Block Club Chicago, 5/21/25)

Read the full story at Block Club Chicago

$7.1 Million Englewood Food Hub To Bring Soul Food Diner, Sports Restaurant To Neighborhood
The E.G. Woode Food Hub plan is moving forward, and developers are eyeing a summer 2026 opening, Atavia Reed, Block Club Chicago, 5/21/25

36. WIN: City Council Approves Puerto Rican Arts Alliance Expansion Into Adjacent Buildings



Puerto Rican Arts Alliance in former Chicago Firehouse and two adjacent buildings proposed for expansion, 3000, 3006 and 3010 N. Elbridge Avenue. Photo credit: Google Maps



Rendering of the Puerto Rican Arts Alliance's proposed expansion into adjacent two buildings at 3006 and 3010 N. Elbridge Avenue. Rendering credit: Puerto Rican Arts Alliance / LBBA



Rendering of the Puerto Rican Arts Alliance's proposed expansion into adjacent two buildings at 3006 and 3010 N. Elbridge Avenue. Rendering credit: Puerto Rican Arts Alliance / LBBA



Rendering of the Puerto Rican Arts Alliance's proposed expansion into adjacent two buildings at 3006 and 3010 N. Elbridge Avenue. Rendering credit: Puerto Rican Arts Alliance / LBBA



Rendering of the Puerto Rican Arts Alliance's proposed expansion into adjacent two buildings at 3006 and 3010 N. Elbridge Avenue. Rendering credit: Puerto Rican Arts Alliance / LBBA

"A longstanding arts group on the Northwest Side wants to expand its operations into two adjacent buildings on the same block to increase art opportunities for neighbors and curb ongoing gentrification.

"The Puerto Rican Arts Alliance, which has operated out of an old firehouse at 3000 N. Elbridge Ave. for 15 years after moving from Humboldt Park, could open a community center in the building next door if a zoning change is approved for the project.

"The arts alliance recently purchased the two buildings next to the firehouse with hopes of remodeling one building into a gallery space and community center and the other into artist residences and offices, the group's leaders said at a community zoning meeting hosted by Ald. Anthony Quezada (35th) at the alliance office last week.

"Puerto Rican Arts Alliance Founder Carlos Hernandez said the project would enhance the group's offerings in Avondale and be able to provide more educational programs for youth and artists.

"The $3 million proposal calls for a revamped courtyard and a remodel and expansion of the first building recently purchased, which is currently one empty apartment.

"The project includes an addition to the vacant building's backyard, an awning and retractable roof to the courtyard to connect both buildings and restoration of the brick facade in keeping with the character of the firehouse, according to renderings

"If the change gets City Council approval and the special-use permit is granted, Hernandez said he expects the project to take eight months to complete and open in late 2026.

"'We really hope that [the community] embraces this project as much as we have to be an anchor here in the Avondale community to keep promoting the Puerto Rican arts and culture and really the Latino culture as a whole, as we continue to elevate and support children and youth through the arts,' Lopez said." (Reed, Block Club Chicago, 6/10/25)

Read the full story at Block Club Chicago

Englewood's Historical Swedish Lodge To Be Restored To 'Former Glory' As Community Hub; The $10 million project led by the Greater Englewood Chamber of Commerce will transform the century-old building, once home to Swedish settlers, into The Emerald, Atavia Reed, Block Club Chicago, 6/10/25

Puerto Rican Arts Alliance Community Center Project Gets City Council OK; The group now needs a special-use permit to move forward with plans to remodel a neighboring property and expand its programs, Ariel Parrella-Aureli, Block Club Chicago, 6/18/25

City Council approves rezoning for Puerto Rican Arts Alliance; The project at 3000 N. Elbridge will expand the community center, Lukas Kugler, Urbanize Chicago, 6/27/25

37. WIN: 3741 W. Lawrence To Be Adaptively Reused as Performing Arts Center



The Workshop Arts Collaborative, 3741 W. Lawrence Avenue, 1921. Rendering credit: Future Firm



3741 W. Lawrence Avenue, 1921. Photo credit: Google Maps



3741 W. Lawrence Avenue, 1921. Photo credit: Google Maps

"A new performing arts and gathering space is a step closer to coming to Albany Park thanks to a $1.2 million grant from the city.

"Developer James Yelen wants to renovate the vacant single-story building at 3741-49 W. Lawrence Ave. into the Workshop Arts Collaborative. The development would have rehearsal and instruction studios, pop-up space for local vendors and a flexible event area open to community arts organizations, musicians and emerging young artists.

"Yelen's proposal would renovate the interior to feature 12-14 soundproof rehearsal spaces, a street-facing storefront with a dedicated pop-up space and a 2,200-square-foot event space with a flexible layout for performances, private gatherings, workshops and group lessons, according to the plans.

"The basic concept is you'd be able to walk in, pay an hourly rate and have access to a soundproof room that has drums and amplifiers and microphones. Essentially, just plug in and play," Yelen said. "That could appeal to younger people who don't have a space to play at home, a group of people coming together to play for the first time or a group preparing for a gig." (Hernandez, Block Club Chicago, 5/30/25)

"The Workshop has received a $1.2 million Community Development grant for the planned community-oriented performing arts and gathering space at 3741 W. Lawrence. Located midblock, the property is currently occupied by a 100+-year-old building that would be renovated into the home of this new local hub.

"The Workshop aspires to be a catalyst for economic development, revitalizing a quiet stretch of Lawrence Avenue.

"To allow for the scope of the project, the team is looking to rezone the property from B1-2 to C1-2.

"The $2.4 million project will be financed with the $1.2 million Community Development Grant in addition to the $400,000 in city grant funding from the Equitable Transit-Oriented Development Program and $100,000 from the Chicago Community Trust Predevelopment Program which have already been awarded to the project." (Kugler, Urbanize Chicago, 6/4/25)

Read the full story at Urbanize Chicago and Block Club Chicago

Albany Park's Workshop Arts Collaborative Gets $1.2 Million City Grant For Building Renovation; The development, which still needs a zoning change, would host live performances and have soundproof rehearsal studios and pop-up space for vendors, Alex V. Hernandez, Block Club Chicago, 5/30/25

The Workshop at 3741 W. Lawrence receives $1.2 million Community Development Grant; The project will reuse an existing building as a community-oriented performing arts center, Lukas Kugler, Urbanize Chicago, 6/4/25

City Awards $20 Million In Community Development Grants: What Did Your Neighborhood Get? Projects getting funding include the South Side Birth Center, Maplewood Brewing and the Music Box Theatre. The grants will help with buildouts, renovations and more, Melody Mercado, Block Club Chicago, 5/29/25

38. THREATENED: 6116-34 S. MLK Drive At Risk of Emergency Demolition



South Park Terrace, 6116-34 S Dr. Martin Luther King Jr. Drive. Photo credit: Google Maps



South Park Terrace, 6116-34 S Dr. Martin Luther King Jr. Drive. Photo credit: Debbie Mercer



South Park Terrace, 6116-34 S Dr. Martin Luther King Jr. Drive. Photo credit: Debbie Mercer

"Dozens of tenants of an apartment building on Chicago's South Side have been given a two-day notice to vacate.

"That notice says it is from the city of Chicago, and that the building in the 6100-block of South King Drive is unsafe and dangerous. There are more than 70 units in the apartment building.

"Gene Bolden has lived in his apartment for the last seven years. Among the many maintenance issues, it has holes in the ceiling, plumbing leaks throughout and a shattered front window.

"Bolden's apartment is in bad shape, but he says he's mostly paid up on rent and he has nowhere to go.

"The residents say the former owners of the building never made repairs and ultimately went into bankruptcy.

"The Department of Buildings said in a statement: 'The safety of Chicago residents is DOB's top priority, and we will not allow negligent property owners to endanger lives. The property at 6116-34 S Dr. Martin Luther King Jr. Drive was first inspected in August 2023. In November 2024, due to ownership's failure to properly maintain and manage the property, the Department of Buildings issued a Commissioner Closure Order for the tier with the worst conditions located at 6124 South Dr. Martin Luther King Jr. Drive. Ownership completely abandoned the building, allowing the property to go into foreclosure, and conditions continued to deteriorate to the point of imminent danger to the community. Following a Commissioner Closure Order issued on June 8, 2025, DOB, in coordination with the court appointed Chancery Receiver, will vacate the entire building on June 11, 2025.' (Garcia, ABC News 7 Chicago, 6/10/25)

Read the full story at ABC News 7 Chicago

Several tenants in South Sid, e apartment building given 2-day notice to vacate: 'Shouldn't be legal', John Garcia, ABC News 7 Chicago, 6/10/25

39. CHICAGO LEGACY BUSINESS: 80-Year-Old Timber Lanes Bowling Alley Will Remain Open With New Owners



Oleg Kasianchuk, Matt Rosenbaum and Eric Williams pose for a portrait at Timber Lanes Bowling Alley, 1851 W. Irving Park Rd., in North Center on June 20, 2025. Timber Lanes Bowling Alley, a Chicago Legacy Business since 1945. Credit: Colin Boyle/Block Club Chicago

"Bob Kuhn bought Timber Lanes 40 years ago, moving into the adjoining building and presiding over the timeless Chicago alley that still requires bowlers to keep score by hand.

"Kuhn played in Timbers' most competitive leagues. He's known for putting together teams of locals who came to celebrate him for keeping prices reasonable and the beer taps flowing as the desirable North Side neighborhood changed around them.

"It opened in 1945, when the building's bar added lanes to draw in more drinkers like many other bars had at the time, Kuhn said. During the Prohibition era, Kuhn believes the building was used mostly to smuggle beer. Over the years, he's gleefully shown customers down a square cut in the wood floors that leads to a dark 'dungeon' with a former cooler room and four chutes for empty bottles.

"It was with reluctance that Kuhn, 69, cut the music, shut down the pinsetters and stood in the middle of the lanes to make an announcement to his bowlers the old-fashioned way.

"'I needed someone else to carry the throne. I was looking for someone to buy it,' Kuhn said. 'I've always been upfront and honest with all the bowlers.'

"Kuhn's longtime bowling teammate, Matt Rosenbaum, was listening.

"In April, the two struck a deal to sell Rosenbaum the bowling business, which turns 80 this year. The lease will have Rosenbaum keep Timber Lanes, 1851 W. Irving Park Road, open for at least the next 15 years.

"Rosenbaum, 35, has kept the entire staff on — with no plans of adding electronic scoring or cosmic strobe lights to the famously modest eight-lane alley.

"He said he could have sold it all to developers for much more. But Kuhn didn't want a neighborhood without its bowling alley. 'We have some fourth-generation bowlers here,' Kuhn said. 'I'm very much involved with the people.'

"Timber Lanes is one of only a half dozen alleys left on the North Side, a steep decline from the 110-plus alleys across the city during the sport's heyday in the mid-20th century. Bowling operators have told Block Club their large city lots are now more valuable than the historic businesses on them, which have struggled to absorb rising property taxes or keep people coming out for weekly leagues in a more socially isolated age.

"'I love coming here every week. I've met some of my best friends in the city here. It's about, how do we keep this going?" Rosenbaum said. 'The business is not really for me. The business has played a huge role in the bowling community, and to be able to take it into the next era, keep providing opportunities for people to engage in the sport and with each other, that's very important to me.'

"We want to be contributing members of this community, take some responsibility for investing in the city. We're excited about that and take it seriously,' Rosenbaum said. 'Timber Lanes is an important business to a lot of people.' (Liederman, Block Club Chicago, 6/26/25)

Read the full story at Block Club Chicago

Timber Lanes Bought By Longtime Bowler In Deal To Keep Historic North Side Alley Open; Retiring owner Bob Kuhn, a character among characters at the historic Timber Lanes, has long bowled on Thursdays with Matt Rosenbaum. Now, Kuhn's made a deal to sell him the place, Mack Liederman, Block Club Chicago, 6/26/25

40. CHICAGO LEGACY BUSINESS: Tastee-Freeze Is Permanently Closed after 73 Years, But the Iconic Sign Will Remain



A rendering of the future Small Cheval at The Freeze is seen from the Armitage street view side. Former Tastee-Freeze at 2815 W. Armitage. Rendering credit: Chicago Architects + Diseñadores

"While Logan Square's beloved ice cream and hot dog stand is gone for good, Logan Square neighbors were alarmed last week to see its sign removed by construction crews.

"The sign, which is treated almost like a neighborhood landmark, came down for two days so crews could fix it up, a worker at the site said Wednesday. The Freeze's now-closed location at 2815 W. Armitage Ave. is set to become the latest Small Cheval outpost. The burger spot plans to incorporate soft serve and other Freeze favorites into its menu.

"Marty Sandberg, architect with Via Chicago Architects + Diseñadore who is designing the new restaurant, said the sign got fresh red paint, a new metal enclosure and new LED lights. It is back up and not going anywhere, he and other workers at the site confirmed.

"Hogsalt, the hospitality company that operates Small Cheval, is adding its own sign this week next to The Freeze sign, although a few feet lower so ice cream marquee still has room to breathe. Hogsalt has been working to revamp The Freeze into Small Cheval since last year, with work ramping up in recent months. An opening is expected in the coming weeks, a worker said Wednesday.

"Longtime owner of The Freeze, Tony Zarcone, sold the business in 2023. It's been closed since. Zarcone, a former firefighter, grew up nearby and bought The Freeze — then known as Tastee-Freez — when it hit the market in the late '80s. He operated the 73-year-old business for 30 years until 2023, when he decided it was time to hang up his hat and move to Florida, he previously told Block Club." (Parrella-Aureli, Block Club Chicago, 6/26/25)

Read the full story at Block Club Chicago

The Freeze Sign Returns After Brief Removal Ahead Of Logan Square's Small Cheval Opening; The sign's temporary disappearance alarmed some neighbors, but it was quickly reinstalled. The burger spot will open in the coming weeks, workers said, Ariel Parrella-Aureli, Block Club Chicago, 6/26/25

The Freeze Will Reopen As A Small Cheval — With Soft Serve, Architectural renderings — now deleted from the company's website — show The Freeze renovated into a Small Cheval that is open year-round and has bathrooms, an expanded kitchen and patio, Ariel Parrella-Aureli, Block Club Chicago, 5/24/24

The Freeze Is Sold, And Longtime Owner Is Uncertain Beloved Spot Will Serve Ice Cream Again, The ice cream and hot dog shack's owner packed up his soft serve machines and is leaving the city to be closer to family. He doesn't know what the new owner has planned for the spot, Mack Liederman, Block Club Chicago, 12/4/23

41. CHICAGO LEGACY BUSINESS: Gale Street Inn Closes Suddenly, Established 1963



Gale Street Inn, located at 4914 N. Milwaukee Ave., in Jefferson Park. A Chicago Legacy Business established in 1963. Photo credit: Google Maps

"At 9:10 p.m. Wednesday, almost a full hour until the posted closing time, the door to get into the Gale Street Inn was locked. Although there were still diners finishing their meals, no one else was being let in, and it appeared the restaurant, which has operated since 1963, had served its last meal.

"'With a sad but satisfied heart, we have closed our restaurant. Hiring and retaining quality staff has proven too tough for too long. …To the city of Chicago, we loved operating in the greatest food town on the planet.'

"The restaurant, which has been in operation since 1963 (originally across the street from its current location), was bought by Karzas' father in 1985. After his death in 1994, Karzas took the reins, where he's remained ever since.

"It's a Chicago institution, it's too bad," Wigoda said, adding it was often convenient for him to meet friends from downtown Chicago at Gale Street after driving from the North Shore.

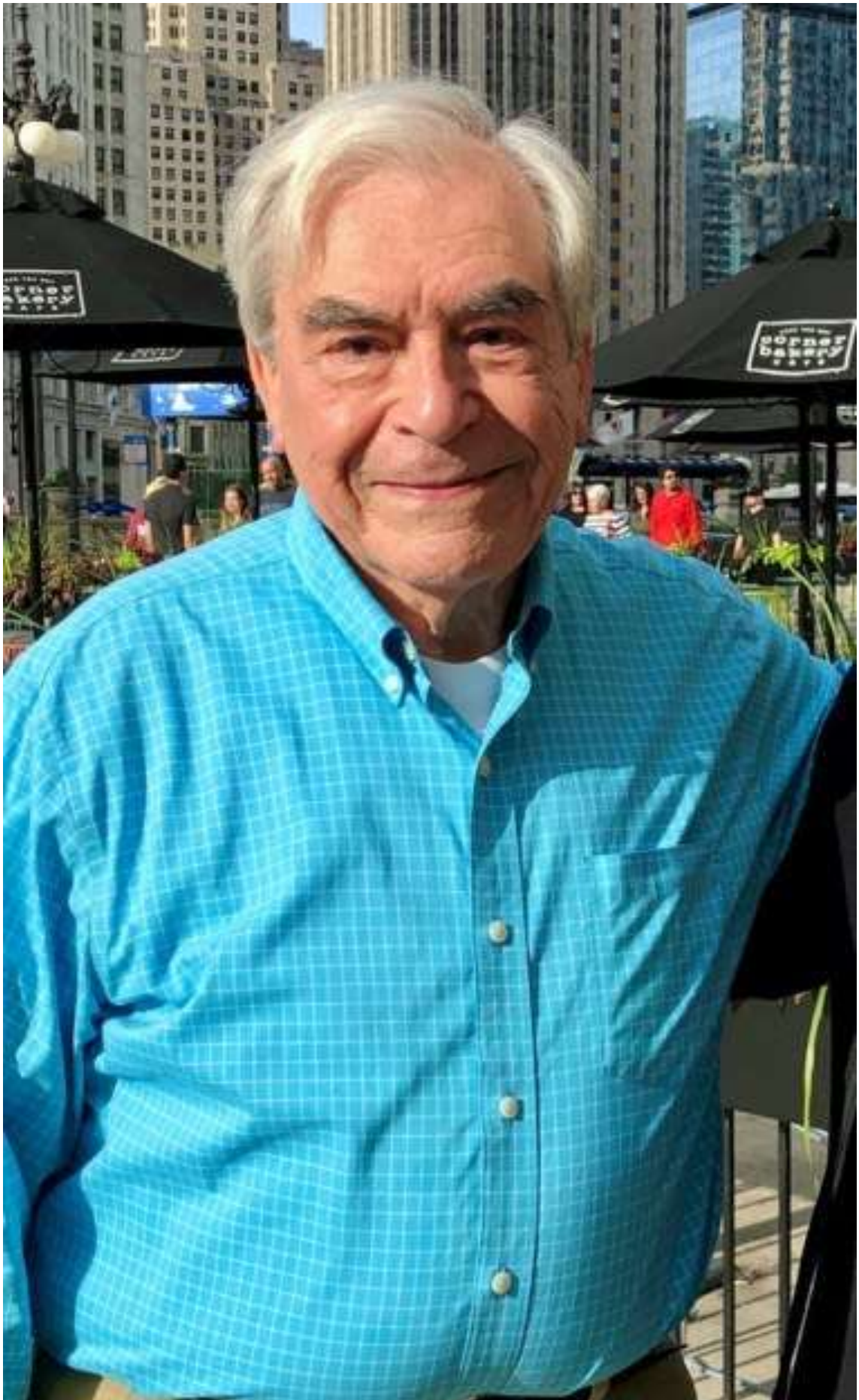
"'What's going on,' 'Say it ain't so' and 'No! Please no' were among the many comments from people on Instagram.

"If we keep mandating and raising property taxes on our independent restaurants throughout our 77 communities, we will see more iconic restaurants like Gale Street Inn closing in our neighborhoods."

Read the full story at Chicago Sun-Times

Gale Street Inn, a Jefferson Park institution, closes for good without any advance word to customers; "I'm tired, it's hard," owner George Karzas said after suddenly shutting down the Northwest Side restaurant that's been around since 1963. He said staffing was a big factor, Bob Chiarito, Chicago Sun-Times, 6/19/25

42. IN MEMORIAM: Herbert Caplan: Lawyer and Preservationist



"Herbert Lee Caplan, a distinguished attorney and tireless advocate for civic integrity, passed away peacefully on June 16, 2025, at the age of 93. Born in Uniontown, Pennsylvania, in 1931, Herb's life was defined by a deep commitment to justice, public service, and the preservation of community rights and spaces.

"After earning his undergraduate and law degrees from the University of Chicago, Herb was admitted to the Illinois Bar, where he built a long and respected legal career. His sharp intellect and unwavering principles earned him the admiration of colleagues and clients alike.

"A veteran of the Korean War, Herb returned home to Chicago with a renewed sense of purpose. He went on to serve as First Assistant to the Illinois Attorney General and later as Corporation Counsel for the City of Chicago where he played a pivotal role in shaping public policy and defending the public interest.

"Beyond his legal work, Herb was a passionate leader of community benefit initiatives. He founded 'Protect Our Parks', a nonprofit organization dedicated to safeguarding Chicago's public green spaces. Under his leadership, the group became widely known for its legal challenge to the use of Jackson Park as the location of the Obama Presidential Center. This was one of many causes Herb championed out of a steadfast belief in the public trust and the preservation of historic landscapes.

"Herb was a dedicated volunteer in the Chicago Public Schools, where he brought the U.S. Constitution to life for elementary school students. Herb believed deeply in the power of education to cultivate informed, active participants in civic life, and his efforts left a lasting impression on the students he mentored.

"In recognition of his lifelong dedication to public service and legal scholarship, Herb established the Herbert L. Caplan Prize at the University of Chicago Law School. These awards go to honor students who demonstrate creative legal thinking and purpose, ensuring that his legacy continues to inspire future generations of legal minds."

Read the full Herbert Caplan obituary at Dignity Memorial

43. BUYER WANTED: Green Mill and Green Mill Building For Sale



The Green Mill, 4800-4810 N. Broadway Street. Photo credit: LoopNet



The Green Mill, 4800-4810 N. Broadway Street. Photo credit: LoopNet

"The longtime owner of the Green Mill, a jazz club on Chicago's North Side known for booking famous musicians, Hollywood cameos and Prohibition-era ties to gangster Al Capone, is looking to sell the Uptown property that includes the historic club.

"It is billed as the chance to own a property with established tenants within Uptown's entertainment district, which includes several other historic theaters and music venues such as the Aragon Ballroom and the Riviera. The Green Mill property is adjacent to the long-shuttered Uptown Theatre.

"The listing for Green Mill Gardens, as the property is still sometimes called, also offers the chance to own a piece of Chicago entertainment history. Musicians who have performed at the Green Mill include Billie Holiday, Al Jolson, Eddie Cantor, Bix Beiderbecke, Benny Goodman, Branford Marsalis and Harry Connick Jr.

"Regular, long-ago guests at the Green Mill included Capone, Frank Sinatra and early film stars such as Charlie Chaplin. Capone, according to local lore, had a favorite booth close to a trap door leading to a series of tunnels beneath the club, allowing for quick escapes. The booth was preferred because it was said to have clear sightlines of the front and back entrances.

"But the layout of the bar differs today after being redesigned following an extensive fire in 1933, when Capone was in prison for tax evasion, according to Chicago writer Robert Loerzel.

"The Green Mill also has appeared in several movies, including "High Fidelity,' 'Prelude to a Kiss,' 'Thief,' 'Family Thing' and 'Ocean's Twelve.'

"The seller of the property is Dave Jemilo, who has owned the jazz venue since 1986. He bought the early-1900s building for $5 million in December 2021, according to Cook County property records and CoStar data.

"'It was dirty, filthy,' Jemilo told the Chicago Tribune in 2016. "'The bathrooms were just a mess. Everything was torn apart. So I come in here and I think: Holy crap, is this place beautiful!'" (Ori, CoStar News, 6/5/25)

The Green Mill (Gardens) Building is a contributing building in the Uptown Square Chicago Landmark District which includes 49 historic structures. The exterior facade and roofline are protected by this landmark designation status. However, the interior and use are not designated or protected by the landmark designation and this is of concern. The Green Mill's exterior, interior and use are all highly significant and should be protected. Preservation Chicago would strongly support an expanded individual Chicago Landmark Designation for the Green Mill.

Read the full story at CoStar

Bix, Billie, Benny and Branford all performed at this famed Chicago jazz club for sale; Green Mill is also known for movie cameos and Prohibition-era ties to gangster Al Capone, Ryan Ori, CoStar News, 6/5/25

The Green Mill Is For Sale — But Will Likely Remain Unchanged; The owner of the iconic, historic jazz club is selling the Uptown building it calls home, Madison Savedra, Block Club Chicago, 6/5/25

Green Mill building up for sale in Uptown, It's not clear yet what may happen to the iconic jazz club that was once Al Capone's Prohibition-era hangout, David Struett, Chicago Sun-Times, 6/5/25

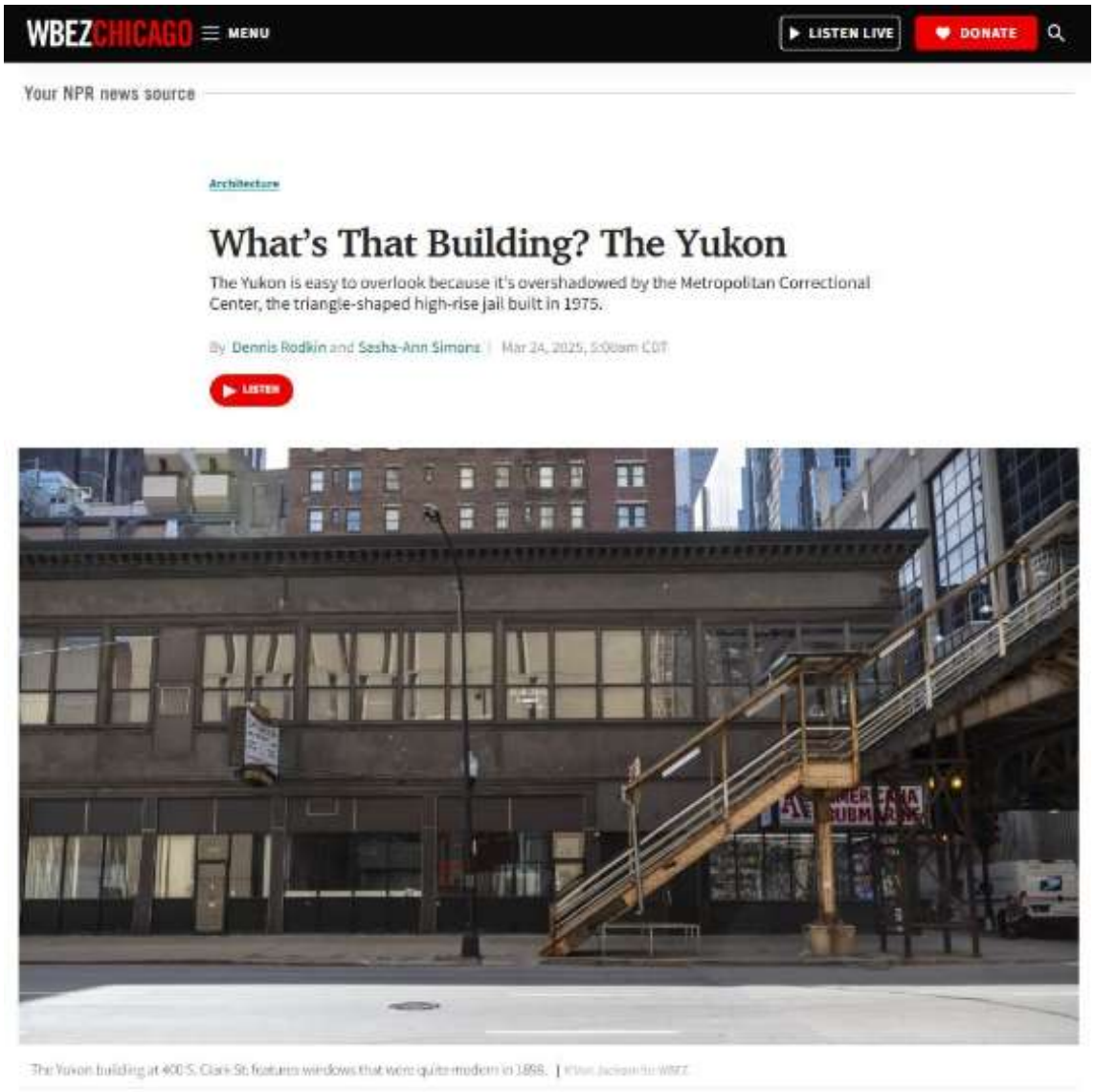
Green Mill Gardens Building Looking for a New Owner, Uptown Update, 6/4/25

Wait, is the Green Mill jazz club being sold? Here's what's going on with the iconic venue; The historic Uptown building that houses the legendary club is on the market, Laura Ratliff, Time Out Chicago, 6/9/25

Piecing Together the Green Mill Puzzle, Robert Loerzel, 3/4/24

Green Mill, 4800-4810 N Broadway Street Listing, LoopNet

44. BUYER WANTED: Yukon Building at 111 W Van Buren Street Listed For Sale (Chicago 7 2016)



The Yukon building, 1898, Holabird & Roche, 400 S. Clark St. Image credit: WBEZ Chicago



The Yukon building, 1898, Holabird & Roche, 400 S. Clark St. Image credit: LoopNet



Sky Ride Tap, 105 W. Van Buren St.. Photo Credit: Ward Miller / Preservation Chicago



'Carl' Damianides, proud owner for over 50 years of the Sky Ride Tap at 105 W. Van Buren Street in 2022. Photo Credit: Ward Miller / Preservation Chicago

The Yukon building, 1898, Holabird & Roche, 400 S. Clark St. Image credit: WBEZ Chicago

"A downtown Chicago building — meant to be temporary when completed 127 years ago — remains standing, but recent indications suggest it might not stand much longer.

"The Yukon building is a two-story structure built in 1898 by the Boston-based real estate investor who also put up the Rookery, the Monadnock and the Marquette in Chicago. The family that's owned the Yukon for more than half a century put it up for sale. Now, the property taxes are delinquent and at least three tenants have vacated their spaces in recent months.

"John Bakovich said his family is trying to get the empty spaces rented so they can pay their tax bill. However, the primary goal 'is to sell it.'

"The low-rise building has no landmark status that would prevent demolition, and Bakovich said a new owner most likely 'is going to have to develop it,' meaning build something taller on the site.

"Bakovich said the primary tenant moved out overnight without notice sometime in the past several months. He said his family is trying to get new tenants for the Clark Street restaurant space once home to Cocina, a Mexican restaurant, and the Van Buren space of his family's former restaurant, Boni Vino, from 1967 to last year.

"But even if they get all the space rented again, Bakovich said, 'it's not enough to cover the taxes.' "According to the Cook County Treasurer, the property taxes on the building for 2023 (billed in 2024) were a smidge over $210,000. The 2024 taxes, billed this year, will be at least 8% more. The 2023 taxes haven't been paid, according to the treasurer, and neither were the 2022 taxes, which were sold in the county's delinquent tax sale. Under the delinquent tax sale system, the buyer of those taxes could, over the course of a few years, take ownership of the property — that is, if somebody doesn't buy the building outright first.

"There's a huge historical irony to the Yukon's current tax situation, since it was originally built as what was known as a 'taxpayer building.' Tim Samuelson, who retired as Chicago's cultural historian in 2020, said these were "built inexpensively to generate just enough income to cover real estate taxes and expenses, until the time when the real estate value of an area improved to merit its replacement with a permanent, substantial building.'

"In 1885, the Brooks brothers announced plans for a 12-story tower on the Clark and Van Buren site; it would have had a skylit atrium, like their Rookery, which they were building at the time. Thirteen years later, the brothers announced a shorter, six-story plan for Clark and Van Buren. A few months after that, they said they'd build just two stories. The site had become a 'taxpayer,' something to keep revenue coming while they waited to put a tall building there.

"At the Yukon, because they didn't need a bulky frame to support a tall building, Holabird & Roche 'reduced framing to a bare minimum, opening the entire building for maximum glass,' Samuelson said. 'It pushed their experiments in glass to the extreme, making it one of their most striking buildings on the path to glass-filled, structurally expressive modernism.'

"Preservation Chicago is going to introduce an effort to get the Yukon building's facade considered for landmark designation, according to Ward Miller, the group's executive director." (Rodkin, WBEZ Chicago, 3/24/25)

Read or listen to the full story at WBEZ Chicago

What's That Building? The Yukon; The Yukon is easy to overlook because it's overshadowed by the Metropolitan Correctional Center, the triangle-shaped high-rise jail built in 1975, Dennis Rodkin and Sasha-Ann Simons, WBEZ Chicago, 3/24/25

Yukon Building / Old Chinatown, a Preservation Chicago Most Endangered 2016

Yukon Building, 400 S. Clark / 111 W Van Buren Street Listing

45. BUYER WANTED: Six CMD Pershing Road Industrial Buildings Listed for Sale (Chicago 7 2014 and 2020)



Central Manufacturing District buildings, 1965 W. Pershing Rd; Bldg A, Bldg B, Bldg C, & Bldg D, Built 1907. Photo credit: Loopnet



Central Manufacturing District buildings, 1965 W. Pershing Rd; Bldg A, Bldg B, Bldg C, Bldg D, Bldg E, & Bldg F, Built 1907. Photo credit: Loopnet



Central Manufacturing District buildings, 1965 W. Pershing Rd; Bldg A, Bldg B, Bldg C, Bldg D, Bldg E, Bldg F, Built 1907. Photo credit: Loopnet



Central Manufacturing District buildings, 1965 W. Pershing Rd; Bldg A, Bldg B, Bldg C, Bldg D, Bldg E, and CMD Clocktower, Built 1907. Photo credit: Loopnet

"6 Industrial Properties Offered at $25,000,000 in Chicago, IL

"1965 W Pershing Rd; Bldg A, Bldg B, Bldg C, Bldg D, Bldg E, Bldg F

"Imperial Realty is pleased to present for sale a multi-family redevelopment opportunity in the McKinley Park neighborhood of Chicago, which was ranked the ‘hottest affordable neighborhood’ in the country by Redfin in 2019.

"The Property is currently a well-maintained 1.3 million square foot industrial and warehouse property consisting of six(6) connected buildings, located in a TIF District & Enterprise Zone on 10.90 acres at 1965 W Pershing Rd.

"Constructed in 1918, the Property is 30% occupied by nearly 300 small tenants, with six(6) six-story buildings connected by tunnels for trucking and track space.

"Situated within a short distance from multiple major interstates and railroads, the fully sprinklered.

"Property benefits significantly from it's convenient location in McKinley Park. The logistic-convenient and commuter-friendly Property is adjacent to the 70 acre McKinley Park Community Area (2210 W Pershing Road), featuring swimming pools, turf soccer fields, baseball fields, basketball courts, seasonal ice skating, playground areas, a gymnastics center, and the National Latino Education Institute.

"Immediately west on the adjacent property line is a major 500,000 sqft mixed-use redevelopment currently underway that's converting the existing 500,000 sqft warehouse building into light manufacturing, warehouse and office, bringing a larger workforce daytime population, and thus higher demand and aggregated spending power to the immediate area.

"With over 1.3M SF sitting on 10.90 acres of TIF-district-land in a rapidly growing neighborhood with high residential demand, this investment represents an exceptional opportunity to acquire an extremely well-located existing industrial-warehouse property with tremendous value-add and multi-family redevelopment potential." (LoopNet)

Pershing Industrial Six Building Listing on LoopNet

Pershing Industrial Building A Listing on LoopNet

Central Manufacturing District Pershing Road, a Preservation Chicago 2020 Chicago 7 Most Endangered

46. BUYER WANTED: Landmarked Row House by John Wellborn Root at 1312 N. Astor Street Listed For Sale



Astor Street Row House, 1887, John Wellborn Root, 1312 N. Astor Street. Photo credit: Redfin



Astor Street Row House, 1887, John Wellborn Root, 1312 N. Astor Street. Photo credit: Redfin



Astor Street Row House, 1887, John Wellborn Root, 1312 N. Astor Street. Photo credit: Redfin

"At an 1880s Gold Coast row house, up for sale for the first time since the mid-1980s, the architectural significance is both about what's still there and what's not.

"The four-story Astor Street row house, built in 1887, was the longtime home of a Chicago attorney who died earlier this year. His heirs are asking a little under $1.9 million.

"The row house was designed by John Wellborn Root, one of Chicago's greatest 19th-century architects, and retains many of his selections, not only the stone exterior with a stack of metal-clad bays, but inside, where original fireplaces, wood paneling and staircases and other details have lasted nearly 14 decades.

"What's missing is its mirror image, what would have been the fourth in a row that is now only three. This row house is on the north end. The one on the south end was demolished in the early 1960s to make way for Astor Tower, a 25-story modernist tower by another great Chicago architect, Bertrand Goldberg.

"Root, a pioneer of skyscraper architecture whose best known works in Chicago are the Rookery and Reliance buildings, didn't only design the quartet of row houses. He lived in the one next door to Szwajkowski's listing before he died in 1891 at 41 years old.

"So did Root's wife, Dora, her sister Harriet Monroe, who founded the magazine Poetry in Chicago in 1912, and John Wellborn Root Jr., the architect of such Art Deco classics as the Palmolive Building, 333 N. Michigan and the former Daily News building on Canal Street.

"The elder Root designed the quartet for real estate developer James Houghteling, according to architecture writer Rachel Freundt.

"The original features 'are great to still have in there," Szwajkowski said, but the house 'is going to be a project for somebody.'" (Rodkin, Crain's Chicago Business, 6/9/25)

Read the full story at Crain's Chicago Business

Astor Street row house with 1880s details from architect John Wellborn Root for sale, Dennis Rodkin, Crain's Chicago Business, 6/9/25

Architect Homes: John Wellborn Root, Rachel Freundt, Architecture and History of Chicagoland, 6/25/21

1312 N. Astor Street Listing, Redfin

47. BUYER WANTED: Frank Lloyd Wright's Landmarked Roloson House Listed for Sale



Robert Roloson Row House, 1894, Frank Lloyd Wright, 3215 S. Calumet Avenue. Photo credit: Redfin



Robert Roloson Row House, 1894, Frank Lloyd Wright, 3215 S. Calumet Avenue. Photo credit: Redfin

"A row house in an early project designed by Frank Lloyd Wright and saved from ruin decades later is on the market in a historically significant section of Bronzeville known as the Gap.

"The four-bedroom, roughly 4,000-square-foot home is one of the four Roloson Houses. Built in 1894, they were declared city landmarks in 1979, as a rescue rehab was getting underway at the deteriorating set of tall-gabled row houses with a handsome band of decorative trim running across their fronts.

"Laura and John Bilson, who have owned the home on Calumet Avenue since 2016, are asking $799,900. The home came on the market June 2, listed with Vergis Eiland, an @properties Christie's International Real Estate agent. In the photo above, it's the second from left.

"'It's very wide open with so much light inside,' thanks to broad bands of windows across the front, a large skylight hanging above the center of the interior, and rear windows, Laura Bilson said. Wright designed the main floor with a series of enclosures, not four-walled rooms, which adds to the daylit feeling inside.

"The swirly ornamental band and other details on the exterior 'show the influence of Louis Sullivan,' John Bilson said. Wright worked for that pioneering architect before going out on his own and was known to call Sullivan 'Lieber Master,' or "beloved master,' in the ensuing years.

"The homes bear the name of Robert Roloson, a grain dealer who with his wife, Levanche, lived about a mile north on Prairie Avenue. A detailed history of the Roloson Houses says Roloson was the first client Wright signed when he went into practice on his own after being kicked out of Sullivan's architectural practice for freelancing.

"Wright was 27 years old and in the second year of working on his own when he completed the Roloson project in 1894.

"The Gap is a sliver of Bronzeville — bounded by 31st and 35th streets, Martin Luther King Drive and State Street — so named because it lay between 'urban renewal' zones of the South Side, a gap of sorts where historical architecture wasn't torn down. Dozens of 19th-century houses and row houses line its blocks, particularly in the Calumet-Giles-Prairie landmark district.(Rodkin, Crain’s Chicago Business, 6/5/25)

"Robert Roloson commissioned Wright to remodel a group of four preexisting row houses in 1894. Concerned with ventilation, Wright devised a plan that incorporated a succession of courts and wells in order to allow light and air into the buildings’ interior rooms. A series of four high-pitched gables dominates the front facade of the row houses. Wright proposed eliminating these design elements, but the client rejected the idea. Their strict geometry is echoed in the rigid sequence of Sullivanesque spandrels and thickly mullioned windows below. The interiors of the houses, which were gutted after a fire and general deterioration in 1981, also featured Sullivanesque ornament, as did the bulbous balustrades that once encircled the terraces at the front of the houses. Similar balustrades remain intact at Wright’s Nathan G. Moore residence in Oak Park." (Frank Lloyd Wright Trust website)

Read the full story at Crain’s Chicago Business and the Frank Lloyd Wright Trust website

One of Frank Lloyd Wright's first solo projects now for sale in Bronzeville, Dennis Rodkin, Crain’s Chicago Business, 4/11/25

Four Houses for Robert Roloson, Frank Lloyd Wright Trust

Roloson Houses, Frank Lloyd Wright Building Conservancy

Roloson Houses, 1894, Frank Lloyd Wright, 3213-19 S. Calumet Avenue Designated Chicago Landmark

3215 S. Calumet Avenue Listing, Redfin

THREATENED: 90-Day Demolition Delay List

The Demolition Delay Ordinance, adopted by City Council in 2003, establishes a hold of up to 90 days in the issuance of any demolition permit for certain historic buildings in order that the Department of Planning and Development can explore options, as appropriate, to preserve the building, including but not limited to Landmark designation.

The ordinance applies to buildings rated red and orange in the Chicago Historic Resources Survey (CHRS), but it should be modified to include all buildings included in the survey. These buildings are designated on the city's zoning map. The delay period starts at the time the permit application is presented to the department's Historic Preservation Division offices and can be extended beyond the original 90 days by mutual agreement with the applicant. The purpose of the ordinance is to ensure that no important historic resource can be demolished without consideration as to whether it should and can be preserved.

Preservation Chicago is advocating to extend the existing Demolition Delay Ordinance to at least 180 days or longer, in order to create the time community members, stakeholders, decision makers, and elected officials need to conduct robust discussions regarding the fate of these historic buildings and irreplaceable Chicago assets. The support of the Mayor and City Council is necessary to advance this effort.

Additional Reading
City of Chicago Demolition Delay Hold List (2025)
City of Chicago Demolition Delay Hold List (2024)



2628 S. Wabash Avenue, built 1923. Motor Row. Photo credit: Google Maps

Address: 2628 S. Wabash Avenue, Motor Row

#101070637
Date Received: 06/17/2025
Ward: 3rd Ward Ald. Pat Dowell
Applicant: Heneghan Wrecking & Excavating Co., Inc. C/O Amanda Hernandez
Owner: Auto Holdings of Chicago, LLC C/O Guy Grabiec
Permit Description: Wreck and removal of a two-story commercial building with a partial basement.
Status: Under Review



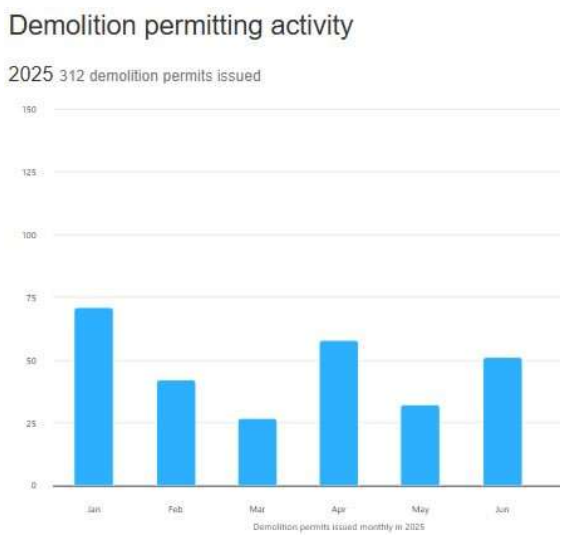
950 W. Willow Street, Lincoln Park. Photo credit: Google maps

Address: 950 W. Willow Street, Lincoln Park
#101067339
Date Received: 04/01/2025
Ward: 43rd Ward Ald. Timmy Knudsen
Applicant: Viewpoint Service, Inc. d/b/a Brophy Evacuation C/O Anne Quinn
Owner: Wreck and removal of a 3-story, masonry, multi-family residential building.
Permit Description: Wreck and removal of a two-story frame residential building.
Status: Under Review

LOSS: Spotlight on Demolition June 2025

- Eamus Catuli Building, 3633 Sheffield Avenue, Wrigleyville
- 1118 W. Fullerton Avenue, Lincoln Park
- 3236 S. Archer Avenue, McKinley Park
- 5853 S. Halsted Street, Englewood
- 1722 W. 56th Street, West Englewood
- 882 N. Paulina Street, East Village
- 1841 N. Albany Avenue, Logan Square
- 1736 N. Wolcott Avenue, Wicker Park
- 4305 N. Wolcott Avenue, Ravenswood
- 417 W. Winneconna Parkway, Auburn Park
- 9372 S. Vanderpoel Avenue, Brainerd
- 2677 & 2779 N. Orchard Street, Lincoln Park
- 6553 N. Oliphant Avenue, Edison Park
- 5508 W. Race Avenue, Austin
- 3909 N. Hamilton Avenue, North Center
- 11626 S. Prairie Avenue, Kensington

“It’s an old, common cry in a city where demolition and development are often spoken in the same breath, and where trying to save historic homes from the wrecking ball can feel as futile as trying to stop the snow. My Twitter feed teems with beautiful houses doomed to vanish in the time it takes to say ‘bulldozed.’ Bungalows, two-flats, three-flats, greystones, workers’ cottages. The photos, posted by people who lament the death of Chicago’s tangible past, flit through my social media feed like a parade of the condemned en route to the guillotine,” mused Mary Schmich in her Chicago Tribune column on July 12, 2018. "Awful! Sad! No More! Stop demolishing Chicago's beautiful old homes"



"Spotlight on Demolition" is sponsored by Chicago Cityscape

See all 51 demolitions during June 2025 at Chicago Cityscape's Demolitions Tracker

Chicago Cityscape



Eamus Catuli Building, 3633 Sheffield Avenue. Demolished July 2025. Photo credti: Daniel Schell



1118 W. Fullerton Avenue, Lincoln Park. Demolished June 2025. Photo credit: Google Maps



3236 S. Archer Avenue, McKinley Park. Demolished June 2025. Photo credit: Google Maps



5853 S. Halsted Street, Englewood. Demolished June 2025. Photo credit: Google Maps



1722 W. 56th Street, West Englewood. Demolished June 2025. Photo credit: Google Maps



882 N. Paulina Street, East Village. Demolished June 2025. Photo credit: Google Maps



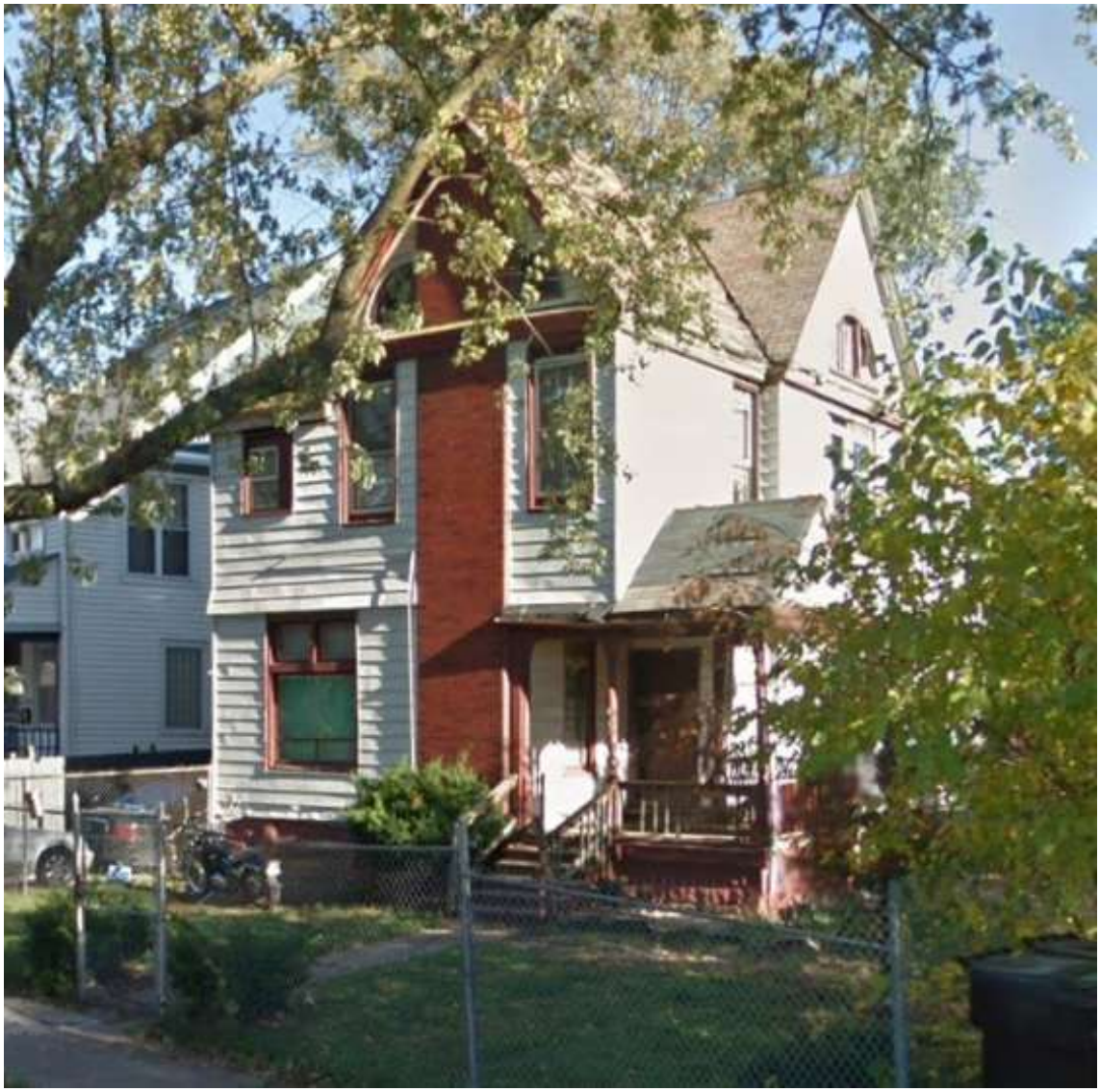
1841 N. Albany Avenue, Logan Square. Demolished June 2025. Photo credit: Google Maps



1736 N. Wolcott Avenue, Wicker Park. Demolished June 2025. Photo credit: Google Maps



4305 N. Wolcott Avenue, Ravenswood. Demolished June 2025. Photo credit: Google Maps



417 W. Winneconna Parkway, Auburn Park. Demolished June 2025. Photo credit: Google Maps



9372 S. Vanderpoel Avenue, Brainerd. Demolished June 2025. Photo credit: Google Maps



2677 & 2779 N. Orchard Street, Lincoln Park. Demolished June 2025. Photo credit: Google Maps



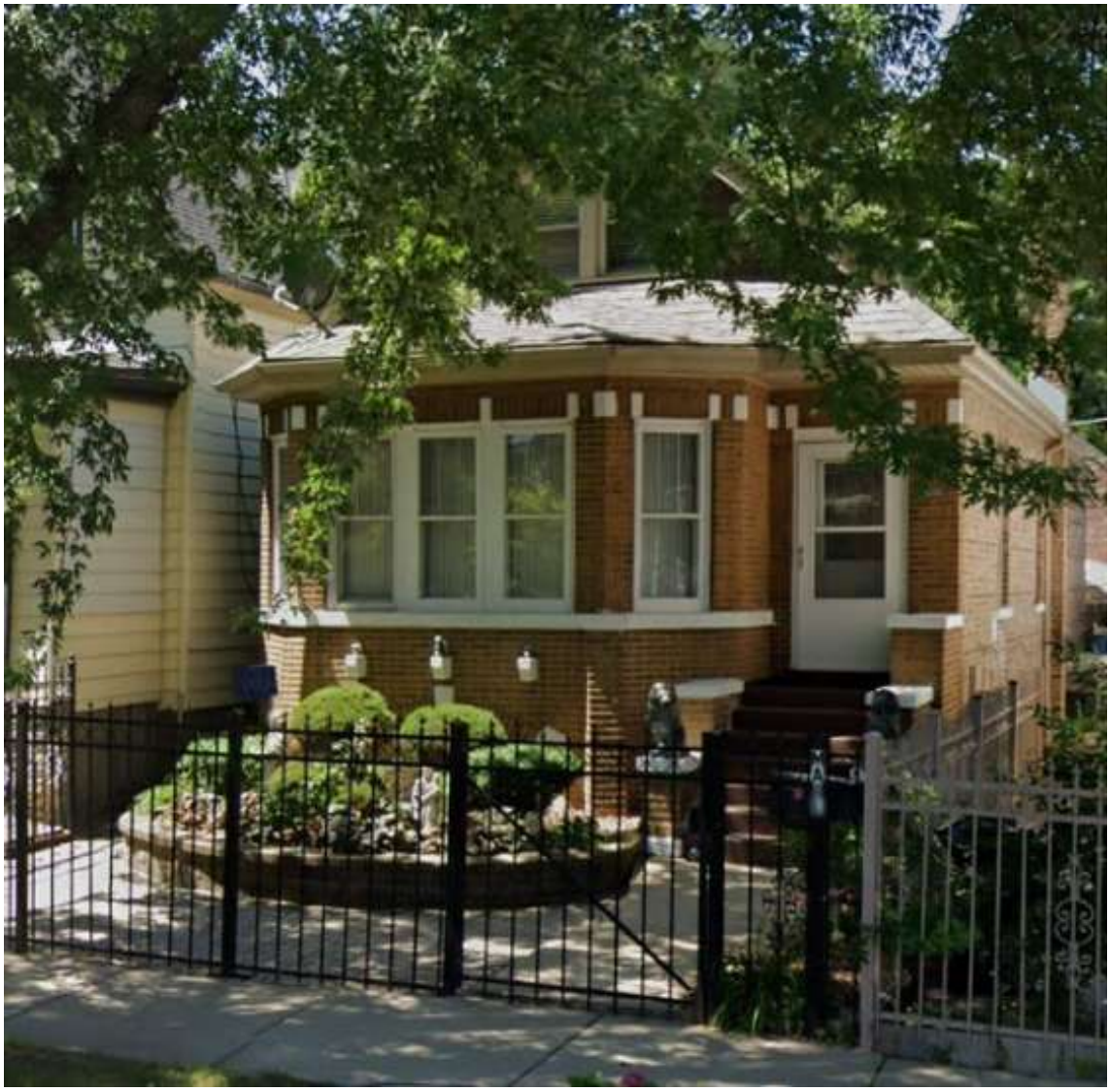
6553 N. Oliphant Avenue, Edison Park. Demolished June 2025. Photo credit: Google Maps



5508 W. Race Avenue, Austin. Demolished June 2025. Photo credit: Google Maps



3909 N. Hamilton Avenue, North Center. Demolished June 2025. Photo credit: Google Maps



11626 S. Prairie Avenue, Kensington. Demolished June 2025. Photo credit: Google Maps

Preservation in the News

Chicago Tribune: Tribune Tower debuted 100 years ago, ushering in the glory days of the ‘Magnificent Mile’



The exterior of the Chicago Tribune Tower in the late 1920s. Photo credit: Chicago Tribune historical photo

"On July 6, 1925, the Tribune opened the doors of Tribune Tower to the public. Perhaps spurred by the paper's hype of its own building, an estimated 20,000 people showed up, a story reported the next day.

"Tribune Tower was conceived as a work of art. A totem pole in the form of a skyscraper, its iconography celebrated the greatest newspaper in the fairest city of them all.

"'Our liberty depends on the freedom of the press, and that can not be limited without being lost,' Thomas Jefferson wrote in 1786. That line appears in the tower's Hall of Inscriptions, along with quotations from Benjamin Franklin, James Madison, Euripides and Daniel Webster.

"Col. Robert R. McCormick's hymn to newspapering was chiseled into a mantel piece on the 24th floor: 'The newspaper is an institution developed by modern civilization to present the news of the day, to foster commerce and industry, to inform and lead public opinion, and to furnish that check upon government which no constitution has ever been able to provide.'

"Tribune Tower's story began in 1922, when management recognized the paper had outgrown its headquarters at Dearborn and Madison streets. The Tribune had won a circulation war with William Randolph Hearst's Herald-Examiner, gaining 250,000 readers.

"Joseph Patterson, the paper's other co-owner with McCormick, thought it possible to transform a problem into an opportunity, Katherine Solomonson reports in 'The Chicago Tribune Tower Competition.'

"On June 10, the contest was announced: "Make for The Tribune a picture of the most beautiful building in the modern world and the prize is won."

"Perhaps because architects didn't have to provide detailed blueprints and construction specifications, the contest drew more than 263 entries from 23 countries on three continents.

"The Finish architect Eliel Sarrinen took second place and won $20,000. His entry missed the August 1 deadline, but the judges decided it was too important to be left out.

"First place and $50,000 was awarded to the New York firm of Howells and Hood for their Gothic revival design.

"Accordingly, Tribune Tower became a medieval cathedral draped over a 20th century steel frame." (Grossman, Chicago Tribune, 7/8/25)

Read the full story at the Chicago Tribune

Tribune Tower debuted 100 years ago, ushering in the glory days of the 'Magnificent Mile'; Ron Grossman, Chicago Tribune, 7/8/25

Chicago Magazine: What Was Chicago's First Skyscraper?



Home Insurance Building, 1885, William Le Baron Jenney, NE corner of S. LaSalle and W. Adams Streets. Demolished in 1931. Photo credit: Chicago Architectural Photographing Co., Archival Image Collection, Ryerson and Burnham Archive at the Art Institute of Chicago, CBE: 1 A; BRC: R-3889 A, 78001

"Not only was the Home Insurance Building, located at the northeast corner of La Salle and Adams Streets, the first skyscraper in Chicago — it was the first skyscraper in the world. Designed by famed architect William Le Baron Jenney and completed in 1885, it rose 10 stories (and eventually 12, after an addition six years later), its height made possible by its innovative steel-girder frame. Jenney supposedly got the idea when he saw his wife set a heavy book on a birdcage, which supported the weight.

"In those years after the Great Chicago Fire, the Home Insurance Company wanted a structure that was fireproof but that also had room for plenty of small offices above the first floor. Previously, commercial buildings had been constructed entirely of masonry, which was heavier, limiting their height. And unlike masonry structures, this one could accommodate banks of windows.

"Jenney's innovation became the standard for tall buildings. So much so that the Home Insurance Building would not be tall enough to merit a lasting place in the Loop's burgeoning skyline. In 1931, it was torn down to make way for the 45-story Field Building (also known as the LaSalle Bank Building). In the lobby is a plaque commemorating Jenney as "the true father of the skyscraper." (McClelland, Chicago Magazine, 7/3/25)

"The Home Insurance Building represented a significant milestone in skyscraper construction, despite not meeting the criteria of most modern definitions, which typically classify a skyscraper as a building standing at least 150 meters or 490 feet tall. The Home Insurance Building established groundbreaking building practices that became defining elements of 20th-century architecture. Its pioneering use of a steel skeletal frame revolutionized structural engineering, paving the way for taller and more resilient buildings. This innovative approach set new standards for construction methods, shaping the development of modern skyscrapers and reshaping urban landscapes globally." (Billingsley, Chicago YIMBY, 4/2/24)

Read the full story at Chicago Magazine and Chicago YIMBY

What Was Chicago's First Skyscraper? Edward McClelland, Chicago Magazine, 7/3/25

Lost Legends #12: The Home Insurance Building, Cooper Billingsley, Chicago YIMBY, 4/2/24

Chicago Tribune: From Promontory Point to the lily pool in Lincoln Park, have you visited the creations of Alfred Caldwell?



Alfred Caldwell Lily Pool at Lincoln Park, 1936. Designated a Chicago Landmark in November 2002. Photo credit: Eric Allix Rogers



Promontory Point, 1937, Alfred Caldwell, Chicago Lakefront between 54th and 56th Streets. Designated a Chicago Landmark in April 2023. Photo credit: Eric Allix Rogers

"We've had a lot of architects in this town, some of them — Daniel Burnham, Louis Sullivan, Jeanne Gang and on and on — rising in notoriety and star-status equal in the civic celestial realm to ballplayers and politicians and mobsters.

"But one who does not consistently reach such heights is Alfred Caldwell. Though he worked closely with famous collaborators and mentors — Frank Lloyd Wright, Ludwig Mies van der Rohe, Jens Jensen — he was something of a cantankerous sort, and landscape architects, which he was, were then rarely accorded the stature of their contemporaries, those who designed buildings, and often exercised their self-promotional skills. Still, he created here and elsewhere some of the most stunning and life-affirming spaces in this land.

"He made masterpieces. I have long been an admirer of Caldwell, growing up within easy walking distance of one of his creations. It is at the northern end of the Lincoln Park Zoo, a three-acre oasis of trees, limestone paths and a meandering pool, what Caldwell called 'a cool, refreshing, clear place of trees and stone and running water.' Created in 1936, with Caldwell using some of the money from cashing in his own $250 life insurance policy, it was a bird sanctuary and first known as the Zoorockery. It had fallen on hard times by the 1990s, until a beautiful renovation. In the wake of Caldwell's death on July 3, 1998, it was renamed, fittingly, the Alfred Caldwell Lily Pool.

"Now, many others, especially South Siders, might prefer his Promontory Point. That's the man-made peninsula constructed of landfill in the late 1930s and jutting into Lake Michigan at 55th Street. It has thick groves of trees and shrubs surrounding a central meadow and a seawall made of limestone blocks arranged in a series of steps leading to a promenade. It is just what Caldwell wanted: 'A place you go to and you're thrilled — a beautiful experience, a joy and delight.' (Kogan, Chicago Tribune, 6/24/25)

Read the full story at the Chicago Tribune

Column: From Promontory Point to the lily pool in Lincoln Park, have you visited the creations of Alfred Caldwell? Rick Kogan, Chicago Tribune, 6/24/25

Block Club Chicago: Lincoln Square Construction Unearths A Piece Of Pre-CTA History



Left to right, top to bottom: A photo of streetcar from "Chicago Surface Lines: An Illustrated History" by Alan R. Lind. The intersection of Leland and Lincoln on July 3, 2025. A south facing view of the the 4600 block of North Lincoln Avenue circa January 1929. Credit: Historical Images Provided By The Conrad Sulzer Regional Library (Chicago, Ill.). Northside Neighborhood History Collection. Photo by Alex V. Hernandez/Block Club Chicago

Left to right, top to bottom: A photo of streetcar from "Chicago Surface Lines: An Illustrated History" by Alan R. Lind. The intersection of Leland and Lincoln on July 3, 2025. A south facing view of the the 4600 block of North Lincoln Avenue circa January 1929. Credit: Historical Images Provided By The Conrad Sulzer Regional Library (Chicago, Ill.). Northside Neighborhood History Collection. Photo by Alex V. Hernandez/ Block Club Chicago

"Neighbors are growing fascinated by glimpses of transit history being uncovered bit by bit by crews digging up the street as part of the ongoing Lincoln Square construction project.

"Crews have been digging up the stretch of Lincoln Avenue between Leland and Eastwood avenues since last month and through their excavation revealed a set of metal tracks and wooden blocks previously been covered by layers of asphalt.

"'Those tracks would have been installed in 1895, when electric streetcar service on Lincoln Avenue was extended north from Irving Park to Foster,' said Graham Garfield, whose Chicago 'L' website documents the transit system's history. "Though maybe not those specific rails, as they were likely replaced at some point as part of regular maintenance — though you never know.'

"The Lincoln Square tracks were a part of the Lincoln Avenue streetcar system, a precursor to the #11 Lincoln bus that served this section of the Lincoln Square neighborhood until 2017, according to Garfield and other historians.

"In the 1970s, a redesign of the area changed the traffic flow to follow Leland and made the 4700 block of Lincoln Avenue a one-way street. But the tracks would have extended north and continued along Lincoln Avenue through Lawrence and Western when the streetcars were still in use, Garfield said.

"Chicago was home to one of the word's largest network of independent street railway systems. But by the 1950s, many had been abandoned or had their routes taken over by buses, according to the Electronic Encyclopedia of Chicago.

"After the Great Depression, many of these private streetcar lines went out of business due to "overregulation by the city, corruption, and poor financial practices," which prompted the State of Illinois to create the CTA in 1945 to buy the troubled transit companies and have the city operate them, according to records.

"'What's exciting about urban archeology is that when something like this appears, you can stand on Lincoln Avenue looking south and just imagine where you would have had the electric lines running overhead,' said Ian Tobin, vice president and director of community development for the Lincoln Square Ravenswood Chamber of Commerce. 'You just imagine what the street scene would have looked like having these streetcars going in each direction.'" (Hernandez, Block Club Chicago, 7/11/25)

Read the full story at Block Club Chicago

Lincoln Square Construction Unearths A Piece Of Pre-CTA History; Records show the tracks that have captured neighbors' attention in recent weeks were part of a private transit service that predates the modern CTA, Alex V. Hernandez, Block Club Chicago, 7/11/25

Back in Time: Lincoln Square Construction Project Excavates Remnant of Chicago's Not-so-Distant Streetcar Past, Patty Wetli, WTTW Chicago, 7/9/25

WBEZ Chicago: What's That Building? New Inspirational Baptist Church / Ambassador Theatre



Ambassador Theatre, 1924, Harold E. Gallup, 5825 W. Division Street. Historic photo credit: The Digital Research Library of Illinois History Journal



Rendering of proposed facade preservation adaptive reuse plan for Washington Park National Bank at 6300 S Cottage Grove Avenue. Rendering Credit: bKL Architecture / DL3 Realty



Ambassador Theatre, 1924, Harold E. Gallup, 5825 W. Division Street. Historic photo credit: The Digital Research Library of Illinois History Journal



Ambassador Theatre, 1924, Harold E. Gallup, 5825 W. Division Street. Historic photo credit: The Digital Research Library of Illinois History Journal

"One hundred years ago in October, a grand new theater opened on Division Street in the Austin neighborhood. The Ambassador Theatre had rows of large urns in rows atop its exterior walls and a dome soaring three stories high over the main entrance.

"Inside was even more ornate, with opulent ceilings above the main staircase, more than a dozen private box-seat balconies trimmed in colorful terra-cotta and a giant burst of decorative patterns rising about 40 feet above the stage. The Ambassador, built for both live acts and movies, could seat 3,500.

"A century later, the structure is still there, but the urns, the dome and most other historical elements are gone. A few details remain, hidden from the worshipers attending New Inspirational Baptist Church, which has occupied the building for four decades.

"The church's sanctuary is sort of a box within the original box, between a pair of walls that make it about one-third the width of the old theater. The ceiling is low, less than one-third the theater's height. That's because "I couldn't afford to heat all that space up above, the Rev. Andrew Griffin Sr., founder and pastor of New Inspirational Baptist Church, told WBEZ's Reset.

"This spring, four decades after a former owner donated the theater building to the pastor, New Inspirational launched a fundraising campaign to raise $55,000 for a new roof.

"There's a hole so big that exterior bricks started raining inside. The only thing keeping the objects from falling onto attendees is the plywood roof of the box-within-a-box that contains the worship space.

"The story of how a sumptuous neighborhood theater became a church struggling to install a new roof says a lot about how buildings evolve over time. This one has hosted stage shows, movies and softcore porn, taken the name of a football hero and eventually became a Black church that has lasted 40 years.

"Go beyond the church's walls, and with a flashlight, the old theater's remains appear. You can see the gold-trimmed edges of balconies, tall red pilasters or columns etched into the walls and a ceiling soaring 40 feet overhead. There's a huge gash in the ceiling, and on rainy days, you can hear water dripping through it onto plastic sheeting, placed to prevent leaks into the sanctuary." (Rodkin and Kumar, WBEZ Chicago, 6/30/25)

Read and read the full story at WBEZ Chicago

What's That Building? New Inspirational Baptist Church; The story of how a neighborhood theater became a church struggling to install a new roof says a lot about how buildings evolve over time, Dennis Rodkin and Aaryan Kumar, WBEZ Chicago, 6/30/25

Ambassador Theatre, 5825 West Division Street, Chicago, Illinois. The Digital Research Library of Illinois History Journal

Jewish Insider: The most famous Jewish philanthropist you may have never heard of and the campaign to amplify his legacy with a national park



Julius Rosenwald and Booker T. Washington whose partnership created 5,357 schools and related buildings over a 20-year period in mainly rural areas of 15 Southern states. These schools educated one-third of African-American children of the South in the years before the end of legal segregation and gave them a chance for a better life. Image credit: Rosenwald: Toward a More Perfect Union film

"Of the 423 park sites within the U.S. National Park System, which includes national parks, monuments, historical sites and other features, few are named after a Jewish person. But if Dorothy Canter of Bethesda, Md., has it her way, one will celebrate the legacy of Julius Rosenwald, the early 20th-century Jewish American philanthropist and president of Sears, Roebuck and Company, whose generosity and progressive vision influenced the Jewish and Black communities in the Chicago area and Black communities across the American South.

"As founder and president of the Julius Rosenwald & Rosenwald Schools National Historical Park Campaign, Canter leads a team advocating for the creation of a multi-site park: a visitor center in Chicago to focus on Rosenwald's overall legacy, and a number of restored schoolhouses in several states, remnants from among the over 5,000 'Rosenwald schools' founded in the Jim Crow era to improve educational opportunities for Black children. Prior to the 1954 U.S. Supreme Court ruling that said segregated public schools were unconstitutional, these Rosenwald schools comprised about one-third of all the elementary schools in the country accessible for African Americans.

"At a time when the Chicago Jewish community was split between established German-Jewish elites and Jewish immigrants from Russia and Poland, Rosenwald sought to overcome these divisions and pool communal resources, establishing what became the predecessor of Chicago's Jewish federation. His philanthropic efforts on behalf of Black Americans were his response to the parallel he observed between the suffering and persecution Jews and Blacks, from Eastern Europe to the Jim Crow South.

"'From Sears to Eternity: The Julius Rosenwald Story' also highlighted the ways Rosenwald was an innovator in how he supported causes. In 1910, for instance, he responded to a request to support a YMCA for Black people with the first-known challenge grant: he committed to giving $25,000 to any city that would raise $75,000 for the establishment of such a YMCA in their community. Over the years, 24 cities rose to the challenge, and YMCAs were established accordingly.

"When Rosenwald chose to celebrate his 50th birthday by donating a total of hundreds of thousands of dollars to various causes, he gave $25,000 to the Tuskegee Institute. It was the institute's founder, Booker T. Washington, who proposed that Rosenwald set aside a portion of that money to build schools; and when Washington died in 1915, before their project was complete, Rosenwald established the Rosenwald Fund to keep their work going.

"In 2001, the National Trust for Historic Preservation listed the schools among the most endangered historic sites, leading to new interest and efforts to restore and preserve them. Then in 2015, 'Rosenwald' — the movie that inspired Canter — highlighted Rosenwald's collaboration with Washington on the schools. In 2016, Canter marshalled supporters — including Robert Stanton, who served in the National Park Service for almost four decades and was the first Black person to be appointed NPS director — and began her campaign.

"Over 200 organizations — national parks and preservation organizations, educational groups and museums, historical societies, churches and synagogues, Black organizations and Jewish organizations — have submitted letters of support for the creation of the park. It's been almost 10 years since Canter started on this journey, but she remains committed. And in the meantime, the campaign is working to create an informal network of still-extant Rosenwald schools to focus on exhibitions and restoration as well as advocacy for the establishment of the national park." (Kohn, JewishInsider, 5/28/25)

Read the full story at JewishInsider

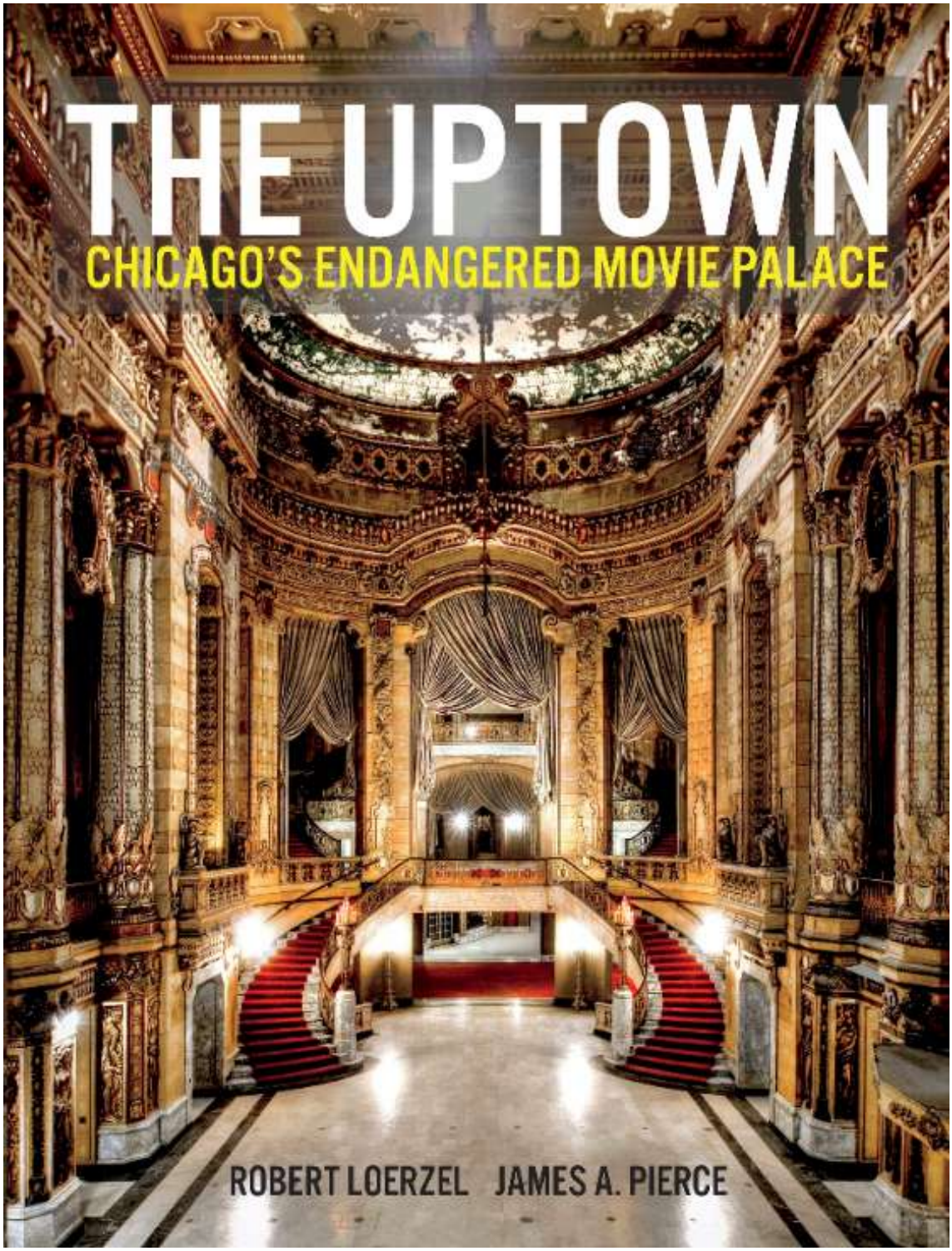
"The most famous Jewish philanthropist you may have never heard of and the campaign to amplify his legacy with a national park; Julius Rosenwald was a revolutionary philanthropist, yet his name is not well known, in part because his foundation shut down soon after his death, Rachel Kohn, JewishInsider, 5/28/25

Learn more at the Julius Rosenwald & Rosenwald Schools National Historical Park Campaign website

Rosenwald, A film by Aviva Kempner

THE UPTOWN: Chicago's Endangered Movie Palace

by Robert Loerzel and Andy Pierce



The Uptown: Chicago's Endangered Movie Palace, by Robert Loerzel and James A. Pierce. Image credit: CityFiles Press

Preservation Chicago is thrilled to support the new book, *The UPTOWN: Chicago's Endangered Movie Palace* by Robert Loerzel and Andy Pierce.

"This new book from CityFiles Press celebrates the 100th anniversary of the historic Uptown Theatre, a large, lavish movie palace, a National Register building, and a designated Chicago Landmark. Delivery is scheduled for August 2025, which is the 100th anniversary of the Uptown Theatre's grand opening.

"The UPTOWN takes readers back to the theater's ballyhooed opening in 1925. It was a magical place created by Chicago architects Rapp & Rapp for Balaban & Katz, one of the nation's leading theater chains of the time. The book follows the building through its five decades as a theater and its four decades of darkness. From its early days of silent movies, theatre organ, orchestras, and stage shows to the hazy memories of the hottest rock acts of the 1970s and '80s.

"With its selection of breathtaking photos, the book reveals the majesty of this architectural masterpiece, which has been closed since 1981. Efforts to restore and reopen the theater continue, and this book should help that cause.

"The authors of this deeply researched book are Robert Loerzel, an award-winning journalist who specializes in Chicago history (robertloerzel.com), and Andy Pierce, journalist, radio host, and longtime volunteer with Friends of the Uptown.

"The book is produced in collaboration with CityFiles Press editors Richard Cahan and Michael Williams, whose beautifully illustrated and designed books about Chicago and other topics have been called 'glorious' by the Chicago Tribune and 'extraordinary' by the Chicago Reader.

"For those with the ability to support the creation of this 170-page book, donations of $250 and above are welcome. See www.UptownTheatre.com for details. Donations to the 501(c)3 Landmark Uptown Theatre Corp. are tax-deductible."

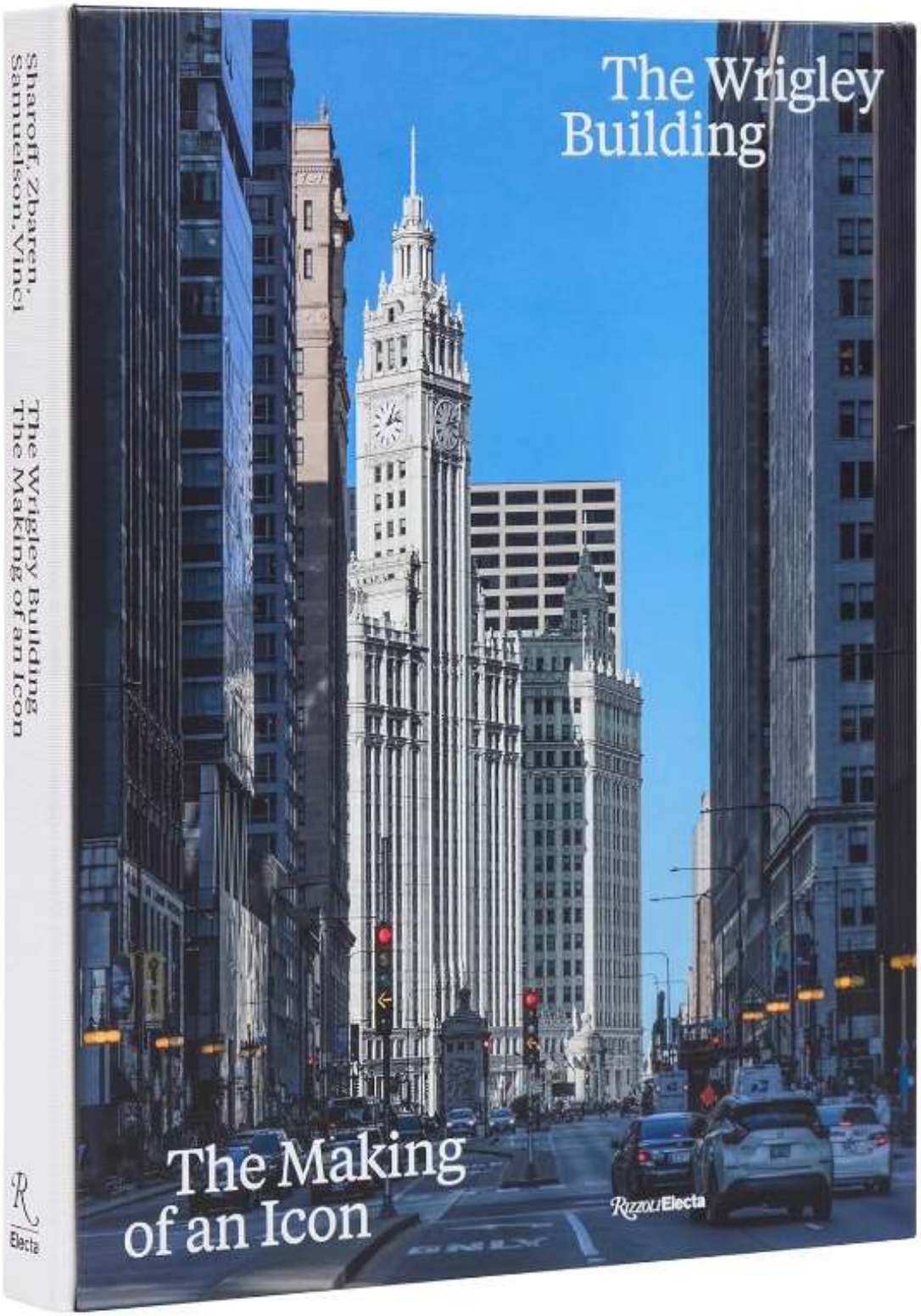
The Uptown: Chicago's Endangered Movie Palace
By Robert Loerzel and James A. Pierce
Hardcover: 168 pages; 157 gsm paper + flood varnish over 4-color images

$10 Discount for Pre-Orders: $40.00 (plus tax and shipping).
Books will ship August 1, 2025.

Pre-Order books at www.CityFilesPress.com

Donations at www.UptownTheatre.com to the Landmark Uptown Theatre Corp.

The Wrigley Building: The Making of an Icon
by Robert Sharoff and William Zbaren



The Wrigley Building: The Making of an Icon, by Robert Sharoff and William Zbaren. Image credit: Rizzoli Electa

"Resolved: the Wrigley Building is a beautiful, beloved jewel of Chicago, though not great architecture. Discuss.

"'Beautiful' is a value judgment, one I endorse fully. Glazed terra cotta in six shades of white, shifting toward creamy yellow as it nears the top. Festooned with dragons, griffins, cherubs, rams. That four-faced clock, 20 feet tall.

"'It was made to be liked,' said Robert Sharoff, whose new coffee table book, 'The Wrigley Building: The Making of an Icon,' (Rizzoli Electa) with photographs by William Zbaren and commentaries by Tim Samuelson, shines a spotlight on a structure that's been well-illuminated for over a century.

"'The more I shot it, the more joyous it became,' said Zbaren. 'It's so playful.'

"The Wrigley Building is just fun. Perched at the confluence of Michigan Avenue and the north bank of the Chicago River, the historic heart of Chicago — the outlines of Fort Dearborn are in brass across the street — the tower has always been a font of fascination, to me anyway,

"Starting with it being in reality two buildings, built at different times, with different addresses, 400 and 410 N. Michigan, connected at the 14th floor by that metal skybridge, a rococo detail that seems pulled from those dreamlike early 1900s fantasies of the urban future, with plump zeppelins and streamlined elevated trains and mustachioed gentlemen in bowler hats pedaling through the air on penny-farthing bicycles with wings.

"'The Wrigley Building' bristles with glorious facts that even I didn't know, starting with the clock initially being hand-wound by someone turning an enormous crank, winching up weights that once drove the mechanism.

"'The Wrigley Building: The Making of an Icon' deserves a place of pride on your coffee table, flaws and all. Zbaren's photos are gorgeous; Mansueto got his money's worth.

"Who reads coffee table books anyway? Honestly, the most significant and wonderful aspect of the Wrigley Building is eloquently laid out in the photo on page 177, reproduced above, and requiring little elaboration. They built the tallest building in Chicago, at the time, north of the Chicago River when all around was a smoky industrial nowhere of low factories and warehouses. The Wrigley Building is a bold expression of faith in the future of Chicago, a throw of the dice that paid off. That alone is reason to love it." (Steinberg, Chicago Sun-Times, 5/6/25)

"The Wrigley Building: The Making of an Icon
Author Robert Sharoff, Commentaries by Tim Samuelson, Introduction by John Vinci, Photographs by William Zbaren

"An in-depth look at America's historic skyscraper and Chicago's most iconic building.

"This is the captivating story of the spectacular architecture of the century-old Wrigley Building—its design, construction, and enduring significance as one of Chicago's most emblematic buildings. Through meticulous research and spectacular photography, the book unearths a century's worth of architectural, social, and business history, shedding light on many aspects of the Wrigley Building for the first time.

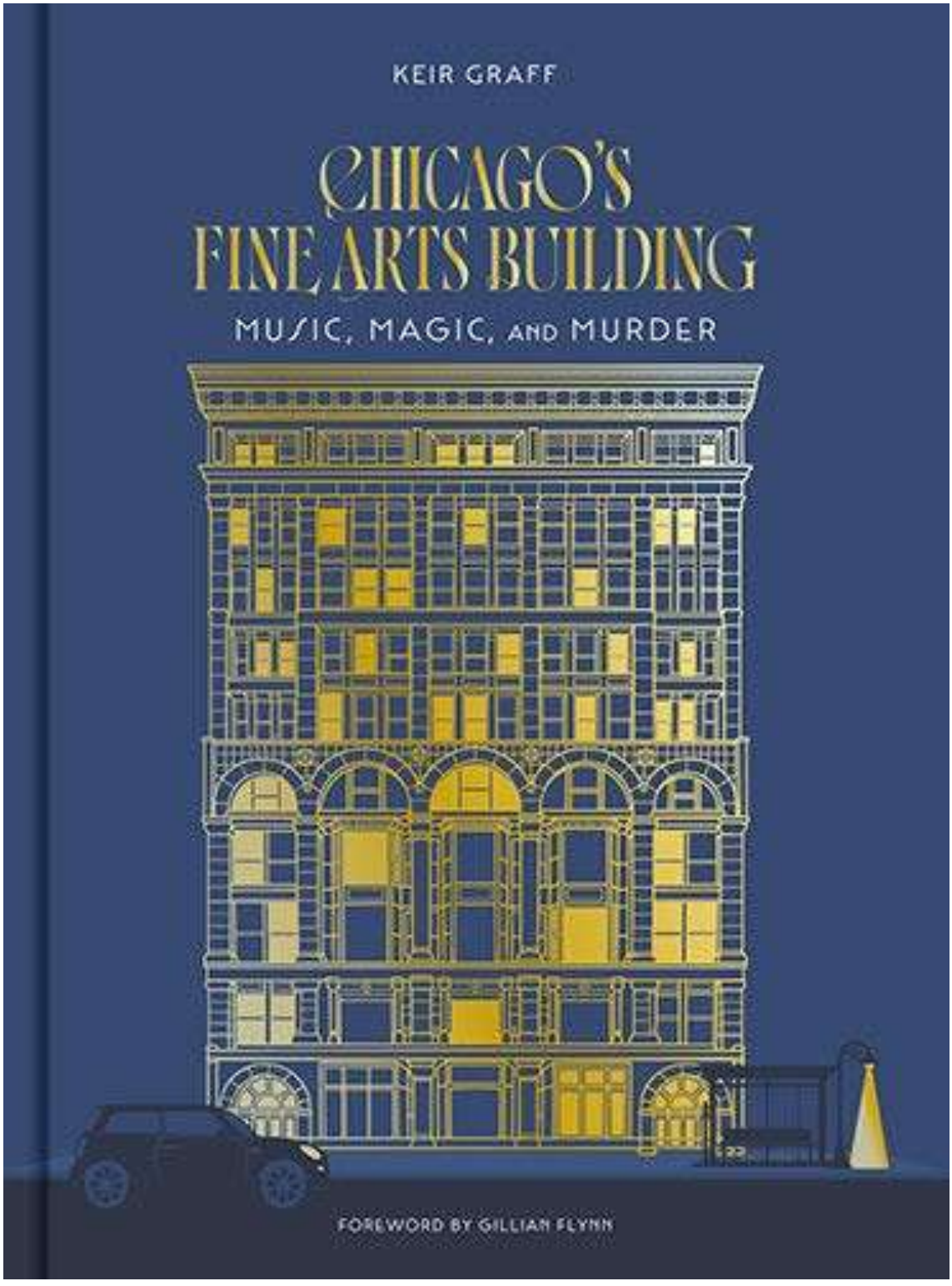
"The Wrigley represents the high-water mark of Beaux Arts Classicism in the city, a gleaming white palazzo at the head of Chicago's grandest boulevard, Michigan Avenue. With lavish terra-cotta ornamentation, it was Chicago's tallest building when it opened in 1921. The book focuses on the intertwined stories of William Wrigley Jr., the larger-than-life founder of the chewing gum empire, and Charles Gerhard Beersman, the relatively unknown architect who, mentored by architect Julia Morgan, brought the building to life.

"With stunning new photography alongside archival images, renderings, and original blueprints and drawings, this volume is a must-have for any architecture enthusiast. It unveils a fresh perspective on this architectural marvel as well as a wealth of fascinating social history illuminating the building's significance as more than just a structural landmark but as a nexus of Chicago's cultural, social, and business evolution. The book incorporates multiple paper stocks and two gatefolds. (Rizzoli Electra)

Read the full story at Chicago Sun-Times

New book illuminates Wrigley Building. Iconic structure? Yes. Superb? Not so much.; Chicago's ornate clock tower is beloved. But is it also great architecture? Neil Steinberg, Chicago Sun-Times,

Chicago's Fine Arts Building: Music, Magic, and Murder by Keir Graff



Chicago's Fine Arts Building: Music, Magic, and Murder by Keir Graff. Image credit: Trope Publishing

"Let Keir Graff take you inside Chicago's Fine Arts Building - a building that hides worlds behind its doors.

"Exploring the Fine Arts Building's warren of hallways is like stepping into a time machine. It's not a museum—it's a place of work. The walls reverberate with timeless music. Sopranos soar up to the high notes as violin bows draw tunes from strings. Someone plays a piano so busily they must have twelve fingers. Dancers' feet thud against wooden floors. A tuba burps out "Ride of the Valkyries" as the doors of the manually operated elevators provide percussive slams. And more quietly, behind closed doors, painters paint, writers write, and luthiers shave soft ribbons from billets of spruce.

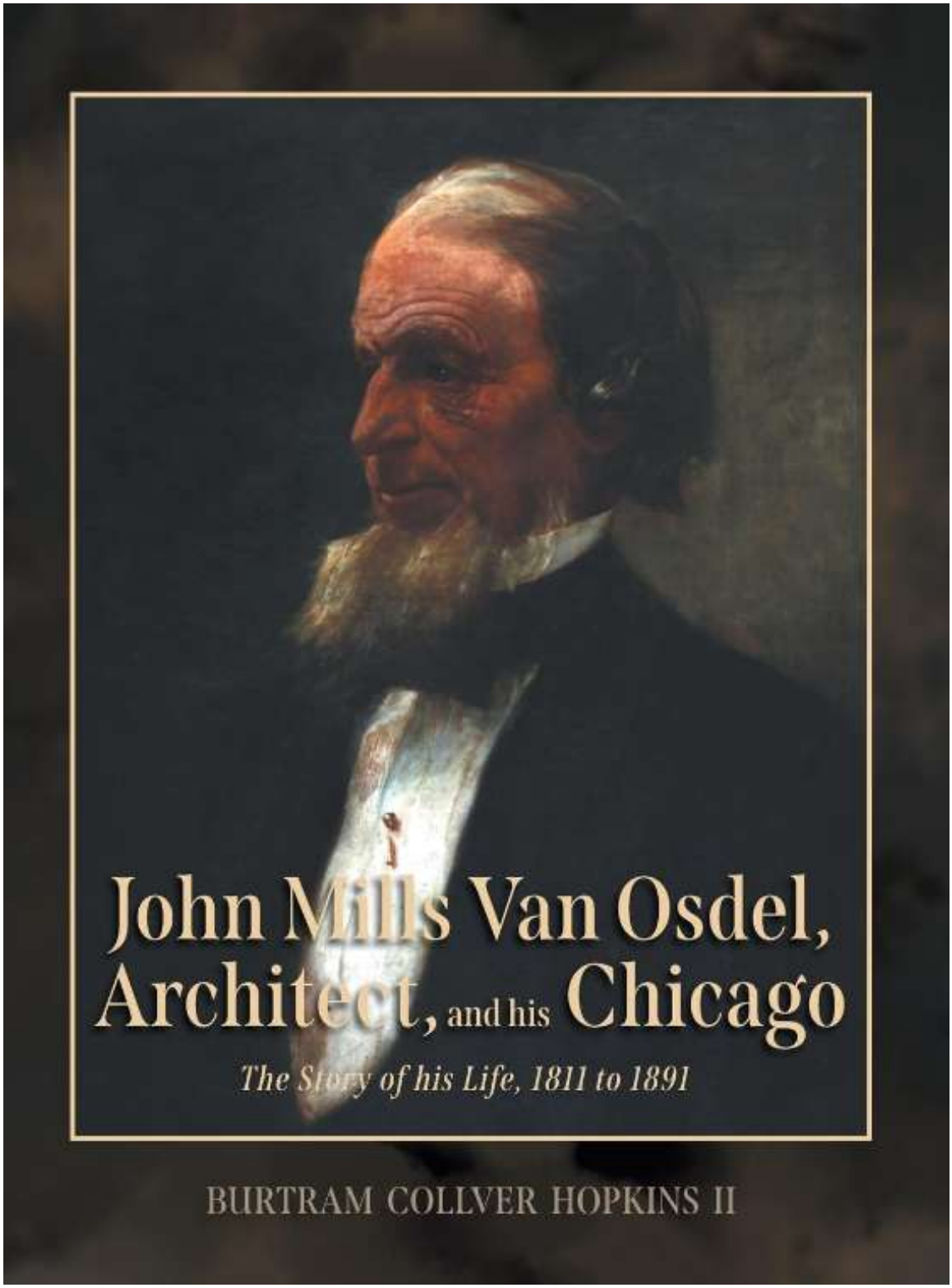
"In Chicago's Fine Arts Building, celebrated writer and Fine Arts Building tenant Keir Graff takes readers behind the scenes of this cultural hub. Initially conceived as a space for artists' studios, a home for the city's working artists, the building was an immediate success, but the Great Depression brought a long, slow decline to the building. Graff explores the building's history, its revitalization, and its cultural place in the city of Chicago. Featuring interviews with current tenants and access to the building's archives, including historical photos and artifacts, and a foreword by bestselling author Gillian Flynn, Chicago's Fine Arts Building sheds a new light on this storied building and its long history.

"Other Chicago landmarks have more stunning architecture or are more perfectly restored, but none of them has aged so well—because in the Fine Arts Building, it's the work that has been preserved. Two centuries have turned and its purpose remains the same: to provide artists and artisans space to pursue their callings, and community with other creatives, too, offering a living demonstration that something good happens when so many work so closely to each other. Which is not to say it's always been easy. Whatever comes easily in the arts?" (Trope Publishing)

Chicago's Fine Arts Building: Music, Magic, and Murder by Keir Graff, Trope Publishing Co.

Peering Inside Chicago's Original Art Colony; In Chicago's Fine Arts Building: Music, Magic, and Murder, author Keir Graff traces the many legacies of the city's vibrant culture hub, Web Behrens, Chicago Magazine, 6/12/25

John Mills Van Osdel, Architect, and his Chicago: The Story of His Life, 1811 to 1891
by Burtram Collver Hopkins



John Mills Van Osdel, Architect, and his Chicago: The Story of His Life, 1811 to 1891, Burtram Collver Hopkins. Photo credit: Friesen Press

"There is no question that Chicago is an architecturally significant city. But before Louis Henry Sullivan, John Wellborn Root, and Frank Lloyd Wright, before modernism, there lived a man whose designs built it from the ground up. Written by his descendant, retired architect Burtram C. Hopkins II, more than a century later, this book traces the incredible mark left on Chicago by architect John Mills Van Osdel-a mark tragically largely wiped out by the Great Fire of 1871. From the time he arrived in 1837 to his death in 1891, Van Osdel watched the city swell from a village of around a thousand people to a bustling metropolis of hundreds of thousands. Though his name is little known today, he played a crucial role in establishing architecture as a discipline in Chicago, drafting the Chicago Architect's Code (one of the first of its kind), laying the groundwork for the skyscrapers that would become the hallmark of the First Chicago School of Architecture, and contributing hundreds of architecturally significant structures to the growing urban landscape-as well as countless more (some still surviving) in other parts of Illinois, Iowa, Indiana, Michigan, and Arkansas.

“Van Osdel's impact would reverberate in large part through his family, many of whom themselves pursued architectural and artistic careers-including his nephew and business partner, John Mills Van Osdel II. This truly encyclopedic book traces this inheritance, with a section on Van Osdel II, doubling as both an architectural history and a work of family genealogy. Vast in scope and exhaustively detailed, it is sure to make an invaluable addition to the shelves of anyone interested in this powerhouse of American architecture and his influential family, who helped transform Chicago from a frontier town on Lake Michigan to the capital of industry it is today.”

John Mills Van Osdel, Architect, and his Chicago: The Story of His Life, 1811 to 1891, Burtram Collver Hopkins

Preservation Events & Happenings

The Association for Preservation Technology Int'l presents "A Learning & Networking Event for the Entire Chicago-Area Preservation Community" Thursday, July 24, 2025



Chicago Loop Synagogue, 1957, Loebl, Schlossman & Bennett, 16. S. Clark St. with stained glass by Abraham Rattner and "Hands of Peace" sculpture by Henri Azaz. Photo Credit: Eric Allix Rogers

A learning & networking event for the entire Chicago-area preservation community
Thursday, July 24, 2025
6:00 to 8:00 pm
Presented by The Association for Preservation Technology Int'l

"Come join APT at the Chicago Loop Synagogue for an evening of learning and connecting with fellow preservation practitioners!

"APT International (APT) invites you to an evening of networking with a private viewing and program on the inspiring Chicago Loop Synagogue (1958). Cultural anthropologist Alanna E. Cooper of Case Western University will share her research on the history of the Synagogue and its art glass in a talk, "A Historical Center for Religion and the Arts, and it Prospects for the Future."

"This modernist structure and its monumental stained-glass wall and “Hands of Peace” sculpture have been a popular past participant in “Open House Chicago” and is a feature of architectural tours.

"Following the program we will have ample time for networking, to meet APT leadership, and connect with peers. During this challenging time, we hope to provide a healthy sense of community for our field.

"In 1955, two decades after the congregation's founding, members of the Chicago Loop Synagogue enlisted architects Loebl, Schlossman and Bennett to design their new edifice on 18 South Clark Street. Still standing today, this compact jewel box structure, with its dazzling stained-glass facade, provides a spiritual experience combined with a mid-century modern aesthetic. Dedicated from its inception to the lively interchange between religion and arts, the congregation now stands at a crossroads, re-envisioning its own future along with that of its cherished building. Join cultural anthropologist Alanna E. Cooper for this lively discussion about the entangled relationship between architecture, community, religion and the arts.

"Don't miss this opportunity for a private viewing of this amazing space, to exchange ideas, and expand your network within the Chicago preservation community. Mark your calendars and get ready for an evening of inspiration and collaboration!"

Link for registration and more information
Beverages and appetizers will be served.

Glessner House presents
"Motor Row Walking Tour"
August 9 and September 13, 2025



"A Tale of Today: Materialities" presented by Driehaus Museum.
February 7, 2025 to April 27, 2025. Image credit: Driehaus Museum

"Motor Row Walking Tour"
August 9 and September 13, 2025
presents Glessner House

"This Glessner House walking tour down South Michigan Avenue explores what is considered the largest intact early “automobile row” in the U.S. At its peak in the early 20th century, more than 100 different makes of automobiles were being sold on Motor Row.

"Today, the revitalized stretch of street showcases more than sixty of the original showrooms in what is now considered the landmark Motor Row District, with stunning examples of elaborately molded terra cotta, ornate facades, and intricately scrolled ironwork designed by notable architects such as Holabird & Roche, Alfred Alschuler, Christian Eckstorm, Philip Maher, and Albert Kahn."

Saturday August 9 and Saturday September 13, 2025
10:00 to 11:30am.
$25 per person / $20 for members
Limited to fifteen participants.

Link Registration and for more information

Driehaus Museum presents "Rory McEwen: A New Perspective on Nature" May 16, 2025 to August 17, 2025



"A Tale of Today: Materialities" presented by Driehaus Museum.
February 7, 2025 to April 27, 2025. Image credit: Driehaus Museum

Rory McEwen: A New Perspective on Nature
May 16, 2025 to August 17, 2025
Presented by Driehaus Museum

"Rory McEwen: A New Perspective on Nature is an exhibition exploring the trailblazing career and legacy of Scottish artist Rory McEwen, whose work is considered one of the major turning points in the development of contemporary botanical art. Presenting over one hundred works, including sculpture and manuscripts, the exhibition reveals how McEwen forged his own personal interpretation of 20th century modernism, portraying flowers, leaves, and vegetables as individual subjects worthy of their own portraits.

"In tandem with the exhibition, the Driehaus Museum will partner with organizations across Chicagoland on public programs, classes, and exhibits, including Brushwood Center at Ryerson Woods, Chicago Botanic Garden, Chicago Scots, the Magnificent Mile Association, The Morton Arboretum, Old Town School of Folk Music, and The Peggy Notebaert Nature Museum. Rory McEwen: A New Perspective on Nature will be on view at the Driehaus Museum, 50 E. Erie Street from May 16 to August 17, 2025.

“Central to the strategic vision of the Driehaus Museum is building community through partnerships and I am proud of the strong city and suburb partnerships we have cultivated around Rory McEwen,” says Driehaus Museum Executive Director Lisa M. Key. “This includes events, classes, workshops, musical performances, and companion exhibitions at partner organizations that complement McEwen’s exquisite visual art with other compelling perspectives into nature and music. We are always looking at ways to broaden the visitor experience and our many partnerships are a great illustration of that work.”

Learn more at the Driehaus Museum website

Chicago Maritime Museum presents “Maritime Midwest Modern" Opened May 1, 2025



The Chicago Maritime Museum is excited to announce a collaboration with Josh Lipnik, the photographer behind Midwest Modern. Midwest Modern is a photography and research project documenting the architecture and built environment of the Midwest, with a focus on the legacy of Art Deco and Modernist design across the region. Image credit: Chicago Maritime Museum



Maritime Midwest Modern photos. Photo credit: Josh Lipnik



Maritime Midwest Modern photos. Photo credit: Josh Lipnik

Chicago Maritime Museum presents
“Maritime Midwest Modern"
Opened May 1, 2025

"On May 1, the Chicago Maritime Museum will open a new temporary exhibition, Maritime Midwest Modern, which will explore how the waterways of our region shaped architecture, and so our lives, in sometimes surprising ways..

"From the inland seas of the Great Lakes to the rivers that have connected communities for millennia, the Midwest is anything but landlocked. The lighthouses, public works projects, and waterfront homes featured in this exhibition often act as beautiful proof of that waterborne legacy.

"Josh Lipnik, the photographer and writer behind Midwest Modern, a wide survey of Midwestern art, architecture and design, is a natural fit to curate the exhibition and to photograph its subjects."

Learn more at Chicago Maritime Museum website

Chicago Maritime Museum
1200 W 35th Street
Chicago, IL 60609

Chicago Blues Museum presents “Unsung Austin-West Side Stories" Opened June 2025



Chicago Blues Museum officials celebrate the opening of its new exhibit at Austin Town Hall Park. Photo credit: Chicago Blues Museum

"Legendary musicians, long-lost night clubs and forgotten record labels — all from the West Side — are the focus of a permanent exhibit that opened last month at the Austin Town Hall Park and Cultural Center.

"'Unsung Austin-West Side Stories,' organized and presented by the Chicago Blues Museum, explores 70 years of musical history on the West Side through large reprints of archival photos, banners and posters along with extensive descriptions. The free exhibit is hosted in the lobby of the park's cultural center, 5610 W. Lake St.

"This is the first time the West Side is getting an exhibit that chronicles its unique history and contributions to music, said Gregg Parker, founder of the Chicago Blues Museum and curator of the exhibit.

"'Chicago is known all around the world for its blues and soul. But they just say 'Chicago,' so it made the West Side pretty much get overlooked,' Parker said.

"Spanning the 1920s to the 1990s, the exhibit honors West Side-born or based legends, from jazz musician Benny Goodman, blues guitarists Eddie Taylor and Otis Rush and groups like The Emotions and Earth, Wind & Fire to modern artists like rappers Twista and Da Brat.

"Legendary West Side nightclubs and lounges are featured in the photographs and posters, including Copa Cabana and The 1815 on Roosevelt Road and Silvio's on Lake Street, where early Chicago blues musicians would play before their music was taken to other parts of the city and the world.

"Placing the exhibit in a Chicago Park District field house was intentional, Parker said.

"Parker has worked with the Park District since the early '90s. That's when he started the Chicago Blues Museum, an expansive and still growing collection of images, photographs, films, recordings, memorabilia and artifacts. With the museum's co-founder and designer, Stefanie Mielke, they put the artifacts together into custom-made exhibits that travel to community-based settings around the city and beyond.

"The 'Unsung Austin' exhibit is a part of a larger effort to revitalize the Austin Town Hall building, a 1929 Georgian Revival-style Chicago landmark that went through a recent pool and basement restoration and auditorium renovation. (Marszałek, Block Club Chicago, 6/24/25)

"Unsung Austin-West Side Stories"
Presented by the Chicago Blues Museum
Austin Town Hall Park and Cultural Center, 5610 W. Lake St.
9 a.m.-7p.m. Monday-Friday and 9 a.m.-5 p.m. Saturday.
Free exhibit

Read the full story at Block Club Chicago

West Side's 'Unsung' Blues Legacy Gets Its Due In New Austin Exhibit; The Austin Town Hall Cultural Center is staging the permanent exhibit "Unsung Austin-West Side Stories," chronicling the contributions of West Side-born and based musicians over 70 years, Joanna Marszałek, Block Club Chicago, 6/24/25

Griffin Museum of Science and Industry presents “Steelmakers" Opened March 6, 2025



Steel Beams from Chicago’s Home Insurance Building (1885-1931), the world's first skyscraper. Photo credit: Griffin Museum of Science and Industry

“A new exhibit on the history and future of steel, shaped by locals who worked in steel mills and have preserved that history for decades, is now open at the Griffin Museum of Science and Industry.

“‘Steelmakers,’ an exhibit exploring the science behind steel and the experiences of those who made and continue to make it, opened Thursday at the museum, 5700 S. DuSable Lake Shore Drive in Hyde Park. The museum will host the exhibit for three years, head curator Voula Saridakis said.

“The exhibit’s debut is ‘very significant’ for the ‘many people who have been preserving, archiving and doing the work of tracking the history’ of steel in the Calumet region, David Vance said. Vance is a retired steelworker who for years has helped lead the charge for a steel-focused exhibit at the museum.

“The local chapter of the Steelworkers Organization of Active Retirees, or SOAR, the Calumet Heritage Partnership and the Southeast Chicago Historical Society partnered with the museum to create the exhibit. It was funded by a grant from the Gaylord and Dorothy Donnelley Foundation.

“‘Steelmakers’ is open during regular museum hours, 9:30 a.m.-4 p.m. daily.

“With stories and artifacts across three centuries, ‘Steelmakers’ is an entry point into the expansive history of steel in the Calumet region, said Emiliano Aguilar, a political and labor historian and professor at the University of Notre Dame.

“It’s also timely, as steelworkers who experienced the industry’s heyday are still around to tell their stories and inform projects like this exhibit, Aguilar said.

“‘It’s important to preserve and invite folks to share these stories now,’ Aguilar said. ‘People like David [Vance] or Bea Lumpkin … offer such eternal lessons about the struggles of the workplace, the struggles of unionization, the struggles of dignity behind work.” (Evans, Block Club Chicago, 3/7/2025)

Read the full story at Block Club Chicago

“‘Steelmakers’ Exhibit At MSI Tackles The Struggles And Victories Of A Historic Chicago Industry; The three-year exhibit is centered on the humanity behind the steel industry, sharing stories known to Southeast Siders and Calumet Region residents with a wider audience of tourists and science buffs, supporters said, Maxwell Evans, Block Club Chicago, 3/7/2025

Steelmakers Exhibit at Griffin MSI Celebrates the Material and Workers that Built Chicago, Griffin Museum of Science and Industry

2025 Chicago 7 Most Endangered Videos

WATCH: The Preservation Chicago 2025 "Chicago 7 Most Endangered" Video (Length 5:30)



WATCH: The Preservation Chicago 2025 "Chicago 7 Most Endangered" Video, (Length 5:30)
Image credit: Preservation Chicago

WATCH: The Preservation Chicago 2025 "Chicago 7 Most Endangered" Social Media Video (Length 1:15)



WATCH! The Preservation Chicago 2025 Chicago 7 Most Endangered Social Media Video (1:15)
Image credit: Preservation Chicago

WATCH: The Preservation Chicago 2025 "Chicago 7 Most Endangered" Full Live Presentation (69 minutes)



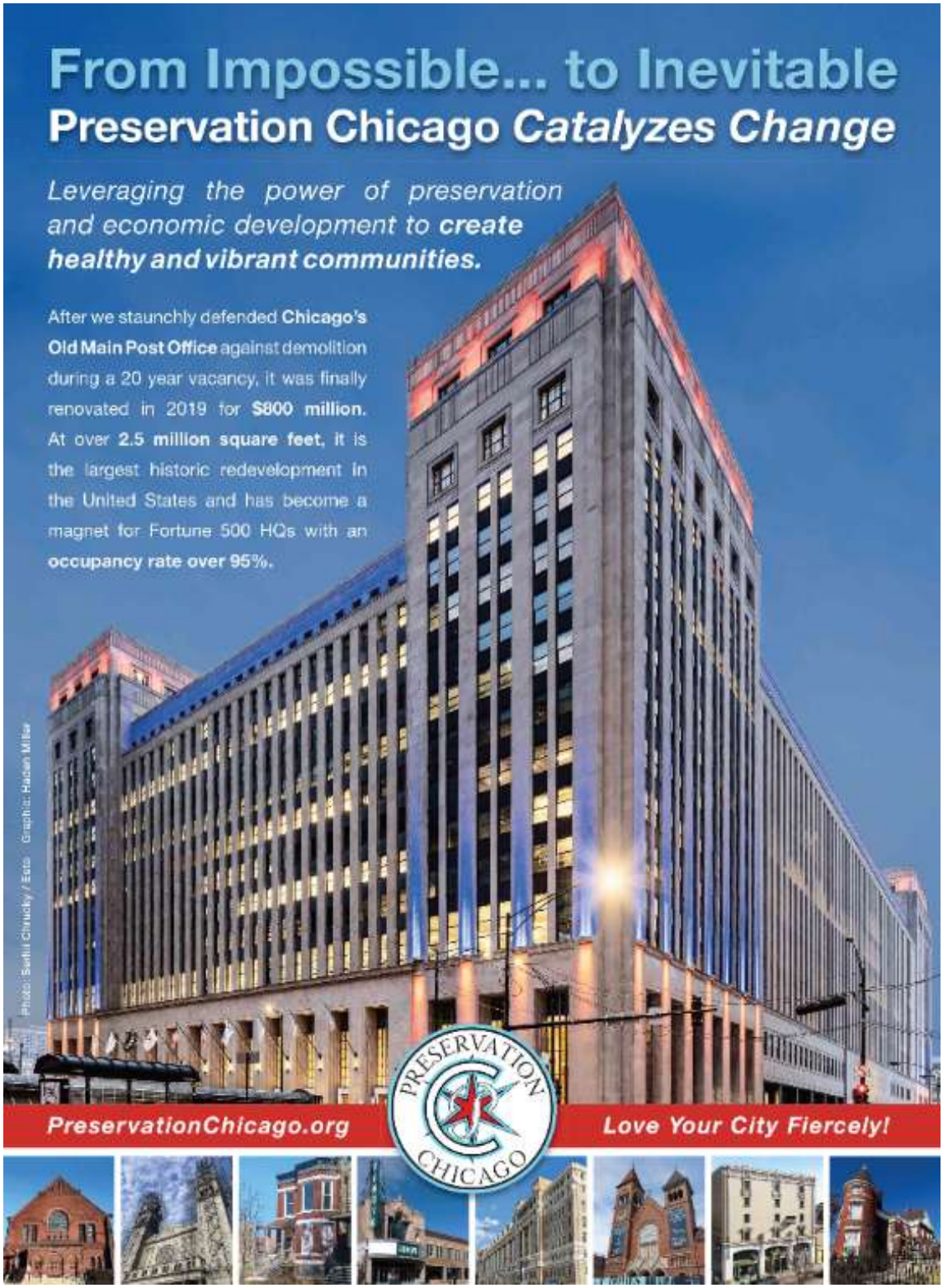
WATCH! The Preservation Chicago 2025 Chicago 7 Most Endangered FULL Presentation (69:16). Presented live to a hybrid audience, both live in-person at the Chicago Architecture Center simultaneously to virtual audience of approximately 300 people on March 4, 2025. Image credit: Preservation Chicago

WATCH: 20 Years of the Chicago 7: Incredible Wins, Tragic Losses, and Those Still Endangered (Length 5:45)



20 Years of the Chicago 7: Incredible Wins, Tragic Losses, and Those Still Endangered. (Length 5:45)
Image credit: Preservation Chicago

Preservation Chicago Featured in Crain's Chicago Business Giving Guide "From Impossible to Inevitable, Preservation Chicago Catalyzes Change"



From Impossible to Inevitable, Preservation Chicago Catalyzes Change, Crain's Chicago Business Giving Guide 2024. Image credit: Preservation Chicago

Since 2003, the “Chicago 7 Most Endangered” has sounded the alarm on imminently threatened historic buildings and public assets in Chicago to mobilize the stakeholder support necessary to save them from demolition.

Preservation Chicago works to leverage the power of historic preservation to create and foster healthy, vibrant, diverse and sustainable communities.

Everything we do is pro-bono. We engage directly to protect historic buildings at their most vulnerable stages and deliver wins at critical times.

Our work leads to change. Preservation Chicago is the catalyst behind Chicago’s unprecedented surge in high-profile efforts to recognize, protect and transform long-neglected historic assets into dynamic neighborhood anchors.

We seek constructive and collaborative win-win solutions. We are known for our fierce advocacy and our partnership with stakeholders.

The revitalization of historic buildings is a proven and powerful economic engine that anchors reinvestment and catalyzes communities through job creation, heritage tourism and community wealth building. By focusing attention on the significance of historic places, we promote the successes and sacrifices of past generations and inspire Chicagoans to push towards a more just and equitable future.

We focus on creating the stability necessary to secure significant public and private investment. We follow an innovative “Leveraged Impact” model of Amplification, Protection and Investment which helps foster transformational change. Our approach seeks to deploy Chicago Landmark protections against demolition and mobilize public sentiment and goodwill.
We work directly with stakeholders, supporting them every step of the journey until they achieve success. We serve as a partner, advocate, protector and strategist in often complex preservation efforts. We listen, offer advice, make connections, seed media stories, facilitate Adopt-a-Landmark and other funding, and testify as consistent advocates at public hearings or community meetings.

HOW YOU CAN HELP

INVEST: Invest your charitable dollars in a nonprofit that delivers. With your support, we will continue to make Chicago a better city.

LEVERAGE: Preservation Chicago is the rare nonprofit that leverages philanthropic support into tangible community investment. In 2023, with our $0.5 million budget, we catalyzed over $10 million in public funding, which in turn generated over $100 million in private funding in community investment.

CHALLENGE: Ask us the hard questions and give us the opportunity to prove our organizational impact and earn your support.

AMPLIFY: Share the wins, losses and ongoing efforts that interest you by connecting with us on social media and signing up for our month-in-review newsletter.

PARTICIPATE: Host a parlor meeting to hear the dramatic backstories of our advocacy efforts and share in the profound satisfaction of catalyzing lasting change.

DONATE: There are many ways to donate to Preservation Chicago. You can donate annually, donate monthly or donate stock. For larger donations or legacy donations, please contact Ward Miller directly at 312-443-1000. Donate at PreservationChicago.org. Or mail donations to Preservation Chicago, 205 W. Monroe St., #400, Chicago, IL 60606.

2023 Metrics:

- 603 news stories about historic buildings we advocated for
- 273 of these stories included quotes or direct mentions
- 14,283 signatures received by our Warehouse petition
- 23,918 signatures received by our Century & Consumers petition
- 90 testimonies at Commission on Chicago Landmarks hearings
- 16 newly Designated Chicago Landmarks

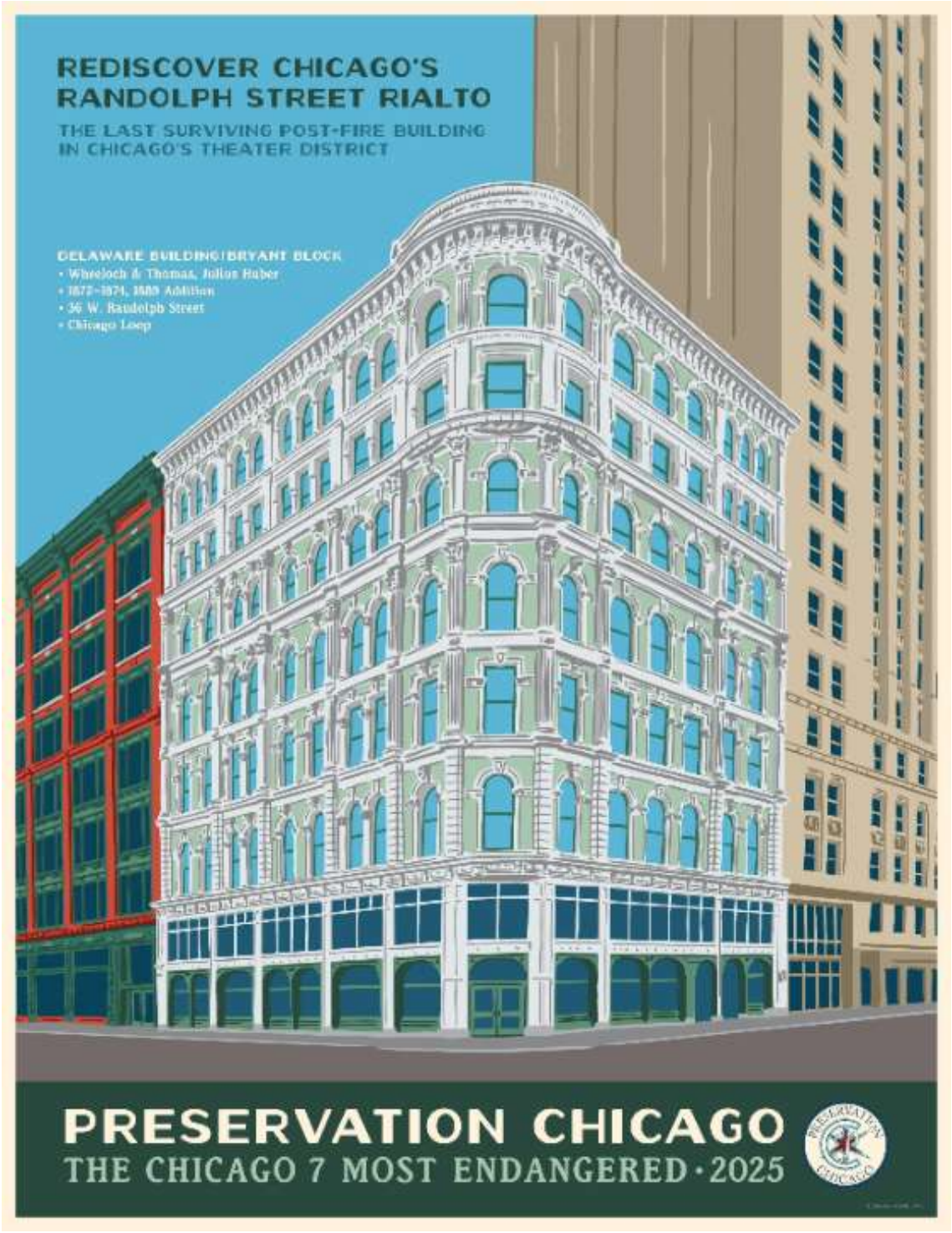
Learn more at Preservation Chicago's Content Studio at Crain's Chicago Business Giving Guide 2024



Since 2003, the "Chicago 7 Most Endangered" has sounded the alarm on imminently threatened historic buildings and public assets in Chicago to mobilize the stakeholder support necessary to save them from demolition. Image credit: Preservation Chicago

Purchase Chicago 7 posters at Preservation Chicago's Etsy webstore

Support Preservation Chicago

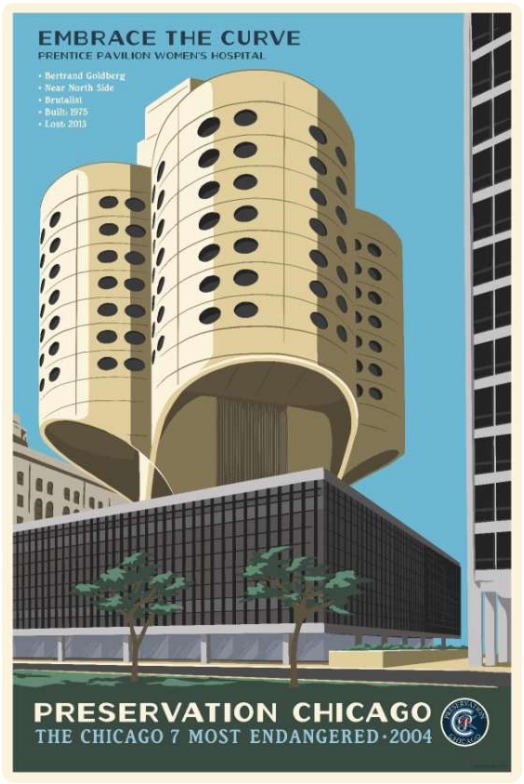


The Delaware Building

1872-1874, Wheelock & Thomas, with 1889 addition by Julius Huber, 36 W. Randolph. Image credit: Preservation Chicago

The Delaware Building, a Preservation Chicago 2025 Chicago 7 Most Endangered Poster. Rediscover Chicago's Randolph Street: The Last Surviving Post-Fire Building in Chicago's Theater District. Available in a variety of sizes including 8x10, 16x20, and 24x36.

Posters, mugs and notecards are available at Preservation Chicago's webstore.



Buy Chicago 7 Posters & Mugs





Donate to Preservation Chicago



The Century and Consumers Buildings. The Century Building, 1915, Holabird & Roche, 202 S. State Street. The Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Photo credit: Ward Miller / Preservation Chicago

- **Be Generous!** Donate to Preservation Chicago to support our tireless advocacy!
- **Spread the Word!** Read and share our Facebook , Twitter and Instagram posts!
- **Be Informed!** Sign up to receive the Month-in-Review eNewsletter!
- **Be Heard!** Attend community meetings and make your voice heard!
- **Be Counted!** Take a moment to sign our online petitions!

THANK YOU from your friends at Preservation Chicago

Donate Today

Preservation Chicago leverages the power of Chicago's historic built environment to create, nurture and enhance healthy, vibrant, diverse and sustainable communities.

Preservation Chicago protects and revitalizes Chicago's irreplaceable architecture, neighborhoods and urban green spaces. We influence stakeholders toward creative reuse and preservation through advocacy, outreach, education, and partnership.
Thank you from your friends at Preservation Chicago for your support of the mission of Preservation Chicago and our tireless advocacy.

Your financial support allows Preservation Chicago to advocate every day to protect historic buildings throughout Chicago. For a small nonprofit, every dollar counts. Preservation Chicago is a 501(c)(3) non-profit so your donation is tax-deductible as permitted by law.

Donating is fast, easy and directly helps the efforts to protect Chicago's historic legacy.

For larger donations, please contact Ward Miller regarding the Preservation Circle details and a schedule of events at wmiller@preservationchicago.org or 312-443-1000.