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TUESDAY, APRIL 25, 2023

BREAKING NEWS AT CHICAGOTRIBUNE.COM

'COMED FOUR' TRIAL

Defense calls bribery case 'collateral damage'

During closing, says clients caught up in feds' quest to bring down Madigan

By Jason Meisner
and Ray Long
Chicago Tribune

The alleged scheme by four ComEd executives and lobbyists to bribe then-House Speaker Michael Madigan didn't play out like it often does in the movies,

with envelopes stuffed with cash passed under a table, prosecutors told the federal jury in the "ComEd Four" trial Monday.

It was far more elaborate, a web of illicit payments funneling more than a million dollars to do-nothing lobbyist "subcontractors," a deal guaranteeing billable

hours for a politically connected law firm, a lucrative board seat for Madigan's candidate, and summer internships from people sent from the speaker's 13th Ward.

"There isn't an envelope in this world big enough to fit all the money that they made ComEd pay out," Assistant U.S. Attorney Diane MacArthur said in her closing argument to the jury.

But defense attorneys scoffed at that notion, saying their clients

were not only innocent, but that they were "collateral damage" in the government's years-long quest to bring down Madigan, the Democratic leader at the apex of Illinois politics who was long considered to be untouchable.

Toward the end of his nearly two-hour presentation, Patrick Cotter, who represents one of the speaker's closest confidants, Michael McClain, told the jury that the entire case was "a conclu-

sion in search of evidence."

"They already had their target. They already knew who was guilty — it was Mike Madigan," Cotter said, adding that once prosecutors assumed the speaker was guilty, "then everyone near him begins to look guilty."

His voice quaking with emotion, Cotter urged the jury to "be the shield that you were meant to be."

Turn to Trial, Page 5



BRIAN CASSELLA/CHICAGO TRIBUNE

Historic house torn down

Workers demolish a historic home at 2240 N. Burling St. in Lincoln Park on Monday. Real estate executive Thaddeus Wong bought the home late last year for \$2 million. Activists from Preservation Chicago, along with local community organizations, launched an effort to save the nearly 150-year-old home. "It's really tragic, and we hoped the owner would have second thoughts," says Ward Miller, president of Preservation Chicago. **Business**

Johnson juggling transition to office

Maneuvering rules, with expectations of his supporters

By John Byrne
Chicago Tribune

Mayor-elect Brandon Johnson is trying to navigate city rules and the expectations supporters have for his administration while he puts together his leadership team.

As Johnson prepares to take office in less than a month, one of the heads of his transition team has sought a waiver from the city's Board of Ethics to avoid violating a policy designed to stop former employees from coming back to lobby or influence subjects they worked on for the city.

Johnson earlier this month named Maria Martinez as a legal adviser on the team that's helping him get organized and set his priorities as he prepares to succeed Mayor Lori Lightfoot. The inauguration is May 15.

But Martinez, now a lawyer for Croke, Fairchild, Duarte & Beres, was on the city payroll until January representing the Lightfoot administration's interests in Springfield, and the city's so-called revolving door policy precludes former

Promise and Possibilities: Historic Districts of Lincoln Park

Hosted by:



Sheffield
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MID-NORTH
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HISTORIC
RANCH
TRIANGLE



Ward Miller
The Richard H. Driehaus Executive
Director of Preservation Chicago
773-398-6432
WMiller@PreservationChicago.org



PRESERVATION
CHICAGO

Second Church of Christ, Scientist



Photo credit: Eric Allix Rogers

Second Church of Christ, Scientist



Photo credit: Eric Allix Rogers

Second Church of Christ, Scientist



Photo credit: Eric Allix Rogers

Second Church of Christ, Scientist Demolition



Photo credit: Michelle Stenzel

2240 N. Burling Street Demolished



Photo credit: Eric Allix Rogers



Photo credit: Brian Cassella / Chicago Tribune

2240 N. Burling Street Demolition



Photo credit: Brian Cassella / Chicago Tribune

2236 N. Burling Street Demolished



Photo credit: Red Fin

John Ramcke House, 2028 N. Seminary Street Demolished



Photo credit: Emily Talen



Photo credit: Emily Talen

2028 N. Seminary Street tweet with photos from @etalen



Preservation Chicago: Love Your City Fiercely! @P... · Dec 14, 2021 ...

John Ramcke House, built 1888, 2028 N. Seminary Ave.

To be torn down for a side yard.

90-Day Demolition Delay expires on January 24, 2021

---"Shameful"

---"Reinforces the need for a deeper city review of potential landmarks."

chicago.suntimes.com/2021/12/13/228...

📷: @etalen



💬 4

↻ 31

❤ 181



John Ramcke House, 2028 N. Seminary Street Demolition



Photo credit: Peter Fynmere



Photo credit: Peter Fynmere

2119 N. Racine Demolition



Photo credit: Peter Fynmere



Photo credit: Peter Fynmere

2025 N. Kenmore Demolition



Photo credit: Peter Fynmere



Photo credit: Peter Fynmere

1843 N. Dayton & 1914 N. Dayton Demolition



Photo credit: Peter Fynmere



Photo credit: Peter Fynmere

640 W. Webster Avenue Demolished



Photo credit: Redfin

2051 N. Kenmore Avenue Demolished



Photo credit: Google Maps

2047 N. Clifton Avenue Demolished



Photo credit: Google Maps

2016 N. Clifton Avenue Demolished



Photo credit: Redfin

1837 N. Dayton Street Demolished



Photo credit: Google Maps

Gut Renovation at 2231 N. Wayne



Photo credit: Peter Fynmere



Photo credit: Peter Fynmere

Future Uncertain for 1838 N. Bissell Street



Photo credit: Peter Fynmere

Chicago Landmarks

[HOME](#) [ALPHABETICAL LIST](#) [TOURS](#) [ARCHITECTS](#) [STYLES](#) [HISTORIC SURVEY](#) [GENERAL INFO](#)

Mid-North District



Address: Bounded by Fullerton, Armitage, Lincoln and Clark

Year Built:

Architect: Various

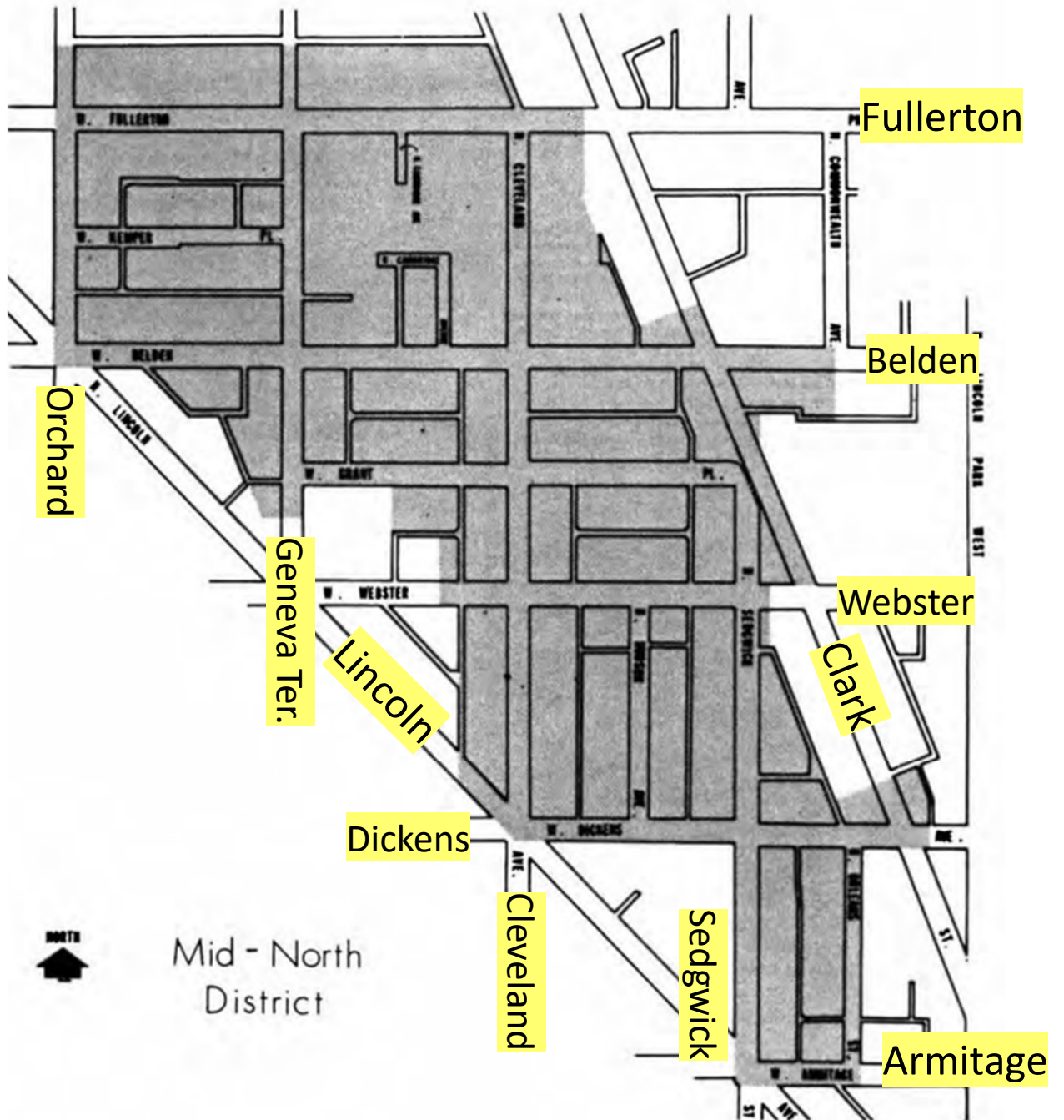
Date Designated a Chicago Landmark: August 31, 1977

This area, with its concentration of brick rowhouses, is typical of urban residential communities developed during the last three decades of the 19th century. Several pre-Fire of 1871 wooden Worker's Cottages still survive in the district, while the residences from the 1870s were designed in an Italianate style, with elaborate cornices and window surrounds. The Queen Anne style, with its variety of colors, textures, and details, later gained popularity in the district, followed in the 1880s by the rough-faced stone buildings of the Romanesque Revival style. Later high-quality buildings, such as the Cobden Apartments and the Classical Revival Benson Apartments, maintain the refined designs and craftsmanship similar to other buildings in the district.



Mid-North District Designated in 1977

An approximately
10-square-block
area, roughly
between Fullerton
(2400N) and
Armitage (2000N)
avenues from
Lincoln Ave. to Clark
St.



Mid-North Chicago Landmark District



Photo credit:
Chicago DPD

610 W. Fullerton Parkway Mid-North Chicago Landmark District



Photo credit: VHT Studios

Chicago Landmarks

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Arlington-Deming District



Address: Predominantly 500- and 600-blocks of W. Arlington Pl., 500- and 600-blocks of W. Deming Pl., 2400-block of N. Geneva Terr., and portions of the 2400-block of N. Orchard St.

Year Built:

Architect: Various

Date Designated a Chicago Landmark: September 27, 2007

Located in Chicago's Lincoln Park neighborhood, this district contains a fine array of buildings exemplifying the high-quality residential and institutional buildings historically built in this north lakefront neighborhood. Earliest buildings in the district date from the years immediately after the Chicago Fire of 1871, when this portion of then-independent Lake View Township served as refuge for displaced Chicago families. Mansions built on curved Deming Place in the years following annexation by Chicago in 1889 housed several of Chicago's wealthy entrepreneurs, including William Wieboldt of department store fame. Tall apartment hotels, often built with visually-eclectic ornament, reflect the area's continued attractiveness in the 1920s.



Arlington-Deming District Designated in 2007

500- and 600-blocks of W. Arlington Pl., 500- and 600-blocks of W. Deming Pl., 2400-block of N. Geneva Terr., and 2400-block of N. Orchard St.



Map credit:
Chicago DPD

Arlington-Deming District Chicago Landmark District

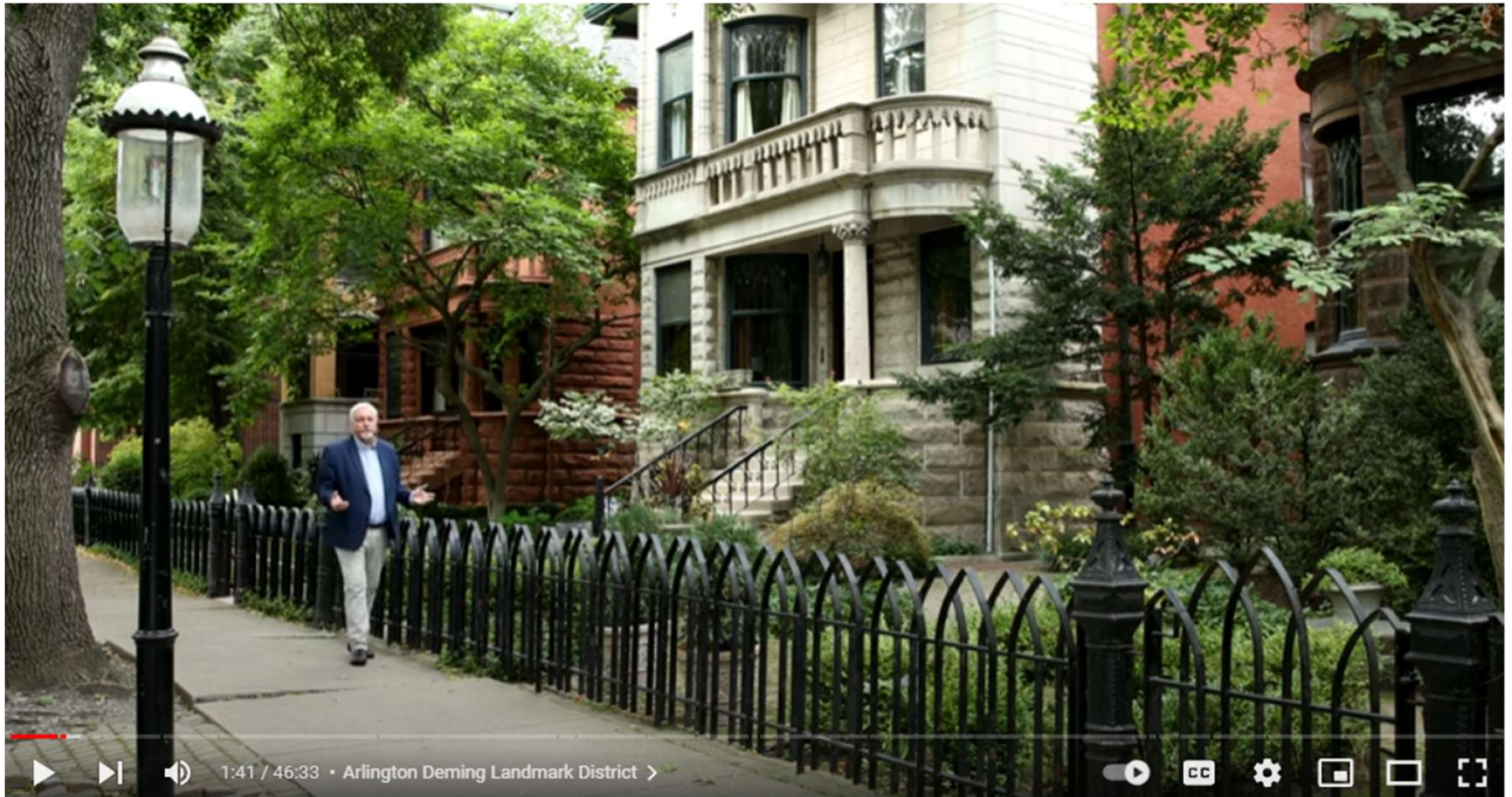


Photo credit: Preservation Chicago

647 and 649 W. Arlington Place. Arlington-Deming District

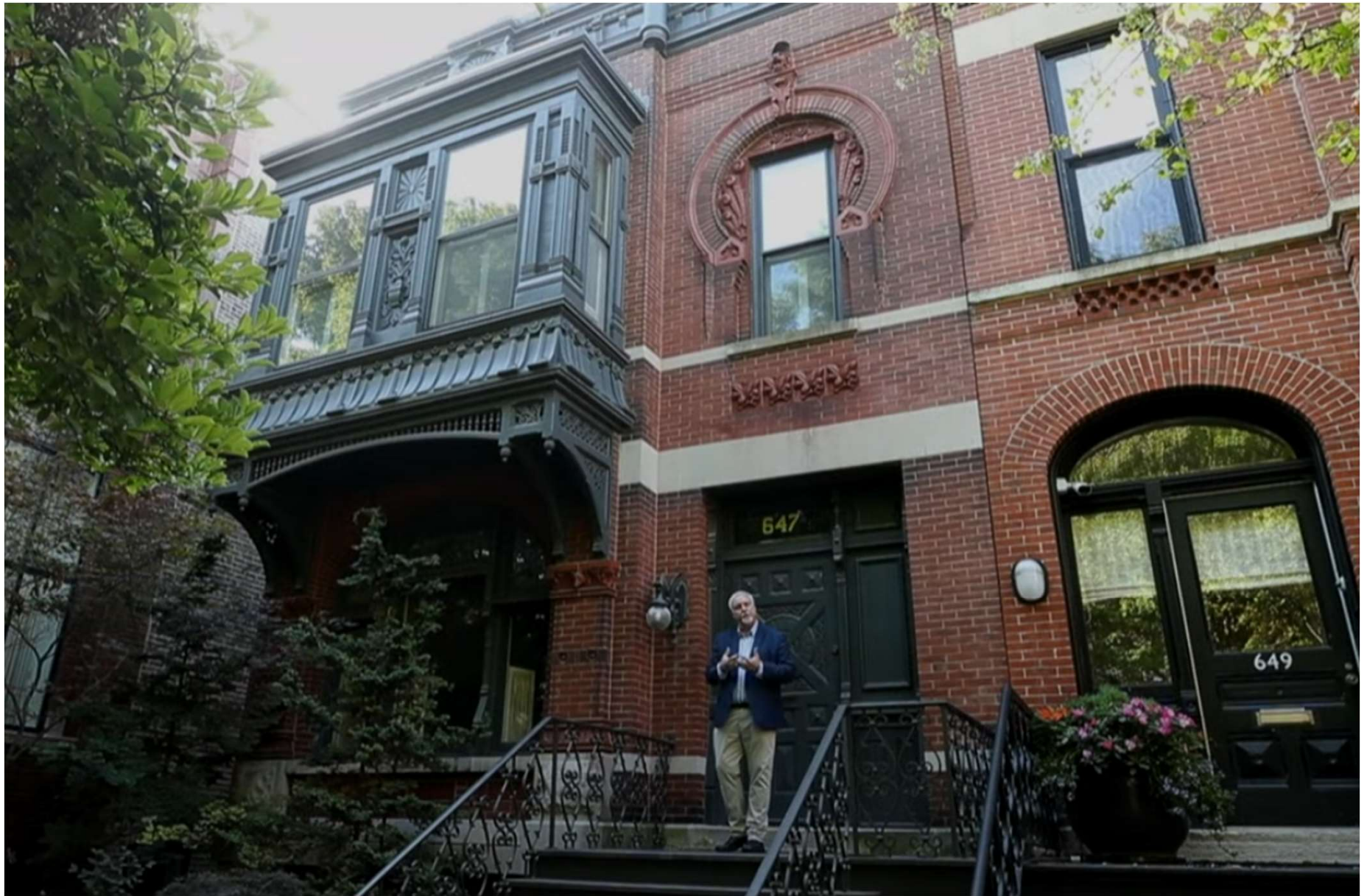


Photo credit: Preservation Chicago

632 W. Deming Pl. and 522 W. Deming Pl. Arlington-Deming District



Photo credit: Red Fin



Photo credit: Sarah Lawrence @properties

639 W. Deming Place. Arlington-Deming District



Photo credit: VHT Studios

618 and 612 W. Deming Place. Arlington-Deming District



Photo credit: Google Maps

526 W. Deming Place. Arlington-Deming District



Photo credit:
americancastles

October 24, 2023

A Conversation about Chicago Landmark Districts

Presented by Ward Miller, Preservation Chicago

Photo credit by Ward Miller / Preservation Chicago

WHAT IS A LANDMARK DISTRICT?

A Chicago Landmark District is...

a collection of historic buildings within a designated area that contribute to neighborhood character, through

- History
- Economy
- Architecture
- Art or
- Culture



LANDMARKS IN CHICAGO

Approximately 350 Individual Landmarks including...

- Rookery Building
- Monadnock Building
- Chicago Theater
- Carson, Pirie, Scott & Co.
- Elks National Memorial Headquarters Building

Approximately 60 Landmark Districts including...

- Mid-North District
- Arlington-Deming District
- Armitage-Halsted District
- Astor Street District
- Burling Row Houses
- Old Town Triangle
- Lake View Row Houses



PURPOSE OF A LANDMARK DISTRICT?

Communities choose to create Landmark Districts to...

- Maintain the character and beauty of their neighborhood
- Prevent the demolition of historically significant homes, buildings, and streetscapes
- Protect the neighborhood against tear-downs and over-development.



CHICAGO LANDMARK CRITERIA

Chicago Landmarks and Landmark Districts must meet two of the following criteria:

1. Critical Part of Chicago's Heritage
2. Significant Historical Event
3. Significant Person
4. Important Architecture
5. Important Architect
6. Distinctive Theme as a District
7. Unique Visual Feature

...and must meet the “Integrity” criterion.



HOW DISTRICTS ARE CREATED?

The creation of Chicago Historic Landmark Districts is typically the result of a community's desire for **Recognition, Appreciation, Protection** and a **Voice**.

Support Required:

1. Consent of a Majority of Community Residents
2. Support of Alderman and Chicago City Council
3. Approval of Chicago Commission on Landmarks

Critical Milestones:

- Preliminary Landmark Status
- Final Landmark Designation Report
- City Council Vote and Designation

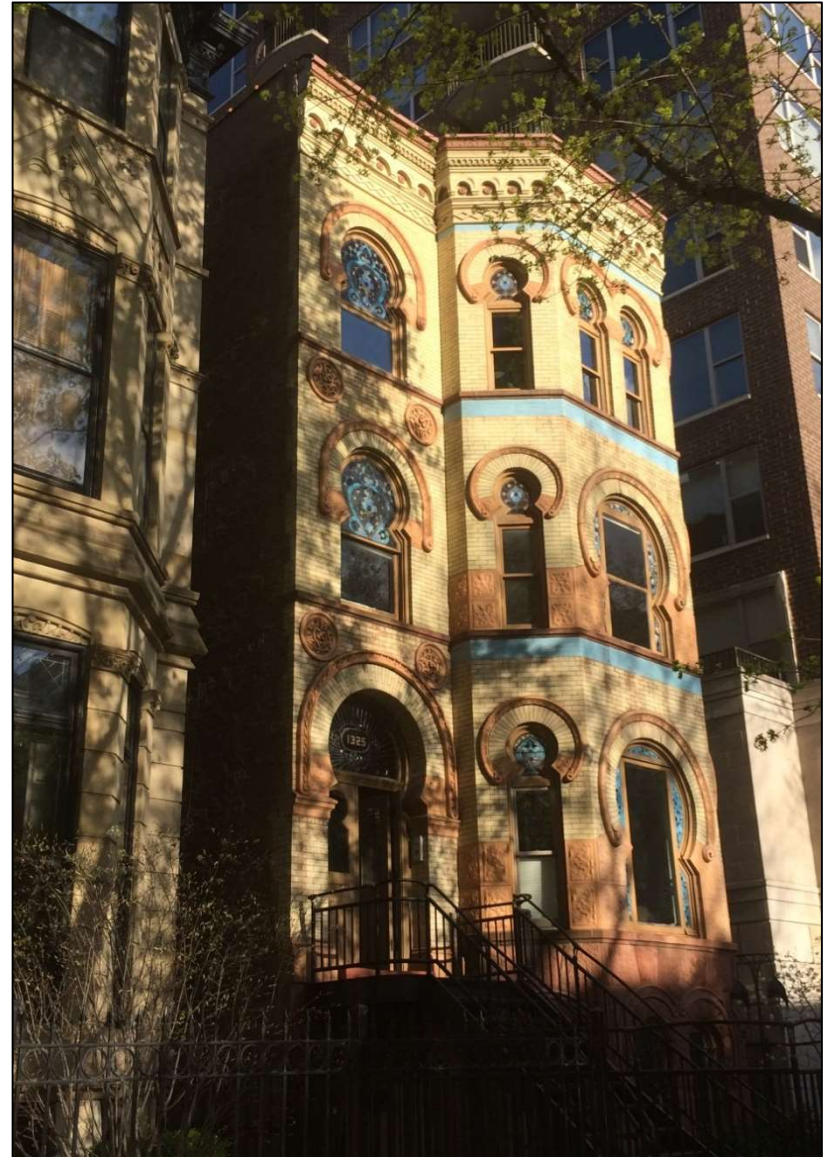




BENEFIT #1: Protect Your Investment

1. Landmark Districts protect investments in historic properties

- Insensitive and poorly planned development often undermine property values.
- In contrast, Landmark Districts encourage people to purchase and rehabilitate properties because they know their investment will be protected over time.



Adapted from SavingPlaces.org, National Trust for Historic Preservation

Photo credit: Adam Natenshon / Preservation Chicago



BENEFIT #2: Faster Appreciation



Photo credit: Eric Allix Rogers

2. Within Landmark Districts, properties appreciate at greater rates than the overall local market

- Landmark Districts appreciate faster than similar, non-designated neighborhoods. Findings on this point are consistent across the country.
- Additionally, recent analysis shows that historic districts are less vulnerable to market volatility from economic downturns.
- In neighborhoods of impacted by disinvestment or experiencing gentrification, Landmark Districts typically have a stabilizing effect as the value of a property resides in the existing buildings and units, not the land for new construction.



BENEFIT #3: Better Design

3. Landmark Districts encourage better and higher quality design

Better design equals...

- a greater sense of cohesiveness,
- more innovative use of materials
- and greater public appeal.
- all of which are shown to occur more often within designated Landmark Districts than non-designated ones.



Photo credit: Ward Miller / Preservation Chicago



BENEFIT #4: Historic = Green



Photo credit: Cathie Bond / Preservation Chicago

4. Landmark Districts are good for the environment

- The greenest building is the one already built.
- Landmark Districts encourage communities to retain and reuse their existing resources.
- Walkable historic neighborhoods reduces car dependence and congestion.
- Reusing historic buildings reduces landfill waste.



BENEFIT #5: More Energy Efficiency

5. Historic buildings are energy-efficient

- Most historic buildings were designed to maximize natural light and cross-ventilation.
- Additionally, retrofitting renewable-energy technologies are ideal for historic buildings.



Photo credit: Eric Allix Rogers



BENEFIT #6: Tangible Link to Our Past



Photo credit: Ward Miller / Preservation Chicago

6. Landmark Districts are a powerful tool for education

- Historic Landmark Districts are a tangible link to the past. They can bring meaning to people's lives and make history "come alive".
- They preserve the original character of buildings and streetscapes, while welcoming growth and innovation within those spaces.



BENEFIT #7: Increased Tourism

7. Historic Landmark Districts positively impact Chicago's economy through tourism

- **Tourism in Chicago (pre-Covid) includes:**
 - **50.2 Million visitors**
 - **Over 160,000 jobs**
 - **\$19 Billion in direct spending**
 - **\$2.5 Billion in tax revenues**
- Tourism is one of Chicago's leading industries and is a critical part of Chicago's economic development strategy.
- Tourism is a major engine for economic growth and job creation; it can drive our city's recovery.
- Tourism creates jobs that CANNOT be outsourced and hires people of all education levels.



Statistics from ChooseChicago.com

Photo credit: Eric Allix Rogers



BENEFIT #8: Support Local Business



Photo credit: Google Maps

8. Protected Historic Landmark Districts support existing Chicago businesses and attract new businesses to relocate to Chicago

- Vibrant commercial corridors and charming neighborhoods with character attract new businesses.
- Companies consistently choose to relocate to communities that offer their workers a higher quality of life...precisely those elements that Landmark Districts promote.



BENEFIT #9: Increased Social Fabric

9. Landmark Districts create cohesive and diverse communities

- People living in historic districts enjoy the comfort of...
- a human-scale environment (a mix of aesthetics and design for people, not cars);
- the opportunity to live and work in attractive surroundings;
- a recognizable and walkable neighborhood;
- and the galvanizing effect of community-based organizing.



Photo credit: Ward Miller / Preservation Chicago



BENEFIT #10: Tool for Planning



Photo credit by Eric Allix Rogers

10. Landmark Districts empower communities to shape their future

- Community organizing is required to create Landmark Districts.
- Once created, Landmark Districts provide a powerful planning tool to ensure that citizens help direct the future of their community.
- They prevent decisions from being made “behind closed doors” and without public input.



OTHER LANDMARK DISTRICT BENEFITS

Additional Landmark and Landmark District Benefits:

- Free building permits in Chicago
- Opportunity for tax credits
- Opportunity for Adopt-a-Landmark & Class 'L' Funding
- Qualification for preservation programs and assistance
- Opportunities for renovation assistance and guidance
- Relaxation of certain zoning requirements (i.e. parking)



Photo credit by Eric Allix Rogers

Promise and Possibilities: Historic Districts of Lincoln Park

Hosted by:



**Sheffield
Neighborhood
Association**



**MID-NORTH
ASSOCIATION**



WRIGHTWOOD
NEIGHBORS ASSOCIATION



**HISTORIC
RANCH
TRIANGLE**



LINCOLN CENTRAL
THE HEART OF THE NEIGHBORHOOD

Ward Miller

The Richard H. Driehaus Executive
Director of Preservation Chicago

773-398-6432

WMiller@PreservationChicago.org



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