

April 15, 2024

Chicago Plan Commission  
Chicago City Hall  
121 N. LaSalle Street  
Chicago, Illinois 60602  
Attn: Laura Flores, Chair

Re: 4041, 4115, 4147 W. Ogden Avenue and 2309 S. Keeler, Chicago, Illinois

Dear Chairwoman Laura Flores and Members of the Chicago Plan Commission,

Thank you for the opportunity to share our opposition to the proposed motor vehicle truck dock, and Zoning change, along with our views and opinions on 4041, 4115, 4147 W. Ogden Avenue and 2309 S. Keeler buildings in the North Lawndale Community on Chicago's West Side. The three historic buildings are known as "The Western Felt Works" (1916) at 4115 W. Ogden Avenue and "The Turner Company Buildings," (1918-1921), located at 4147 W. Ogden and just around the corner at 2309 S. Keeler Avenue.

The architectural significance of the three structures and their histories tied to Chicago's manufacturing might, led us to suggest these buildings to the Program Committee of the Commission on Chicago Landmarks in 2023 and 2024, as they were designed by noted architect, Alfred Alschuler, who was also the architect of a host of recognized and designated Chicago Landmark buildings, along with R.C. Fletcher, designer of the Western Felt Company Building. Among Alfred Alschuler's buildings recognized as Chicago Landmarks are The London Guarantee Building/London House Hotel (Michigan Avenue and Wacker Drive), KAM Isaiah Israel Synagogue on Hyde Park Boulevard, The Florsheim Shoe Company Building on Belmont Avenue in the Avondale Community, among others in Landmark Districts.

We at Preservation Chicago have made these three structures known as the "Ogden-Keeler Industrial Buildings," as part of our "Chicago 7 Most Endangered Buildings" list for 2024, noting the significance of the three buildings to the community, their architectural and historical significance, as well as the jobs and small businesses they housed.

The potential demolition of the three historic buildings, located both along and near to Ogden Avenue, is also recognized as "Old Route 66," and will also harm the streetwall and history of this roadway in Chicago, as Route 66—"The Mother Road" and "The Main Street of America," which will be honored across the nation during its centennial in 2026. Demolition of these three structures along Route 66, would perhaps be considered a public embarrassment to the city, noting the tourism relating to Route 66, which began in Downtown Chicago, and connects to eight states to Los Angeles, California.

Preservation Chicago announced in March of 2023, that the Ogden-Keeler Buildings were one of our “Chicago 7 Most Endangered Buildings,” in Chicago. This was part of our “Chicago 7 Most Endangered,” as a call to action and to spotlight the uncertain future that these structures faced.

Preservation Chicago recognizes the Ogden-Keeler Buildings as a significant architectural and historical feature, within the North Lawndale, Little Village/South Lawndale and West Side Communities. Their proposed demolition will create a tremendous adverse effect and loss of hundreds of skilled jobs. Even with the buildings now empty of tenants, these small companies and businesses could be replaced and the buildings once again becoming a community hub for new small businesses.

It now appears from recent community meetings and from the public testimony and comments today, that the general public, as well as organizations linked to environmental justice, health, preservation and architecture, are all opposed to the demolition of the large Ogden-Keeler Industrial Building Complex. It also appeared that Alderman is potentially of a similar opinion, as he had promised to both listen and move toward the community’s wishes.

Preservation Chicago encourages the Alderman and the City of Chicago to consider and encourage a Chicago Landmark Designation of the three Ogden-Keeler Buildings, with various flexibilities for a revisioning and reuse. Such a designation would encourage the preservation of the historic structures, for creative reuse proposals, which would not harm the community with possible new environmental hazards and toxins.

Please feel free to outreach if you should have any additional questions or comments and please include Preservation Chicago and Ward Miller as a Consulting Party in this process.

Sincerely,

*Ward Miller*

Ward Miller, The Richard H. Driehaus Executive Director of Preservation Chicago

205 W. Monroe Street, Suite 400

Chicago, Illinois 60606

[WMiller@PreservationChicago.org](mailto:WMiller@PreservationChicago.org)

773-398-6432- cell

[www.PreservationChicago.org](http://www.PreservationChicago.org)

## Application 22324 Deny IDI zoning change Ogden

Norvetta Landon <norvetta.landon@gmail.com>

Wed 4/10/2024 9:05 AM

To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>

Cc: Harmony Development Development Email Address <harmonydvp@gmail.com>; Michael Rodriguez <Michael.Rodriguez@cityofchicago.org>; Steve Golumbeck <steve.golumbeck@idilogistics.com>

 1 attachments (6 MB)

Case # 2024CH02989.pdf;

[Warning: External email]

Hello

I'm a community resident at 2200 S. block of Keeler Ave. and the President of the North Lawndale Triangle Coalition advisory committee, representing the community. We are not in agreement to allow the zoning change that has been requested by IDI. Alderman Rodriguez has not allowed the change within the City of Chicago department of Zoning on previous request. We live within 250' and do not want the zoning for the property located at 4041, [4115 W. Ogden, 4147-4151 W](#) and 2309 S. Keeler Chicago, Illinois 60623 To be changed to a industrial park. We want it to remain the same. We have two schools in the area that children go back and forth to school on keeler daily Corkery, Epiphany and a family center El Valor Carlos Cantu Children & Family Center. We feel that the traffic from the semi trucks coming out on keeler is a safety factor. The community is not in agreement to the project presented.

In addition to the noise and pollution out put of the truck traffic and proposed factory. This action will put a large carbon print on our door steps. The existing layout is smaller building sections with no trucks coming in or out on keeler. IDI purchased the property and put a lot of existing business out of the property they purchased, causing people to loose there jobs and hardship on the community. Some businesses didn't re open.

The community is 50% seniors that have health problems and do not want to deal with the loud noise of the trucks causing there blood pressure to rise or heart conditions.

A case is currently pending in court to not allow the demolition of the properties. A copy is attached. We pray the zoning board stands with the community and not allow the zoning change.

The community is willing to meet with the board if necessary.

I can be reached at 312-622-0221 .

Sincerely

Norvetta Landon

President

North Lawndale Advisory Commitee



Case # 2024CH02989

Norvetta Landon-vs-IDI Logistics, Unknown investors,

Add

Event

Notes

Comments

Type **Case Management** x ▾

Priority

Reschedule

Print / Send

Scheduled Settings 1 - 1 of 1

08/08/2024	10:00 AM	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Session	Case Management Call	Judicial Officer	Chupack, Joel
Calendar	Calendar 2	Location	Court Room 2601

FILED-1

2024 APR -9 PH 3: 10

IRIS Y MARTINEZ  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY

(12/01/20) CCCH 0623

Chancery Division Civil Cover Sheet  
General Chancery Section

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, CHANCERY DIVISION

Norvetta Landon Susje Landon  
Plaintiff  
v.  
IDI Logistics, Unknown investors  
Unknown Owners  
Defendant

2024CH02989  
Judge: Calendar, 2

Case No: \_\_\_\_\_

CHANCERY DIVISION CIVIL COVER SHEET  
GENERAL CHANCERY SECTION

A Chancery Division Civil Cover Sheet - General Chancery Section shall be filed with the initial complaint in all actions filed in the General Chancery Section of Chancery Division. The information contained herein is for administrative purposes only. Please check the box in front of the appropriate category which best characterizes your action being filed.

Only one (1) case type may be checked with this cover sheet.

- 0005  Administrative Review
- 0001  Class Action
- 0002  Declaratory Judgment
- 0004  Injunction
- 0007  General Chancery
- 0010  Accounting
- 0011  Arbitration
- 0012  Certiorari
- 0013  Dissolution of Corporation
- 0014  Dissolution of Partnership
- 0015  Equitable Lien
- 0016  Interpleader

- 0017  Mandamus
- 0018  Ne Exeat
- 0019  Partition
- 0020  Quiet Title
- 0021  Quo Warranto
- 0022  Redemption Rights
- 0023  Reformation of a Contract
- 0024  Rescission of a Contract
- 0025  Specific Performance
- 0026  Trust Construction
- 0050  Internet Take Down Action (Compromising Images)

Other (specify) Emergency TRO

Atty. No.: \_\_\_\_\_ Pro Se 99500

Atty Name: \_\_\_\_\_

Atty. for: Norvetta Landon

Address: 2245 S Keeler

City: Chgo State: IL

Zip: 60623

Telephone: 312 622 0271

Primary Email: norvetta.landon@gmail

Pro Se Only:  I have read and agree to the terms of the Clerk's Clerk's Office Electronic Notice Policy and choose to opt in to electronic notice from the Clerk's office for this case at this email address:

Email: Norvetta.Landon@gmail

Iris Y. Martinez, Clerk of the Circuit Court of Cook County, Illinois  
cookcountyclerkofcourt.org

STATE OF ILLINOIS, CIRCUIT COURT <b>COOK</b> COUNTY		SUMMONS FILED-1 2024 APR -9 PM 3:17 IRIS Y MARTINEZ CLERK OF THE CIRCUIT COURT OF COOK COUNTY	For Court Use Only 2024CH02989 Judge: Calendar, 2 Case Number
Instructions ▼ Enter above the county name where the case was filed.	<u>Norvetta Landon</u> Plaintiff / Petitioner (First, middle, last name)		
Enter your name as Plaintiff/Petitioner.	v.		
Below "Defendants/ Respondents," enter the names of all people you are suing.	Defendants / Respondents (First, middle, last name) <u>IDI Logistics, Unknown Investors, Unknown Owners</u>		
Enter the Case Number given by the Circuit Clerk.	<input type="checkbox"/> Alias Summons (Check this box if this is not the 1 <sup>st</sup> Summons issued for this Defendant.)		

**IMPORTANT: You have been sued.**

- Read all documents attached to this *Summons*.
- You **MUST** file an official document with the court within the time stated on this *Summons* called an *Appearance* and a document called an *Answer/Response*. If you do not file an *Appearance* and *Answer/Response* on time, the judge may decide the case without hearing from you. This is called "default." As a result, you could lose the case.
- All documents referred to in this *Summons* can be found at [ilcourts.info/forms](http://ilcourts.info/forms). Other documents may be available from your local Circuit Court Clerk's office or website.
- After you fill out the necessary documents, you need to electronically file (e-file) them with the court. To e-file, you must create an account with an e-filing service provider. For more information, go to [ilcourts.info/efiling](http://ilcourts.info/efiling). If you cannot e-file, you can get an exemption that allows you to file in-person or by mail.
- You may be charged filing fees, but if you cannot pay them, you can file an *Application for Waiver of Court Fees*.
- It is possible that the court will allow you to attend the first court date in this case in-person or remotely by video or phone. Contact the Circuit Court Clerk's office or visit the Court's website to find out whether this is possible and, if so, how to do this.
- Need help? Call or text Illinois Court Help at 833-411-1121 or go to [ilcourthelp.gov](http://ilcourthelp.gov) for information about going to court, including how to fill out and file documents. You can also get free legal information and legal referrals at [illinoislegalaid.org](http://illinoislegalaid.org). All documents referred to in this *Summons* can be found at [ilcourts.info/forms](http://ilcourts.info/forms). Other documents may be available from your local Circuit Court Clerk's office or website.
- ¿Necesita ayuda? Llame o envíe un mensaje de texto a Illinois Court Help al 833-411-1121, o visite [ilcourthelp.gov](http://ilcourthelp.gov) para obtener información sobre los casos de la corte y cómo completar y presentar formularios.

**Plaintiff/Petitioner:**

Do not use this form in these types of cases:

- |                       |                               |                           |
|-----------------------|-------------------------------|---------------------------|
| • All criminal cases  | • Administrative review cases | • Adult guardianship      |
| • Detinue             | • Eviction                    | • Foreclosure             |
| • Order of protection | • Stalking no contact orders  | • Civil no contact orders |
| • Divorce             | • Paternity                   | • Small Claims            |

For eviction, small claims, divorce, and orders of protection, use the forms available at [ilcourts.info/forms](http://ilcourts.info/forms). If your case is a detinue, visit [illinoislegalaid.org](http://illinoislegalaid.org) for help.

If you are suing more than 1 Defendant/Respondent, attach an *Additional Defendant/Respondent Address and Service Information* form for each additional Defendant/Respondent.

In 1a, enter the name and address of the first Defendant/Respondent you are serving. If you are serving a Registered Agent, include the Registered Agent's name and address here.

In 1b, enter a second address for the first Defendant/Respondent, if you have one.

In 1c, check how you are sending your documents to this Defendant/Respondent.

1. Defendant/Respondent's address and service information:

a. Defendant/Respondent's primary address/information for service:

Name (First, Middle, Last): IDI Logistics  
Registered Agent's name, if any: Steve Golumbeck  
Street Address, Unit #: 9500 W Bryn Mawr Av Suite 140  
City, State, ZIP: Rosemont IL 60018  
Telephone: 630 9191047 Email: steve.golumbeck@idilogistics.com

b. If you have more than one address where Defendant/Respondent might be found, list that here:

Name (First, Middle, Last): \_\_\_\_\_  
Street Address, Unit #: \_\_\_\_\_  
City, State, ZIP: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

c. Method of service on Defendant/Respondent:

Sheriff  Sheriff outside Illinois: \_\_\_\_\_  
 Special process server  Licensed private detective

I am serving more than 1 Defendant/Respondent.

I have attached \_\_\_\_\_ Additional Defendant/Respondent Address and Service Information forms.

2. Information about the lawsuit:

a. Amount claimed: \$ \_\_\_\_\_  
 b. I am asking for the return of tangible personal property (items in the Defendant/Respondent's possession).

3. Contact information for the Plaintiff/Petitioner:

Name (First, Middle, Last): \_\_\_\_\_  
Street Address, Unit #: \_\_\_\_\_  
City, State, ZIP: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

GETTING COURT DOCUMENTS BY EMAIL: You should use an email account that you do not share with anyone else and that you check every day. If you do not check your email every day, you may miss important information, notice of court dates, or documents from other parties.

Important information for the person getting this form

You have been sued. Read all of the documents attached to this *Summons*. To participate in the case, you must follow the instructions listed below. If you do not, the court may decide the case without hearing from you and you could lose the case. *Appearance* and *Answer/Response* forms can be found at: [ilcourts.info/forms](http://ilcourts.info/forms).

Check 4a or 4b. If Defendant/Respondent only needs to file an *Appearance* and *Answer/Response* within 30 days, check box 4a. Otherwise, if the clerk gives you a court date, check box 4b.

4. Instructions for person receiving this *Summons* (Defendant):

a. To respond to this *Summons*, you must file *Appearance* and *Answer/Response* forms with the court within 30 days after you have been served (not counting the day of service) by e-filing or at:  
Address: \_\_\_\_\_  
City, State, ZIP: \_\_\_\_\_

In 4a, fill out the address of the court building where the Defendant may file or e-file their Appearance and Answer/ Response.

In 4b, fill out:

- The court date and time the clerk gave you.
- The courtroom and address of the court building.
- The call-in or video information for remote appearances (if applicable).
- The clerk's phone number and website.

All of this information is available from the Circuit Clerk.

b. Attend court:  
 On: \_\_\_\_\_ at \_\_\_\_\_  a.m.  p.m. in \_\_\_\_\_  
Date Time Courtroom

**In-person at:**  
 \_\_\_\_\_  
Courthouse Address City State ZIP

OR  
**Remotely** (You may be able to attend this court date by phone or video conference. This is called a "Remote Appearance"):

By telephone: \_\_\_\_\_  
Call-in number for telephone remote appearance

By video conference: \_\_\_\_\_  
Video conference website

\_\_\_\_\_  
Video conference log-in information (meeting ID, password, etc.)

Call the Circuit Clerk \_\_\_\_\_ or visit their website  
Circuit Clerk's phone number

at: \_\_\_\_\_ to find out more about how to do this.  
Website

**IRIS Y. MARTINEZ**  
 CLERK OF CIRCUIT COURT



**STOP!**  
 The Circuit Clerk will fill in this section.

**Witness this Date:** \_\_\_\_\_

Clerk of the Court **IRIS Y. MARTINEZ APR 09 2024**

**STOP! The officer or process server will fill in the Date of Service**

**Note to officer or process server:**

- If 4a is checked, this *Summons* must be served within 30 days of the witness date.
- If 4b is checked, this *Summons* must be served at least 40 days before the court date, unless 2b is also checked.
  - If 4b and 2b are checked, the *Summons* must be served at least 3 days before the court date.

Date of Service: \_\_\_\_\_  
(Date to be entered by an officer or process server on the copy of this Summons left with the Defendant or other person.)

FILED-1

2024 APR -9 PM 3:10

STATE OF ILLINOIS

COUNTY OF COOK } ss:

IRIS Y MARTINEZ  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT # LAW DIVISION

*Chancery*

Norvetta Landon, Susie Landon Estate *[Signature]*

2024CH02989

# Judge: Calendar, 2

Property Address  
4115W W. Ogden, 4147-4151 W.  
Ogden Ave. and 2309-2323 S. Keeler  
Ave.

Calendar # Judge

HISTORICAL PRESERVATION

Plaintiff

Vs.

IDI Logistics, Unknown investors, Unknown owners

Defendant(s)

**Emergency Stay DEMO**

**Complaint**

NOW COMES the plaintiffs, Norvetta Landon president of the North Lawndale Advisory Committee and complains of the Defendants: (IDI) IDI Logistics and Unknown investors, Unknown Owners and Non -Record Claimants as follows:

The Plaintiff brings forth a compelling case before the Circuit Court of the State of Illinois, seeking to prevent the demolition of a significant building based on three critical points.

1) Protection under Historical Precedent: The Plaintiff argues that the building in question is rightfully protected under historical precedent. Previous cases and legislation have established

the importance of preserving such structures as vital components of the state's cultural heritage. Any deviation from this precedent would set a dangerous precedent for the future treatment of historical landmarks.

2) Environmental Contamination Concerns: The Plaintiff highlights the potential environmental hazards associated with demolition. Recent mishandling of similar locations has resulted in major asbestos and lead contamination, posing significant health risks to the surrounding community. Demolition of the building in question without proper mitigation measures would exacerbate these environmental concerns, endangering the health and well-being residents. A study has been performed by historical experts that is attached as EXHIBIT A. Applications for historical preservation have been applied to and are pending on all buildings.

3) Impact on Community: The Plaintiff emphasizes the adverse impact that demolition would have on the community. Transforming the building into yet another unoccupied lot would further deteriorate the neighborhood, contributing to blight and disinvestment. The loss of this historical landmark would also deprive residents of a valuable cultural asset and diminish the sense of identity and pride within the community. The community have meet with IDI and have not agreed to there propose community development. In addition to changing the existing zoning. The community has a lot of seniors and children that use keeler as a passage to three elementary schools. Changing the property from its current state to have more traffic use on keeler endangering children as they travel to school and home is a huge issue for the community. I speak on behalf as a resident and President of the North Lawndale Community Triangle advisory Committee. IDI have performed some remediation that has already caused the community hardship with broken windows and glass falling onto the existing sidewalk. Starting abatement without a sidewalk closure. Residents had to call the EPA and Alderman to have the sidewalk

closed to safe guard the children-walking pass. There is an emergency need to stay the demolition of the properties.

In light of these compelling arguments, the Plaintiff urges the Court to intervene and prevent the demolition of the building. Preservation of this historical landmark is not only a legal obligation but also a moral imperative, safeguarding the state's heritage for current and future generations .

Plaintiff hereby demands a trial by jury on all issues.

Respectfully Submitted,

Norvetta Landon

April 8, 2024

## Exhibit A

On Fri, Mar 15, 2024 at 2:00 PM Harmony Development Development Email Address <harmonydvlp@gmail.com> wrote:

Thank you for your email

On Wed, Mar 13, 2024 at 5:45 PM Ward Miller <wmiller@preservationchicago.org> wrote:

Hi, Norvetta!

Attached please find the Preservation Chicago write-up and history of the **“Western Felt Works” at 4115 W. Ogden Avenue** and the two **“Turner Manufacturing Company Buildings” at 4147-4151 W. Ogden Avenue and 2309-2325 S. Keeler**, as noted for our **Preservation Chicago-- “2024 Chicago 7 Most Endangered List.”**

As mentioned in our call today, the three buildings have received a lot of press and media attention in the past week, since the release of our Most Endangered List at the Chicago Architecture Center on March 6, 2024. Max Chavez, our Director of Research and Special Projects and Adam Natenshon, our Director of Operations at Preservation Chicago, are both included in this email message for ease of communications. They can also send links to the published media articles if you'd like, for any submittals you'd like to attach to the court documents you are filing. We are grateful for your help and that of the community, to keep these historic structures from being harmed or demolished.

We also suggested all three of these buildings as candidates for Chicago Landmark Designation as well, with the Western Felt Works presented as a “Suggestion for Landmark” in 2023 and the two Turner Buildings in 2024.

We are of the opinion that these three buildings would fit the strict criterion for Chicago Landmark Designation and that they would also make for many excellent, high paying jobs for a variety of small companies in the North Lawndale Community. This would be especially important noting the centennial of Historic Route 66, which is in two years-2026, with Illinois completing the first section of the roadway between Chicago and St. Louis, and opening on November 11, 1926.

We can't stress the importance of these three buildings, and also the impact on the nation with the opening of Route 66, also known as Ogden Avenue in Chicago, on this most historic portion of the roadway. As you know Route 66 was also known as "America's Mother Road and the Main Street of America," and it began in Chicago! Our longtime friends, Blanche Killingsworth of the North Lawndale Historical Society and Cultural Center, along with Reshorna and Bishop Derrick Fitzpatrick of Stone Temple Baptist Church all agree that these buildings should be potentially considered for preservation verses demolition.

We at Preservation Chicago agree with you and other members of the community, that the three buildings, located at 4115 W. Ogden, 4147-4151 W. Ogden and 2309-2325 S. Keeler are important to the community and the city of Chicago. Therefore, they should not be demolished and instead should be honored and recognized as Chicago Landmarks. Thanks so much for your help, and also your outreach to Alderman Michael Rodriguez (22<sup>nd</sup> Ward) earlier today.

Sincerely,

Ward

# Exhibit A

## Ogden Keeler Industrial Buildings

### Western Felt Works

**Address:** 4115 W. Ogden

**Year:** 1916

**Architect:** R.C. Fletcher

**Style:** Prairie School

### Turner Manufacturing Company

**Address:** 4147-4151 W. Ogden; 2309-2325 S. Keeler

**Year:** 1918 - 1921

**Architect:** Alfred S. Alschuler

**Style:** Prairie School and Classical Revival

## Overview

The Ogden Keeler Industrial Buildings are a collection of three historic manufacturing structures situated along West Ogden and South Keeler Avenues on the border of the Little Village and Lawndale Community Areas. The group of buildings were the former headquarters of two lucrative Chicago companies, Western Felt Works and the Turner Manufacturing Company, both of which found great success providing goods to the nation throughout the twentieth century.

The buildings have retained a significant level of architectural integrity since they were built in the 1910s and 1920s, displaying characteristics emblematic of Chicago industrial design from this era. Most notably, the Turner Manufacturing Company buildings were designed by acclaimed Chicago architect Alfred S. Alschuler. However, these three structures are today threatened with demolition. Current owners seek to create a blocks-long logistics warehouse that will permanently alter the streetwall of this portion of Ogden Avenue, part of the original famed Route 66. Preservation Chicago urges the landmarking of these buildings and their reuse or incorporation into the proposed development.

## History

### *Western Felt Works*

Western Felt Works was founded in 1899 by New York-born Henry Faurot. Faurot started his industrial career as an employee of Armour & Company, one of the Union Stockyards's most lucrative divisions, before eventually being placed in charge of Armour's Curled Hair and Felt Works. A new factory building for Armour's Curled Hair and Felt was completed in 1898 with Faurot overseeing the construction process, but an 1899 fire resulting in multiple deaths led to Faurot stepping away from the company. Shortly after this catastrophic blaze, Faurot established a new business venture of his own: Western Felt Works at 787-797 Canal Street.

## Exhibit A

The company found success quickly and within just a few years was churning out an immense range of products. With felt as their core material, Western Felt Works was able to produce items as varied as horse saddles, automobile washers, phonograph turntables, and robe linings for countless manufacturers. Eventually, thanks to this ability to efficiently provide hundreds of products used by numerous other businesses, Western Felt Works needed to expand. This growth prompted a 1916 relocation to a new factory building at 4115 W. Ogden Avenue by architect R.C. Fletcher, a designer of other industrial buildings around Chicago.

By as early as 1928, Western Felt Works had become a nationwide operation with business offices in New York City, Detroit, Cleveland, San Francisco, and St. Louis. However, Western Felt Works entered possibly their greatest era of financial success and name brand recognition amid World War II, owing to the company's newly established production of wartime goods. As the war strained the supply of much-needed materials like rubber, leather, and plastics, manufacturers discovered that wool felt could be used as a suitable substitute for many of these sorely needed items. Felt footwear protected soldiers' feet in frigid temperatures while felt-lined aviator helmets kept pilots warm and protected from the elements. Felt was also found to make an excellent cushion for gun turret mounts or insulation to help soften mechanical vibrations in airplanes and tanks. These various uses, in addition to countless others such as airplane life rafts, ammunition cases, and gas mask filters for both troops and horses, resulted in felt becoming an essential wartime material and with Western Felt Works becoming one of its central manufacturers.

The wartime rubber shortage in particular led to the creation of Acadia Synthetic Products, a subsidiary arm of Western Felt Works that produced a rubber substitute which quickly became one of the company's biggest moneymakers. Among the most notable products manufactured by this new division was Saran, the production of which was licensed to Western Felt Works by the Dow Chemical Company. The flexible and durable material—most famous today for lending its name to Saran Wrap—could also be employed in the production of fuel and oil lines much like those one would find in airplanes. As the company's exponential growth continued, the Western Felt Works complex would be gradually expanded over the following years. By the 1950s, Western Felt Works occupied a large industrial center on the site, one that consisted of multiple structures with the original Fletcher-designed warehouse at its center.

The company's influence only continued to grow into the 1950s and beyond, even after a change in leadership, as well as labor protests, which were eventually settled by the National Labor Relations Board in favor of Western Felt Works employees. Felt remained a highly in-demand product for the company, by this point the industry leader, and continued to be used for countless items in the postwar years from clothing to car manufacturing. Western Felt Works eventually suffered from declining sales in the 1970s and in 1978, the company was sold to Lydall, Inc., leading to its closure soon after.

*Turner Manufacturing Company*

## Exhibit A

The Turner Manufacturing Company was founded by August Turner, born August Tarkovsky, who arrived in Chicago from present-day Ukraine in 1885 at the age of 22. Per a prominent mention of Turner in the 1933 publication *Chicago and its Jews*, "the only wealth he brought with him consisted of a profound knowledge of Hebrew literature, a fine mind and a forceful character." He found early work gilding picture frames before going into business for himself, eventually incorporating Tarkovsky & Co. in 1891. By 1892, the company had become Globe Molding Works, later culminating in the founding of the Great Northern Molding Works in 1896.

In 1902, the Great Northern Molding Works opened a six-story warehouse at 1444 South Sangamon. The company faced early labor challenges alongside their growing financial successes. A 1904 picture frame workers strike hit the Great Northern Molding Works plant due to a dispute over union agreements: Great Northern Molding Works had instituted a 10-hour day while employees argued they had been promised a 9-hour day by their union. The strike lasted for nearly a half-year before the company agreed to the strike's terms. By 1907, Turner had incorporated the Turner Manufacturing Company which remained at their Sangamon location for at least another decade or more. While Turner's business grew into a wildly lucrative enterprise, Turner remained a generous Chicagoan. He was heavily committed to Chicago's Jewish community in the early part of the 20th century, helping to maintain the library of the Hebrew Literary Society and advising the Jewish Home for the Aged as a board member.

By the time Turner passed in 1924, the Turner Manufacturing Company was already one of the most prominent manufacturers of picture frames and other decorative pieces in the United States. Before his passing, Turner oversaw the opening of a new complex located along West Ogden Avenue. The large warehouse structure at 4147-4151 W. Ogden Avenue was the first building on this site, built on land acquired from the nearby Chicago, Burlington, and Quincy Railroad. Construction of the building, designed by prominent Chicago architect Alfred S. Alschuler began in 1917 and was completed by the early part of the following year. It was touted as the "largest factory in the world devoted to the manufacturing of Portrait Frames, Mirror and Pictures Frames of all kinds."

Alschuler is one of Chicago's most important architects. Born in Chicago and educated at the Armour Institute of Technology (today, the Illinois Institute of Technology), he was trained in the offices of Dankmar Adler before eventually opening his own practice in 1907. Although the architect became largely known for grand designs like the London Guarantee Building (1922) and KAM Isaiah Israel (1924), Alschuler made a name for himself with his earlier solo commissions which were largely commercial or industrial buildings. His work in this realm is of particular note as Alschuler is regarded as the first Chicago architect to employ reinforced concrete construction in his designs. These buildings' external expressions often reflected the powerful concrete structure found within, best exemplified by his Florsheim Shoe Company Building (1926) at 3963 W. Belmont.

The Turner Manufacturing Company's new home on Ogden was completed at an unfortunate

## Exhibit A

time, however. In 1918, wartime materials shortages impacted the company's output, leading to the building's near immediate lease to Sears, Roebuck & Company for warehouse purposes. A 1918 announcement of the leasing in *Manufacturers' News* also noted that the Turner Manufacturing Company instead decided to build a second structure on the west side of the block for their use. This is most certainly a reference to the warehouse structure soon to be built for the Turner Manufacturing Company at 2309-2325 S. Keeler in 1921, also by Alschuler (Turner was reported to be a personal friend of the architect).

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Today, Turner frames and artworks are popular and sought-after collector's items, sometimes fetching thousands of dollars for a single piece. Thanks to their popularity in midcentury America, Turner pieces can still be found today even as their cultural value continues to grow. These extant Alschuler buildings, more than just symbols of Chicago's industrial might, also exist as testaments to the cultural and artistic legacy of the Turner Manufacturing Company.

### Threat

The Ogden Keeler Industrial Buildings, along with multiple other neighboring structures, are currently threatened with demolition as part of a substantial warehouse redevelopment project that would extend along Ogden Avenue from Keeler Avenue to Pulaski Road. The proposal, led by IDI Logistics, envisions a 246,200 square foot structure on a nearly 15-acre site that would necessitate the demolition of long-standing buildings that have housed dozens of small, local businesses for decades.

# Exhibit A

Recent community engagement meetings led by IDI Logistics have indicated that reuse of these structures—or even preservation of the facades and other significant architectural elements—is not a consideration at this time. Furthermore, environmental concerns about the demolition of these buildings, along with the environmental impact of a logistics warehouse that will surely bring increased trucking to this corridor are all additional factors that must be carefully considered.

West Ogden Avenue was part of the iconic Route 66 journey in and out of Chicago. One of the joys of this legendary roadway has always been the variety of sites and architecture that dot its landscape. From motels to diners, industry to nature, Route 66 has always been a celebration of America's finest places. The Ogden Keeler Industrial Buildings and their innovative manufacturing histories are part of that legacy; losing them to a severe, windowless development would only serve to lessen the power of Route 66 and harm the surrounding Lawndale and Little Village communities.

## Recommendation

The construction of this proposed logistics center would be extremely harmful to both the people of the nearby communities as well as the communities' architectural and manufacturing histories. Preservation Chicago recommends that this logistics center not move forward in its current proposed location, instead opting for a more industrially dense area, one that would not impose such environmentally negative impacts on adjacent Chicagoans. Demolition of industrial structures in the area—the notoriously dangerous Crawford Power Plant demolition in particular—have raised concerns about the impacts of legacy industry on West Side communities of color. This proposal continues that damaging pattern of perpetuating environmental injustice.

However, if this proposal does move forward, incorporation of these historic structures into the new warehouse is imperative to the history and visual appeal of the neighborhood. We call on IDL Logistics to explore sensible, creative approaches, whether through retrofitting of these buildings as satellite facilities or even preservation of the historic facades and signature exterior elements, to establish the campus' connection to this area's storied industrial past.

Whatever the outcome, we believe that further transparency and environmental accountability will be necessary throughout the process of this proposal's review. Per IDL Logistics, a tenant has not been secured for this warehouse, meaning that this proposal is by all indications speculative. When the fate of community health and safety hangs in the balance, it is hard to justify large-scale projects that have no certain occupant. On the other hand, if a tenant has indeed been secured, this raises further concerns about why this crucial information would be concealed. The proposal as it stands poses far too many risks for Little Village and Lawndale and we ask that it be more carefully considered so as to mitigate the most deleterious effects on the health, architecture, and history of this corridor.

## Fwd: Keeler safety pictures concern current trucks

Norvetta Landon <norvetta.landon@gmail.com>

Mon 4/15/2024 3:56 PM

To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>

[Warning: External email]

Hello

Please add to IDI logistics file for planning commission review. Keeler is already experiencing problems with current trucks at a smaller company. The amount of trucks coming out on keeler is a huge safety factor for Epiphany, Corkery and the family center that is located on the other side of the viaduct .











We are community residents that have lived here since 1957, and is not in agreement to have the zoning changed to a industrial park or to utilize the 6B tax . We have expressed our concern to the alderman as well.

312-622-0221  
Norvetta Landon

## Ogden Keeler Industrial Buildings, A 2024 Chicago 7 Most Endangered

### **Western Felt Works**

**Address:** 4115 W. Ogden

**Year:** 1916

**Architect:** R.C. Fletcher

**Style:** Prairie School

### **Turner Manufacturing Company**

**Address:** 4147-4151 W. Ogden; 2309-2325 S. Keeler

**Year:** 1918 - 1921

**Architect:** Alfred S. Alschuler

**Style:** Prairie School and Classical Revival

### **Overview**

The Ogden Keeler Industrial Buildings are a collection of three historic manufacturing structures situated along West Ogden and South Keeler Avenues on the border of the Little Village and Lawndale Community Areas. The group of buildings were the former headquarters of two lucrative Chicago companies, Western Felt Works and the Turner Manufacturing Company, both of which found great success providing goods to the nation throughout the twentieth century.

The buildings have retained a significant level of architectural integrity since they were built in the 1910s and 1920s, displaying characteristics emblematic of Chicago industrial design from this era. Most notably, the Turner Manufacturing Company buildings were designed by acclaimed Chicago architect Alfred S. Alschuler. However, these three structures are today threatened with demolition. Current owners seek to create a blocks-long logistics warehouse that will permanently alter the streetwall of this portion of Ogden Avenue, part of the original famed Route 66. Preservation Chicago urges the landmarking of these buildings and their reuse or incorporation into the proposed development.

### **History**

#### *Western Felt Works*

Western Felt Works was founded in 1899 by New York-born Henry Faurot. Faurot started his industrial career as an employee of Armour & Company, one of the Union Stockyards's most lucrative divisions, before eventually being placed in charge of Armour's Curled Hair and Felt Works. A new factory building for Armour's Curled Hair and Felt was completed in 1898 with Faurot overseeing the construction process, but an 1899 fire resulting in multiple deaths led to Faurot stepping away from the company. Shortly after this catastrophic blaze, Faurot established a new business venture of his own: Western Felt Works at 787-797 Canal Street.

The company found success quickly and within just a few years was churning out an immense range of products. With felt as their core material, Western Felt Works was able to produce items as varied as horse saddles, automobile washers, phonograph turntables, and robe linings for countless manufacturers. Eventually, thanks to this ability to efficiently provide hundreds of products used by numerous other businesses, Western Felt Works needed to expand. This growth prompted a 1916 relocation to a new factory building at 4115 W. Ogden Avenue by architect R.C. Fletcher, a designer of other industrial buildings around Chicago.

By as early as 1928, Western Felt Works had become a nationwide operation with business offices in New York City, Detroit, Cleveland, San Francisco, and St. Louis. However, Western Felt Works entered possibly their greatest era of financial success and name brand recognition amid World War II, owing to the company's newly established production of wartime goods. As the war strained the supply of much-needed materials like rubber, leather, and plastics, manufacturers discovered that wool felt could be used as a suitable substitute for many of these sorely needed items. Felt footwear protected soldiers' feet in frigid temperatures while felt-lined aviator helmets kept pilots warm and protected from the elements. Felt was also found to make an excellent cushion for gun turret mounts or insulation to help soften mechanical vibrations in airplanes and tanks. These various uses, in addition to countless others such as airplane life rafts, ammunition cases, and gas mask filters for both troops and horses, resulted in felt becoming an essential wartime material and with Western Felt Works becoming one of its central manufacturers.

The wartime rubber shortage in particular led to the creation of Acadia Synthetic Products, a subsidiary arm of Western Felt Works that produced a rubber substitute which quickly became one of the company's biggest moneymakers. Among the most notable products manufactured by this new division was Saran, the production of which was licensed to Western Felt Works by the Dow Chemical Company. The flexible and durable material—most famous today for lending its name to Saran Wrap—could also be employed in the production of fuel and oil lines much like those one would find in airplanes. As the company's exponential growth continued, the Western Felt Works complex would be gradually expanded over the following years. By the 1950s, Western Felt Works occupied a large industrial center on the site, one that consisted of multiple structures with the original Fletcher-designed warehouse at its center.

The company's influence only continued to grow into the 1950s and beyond, even after a change in leadership, as well as labor protests, which were eventually settled by the National Labor Relations Board in favor of Western Felt Works employees. Felt remained a highly in-demand product for the company, by this point the industry leader, and continued to be used for countless items in the postwar years from clothing to car manufacturing. Western Felt Works eventually suffered from declining sales in the 1970s and in 1978, the company was sold to Lydall, Inc., leading to its closure soon after.

## *Turner Manufacturing Company*

The Turner Manufacturing Company was founded by August Turner, born August Tarkovsky, who arrived in Chicago from present-day Ukraine in 1885 at the age of 22. Per a prominent mention of Turner in the 1933 publication *Chicago and its Jews*, “the only wealth he brought with him consisted of a profound knowledge of Hebrew literature, a fine mind and a forceful character.” He found early work gilding picture frames before going into business for himself, eventually incorporating Tarkovsky & Co. in 1891. By 1892, the company had become Globe Molding Works, later culminating in the founding of the Great Northern Molding Works in 1896.

In 1902, the Great Northern Molding Works opened a six-story warehouse at 1444 South Sangamon. The company faced early labor challenges alongside their growing financial successes. A 1904 picture frame workers strike hit the Great Northern Molding Works plant due to a dispute over union agreements: Great Northern Molding Works had instituted a 10-hour day while employees argued they had been promised a 9-hour day by their union. The strike lasted for nearly a half-year before the company agreed to the strike’s terms. By 1907, Turner had incorporated the Turner Manufacturing Company which remained at their Sangamon location for at least another decade or more. While Turner’s business grew into a wildly lucrative enterprise, Turner remained a generous Chicagoan. He was heavily committed to Chicago’s Jewish community in the early part of the 20th century, helping to maintain the library of the Hebrew Literary Society and advising the Jewish Home for the Aged as a board member.

By the time Turner passed in 1924, the Turner Manufacturing Company was already one of the most prominent manufacturers of picture frames and other decorative pieces in the United States. Before his passing, Turner oversaw the opening of a new complex located along West Ogden Avenue. The large warehouse structure at 4147-4151 W. Ogden Avenue was the first building on this site, built on land acquired from the nearby Chicago, Burlington, and Quincy Railroad. Construction of the building, designed by prominent Chicago architect Alfred S. Alschuler began in 1917 and was completed by the early part of the following year. It was touted as the “largest factory in the world devoted to the manufacturing of Portrait Frames, Mirror and Pictures Frames of all kinds.”

Alschuler is one of Chicago’s most important architects. Born in Chicago and educated at the Armour Institute of Technology (today, the Illinois Institute of Technology), he was trained in the offices of Dankmar Adler before eventually opening his own practice in 1907. Although the architect became largely known for grand designs like the London Guarantee Building (1922) and KAM Isaiah Israel (1924), Alschuler made a name for himself with his earlier solo commissions which were largely commercial or industrial buildings. His work in this realm is of particular note as Alschuler is regarded as the first Chicago architect to employ reinforced concrete construction in his designs. These buildings’ external expressions often reflected the powerful concrete structure found within, best exemplified by his Florsheim Shoe Company Building (1926) at 3963 W. Belmont.

The Turner Manufacturing Company's new home on Ogden was completed at an unfortunate time, however. In 1918, wartime materials shortages impacted the company's output, leading to the buildings near immediate lease to Sears, Roebuck & Company for warehouse purposes. A 1918 announcement of the leasing in *Manufacturers' News* also noted that the Turner Manufacturing Company instead decided to build a second structure on the west side of the block for their use. This is most certainly a reference to the warehouse structure soon to be built for the Turner Manufacturing Company at 2309-2325 S. Keeler in 1921, also by Alschuler (Turner was reported to be a personal friend of the architect).

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### **Recommendation**

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