

January 3, 2022

SENT VIA EMAIL

Mr. Scott Goodman  
Founding Principal  
Farpoint Development  
120 N. Racine, Suite 200  
Chicago, IL 60607

RE: Landmarks Illinois Rivers McCormick Endorsement

Dear Mr. Goodman:

On behalf of Landmarks Illinois, I want to thank you and your development partners for presenting your Rivers McCormick proposal to us on December 8, 2021. The proposed development reuses the Lakeside Center, an environmentally sustainable choice we at Landmarks Illinois celebrate. The proposal also recognizes Lakeside Center's value as an architecturally and culturally significant building, designed by the groundbreaking firm C.F. Murphy and architect Helmut Jahn, which sits prominently on the lakefront.

This letter comes in response to your request for Landmarks Illinois' endorsement of the project. Landmarks Illinois was founded in 1971 as a nonprofit advocate for Chicago's historic places. Our board and staff are professionals trained in historic preservation, planning, development, law, finance, design and construction. Over our 50 years, we have grown into a statewide voice for historic preservation in Illinois and we have helped people save almost 24,000 places that are special to them and to their communities. Mid-Century Modern architecture has been an area of focus for us throughout our history, including advocacy campaigns in Chicago to reuse the former Prentice Women's Hospital designed by Bertrand Goldberg and the James R. Thompson Center designed by Helmut Jahn. We also led the effort to save the *Ebony* Test Kitchen designed by Arthur Elrod & William Reiser from John Moutoussamy's Johnson Publishing Company Building. Landmarks Illinois has advocated for Lakeside Center's preservation for over five years, intensifying our efforts after the demolition of the C.F. Murphy-designed Malcom X College in 2016, and supported efforts to determine that the building eligible for listing on the National Register of Historic Places.

The Landmarks Illinois Board of Directors met on December 20, 2021, to review the project and approved Landmarks Illinois' qualified endorsement of Rivers McCormick for the following reasons as presented in the proposal:

- The Rivers McCormick project reuses a significant historic building.
- We believe reusing an existing building and surrounding infrastructure is the most environmentally sustainable choice to reduce carbon emissions.
- The project team affirmed that it had engaged the local community in discussions and agreements about how the community would benefit from the development.
- The proposed design increases greenspace and promotes public access to the lakefront.

While our support for this project recognizes the benefits above, our endorsement is qualified with the following caveats and/or notations:

- Landmarks Illinois endorses the project as a reuse of Lakeside Center. We are not endorsing the casino use itself. Landmarks Illinois acknowledges both the meritorious and deleterious effects of casinos. To the possible deleterious impacts, we support a Community Benefits Agreement and requiring that the operator make accessible, and fund, supportive programs that counter the effects of predatory gambling.
- If the proposal changes to the point where Rivers McCormick no longer seeks to reuse Lakeside Center, or if a significant portion of the building is demolished for the project, we retract our endorsement.
- Our endorsement is made with the understanding that all public spaces will meet the Americans with Disabilities Act and that any outdoor space can be accessed and enjoyed by the public without cost.

We also ask that the development team consider the following:

- Lakeside Center is considered a good candidate for listing on the National Register of Historic Places. We strongly encourage that the design team collaborate with the Illinois State Historic Preservation Office to identify and retain Lakeside Center's historically significant features and nominate the building for listing on the register.
- We encourage that the development include a green roof to further reduce the building's energy use and carbon emissions.

Once again, Landmarks Illinois thanks the Rivers McCormick development team for this opportunity to review the project and provide our qualified endorsement. The proposal is an encouraging step forward in the effort to reuse Lakeside Center for the aforementioned beneficial reasons. We would welcome continued engagement with you and your team as the process moves forward. As we noted in our previous conversation, the project may trigger regulatory review and consultation under Section 106 of the National Historic Preservation Act. If that occurs, Landmarks Illinois will likely request to be a consulting party.

We wish you the best of luck as the proposal proceeds and hope that Mayor Lori Lightfoot and the Chicago City Council prioritize a project that benefits the community and the environment. Please feel free to share this letter in whole, but not in part, as needed.

Best regards,



Bonnie McDonald  
President & CEO