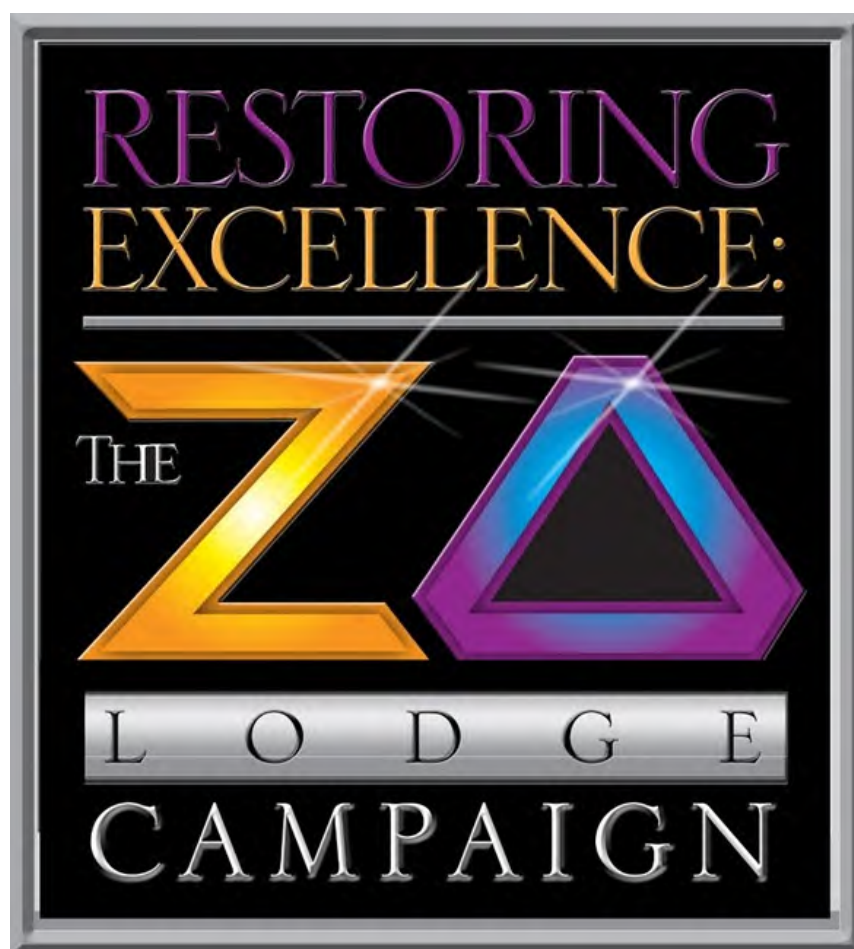


Statement of the Case For a Permanent Lodge



Presented by: The Corporation of
Alpha Zeta Delta of Chi Psi

January, 2019



The Corporation of Alpha Zeta Delta of Chi Psi

www.AZDChiPsi.org/Campaign



January 2, 2019

Chi Psi Brother

**Capital Campaign
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Re: Restoring Excellence:
The Zeta Delta Lodge Campaign

Dear Brother in Chi Psi:

Never in Alpha Zeta Delta's 107-year history have the Alumni been able to share great news about events that may very well ensure our success on campus for the next 100 years. We are excited to be able to share such news with you today and announce that we have **agreed to purchase a new Lodge** to serve as a permanent home for Alpha Zeta Delta for its second century.

Although everyone's experience in Chi Psi is normally based upon one particular Lodge, Zeta Delta has actually had nine separate Lodges from its founding on May 25, 1912:

Alumni Corporation

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(President)

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Mikal Middleton, ZΔ '20, #1

Michael Rivkin, ZΔ '21, #2

Kaleb Sather, ZΔ '20, #3

Quinn Dellinger, ZΔ '21, #4

- The Tau Lambda House, Champaign (1906-1912)
- 111 East Chalmers Street, Champaign (1912-1921)
- 912 South Second Street, Champaign (1921-1994)
- Chi Beta Fraternity House (a local Fraternity that petitioned and became members of Chi Psi in 1940)
- 810 West Illinois Street, Urbana (1994-1995)
- 908 South Lincoln Avenue, Urbana (1995-1997)
- 311 East Armory Avenue, Champaign (1997-2002)
- 110 East Armory Avenue, Champaign (2002-2017)
- 606 West Ohio Street, Urbana (2017-present)

In January of 1994, the Zeta Delta Alumni Corporation closed on the sale of the old Lodge at 912 South Second Street, Champaign - which many of you reading this still consider "THE" Lodge - for \$727,000, with \$654,000 of the sale proceeds going to the AZΔ Educational Foundation. Our goal since selling the Lodge at 912 South Second Street has always been to utilize those proceeds to purchase a new building to serve as a permanent Lodge. **At long last, the opportunity has come to achieve a first-class permanent Lodge at 710 West Ohio Street in Urbana.**

The balance of the proceeds from the sale of the old Lodge were used by the Alumni Corporation to secure leases of temporary Lodges. Over the years, the Foundation has provided scholarships and grants to cover the costs of high-speed internet services to access the University of Illinois academic system and computer equipment in the Lodge study facilities. These important expenditures have allowed Zeta Delta to survive through trying circumstances, and the funding of the Temple Hoyne Buell Memorial Scholarship program, in particular, was the lifeblood of Zeta Delta for many years since 1994. The decision to place the proceeds from the sale of the old Lodge in 1994 in the Educational Foundation was wise, and has made everything that we are announcing today possible.

Currently, the Foundation resides under the Chi Psi Educational Trust's umbrella and has a balance of approximately \$550,000. The Chi Psi Educational Trust has handled the investment, accounting, tax filings and administration of the scholarship and grants program under the oversight and direction of the Zeta Delta Alumni Corporation. We believe that these funds will be available to us to help secure the purchase of the new Lodge.

Why now?

The Undergraduate membership is strong and growing, and it is made up of high-quality, intelligent gentlemen with a strong desire to establish a permanent Lodge at 710 West Ohio Street. The Alumni Corporation has been diligent in its oversight of the Alpha, securing rental properties over the years to serve as the Lodge and coordinating the multiple moves. The fact that Zeta Delta has been continually active on the U. of I. campus for the past 24 years despite not having a permanent Lodge is a testament to the dedication of its alumni Brothers. Now, after all these years, the Corporation has shrewdly identified the Delta Zeta Sorority House at 710 West Ohio, Urbana, as the "right structure" to become the **permanent Lodge** and to **restore Zeta Delta's reputation for excellence** on campus and in the Chi Psi community.

The Alumni Corporation has entered into an agreement to purchase the Delta Zeta Sorority House for \$1,650,000. Financing is being procured and the closing on the purchase is scheduled for May 31, 2019.

Delta Zeta, like many other large, well-funded sororities, has purchased property in Champaign and is building a new sorority house to occupy beginning in the Fall, 2019 semester. They will be vacating their house in Urbana, which they have lived in since 1923, upon closing with Chi Psi on May 31, 2019. The building is well maintained outside and in – it meets all standards to obtain Certified Housing status and presents no life safety issues, has a fully operating kitchen, a house mother's apartment in which an alumni advisor may live, and has capacity to house 40-plus occupants. The grounds are well groomed, and parking is more than ample.

The Delta Zeta house is located just off Lincoln Avenue in a residential neighborhood on the East side of campus. It is situated near the Florida Avenue Residence Halls ("FAR"), Pennsylvania Avenue Residence Halls ("PAR"), Illinois Street Residence Halls ("ISR"), Lincoln Avenue Residence Halls ("LAR") and Allen Hall. While seemingly remote, it is a much better location than the current Lodge; is a much better building; and can be had at a more favorable price than any suitable house we could find in Champaign. Critically, the undergraduate Brothers do not see the location as a detriment to recruitment.

Alternative properties that the Alumni Corporation has explored would require significant renovation, have life/safety issues and were not attractive buildings.

Capital Campaign is launched.

In order to take advantage of the opportunity to purchase the property at 710 West Ohio Street, we are launching a capital campaign to develop funds to put toward the purchase price. The name of our campaign is **“Restoring Excellence: The Zeta Delta Lodge Campaign”** because our goal is not simply to purchase a building but to restore Zeta Delta’s standing as one of the top fraternities on campus and one of the top Alphas in Chi Psi. That cannot be done without a permanent Lodge, and the time has come for all alumni to band together and give our Alpha the permanent home she deserves.

The Campaign will be conducted in two phases. **Phase 1** must be completed by May 1, 2019 and must accomplish raising at least \$500,000 to be used toward the \$1 million down payment for the purchase. (The other \$500,000 for the down payment will come from Zeta Delta’s fund being held by the Educational Trust – the same fund that was created when the Lodge at 912 South Second Street was sold.) The balance of the purchase price (\$650,000) will be financed with a mortgage.

Our goal in **Phase 2** of the Campaign will be to raise an additional \$350,000 to reduce the amount of debt to be serviced, create a reserve fund for future maintenance and replenish Zeta Delta’s Educational Trust fund so the Alpha’s scholarship programs and education grants may continue.

The rental income from the Alpha to the Alumni Corporation will cover the operating costs, utilities taxes, insurance, mortgage payments and maintenance reserves.

What do we need from you Brother?

- Consider being an anchor funder of the Phase 1 campaign by being one of the five Brothers making a gift of \$50,000 before May 1, 2019, or one of the ten Brothers making a gift of \$25,000 before May 1, 2019. *Unfortunately, these gifts are not tax-deductible.*
- If you can’t see your way to being an anchor funder, then please consider participating in Phase 2 of the campaign and make a gift. If the gift is \$2,500 or less, we would ask that it be made in a single payment. If the gift is greater than \$2,500, you may make it with a first-year payment and a pledge of specified gifts in years 2 & 3.
- Band together with other Alumni to make a class gift or an in-memoriam gift of a significant amount to earn naming rights to an area of the Lodge.
- Consider volunteering your time to serve as a Class Leader or Regional Chairman during the Capital Campaign, organizing events and soliciting gifts from other Zeta Delta brothers.
- Your support of the Alpha in any way possible will also be appreciated, from recommending students who might be interesting in rushing the Lodge to attending events such as Initiation, Homecoming, or Birthday Dinners. You may also wish to donate memorabilia to be displayed the Lodge.

Brothers, as your elected Alumni leadership we wanted to share our personal thoughts behind the decision to pursue this new Lodge. Many of us still think back on the decision to sell the Lodge at 912 South Second Street as a disappointment. Even more recently, our inability to purchase the Lodge at 110 East Armory Avenue was just as frustrating to many of you, as it appeared for a number of years that we had finally found a permanent home for our Alpha.

As we look back at the many Lodges that Zeta Delta has called home and the struggles that Zeta Delta has experienced since 1994, we strongly believe that, as stewards of the Alpha, we have a duty to act. We need to ensure that Zeta Delta has a permanent home before another rich sorority, or the University, purchases a property we may be renting. We have never had a better opportunity for a capital campaign to have such impact and potential to wipe away our frustrations and ensure our struggles are behind us. We hope you feel the same way.

We are on the cusp of solidifying Chi Psi's presence at the University of Illinois for its second century. Our Alpha has been on campus for 107 years and we want to make sure it is strong and prominent - a beacon of Brotherhood and Excellence for generations to come. We will be the ancestors that our legacy Brothers will celebrate at that 200th Anniversary Gathering.

As you take a few minutes to thoughtfully consider the impact that Chi Psi has had on your life - the Bonds of Brotherhood, the character-building moments, the friendships, and the opportunities that Chi Psi and the University of Illinois have contributed to your life and career - we invite you to review the following Statement of the Case for a Permanent Lodge. Please take some time to review the following material as you consider making a donation to the Zeta Delta Lodge Campaign. It has been many, many years since we have conducted a large-scale campaign like this, and our goal is to achieve 100% participation from our Alumni. We owe it to the next generation.

Yours in the Bonds,



Paul J. Parks
Chairman
Restoring Excellence: The
Zeta Delta Lodge Campaign



W. David Romoser
Director of Development
Restoring Excellence: The
Zeta Delta Lodge Campaign



Matthew R. Hess
President
The Corporation of Alpha
Zeta Delta of Chi Psi

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Chi Psi Fraternity at the University of Illinois

A Historical Perspective: The Zeta Delta Lodges

Chi Psi Mission

Chi Psi is a private fraternity of gentlemen devoted to the personal and collective needs of its members. A selective association of diverse individuals.

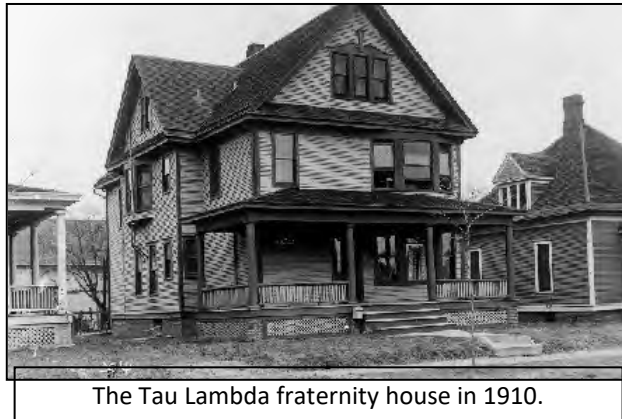
Chi Psi is dedicated to the cultivation of a unique environment which instills a lifelong commitment to Brotherhood.

Alpha Zeta Delta was formed at the University of Illinois on 25 May 1912 from a petitioning body known as the Tau Lambda Fraternity which had, itself, been preceded by the Lambs Club, originated by H. A. Bestor. That this organization eventually became Alpha Zeta Delta of Chi Psi was not an afterthought, for Bestor, knowing something of Chi Psi ideals from Chi Psi friends, had Chi Psi as a goal from the beginning, and all throughout the evolution of the group, this goal remained fixed.

The Lambs Club, founded in 1906, was short lived. By the close of the year, June 1907, a small group headed by Bestor and A. O. Dady had decided that the club arrangements were neither satisfactory nor the membership wholly congenial. It was determined to abandon the club and form a local fraternity modeled more closely on the sought-after nature of an Alpha of Chi Psi.

So, Tau Lambda came into being. Bestor was again the guiding spirit, and the members of the new organization, profiting by the previous experience, built up their personnel slowly and carefully. The men that were recruited had strong scholarship and were well represented in the university clubs and organizations. Within three years after careful recruitment efforts the Tau Lambda

fraternity come one of the strongest respected campus. some of in this came tive in well after lege ca- over.



The Tau Lambda fraternity house in 1910.

had be- of the and most groups on In fact, the men group be- very ac- Chi Psi their col- reers were

The members of Tau Lambda had developed into what they believed was a group of men suitable to represent Chi Psi on the University of Illinois campus. So they applied to the 68th Chi Psi Convention in Milwaukee for charter as an Alpha. Unfortunately, with Chi Psi in an anti-expansion period, the last Alpha being established twelve years earlier at the University of Chicago, the petition was refused that year, and subsequent petitions submitted to the 69th and 70th Chi Psi Conventions were also refused, despite strong petitions with records of scholastic achievement,

campus involvement, and recommendations from leaders of many sororities and fraternities as well as from the heads of all the colleges at the university.

But this adversity did not weaken the determination of the men at Illinois. They continued to excel at the University, becoming a group that had members in all aspects of college activity, which topped the list in scholastic achievement and a group of forty-two involved alumni to add to the twenty-seven active members on campus. The group, which rented a house on campus, owned furnishings and a prime piece of real estate suitable for building and furnishing a complete Lodge.

The strength of this group must have been apparent to the men at the 71st Convention in Boston, for they granted a charter to Tau Lambda and incorporated it as Alpha Zeta Delta, taking on the namesake of Alpha Zeta, alma mater of the #7 of Chi Psi, Elbridge T. Gerry, Z 1857. On the 25th of May in 1912, twenty-eight



Alpha Zeta Delta's first Lodge in 1915.

undergraduates and twenty-two alumni of Tau Lambda were initiated into the bonds of brotherhood in Chicago. The success of the group petitioning in 1912 was due in part to the brothers at Alpha Epsilon Delta, namely Howell W. Murray EΔ 1914 and Ernest R. Reichmann EΔ 1914, and the board of the Chicago Alumni Association. The initiation, which was held at the University Club of Chicago, no doubt made a deep impression on the men involved and became one of the most memorable events in their lives. The new initiates received greetings and congratulations from all across the country, which made it apparent to them that they were truly welcome in the Fraternity.

The following semester was a strong one for the new Alpha, and with the help of brothers from other Alphas they were able to gather a group of ten very strong pledges. They remained strong scholastically, placing second on a list of thirty fraternities, and they were very involved in campus activities. The men also had a growing building fund which would soon contain enough to allow construction of a Lodge. The men moved into a house near the new building site in order to be near their future home.

In the year following 1913 there was gradual slump in the activity of the men of Alpha Zeta Delta, a letdown after the pros-

The mission of Chi Psi Fraternity is to create and maintain an enduring society which stimulates intellectual, ethical and social growth and encourages the sharing of traditions and values. In this pursuit, Chi Psi will encourage leadership, respect for oneself and others, and responsibility to the university and community.

Zeta Delta won the Goodbody Trophy for scholastic excellence in 1951, 1952 and 1953, and once again won the Thayer Trophy in 1953.

The national Fraternity honored the Alpha as one of the strongest Alphas around by the holding of the 111th Convention in Champaign.

perity and intense activity of the previous years. This slump soon ended because in 1915, only three short years after the new Alpha was born, Elbridge T. Gerry, Z 1857 made a generous \$500 gift to kick off an ambitious fund raising campaign that resulted in enough funds to commence building of a Lodge in the fall of 1917.

The outbreak of World War I, however, halted the construction plans, and brought the Alpha to the brink of dormancy. The building once occupied by the brothers was taken over by an Army unit, and almost every brother, active and alumnus, from Alpha Zeta Delta headed off to the battlefields of Europe. The young Alpha had the unfortunate honor of having the first soldier from the state of Illinois to die in World War I. First Lieutenant Orlando Gouchnaur, one of the founders of Alpha Zeta Delta and a member of the Medical Officers' Reserve Corps attached to British forces in France, was killed in action November 6, 1917. Four other men died in the first World War from Alpha Zeta Delta, a large casualty total for a group of men that had had only been an Alpha for six years. The casualty total was the highest of any fraternity at the University of Illinois. But Alpha Zeta Delta also has the honor of having the only Flying Ace produced by the



The Lodge at 912 South Second Street was designed to serve the unique needs of Alpha Zeta Delta of Chi Psi, and was one of the most spacious buildings on campus at the time that it was built.

University. The men of Alpha Zeta Delta are proud of this war record.

The return of many seasoned veterans from the war gave the Alpha a chance to regain its strength. In 1920, Chi Psi became one of the top fraternities at Illinois, having three of seventeen members of the junior honor society. The following year Chi Psi re-

ceived the Sachem Trophy, an award from the university for outstanding scholastic achievement. The years from 1920 to 1923 marked a rebirth of the Chi Psi Alpha at Illinois, during which time the men won trophies in many sports and contests with other organizations. However, the crowning achievement of those years was the fulfillment of the young Alpha's dream of final construction of a permanent Lodge worthy of Chi Psi, completed in 1921.

The new Lodge cost almost twice the estimated price before the war, but the final product became a model fraternity house. Built in the majestic Colonial Revival style of architecture, and having an average capacity of forty-two men, it was one of the most spacious buildings of its kind on campus. The building, with a large porch facing Washington Park in Champaign, was also in a prime location on campus.

After completing the building of the new Lodge, the Brothers once again relaxed some and enjoyed their status on campus. Although nothing detrimental happened at this time, the men did not sustain the high reputation their predecessors had achieved in the fraternity system.

Near the end of the twenties the Alpha was able to acquire a new group of strong men. The Alpha regained its place of prominence on campus, and at the 89th Chi Psi Convention in 1932, Alpha Zeta Delta was awarded the Thayer Trophy for the first time, as the most outstanding Alpha in Chi Psi.

The Alpha 25th anniversary relatively even though campus was The number of this time numbered one hundred, housing needs university



The Chi Beta Fraternity House in 1940.

highest quality men among the fraternities. The finances were strong during this time, and the brothers bought a plot of land north of the lodge to expand the property and renovated the second floor of the Lodge.

In 1940 the number of fraternities dropped to fifty-nine, and even though Alpha Zeta Delta survived this abatement it did so with a decrease in membership and activity on campus. In January of 1940 the brothers were approached by Chi Beta, a local fraternity on the University of Illinois campus. Chi Beta had been founded in 1906, and during its life had become the strongest local fraternity on campus. Several national fraternities had ap-

celebrated her sary in 1937 in strong fashion, competition on formidable. fraternities at bered almost serving the of a growing while increas-

The Alpha celebrated her 25th anniversary in 1937 in relatively strong fashion, even though competition on campus was formidable. The number of fraternities at this time numbered almost one hundred, serving the housing needs of a growing university while increasing the competition for the highest quality men among the fraternities.

In February of 1944, and Army group took residence in the Lodge, because there were only eleven Chi Psi brothers left on campus. The number decreased to six by May, and the Alpha was only able to initiate one man that term. By the summer the number of Chi Psis on campus was reduced to only four and by the fall the Alpha was inactive. With no men on campus the Alumni Corporation rented the Lodge out to women and was able to keep the Lodge in good shape because it possessed enough funds.

proached Chi Beta about affiliation, but its members had never shown interest in becoming a national organization. So, when the group approached the Alpha and Alumni Corporation board, the brothers were surprised, but they accepted the offer. On 1 June 1940, sixty-three alumni and twenty-two actives of Chi Beta were formally initiated into Alpha Zeta Delta of Chi Psi, including four father-and-son groups. The following fall's Homecoming Weekend, 26 October 1940, saw the initiation of another group of twenty-two Chi Beta alumni. The merger brought a diverse group of men into the Lodge and a new group of alumni, which helped boost the morale and recruitment of the Alpha.

The next few years were good to the Alpha, but at the end of 1943, the Lodge lost many men to the onset of World War II. In February of 1944, and Army group took residence in the Lodge, because there were only eleven Chi Psi brothers left on campus. The number decreased to six by May, and the Alpha was only able to initiate one man that term. By the summer the number of Chi Psis on campus was reduced to only four and by the fall the Alpha was inactive. With no men on campus the Alumni Corporation rented the Lodge out to women and was able to keep the Lodge in good shape because it possessed enough funds. The ratio of men to women at the University of Illinois at this time kept fraternity activity at a virtual standstill. Although some fraternities had enough men on campus to keep their kitchens open,



The Lodge at 912 South Second Street, pictured here in 1990, served as the permanent home for Alpha Zeta Delta from 1921-1993.

most were in a situation similar to that of Chi Psi.

In the fall of 1945, following the war, the Lodge was once again occupied with brothers, a group of young men who found themselves in a situation much like their predecessors from twenty-five years earlier. It took some time for the men to resume their involvement on campus, but by the onset of the fifties, they were beginning their resurgence.

In 1953 Alpha Zeta Delta once again won the Thayer Trophy, although this time having to share it with Alphas Beta Delta and Epsilon Delta. The brothers also won the Goodbody Trophy for scholastic achievement three consecutive years from 1951-1953. Their scholastic strength was also recognized on campus during these years, with Alpha Zeta Delta being a finalist for the Sachem Trophy every year. The



The first temporary Lodge was a group house located at 810 South Illinois Street in 1994.

brothers were also involved on campus and held many leadership positions in university organizations. However, the peak accomplishment during those years was hosting the 111th Convention in Champaign, which reflected the strength of the Alpha at that time.

At the onset of the sixties, Alpha Zeta Delta was operating at a moderate level of achievement. However, a strong emphasis on campus involvement and recruitment allowed another peak in the Alpha's storied history. A powerful rush in the fall of 1961 produced twenty-three pledges, for of whom were football players on scholarship and a number of whom were managers on campus sports teams. Campus involvement had reached one of its highest levels ever, and scholastically the Alpha was among the top five fraternities on campus, including among professional societies. Pledge classes during this time were among the largest and highest quality on campus, despite the fact that overall campus fraternity involvement had declined in size. The prosperity of the Alpha continued into the late sixties, when membership and involvement began to drop again.

The cycle of highs and lows continued through the seventies and eighties. The im-



"Gabe's Place" at 908 South Lincoln Avenue served as a temporary Lodge from 1995-1997.

In 1953 Alpha Zeta Delta once again won the Thayer Trophy, although this time having to share it with Alphas Beta Delta and Epsilon Delta. The brothers also won the Goodbody Trophy for scholastic achievement three consecutive years from 1951-1953.

impact of the Vietnam War and counter culture movement was felt

among all fraternities in the early seventies, resulting in lower membership numbers. Alpha Zeta Delta bounced back, winning the Founders Trophy in 1976 as the most improved Alpha and the Goodbody Trophy in 1977 as the best overall Alpha scholastically.

Numbers fell again in the early eighties before peaking again in

The sale of the Lodge that had held such significance in the lives of so many Chi Psis fittingly enabled the establishment of a new legacy that will hold a different significance in the lives of many future Chi Psis. The majority of the proceeds of the sale of the Lodge were given to the Alpha Zeta Delta of Chi Psi Educational Foundation to be applied towards promoting scholarship among the Brothers at Illinois.



For a while, it was thought that the Alpha Chi Rho house at 311 East Armory Avenue would become a permanent Lodge, but Alpha Zeta Delta had to vacate the building when Crows decided to recolonize in 2001.

1987 with the initiation of seventeen new brothers in the fall, and a full Lodge. However, recruitment suffered in the wake of a growing anti-Greek sentiment on campus due to news stories linking fraternities to hazing, binge drinking, and acquaintance rape. Reduced occupancy in the Lodge led to deferred maintenance and depletion of Alumni Corporation funds.

In the spring of 1993 the insurance carrier for the Lodge issued an ultimatum to the Alumni Corporation to either make an exhaustive set of specific physical changes to the building or face cancellation of coverage. Unable to afford these changes without a time-consuming fundraising campaign, the Alumni Corporation board had no choice but to evict the brothers from the uninsurable property. Without a home the brothers scrambled for places to live on campus, and only one new brother was initiated in the fall.

While the Alpha continued to operate at Illinois, the historic Lodge had sadly become a financial burden. So, in January of 1994, the Lodge which had been home to generations of Chi Psis at Illinois was sold to a local developer and subsequently demolished in March 1994. The sale of the Lodge that had held such significance in the lives of so many Chi Psis fittingly enabled the establishment of a new legacy that will hold a different significance in the lives of many future Chi Psis. The majority of the proceeds of the sale of the Lodge were given to the Alpha Zeta

Delta of Chi Psi Educational Foundation to be applied towards promoting scholarship among the Brothers at Illinois. This endowment, now administered by the Chi Psi Educational Trust, has provided tens of thousands of dollars every year in scholarships and fellowships, as well as grants for books and computers, to the Brothers of Alpha Zeta Delta.

With an active Alumni Corporation and Educational Foundation and a small but determined group of active brothers, the Alpha rebuilt itself slowly during the nineties. Scholarship improved, membership increased, and like a phoenix Alpha Zeta Delta emerged from the ashes, winning the Founders Trophy in 1995 and again in 2000 as the most improved Alpha. As the number of men in the Alpha and the level of activity increased, the Alpha moved into increasingly larger houses that served tempo-



For 15 years, from 2002-2017, the old Delta Sigma Phi house at 110 East Armory Avenue served as a temporary Lodge for Alpha Zeta Delta.

rarily as Lodges. Finally, in December of 2001 the Alpha was notified that they would have to vacate the fraternity house they were renting by July

2002, leaving very little time to find a home. Fortunately, the Alumni Corporation was able to secure a contract to lease a vacant fraternity house at 110 East Armory in Champaign with an option to purchase, and a capital campaign was launched. The brothers worked tirelessly to restore the building to livable condition before moving in for the fall 2002 semester.

The first decade of the 21st century was one of ups and downs. In 2004, financial markets had changed in a way that made it impossible for the alumni corporation to secure a mortgage to purchase the Lodge while the capital campaign was underway, causing the purchase of the Lodge to fall through and the capital campaign to stall. The corporation managed to maintain a lease on the Lodge but was unable to make planned investments due to high rent and low occupancy caused in part by issues with the building.

By the end of the first decade in the Lodge on Armory, the longest period of stability in one location since moving from the old Lodge on Second Street, occupancy and Alpha operations

Zeta Delta entered the 21st century on an upward swing, claiming the Founders Trophy for the most improved Chi Psi Alpha in 1995 and 2000, ending the 2000-2001 school year with 40 Brothers, and setting their sights on the coveted Thayer Trophy as the best Alpha of Chi Psi.

For more than a century, Alpha Zeta Delta of Chi Psi has experienced cycles of highs and lows at the University of Illinois but has never wavered in her persistent pursuit of the Chi Psi experience, and every generation has continued the unbroken chain of never-ending friendship and fellowship only available within the bonds of our beloved Fraternity. However, maintaining that consistent Brotherhood has proved challenging without a permanent Lodge.

had improved, and support from a few young alumni saw a turnaround in living conditions. By 2012, Alpha Zeta Delta proudly celebrated her 100th year at Illinois by hosting the 171st Chi Psi Convention, the second time the national organization met for Convention at the University of Illinois. The Alpha entered its second century with a renewed hope for the future. Over the next few years, Alpha Zeta Delta had some ups and downs but overall continued to build momentum on campus.

However, in the fall of 2015, with momentum building again, the Alpha was notified that the landlords had sold the property to Kappa Delta sorority and would not be renewing the lease.

The alumni corporation board and the undergraduate brothers once again set out looking for a place for Alpha Zeta Delta to call home. After a laborious search the Alpha decided that beginning in the summer of 2017 the Alpha would move to the other side of campus and sign a long term lease with option to purchase



The current Lodge is the old Alpha Chi Sigma fraternity house located at 606 West Ohio Street in Urbana.

a beautiful old fraternity house at 606 West Ohio in Urbana. Originally built in 1935 for Theta Upsilon sorority, it was owned and occupied by Alpha Chi Sigma professional chemistry fraternity from 1937 to 2007 before being sold to and recently renovated by a local property management company.

For more than a century, Alpha Zeta Delta of Chi Psi has experienced cycles of highs and lows at the University of Illinois but has never wavered in her persistent pursuit of the Chi Psi experience, and every generation has continued the unbroken chain of never-ending friendship and fellowship only available within the bonds of our beloved Fraternity. However, maintaining that consistent Brotherhood has proved challenging without a permanent Lodge. The Alumni Corporation, under the leadership of Todd Fouts, ZΔ'89, followed by Randy Mason, ZΔ'96, did its best to assist and guide the Alpha to ensure that numbers remained high and that the ideals of Chi Psi were maintained so that, when the time came to finally purchase a Lodge, the Alpha would be able to

It is time for all of us to step up and make good on our commitment to provide Zeta Delta with the permanent Lodge that we need to excel during our second century on the University of Illinois campus.

The Delta Zeta Opportunity

The Alumni Corporation did not expect to be purchasing a new house when the 2017-2018 academic year began. The plan coming into the year was to lease the Lodge at 606 West Ohio Street for a period of time while the undergraduates continued to prove that they could successfully rush from an Urbana location. Additionally, time was needed to prepare a plan to conduct a capital campaign, which would be launched a year or two down the road. This is why the Corporation entered into a new two-year lease at 606 West Ohio in the middle of 2018.

In March, 2018, the Corporation was contacted by a real estate broker to gauge our interest in whether we would like to investigate purchasing the

Delta Zeta sorority house on campus. The house is located two blocks West of the current Lodge, and we agreed to conduct a walk-through of the building. The building was impressive and the location was much better than that of the current Lodge, but we were told that the sellers were firm in wanting \$1.8M for the house - well above our price range. We thanked the broker and walked away without much thought.

In September, in preparation for a Corporation Board meeting and after a Capital Campaign

committee was first formed, we reached out to that same broker just to check on the status of the house. More than anything, we were hoping to learn what the sale price was so we could more accurately determine a fair price for the current Lodge in the event that we were able to ever purchase the building. We learned that the Delta Zeta house had not yet sold. Knowing that Delta Zeta needed to sell their house quickly in order to use the funds to purchase their new house on the other side of campus this summer, and judging by the speed with which the broker

got back to us, we correctly assumed that the price had come down. With the help of our newly formed Capital Campaign Core Committee, we made an initial offer of \$1.4M for the house



and began negotiating. After several rounds of negotiating we were able to reach an agreement to purchase the Delta Zeta house for \$1.65M, with a closing date of May 31, 2019. As you can see, this deal came together quickly and unexpectedly. After 25 years of wandering on the University of Illinois campus, the Alumni Corporation has secured an agreement to purchase a beautiful house to serve as a permanent Lodge for Zeta Delta's second century on the University of Illinois campus.

Building Layout and Construction Plans

Words cannot adequately convey the pristine condition of the Delta Zeta house. Although most sorority houses on campus are kept in great shape, this is especially true for Delta Zeta. Over the last 13 years, the sorority made numerous major (and expensive) improvements to their building, upgrading everything from the cosmetics to the infrastructure. For example, within the last 3 years the building was tuck-pointed, its kitchen was completely renovated, the parking lot was replaced, and the landscaping was overhauled.

Before reaching our agreement with Delta Zeta, a property management company inspected both the current Lodge and the prospective new Lodge to determine how much it would cost to bring the current Lodge up to the standard of the Delta Zeta house. Upon receiving those inspection reports, the decision was clear. While the current Lodge presented plenty of potential, it would cost over \$500,000 (on top of the purchase price) to bring it up to the standard we

want for our permanent home. In contrast, the Delta Zeta house is turnkey, and we can focus on growing our Alpha, not repairing our bricks and mortar.

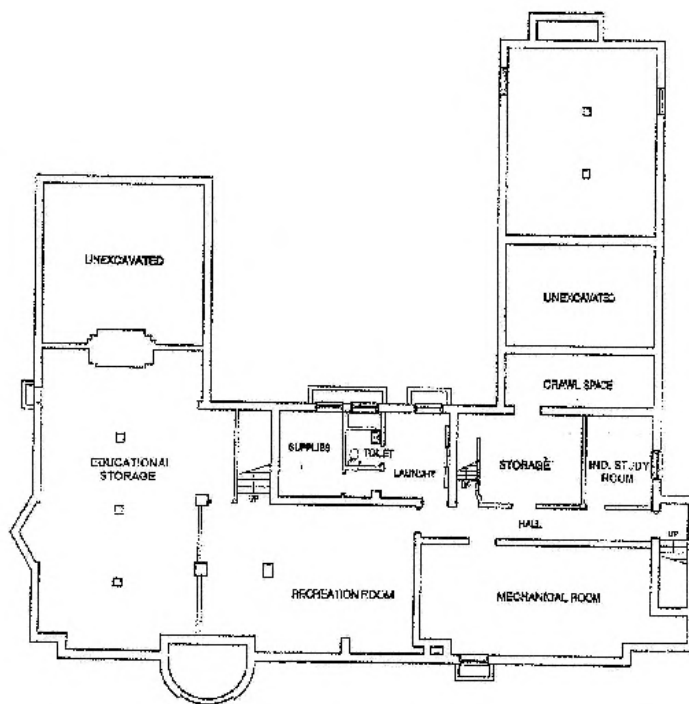
The basement of the new Lodge is not large. There is a storage room on the far West side of the basement that will be used exclusively to store educational materials, including test files, textbooks, computer equipment and the like. There will also be a conference table and chairs for the convenience of students utilizing the study materials.

The recreational room will be turned into a social lounge. We envision installing a bar as well as a pool table, dart board, and televisions for brothers to watch Illini games when they are not studying.

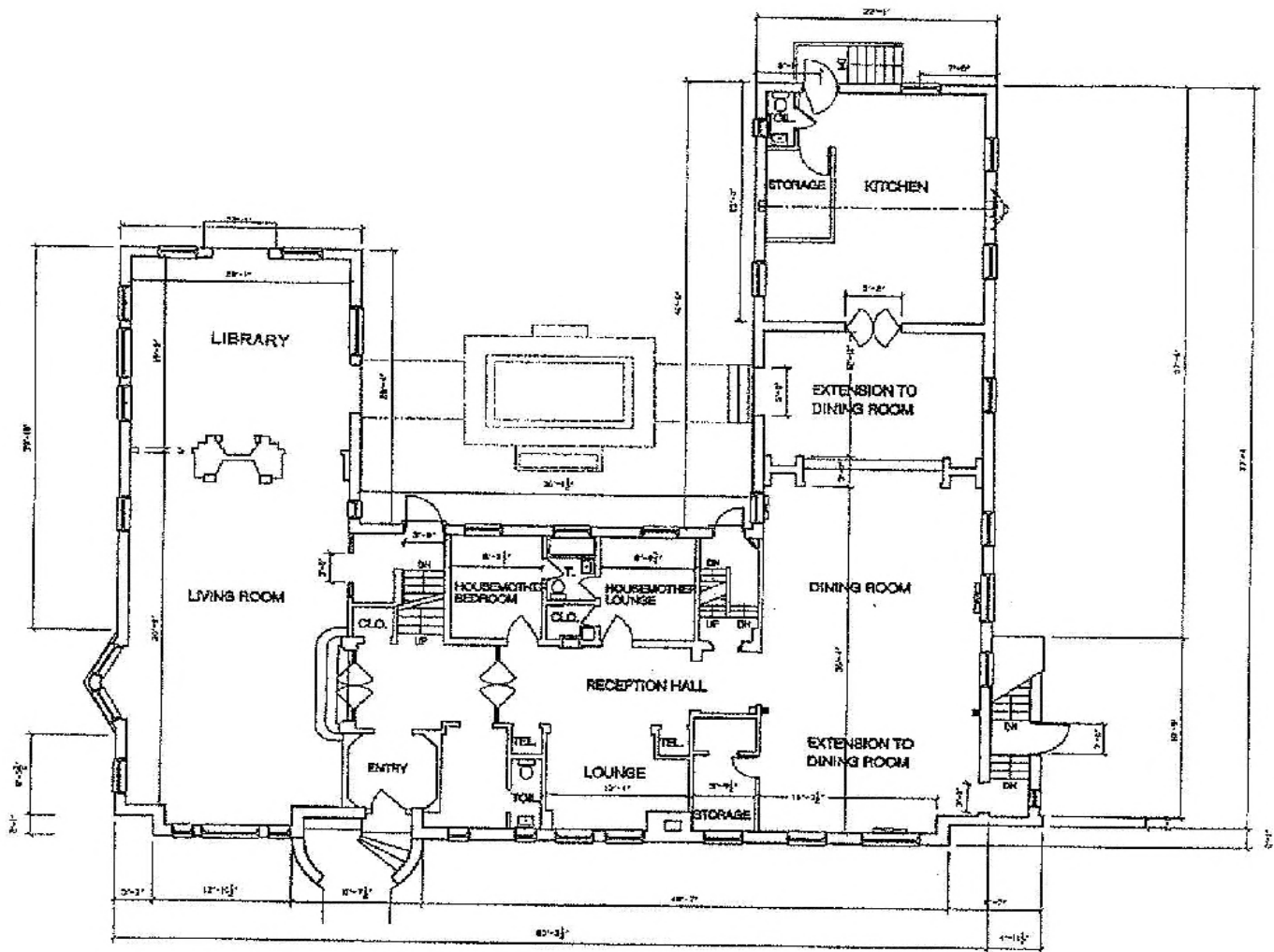
The first floor features a large living room on the West side of the building which will be the main gathering room for brothers, along with their friends, family and alumni. Just off the living room will be a library, where we will maintain our large collection of old P&G's, Illio yearbooks, and other historical books, periodicals and reference materials. There will be a conference table where members and alumni can ready or study in groups.

The dining room is large and will be able to accommodate a full Lodge at meal time. The kitchen is newly renovated and has new, commercial-grade appliances.

Additionally, there is a "house mother's suite" that we intend to use to house an Alumni Advisor. Ideally, the Alumni Advisor will be a recent graduate who is attending graduate school at the University of Illinois or who has obtained a job in the Champaign-Urbana area. His role will be to supervise the undergraduates and advise them on their operations. He will serve as an important liaison between the Alpha and the Alumni Corporation and will help ensure that the undergraduate members comply with all of Chi Psi Fraternity's risk management policies and procedures.



The Recreational Room in the basement of the new Lodge will be turned into a Social Lounge where Brothers can play games, watch sports, and perhaps enjoy a beverage or two if they are of age.



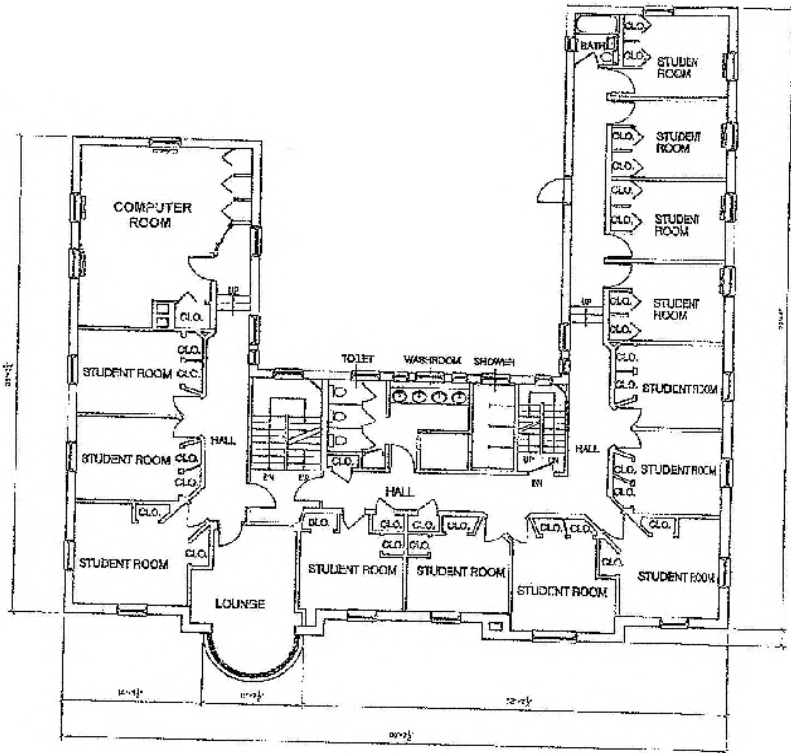
The first floor of the new Lodge will feature a living room and library on the West wing of the building as well as a large dining room and commercial kitchen that was just recently renovated. The "Lounge" will serve as a Library Annex or Heritage Center where the Alpha's collection of reference materials, periodicals and photographs will be displayed.

There will be 14 bedrooms on the second floor which will be able to provide living space for 23 brothers. Additionally, utilizing a grant from the Educational Trust, we intend to remove a wall between the two bedrooms in the Northwest corner of the building to create one large, state-of-the-art computer lab and media center to enable students to use computers to assist in their educational experience and for individual and group study projects.

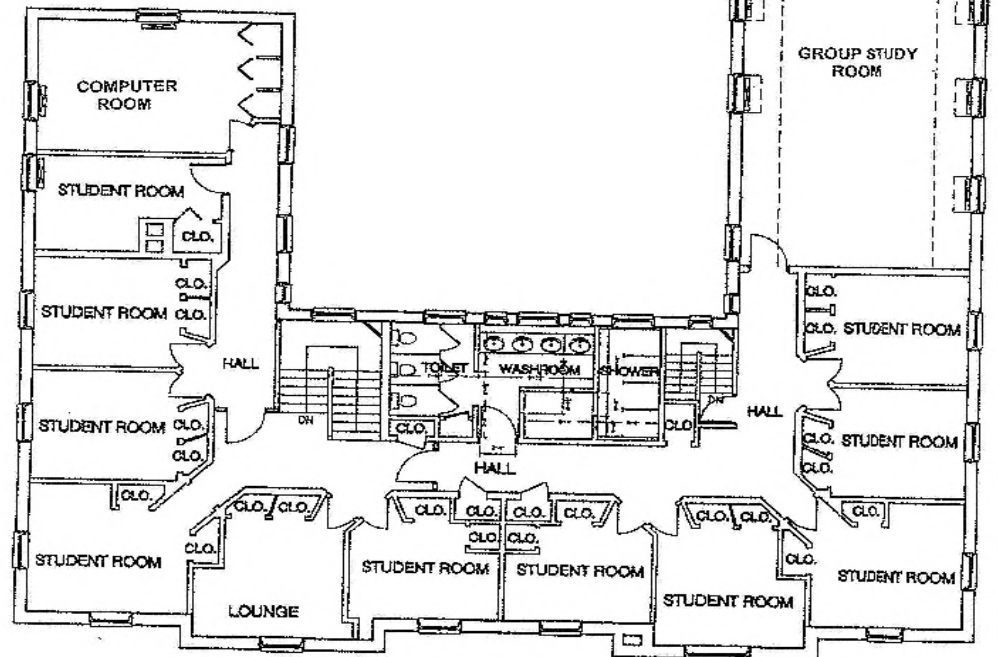
The computer lab will be equipped with eight (8) computers and workstations and other equipment that permit connections to University computer facilities and the internet, as well as with a commercial printer/copier/scanner. The room

will also be furnished with study tables, chairs and light fixtures suitable for use by the students for individual and group study.

There are 11 bedrooms on the third floor that can house 18 brothers. We will also convert Delta Zeta's current Chapter Room into a Group Study Room, which will be furnished with conference tables, study carrels and chairs suitable for group study projects. The Group Study Room will be wired to support personal computer work stations and wired and cabled to provide Internet connections. It will also be furnished with audio-visual equipment, including a screen and projector, a podium and computer network connections.



We will knock out the wall between the two bedrooms on the Northwest side of the Second floor to create a state-of-the-art computer lab/media center that will rival the University's own facilities. In addition, there will be 14 bedrooms (including the "Lounge") on this floor that can sleep 23 brothers.



There will be an additional small computer lab on the third floor for in addition to the large group study room that will provide a quiet atmosphere where students can work, either individually or in groups. In addition, the 11 bedrooms can sleep 18 brothers, allowing a total of 41 total brothers to live in the Lodge every year.

Building Photos



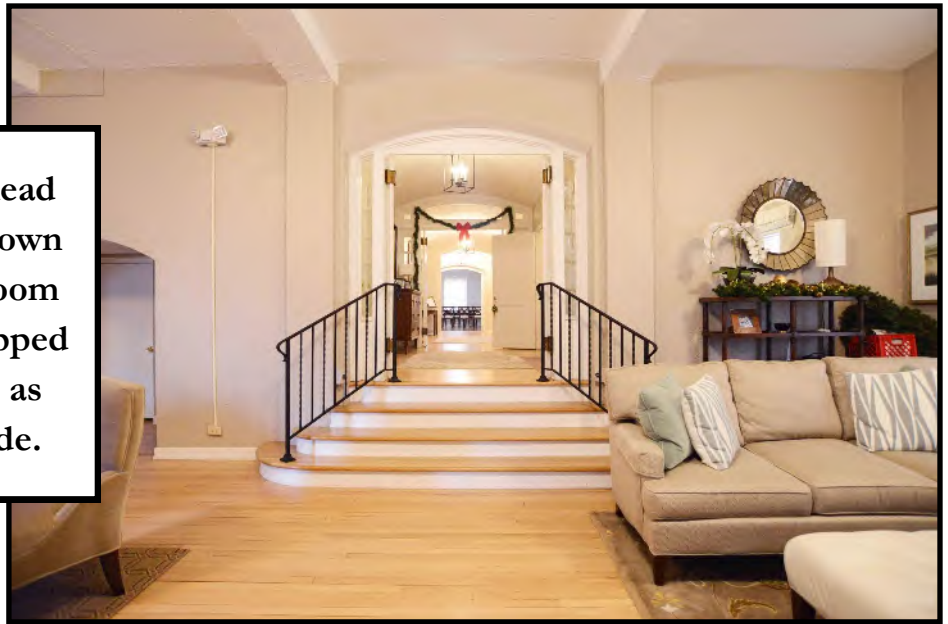
The new Lodge will have tremendous curb appeal.

It is also the first fraternity house that students will encounter East of Lincoln Avenue - an advantage when it comes to Rush.

You step into the foyer as you enter the Lodge. The Dining Room & Kitchen are to the right, while the Living Room & Library are to the left.



The stairs that lead from the foyer down into the living room are already equipped with hand rails as required by code.



The formal Living Room will be the main gathering place for undergraduates, their guests and alumni.



Another view of the Living Room. Sadly, the Christmas tree does not come with the house (nor does the furniture).



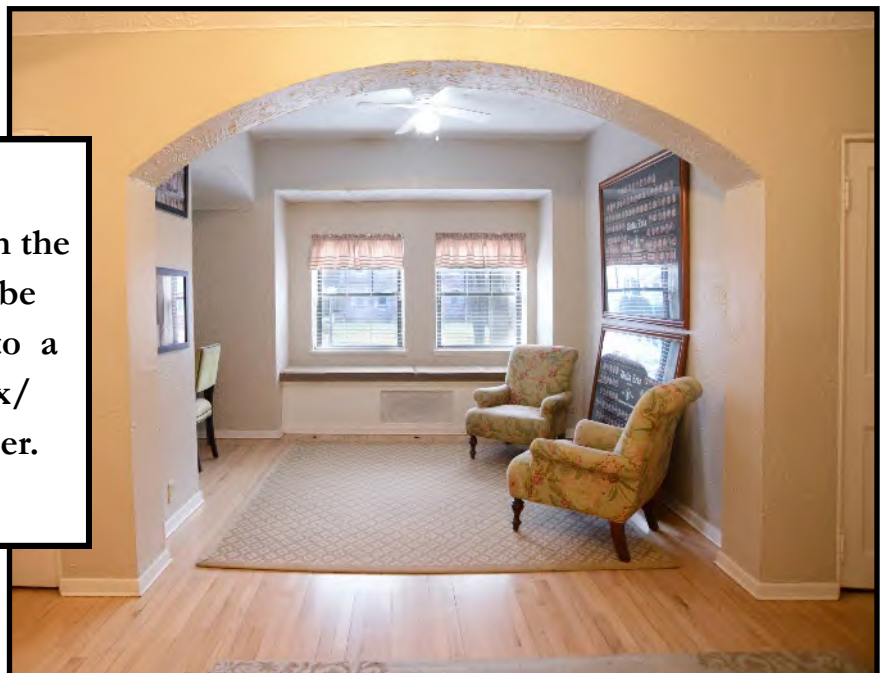
**The current
Solarium, located
just off the Living
Room, will be
converted into our
Library.**



**Another view of our
Library, where
Philip Spencer's
portrait will soon be
displayed.**



**A lounge area on the
first floor will be
transformed into a
Library Annex/
Heritage Center.**



**The Dining Room is
large enough to
accommodate a full
Lodge.**



**Separating the Dining
Room from the
Kitchen is a food
serving area with hot
and cold food tables.**



**The Kitchen was fully
upgraded with new
appliances in 2016. It
is clean, large, and
fully operational.**



In the basement is a Recreation Room that we intend to convert into a Social Lounge where Brothers can watch TV and socialize.



The Patio is just outside the Kitchen and will provide Brothers with a private outdoor space to entertain guests.



We will convert the Chapter Room on the third floor into a large Group Study Room.



Restoring Excellence: The Zeta Delta Lodge Campaign

At the Initiation Banquet held on December 8, 2018, W. David Romoser, ZΔ '65, announced the launch of a capital campaign to develop funds to purchase the new Lodge. The name of the Cam-



W. David Romoser, ZΔ '65, announced the launch of the Capital Campaign at the Initiation Banquet on Dec. 12, 2018

paign is “Restoring Excellence: The Zeta Delta Lodge Campaign” because our goal is not simply to purchase a Lodge, but rather to restore Zeta Delta’s place as a top fraternity on the University of Illinois campus and in the Chi Psi community.

The Campaign will be conducted in two phases. During Phase 1 of the Campaign, the goal will be to raise \$500,000 in cash before May 1, 2019. These funds are required to make the down payment on the \$1.65M purchase of the Delta Zeta house. During Phase 2, we will attempt to raise additional funds to pay down the mortgage as well as to replenish Zeta Delta’s Educational Trust fund, which we anticipate will make a grant to assist with funding the purchase.

Phase 1

In order to be able to afford the yearly operating costs of the new Lodge as well as the mort-

gage payment, we need to make a down payment of at least \$1M. With a \$1M down payment, the yearly principle + interest payments will be less than \$60,000 per year, allowing the undergraduates to afford the building with approximately 30 brothers living in per year – which is higher than what they have historically achieved but which is entirely attainable.

We anticipate obtaining a grant from the Educational Trust to fund the percentage of educational space in the new Lodge. We retained a law firm that specializes in fraternity law to evaluate the new Lodge and draft an opinion letter and grant request to the Educational Trust. That law firm determined that 30% of the livable space in the new Lodge can be considered exclusively educational. Therefore, 30% of the acquisition cost – approximately \$500,000 – can be funded by the Educational Trust. That means that we only need to raise an additional \$500,000 before May 1, 2019.

It is important to remember that the money being held by the Educational Trust originates from the sale of the Lodge at 912 South Second Street. The plan that was agreed upon in 1993, when the decision to sell the Lodge was made, was that the money from the purchase would eventually be used to purchase a new permanent Lodge. Although it has taken longer than expected, that plan is about to become a reality. But we need your help!

Please consider being an anchor funder of the Phase 1 campaign by being one of five Brothers making a gift of \$50,000 before May 1, 2019, or one of the ten Brothers making a gift of \$25,000 before May 1, 2019. A pledge form is located at the end of this booklet which you can fill out and send in along with your payment. You also have the option of making your gift online at www.AZDChiPsi.org/Campaign.

If you can’t see your way to being an anchor

funder, then please consider participating either at a lower amount or during Phase 2 of the campaign.

Phase 2

After we close the purchase transaction on May 31, 2019, Phase 2 of the Zeta Delta Lodge Campaign will begin. Our goal during this phase of the Campaign will be to raise an additional \$350,000, either in the form of donations directly to the Alumni Corporation which will be used to pay down the principle or create a reserve fund or to the Educational Trust to replenish Zeta Delta’s fund so that the various scholarship programs established after the sale of the old Lodge can continue. These scholarship programs – in particular, the Temple Hoyne Buell Memorial

Scholarship – have been the lifeblood of Zeta Delta during its lean years, and we want to ensure that they continue well into Zeta Delta’s second century.

During Phase 2, if you make a gift of \$2,500 or less, we would ask that it be made in a single payment. If the gift is greater than \$2,500, you will have the option of making your gift over a period of three years. Importantly, if you decide to direct your Phase 2 gift to the Educational Trust, your gift will be tax-deductible.

Throughout both phases of the Zeta Delta Lodge Campaign, your overall support of the Alpha will be invaluable. Be it from recommending students for recruitment to attendance at the Initiations, Homecomings, Birthday Dinners and donating memorabilia to the Lodge, we hope that you will take this opportunity to renew

Naming Opportunities and Giving Levels

The following naming dedication opportunities are available for those who wish to be recognized specifically for their generosity or who would like to memorialize a lost Brother.

♦ Lodge	\$500,000
♦ Library	\$100,000
♦ Living Room	\$50,000
♦ Large Computer Lab	\$50,000
♦ Social Lounge	\$50,000
♦ Dining Room	\$50,000
♦ Small Computer Lab	\$25,000
♦ Heritage Center	\$25,000
♦ Kitchen	\$25,000
♦ Patio	\$25,000
♦ #1’s Bedroom	\$15,000
♦ Alumni Advisor Suite	\$15,000
♦ Bedrooms (x24)	\$10,000

The Success of the Zeta Delta Lodge Campaign depends on the generosity of all Alumni. We encourage everyone considering a gift to strive to attain the highest level possible.

♦ Founders Club	\$100,000
♦ Philip Spencer Club	\$50,000
♦ H.A. Bestor Club	\$25,000
♦ 1841 Club	\$17,000
♦ 1912 Club	\$10,000
♦ Lodge Club	\$5,000
♦ Purple & Gold Club	\$2,500
♦ Alpha Club	\$1,000
♦ Badge Club	\$500
♦ Brotherhood Club	up to \$499

Conclusion and Pledge Form

When we all gathered at Chi Psi Fraternity's 171st Annual Convention in Champaign back in 2012, none of us could have imagined where our Alpha would be today. The future appeared bright, no doubt, but that was because we thought we had found a permanent Lodge in the old Delta Sigma Phi house at 110 East Armory.

Zeta Delta called 110 East Armory home for 15 years, and for a period of time it appeared that a deal to purchase the building was on the horizon. But when Kappa Delta sorority made an offer to purchase that building for \$2.8M, we had no choice but to abandon our plans and find other housing.

Zeta Delta has played the musical chairs game long enough. We cannot continue to risk dormancy as more and more properties on campus are purchased by wealthy sororities and by the

University. It is time for us to re-establish a permanent home for our beloved Alpha, and we have found the perfect opportunity in the Delta Zeta house.

We sincerely hope that you will consider making



a gift to the Zeta Delta Lodge Campaign so that future generations of Zeta Delta brothers will have a Lodge to call home and enjoy the same opportunities that we enjoyed while living in the Lodge. The generations that came before us did the hard work of establishing Zeta Delta as a pre-eminent fraternity

on campus, and we owe it to future generations to leave that same legacy and ensure that Zeta Delta has a Lodge of its own for the next 100 years.

We thank you in advance for your generosity and participation in the Zeta Delta Lodge Campaign.

PLEDGE FORM – PHASE 1

I hereby pledge that I will make a gift of \$_____ to the Corporation of Alpha Zeta Delta of Chi Psi during Phase 1 of the Zeta Delta Lodge Campaign **on or before May 1, 2019**. I understand that my gift will be put toward the purchase of the property located at 710 West Ohio Street, Urbana, Illinois, which will serve as a permanent Lodge for Alpha Zeta Delta of Chi Psi. ***I acknowledge that my donation is not tax-deductible.***

Signature _____

Alpha/Year _____

☐ I wish to remain anonymous

Address: _____

- ☐ Check enclosed (Please make payable to The Corporation of Alpha Zeta Delta of Chi Psi)
- ☐ I will send payment at a later date, but not later than May 1, 2019. (Please send payment to Chris Riehs, ZΔ '90, 3520 Timber Creek Lane, Naperville, IL 60565)
- ☐ I will make my donation online at www.AZDChiPsi.org/Campaign

