



City of Chicago



Or2015-744

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/9/2015
Sponsor(s):	Dept./Agency
Type:	Order
Title:	Demolition of historical landmark building at 177-185 N Morgan St and 953-955 W Lake St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 2, 2015

The Honorable Susana Mendoza
City Clerk
City of Chicago
Room 107, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

RE: Recommendation to approve the proposed demolition of a non-contributing building in a landmark district

Dear Clerk Mendoza:

We are filing with your office for introduction at the December 9, 2015, City Council meeting as a transmittal to the Mayor and City Council of Chicago the recommendation of the Commission on Chicago Landmarks to approve the proposed demolition of a non-contributing building at 177-185 N. Morgan/953-955 W. Lake in the Fulton-Randolph Market landmark district, pursuant to Sec. 2-120-825 of the Municipal Code.

The material being submitted to you for this proposal includes:

1. Proposed Order, and
2. Recommendation of the Commission on Chicago Landmarks.

Thank you for your cooperation in this matter.

Sincerely,

Cindy Roubik, AIA
Historic Preservation Division
Bureau of Zoning & Land Use
Department of Planning & Development

encls.

cc: Alderman Walter Burnett, Jr., 27th Ward
Keith Moreno, DPD

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RECEIVED AT THE OFFICE OF THE
DIRECTOR OF THE BUREAU OF LAND MANAGEMENT
WASHINGTON, D. C.

ORDER

It is hereby ordered by the City Council of the City of Chicago, in accordance with Section 2-120-825 of the Municipal Code of Chicago, that the recommendation of the Commission on Chicago Landmarks (the "Commission") for the approval of a permit application for demolition of the existing commercial building (the "Building") located at 177-185 North Morgan/953-955 West Lake, a non-contributing building in the Fulton-Randolph Market District, is accepted. The Commission's decision approving the proposed demolition of the Building is attached hereto as Exhibit A. Notwithstanding the foregoing, the permit applicant must pay the City of Chicago the applicable demolition permit fee and obtain from the Commissioner of the City's Department of Buildings a demolition permit prior to proceeding with any demolition. This order shall be in full force and effect upon its passage and approval.

EXHIBIT A

CITY OF CHICAGO
COMMISSION ON CHICAGO LANDMARKS

November 5, 2015

RECOMMENDATION TO THE CITY COUNCIL TO APPROVE
A PERMIT APPLICATION FOR DEMOLITION OF A
NON-CONTRIBUTING BUILDING IN A CHICAGO LANDMARK DISTRICT

WHEREAS, pursuant to Section 2-120-825 of the Municipal Code of Chicago governing review of permits for the demolition of 40% or more of any building or structure either designated as a "Chicago Landmark" or located in any district designated as a "Chicago Landmark," the Commission on Chicago Landmarks (the "Commission") has reviewed a permit application for the proposed demolition of a:


One- and two-story commercial building ("Building") located at 177-185 North Morgan/953-955 West Lake within the Fulton-Randolph Market District, a Chicago Landmark (the "Landmark District"); and

WHEREAS, the significant historical or architectural features identified in the ordinance designating the Landmark District are identified as: (a) all exterior elevations, including rooflines and projecting canopies, of the buildings visible from the public rights-of-way; and (b) all streetscapes, including streets, alleys, extensive areas of Belgian-block paving in alleys, sidewalks, reduced-height street level sidewalks, raised sidewalk loading docks, and similar private and public rights-of-way; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Finds, in accordance with the criteria for review of permit applications established in Article III of the Commission's *Rules and Regulations*, that the Building is non-contributing to the character of the Landmark District;
2. Finds, in accordance with Section 2-120-770 of the Municipal Code of Chicago, that the demolition of the Building will not adversely affect any significant historical or architectural features of the Landmark District, and that the demolition is in accordance with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*;
3. Approves the permit application for the demolition of the Building; and
4. Recommends, in accordance with Section 2-120-825, that the City Council of the City of Chicago accept the Commission's approval of the permit application for the demolition of the Building.

The above recommendation was passed unanimously (7-0)


Rafael M. Leon, Chairman
Commission on Chicago Landmarks

Dated: Nov. 5, 2015

