



Office of the Chicago City  
Clerk



Or2011-655

Office of the City Clerk

Tracking Sheet

<b>Meeting Date:</b>	7/6/2011
<b>Sponsor(s):</b>	City Clerk Mendoza
<b>Type:</b>	Order
<b>Title:</b>	Demolition of building at 400 W Dickens Ave
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

## 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 building located at 400 W. Dickens Avenue, a non-contributing building in the Mid-North District constructed in 1951, is accepted. The Commission's decision approving the proposed demolition is attached hereto as Exhibit A. Notwithstanding the foregoing, the permit applicant must pay the City of the 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.



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

July 1, 2011

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 July 6, 2011, 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 400 W. Dickens Ave., a non-contributing building in the Mid-North 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,

*Eleanor Esser Gorski* (DC)  
Eleanor Esser Gorski, AIA  
Assistant Commissioner  
Historic Preservation Division  
Bureau of Planning and Zoning  
Department of Housing and Economic Development

312-744-9143  
744-3201

encls.

cc: Alderman Michele Smith, 43<sup>rd</sup> Ward

CITY OF CHICAGO  
COMMISSION ON CHICAGO LANDMARKS

June 2, 2011

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

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

*Three-story institutional building (built in 1951)* ("Building") located at *400 W. Dickens Avenue* within the *Mid-North District*, a Chicago Landmark (the "Landmark District"); and

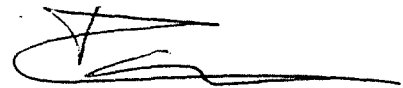
Whereas the significant historical or architectural features identified in the ordinance designating the Landmark District are all exterior elevations of all structures within the district;

**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 Mid-North District, and its demolition will not have a negative effect on the character of the Landmark District;
2. Therefore 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 permit application No. 100394042 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

(8-0) unanimously



Rafael M. Leon, Chairman

Dated: 6/2/11

APPROVED  
Stephen R. Patton  
CORPORATION COUNSEL

APPROVED  
Rahm Emanuel Mayor  
8/25/11 <sup>STEP</sup>