



# City of Chicago



Or2017-45

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/22/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Order
<b>Title:</b>	Demolition of historical landmark building at 1638 N Sedgwick St
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

OFFICE OF THE  
CITY CLERK

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February 14, 2017

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 February 22, 2017, 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 1638 N. Sedgwick in the Old Town Triangle 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 Gorski, AIA  
Deputy Commissioner of Planning, Design and Historic Preservation Division  
Bureau of Zoning & Land Use

cc: Alderman Brian Hopkins, 2<sup>nd</sup> Ward  
Keith Moreno, DPD

SELECTED 12 1910 21

## O R D E R

**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 2-story residential building (the "Building") located at 1638 North Sedgwick, a non-contributing building in the Old Town Triangle 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

January 5, 2017

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 following proposed demolition of a:

*2-story single-family residential building* ("Building") located at *1638 North Sedgwick* within the *Old Town Triangle 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 and rooflines; now therefore

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Finds, that the period of historic development of the Old Town Triangle District, as described in the designation ordinance, is from Chicago's rapid period of development before the fire of 1871 to c. 1929 at the beginning of the Great Depression;
2. 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 constructed c. 1966, built well after the period of historic development of the Old Town Triangle District, is non-contributing to the character of the Landmark District;
3. 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;
4. Approves the permit application for the demolition of the Building; and
5. 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 4-0 with two Commission  
members voting "Present"

  
Rafael Leon, Chair  
Commission on Chicago Landmarks

Dated: Jan. 5, 2017