



# City of Chicago



Or2017-234

## Office of the City Clerk Document Tracking Sheet

<b>Meeting Date:</b>	5/24/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Order
<b>Title:</b>	Demolition of historical landmark building at 226 N Peoria St
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 18, 2017

The Honorable Anna Valencia  
City Clerk  
City of Chicago  
121 North LaSalle Street, Room 107  
Chicago, Illinois 60602

**RE: Recommendation to approve the proposed partial demolition of a contributing building with rehabilitation of the front façade to remain in place in the Fulton-Randolph Market landmark district at 226 North Peoria**

Dear Clerk Valencia:

We are filing with your office for introduction at the May 24, 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 partial demolition with rehabilitation of the front façade to remain in place of a contributing building in the Fulton-Randolph Market landmark district located at 226 North Peoria Street, 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

Encls.: Order and Recommendation

cc: Alderman Walter Burnett, Jr., 27<sup>th</sup> Ward  
Keith Moreno, DPD

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## 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 partial demolition of the three-story, commercial building (the “Building”) located at 226 North Peoria Street, with the rehabilitation of the front façade to be retained in place, is accepted. The Commission’s decision approving the proposed partial 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**

**April 6, 2017**

**RECOMMENDATION TO THE CITY COUNCIL TO APPROVE  
A PERMIT APPLICATION FOR PARTIAL DEMOLITION OF A  
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 partial demolition of a:

*Three-story, commercial building ("Building") located at 226 North Peoria Street 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 all exterior elevations, including rooflines and projecting canopies, of the buildings visible from public rights-of-way; 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 proposed partial demolition of the Building, with the rehabilitation of the front façade to be retained in place, will not be an adverse effect on the character of the Landmark District;
2. Finds, in accordance with Section 2-120-770 of the Municipal Code of Chicago, that the partial demolition of the Building will not adversely affect any significant historical or architectural features of the Landmark District;
3. Approves the permit application for the partial 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 partial demolition of the Building.

The above recommendation was passed unanimously (8-0).



Rafael Leon, Chair  
Commission on Chicago Landmarks

Dated: 4/6/17