



City of Chicago



Or2014-80

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	Dept./Agency
Type:	Order
Title:	Demolition of historical landmark building at 849 W Armitage Ave (rear building)
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards



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CITY COUNCIL DIVISION
2014 FEB 28 PM 12:11

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 28, 2014

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 March 5, 2014, 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 the rear building at 849 W. Armitage, a non-contributing building in the Armitage-Halsted 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, AIA
Director of Historic Preservation
Historic Preservation Division
Bureau of Planning and Zoning

encls.

cc: Alderman Michele Smith, 43rd Ward
Keith Moreno, DPD

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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 rear building located at 849 W. Armitage Avenue, a non-contributing building in the Armitage-Halsted District, 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.

CITY OF CHICAGO
COMMISSION ON CHICAGO LANDMARKS

January 9, 2014

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

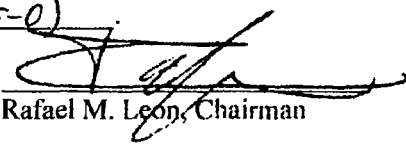
Two-story rear building ("Building") located at
849 W. Armitage Avenue within the
Armitage-Halsted District, a Chicago Landmark (the "Landmark District"); and

Whereas the significant historical or architectural features identified in the ordinance designating the Landmark District are all exterior elevations, including rooflines, visible from the public rights-of-way;

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 Armitage-Halsted 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 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 (5-0)


Rafael M. Leon, Chairman

Dated: 01/09/2014