



City of Chicago



Or2015-334

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/17/2015
Sponsor(s):	Dept./Agency
Type:	Order
Title:	Demolition of historical landmark building at 1935 W Schiller St (rear coach house)
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 10, 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 partial demolition of a rear coach house in a landmark district

Dear Clerk Mendoza:

We are filing with your office for introduction at the June 17, 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 partial demolition of a rear coach house to 1935 W. Schiller, a building in the Wicker Park 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
Director of Historic Preservation
Bureau of Zoning & Land Use
Department of Planning & Development

encls.

cc: Alderman Proco "Joe" Moreno, 1st 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 partial demolition of the rear 1-story coach house (the "Coach House") located at 1935 West Schiller in the Wicker Park District is accepted. The Commission's decision approving the proposed partial demolition of the Coach House 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 and approval.

EXHIBIT A

**CITY OF CHICAGO
COMMISSION ON CHICAGO LANDMARKS**

May 13, 2015

**RECOMMENDATION TO THE CITY COUNCIL TO APPROVE
A PERMIT APPLICATION FOR PARTIAL DEMOLITION OF
CONTRIBUTING COACH HOUSE 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 following proposed demolition:


Partial demolition of the existing rear 1-story Coach House ("Coach House") located at 1935 West Schiller within the Wicker Park 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 faces of the structures, and all the streetscapes and landscapes located within the Landmark District; 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 front masonry portion of the Coach House with select reconstruction in similar design and appearance is deteriorated beyond reasonable methods of repair; that the rear frame portion of the Coach House is non-contributing to the character of the Landmark District; and that the proposed demolition and replacement of these portions of the Coach House 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 partial demolition of the Coach House will not adversely affect any significant historical or architectural features of the Landmark District, and that the partial 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 partial demolition of the Coach House; 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 Coach House.

The above recommendation was passed unanimously (7-0)


Rafael M. Leon, Chairman

Dated: 5/13/2015