



City of Chicago



Or2017-235

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/24/2017
Sponsor(s):	Misc. Transmittal
Type:	Order
Title:	Demolition of historical landmark building at 230 N Peoria St
Committee(s) Assignment:	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 demolition of a non-contributing building in the Fulton-Randolph Market landmark district at 230 North Peoria Street

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 demolition of a non-contributing building in the Fulton-Randolph Market landmark district located at 230 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., 27th 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 one-story, commercial building (the “Building”) located at 230 North Peoria Street, a non-contributing building in the Fulton-Randolph Market 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

April 6, 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:

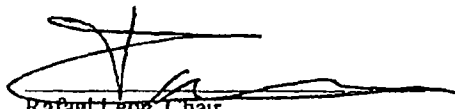
One-story, commercial building ("Building") located at *230 North Peoria Street* within the *Fulton-Randolph Market District*, a Chicago Landmark (the "Landmark District"); and

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 Building, constructed circa 2000, is non-contributing to the character of the Landmark District;
2. 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;
3. Approves the 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 (8-0).


Rafael Leon, Chair
Commission on Chicago Landmarks

Dated: 4/6/17