



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** Or2015-744  
**Type:** Order  
**Status:** Passed  
**File created:** 12/9/2015  
**In control:** City Council  
**Final action:** 1/13/2016  
**Title:** Demolition of historical landmark building at 177-185 N Morgan St and 953-955 W Lake St  
**Sponsors:** Dept./Agency  
**Indexes:** Demolition & Demolition Lien  
**Attachments:** 1. Or2015-744.pdf

Date	Ver.	Action By	Action	Result
1/13/2016	1	City Council	Passed	Pass
1/5/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
12/9/2015	1	City Council	Referred	

### Department of Planning and Development

city of chicago

December 2, 2015

The Honorable Susana Mendoza  
City Clerk <sup>1</sup> 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 December 9, 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 demolition of a non-contributing building at 177-185 N. Morgan/953-955 W. Lake in the Fulton-Randolph Market 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.

Cindy Roribik, AIA Historic Preservation Division Bureau of Zoning & Land Use Department

of Planning & Development

ends.

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

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

**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 existing commercial building (the "Building") located at 177-185 North Morgan/953-955 West Lake, 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**

**November 5, 2015**

**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 proposed demolition of a:

One- and two-story commercial building ("Building") located at 177-185 North Morgan/953-955 West Lake within the Fulton-Randolph Market District, a Chicago Landmark (the "Landmark District"); and

1. 2.

**3. 4.**

WHEREAS, the significant historical or architectural features identified in the ordinance designating the Landmark District are identified as: (a) all exterior elevations, including rooflines and projecting canopies, of the buildings visible from the public rights-of-way; and (b) 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:**

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 Landmark District;

*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;*

Approves the permit application for the demolition of the Building; and

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

Rafael M. Leott, Chairman Commission/on Chicago Landmarks

**i**