



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

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Department of Planning and Development;!

CITY OF CHICAGO

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February 14,2017 -^fn

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 February 22, 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 at 1638 N. Sedgwick in the Old Town Triangle 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.

Eleanor Gorski, AIA

Deputy Commissioner of Planning, Design and Historic Preservation Division Bureau of Zoning & Land Use

Sincerely,

cc: Alderman Brian Hopkins, 2" Ward Keith Moreno,
DPD

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 2-story residential building (the "Building") located at 1638 North Sedgwick, a non-contributing building in the Old Town Triangle 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

January 5, 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:

2-story single-family residential building ("Building") located at 1638 North Sedgwick within the Old Town Triangle 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 and rooflines; now therefore

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Finds, that the period of historic development of the Old Town Triangle District, as described in the designation ordinance, is from Chicago's rapid period of development before the fire of 1871 to c. 1929 at the beginning of the Great Depression;
2. 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 c. 1966, built well after the period of historic development of the Old Town Triangle District, is non-contributing to the character of the Landmark District;

3. 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;
4. Approves the permit application for the demolition of the Building; and
5. 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 A-- Q <uulj-c^>» k^jjui3^r C/9-->*-^~<-d^^

Rafael Leon, Chair
Commission on Chicago Landmarks