

TO: Carol Mosley Braun
Recorder of Deeds of Cook County
County Building, Room 230
118 North Clark Street
Chicago, Illinois 60602

FROM: Commission on Chicago Landmarks
320 North Clark Street, Room 516
Chicago, Illinois 60610
Telephone (312) 744-3200

Notice is hereby given that the area, place, building, structure, work of art or other similar object described below was designated as a Chicago Landmark by ordinance adopted by the City Council of the City of Chicago on July 13, 1988.

(This ordinance, a certified copy of which is herewith attached, was adopted under the authority granted in the Municipal Code of Chicago, Chapter 21, Section 21-73.)

DESCRIPTION OF CHICAGO LANDMARK: Calumet-Giles-Prairie District
Comprised, with some exceptions, of properties in the 3100- through 3400- blocks of South Calumet, Giles, and Prairie avenues, and specifically including properties legally described in the enclosed ordinance and carrying the Property Index Numbers listed on the RI 0607-09 MISC.

T#4444 TRAN 0764 03/01/91 11:10:00 \$3.00
#0709 # D *91-094243
COOK COUNTY RECORDER

EFFECTS OF DESIGNATION:

This designated landmark hereby comes under the provisions and procedures of Chapter 21, Sections 21-77 and 21-81 of the Municipal Code of Chicago, which provide that:


Section 21-77 No permit for alteration, construction, reconstruction, erection, demolition, relocation or other work shall be issued to any applicant by any department of the City of Chicago without the written approval of the Commission for any area, district, place, building, structure, work of art, or other object for which the Commission has made a preliminary determination of landmark status or which has been designated as a "Chicago Landmark" in the following instances:


- 1) where such permit would allow the alteration or reconstruction of or addition to any improvement which constitutes all or a part of a landmark or proposed landmark; or
- 2) where such permit would allow the demolition of any improvement which constitutes all or a part of a landmark or proposed landmarks; or
- 3) where a permit would allow the construction or erection of any addition to any improvement or the erection of any new structure or improvement on any land within a landmark district; or
- 4) where a permit would allow the construction or erection of any sign or billboard within the public view which may be placed on, in, or immediately adjacent to any improvement which constitutes all or part of any landmark or proposed landmark;

Any City department which receives an application for a permit as defined in this section shall forward the application, including copies of all detailed plans, designs, elevations, specifications, and documents relating thereto, to the Commission within seven days of receipt thereof. It shall be a violation of this ordinance for an owner to perform, authorize, or allow work or other acts requiring review without a permit;

Section 21-81 (excerpt) ...provided, however, that if the construction, reconstruction, alteration, repair, or demolition of any improvement would remedy conditions imminently dangerous to life, health, or property, as determined in writing by the Department of Inspectional Services, or the Board of Health, or the Fire Department, the Commission shall approve the work notwithstanding other considerations relating to its designation as a "Chicago Landmark" or to the fact that the Commission has made a preliminary determination of landmark status.

(A reprint of the provisions of the Municipal Code of Chicago relating to Chicago Landmarks is attached.)


Peter C.B. Byrne, Chairman

ATTEST 
William M. McLenahan, Director

Dated 2/27/91

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29.00

Rider "A"

Property Index Numbers
for the
Calumet-Giles-Praire District
Designated a Chicago Landmark
by the
City Council of Chicago
July 13, 1988

17-34-103-020	17-34-104-024	17-34-105-031
-021	-025	-032
-022	-026	-033
-023	-027	-034
-024	-028	-035
-025	-029	-036
-026	-030	-037
-027	-031	-038
-028	-032	-039
-029	-033	-040
-030	-034	-042
-031	-035	-043
-032	-036	-044
-033	-037	-045
-034	-038	
-035	-039	17-34-106-006
-036	-040	-008
-037	-041	-009
-038	-042	-010
-039		-011
-040	17-34-105-004	-012
-044	-005	-033
	-006	-034
17-34-104-002	-007	-035
-003	-008	-036
-004	-009	-037
-005	-010	-038
-006	-011	-039
-007	-012	
-008	-013	17-34-110-029
-009	-014	-030
-010	-015	-031
-013	-016	-033
-014	-017	-034
-015	-018	-035
-016	-019	-036
-017	-020	-037
-019	-021	-038
-020	-022	-039
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-023	-025	-042

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-044	-053	-014
-045	-054	-017
-046	-055	-018
-047	-056	-019
-048	-057	-020
-049	-060	-021
-056	-061	-022
-057	-062	-023
-058	-063	-024
-059	-064	-025
-060	-065	-026
-061	-066	-027
	-067	-028
17-34-111-061	-068	-029
-062	-069	-030
	-070	-031
17-34-112-015	-071	-032
	-072	-033
17-34-113-001	-073	-034
-002	-074	-035
-003	-075	-036
-006	-076	-037
-007	-077	-038
-008	-078	-039
-009	-079	-040
-010	-080	-041
-019	-081	-042
-020	-082	-043
-023	-089	-044
-024	-090	-045
-025	-091	-046
-026	-092	-047
-027	-096	-048
-029	-097	-049
-030		-050
-033	17-34-121-001	-051
-034	-002	-052
-035	-003	-053
-036	-004	-054
	-005	-055
17-34-120-045	-006	-058
-046	-007	-059
-047	-008	-060
-048	-009	-064
-049	-010	-071
-050	-011	-072
-051	-012	-073

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-076	-034	-086
-077	-035	-087
-078	-036	-088
-079	-037	-089
-080	-038	-090
-081	-039	-091
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-083	-041	-093
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-085	-043	-095
-086	-044	-096
-087	-045	-097
-088	-046	-098
-089	-047	-099
-090	-048	-100
-091	-049	-101
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-002	-052	-104
-003	-053	-105
-004	-054	-106
-005	-055	-107
-006	-056	-108
-007	-057	-109
-008	-058	-110
-009	-059	-111
-010	-060	
-011	-061	17-34-123-001
-012	-062	-002
-013	-063	-003
-014	-064	-004
-015	-065	-005
-016	-066	-006
-017	-067	-007
-018	-068	-008
-019	-069	-009
-020	-070	-010
-021	-071	-011
-022	-072	-012
-023	-073	-013
-024	-074	-014
-025	-075	-014
-026	-076	-015
-027	-077	-016
-028	-078	-017
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-030	-080	-019
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-END-

Property of Cook County Clerk's Office

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WHEREAS, Pursuant to Chapter 21, Section 21-72 of the Municipal Code of Chicago, the Commission on Chicago Landmarks has determined that the Calumet-Giles-Prairie District, generally including those portions of Calumet, Giles, and Prairie Avenues between 31st and 35th Streets, in Chicago, Illinois, is worthy of designation as a "Chicago Landmark"; and

WHEREAS, The Commission has found that the Calumet-Giles-Prairie District meets certain criteria for landmark designation as set forth in Chapter 21, Section 21-66(1)-(7) of the Municipal Code of Chicago; and

WHEREAS, During the late nineteenth and early twentieth centuries the Calumet-Giles-Prairie District was home to the upper middle-class families of the professionals and businessmen that fueled Chicago's economic growth; and

WHEREAS, The Calumet-Giles-Prairie District includes the site of Camp Douglas, a Confederate prisoner-of-war camp, one of the only sites in Chicago associated with the Civil War; and

WHEREAS, Stephen A. Douglas, an important figure in local, state, and national politics during the nineteenth century, initiated development of this area during the 1850s and played a major role in its evolution; and

WHEREAS, The houses in the Calumet-Giles-Prairie District exhibit the range of architectural styles that characterized residential construction during the late nineteenth and early twentieth centuries, and further exhibit distinctive architectural detailing and craftsmanship; and

WHEREAS, Houses designed by such acknowledged masters as Frank Lloyd Wright and Louis Sullivan, as well as other notable contemporaries, whose work significantly

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contributed to the development of the Douglas neighborhood and the city at large, are located in the district; and

WHEREAS, The houses in the district are unified in their architectural expression and in their historical background as a discrete residential area in the larger Douglas neighborhood; and

WHEREAS, The Commission on Chicago Landmarks has concluded that the Calumet-Giles-Prairie District is truly important to Chicago, and deserves to be preserved, protected, enhanced, rehabilitated, and perpetuated, and the Commissioner of Planning of the City of Chicago and the City Council Committee on Historical Landmark Preservation have concurred in the Commission's recommendation that the Calumet-Giles-Prairie District be designated as a "Chicago Landmark"; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The Calumet-Giles-Prairie District, specifically those portions of the structure exteriors visible from the public right-of-way, legally described in Appendix "A" attached hereto, is hereby designated as a "Chicago Landmark".

SECTION 2. The Commission on Chicago Landmarks is hereby directed to create a suitable plaque appropriately identifying said landmark and to affix the plaque to the property designated as a Chicago Landmark in accordance with the provisions of Section 21-65(3) of the Municipal Code of Chicago.

SECTION 3. The Commission on Chicago Landmarks is directed to comply with the provisions of Section 21-75 of the Municipal Code of Chicago.

SECTION 4. This ordinance shall take effect from and after the date of its passage.

Appendix "A" attached to this ordinance reads as follows:

Appendix "A".

The proposed Calumet-Giles-Prairie District consists of the properties, both publicly and privately owned, within the following boundaries:

On The North

From a point of beginning at the intersection of the west line of the alley next west of Prairie Avenue and the north line of the alley next south of 31st Street.;

east along this north alley line, crossing Prairie Avenue, to its coincident intersection with the east line of the alley next east of Prairie Avenue;

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south along this east alley line to its intersection with the north property line of 3112 South Giles Avenue;

east along this north property line, crossing Giles Avenue, and continuing along the north property line of 3113 South Giles Avenue to this property line's coincident intersection with the east line of the alley next east of Giles Avenue;

south along this east alley line to the north property line of 3120 South Calumet Avenue;

east along this north property line, crossing Calumet Avenue, and continuing along the north property line of 3123 South Calumet Avenue, to its intersection with the west line of South Dr. Martin Luther King, Jr. Drive;

On The East

South along this west line of South Dr. Martin Luther King, Jr. Drive, crossing East 32nd Street and East 33rd Boulevard, to its intersection with the south property line of 3405 South Calumet Avenue;

west along this south property line to its intersection with the east line of South Calumet Avenue;

south along this east line of South Calumet Avenue to its intersection with a line coincident with the south property line of 3436 South Calumet Avenue;

On The South

West along this south property line and continuing along the south property line of 3443 South Giles Avenue to its coincident intersection with the west line of Giles Avenue;

south along this west line to its intersection with the south property line of 3436 South Giles Avenue;

west along this south property line to its coincident intersection with the east line of the alley west of Giles Avenue;

south along this east alley line to its coincident intersection with the north line of East 35th Street;

west along this north line of East 35th Street to its coincident intersection with the west line of South Prairie Avenue;

north along this west line of South Prairie Avenue to its intersection with the south property line of 3446 South Prairie Avenue;

west along this south property line to its coincident intersection with the west line of the alley next west of Prairie Avenue;

On The West

North along this west alley line, crossing East 33rd Boulevard and East 32nd Street, to the point of beginning.

These properties are legally described as:

Lots 25, 26, 28 through 40, and 46 through 49 in Block 1 of Tyler's Subdivision of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1 through 6 in Thorpe's Subdivision of Lots 41, 42, 43, 44 and 45 in Block 1 in Tyler's Subdivision of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1 through 6 in S. D. Weakley's Subdivision of Lots 27 and 31 inclusive in Block 1 of Tyler's Subdivision of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1 through 6 and 13 through 48 in Block 2 of Tyler's Subdivision of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 and Lots 1 through 7 in S. D. Weakley's Subdivision of Lots 7 through 12 inclusive in Block 2 of Tyler's Subdivision of the South 1/2 of the Northeast 1/4 of the Northwest 1/4; and the North-South alley vacated by ordinance passed November 26, 1940; all in Section 34-39-14;

Lots 1 through 7 in the Resubdivision of Lots 45, 46, 47, and 48, and all of Lots 1 through 44 in Block 3 of Tyler's Subdivision of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 34-39-14, as well as the North-South alley vacated by ordinance passed November 16, 1970, and the private alley in said Block;

Lots 1 through 24 in Block 4 of Tyler's Subdivision of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 46, and 47 in Block 1 of Loomis and Laflin's Subdivision of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 34-39-14;

The South 8-1/3 feet of Lot 10, and Lots 11, 14, 15, 17 through 45 and Lot 48 in Block 2 of Loomis and Laflin's Subdivision of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 34-39-14;

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Lots 1 through 4 in the Subdivision of Lots 46, 47, and the South 4/12 feet of Lot 43 in Block 2 the Subdivision of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 34-39-14;

The North 15.05 feet of Lot 40 and all of Lots 41 through 77 in Haywood's Subdivision of the West 4/5 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1 through 4 in George H. Fox's Subdivision of Lots 37 and 38 (except the South 33 feet thereof), Lot 39 and the South 8.95 feet of Lot 40 in the Subdivision of the West 4/5 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 5 through 18 and the North 20 feet of Lot 19 in C. Cleaver's Subdivision of the East 2 acres of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1 and 2 in the Subdivision of Lot 20 and the South 10 feet of Lot 19 of Cleaver's Subdivision of the East 2 acres of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 3, 6, 11, 14, 19, 22, 23, 26, 27, 30, 31, 34, 35, 39, 42, 47, 50, 54, 55, 58, 59, 62, 67, and the North 21 feet of Lot 63 in Charles Cleaver's Subdivision of Lots 3, 4, 5, and 6 in Block 2 of Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1 through 6 in the Subdivision of Lots 28, 19, 30, 31, and 32 of Alethean Addition to Chicago being in the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14, being parts of Blocks 2, 3, and 6 in Block 2 of Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 33 through 37 in Alethean Addition to Chicago being a Resubdivision of Lots 9, 16, 17, 24, 25, 32, 33, 40, 41, 48, 49, 56, 57, 64, and 65 in Charles Cleaver's Subdivision of Lots 3, 4, 5, and 6 in Block 2 of Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14, and a Tract of the said Southeast 1/4 of the Northwest 1/4 of said Section 34, thus described beginning at a point in the East line of the said Tract 64 rods North of its Southeast corner, thence North along said East line to the Northeast corner thereof, thence West on the North line thereof 20 rods, thence South parallel with the East line to a line parallel to and 64 rods North of the South line of said Tract, thence East 20 rods to the beginning;

Lots 1 through 7 in F. Gaylord's Subdivision of Lots 2, 7, 10, 15, and 18 in Charles Cleaver's Subdivision of Lots 3, 4, 5, and 6 in Block 2 of Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

The South 15 feet of Lot 7 and all of Lots 8, 9, and 10 in Forsythe's 2nd Addition being a subdivision of that Part North of the South 64 rods of the West 136 feet of the East 516 feet of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1 through 4 in Joseph Beifeld's Subdivision of the East 125 feet of Lots 1, 2, and 3 of Forsythe's 2nd Addition to Chicago in the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1 and 2 in Frank S. Wrigley's Subdivision of the North 9 feet of the East 125 feet of Lot 7 and the East 125 feet of Lots 5 and 6 in Forsythe's 2nd Addition to Chicago in the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1, 2, and 3 in the Subdivision of Lots 38, 43, and the North 1 foot of Lot 46 in Charles Cleaver's Subdivision of Lots 3, 4, 5, and 6 in Block 2 of Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1, 2, and 3 in G. W. Burchard's Subdivision of Lot 51 and the South 30 feet of Lot 46 of Charles Cleaver's Subdivision of Lots 3, 4, 5, and 6 in Block 2 of Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1 through 6 in Fuller Frost, and Cobb's Subdivision of part of Lot 1 in Block 2 of Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 5, 6, and 7 in J. Stonehem's Subdivision of Lot 1 of Block 2 of Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1 through 16 in McLachlan and Others Resubdivision of Lots 4, 5, 12, 13, and Lots 20, 21, 23, 29, 36, 37, and 44 inclusive in Charles Cleaver's Subdivision of Lots 3, 4, 5, and 6 in Block of Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 2, 3, and 4 in the Subdivision of Lot 45 and the North 22 feet of Lot 52 in Charles Cleaver's Subdivision of Lots 3, 4, 5, and 6 in Block of Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1 through 3 in the Subdivision of Lots 53, 60, 61, 63, and that part of 52 lying South of the North 22 feet thereof, all in Charles Cleaver's Subdivision of Lots 3, 4, 5, and 6 in Block of Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1 through 29 in Burling and Buckingham's Subdivision of part of Block 2 in Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1, 2, and 3 in Nancy Wolff's Subdivision of Lots 10 and 11 and the South 17 feet of Lot 9 in E. C. Larned's Subdivision of the Southeast 1/4 of the Northeast 1/4 of Section 34-39-14;

Lots 1 through 6 in the Subdivision of the West 1/2 of the North 1/2 of Lot 7 in Block 1 of Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

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Lots 1 through 12 in Frederic H. Bartlett's Subdivision of parts of Lots 2 and 3 in Block in Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1 through 8 in Nellie C. Dodson's Subdivision of part of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1, 2, and 3 in the Subdivision of Lots 19 and 20 in Block 2 of Harriet Farlin's Subdivision of Lots 8, 9, and 10 in Block 1 of Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1 through 13 in the Subdivision of the South 250 feet of the East 1/2 of Lot 4 in Block 1 of Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1, 2, and 3 in Dikeman and Dehn's Subdivision of Lot 31 and part of Lot 32 in E. C. Larned's Subdivision of part of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1 through 15 in Block 1 of Harriet Farlin's Subdivision of Lots 8, 9, and 10 in Block 1 of Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

Lots 1 and 11 through 18 in Block 2 of Harriet Farlin's Subdivision of Lots 8, 9, and 10 in Block 1 of Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest of Section 34-39-14;

Lots 1 through 9, 12 through 22, and 24 through 30, and 33 in E. C. Larned's Subdivision of part of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

The east 1/2 of Lot 1, all of Lot 2, part of Lot 3, and Part of Lot 7 in Dyer and Davisson's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 34-39-14;

All East of the Third Principal Meridian, in Cook County, Illinois.

Addresses of properties within the proposed Calumet-Giles-Prairie District:

Calumet Avenue:

Even numbers: 3120 through 3436 South Calumet Avenue inclusive.

Odd numbers: 3123 through 3405 South Calumet Avenue inclusive.

Giles Avenue:

Even numbers: 3112 through 3436 South Giles Avenue inclusive.

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Odd numbers: 3113 through 3443 South Giles Avenue inclusive.

Dr. Martin Luther King, Jr. Drive:

Even numbers: 3122 through 3443 South Dr. Martin Luther King, Jr. Drive inclusive.

Prairie Avenue:

Even numbers: 3112 through 3446 South Prairie Avenue inclusive.

Odd numbers: 3115 through 3457 South Prairie Avenue inclusive.

32nd Street:

Even numbers: 216 through 356 East 32nd Street inclusive.

Odd numbers: 215 through 355 East 32nd Street inclusive.

33rd Boulevard:

Even numbers: 214 through 354 East 33rd Boulevard inclusive.

Odd numbers: 215 through 355 East 33rd Boulevard inclusive.

35th Street:

Even numbers: 234 through 244 East 35th Street inclusive.

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STATE OF ILLINOIS, ss.
County of Cook.

I, WALTER S. KOZUBOWSKI, City Clerk of the City of Chicago in the County of Cook and State of Illinois, DO HEREBY CERTIFY that the annexed and foregoing is a true and correct copy of that certain ordinance now on file in my office designating the Calumet-Giles-Prairie District as a Chicago Landmark.

I DO FURTHER CERTIFY that the said ordinance was passed by the City Council of the said City of Chicago on the thirteenth (13th) day of July, A. D. 1988, and deposited in my office on the thirteenth (13th) day of July, A. D. 1988.

I DO FURTHER CERTIFY that the vote on the question of the passage of the said ordinance by the said City Council was taken by yeas and nays and recorded in the Journal of the Proceedings of the said City Council, and that the result of said vote so taken was as follows, to wit:
Yeas 31, Nays 4.

I DO FURTHER CERTIFY that the said ordinance was delivered to the Mayor of the said City of Chicago after the passage thereof by the said City Council, without delay, by the City Clerk of the said City of Chicago, and that the said Mayor failed to return the said ordinance to the said City Council with his written objections thereto at the next regular meeting of the said City Council occurring not less than five days after the passage of the said ordinance.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy, is entrusted to my care for safe keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Chicago aforesaid, at the said City, in the County and State aforesaid, this Fifth (5th) day of August, A. D. 19 88

[L. S.]

WALTER S. KOZUBOWSKI, City Clerk.

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Excerpts from the Municipal Code of Chicago
 Relating to the
COMMISSION ON CHICAGO LANDMARKS
 Chapter 21, Sections 21-62 to 21-95

21-62. Purpose. It is hereby declared necessary for the general welfare of the citizens of the City of Chicago as an exercise of the home rule authority of the City of Chicago under Article VII, Section 6, of the Illinois Constitution, to protect and encourage the continued utilization of areas, districts, places, buildings, structures, works of art, and other similar objects within the City of Chicago eligible for designation by ordinance as "Chicago Landmarks." The purpose of these sections is the following:

1. To identify, preserve, protect, enhance, and encourage the continued utilization and the rehabilitation of such areas, districts, places, buildings, structures, works of art, and other objects having a special historical, community, architectural, or aesthetic interest or value to the City of Chicago and its citizens;
2. To safeguard the City of Chicago's historic and cultural heritage, as embodied and reflected in such areas, districts, places, buildings, structures, works of art, and other objects determined eligible for designation by ordinance as "Chicago Landmarks";
3. To preserve the character and vitality of the neighborhoods and central area, to promote economic development through rehabilitation, and to conserve and improve the property tax base of the City of Chicago;
4. To foster civic pride in the beauty and noble accomplishments of the past as represented in such "Chicago Landmarks";
5. To protect and enhance the attractiveness of the City of Chicago to homeowners, home buyers, tourists, visitors, businesses, and shoppers, and thereby to support and promote business, commerce, industry, and tourism, and to provide economic benefit to the City of Chicago;
6. To foster and encourage preservation, restoration, and rehabilitation of areas, districts, places, buildings, structures, works of art, and other objects, including entire districts and neighborhoods, and thereby prevent future urban blight and in some cases reverse current urban deterioration;
7. To foster the education, pleasure, and welfare of the people of the City of Chicago through the designation of "Chicago Landmarks";
8. To encourage orderly and efficient development that recognizes the special value to the City of Chicago of the protection of areas, districts, places, buildings, structures, works of art, and other objects designated as "Chicago Landmarks";
9. To encourage the continuation of surveys and studies of Chicago's historical and architectural resources and the maintenance and updating of a register of areas, districts, places, buildings, structures, works of art, and other objects which may be worthy of landmark designation; and
10. To encourage public participation in identifying and preserving historical and architectural resources through public hearings on proposed designations, building permits, and economic hardship variations.

21-63. The Commission. There is hereby created a Commission on Chicago Landmarks. The Commission shall consist of nine members, eight of whom shall be appointed by the Mayor. The ninth member shall be the Commissioner of Planning or his designee. The members shall serve without compensation. One of the members shall be designated by the Mayor as chairman, another as vice-chairman, and another as secretary. For the purposes of Sections 21-62 through 21-95, the "Commission" means the Commission on Chicago Landmarks.

21-64. Commission Members. A majority of the members of the Commission shall constitute a quorum. The Commission shall meet on the call of the chairman or of four of its members. The term of each member shall be for four years and until a successor is appointed. No more than four members shall be replaced in a one year period. Commission members shall be selected from professionals in the disciplines of history, architecture, historic architecture, planning, archaeology, real estate, historic preservation, or related fields, or shall be persons who have demonstrated special interest, knowledge, or experience in architecture, history, neighborhood preservation, or related disciplines.

21-65. Powers and Duties. The Commission shall have and may exercise the following duties, powers, and responsibilities:

1. To conduct an ongoing survey of the City of Chicago for the purpose of identifying those areas, districts, places, buildings, structures, works of art, and other objects of historic or architectural significance;
2. To hold hearings and to recommend that the City Council designate by ordinance areas, districts, places, buildings, structures, works of art, and other objects as official "Chicago Landmarks," if they qualify as defined hereunder, and to recommend that such designation include all or some portion of the property or any improvements thereon;
3. To cause plaques to be manufactured and installed that identify the significance of designated landmarks and landmark districts;
4. To prepare and publish maps, brochures, and other descriptive and educational materials about Chicago's landmarks and landmark districts and their designation and protection;
5. To review permit applications for alteration, construction, reconstruction, erection, demolition, relocation, or work of any kind affecting landmarks and structures or unimproved sites in landmark districts and to require the presentation of such plans, drawings, elevations, and other information as may be necessary to review those applications;
6. To advise and assist owners or prospective owners of designated or potential landmarks or structures in landmark districts on technical and financial aspects of preservation, renovation, rehabilitation, and reuse, and to establish standards and guidelines therefor;
7. To apply for and accept any gift, grant, or bequest from any private or public source, including agencies of the federal or state government, upon approval by the City Council, for any purpose authorized by these provisions;
8. To make recommendations to the City Council concerning means to preserve, protect, enhance, rehabilitate, and perpetuate landmarks and structures in landmark districts;
9. To adopt, publish, and make available rules of procedure and other regulations for the conduct of Commission meetings, hearings, and other business;
10. To prepare and present nominations of landmarks and historic districts to any state or federal registers of historic places;
11. To assume whatever responsibility and duties may be assigned to it by the State under Certified Local Government provisions of the National Historic Preservation Act of 1966, as amended;
12. To cooperate with and enlist the aid of persons, organizations, corporations, foundations, and public agencies in matters in-

in accordance with Sections 21-70 and 21-71. The public hearing shall be concluded within ninety (90) days after the Commission has disapproved the permit unless the applicant requests or agrees in writing to an extension of time. The Commission shall, within thirty (30) days after the conclusion of the hearing, issue a written decision approving or disapproving the permit application. The decision shall contain the findings of fact that constitute the basis for the decision consistent with the criteria in Section 21-77. The Commission shall send written notice of its decision to the applicant by certified mail return receipt requested, to the appropriate City departments, to all parties registered at the public hearing, and to the City Council.

21-84. Final Commission Decision. The written decision of the Commission approving or disapproving an application for a permit under Section 21-83 shall be on the date it issues a final administrative decision appealable to the Circuit Court of Cook County under the provisions of the Illinois Administrative Review Act, Ill. Rev. Stat. Chapter 110, Sec. 3-101 *et seq.* (1985).

21-85. Expedited Consideration of Designation and Permit. Notwithstanding any other provision in this ordinance, if an owner of an area, parcel within a district, place, building, structure, work of art, or other object for which the Commission has made a preliminary determination pursuant to Section 21-67 applies for a permit, and if the Commission issues a preliminary disapproval of the application, pursuant to Sections 21-79 and 21-81, the Commission shall schedule and conduct a public hearing on both the proposed designation and the application for permit and shall notify the City Council of its recommendations thereon within ninety (90) days of the date the application for permit is received by the Commission. If the Commission fails to make its recommendation on designation to the City Council within ninety (90) days, then the application for the permit shall be deemed approved by the Commission. If the Commission submits its recommendation within ninety (90) days and the City Council does not pass an ordinance granting the proposed designation within ninety (90) days after the recommendation of the Commission, then the application for permit shall be deemed approved by the Commission.

21-86. Application for Economic Hardship Exception. Upon final notification from the Commission of its decision to deny an application for a permit to construct, reconstruct, alter, add to, demolish, or relocate property given a preliminary determination of landmark status or designated a "Chicago Landmark," the applicant may within thirty (30) days apply to the Commission for an economic hardship exception on the basis that the denial of permit will result in the loss of all reasonable and beneficial use of or return from the property. The Commission shall develop regulations that describe factors, evidence, and testimony that will be considered by the Commission in making its determination.

21-87. Public Hearing on Economic Hardship Exception. The Commission shall schedule and hold a public hearing on the application for an economic hardship exception within thirty (30) days from receipt of the application. Notice of the date, time, place, and subject matter of the hearing shall be provided in accordance with Section 21-70 and, in addition, shall be provided in writing to all persons who presented testimony at the public hearing on the permit application under Section 21-83. The hearing shall be concluded within ninety (90) days after the application for exception has been received by the Commission. All interested persons shall be allowed to participate in the hearing as provided in Section 21-71. The Commission or the hearing officer may solicit expert testimony or relevant information from the applicant. A record of the proceedings shall be kept by the Commission.

21-88. Commission Decision on Economic Hardship Exception. Within sixty (60) days following conclusion of the hearing under Section 21-87, the Commission shall determine whether denial of the permit denies the applicant all reasonable and beneficial use of or return from the property. The determination shall be accompanied by a report stating the reasons for the decision. In the case of a finding of economic hardship, the decision shall also be accompanied by a recommended plan to relieve any economic hardship. This plan may include, but is not limited to, property tax relief, loans or grants from the City of Chicago or other public or private sources, acquisition by purchase or eminent domain, building code modifications, changes in applicable zoning regulations including a transfer of development rights, or relaxation of the provisions of this ordinance sufficient to allow reasonable beneficial use of or return from the property.

21-89. Appeal from Commission Decision. The determination by the Commission pursuant to Section 21-88 approving or disapproving an application for an economic hardship exception shall, on the date it issues, be a final administrative decision appealable to the Circuit Court of Cook County under the provisions of the Illinois Administrative Review Act, Ill. Rev. Stat. Chapter 110, Sec. 3-101, *et seq.* (1985).

21-90. Report to City Council. Upon a determination by the Commission pursuant to Section 21-88 finding an economic hardship, the Commission shall forward its decision, report, and proposal to the Finance Committee of the City Council.

21-91. City Council Consideration of Economic Hardship Exception. The Finance Committee of the City Council shall give prompt consideration to the decision, report, and recommended plan to relieve economic hardship filed by the Commission hereinabove provided, and shall recommend to the City Council within sixty (60) days after the receipt of said report whether or not said owner relief plan, as modified or not by the Finance Committee, shall be approved or disapproved.

21-92. City Council Decision on the Exception. The City Council, within thirty (30) days following said Finance Committee recommendation, shall approve or disapprove by ordinance a plan to relieve economic hardship to the owner. If the City Council does not approve a plan to relieve economic hardship within the time specified, the plan to relieve economic hardship shall be deemed to be denied and the permit shall issue. If the City Council approves a plan to relieve economic hardship that requires that any action be taken by City departments or agencies, the action shall be initiated within thirty (30) days following passage of the ordinance.

21-93. Hearing and Hearing Officer. In any hearing conducted by the Commission pursuant to Section 21-71, 21-83, or 21-87 hereof, the Commission may designate any Commission member or members or any other person as hearing officer to hold such hearing and take evidence. No member of the Commission absent from the entire hearing shall be eligible to vote on any matter which is the subject of the hearing until such member is provided with transcripts or tapes of the testimony heard and evidence presented at such hearing. The Commission, in making its determination, shall take into account any written opinion of the appointed hearing officer, if any, on the evidence presented.

21-94. Penalties and Remedies. The following penalties and remedies shall be applicable to violations of this ordinance:

1. Penalties: Failure to perform any act required by this ordinance or performance of any action which is prohibited by said sections shall constitute a violation thereof. Every day on which a violation exists shall constitute a separate violation and a separate offense. Any person violating any of the provisions of this ordinance shall be subject to a fine of not less than five hundred dollars (\$500) nor more than one thousand dollars (\$1,000) for each offense. In addition, if the owner of property designated a "Chicago Landmark" willfully or through gross negligence causes all or any part of the property to be demolished or substantially destroyed or altered without the approval of the City Council or the Commission, as the case may be, then no permit to construct a new structure or improve said structure shall be issued for said property or for the land upon which the landmark stood within five years of the date of the demolition or alteration. Thereafter for a period of twenty (20) years, commencing at the end of the five year period herein before stated, any application for a building permit on the subject premises shall follow the procedure heretofore set out in Sections 21-77 through 21-83.

2. Remedies: Notwithstanding the provisions of subsection (1) hereof, in the event any building or structure is erected, constructed, reconstructed, altered, added to, or demolished in violation of this ordinance, the City of Chicago may institute appropriate proceedings to prevent or remedy such unlawful erection, construction, reconstruction, alteration, addition, or demolition.

21-95. Severability. If any provision of this ordinance or application thereof to any person or circumstance is invalid, such invalidation shall not affect other provisions or applications of the Act which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

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mark designation of that district only in approval of the affirmative vote of six members of the Commission. The Commission shall also transmit to the City Council the official record of all proceedings concerning the recommended designation. If the proposed designation is of an area, place, building, structure, work of art, or other object, the Commission shall transmit its recommendation to the City Council within 180 days from the date of receipt of the report of the Commissioner of Planning, or if no report has been received, within 240 days from the date of the Commission's request for the report. If the proposed designation is of a district, the Commission shall transmit its recommendation to the City Council within 240 days from the date of receipt of the report of the Commissioner of Planning, or, if no report has been received, within 330 days from the date of the Commission's request for the report. If, however, an extension of time has been granted under Section 21-69, the time allowed for submission under this section shall be extended by the same number of days.

21-73. City Council Consideration of Designation. The City Council shall give due consideration to the findings, recommendations, and record of the Commission in making its determination with respect to the proposed designation of any area, district, place, building, structure, work of art, or other object having a special historical, community, architectural, or aesthetic interest or value. The City Council may, in its discretion, hold public hearings on any such recommended designation. The City Council may by ordinance designate an area, district, place, building, structure, work of art, or other object meeting one or more of the criteria stated in Section 21-65 hereof as a "Chicago Landmark." The City Council may direct that a suitable plaque or plaques be created by the Commission appropriately identifying said landmark. The plaque may be affixed to private property only if the owner or owners consent in writing.

21-74. Preservation Easements. The Commission may consider and recommend to the City Council the adoption of a preservation easement for any designated landmark or for any building, area, district, or place which meets the criteria for landmark designation. If an owner of any property proposes to the Commission a preservation easement, the Commission shall hold a public hearing on the proposal in accordance with Sections 21-70 and 21-71 prior to recommending that the City Council accept the proposed easement.

21-75. Notice of Designation. Immediately following official designation by the City Council, the Commission shall notify the Department of Inspection Services of the City of Chicago of the designation. The Commission shall also, within ten (10) days of the official designation, send a certified copy of the ordinance designating the property and a summary of the effects of designation to the owner of the property by certified mail return receipt requested. The Commission shall also file with the Recorder of Deeds of Cook County, the Assessor of Cook County, the Bureau of Maps and Plats of the Department of Public Works of the City of Chicago, and all other relevant City departments, a certified copy of the designation ordinance.

21-76. Amendment, Recision, and Reconsideration. Any designation of an area, district, place, building, structure, work of art, or other similar object as a "Chicago Landmark" shall only be amended or rescinded in the same manner and procedure as the original designation was made. If the Commission votes not to recommend a proposed designation to the City Council, or if the Commission has failed to issue its recommendation on a proposed designation within the time provided, or if the City Council has refused to designate a proposed "Chicago Landmark," then the Commission may not reconsider the proposed designation for a period of one year from the date of the negative Commission vote, or from the date of expiration of the time limitation for Commission action, or from the date of the City Council's refusal to designate, whichever is applicable.

21-77. Permit Review Requirement. No permit for alteration, construction, reconstruction, erection, demolition, relocation, or other work shall be issued to any applicant by any department of the City of Chicago without the written approval of the Commission for any area, district, place, building, structure, work of art, or other object for which the Commission has made a preliminary determination of landmark status or which has been designated as a "Chicago Landmark" in the following instances: 1) where such permit would allow the alteration or reconstruction of or addition to any improvement which constitutes all or a part of a landmark or proposed landmark; or 2) where such permit would allow the demolition of any improvement which constitutes all or a part of a landmark or proposed landmark; or 3) where a permit would allow the construction or erection of any addition to any improvement or the erection of any new structure or improvement on any land within a landmark district, or 4) where a permit would allow the construction or erection of any sign or billboard within the public view which may be placed on, in, or immediately adjacent to any improvement which constitutes all or part of any landmark or proposed landmark. Any City department which receives an application for a permit as defined in this section shall forward the application, including copies of all detailed plans, designs, elevations, specifications, and documents relating thereto, to the Commission within seven days of receipt thereof. It shall be a violation of this ordinance for an owner to perform, authorize, or allow work or other acts requiring review without a permit.

21-78. Permit Review for Pre-Existing Work. Erection, construction, reconstruction, alteration, or demolition work begun pursuant to a properly issued permit prior to a preliminary determination of landmark status shall not be subject to review by the Commission unless such permit has expired, been cancelled or revoked, or the work is not diligently proceeding to completion in accordance with the Chicago Building Code.

21-79. Preliminary Decision by Commission. Within fifteen (15) days of its receipt of an application for a permit, as defined in Section 21-77, the Commission shall issue in writing a preliminary decision approving or disapproving the application and shall notify the applicant and the appropriate City departments of its preliminary decision.

21-80. Preliminary Approval of Permit by Commission. If the Commission finds that the proposed work will not adversely affect any significant historical or architectural feature of the improvement or of the district, and is in accord with the Standards for Rehabilitation set forth by the United States Secretary of the Interior at 36 C.F.R. 67 as amended from time to time, as well as the Commission's published procedures, the Commission shall issue a preliminary approval of the application. Upon receipt of the Commission's preliminary approval, the appropriate City department shall proceed in its usual manner with its own review of the application. No substantial change shall be made to the work proposed in the application for the permit after approval by the Commission without resubmittal to the Commission and approval thereof in the same manner as for the original application.

21-81. Preliminary Disapproval of Permit by Commission. If the Commission finds that the proposed work will adversely affect or destroy any significant historical or architectural feature of the improvement or the district or is inappropriate or inconsistent with the designation of the structure, area, or district or is not in accordance with the spirit and purposes of this ordinance or does not comply with the Standards for Rehabilitation established by the Secretary of the Interior, the Commission shall issue a preliminary decision disapproving the application for permit provided, however, that if the construction, reconstruction, alteration, repair, or demolition of any improvement would remedy conditions imminently dangerous to life, health, or property, as determined in writing by the Department of Inspectional Services, or the Board of Health, or the Fire Department, the Commission shall approve the work notwithstanding other considerations relating to its designation as a "Chicago Landmark" or to the fact that the Commission has made a preliminary determination of landmark status.

21-82. Informal Conference. Within ten (10) days after receiving the Commission's notice of preliminary disapproval, the applicant for permit may request in writing an informal conference before the Commission for the purpose of securing compromise regarding the proposed work so that the work will not in the opinion of the Commission adversely affect any significant historical or architectural feature of the improvement or district and will be appropriate and consistent with the spirit and purposes of this ordinance. The Commission shall hold such conference within fifteen (15) days after receipt of the request. The Commission shall consider with the applicant every means for substantially preserving, protecting, enhancing, and perpetuating the special historical or architectural feature of the improvement or district, including investigating the possibility of modifying the proposed work, the possibility of any alternative private use of the structure or structures that would substantially preserve its special features, and the possibility of public incentives for enhancing the use of the structure or structures or district involved. If the Commission and the applicant for permit reach accord through the informal conference, the Commission shall issue its approval of the application for permit as modified and so notify the applicant and the appropriate City departments in accordance with Sections 21-79 and 21-80.

21-83. Public Hearing on Permit Application. If within thirty (30) days after the conclusion of an informal conference under Section 21-82, the Commission and applicant for permit have failed to reach accord or if the applicant fails to request an informal conference within ten days of receiving notice as provided in Section 21-82, the Commission shall hold a public hearing on the permit application

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volving historic preservation, renovation, rehabilitation, and reuse.

13. To advise any City department or agency concerning the effect of its actions, programs, capital improvements, or activities on designated or potential landmarks;

14. To consider whether denial of permits affecting landmarks and structures or unimproved sites in landmark districts results in economic hardship to property owners;

15. To exercise any other power or authority necessary or appropriate to carry out the purpose of these provisions.

21-66. Criteria. The Commission shall familiarize itself with areas, districts, places, buildings, structures, works of art, and other objects within the City of Chicago which may be considered for designation by ordinance as "Chicago Landmarks" and maintain a register thereof. In making its recommendation to the City Council for designation, the Commission shall limit its consideration solely to the following criteria concerning such area, district, place, building, structure, work of art, and other objects:

1. Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.

2. Its location as a site of a significant historic event which may or may not have taken place within or involved the use of any existing improvements.

3. Its identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, social, or other aspect of the development of the City of Chicago, State of Illinois, or the United States.

4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.

5. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.

6. Its representation of an architectural, cultural, economic, historic, social, or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous.

7. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Chicago.

21-67. Preliminary Determination. The Commission may, by resolution, make a preliminary determination that an area, district, place, building, structure, work of art, or other object meets one or more of the criteria for landmark designation. The Commission shall send, by certified mail return receipt requested, written notice of such determination to the owner of the property. The Commission shall also notify in writing the alderman of each ward in which the property is located and all relevant City departments.

21-68. Request for Planning Report. Upon adoption of a resolution making a preliminary determination, the Commission shall request a report from the Commissioner of Planning, which evaluates the relationship of the proposed designation to the Comprehensive Plan of the City of Chicago and the effect of the proposed designation on the surrounding neighborhood. The report shall also include the Commissioner's opinion and recommendations regarding any other planning considerations relevant to the proposed designation and the Commissioner's recommendation of approval, rejection, or modification of the proposed designation. The report shall be submitted to the Commission within sixty (60) days of the request, if the proposed designation is of an area, place, building, structure, work of art, or other object, or within ninety (90) days, if the proposed designation is a district, and shall become part of the official record concerning the proposed designation. The Commission may make such modifications, changes, and alterations concerning the proposed designation as it deems necessary in consideration of any recommendation of the Commissioner of Planning. If the Commissioner declines or fails to submit a report within the time provided herein, the Commission may proceed with designation.

21-69. Request for Owner Consent. The Commission shall thereafter, by certified mail return receipt requested, notify the owner of the property of the reasons for and effects of the proposed designation and request that the owner consent in writing to the proposed designation. The owner shall respond within forty-five (45) days from the date of mailing of the request. In the case of the proposed designation of an area, place, building, structure, work of art, or other object, an owner may, within the forty-five (45) day period, request an extension of time, not to exceed one hundred and twenty (120) days, to submit a response. In the case of the proposed designation of a district, the alderman of a ward in which the district is wholly or partly located may, within the forty-five (45) day period, request an extension of time, not to exceed one hundred and twenty (120) days, for owners to submit responses. If the owner consents to designation, the Commission shall notify the owner of its determination with respect to the proposed designation within forty-five (45) days after receipt of the owner's consent and shall forward its recommendation to the City Council as provided in Section 21-72. If the owner declines or fails to give written consent to the proposed designation within the time specified in this section, the Commission shall schedule a public hearing on the proposed designation.

21-69.1 No building that is owned by a religious organization and is used primarily as a place for the conduct of religious ceremonies shall be designated as a historical landmark without the consent of its owner.

21-70. Notice of Public Hearing. Prior to conducting a public hearing under this Chapter 21, the Commission shall give written notice of the date, time, and place of the hearing to any owner of the subject property. The Commission shall also cause to be posted, for a period of not less than fifteen (15) days immediately preceding the hearing, a notice stating the time, date, place, and matter to be considered at the hearing. The notice shall be prominently displayed on the place, building, object, or structure, or on the public ways abutting the property, and, in the case of designation of areas or districts, the notices shall be placed on the principal boundaries thereof. In addition, not less than fifteen (15) days prior to the hearing, the Commission shall cause a legal notice to be published in a newspaper of general circulation in the City of Chicago setting forth the nature of the hearing, the property, area, or district involved, and the date, time, and place of the scheduled public hearing.

21-71. Public Hearing on Designation. The Commission shall provide a reasonable opportunity for all interested persons to present testimony or evidence under such rules as the Commission may adopt governing the proceedings of a hearing. At the hearing, each speaker shall state his name, address, and the interest which he represents. The hearing may be continued to a date certain, and a transcript and record shall be kept of all proceedings. A person, organization, or other legal entity whose use or whose members' use or enjoyment of the area, district, place, building, structure, work of art, or other object proposed for designation may be injured by the designation or the failure of the Commission to recommend designation may become a party to a designation proceeding. Any person, organization, or other legal entity whose use or enjoyment of the area, district, place, building, structure, work of art, or other object designated as a landmark may be injured by the approval or disapproval of a proposed alteration, construction, reconstruction, erection, demolition, or relocation of a proposed or designated landmark may become a party to a permit application proceeding. The foregoing shall include, without limitation, persons, organizations, or other legal entities residing in, leasing, or having an ownership interest in real property located within 500 feet of the property line of the proposed or designated landmark, or within the proposed or designated landmark district.

21-72. Commission Recommendation. Within thirty (30) days after the conclusion of the public hearing, the Commission shall determine whether to recommend the proposed landmark designation to the City Council. If the Commission makes a determination to recommend a designation to the City Council, it shall set forth its recommendation in writing including findings of fact relating to the criteria for designation in Section 21-66 that constitute the basis for its decision and shall transmit its recommendation to the City Council, to the owner of the property, and to the parties appearing at the public hearing. If fifty-one (51) percent of the owners of the property in a district responding to the request for consent file written objections to designation, a recommendation of land-