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WORKFORCE DEVELOPMENT

August 3, 2021

Ernest C. Wong, Chair  
Commission on Chicago Landmarks  
Permit Review Committee

**Re: 1060 W Addison – Wrigley Field**

Dear Chair Wong,

Please be advised that I have no objection to the proposed construction of a new, two-story, triangular addition with roof deck at the southeast corner of the stadium.

This proposal follows what was approved in Planned Development 958 as part of the redevelopment plan for Wrigley Field. I thank the Cubs for working closely with the community and our landmark resources on this addition and I ask for your favorable response.

If you have any questions, please contact me at 773.525.6034 or [Ward44@cityofchicago.org](mailto:Ward44@cityofchicago.org).

Sincerely,

Thomas M. Tunney  
Alderman, 44<sup>th</sup> Ward

8/4/2021

To Whom It May Concern:

As 10 year residents of 1048 W Oakdale, we are very cognizant of what is and has been allowed during rehabilitation of our landmarked district. When the 1054 residence was purchased we had high hopes that it would be restored to its deserved landmark status. What is currently proposed, even after being scaled back from previous plans, does not meet the city's ordinance for the landmarked district.

A review of the original landmark committee's recommendation (2004) and subsequent city ordinance (2005) brings up two key issues-

1) With the proposed project, many architectural elements would be replaced with different material which goes against the guidance of the US Secretary of Interior Standards. For example...

The 2004 report states the front steps (currently concrete) were of wood origin, now proposed stone.

Currently covered attic window elements noted in 2004 report are not proposed to be restored.

Most of all, wood elements are prevalently referenced throughout the final landmark committee's report. It makes no sense that the approach now being taken is that the builder will be allowed to replace materials with stone unless demolition shows anything different was used. Nothing hints that the materials being proposed are historically accurate let alone provable.

If the same landmark committee bound us from changing the front porch and steps at 1048 W Oakdale from wood to stone, how could the same restrictions not be enforced on the 1054 W Oakdale project?

2) The proposed alteration of 1054 Oakdale ignores the city council's landmark ordinance protection of "all exterior elevations and roof lines visible from the public way"

From final report-

#### SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES

Whenever a building, structure, object, or district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

**Based on its evaluation of the Terra Cotta Row District, the Commission recommends that the significant features include:**

**all exterior elevations, including rooflines, of the four principal structures and three associated coachhouses of the district visible from the public rights-of-way;**

From ordinance-

SECTION 3. The significant historical and architectural features of the District, for the purposes of § 2-120-740 of the Municipal Code, are all exterior elevations, including rooflines, of the four (4) principal structures of the District and their three (3) associated coachhouses visible from the public rights-of-way; the terra cotta wall in front of 1040, 1042 and 1048 West Oakdale Avenue and in front of 1059 West

Simply, the whole entirety of the proposed alterations is visible from both the Oakdale and Seminary public way.

The proposed 2nd floor addition/alteration will be completely visible from Oakdale as it sits 40 feet (unobstructed) from the right of way. Removing the late 80's addition should be in effort to restore to landmarked form not be free license to destroy the protected elevation and roofline.



The proposed north addition will be completely visible from the Seminary public way which again changes the protected elevation and roof line.



On both streets, currently visible protected terra cotta elements will be demolished for the proposed alteration. Public way visible rooflines and exterior elevations on both streets will be altered beyond repair. That the house is on a corner lot had no consideration when the ordinance protecting elevations and rooflines was approved by the city council, it should not be ignored during this review.

As one of the stewards of the Terra Cotta Row landmark district, we ask that you enforce the city's ordinance and continue to protect the integrity of our district. As we discussed, if the precedence of allowing the scope and magnitude of this proposal is approved, our only option to protect the value of our home will be to use this new precedent to pursue similar renovations.

Sincerely,

Tone and Laura Martin  
1048 (& 1042) W Oakdale Ave.

Sean & Maureen Cooney

Property: 10631 S Seeley Ave, Chicago, IL 60643

Commission or Committee Agenda Number:

We have applied for building permit to add an attached garage off the East side of the house. This year our home is 100 years old, the current garage is attached and under the home, but as it is no longer to code and the garage doors are shorter than modern day vehicles the existing garage is no longer functional. We would like to re-purpose that space as an extension of our basement and then build an attached garage off the East side of the home. Due to the topography the land, the proposed addition in consideration is mostly concealed from all of the surrounding streets, which would preserve the look of our beautiful, historical home especially from Seeley Ave. We are in favor of maintaining the look of this house to the best of our abilities as we continue to make financial investments in our home.

Thank you for this opportunity to continue to invest in our community.

Sean & Maureen Cooney

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