

IBM BUILDING
330 N. Wabash Avenue

WARD 42

Proposed rehabilitation of office building, to include conversion of floors 2-14 into a 300-room hotel and floors 15-45 to remain office.

6. Progress Report on Proposed Designation - Announcement

MILWAUKEE AVENUE DISTRICT
Predominantly the 1200- through 1600-blocks of
N. Milwaukee Av., the 1500-block of N. Damen Av.,
and the 1900- through 2000-blocks of W. North Av.

WARDS 1 & 32

Request-for-consent period expired October 19, 2007. A public hearing will be scheduled.

7. Permit Review Committee Report

Report on Projects Reviewed at the October, 2007, Permit Review Committee Meeting

8. Other Business

A. Report on Permit Decisions by the Commission Staff for the Month of October 2007

B. Announcements:

1. Program Committee's Review of Suggestions Received from the Public for Chicago Landmark Designation will be held:

Thursday, December 6, 2007 - 11:00 a.m.
33 N. LaSalle St., Room 1600

*Deadline for submissions: November 16, 2007.

All suggestions must be submitted on a suggestion form available on the Chicago Landmarks website at www.cityofchicago.org/landmarks/generalinformation or at the Landmarks office.

2. Schedule for 2008 Regular Commission Meetings

9. Adjournment

NOTICE OF PUBLIC MEETING

*Following the 12:45 p.m. meeting of the Commission on Chicago Landmarks, the Commission's Permit Review Committee will hold a meeting on:

THURSDAY, November 1, 2007
33 N. LaSalle, Suite 1600

DRAFT AGENDA:

2:15 p.m.*

918 W. Armitage **43rd Ward**
(Armitage-Halsted District)
Proposed 2-story front addition and other alterations to existing 3-story masonry building

643 W. Deming **43rd Ward**
(Arlington-Deming District)
Proposed new 1- and 2-story masonry rear additions to existing 2-story residential building and new 2-car garage

54 E. Scott **43rd Ward**
(Astor Street District)
Proposed new construction of a 3-story single-family residence and garage with 8-foot-high side and rear masonry wall

320 N. Clark **42nd Ward**
(Reid, Murdoch and Company Building)
Proposed new roof-top penthouse addition and decks, stair and elevator enclosures, and mechanical equipment on existing 7-story loft building

Brian Goeken
Deputy Commissioner
Landmarks Division

DRAFT

Permit Review Committee

Summary of projects and staff recommendations, November 1, 2007

918 W. Armitage

(Armitage-Halsted District)

Applicant: Bob Cox, owner
Lucien Lagrange, architect

Proposal: Proposed 2-story front addition and other alterations to existing 3-story masonry building

Staff recommendation: Staff recommends that the Committee find that project, with the following conditions, will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project, subject to these conditions and Landmarks staff review and approval:

1. The awnings shall have a larger projection (4-5'), have open ends, and have a free valance. The awning proposed on the front façade of the existing building shall be reduced in size to fit within the existing masonry opening. Awnings on the historic building and addition shall align. Details of the awnings and the proposed signage shall be submitted with the permit application; and,
2. Details of front entry doors shall be submitted with the permit application should the project include door replacement.

643 W. Deming

(Arlington-Deming District)

Applicant: Gary and Sandra Weber, owners
John Eifler, architect

Proposal: Proposed new 1- and 2-story masonry rear additions to existing 2-story residential building and new 2-car garage

Staff recommendation: Staff recommends that the Committee find that the project will not have an adverse effect on the significant historical and architectural features of the landmark district and preliminarily approve the project as submitted

54 E. Scott

(Astor Street District)

Applicant: Mark Ladd, owner
Keith Olsen, Olsen Vranas Architects

Proposal: Proposed new construction of a 3-story single-family residence and garage with 8-foot-

high side and rear masonry wall

Staff recommendation: Staff recommends that the Committee find that project, with the following conditions, will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project, subject to these conditions and Landmarks staff review and approval:

1. The proposed front metal fence shall be no taller than 5 feet. The fence appears to be located in the public way. If so, the applicant will need to obtain a public way permit for the fence from the appropriate City department(s) and meet applicable City code requirements;
2. The front window wall is proposed to be glazed with translucent (rather than clear) glass. The glazing of the window wall shall be 'Low E' clear glass (labeled as B on the colored perspective); otherwise, as proposed, translucent glazing may be installed at the west and east stair towers (labeled as area A) and at front door (labeled as area C);
3. Any zoning variance necessary to allow the proposed 8'-0"-high masonry garden wall at the side and rear of the building is not necessary to preserve the historic character of the landmark district. The Commission, therefore, has no position regarding any such request for the project, if necessary, and the Commission's conditional approval of the proposed design should not be construed as support for or opposition to any such request; and,
4. As proposed, no visible railings shall be installed at the roof level for the green roof.

320 N. Clark **(Reid, Murdoch and Company Building)**

Applicant: Al Friedman, Friedman Properties, owner
Richard Mann, Cubellis Architects

Proposal: New roof-top penthouse addition and decks, stair and elevator enclosures, and mechanical equipment on existing 7-story loft building

Staff recommendation: Staff recommends that the Committee find that project, with the following conditions, will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project, subject to these conditions and Landmarks staff review and approval:

1. The rooftop additions shall be no higher, nor differently configured or set back from perimeter walls any less than proposed, per submitted elevations dated 10/12/07; The top of the eighth-floor rooftop addition shall be no higher than 133.67' CCD; the height of the rooftop enclosures and appurtenances shall be as depicted on

these approved elevations. After installation of the framing, the applicant shall provide a surveyor's report verifying that the addition has been constructed in accordance with the permit plans and a letter of certification of same from the applicant. Upon completion of the project, a surveyor's report and applicant certification shall similarly be submitted;

2. The rooftop addition, stair enclosures, and mechanical enclosures are to be clad with dark gray, non-reflective, rectangular standing seam metal panels. Sample material and color to be reviewed and approved by Landmarks staff prior to permit approval;
3. Exterior lighting on the proposed rooftop addition shall be eliminated; and,
4. The reconstructed existing elevator penthouse shall be clad with Chicago common brick in order to differentiate the structure from the historic materials while incorporating a more historically appropriate material. Brick sample to be reviewed and approved by Landmarks staff prior to permit approval.