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**CITY OF CHICAGO
CITY COUNCIL**

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May 2, 2022

Ernest C. Wong
Chairman
Commission on Chicago Landmarks
121 N. LaSalle Street
Chicago, Illinois 60602

RE: Application before the Permit Review Committee concerning 624 West Fullerton Parkway

Dear Chairman Wong:

My office has worked with representatives of Dan Kraemer, the property owner of 624 West Fullerton Parkway, which is located within the Mid-North Historic District, and the applicant for the following proposal before the Permit Review Committee of the Commission on Chicago Landmarks:

“Proposed new rooftop addition with roof deck”

The proposal for this property seeks to increase the livable space of the existing residence via the addition of a rooftop addition, while adding a covered, at-grade rear porch that is not visible from the street.

The owner and architects have worked closely with landmarks and heeded requests to significantly reduce the size of the proposed addition to minimize its visibility and preserve as much as possible the integrity and cohesiveness of the surrounding streetscape and roof line along Fullerton Parkway. The addition itself is set back 17' from the existing facade, and is 3'7" below the allowed height for an RM-5 zone; further, the side setbacks are drawn back from the existing structure's footprint so as to minimize its presence in sightlines along Fullerton Parkway. The porch is designed in a manner that is consistent with the architectural style of the surrounding properties.

I understand that the Historic Preservation Division staff finds that the proposed project would meet the criteria set forth in the Commission's *Rules and Regulations*, the Commission's *Guidelines For*

Alterations to Historic Buildings and New Construction, and Standards 9 and 10 of the United States Secretary of the Interior's *Standards For Rehabilitation of Historic Buildings*, and thus, that the project would not have an adverse effect on the significant historical and architectural features of the landmark property district, contingent on the following conditions:

1. Window details shall be submitted with permit application;
2. As proposed the new addition shall be clad in a dark colored fiber cement panel and the new raised parapets shall be painted to match the existing side walls.

As part of our required community engagement process, this project was also reviewed by the Park West Community Association Planning and Zoning Committee, who pose no opposition to the proposed changes to the addition.

In light of the discussions between the owner and architects with Landmarks staff and Park West Neighbors, and given the significant reduction in scope and size of the proposed addition, I too am not opposed to the proposed changes, which seek to add to the existing structure in a manner respectful of and sensitive to both the historic structure of 624 West Fullerton Parkway and the surrounding streetscape.

Should you have any questions or concerns, please do not hesitate to contact Taylor Nesse at my office at (773) 348-9500. Thank you for your assistance on this matter.

Sincerely,



Michele Smith,
Alderman, 43rd Ward

CC: Emily Barton, Historic Preservation Division

Dan Kraemer, Property Owner

Michael Hershenson Architects LTD, architect

Nick Ftikas, Sam Banks Law, attorney

Chuck Eastwood, Planning Chair, Park West Neighbors Association

Melissa Macek, President, Mid North Neighborhood Association