

## PLANNING DIVISION STAFF REPORT

September 15, 2025



PREPARED FOR THE LANDMARKS COMMISSION

**Project Name & Address:** 425 N Frances - 450 W Gilman Streets - Adjacency (District 2)  
**Application Type(s):** Informational Presentation  
**Legistar File ID #** [90011](#)  
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### Background

Staff has been working with the property owner on a proposed redevelopment that would be adjacent to the historic Grimm's Book Bindery at 454 W Gilman. This project will need approvals from the Urban Design Commission and the Plan Commission, and the Landmarks Commission will be advisory to their approvals. This informational presentation allows the Landmarks Commission to provide feedback to the development team on how the proposed development could align with the applicable standards that the commission will use to review the project. Below are those standards:

#### **28.144 DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.**

Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.