



PRESERVATION AND DEVELOPMENT SUBCOMMITTEE PROJECT REVIEW PROCESS AND DESIGN GUIDELINES

DESIGN GUIDELINES

Please note that these are general guidelines based on previous review experiences. Other issues may arise at any point in the review process. Material necessary may vary depending on the nature of the development proposal the review materials prior to the meeting is crucial for a well-considered evaluation of the proposed development. The developer will be responsible for transmitting the required materials to each committee member at least 4 days prior to the sub-committee meeting date (i.e. on or before the Monday morning preceding the Thursday evening meeting). Proposals for which the materials are not complete or which are not delivered in a timely manner may be removed from the agenda. A list of addresses is attached.

1. Parking Policy: 1.5 spaces per dwelling unit
2. Building Height: Visually document the existing heights of adjacent structures and those across the street and provide an analysis of how the proposed project will fit alongside those structures noted.
3. Preservation Objectives (these objectives are not limited to the Landmark District):
 - i. Retain concentrations of historic structures.
 - ii. Encourage preservation of significant historic structures while permitting compatible new construction as an alternate to the demolition of said structures.
 - iii. As an alternative to the demolition of structures that are identified as historic structures by the Chicago Historic Resources Survey, consideration should be given to the methods of building stabilization and rehabilitation.
 - iv. Rehabilitation of existing structures by owners and/or developers is strongly encouraged; particularly those found within the Landmark District.
 - v. Of particular importance to the committee is the restoration of critical exterior features, such as porches, cornices, brick/stone work, and windows.
4. Optimize landscape areas and green space.
5. Maintain and enhance the existing balance and diversity of housing types in the residential zones and the mixed use character of the commercial zones.