

REVISED
**Development and Design Standards for the East Village Neighborhood
Conservation Overlay District**

Exhibit C

VariANCES

Appeals to the decisions of the Commissioner regarding the issuance of permits or enforcement actions shall be filed with the City Plan Commission. The Department of City Development will forward all appeals to the Alderman's Office. The Department of City Development will be responsible for notifying the East Village Association in addition to notices to property owners within 200 feet of the requesting property.

New Construction, Additions and Renovations

Permits for new construction or exterior alterations will not be issued unless the construction or alterations meet the design standards of the East Village Neighborhood Conservation Overlay District. The Department of City Development will forward all applications for new construction permits to the Alderman's Office. The Department of City Development will be responsible for notifying the East Village Association in addition to notices to property owners within 200 feet of the requesting property.

Demolition of Buildings

The East Village Association, Inc. will be formally notified by the Alderman's office of any/all proposed demolitions within the district as soon as a demolition permit is applied for.

Site Features

Fences in front and side street yards

- Must not exceed 4 feet in height and must be 50 percent transparent

Walls in front and side street yards

- May not exceed 2 ½ feet in height.
- May have piers and decorative metal or picket fences on top up to 4 feet of total height and be 50 percent transparent.
- Retaining walls up to 4 feet in height are permitted if constructed of concrete and masonry material.

Front and side street yards

- Bermed front lawns must be maintained and can only be removed or altered if replaced with a retaining wall meeting the above standards.
- Walks up to 5 feet wide are the only hard surface allowed.

Garbage/Recycling Carts and Dumpsters

- New construction and extensive exterior renovations should make provisions for all carts and dumpsters to be screened from street view in a manner meeting these design standards.

Garages (New Construction)

- Can only be located in a rear yard.
- Except for the allowance of flat roofs, garages must be compatible with the overall massing, scale, materials, roof pitch and design of the existing principle building.

Lot Size

- Lots may not be combined through the use of a certified survey map, deed restriction, subdivision plat, or other means.

Building Features

Front Porches

- Porch replacement shall reflect the proportion, scale and general detail of the existing porch or similar porch appropriate for the style of the building and is of the same depth and width.
- All front porches should remain open except 3-season screened porches are allowed.
- Front decks larger than 6 feet by 6 feet are prohibited.
- The demolition of front porches is prohibited.

Front Doors

- Must be located on the front façade in a logical, intentional location relative to other façade features of the building with a walk connecting to the sidewalk. In case of duplex entrances, if there is one front door, a side door can be used for entrance to the other unit.
- Existing door shape and size must be maintained or restored to a size, scale and proportion appropriate to the original style of the building.
- Wooden doors and decorative trim may not be removed unless replaced with like material.
- Modern style replacement for main doors are prohibited (e.g. hollow core door). [See pages 23-30 “Doors” from Living With History.]
- Storm and screen doors must be of the appropriate style for the building.
- Sliding patio doors are prohibited on front façade.

Windows

- Existing Structures
 - Window shape and size must be maintained or restored to a size, scale and proportion appropriate to the original style of the building.

- Decorative trim may not be removed unless replaced with like material.
 - Unless existing, oriel, bow or bay windows are not allowed on the street façade of a building.
 - Interior security bars and grates may be allowed on other windows if they are shielded from view.
 - New aluminum and vinyl windows are prohibited on the street facades of buildings. Enamel finish aluminum or vinyl windows are acceptable on rear and side facades.
 - Glass block windows are prohibited on street façades except for basement windows, which could be installed for security purposes.
 - Basement windows facing the street may be glazed with clear laminated glass, or clear polycarbonate materials to prevent breakage.
- New Construction
 - Windows facing the street shall be arranged in an intentional, regular pattern with a solid to void ratio (window area to wall area) similar to that of other buildings in the area.
 - Windows facing the street shall be of a size, shape and proportion similar to that of other building in the district.
 - Security bars and grates are prohibited on street façade windows.
 - Basement windows facing the street may be glazed with clear laminated glass, or clear polycarbonate materials to prevent breakage.

Siding

- Horizontal siding is permitted if no wider than 4 inches
- Vertical siding is prohibited.

Height

- No building may exceed 48 feet in height.

11/08/04

3/29/05 correction