



CITY COUNCIL

CITY OF CHICAGO

COUNCIL CHAMBER
SECOND FLOOR, CITY HALL
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312-744-3073
FAX: 312-744-6824

COMMITTEE MEMBERSHIPS

ECONOMIC AND CAPITAL DEVELOPMENT

COMMITTEES, RULES AND ETHICS

HUMAN RELATIONS

PARKS AND RECREATION

SPECIAL EVENTS AND CULTURAL AFFAIRS

Thomas M. Tunney

ALDERMAN, 44TH WARD
1057 West BELMONT AVENUE
CHICAGO, ILLINOIS 60657-3326
TELEPHONE: 773-525-6034
FAX: 773-525-5058
Email: ttunney@cityofchicago.org
Website: 44thward.org

To Whom It May Concern:

In an effort to address increased development in the 44th Ward and to maintain the neighborhood friendly character of our residential streets, below is a list of criteria to consider when designing new homes for our ward. This document compliments the 44th Ward Master Plan, which has more extensive information regarding the best development practices for our community. (Copies of the 44th Ward Master Plan Report are available through my office.)

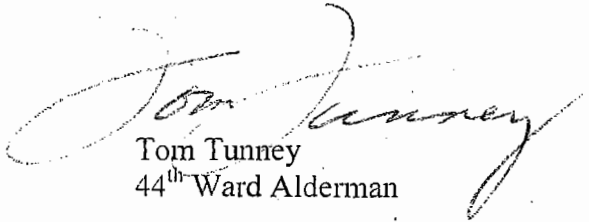
- Our Residential zoning has been thoroughly evaluated. Zoning change requests will be considered rarely. Know the zoning prior to the start of your project and attempt to design your structure within existing parameters.
- My office must be notified of any requests for zoning adjustments or variances. We then send all variance requests to the appropriate community organization for review.
- New construction should be designed to fit within the predominate character of the block. This can be achieved by emulating scale, height, density, architectural style and materials.
- No raised backyards.
- Avoid breezeways. Although currently allowed under the code, these structures tend to create rear yard fortresses and are widely viewed as undesirable.
- Garage roofs, patios and roof top gardens should not be substitutes for ground level gardens and recreational space.
- Preserve and renovate the many grey stones and historic buildings whenever possible.
- Any new construction project that includes 10 or more residential units, and requires zoning relief, will need to have an affordable housing component.



- We discourage the use of all variants of concrete blocks including split-face, on an exposed wall.
- Corner building facades should be attractive on both street facing sides.
- Do not place decks or balconies over the public way.
- Fencing is generously defined under the zoning code. While brick walls can be considered fencing, they are strongly discouraged in either the front, side or rear yards. Consider material such as wood and wrought iron.
- Green space is a design obligation in this ward. Residents have expressed a strong need to increase green space and open space in front and rear yards. Plants that can tolerate an urban environment should be utilized. Parkway trees must be replaced or planted in order to receive a certificate of occupancy.
- Find a solution to keep trash cans at alley level and on your property.

These guidelines should assist you in the design and development of new projects in the 44th Ward. Before you begin the design of a new home, I would recommend driving through the Ward to consider the design of existing structures. As always, I ask that you contact my office at the earliest point in your planning process and to supply us with a copy of your plans.

Thank you for your assistance in the matter. If you have any questions or need further assistance, please contact my office at 773-525-6034.



Tom Tunney
44th Ward Alderman