

## Fern Court Guidelines

Adopted by the Commission on Chicago Landmarks Permit Review Committee on a pilot basis  
April 4, 2002

### Design Review Policy

Change: In recognition of the unique historic character of Fern Court, and in advancement of other planning and preservation goals for the neighborhood, the Commission may allow garage conversions of the ground floors of certain contributing buildings if all of the following limited circumstances are present:

- (1) The building is a contributing building fronting on Fern Court;
- (2) The building is rehabilitated to its historic appearance as part of the project;
- (3) The introduction of a garage door does not alter or replace any significant historic fenestration (i.e., the ground-floor of the building must have no historic fenestration pattern of windows/doors, or raised entries to the first floor; only minor/incidental window/door openings could be impacted);
- (4) Wood-frame buildings with existing structurally-substandard foundations cannot be raised more than 1'-0" to accommodate a garage; wood-frame buildings on historic masonry foundations and masonry buildings cannot be raised;
- (5) The project does not trigger the regulations regarding 40% demolition;
- (6) Garage doors are compatible with the historic character of the district;
- (7) The project does not render the rest of the building interior unusable; and
- (8) All parking is screened from view; also, no parking pads exist between the garage door and Fern Court.