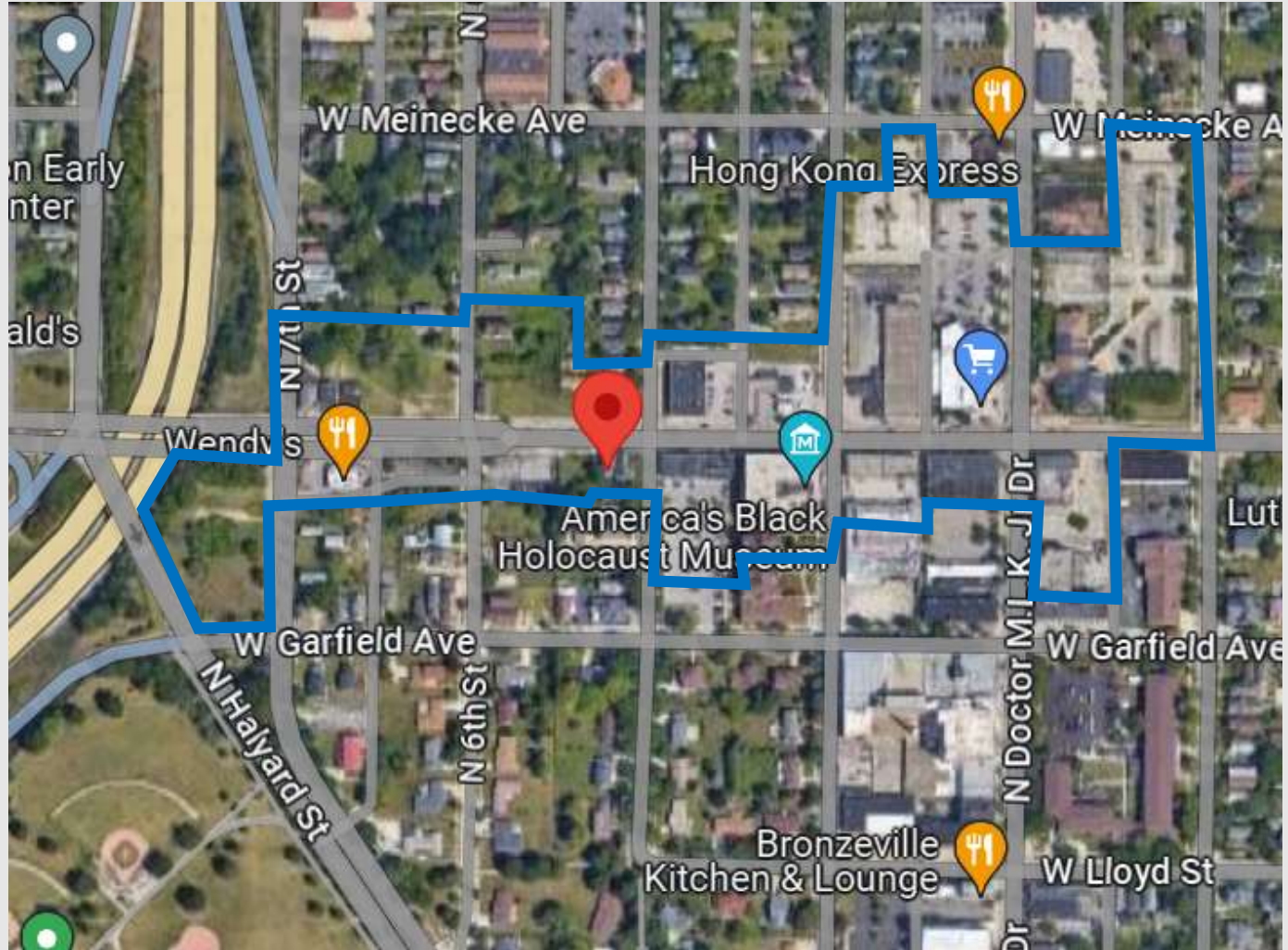
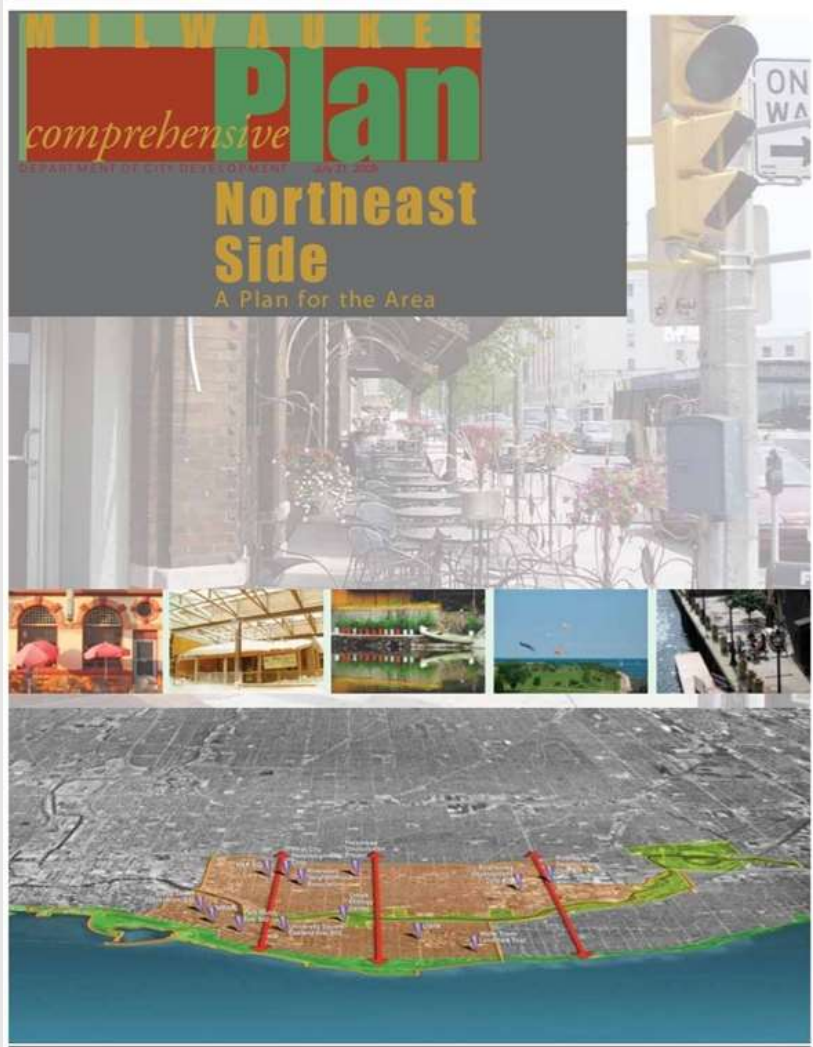


File No. 231709.



File No 231709. Consistency with Area Plan.



Northeast Side Plan

- Adopted in 2008. Amended in 2018.
- Several planning efforts and plans over the past 15+ years have identified the importance of developing the Bronzeville district as a cultural and entertainment destination that highlights African American arts and culture.
- This DIZ overlay advances recommendations for land use and design set forth in the plans.
- As development continues in Bronzeville, the application of certain standards has revealed specific unintended consequences which may pose barriers to future proposals that are otherwise consistent with the overlay.
- This includes limitations on upper floor residential units, barriers for two-story structures at heights consistent with the surrounding context, façade standards that can limit architectural expression on major civic buildings, and signage standards that limit district identity signage.
- The proposed amendment to the DIZ will make technical updates to the use list and design standards that will mitigate these issues.
- **The proposed amendment to the Bronzeville DIZ is consistent with the Northeast Side Area Plan.**

DIZ Use Table

Bronzeville DIZ Use Table

Use	LB2	DIZ
RESIDENTIAL USES		
Single-family Dwelling	Y	N <u>L – permitted if located on an upper floor of a mixed-use building.</u>
Two-family Dwelling	Y	N <u>L – permitted if located on upper floors of a mixed-use building.</u>

DIZ Building Design Standards Table

Height	Height, minimum (ft.)	18	30[±] 27*	<p>a. The height minimum must be met for at least 70% of the building façade on W. North Avenue and, when located on a corner lot, at least 70% of the sidewall of the side street façade.</p> <p>b. For a lot measuring 24 feet or less in width along the primary street frontage, the minimum height requirement of the base zoning LB2 district shall apply.</p> <p>c. Roof decks with a roofed area may count toward the minimum building height if the roof deck is visible (approximately 0-8 feet) from the street corridor in front of the building</p> <p>d. See 295-605-2-g for measuring height.</p> <p>e. Additions to Conforming Buildings. An addition not meeting the minimum height requirement may be constructed along a street frontage provided it does not exceed 24 feet in width and meets the base minimum height requirement of the base zoning LB2 district. In all districts, an addition to the rear or other non-street wall area of a building shall not be required to meet a minimum height requirement.</p>
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DIZ Façade Design Standards

1. The façades of new buildings that are more than 40 feet in width should **generally** be divided into smaller vertical intervals through incorporating one or more of the techniques including but not limited to the following:
 - a. Façade modulation - Stepping back or extending forward a portion of the façade.
 - b. Vertical divisions using engaged elements such as columns, different textures, materials, or colors of materials. Materials should be drawn from a common palette.
 - c. Division into multiple storefronts, with separate windows and entrances.
 - d. Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation intervals and de-emphasize the long horizontal cornice line
 - e. Arcades, awnings, window bays, arched windows, and balconies at intervals equal to the articulation interval to reinforce the vertical intervals.
 - f. Window shape, size and patterns shall emphasize the intended organization of the façade and the definition of the building.
 - g. On larger buildings with an institutional or civic type function, other design approaches may be considered.

DIZ Signage Design Standards

b. Signage Design Standards

1. Type A signs as described as 295-407-2b in the zoning code are permitted; base zoning standards apply unless otherwise stated.
2. Use of Type B signs as described as 295-407-2b in the zoning code is limited.
 - a. New Type B wall and projecting signs should have a similar appearance to Type A signs, per 295-407-2-b-2-c, with limited internal lighting. A fully illuminated box sign, which is considered a Type B sign, is prohibited. Faceplates of existing box signs may be replaced, however should be replaced with routed letter metal panels per zoning 295-407-2-b-2-c
 - b. Type B free-standing (pole) signs are prohibited
3. Free-standing signage is not permitted unless an integral part of the landscape, non-commercial district identity signage program, building or site elements. **Commercial** free-standing signs cannot be taller than 8 feet designed as a monument sign.
4. Off-premise signs are prohibited. Existing off premise signs may not be enlarged or replaced.
5. Proposed **building** signage that meets these standards may be approved by DCD staff without requiring approval by the City Plan Commission. Non-commercial, coordinated district identity signage shall not be included when calculating the maximum number of signs allowed on a property.