

622-30 W North Avenue

Considerations for Redevelopment

SITE LAYOUT AND BUILDING PLACEMENT

1. **Street Edge Condition** – The majority of the site area should be a mixed-use or commercial building that comes up to the principal street (North Avenue) property line. A portion of the site may be developed as a garden courtyard, outdoor café, market or patio.
2. **First Floor Uses** – The ground floor of the building should be active commercial uses, such as restaurant, café, office or storefront uses.
3. **Parking Location** – The majority of on-site parking should be placed to the rear of buildings.
4. **Curb Cuts** – Curb cuts on North Avenue shall not be allowed.
5. **Storm Water Management Techniques** – Use of pervious paving materials or pavers, native plant landscaping, rain gardens, and green roofs to reduce storm water run-off is encouraged.

MASSING AND FORM

6. **Building Height** – A new building on North Avenue should be not less than 2 stories in height. Additional floors will be considered.
7. **Street Facade/ Varied Elements** – Facade design and fenestration should reflect the urban context. Traditional storefront designs are encouraged.
8. **First Floor Height** – The first floor height to the finished ceiling should preferably be 12 to 14 feet in height.

FACADES

9. **Street Facing Facades** – New buildings shall have principal facades, entrances and storefronts facing North Avenue.

FIRST FLOOR / STREET LEVEL FACADES

10. **Building Façade Materials** – High quality, durable finish materials should. This may include materials such as face brick and stone. Exterior Insulation and Finish System (EIFS or simulated stucco) is discouraged for use on the first floor.
11. **Entrances** – Buildings should have distinctive entrances on North Avenue.
12. **Storefront Windows** – Storefront windows should also be welcoming and engaging. Glass should be clear and non-tinted.
13. **Storefront Window Proportions** – Windows should be large glazed sections, possibly with smaller transom units above.
14. **Extensions Into the Public Right of Way** – Canopies, awnings, brise-soleils, and other projecting elements are encouraged.

SITE DETAILS

15. **Service and Loading Docks** – Service and loading docks, trash enclosures, utility vaults, communication equipment, and other similar functions and equipment should be located to the rear or alley side of a development. Loading docks, utility equipment and similar objects should be screened.
16. **Parking Lot Landscaping** – Parking lots visible from streets and sidewalks, should have Type “B” landscaping, as required by the zoning code.
17. **Signage** – Signage should be well-integrated with overall entry design.
18. **Fences and Buffer for Neighbors** – Adjacent properties should be screened from surface parking lots with fencing and landscaping per requirements of the Zoning Code.
19. **Public Art** – Incorporation of public art into commercial development projects in the Bronzeville District is strongly encouraged.