

Design Guidelines: Ground Floor Residential on Commercial Corridors

City of Chicago

Department of Planning and Development

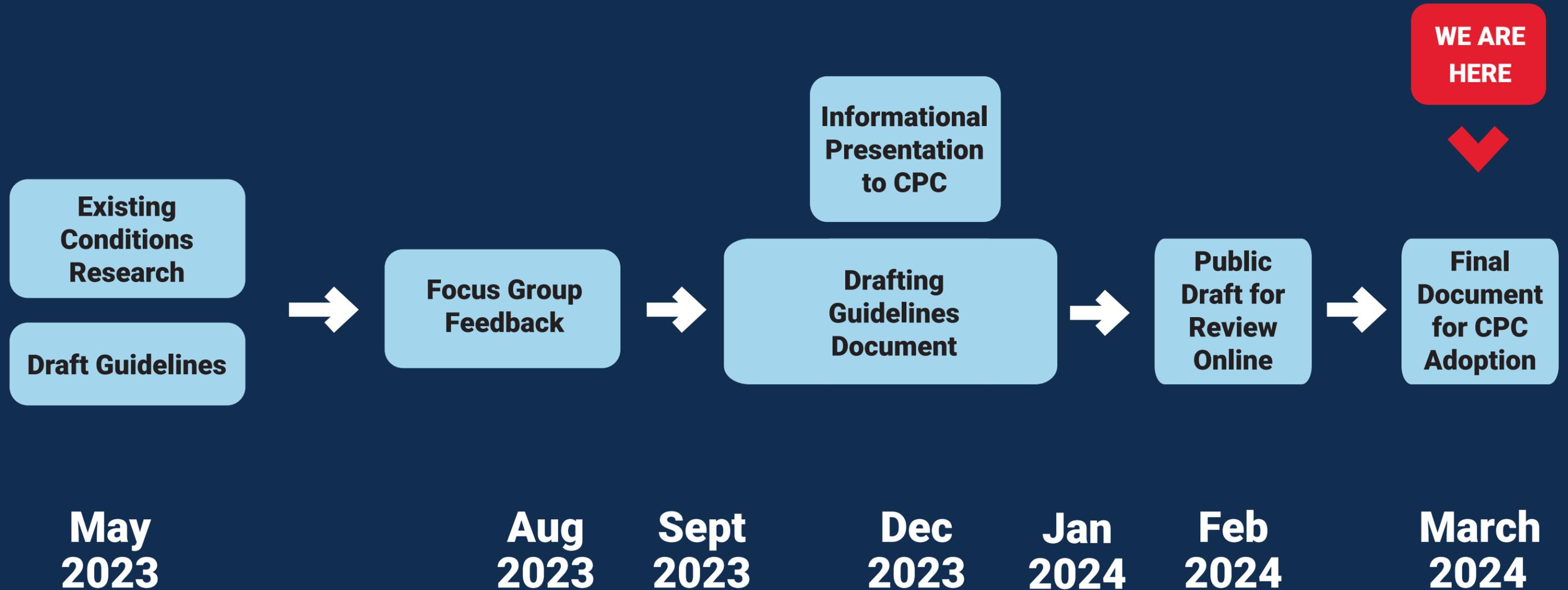
Chicago Plan Commission

Request for Adoption

March 21, 2024



Process Timeline



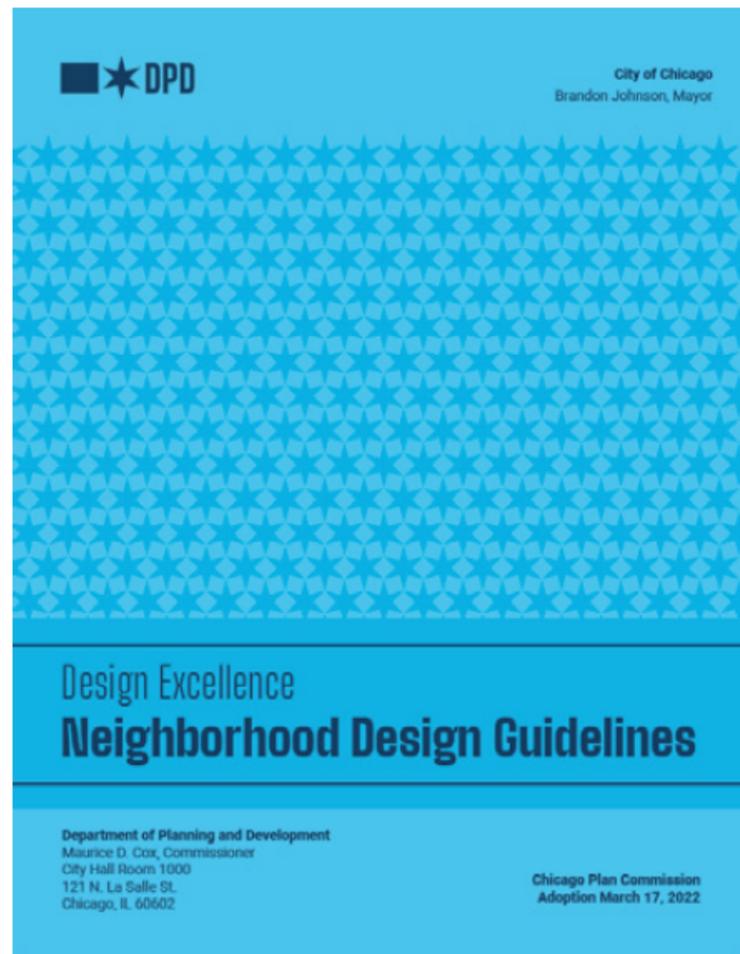
Design Guidelines as a Resource

1. For both renovations and new construction
2. Available as a toolkit, resource, and design inspiration
3. Clarifying best practices --NOT taking policy positions, changing ordinances, or imposing additional requirements or processes



Neighborhood Design Guidelines
Adopted March 2022 2022

Baseline flexible urban design guidelines for neighborhood commercial corridors



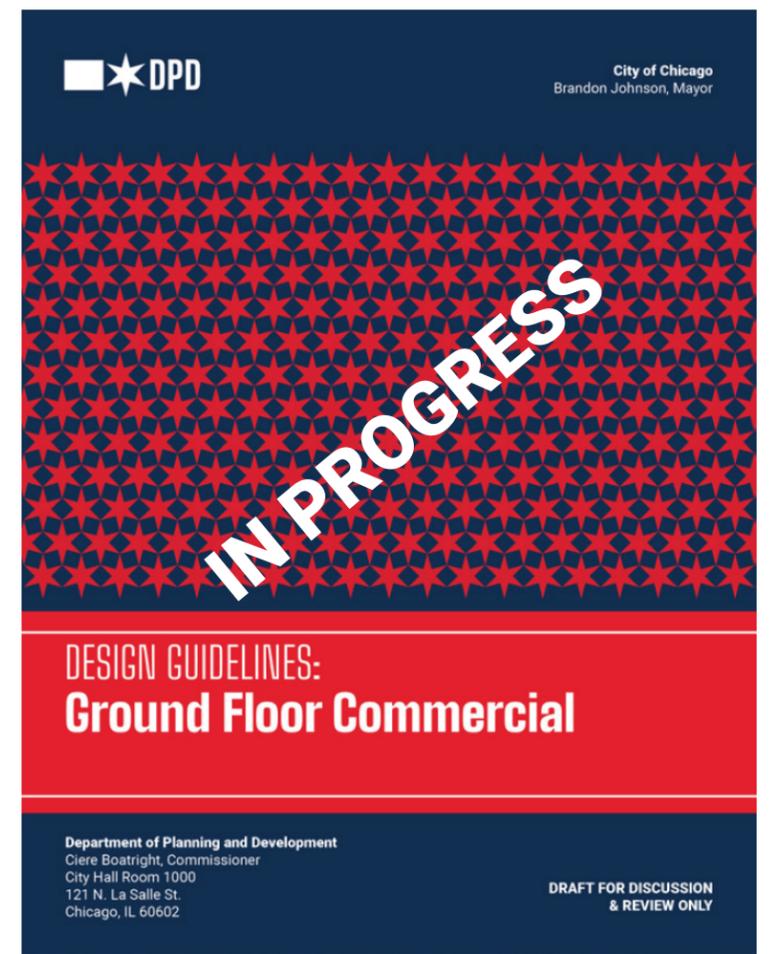
Ground Floor Residential on Commercial Corridors
Requesting adoption March 2024

Specific best practices for ground floor housing on commercial corridors



Ground Floor Commercial
Planned adoption summer 2024

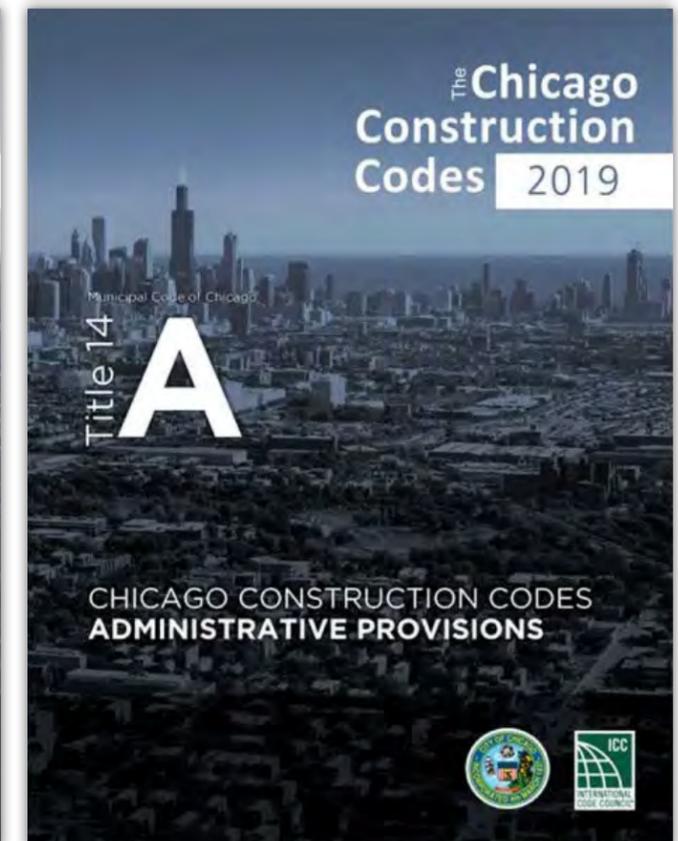
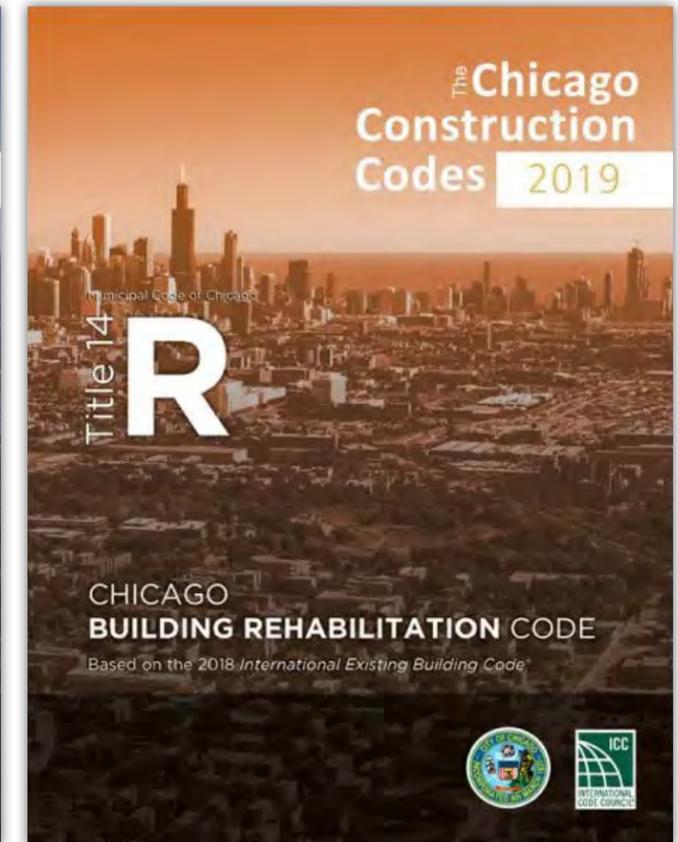
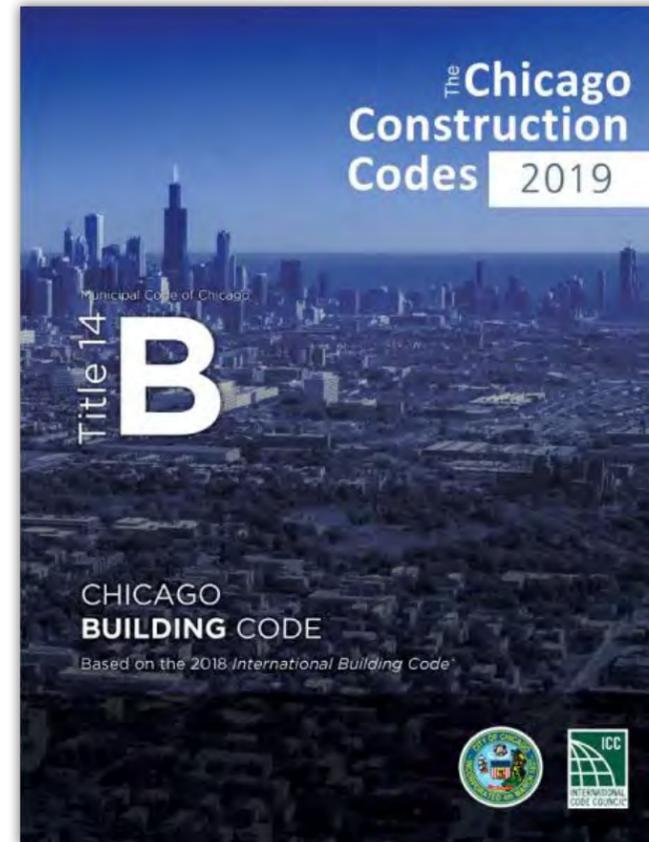
Specific best practices for commercial design especially storefronts



Code Regulations

Ground floor residential is allowable only in certain zoning districts by-right or with a Special Use.

These guidelines will not amend any elements of the City's zoning or construction codes.



Industry Trends

Urban Land Institute Public Policy Committee identified the following key trends:

1. Significant need for affordable housing
2. Overbuilt retail space
3. Acceleration of remote work
4. Building reuse is more sustainable
5. Increase community vitality

Converting Commercial Space to Residential Use

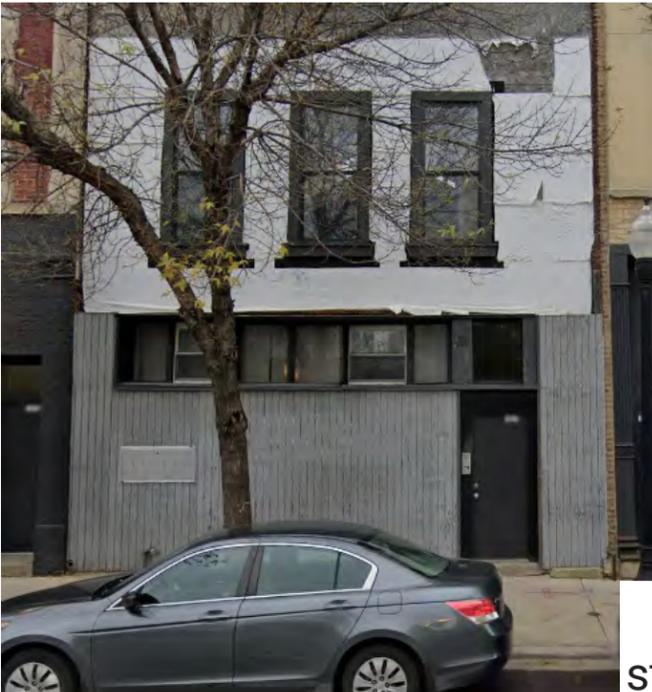
Key Considerations and Best Practices

Prepared by:

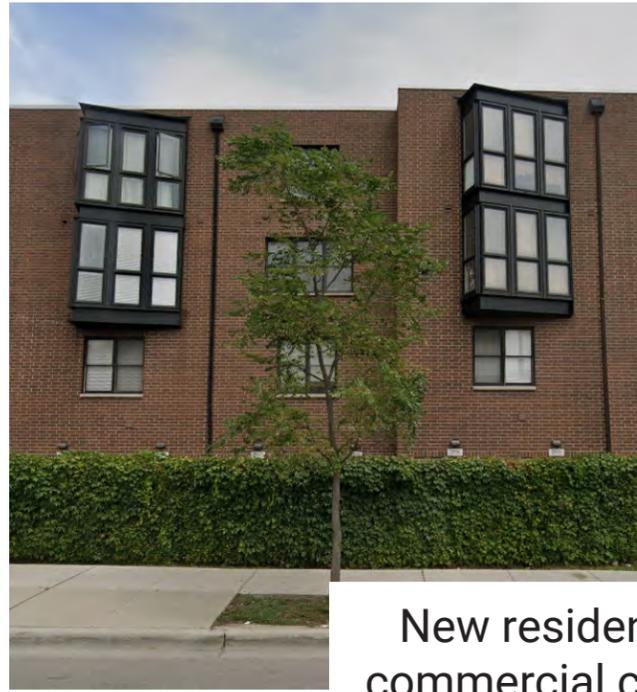
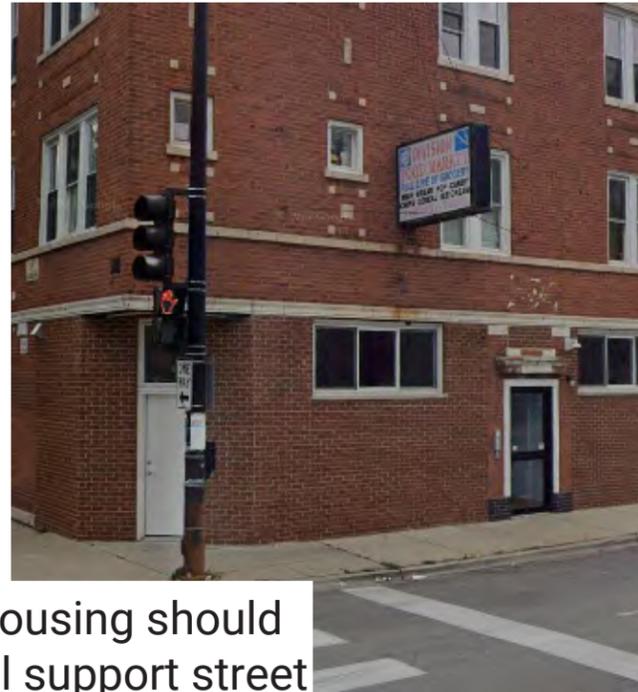
ULI Chicago Public Policy Committee

January 2023

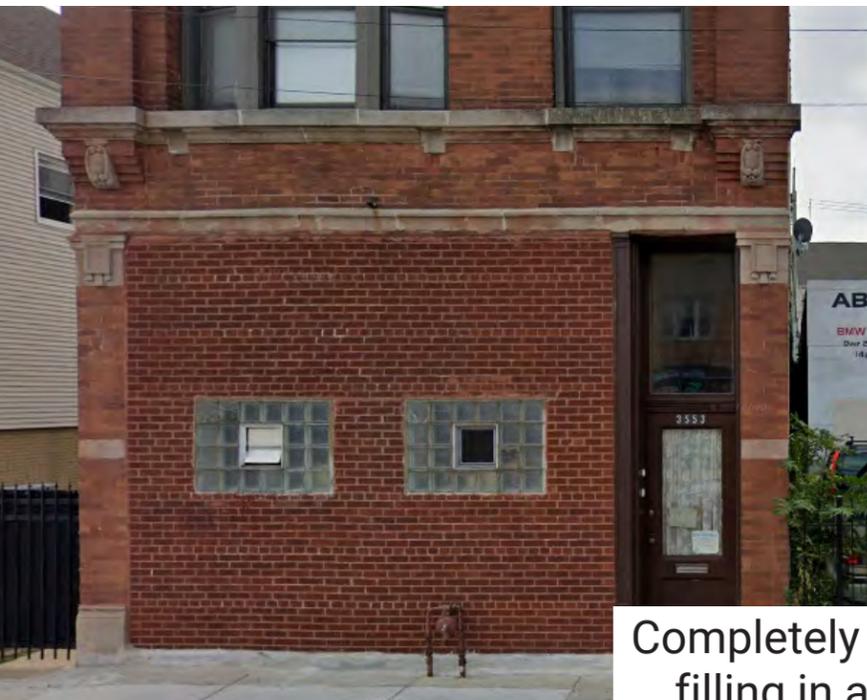
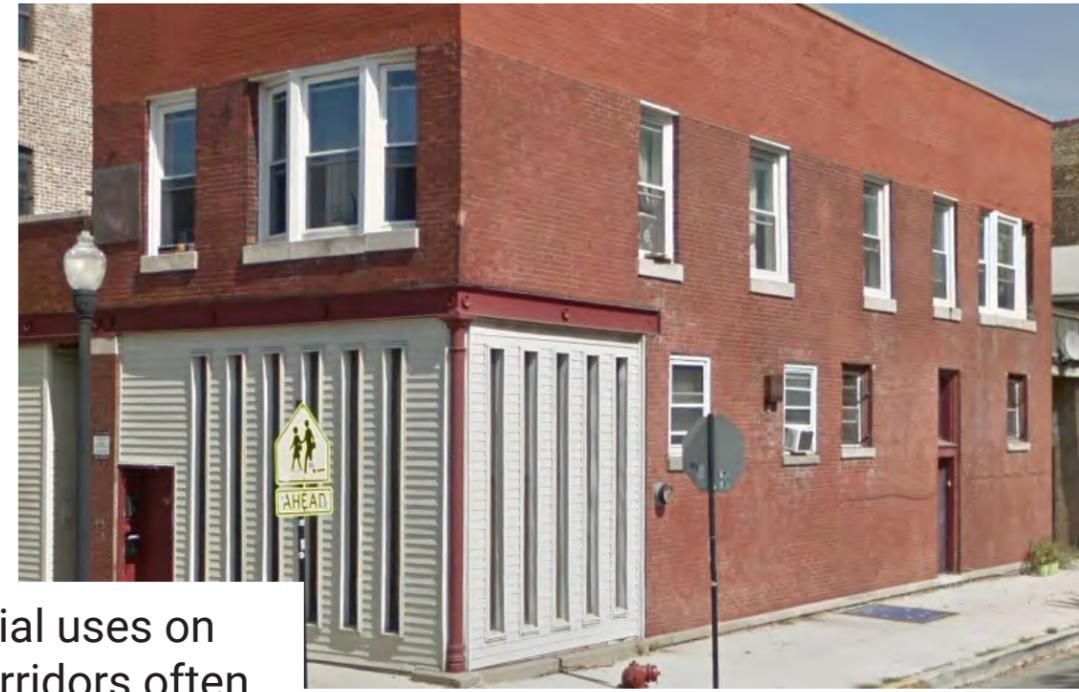
Common Ground Floor Housing Design Challenges



Housing should still support street vibrancy



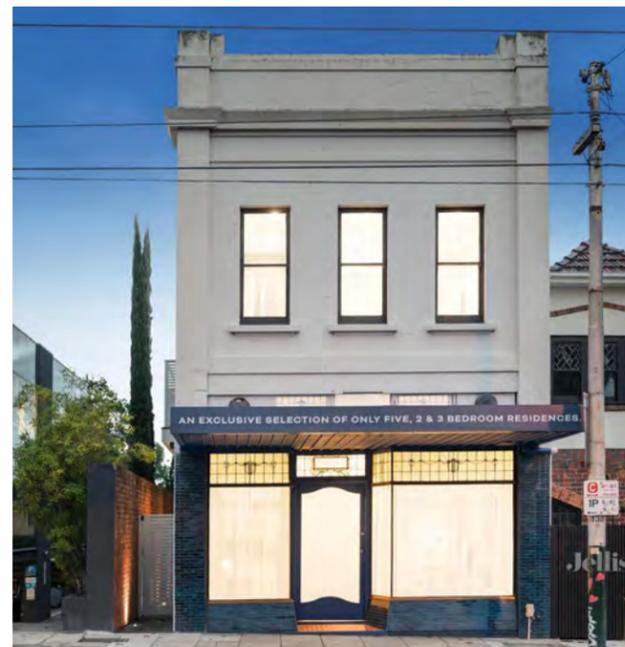
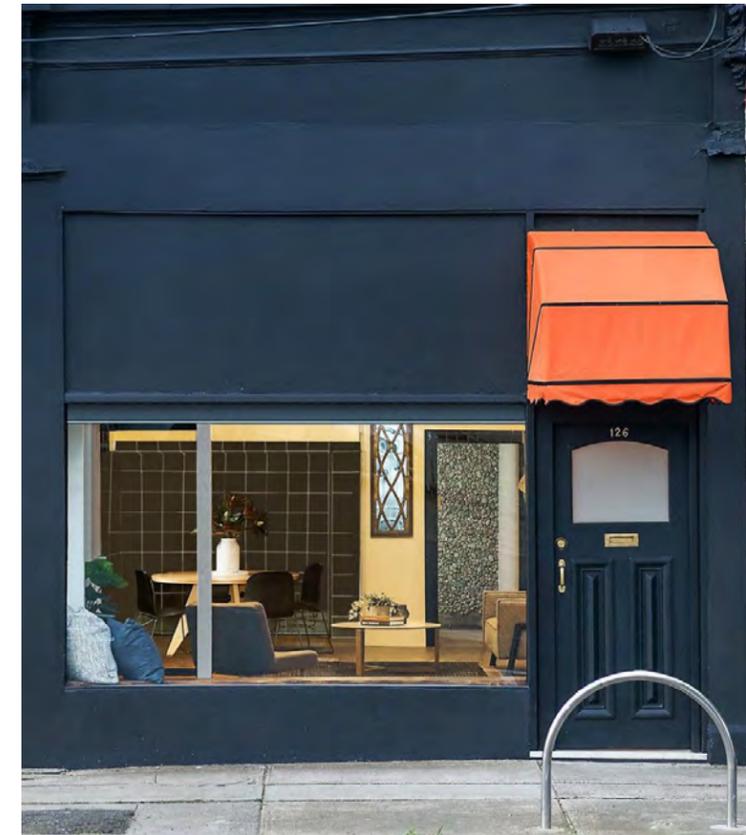
New residential uses on commercial corridors often turn their backs to the street



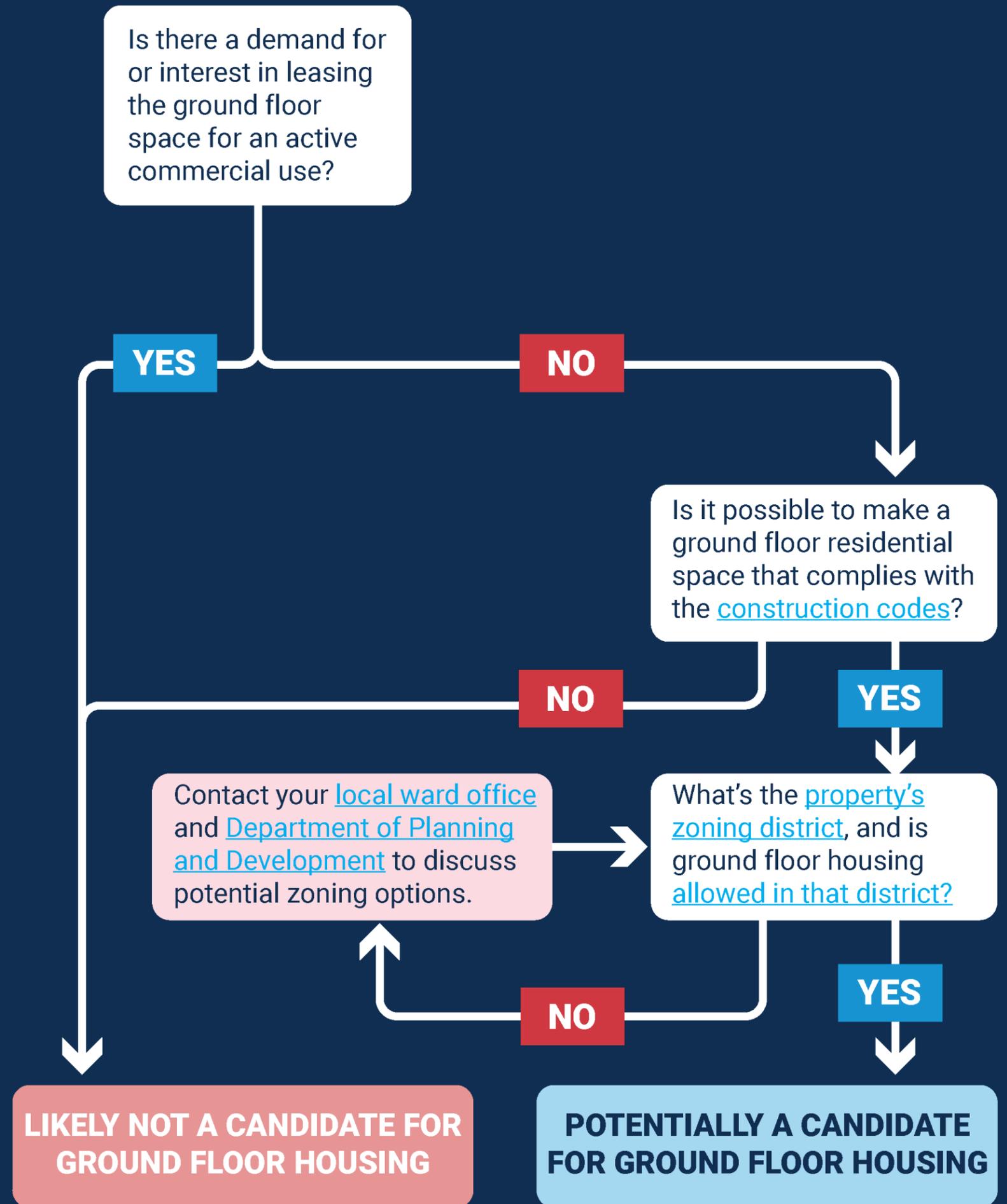
Completely or mostly filling in a former storefront is costly



Encourage Streetfront Activation



Ground Floor Residential Decision Tree



Guidelines Structure

Site Design

Exterior Landscape

Building Entries

Facade Design

Facade Elements

Doors

Windows

Exterior Lighting

Case Studies

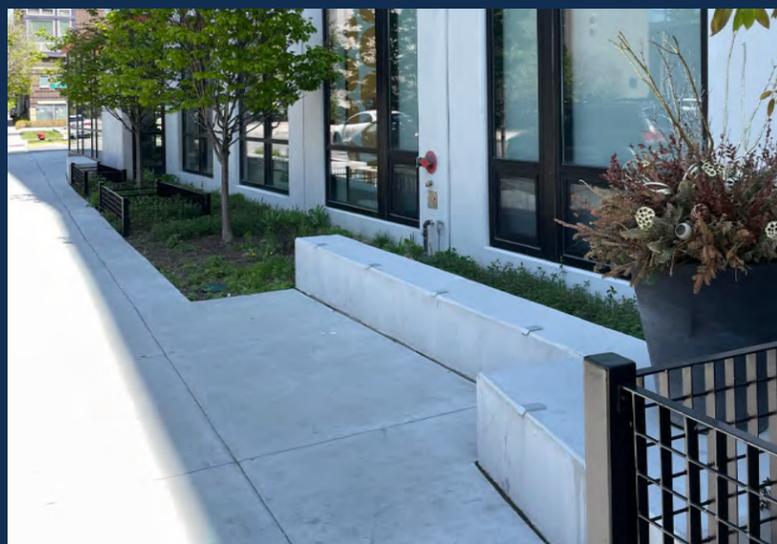
Site Design Guidelines

Exterior Landscape

- Landscape in Building Setback
- Landscape in Public Parkway

Building Entries

- Accessible entries
- Recessed entries
- Existing Storefront Entries
- Existing Corner Storefront Entries



Facade Design Guidelines

Facade Elements

- General Character
- Building Materials
- Reuse of Existing Materials
- Color

Doors

- Front Door

Lighting

- Lighting Locations
- Fixture Types
- Security Lighting

Windows

- Amount of Glass
- Privacy Screening
- Window Proportions
- Natural Light and Ventilation
- Types of Glass
- Bird Friendly Windows
- Security Bars



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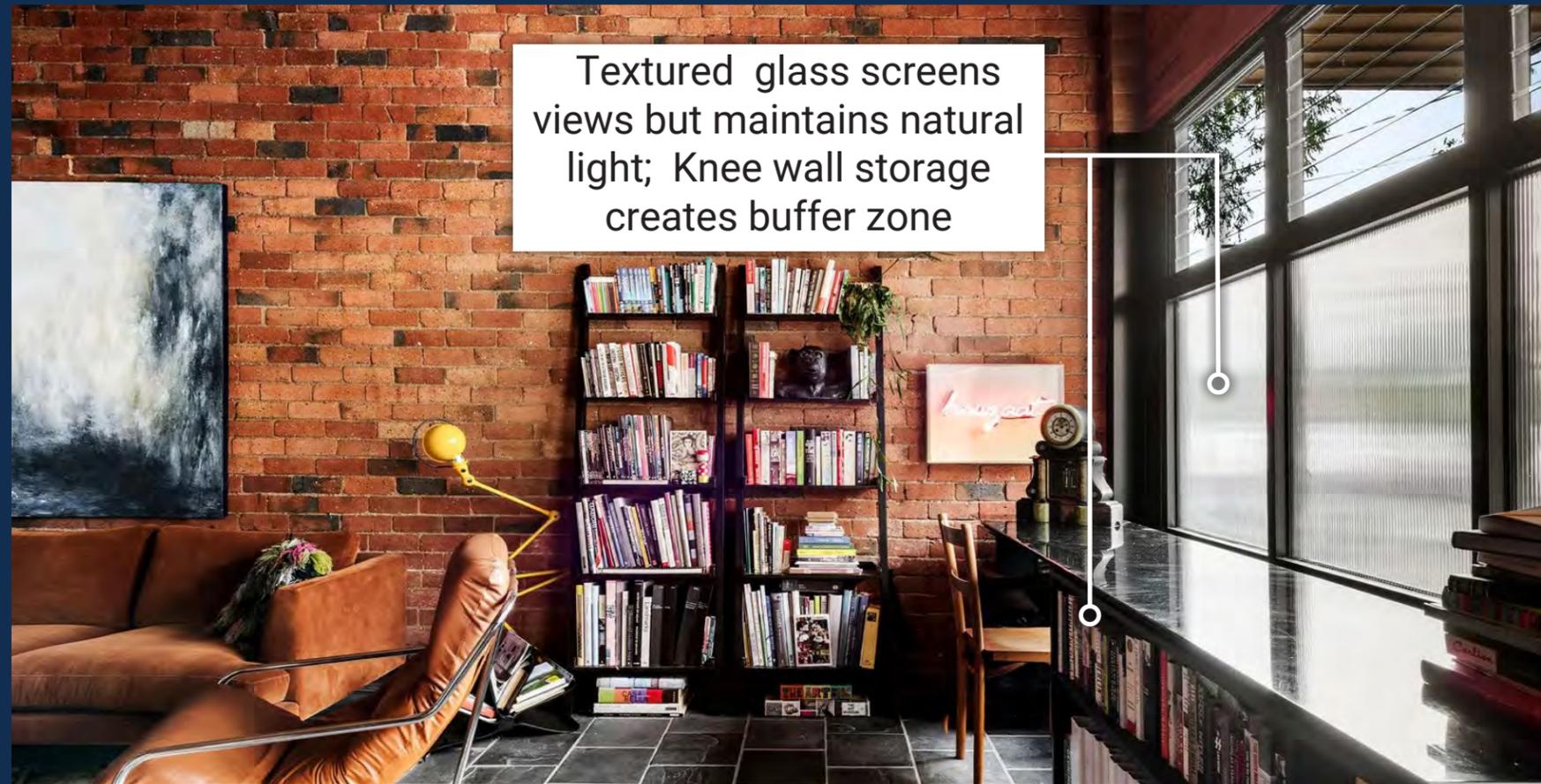


Example: Single-Story Commercial Conversion

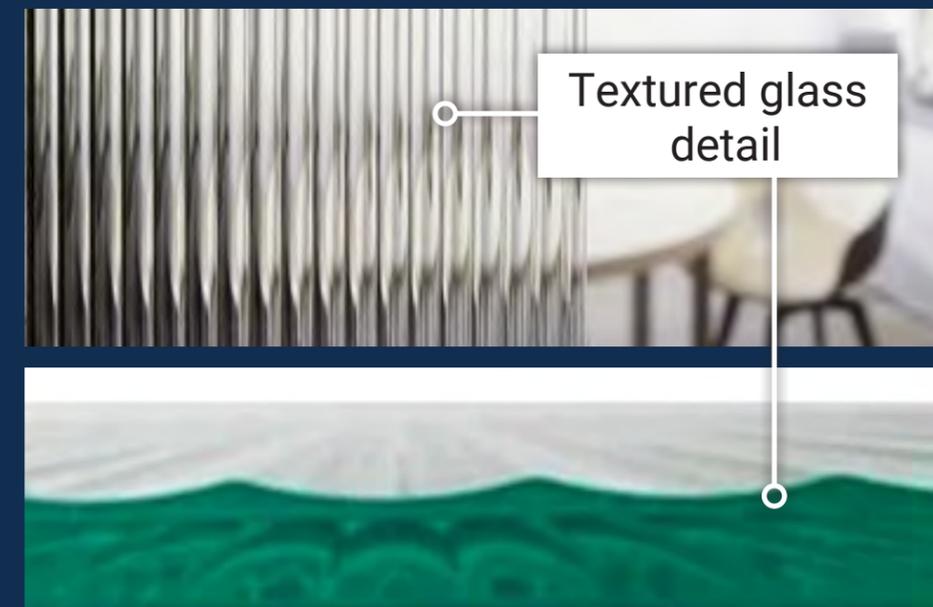
Overhang, recessed entry, and mostly solid door mark semi-private zone along the façade and enhance residential character



Textured glass screens views but maintains natural light; Knee wall storage creates buffer zone



Textured glass detail

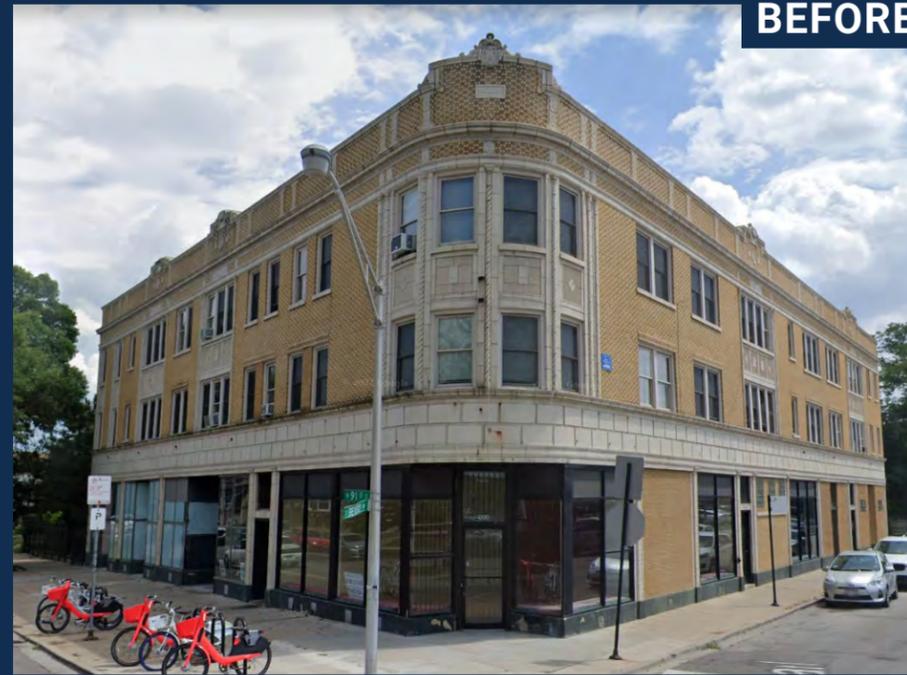


Example: Full Ground Floor Conversion

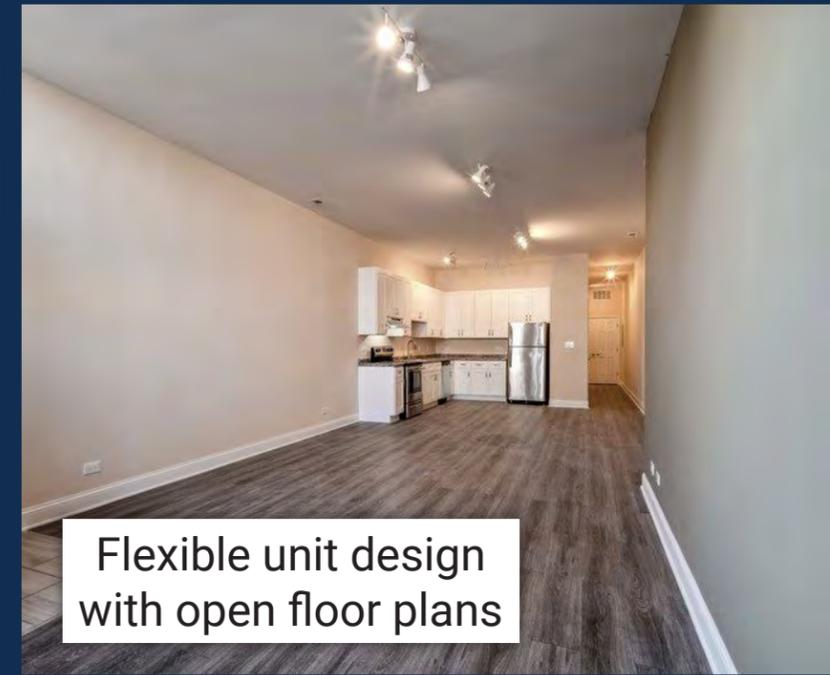


AFTER

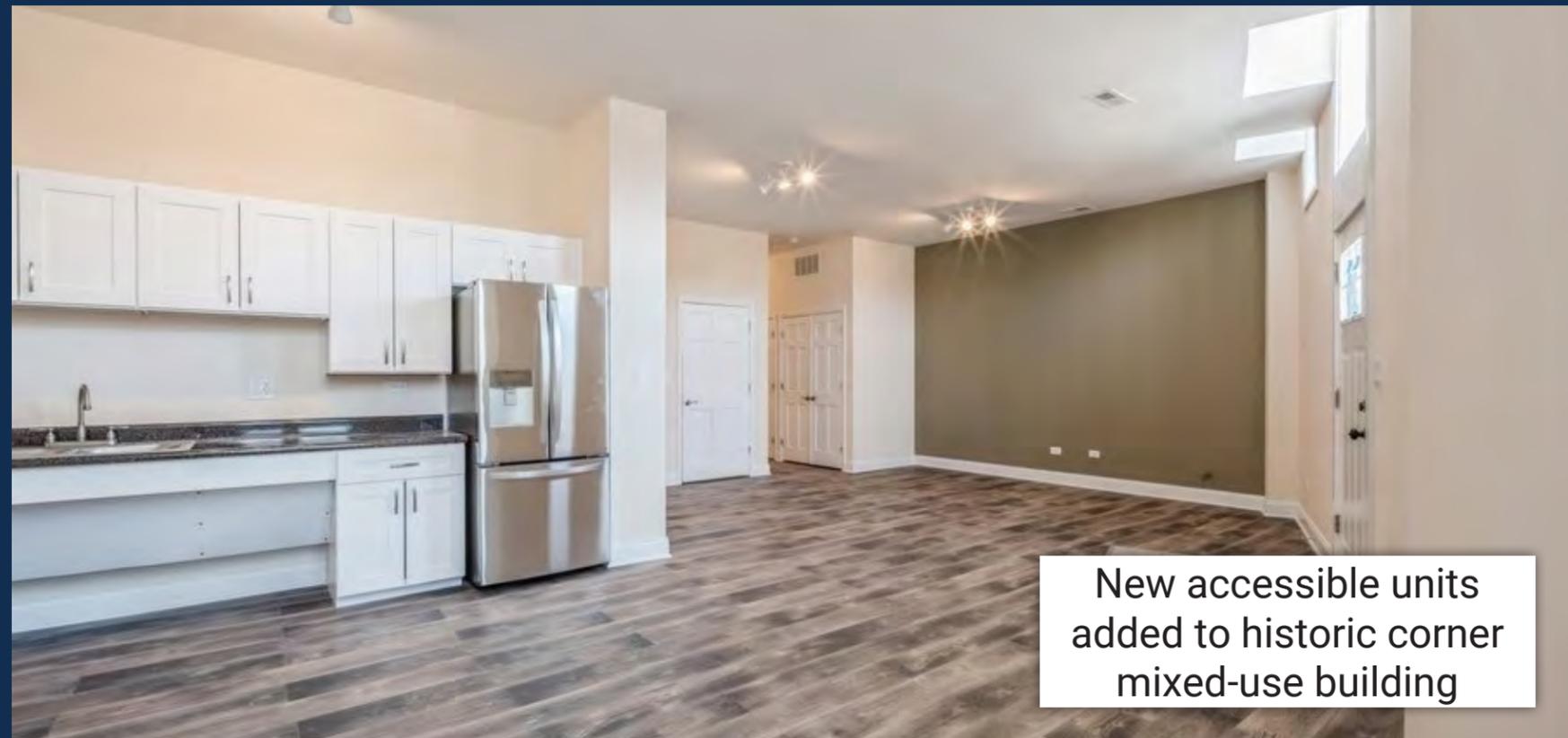
Modest residential scale window assemblies and doors replace storefront



BEFORE



Flexible unit design with open floor plans



New accessible units added to historic corner mixed-use building

Process Timeline

