COMMERCIAL CORRIDORS

ARCHITECTURAL CHARACTER

Use signage and awnings that respect and highlight the building’s original features

Respect the rhythm of solids and voids and retain facade details when possible

Maintain original size and shape of building entrances and windows

GROUND FLOOR + SIGNAGE

Building base and the scale of signs and awnings should provide interest to pedestrians and fit the context of the block

Ground floor windows should have a minimum transparency of 60%

Signage should be clearly visible to pedestrians and provide visual interest (i.e. blade signs)

NEW CONSTRUCTION

Building facades should blend contemporary design with use of contextual features, materials and colors

Create a distinction between the base, middle, and tops of buildings

Proportions of design features should be consistent with surrounding buildings

NORTH PARK STUDY | DRAFT DESIGN GUIDELINES
**Corridor Characteristics**

**Bryn Mawr Avenue**

**Existing Street Environment**
- Distinctive variety of architecture
- Character and orange-rated buildings
- Pedestrian-scaled
- Low-traffic volume
- Some blank walls
- Some active ground floor storefronts, but high vacancies
- Some segments of wide sidewalks

**Applying the Guidelines**
- Respect integrity and unique nature of existing architecture
- Parking should be located to the rear of buildings
- Limit curb cuts
- Seek opportunities for outdoor seating and other street activation

**Foster Avenue**

**Existing Street Environment**
- West of Kedzie:
  - South side of street is NPU campus and buildings
  - North side of street has more active ground floor treatment
  - One- to four- story buildings
- East of Kedzie:
  - More auto-oriented
  - Several curb cuts
  - Few active ground floor uses

**Applying the Guidelines**
- New uses/redevelopment should be consistent with existing surrounding street character and uses
- Seek opportunities for outdoor seating and other street activation

**Kedzie Avenue**

**Existing Street Environment**
- East side of street has Northside Prep campus, CTA North Park Garage + auto-focused uses
- West side of street has a variety of uses including institutional (religious and educational), critical service facilities, commercial + limited residential
- Curb cuts + parking lots
- Non-transparent windows
- Blank walls
- Narrow sidewalks

**Applying the Guidelines**
- Encourage service businesses (such as fitness, salons and health care) and/or institutional uses
- Concentrate new active uses near intersections

**North Park Study | Draft Design Guidelines**