

2. Northwest Corner of North Service Road of Skelly Drive and S. Peoria Avenue Select Area:

Photographs of this Select Area are depicted in Appendix M. Guidelines that address the site in a comprehensive manner, consistent with the District 6 Plan and Brookside Study Update, are recommended as follows:

- A. Uses are those currently provided under the Zoning Code for CH, Commercial High Intensity.
- B. Designs for redevelopment should use existing building footprints, if practical and feasible.
- C. Exterior surfaces addressed in the building renovation should be high quality masonry material.
- D. Use of uniform signs that meet existing requirements is encouraged throughout the area.
- E. Create active and passive areas throughout the site with enhanced landscaping, lighting and streetscape features.
- F. Require a 4'-5' high masonry walls and landscape buffering on the west and north boundaries to attractively screen, protect and separate the site from residential areas. Examples of appropriate screening fences are depicted in Appendix L.
- G. Provide a brick-patterned pedestrian pathway around the perimeter within the site as a walking trail for tenants and visitors with a connecting pathway between the primary and secondary structures.
- H. Link intersection and other public streetscape improvements to the site through the use of compatible design and materials.
- I. Use unique paving textures at crosswalks and entryways to effect traffic calming.
- J. Design a focal entry from South Peoria through the construction of an esplanade with appropriate, significant landscape features.
- K. Install landscape buffers between the parking area and two commercial businesses on the east portion of the site. Examples of appropriate screening fences are depicted in Appendix L.
- L. Enhance existing ingress and egress along Skelly Drive through the use of low-profile landscaping that retains a line of sight for the structure and vehicles
- M. Remove some parking surface and use with existing green space to create recreational areas within the site.

- N. Re-stripe and redesign parking area according to current parking standards in order to accommodate parking that might be lost from the addition of open space and landscaping.
- O. Commercial bulk trash containers, “dumpsters” and other similar refuse areas should be enclosed with brick or masonry fencing and gated.
- P. Delivery docks and loading zones that provide delivery access to the building should be designed to minimize the view and associated noise.

A conceptual illustration of one possible redevelopment plan for this Select Area is shown in Exhibit 37. This illustration depicts application of the above design standards for a redevelopment of the site and portrays existing building “foot prints,” increased screening of adjacent residential areas abutting the site, reconfigured parking, increased pedestrian open space internal to the site, improved pedestrian linkage with adjoining business areas, and urban design elements linking the project to all of the Brookside area.

EXHIBIT 37 - CONCEPT
ILLUSTRATION -
NORTHWEST CORNER
OF NORTH SERVICE
ROAD OF SKELLY DRIVE
AND S. PEORIA AVENUE
SELECT AREA

