

# ONLINE SESSION 01

ARCH 202-04 Hathaway

Monday

3/23/20

TURN ON THE RECORDING!

WEEK 1

3/23

INTRO & SITE CONSTRAINTS

PROGRAMS

WEEK 2

3/30

& SYSTEMS *(DRAW A REAL BUILDING)*

WEEK 3

4/6

**PIN-UP**

FACADE & ENVELOPE

WEEK 4

4/13

VIEWS, DIAGRAMS & DRAWINGS *(PRODUCTION)*

WEEK 5

4/20

**PIN-UP**

PRESENTATION *(PRODUCTION)*

4/27

**REVIEW**

WEEK 1

3/23

## INTRO

DUE: N/A

IN-CLASS: ZONING

ASSIGN: ARCH. PRECEDENTS

3/25

## DESK CRITS

DUE: ARCH. PRECEDENTS, 3D

IN-CLASS: LIGHT & AIR

ASSIGN: SOLAR STUDY

3/27

## GROUPS

DUE: SOLAR STUDY

IN-CLASS: CIRCULATION & EGRESS

ASSIGN: PROGRAM PRECEDENTS

WEEK 2

3/30

## DESK CRITS

DUE: PLANS, SECTIONS, 3D

IN-CLASS: STRUCTURE

ASSIGN: STRUCT. PRECEDENTS

4/1

## GROUPS

DUE: STRUCT. PRECEDENTS

IN-CLASS: BUILDING SYSTEMS

ASSIGN: PLANS

4/3

## DESK CRITS

DUE: PROGRAM PRECEDENTS

IN-CLASS: UNIT PLANS

ASSIGN: N/A

WEEK 3

4/6

## GROUP PIN-UP

DUE: PLANS, ELEVATIONS, 3D,

SUSTAINABILITY SECTION

ASSIGN: SITE ELEV'S

4/8

## DESK CRITS

DUE: SITE ELEV'S

IN-CLASS: SITE & CONTEXT

ASSIGN: FACADE PRECEDENTS

4/10

## GROUPS

DUE: FACADE SKETCHES

IN-CLASS: SITE & CONTEXT

ASSIGN: DIAGRAMS

WEEK 4

4/13

## DESK CRITS

DUE: SECTIONS, 3D,

TECHNICAL SECTION

IN-CLASS: STORYTELLING

4/15

## GROUPS

DUE: 2D DRAWINGS

IN-CLASS: PEER REDLINES

ASSIGN: 3D VIEWS

4/17

## DESK CRITS

DUE: 3D VIEWS, DIAGRAMS

IN-CLASS: RENDERING

ASSIGN: N/A

WEEK 5

4/20

## PIN-UP MOCK REVIEW

DUE: EVERYTHING (DRAFT)

4/22

## DESK CRITS

DUE: PRESENTATION TEXT

IN-CLASS: PRESENTING

4/24

## MOCK PRESENT.

DUE: EVERYTHING

IN-CLASS: PRESENTATIONS

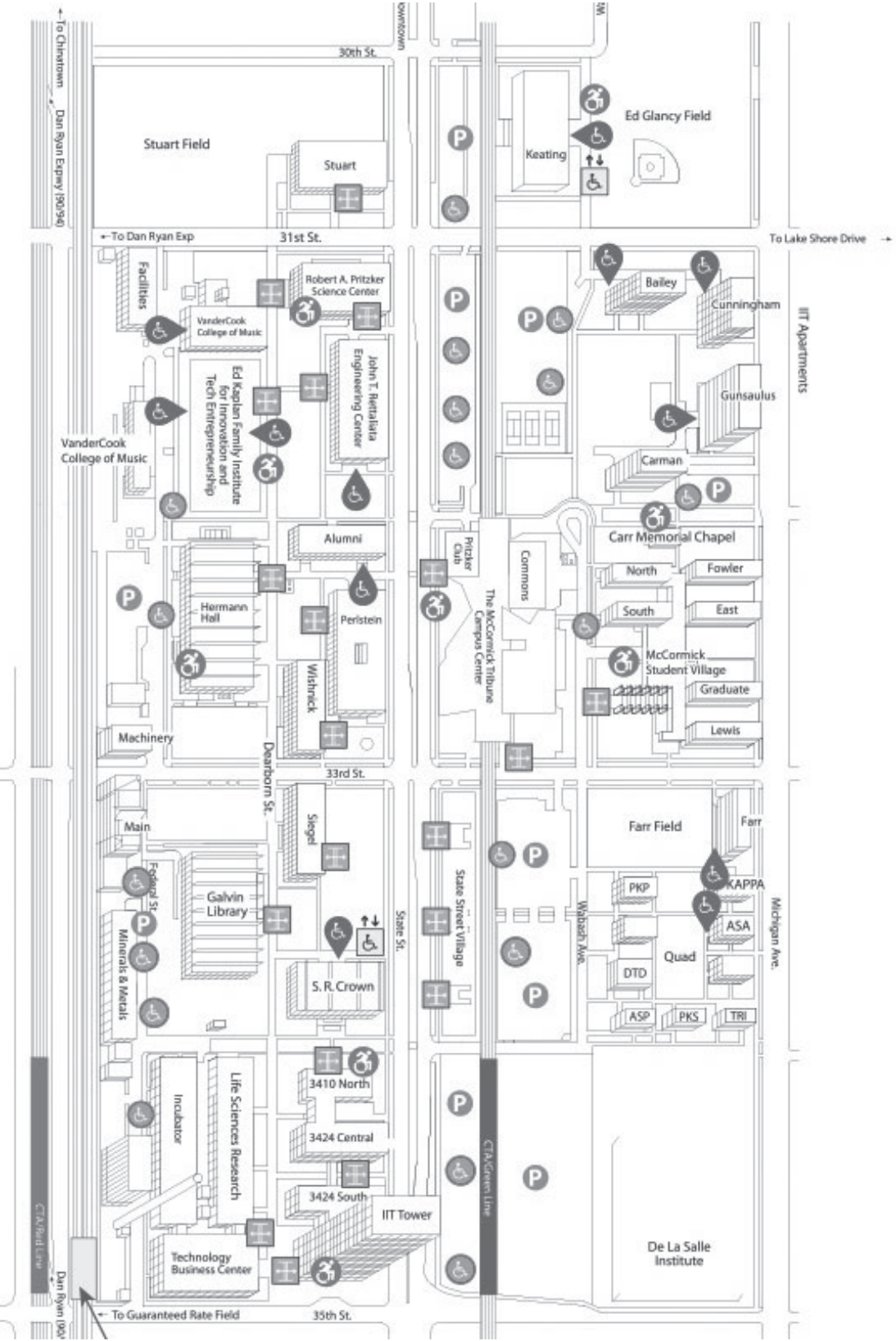
4/27

## FINAL REVIEW

# TODAY

1. INTRODUCTION TO BLACKBOARD
2. ZONING WORKSHEET (GROUPS)
3. REVIEW ARCH. PRECEDENT BLOG POSTS
3. ASSIGN ARCH. PRECEDENTS SKETCHES

# WHERE ARE WE?











# HOW ARE WE?

# SITE CONSTRAINTS: ZONING

# WHAT IS ZONING?

Constraints:

Provide housing for 34-36 residents. Students shall determine the groups and how they live together.

Provide and define two ( 02 ) additional Communal Typologies. One large, one small; one mind, one body oriented.

Minimum of four ( 04 ) stories.

Utilize Mass Timber Structural Framing

Greenspace equal to 50% percent of your lot size ( roof, terrace, balcony, at ground).

Provide a Green Roof.

Provide six ( 06 ) Underground Parking Spaces accessible via ramp. Five standard + one ADA space.

Provide exit Stairways.

Provide an Elevator.

Bicycle Storage – one storage provision per resident.

Provide separate Water and Electrical Utility Rooms.

# WHAT IS ZONING?

WHERE - in the city do we want certain activities to occur?

WHAT - are the possible uses of a site?

HOW - can we build on a site?

WHY - do we have zoning?

WHO - decides what the zoning is?

WHEN - does zoning ever change?

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# HOW DOES ZONING WORK?

## 1. LAND USE & ZONING DISTRICTS

RESIDENTIAL

BUSINESS & COMMERCIAL

DOWNTOWN

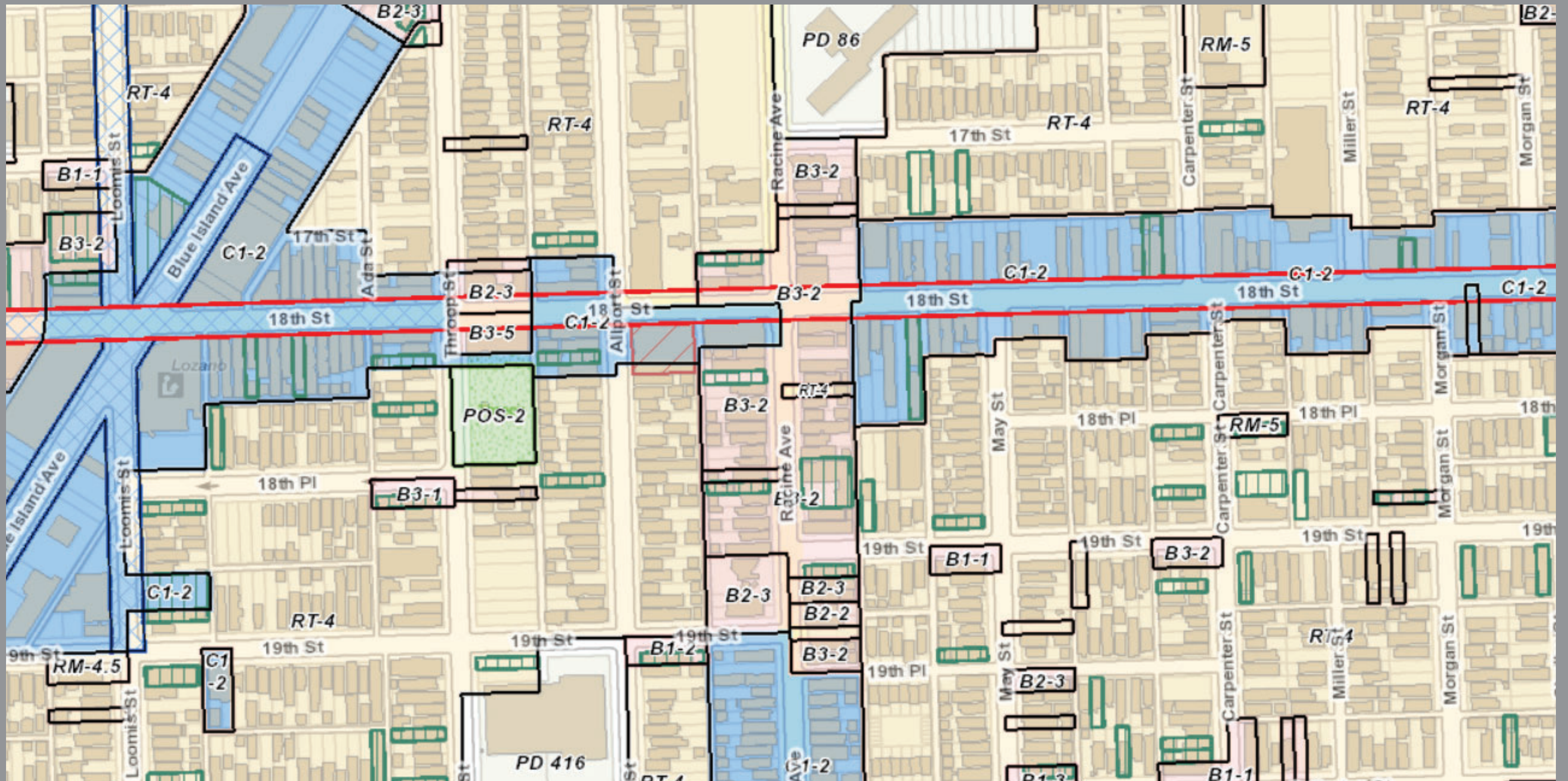
MANUFACTURING

SPECIAL PURPOSE (ie parks & open space)

OVERLAY (ie neighborhoods, cannabis)




# ZONING MAP



<https://gisapps.chicago.gov/ZoningMapWeb/?liab=1&config=zoning>



# ZONING CODE

**AMERICAN LEGAL**  
Publishing Corporation

Quick Search:

TOC   ADA Compatible View   Document   Search   Results   Print   Save   Email   Help

Illinois

Chicago Zoning Ordinance and Land Use Ordinance

CHICAGO ZONING ORDINANCE AND LAND USE ORDINANCE

TITLE 16 LAND USE

CHAPTER 16-4 LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION

CHAPTER 16-6 FLOOD CONTROL

CHAPTER 16-8 INDUSTRIAL CORRIDOR SYSTEM FUND ORDINANCE\*

CHAPTER 16-12 ENTERPRISE ZONES

CHAPTER 16-14 NEIGHBORHOODS OPPORTUNITY FUND ORDINANCE

CHAPTER 16-16 ADULT USES

CHAPTER 16-18 OPEN SPACE IMPACT FEE ORDINANCE

CHAPTER 16-19 RESERVED\*

TITLE 17 CHICAGO ZONING ORDINANCE

CHAPTER 17-1 INTRODUCTORY PROVISIONS

17-1-0100 Title.

17-1-0200 Effective date.

17-1-0300 Authority.

17-1-0400 Applicability.

**17-1-0500 Purpose and intent.**

17-1-0600 General rules of interpretation.

17-1-0700 Development manual.

17-1-0800 Official zoning atlas and maps.

17-1-0900 Minimum requirements.

17-1-1000 Conflicting provisions.

17-1-1100 Scope of regulations; effect.

17-1-1200 Cumulative nature of provisions.

17-1-1300 Number of buildings on a zoning lot.

17-1-1400 Transitional provisions.

17-1-1500 Downtown area.

17-1-1600 Severability.

CHAPTER 17-2 RESIDENTIAL DISTRICTS

CHAPTER 17-3 BUSINESS AND COMMERCIAL DISTRICTS

CHAPTER 17-4 DOWNTOWN DISTRICTS

CHAPTER 17-5 MANUFACTURING DISTRICTS

CHAPTER 17-6 SPECIAL PURPOSE DISTRICTS

CHAPTER 17-7 OVERLAY DISTRICTS

CHAPTER 17-8 PLANNED DEVELOPMENTS

Start Over   Prev Doc   Next Doc   Prev Match   Next Match   New Window

**17-1-0500 Purpose and intent.**

This Zoning Ordinance is adopted for the purpose of:

17-1-0501 promoting the public health, safety and general welfare;

17-1-0502 preserving the overall quality of life for residents and visitors;

17-1-0503 protecting the character of established residential neighborhoods;

17-1-0504 maintaining economically vibrant as well as attractive business and commercial areas;

17-1-0505 retaining and expanding the city's industrial base;

17-1-0506 implementing the policies and goals contained with officially adopted plans, including the *Central Area Plan*;

17-1-0507 promoting pedestrian, bicycle and transit use;

17-1-0508 maintaining orderly and compatible land use and development patterns;

17-1-0509 ensuring adequate light, air, privacy, and access to property;

17-1-0510 encouraging environmentally responsible development practices;

17-1-0511 promoting rehabilitation and reuse of older *buildings*;

17-1-0512 maintaining a range of housing choices and options;

17-1-0513 establishing clear and efficient development review and approval procedures;

17-1-0514 accommodating growth and development that complies with the preceding stated purposes; and

17-1-0515 Enabling the city to establish an integrated network of city digital signs.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 12-12-12, p. 44485, § 6)

**17-1-0600 General rules of interpretation.**

# HOW DOES ZONING WORK?

## 2. HEIGHTS, AREAS & SETBACKS

MINIMUM SETBACKS / YARDS

MAXIMUM ALLOWABLE HEIGHT

MAXIMUM ALLOWABLE BULK (F.A.R.)

*BONUSES*

# HOW DOES ZONING WORK?

## 3. SPECIAL REQUIREMENTS (STREETS & CORRIDORS)

PEDESTRIAN STREETS

MOBILITY STREETS

MANUFACTURING CORRIDORS

## 4. USE REQUIREMENTS

REQUIREMENTS BY USE (ie Urban Farms, Gas Stations, Strip Malls...)

ACCESSORY USES

TEMPORARY USES

# HOW DOES ZONING WORK?

## 5. PARKING & LOADING

MINIMUM SPACES BY TYPES OF USE AND NUMBER OF USERS

LOCATION AND DIMENSIONS OF SPACES

TYPES OF SPACES (accessible, bike...)

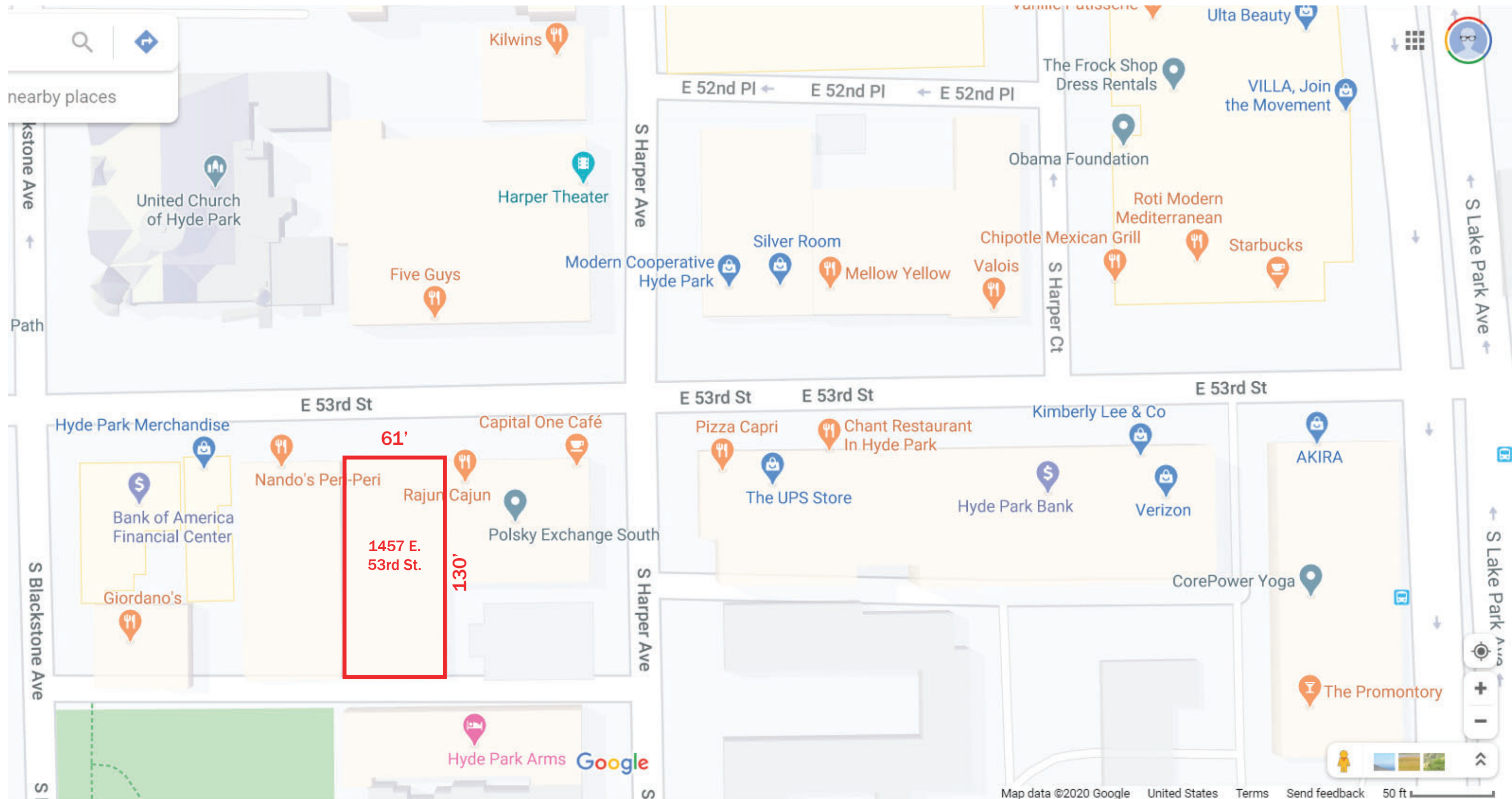
## 6. LANDSCAPING & SCREENING

PLANTING IN THE PUBLIC SPACE

HIDING THINGS WE DON'T WANT TO SEE (ie trash enclosures)

REGULATING THINGS THAT COULD BE UNDESIRABLE (IE SIGNS))





Building\_Permits.csv

Financial Incentive....zip

Affordable\_Rental\_....csv

City-Owned\_Land\_I....csv

LandmarksNational....zip

Show all



