

# 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	<b>INTRO</b> DUE: N/A IN-CLASS: ZONING ASSIGN: ARCH. PRECEDENTS
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**WEEK 2**

3/30	<b>DESK CRITS</b> DUE: PLANS, SECTIONS, 3D IN-CLASS: STRUCTURE ASSIGN: STRUCT. PRECEDENTS
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**WEEK 3**

4/6	<b>GROUP PIN-UP</b> DUE: PLANS, ELEVATIONS, 3D, SUSTAINABILITY SECTION ASSIGN: SITE ELEV'S
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**WEEK 4**

4/13	<b>DESK CRITS</b> DUE: SECTIONS, 3D, TECHNICAL SECTION IN-CLASS: STORYTELLING
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**WEEK 5**

4/20	<b>PIN-UP</b> <b>MOCK REVIEW</b> DUE: EVERYTHING (DRAFT)
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4/27	<b>FINAL</b> <b>REVIEW</b>
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3/25	<b>DESK CRITS</b> DUE: ARCH. PRECEDENTS, 3D IN-CLASS: LIGHT & AIR ASSIGN: SOLAR STUDY
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3/27	<b>GROUPS</b> DUE: SOLAR STUDY IN-CLASS: CIRCULATION & EGRESS ASSIGN: PROGRAM PRECEDENTS
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4/1	<b>GROUPS</b> DUE: STRUCT. PRECEDENTS IN-CLASS: BUILDING SYSTEMS ASSIGN: PLANS
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4/3	<b>DESK CRITS</b> DUE: PROGRAM PRECEDENTS IN-CLASS: UNIT PLANS ASSIGN: N/A
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4/8	<b>DESK CRITS</b> DUE: SITE ELEV'S IN-CLASS: SITE & CONTEXT ASSIGN: FAÇADE PRECEDENTS
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4/10	<b>GROUPS</b> DUE: FAÇADE SKETCHES IN-CLASS: SITE & CONTEXT ASSIGN: DIAGRAMS
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4/15	<b>GROUPS</b> DUE: 2D DRAWINGS IN-CLASS: PEER REDLINES ASSIGN: 3D VIEWS
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4/17	<b>DESK CRITS</b> DUE: 3D VIEWS, DIAGRAMS IN-CLASS: RENDERING ASSIGN: N/A
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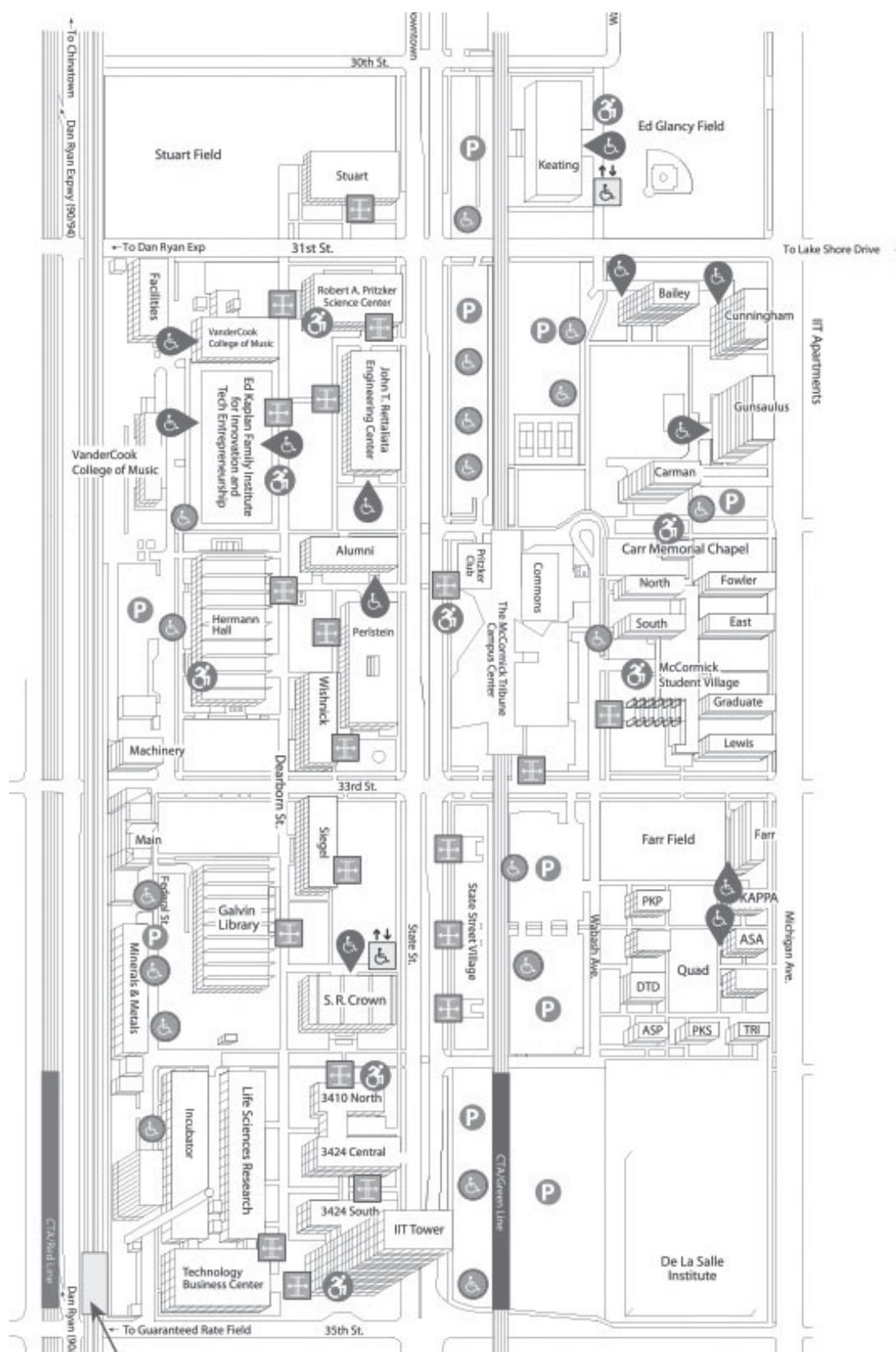
4/22	<b>DESK CRITS</b> DUE: PRESENTATION TEXT IN-CLASS: PRESENTING
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4/24	<b>MOCK PRESENT.</b> DUE: EVERYTHING IN-CLASS: PRESENTATIONS
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# TODAY

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

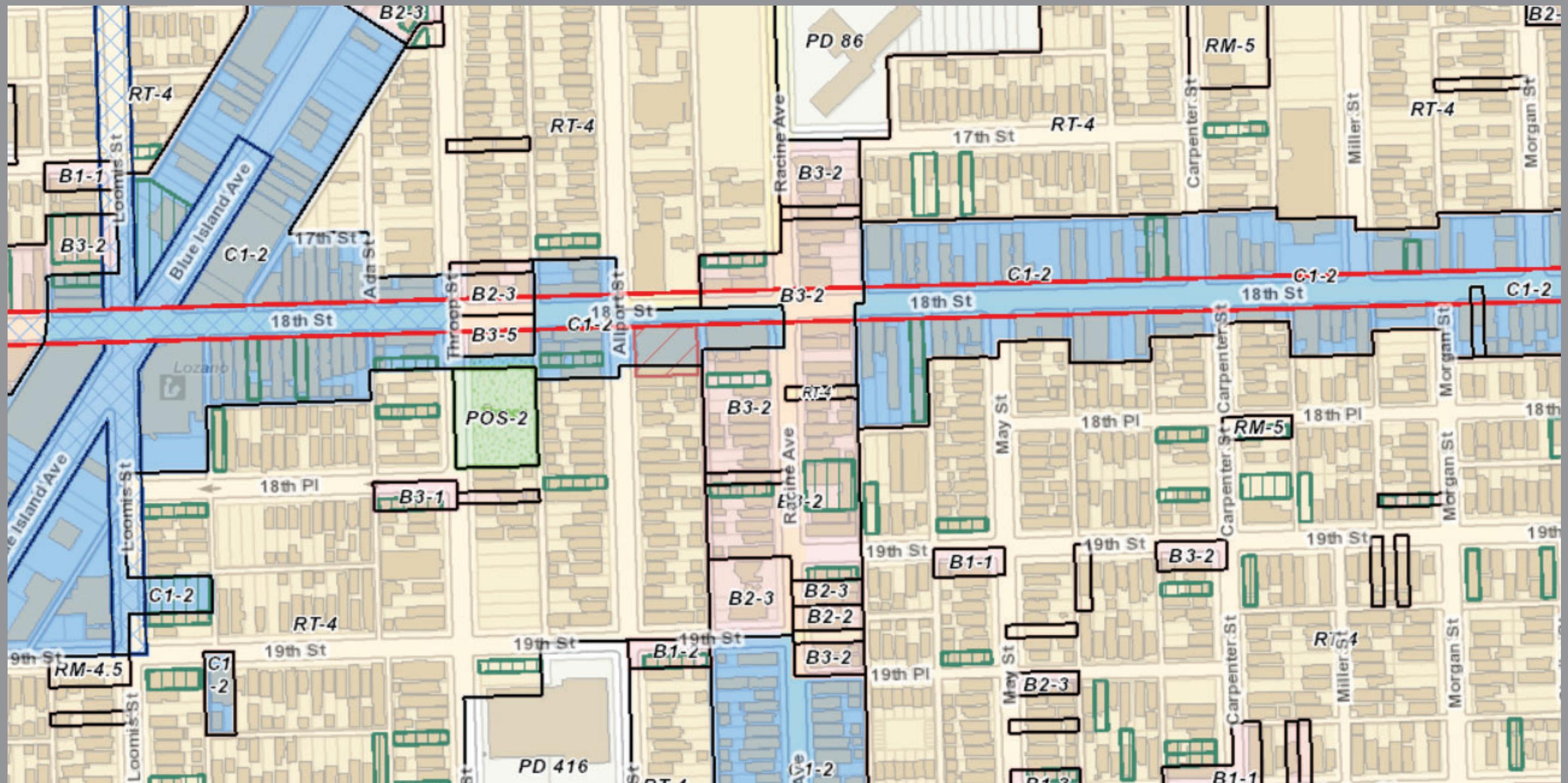
DOWNTOWN

MANUFACTURING

SPECIAL PURPOSE (ie parks & open space)

OVERLAY (ie neighborhoods, cannabis)

# ZONING MAP



# ZONING CODE

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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

**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))

