

CL4WF Design Guidelines

GENERAL DESIGN GUIDELINES

- Be mindful of site context – setbacks, building types, etc.
- If two or more contiguous parcels are selected, diversity of design must be employed to avoid architectural redundancy.
- Undertake basic site planning – match the setbacks of neighboring properties, as much as possible match the building proportions of neighboring homes.
- Respond to architectural context with modern interpretations of the prominent features of neighboring homes.
- Use high quality materials in your (2-3) model types.
- Avoid fake treatments (i.e., parapet walls that suggest a flat roof by hiding a pitched roof).

Ignoring these General Design Guidelines will likely delay approval of your development plans or may result in rejection of your application.

ZONING GUIDELINES

Ensure that allowed proposed building types fit within the existing zoning of the site. Verify all zoning with the [City of Chicago Zoning Map](#) and the [City of Chicago Zoning Ordinance](#).

RESIDENTIAL DESIGN CRITERIA

All buildings must follow the currently adopted [Chicago Construction Codes](#). Where two standards govern the same condition, conformity to the most restrictive standard is required. Reference the DOH Architectural Technical Standards Manual ([ATS manual](#)) for additional information. DOH reserves the right to allow limited flexibility in meeting the design criteria. The ability to meet the design criteria is reviewed and discussed during the Design Review.

Category	Building Type	Standard/Requirement
General Requirements	Single-family	Minimum 1,200 sq. ft. (may include finished basement areas)
	2-unit building	Minimum, primary unit: 1,200 sq. ft. (may include finished basement areas)
Minimum Bedroom Count	Single-family	2-3 bedrooms. Reference Section 6.7 of the ATS manual for required bedroom sizes.

	2-unit building	The primary unit must have a minimum of 2 bedrooms. The secondary unit may have a minimum of 1 bedroom.
	Condominium (Woodlawn Only)	2 bedrooms. Reference Section 6.7 of the ATS manual for required bedroom sizes.
Minimum Bathroom Count	Single-family	Minimum 1 ½ bathrooms
	2-unit building	For a 1 or 2 bedroom unit a minimum of 1 bathroom. For 3 or more bedrooms in a unit a minimum of 1 & 3/4 bathrooms.
	Condominium (Woodlawn Only)	Minimum 1 ½ bathrooms
Building exterior	All	No vinyl siding allowed on any facade
		Height, massing, entrance should mimic the surrounding context
		Exterior treatment should be compatible with surrounding neighborhood.
		If surrounding buildings are masonry, then a masonry veneer, if used for the front façade, requires a mandatory minimum four feet masonry wrap along-side elevations.
		Side elevation exposed to the street should have architectural treatment consistent with front elevation (applies to corner lots).
		Alternate façade designs (with optional treatments such as bay windows, etc.) are required to add variety.
		Non-Combustible material to be used on all front porches – Such as metal, masonry, or concrete porches.
Room Sizes, Layout and Storage	All	Reference Section 6.0 the ATS manual for room and storage requirements.
Heating, Ventilation, Air Conditioning (HVAC)	All	All units shall be heated and air conditioned with a centralized heating and cooling system. No window air conditioners are allowed.

Appliances	All	A range, refrigerator, dishwasher, garbage disposal and ducted range hood mandatory in each unit.
		All appliances must be Energy Star compliant.
		Washer and dryer hook-up (gray box mandatory) in each unit, except where there is a common laundry facility.
Interior Finishes & Miscellaneous	All	All units to be wired for internet access.
		Acoustics insulation (such as sound batt and resilient channels) between dwelling units mandatory.
		No Luan underlayment allowed.
		No Luan interior room doors allowed.
Visitable, Adaptable and Universal Design features	All	DOH encourages developers to construct residential units to be adaptable to the different needs of and suitable for a person with or without a disability to live in, age in-place or visit.
Accessible Units Development Teams to schedule a project review with the Mayor’s Office for Persons with Disabilities (MOPD) and provide copy of meeting notes and intake form to DOH.	Single-family	Minimum of one accessible (1) floor plan option for buyer to select.
	2-unit building	Minimum of one accessible (1) floor plan option for one residential unit for buyer to select.

CONSTRUCTION AND COMPLIANCE ARCHITECTURAL REVIEW CHECKLIST

		Included	For DOH use only
1.	Master plan: should locate the project site(s), depict the adjacencies to existing properties and, in the case of larger developments, illustrate proximity of proposed multiple sites.		
2.	Site plan: conceptual site plan should identify setbacks, easements, number of parking spaces provided/required, location of refuse pick-up areas, utilities, and pedestrian environment issues.		
3.	Landscape plan: should illustrate type of plan materials, location of shrubs and trees, ground treatment, security fencing and other site features.		
4.	Floor plans: should clearly depict room designations, dimensions, and typical furniture layout.		
5.	Building section: should identify building materials, structural framing, depth of footings/foundations, ceiling heights of interior spaces and general floor and roof framing.		
6.	Front, side, and rear elevations: should illustrate selection and location of materials, doors, fenestration and roof configuration. Drawings should also indicate vertical heights and depth of foundations. Alternate elevations are required, showing optional facade treatments such as bay windows and front porches or other elements demonstrating variety.		
7.	Project narrative: should briefly summarize (one page, double-spaced) the development objectives, site, building construction systems (identify wall, floor, and roof construction) and building design concepts. It can also include discussion on broader urban design context and the opportunities and constraints of the site itself.		

Any additional questions regarding DOH Architectural Design Review should be directed to your DOH liaison and/or the DOH Construction/Technical Services.