

Course Syllabus
UPP 555
Physical Planning: Special Topics
Zoning and Form-Based Codes

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Course Objective: This course is intended to give students insight and experience on how land development regulations work. The class will train planners on the basics of working with zoning ordinances and form-based codes. It would emphasize some of the “best practices” in the writing, illustrating, and administering of development regulations. The class would use a variety of texts, websites, and public documents to teach students how zoning and form-based codes are changing.

A significant part of the class would be a set of assignments or exercises that emphasize problem solving and critical thinking. These assignments would require students to conduct field work, visit planning offices and to analyze actual development projects.

The class would present a basic overview of zoning and zoning administration but the real emphasis will be on problem solving exercises. The basic structure and assignments will include:

Schedule	Class Topic	In-Class Assignments
Week 1: (August 26th)	Course Introduction:	Developing sensitivity to the language of development regulations. Case study of the adverse impacts of poorly conceived development regulations.
Week 2 (September 2)	Basic Objectives of Land Use Regulations	The “how to” of calculating density, measuring intensity, calculating scale, and measuring environmental impacts
Speaker: Mary Fishman , Architect and Filmmaker: Case Study of Formulating Development Policies during a Construction Boom		
Week 3 (Sept 9th)	Conducting a Zoning Assessment: How to Evaluate and Critique Existing Zoning	Assessing the disconnect between plans and land use regulations. Students will

	<p>Policies. How do planners evaluate existing zoning policies? How do they identify issues and problems? How do they evaluate the link between planning and zoning?</p>	<p>evaluate zoning maps of several San Francisco Bay Area communities relative to regional goals for promoting affordable housing.</p> <p>Students will evaluate zoning classification systems to identify those cities that promote mixed use through their zoning ordinances.</p>
<p>Speaker: Marya Morris, AICP, Author and Planner: Planning and Zoning Assessment of Land Development Regulations of the Virgin Islands</p>		
<p>Week 4 (September 16th)</p>	<p>Assessing the Complexities of Local Land Use Regulations: Federal and State Law and Federal and State Court Decisions</p>	<p>Students will examine federal and state guidelines and rules affecting zoning and land development regulations.</p> <p>Student will examine specific state planning statutes or federal guidelines like the National Flood Insurance Program or the Federal Aviation Administration's zoning guidelines for communities in the vicinity of major airports.</p>
<p>Speaker: Adam Kingsley Attorney, Eiden & O'Donnell: Analysis of the national litigation related to churches.</p>		
<p>Week 5 (September 23rd)</p>	<p>Assessment Part II: Most Common Problems With Land Use Regulations</p>	<p>Analyzing the opportunities for dealing with issues identified in zoning assessments.</p> <ul style="list-style-type: none"> • Affordable housing • Lack of mixed use • Nonconforming uses • Inadequate urban design standards • Excessive regulations • Excessive politics
<p>Speaker: Steve Friedland Attorney, Applegate & Thorne-Thomsen, P.C.: Case study of development review for high-rise and high-density development.</p>		
<p>Week 6 (September 30th)</p>	<p>Issues of Aesthetics and Design in Land Development</p>	<p>Analyzing the elements of design review.</p>

	Regulations	Students will be asked to evaluate the differences between drawings and renderings and actual buildings.
Speaker: John Hedrick , Attorney; Director of Scenic Illinois; and Chairman of the Village of Glenview Design Review Board: Design review in Glenview and other suburban communities.		
Week 7 (October 7th)	Analyzing Development Regulations and Preparing for Land Use Cases	Fact finding for land use cases. Students will review drawings and plans to determine whether specific proposals demonstrate compliance with ordinance standards.
Speaker: Donna Pugh , Partner, Foley & Lardner LLP. How to prepare a land use case for hearings: assembling experts, negotiating with elected officials, working with neighbors.		
Week 8 (October, 14th)	Analyzing Development Regulations and Preparing for Land Use Cases II.	Comparing and contrasting the densities of cities versus suburbs. Comparing and contrasting standards for street design between suburbs.
Speaker: Erick Harris , Attorney, Foley and Lardner LLP. How to prepare a land use case for hearings before a planning commission. Case study of property within one of Chicago's protected industrial corridors.		
Week 9 (October 21st)	Introduction to form-based codes	Case study of differences: Block sizes Street widths Neighborhood dimensions Use mix Lot sizes Building regulations
Speaker: Tom Smith , Case Study of the development of form-based codes for downtown Evanston and for Roosevelt Road in Berwyn and Oak Park, Illinois.		
Week 10 (October 28th)	Analysis of the components of form-based codes: --Regulating Plan --Contextual Standards --Form-based standards	Transects Maps Illustrations
Speaker: Leslie Oberholzer , Director of Planning, Farr Associates Case study of form-based codes in Bloomington, Illinois and other communities.		

Week 11 (November 4th)	Form-based codes and building types.	Evaluating context: setbacks, scale, form, and design standards for specific residential building types. Students will be assigned a neighborhood and will establish a set of form-based criteria for new development. Students will be required to base their recommendations on a survey of an actual neighborhood characteristics.
Speaker: Arista Strungy Senior Associate, Camiros Inc. Case study of form-based code for downtown Riverside, Illinois.		
Week 12 (November, 11th)	Case Study: Policy	Analyzing New York City's strategies for increasing affordable housing. Analyzing local development policies for promoting “green” and “sustainable” neighborhoods.
Speaker: Bill Aguiar , Senior Counsel, City of Chicago, Department of Law: Case study of planning and zoning review of the proposed Children's Museum proposed for Chicago's Grant Park.		
Week 13 (November 18th)	Case Studies: Administration	Establishing a historical record regarding a nonconforming property. Students will be assigned a property that has been downzoned and will be required to establish, through public records, a detailed history of the property's use.
Speaker: Heather Gleason , Assistant Commissioner, Chicago Department of Zoning and Land Use Planning. Case study of Chicago's planned development review procedures.		
Week 14 (November, 25th)	Case Studies: Development Projects	Staff reports on development applications. Students will outline the components of a staff report in class.
Speaker: Andrew S. Mine , Senior Counsel, Constitutional and Commercial Litigation Division City of Chicago Law Department. Case study of litigation.		

Week 15 (December, 2nd)	Revisiting the Link Between Planning and Zoning	Staff reports on development applications. Students will present a staff report in class.
Speaker: Jennifer McNeil Dhadwal , AICP, Principal Urban Planner, URS Corporation: Case study of linking plans and development regulations		
Week 16 (December, 9th)	Final Exam and Course Review	Reports prepared for litigation. Students will evaluate a planning report that was prepared for a zoning case headed to litigation.
Speaker: TBA		
<p>Class Policies</p> <p>Attendance: Class attendance is mandatory. Attendance is taken at each class. Missing any class will affect your grade.</p> <p>Class format: Each class will include a lecture/presentation of the class topic to establish the learning objectives and to provide structure to the material. However, the heart of the learning in this class will come from discussions and activities, rather than from the lectures or the readings. We spend the majority of class time looking at case studies that will enable you to question, explore, debate, relate, and apply concepts rather than memorizing text book material.</p> <p>Preparation: Complete reading assignments, including articles, cases, exercises, and chapters from the text in order to be effectively prepared for each class. Case study assignments may require students to do original research other than materials handed out in class including examining newspaper articles, preparing maps, or reviewing plans.</p> <p>Due Dates: Written assignments are due on the dates specified in the syllabus. Students are expected meet all commitment and assignment deadlines.</p> <p>Graded Assignments: Two written examinations--a midterm and a final--will be used to assess your comprehension of the course material as presented in the textbook, assigned readings, class discussions, and case studies. The questions asked on the mid-term and final exams will be essay questions that will test your ability to apply concepts and theories.</p>		

Reading List

This is a partial reading list. Many of the required readings are public documents that are or will be posted on the Blackboard website. The readings posted on the Blackboard website will be assigned in classes throughout the semester.. The readings on Blackboard will be extensive and students are encouraged to begin these readings as soon as they are posted.

Historical References

1. “*Regulating the Landscape: Real Estate Values, City Planning, and the 1916 Zoning Ordinance*” by Keith D. Revell in **The Landscape of Modernity: Essays on New York City, 1900-1940** edited by David Ward and Olivier Zunz. Russell Sage Publishing, 1992. pp. 19-42. **(Required readings for August 26th and September 2nd)**
2. “*Density and Intervention: New York’s Planning Traditions*” by Marc A. Weiss in **The Landscape of Modernity: Essays on New York City, 1900-1940** edited by David Ward and Olivier Zunz. Russell Sage Publishing, 1992. pp. 46-70. **(Required readings for August 26th and September 2nd)**
3. “*Land Use Regulations*” Chapter 16 in **American City: What Works, What Doesn't** by Alexander Garvin, McGraw-Hill, 2002, pp 356-372. **(Required readings for August 26th and September 2nd)**

General References

1. “*Zoning and Subdivision Regulations*” by Stuart Meck, Paul Wack, and Michelle J. Zimet in **Practice of Local Government Planning**, 3rd Edition. International City Managers Association 2000. p.343-374. **(Required Reading for September 2nd)**
2. “*The Quiet Revolution Revisited: A Quarter Century of Progress*” Chapter 2 in **Modernizing State Planning Statutes: The Growing Smart Working Papers**, Planning Advisory Service Report No. 462/463, American Planning Association, 1996, pp 19-26. To be placed on Blackboard. **(Required Reading for September 16th)**
3. “*A Better Way to Zone*” Chapter 7 in **A Better Way to Zone: Ten Principles to Create More Livable Cities** by Donald Elliot. Island Press, 2008. pp. 137-209. **(Required Reading for September 23rd)**

Zoning Administration and Planning Department Staff Reports

1. “*A Short Course in the Law*” Chapter X in **The Complete Guide to Zoning** by Dwight Merriam. McGraw-Hill, 2004 pp. 39-64. **(Required Readings for October 7th and October 14th)**
2. “*Writing Better Staff Reports*” by Stuart Meck and Marya Morris. In Conference Proceeding American Planning Association. 2004. (See Blackboard site) **(Required Readings for October 7th and October 14th)**
3. **Getting Density Right: Tools for Creating Vibrant, Compact Development** by Richard Haughey, ULI, 2008. p.67-87. **(Required Reading for October 14th)**

Form-Based Coding

1. “*New Urbanist Essentials*” Chapter 1 in **Codifying New Urbanism: How to Reform**

Municipal Land Development Regulations *Planning Advisory Service* Report No. 526, by Joel Russell American Planning Association, 2004, pp 9-23. **(Required Reading for October 21st, October 28th, and November 4th)**

2. “Scoping, Documenting and the Macro Scale” in *Form-Based Codes: A Guide for Planners, Urban Designers, Municipalities, and Developers* by Daniel Parolek, Karen Parolek, and Paul Crawford John Wiley and Sons 2008. pp98-124.**(Required Reading for October 21st, October 28th, and November 4th)**
3. “How to Make a Town”, Chapter 10 in *Suburban Nation: The Rise of Sprawl and the Decline of the American Dream* by Andres Duany, Elizabeth Plater-Zyberk, and Jeff Speck. North Point Press 2000. pp.183-214.**(Required Reading for October 21st, October 28th, and November 4th)**

Specific Zoning and Land Use Issues

1. “Accommodating Density: Lessons from Chicago” by Thomas Smith and Mary Fishman in **Zoning Practice**, American Planning Association, May 2009. pp.2-7 (See Blackboard site) **(Required Reading for October 14th)**
2. “Mount Laurel II”, Chapter 11 in **The Zoning Game Revisited** by Richard Babcock and Charlie Siemon. Lincoln Institute of Land Policy. 1985. pp. 207-233. **(Required Reading for November 11th)**
3. “Protecting the Neighborhood: Downzoning and Density Controls”, Chapter 7 in *The Politics of Place: A History of Zoning In Chicago* by Joseph Schwieterman and Dana Caspal, Lake Claremont Press. 2006. pp.55-66.**(Required Reading for November 11th)**
4. “Doing the Big Deals: Specific Plans and Development Agreements”, Chapter 12 in *Guide to California Planning (Third Edition)* by William Fulton and Paul Shigley, Solano Press Books. 2005 pp.211-226. **(Required Reading for November 18th)**

New Urbanism and Sustainability

1. “Leveling the Playing Field and Implementing Walkable Urbanism” Chapter 8 in **The Option of Urbanism: Investing in a New American Dream** by Christopher B. Leinberger, Island Press, 2008. pp.150-160.**(Required Reading for November 25th and December 2nd)**
2. “Gray Fabric” Chapter 5 in **Skinny Streets and Green Neighborhoods: Design for Environment and Community** by Cynthia Girling and Ronald Kettlett, Island Press, 2005. pp. 91-103.**(Required Reading for November 25th and December 2nd)**
3. “Changing the Rules: New Approaches to Zoning” Chapter 4 in *Legal Guide to Urban and Sustainable Development for Planners, Developers, and Architects* by Daniel K. Sloane and Doris S Goldstein. John Wiley and Sons, 2008. pp. 89-148.**(Required Reading for November 25th and December 2nd)**