Zoning Assessment Steering Committee Meeting

Monday, January 23
3:30 pm – 5:00 pm
Agenda

3:30  Welcome and Introductions
3:40  Group Agreements & Degrees of Agreement
3:50  Participant Introductions
4:30  Break
4:35  Takeaways from One-on-One Conversations
4:40  Zoning and Land Use Overview
5:00  Adjourn
Introduction to the Initiative
Goals And Objectives

Project Goals:

• Assess the City of Chicago's zoning and land use practices and processes

• Foster a shared understanding of the equity, sustainability, and health impacts to residents and communities

• Set a baseline, so that we all understand how to make changes that equitably benefit Chicago's communities
Goals And Objectives

Steering Committee Role:

• Guide the development and implementation of the assessment methodology

• Discuss how processes and practices around zoning and land use shape Chicago neighborhoods

• Identify challenges with the zoning code’s current structure and recommendations to address them
Phases & Timeline

**DESIGN THE STUDY METHODOLOGY**

**PILOT THE METHODOLOGY**

**ADJUST AND APPLY METHODOLOGY**

**REVIEW RESULTS AND DEVELOP RECOMMENDATIONS**

**September 2022 – June 2023**
Establishes a Steering Committee, scopes out approach, and defines best practices

**July 2023 – December 2023**
Establishes a geographically-specific advisory group and pilots out the methodology as a proof of concept

**January 2024 – September 2024**
Establishes a broader advisory group, analyzes the results of the pilot, refines and conducts assessment

**October 2024 – December 2024**
Reviews the analysis and develops recommendations
Partners and Participants

City Government

Department of Buildings - Grant Ullrich
Department of Housing - Daniel Hertz
Department of Housing, Construction and Compliance - Lisa Lewis, Jim Horan
Department of Planning and Development - Kyle Bartlett, Steve Valenziano (ret.)
Department of Public Health - Kate McMahon, Colleen Mahoney, Susan Martinez
Department of Transportation - Bill Higgins, Charles Roesner
Mayor’s Office of Business, Economic & Neighborhood Dev. - Anna Furby
Mayor’s Office of Climate and Env. Equity - Angela Tovar, Gaby Wagener-Sobrero
Mayor’s Office of Equity and Racial Justice - Lauren Burdette, Lyric Griffin
Mayor’s Office, Policy - Juan Sebastian Arias, Timi Koyejo
Partners and Participants

**Academic**

UIC, Institute for Research on Race and Public Policy - Iván Arenas

**Civic**

Alliance for the Great Lakes - Angela Larsen
Chicago Lawyer’s Committee for Civil Rights - Micaela Alvarez, Emily Coffey
GET Cities - Elle Ramel
National Public Housing Museum - Tiff Beatty
Partners and Participants

CBO

Austin Coming Together - Darnell Shields
Logan Square Neighborhood Association - Christian Diaz
Northwest Side Community Development Corporation - Jason Estremera

Private Sector

Taft Law - Liz Butler
Tishman Speyer - Nooshin Felsenthal
Related Midwest - Will Tippens
DL3 Realty - Ryan Green, Andrew Stables
Future Meetings & Logistics

Meeting 2: February 14
• Defining Racial Equity, Sustainability and Health
• Outcomes Identification

Meeting 3: March 13
• People and Roles

Meeting 4: April 17
• Law and Process

Meeting 5: May 15
• Outcomes and Metrics
• Market Areas / Geographies

Meeting 6: June 12
• Review Methodology
• Debrief the Process

All meetings will be held in person at MPC from 3:30 – 5:00 pm
Session 1 Objectives:

- Introduce Zoning Assessment initiative and preview what's to come
- Co-create collaborative space
- Get to know each other, experiences and roles
- Review information on Chicago zoning

Session 1 Housekeeping:

- Please participate fully
- Ideas will be put in a "bike rack"
- Notecards are provided for all ideas and thoughts
- Write on your handouts as needed
Group Agreements

• Be present
• Listen deeply
• Recognize your privileges
• Embrace ambiguity and change; challenge perfectionism
• Challenge with care
• Preserve the integrity of stories
• Steward our space
• Respect silence
• When things get difficult, turn to wonder
Consensus Building

- **A fist** means, “I vote NO.” or in consensus it means, “I object and will block consensus (usually on moral grounds).”
- **1 finger** means, “I’ll just barely go along.” or, “I don’t like this but it’s not quite a no.” or, “I think there is lots more work to do on this proposal.” In consensus this indicates standing aside, or not being in agreement but not blocking the consensus.
- **2 fingers** means “I don’t much like this but I’ll go along.”
- **3 fingers** means, “I’m in the middle somewhere. Like some of it, but not all.”
- **4 fingers** means, “This is fine.”
- **5 fingers** means, “I like this a lot, I think it’s the best possible decision.”
Participant Introductions
1. Place a dot on the board based on where you / your organization interacts with the zoning process. Use as many dots as you want.

2. Use different colors to indicate your role:
   - **Red** = Policy maker, writer, or legislator
   - **Blue** = Regulatory or enforcement (e.g. permit approval, compliance)
   - **Yellow** = Applicant (e.g. developer, land owner, legal representation for applicant)
   - **Green** = Advocate or public participant (e.g. community member, advocacy org)

3. Introduce yourself:
   - Name
   - Pronouns
   - Organization
   - Where you put yourself on the board
Takeaways from One-on-Ones
Committee 1:1 Conversations - People

Challenges

• Right-sizing public engagement

• Interpretations of zoning code can be different depending on who is reading it (City staff / administration)

• Role of city council members

• Communication across departments / sectors, respecting the role of zoning

• Owners vs. Renters
Committee 1:1 Conversations - People

Opportunities

- Trust building
- Communication, public education
- Enabling CDCs / local orgs to be formal part of the zoning engagement process
Questions

• How can we have a process that is centered on values and allows for community engagement, but doesn't block projects that meet city goals/values?

• How can the code benefit non-homeowners?
Challenges

• Navigating the process is difficult – need to know the right people, have money
• Process is opaque, at times even for city staff
• Formal and informal processes – room for interference, pressure
• PDs and lack of multi-parcel, neighborhood, and citywide land use plan
• Missing nuanced definitions of certain elements – e.g. Road types, arts
Opportunities

• Updating the zoning map

• Changing the code directly instead of through external measures, spot rezoning policy

• Integrating other codes, policies, and assessments (e.g. ARO, SDP, EIAs)

• Pairing with financial incentives
1:1s – Law & Process

Questions

• How do other cities anticipate and deal with conflicting uses, and transitioning land uses?

• How to attract and support development, and tourism?
Curious about...

• Zoning / planning models that are not centered on economic growth

• How to administer the code effectively now and while moving toward positive changes

• Analyzing administrative data to understand what kinds of projects make it through to approval most often
Specific practices to examine...

- Form-based zoning
- Green zones
- Zoning within Master PDs (e.g. mega developments)
- Simplifying and expanding by-right zoning after proper realignment with values
Zoning & Land Use Overview
Zoning & Land Use 101

Zoning Code Over Time:
• History and timeline of zoning changes in Chicago from the inception of early zoning regulation to now

Overall Zoning Change Process:
• High level overview of how zoning and land use processes generally work in Chicago
Zoning Changes Over Time
Early 'Zoning': *Late 19th Century - 1923*

- **Included:** Private and Public Nuisance Lawsuits, Glackin Law, Restrictive Covenants, Frontage Consent Ordinances

- **Influenced by:** protection for individual property owners, nuisance control, narrow judicial rulings, legislative bodies aversion to giving municipalities wholesale control over land use

- **Outcomes:** incapable of wide-reaching effects, allowed openly discriminatory and racist practices to proliferate, Glackin Law provided impetus for Chicago to embark on drafting the cities first zoning ordinance
Zoning Changes Over Time

Citywide Zoning Ordinances: 1923 - 1957

- **Included**: First Citywide Zoning Ordinance (1923) and 'seesawing' rewrites (1942, 1957)

- **Influenced by**: Glackin Law and necessity for citywide regulation of land use/zoning, corrections to previous ordinances, public feedback

- **Outcomes**: Introduction and evolution of many mechanisms, policies, and regulatory bodies that remain today including use districts, Zoning Board of Appeals, density controls, off street parking requirements, industrial performance standards, F.A.R, Planned Developments
Map Revisions and Ordinances: 1970s - 2004

- **Included**: Neighborhood downzoning, Lakefront protection Ordinance, Planned Manufacturing Districts and other Special Districts, first Affordable Requirements Ordinance

- **Influenced by**: Pressure from residents and Aldermen in response to density allowed in Zoning Code, rampant lakefront development, and protection for community/architectural character

- **Outcomes**: Two Special Districts created in 1994 ballooned to 23 by the end of the decade, Lakefront Protection Overlay Zones, further restriction on density, efficiency units, and off-street parking requirements
Overdue Revisions and the Future: 2004 – present

• **Included:** 2004 Zoning Ordinance Rewrite, River Design Guidelines, Air Quality Ordinance, Connected Communities Ordinance

• **Influenced by:** 90's development boom, expansion of TIF districts, proliferation of planned developments, pressure for meaningful public participation in new developments

• **Outcomes:** introducing downtown zoning districts, neighborhood mixed use zoning districts, established height limits and new regulations on FAR and density to help protect neighborhoods from intense development, expansion of community engagement
This is *our understanding* of zoning process changes over time.

- What are we missing? What should be characterized differently?
- What else has changed over time?
Overall Zoning Change Process

Start Here

Application Notice

Application Filing

Zoning Administrator Review and Recommendation

Public Meeting Notice

Committee on Zoning, Landmarks, and Building Standards Public Hearing

City Council Decision

Development Proposed

Application and Review

Public Input Process

Presentation for Approval

Legend:

- Solid steps required for most zoning processes
- Dashed steps required only for certain proposals or processes
- Zoning appeals or variances
- Additional approval processes may be required depending on the proposal type, location, or scale. These processes are similar, but not identical to the diagram shown here. Examples may include: Air Quality Ordinance, Special Use Approval, Administrative Adjustments, and Zoning Appeals or Variances.
Zoning in Chicago is complex, nuanced, and includes numerous different processes depending on the scale, type, location, and use of each new development.

- Zoning *Code* Change vs Zoning *Map* Changes vs Zoning *Changes*
- Aldermanic/ward processes that run parallel or in conjunction with typical zoning processes
- 'By right' or allowed use
  - Business Licenses
  - Building Permits (multiple methods)
Zoning in Chicago is complex, nuanced, and includes numerous different processes depending on the scale, type, location, and use of each new development.

Generally, zoning change processes include:
- Zoning Text Amendment
- Zoning Map Amendment
- Industrial Corridor Map Amendment
- Planned Development
- Master Planned Development
- Planned Manufacturing District
- Site Plan Review
- Special Uses
- Administrative Adjustments
- Variations
- Appeals
Zoning in Chicago is complex, nuanced, and includes numerous different processes depending on the scale, type, location, and use of each new development.

- Generally, zoning change processes include:
  - Zoning Text Amendment
  - Zoning Map Amendment
  - Industrial Corridor Map Amendment
  - Planned Development
  - Master Planned Development
  - Planned Manufacturing District

- Site Plan Review
- Special Uses
- Administrative Adjustments
- Variations
- Appeals

Overall Zoning Change Process

CITY COUNCIL

ZONING BOARD OF APPEALS
Zoning in Chicago is complex, nuanced, and includes numerous different processes depending on the scale, type, location, and use of each new development.

- Generally, *zoning change* processes include:
  - Zoning Text Amendment
  - Zoning Map Amendment
  - Industrial Corridor Map Amendment
  - Planned Development
  - Master Planned Development
  - Planned Manufacturing District
  - Site Plan Review
  - Special Uses
  - Administrative Adjustments
  - Variations
  - Appeals
Zoning in Chicago is complex, nuanced, and includes numerous different processes depending on the scale, type, location, and use of each new development.

- Generally, \textit{zoning change} processes include:
  - Zoning Text Amendment
  - Zoning Map Amendment
  - Industrial Corridor Map Amendment
  - Planned Development
  - Master Planned Development
  - Planned Manufacturing District

- Site Plan Review
- Special Uses
- Administrative Adjustments
- Variations
- Appeals
This is *our understanding* of the general zoning change process in Chicago as it currently stands.

- What are we missing? What should be characterized differently?
- Are there other zoning processes not captured here?
Thank you!

Meeting 2: February 14
3:30 pm – 5:00 pm