



Metropolitan**Planning**Council

# **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**

**September 2022 – June 2023**

Establishes a Steering Committee, scopes out approach, and defines best practices

## **PILOT THE METHODOLOGY**

**July 2023 – December 2023**

Establishes a geographically-specific advisory group and pilots out the methodology as a proof of concept

## **ADJUST AND APPLY METHODOLOGY**

**January 2024 – September 2024**

Establishes a broader advisory group, analyzes the results of the pilot, refines and conducts assessment

## **REVIEW RESULTS AND DEVELOP RECOMMENDATIONS**

**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 Tipples

**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 & Logistics

## 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 & Degrees of Agreement**

# 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**

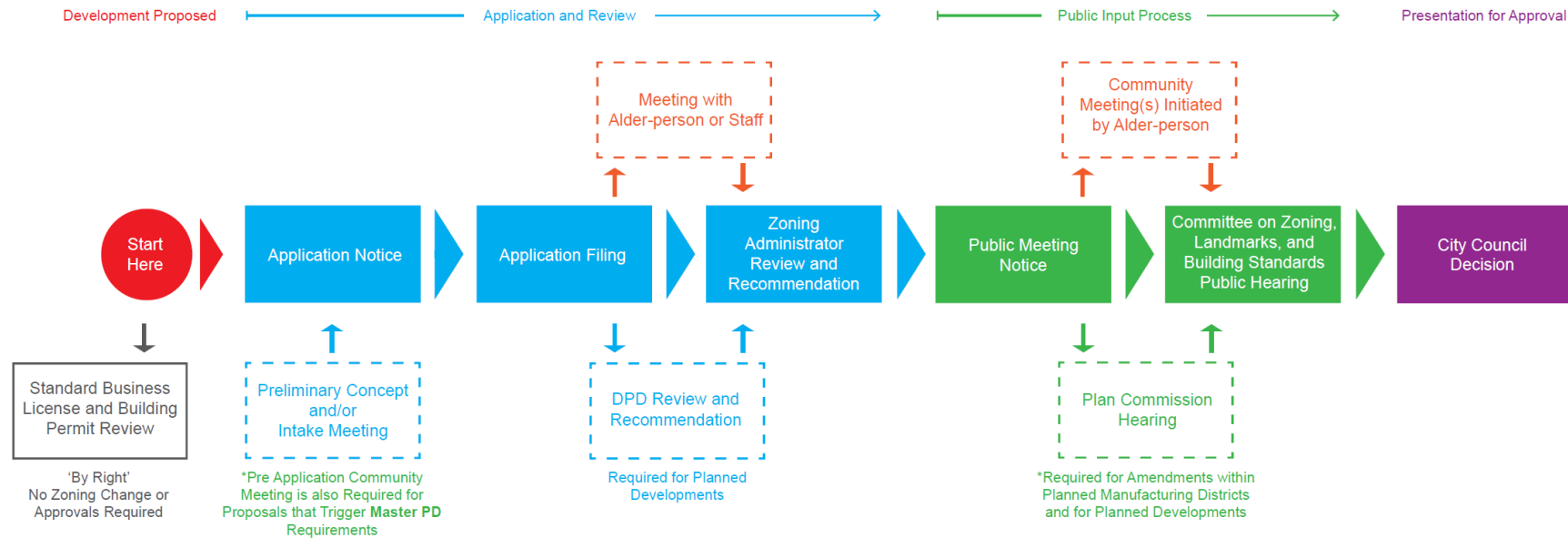
# Consensus Building

- **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

# Participant Introductions Activity



## Note:

Additional approval processes may be required depending on the proposal type, location, or scale. Those 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.

Dashed steps  
required only for  
certain proposals  
or processes

Solid steps  
required for most  
zoning processes

Application and Review  
Public Input Process  
Ward/Alder-person Review  
Presentation for Approval  
By Right or Permitted Use



# Participant Introductions Activity

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

**Break**

# 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

# Committee 1:1 Conversations - People

## 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?

# 1:1s – Law & Process

## 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

# 1:1s – Law & Process

## 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?

# 1:1s – Other Questions & Curiosities

## 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

# 1:1s – Other Questions & Curiosities

## 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

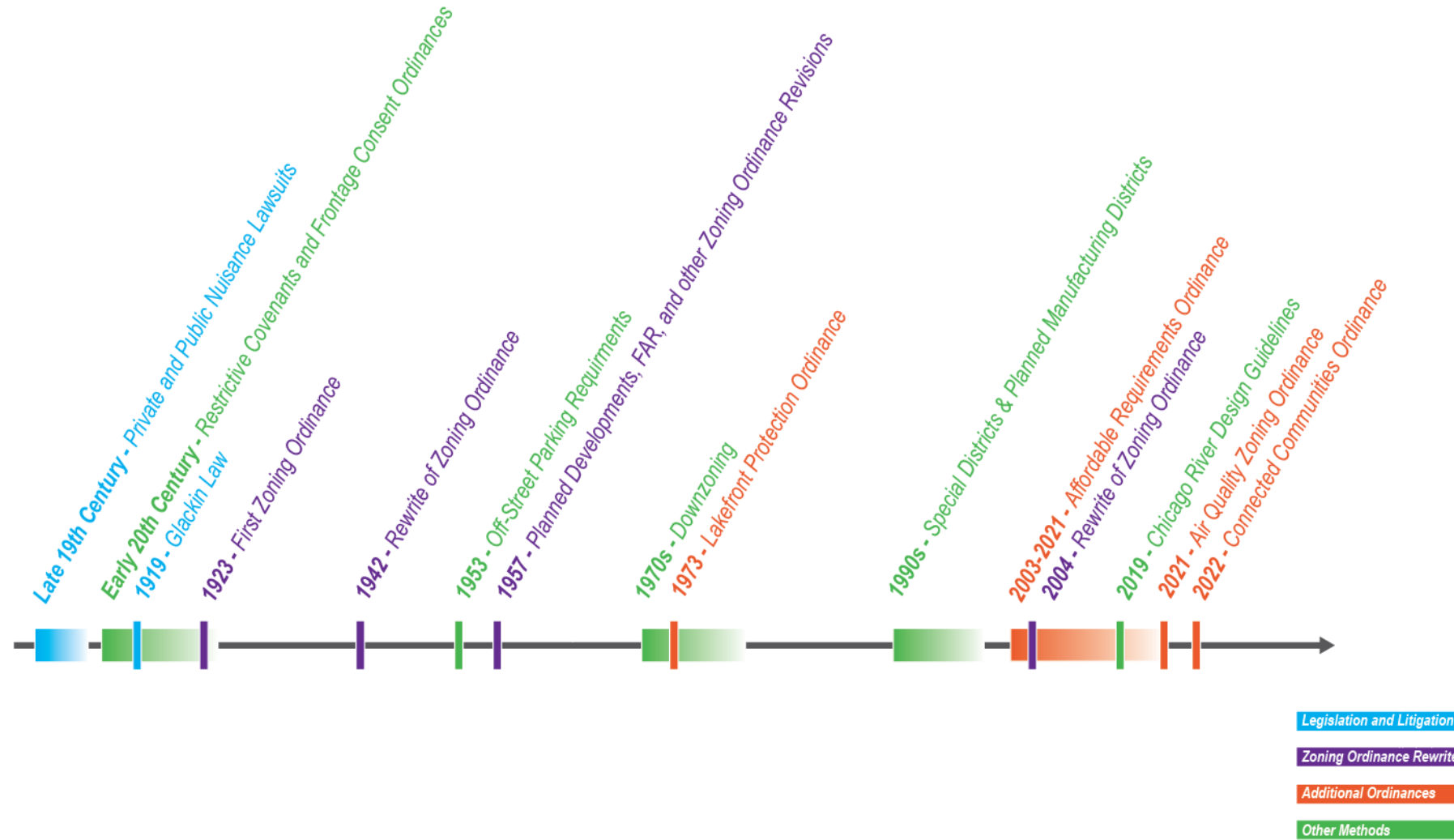
## **Zoning Code Over Time:**

- 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



# 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



# Zoning Changes Over Time

## 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

# Zoning Changes Over Time

## Overdue Revisions and the Future: *2004 – present*

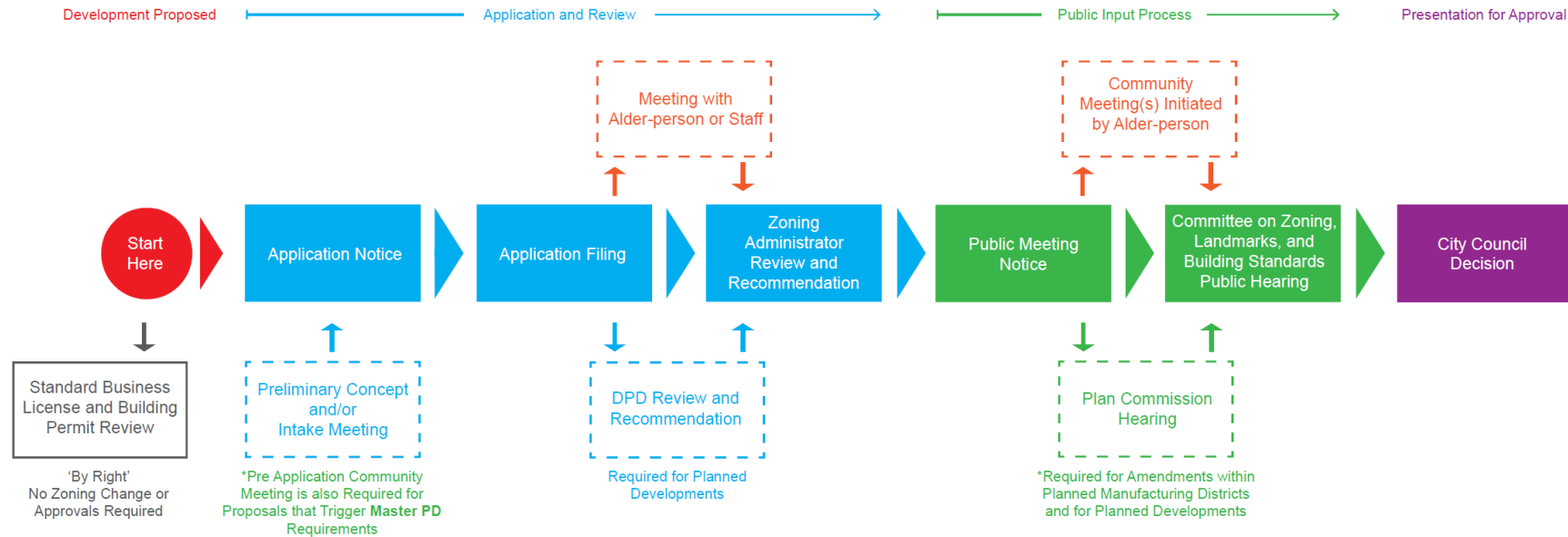
- **Included:** 2004 Zoning Ordinance Rewrite, River Design Guidelines, Air Quality Ordinance, Connected Communities Ordinance
- **Influenced by:** 90's development boom, expansion of TIF districts, proliferation of planned developments, pressure for meaningful public participation in new developments
- **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

# Zoning Changes Over Time

**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



## Note:

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# Overall Zoning Change Process

**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)

# Overall Zoning Change Process

**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

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**CITY COUNCIL**

**ZONING BOARD OF APPEALS**

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  - Administrative Adjustments
  - Variations
  - Appeals

# Overall Zoning Change Process

**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?



Metropolitan**Planning**Council

**Thank you!**

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