



Metropolitan**Planning**Council

Zoning Assessment Steering Committee Meeting

Monday, May 15, 22

3:30 pm – 5:00 pm

Agenda

- 3:30** Icebreaker and say hello in chat
- 3:35** Definitions Review – Sustainable Development
- 3:45** Review of Outcomes and Process Themes
- 4:40** Zoning Map Review: What's happening on the ground?
- 4:55** Final Meeting Preview
- 5:00** Adjourn

Definitions Review

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 – Decision Making

- **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.”



Definitions Review: Sustainable Development

- We'll start out with consensus voting via Mentimeter. Please let us know if you are having trouble accessing the voting.
- Then depending on the level of consensus, we will have discussion and make edits to the definition.

Definitions Review: Sustainable Development

(Environmentally) Sustainable Development

Development that **acknowledges the importance of ecology and natural systems and works to** address past environmental harms, reduce current negative impacts – especially the overburdening of marginalized communities – mitigate future harms, and ensure the benefits of economic activity are broadly distributed **by taking positive steps towards a sustainable future.**

Review of Outcomes and Process Themes

Outcomes Review

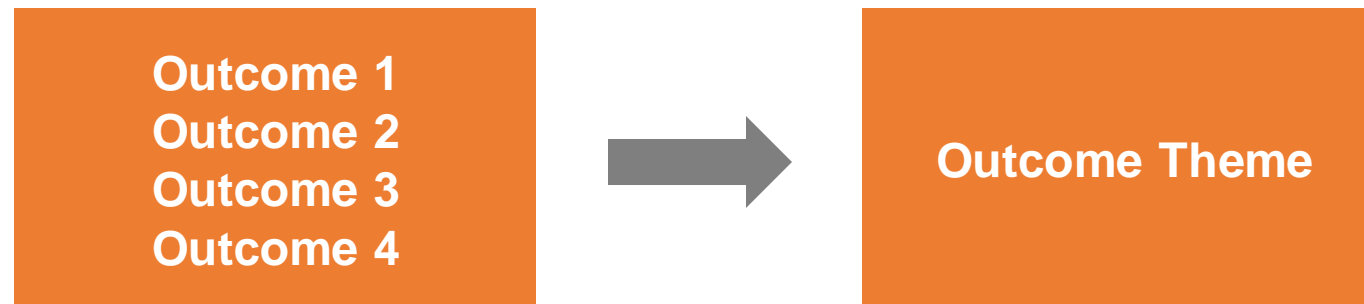
Steering Committee Meeting #3 Outcomes Activity

- Identified built environment outcomes to be achieved related to definitions of equity, sustainability, and public health
- Shared those outcomes with their table and discussed whether the outcome could be impacted by zoning or a different policy mechanism

Outcomes Review

Synthesis of Individual Outcomes into Themes

- All worksheet outcomes were recorded in a spreadsheet – approximately 120
- Outcomes were grouped based on content and theme was created to capture general intent of the grouping



Outcomes Review

Outcomes

- Greater access to medical care
- Access to high quality and affordable health care for all
- Healthy people, families, and communities – across all social categories
- Healthcare facility that is accessible
- Ensure access to health care and social services
- Hospitals, health care providers and pharmacies within a half-mile of each neighborhood



Outcome Theme

Affordable health care providers (pharmacies, hospitals, medical clinics, social services) and options are accessible in all neighborhoods (half-mile of each neighborhood)

Outcome Themes

Zoning/Land Use

- Decrease in polluting/harmful industries (heavy industry) in neighborhoods through land use or regulation Community-centered decision making; residents have ways to provide meaningful feedback to be taken seriously
- No engagement [should be needed] on by-right projects
- Planning and incentives for existing and new builds (incentives to retain existing buildings vs new builds)
- Flexibility for non-residential properties to be used to provide services that neighborhood residents need and want
- Accessible outdoor green spaces, parks and trails within neighborhoods for walking and biking (within 30 min walk)
- Beautiful landscaping that promotes health and safety (increase # of trees)
- Transit hubs that promote housing/business/rec/services
- Expanded business and entertainment corridors in Black neighborhoods - more nodes for business, culture and entertainment Neighborhoods should have a mixed-use that support each other

Zoning/Land Use PLUS market

- Address climate change and adaptations needed for it / green infrastructure
- Accessible affordable housing options (cost and types)
- Housing for those that are housing and job insecure and for unhoused population
- Diverse housing options (subsidized, affordable, workforce/middle, market, luxury) are available in every neighborhood Neighborhoods have diverse opportunities for employment
- Affordable grocery options are accessible in all neighborhoods
- Affordable health care provider (pharmacies, hospitals, medical clinics, social services) options are accessible in all neighborhoods Productive use for all land - particularly for vacant land
- Accessible indoor/outdoor "third space" entertainment, health, cultural or educational amenities across age groups
- Strong and vibrant business corridors with diverse (and small) business opportunities in neighborhoods
- Accessible EV charging
- Public transit enhancements (affordable, reliable, speed, more options, equipment

Zoning/Land Use PLUS other departments/codes

- Pedestrian and bike friendly corridors that connect the city
- Distributed energy generation
- Building stock is energy efficient and less reliant on carbon-based fuels.
- Streetscaping and lightscaping for safety across neighborhoods (infrastructure)
- Revitalization of historical commercial corridors / preservation
- Safe, walkable (accessible to people with disabilities) streets, sidewalks and amenities in every neighborhood to access basic needs
- Reduction in car dependency and congestion: network of walking, microtransit, micromobility and other options
- Safe, affordable and reliable conditions regardless of preferred mode of transportation + low emission modes

Other departments/codes

- High quality public schools that are accessible within neighborhoods
- Learning opportunities for alternative learners, based on individual strengths and interest
Continuous learning opportunities throughout one's life
- Free public WiFi
- Provide clean safe water supply and water systems (removal of lead pipes)
- Reform property tax assessments
- Organic waste and recycling programs
- Little threat to personal safety or to property

Market/people dependent

- Fair and harmonious property values throughout the city
- Offices that meet the needs of future
- Local entrepreneurship opportunity, particularly for BIPOC residents

Outcome Themes

Discussion

- Do these outcome themes reflect your individual work and your discussion with your group?
- Are there outcome themes missing?

Outcome Themes

Focus Group Review

- MPC hosted four focus group meetings attended by 30 organizations
- Focus group participants noted which of the outcome themes resonated with them and which ones they had questions about

Outcome Themes

Resonated Strongly

- Safe, walkable (accessible to people with disabilities) streets, sidewalks and amenities in every neighborhood to access basic needs including work/school, stores, healthcare, etc.
- Diverse housing options (subsidized, affordable, workforce/middle, market, luxury) are available in every neighborhood
- Accessible affordable housing options (cost and types)

Questions

- Fair and harmonious property values throughout the city
- Productive use for all land - particularly for vacant land
- No engagement on by-right projects

Outcome Themes

Discussion

- What do the following outcomes mean, more specifically?
 - Fair and harmonious property values throughout the city
 - Productive use for all land - particularly for vacant land
 - No engagement on by-right projects

Outcome Themes

Review of Outcomes for Zoning / Land Use Relationship

- Reviewed the outcome themes to determine how strongly they relate to a change in zoning or land use
- Outcome themes grouped into four categories:
 - Zoning/Land Use
 - Zoning/Land Use PLUS market
 - Zoning/Land Use PLUS other department/codes
 - Other city departments/codes
 - Market/people dependent

Outcome Themes

Discussion

- Do you generally agree with this classification of outcome themes?

Process Themes Review

Steering Committee Meeting #4 Process Activity

- Identified where challenges and successes were experienced as part of the zoning and land use process
- Shared examples with their table and discussed where the challenge/success occurred, who was impacted and how it did or did not reflect equity

Process Themes Review

Synthesis of Individual Process Challenges/Successes into Themes

- All Steering Committee challenges and successes were recorded in a spreadsheet
- Focus group participants also completed an activity recording where they or their organization experienced a challenge and/or success related to land use and zoning. These responses were also recorded in a spreadsheet
- Overall themes for the individual comments were developed and each individual response was coded

Process Themes Review

Major Categories:

- Process Participation
- Public Review
- Aldermanic
- City and Departmental
- Accountability
- Applicant Process Requirements

Process Themes

Process Participation

CHALLENGES

- Process is difficult to understand.
- Permit review is confusing and challenging.
- Process is not accommodating to non-English speakers.
- Process is not accessible for people with disabilities.
- Zoning and land use terms are difficult to understand.

Public Review

CHALLENGES

- Zoning change notices are not provided broadly to those impacted.
- No engagement with community on by-right projects.
- Public notices of meetings are not provided with enough time for review and comment.
- Public comment/input is for show and does not result in any meaningful change.
- Community meetings are not transparent about outcomes and what the residents can and cannot influence.
- Public input happens late in the process.
- Public hearings do not allow for a fair view of community input/support.
- Public hearing time of day limits participation for those with less means.
- Restrictive public comment process that makes it difficult to participate.

SUCSESSES

- Early community engagement meetings for zoning changes.
- Review process allows for input that can lead to applicant changes, particularly on larger projects.
- Three types of public meeting notices are provided.

Aldermanic

CHALLENGES

- Aldermanic control of downzoning.
- Ward community engagement process limits participation.
- Ward community engagement process allows for resident prejudice.
- No consistent ward level (community engagement) process on land use decisions.

SUCSESSES

- Aldermanic support for project.
- Ward level community driven zoning and development processes can provide opportunities for community input.

City and Departmental

CHALLENGES

- DPD Staff are unresponsive and limited.
- City staff can be difficult to work with and non-collaborative, lacking coordination.
- Feedback from the City can be vague or conflicting requiring multiple revisions.
- DPD does not have the staff to support application and intake process.

SUCSESSES

- Intake meetings with departments.
- City staff support when navigating process.
- Knowledgeable zoning administrator with feedback during process.

Accountability

CHALLENGES

- After process concludes, promises given to groups are not kept.
- Unclear communication about how decisions are made, and criteria used.
- Previous applicant behavior with follow-through and compliance is not considered as part of the process when granting a permit.
- Unclear/lack of documentation at public hearing like ZBA, requiring a FOIA for the information.

Applicant Process Requirements

CHALLENGES

- Process is difficult to start and complete.
- Relies on workarounds to avoid application process for zoning code changes that are needed but not advanced.
- Changes required of applicant that are irrelevant to zoning/land use.
- Additional changes required of applicant for what is a minor Planned Development change.
- Minor changes require going through the zoning process.
- Zoning change process requires legal representation, which is expensive.
- Process is slow (length of application time from start to finish can be long).
- Inadequate information provided in application notice letters and very little flexibility to add additional information.
- Unclear application filing requirements with unwritten rules and outdated procedures.
- Strict interpretation of the code from the zoning administrator.
- Process is slow (ZBA delay in signing off when a project turns into a mini-trial due to opposition).

SUCSESSES

- Business Permit Process went smoothly.

Process Themes Review

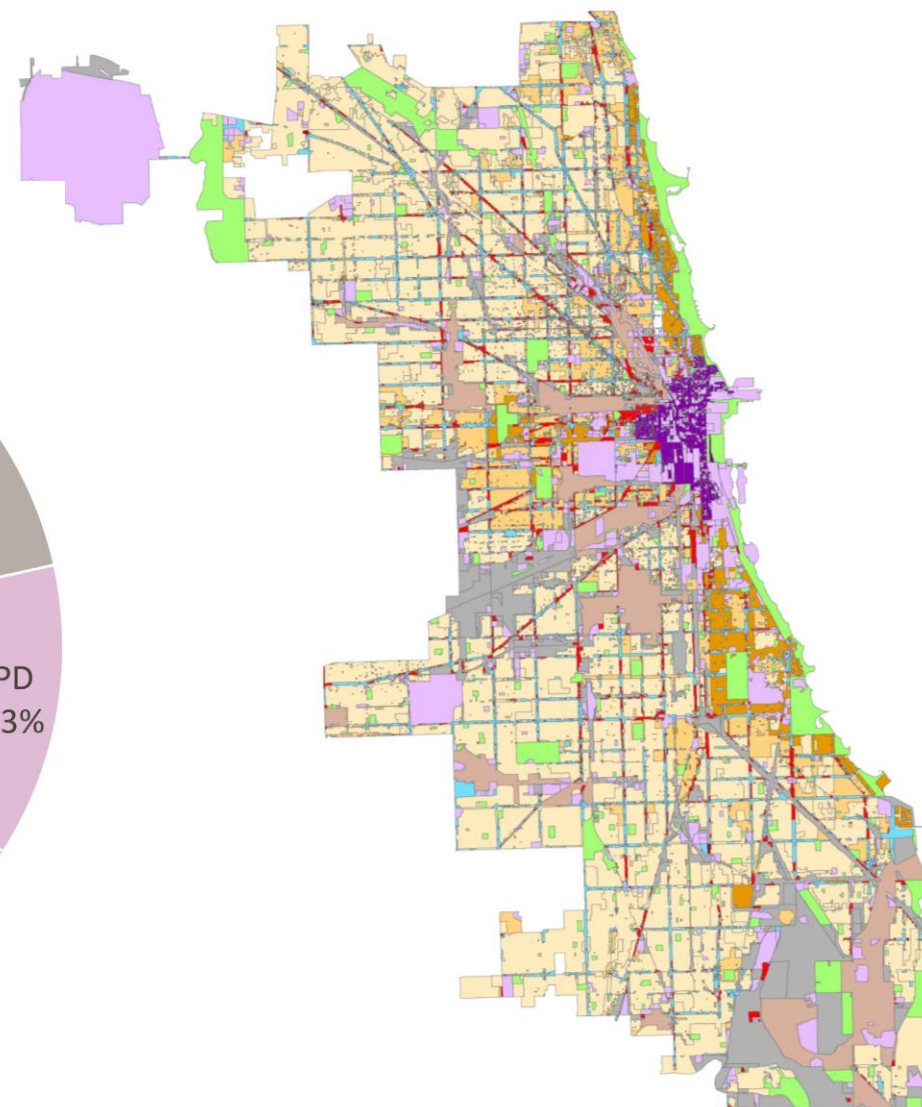
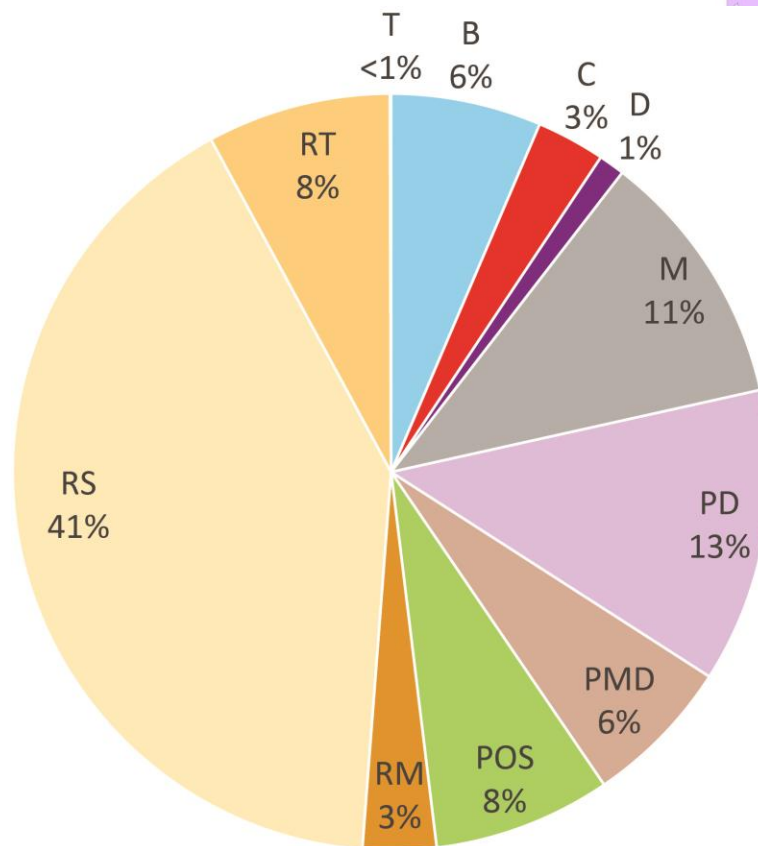
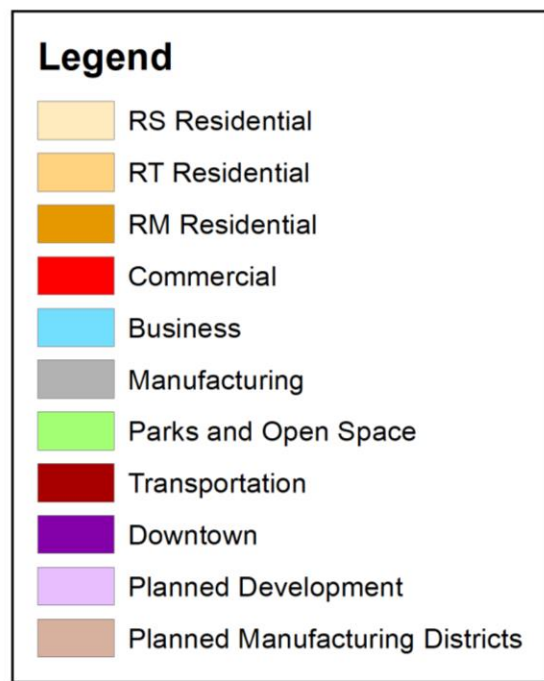
Discussion

- Do these themes and categories generally reflect your challenges and successes with land use and zoning?
- Are there challenges and successes that are missing?

Zoning Map Review

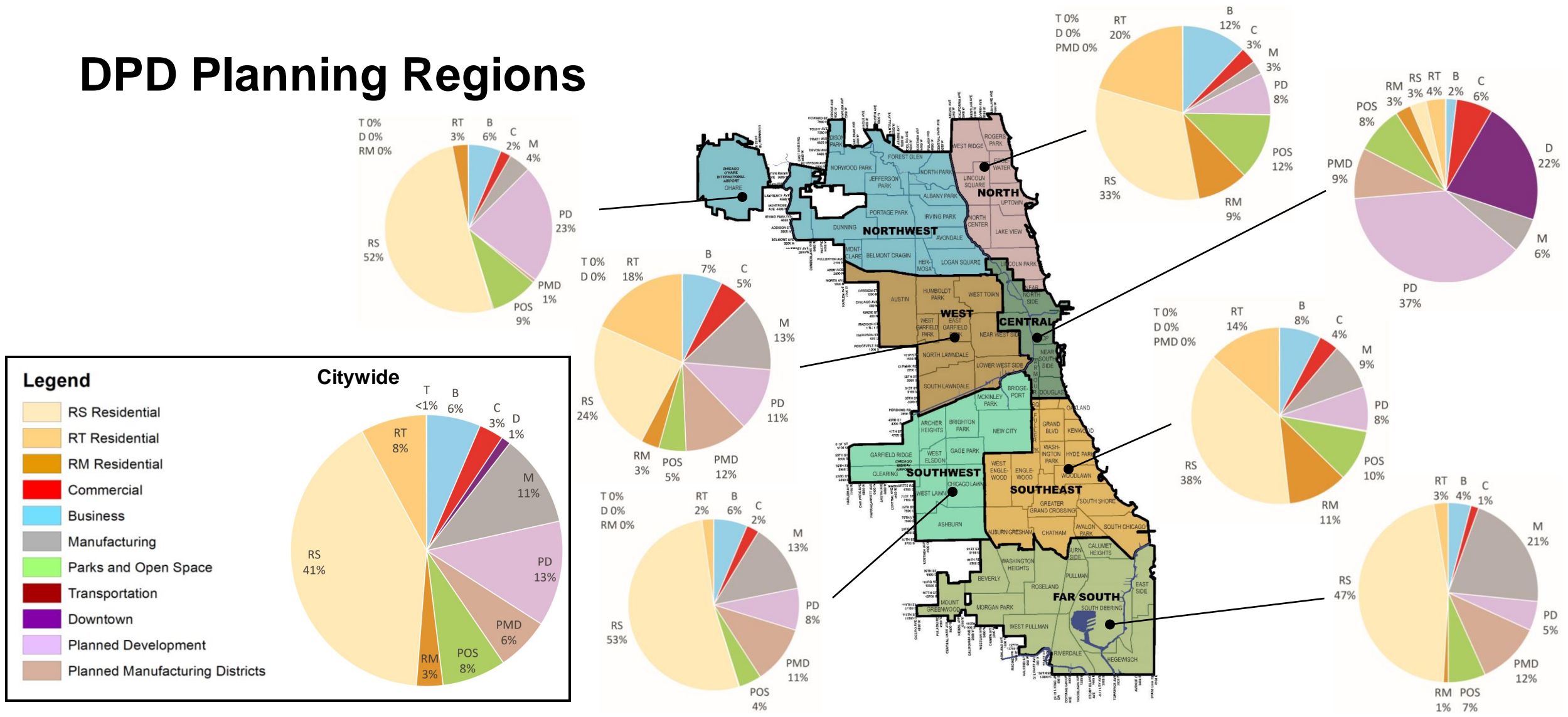
Zoning Map Review

Citywide Zoning Map Breakdown



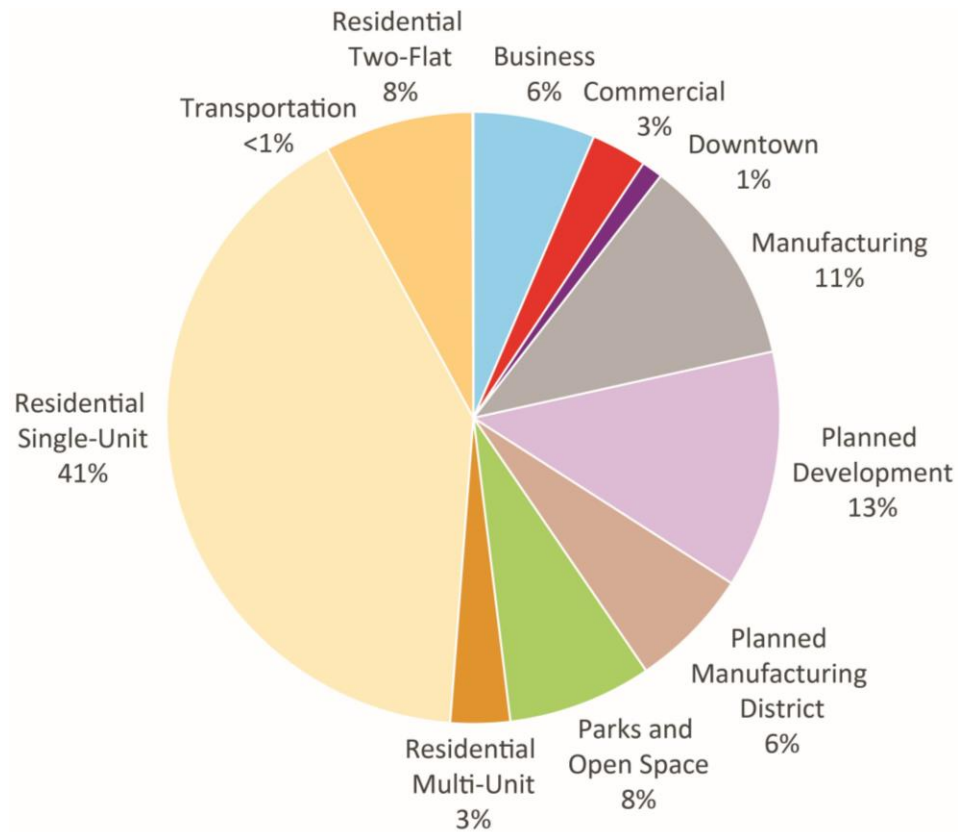
Zoning Map Review

DPD Planning Regions

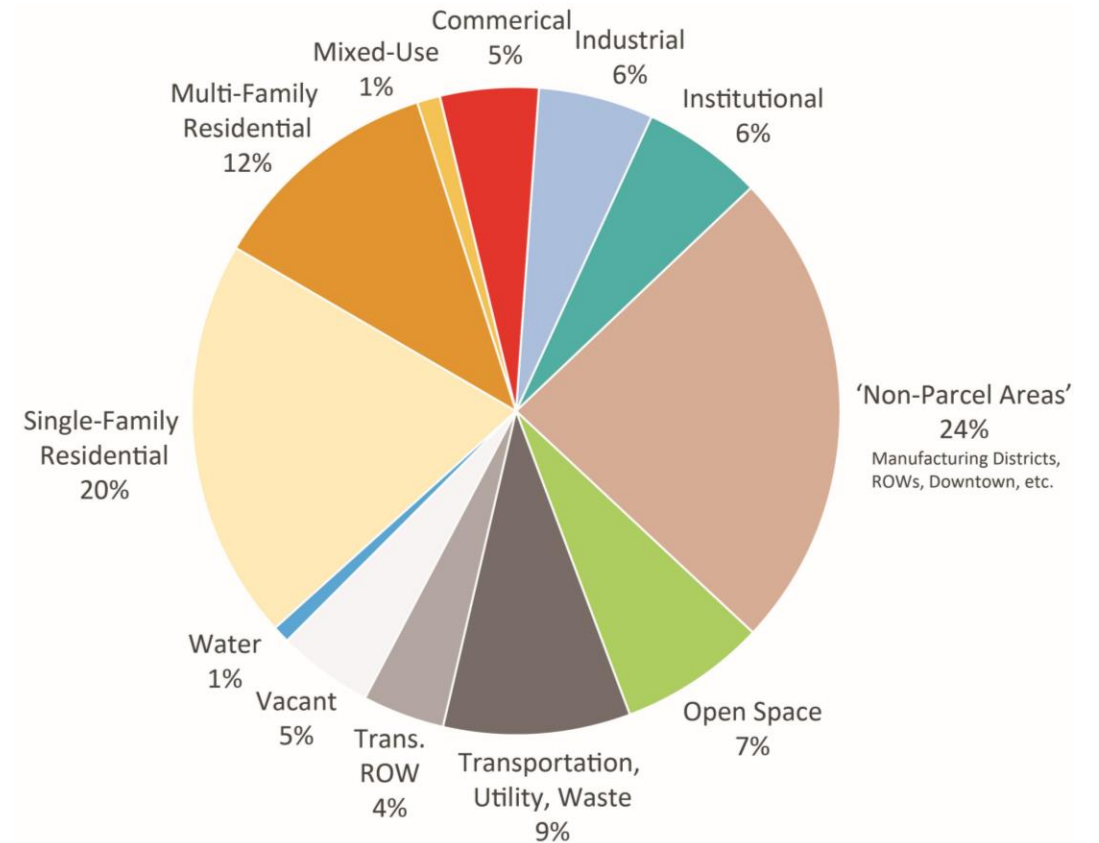


Zoning Map Review

Citywide Zoning Breakdown





















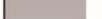









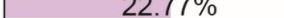









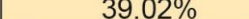
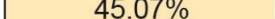
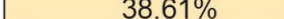
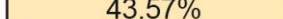















Citywide Land-Use Breakdown



Zoning Map Review

Community Areas by Racial Majority

Zoning	Majority Asian Community Areas (Armour Square)	Majority Black Community Areas	Majority Latino Community Areas	Majority White Community Areas	No Majority Community Areas	City of Chicago
Business	 2.74%	 6.05%	 6.47%	 6.70%	 6.88%	 6.42%
Commercial	 14.47%	 2.96%	 3.17%	 2.18%	 3.48%	 2.93%
Downtown	0.00%	0.00%	0.00%	 1.95%	 4.14%	 1.11%
Manufacturing	 22.38%	 16.52%	 16.16%	 3.10%	 4.02%	 11.10%
Planned Manufacturing Districts	 4.89%	 6.49%	 12.46%	 1.66%	 4.86%	 6.39%
Planned Developments	 24.97%	 6.59%	 7.67%	 22.77%	 15.90%	 12.57%
Transportation	0.35%	0.03%	0.02%	0.11%	0.02%	0.05%
Parks and Open Space	 3.23%	 7.26%	 4.61%	 11.45%	 6.27%	 7.59%
Residential (RS)	 8.07%	 39.02%	 45.07%	 38.61%	 43.57%	 40.87%
Residential (RM)	 2.30%	 5.14%	 0.27%	 3.47%	 2.44%	 3.14%
Residential (RT)	 16.58%	 9.95%	 4.10%	 8.00%	 8.42%	 7.85%

Zoning Map Review

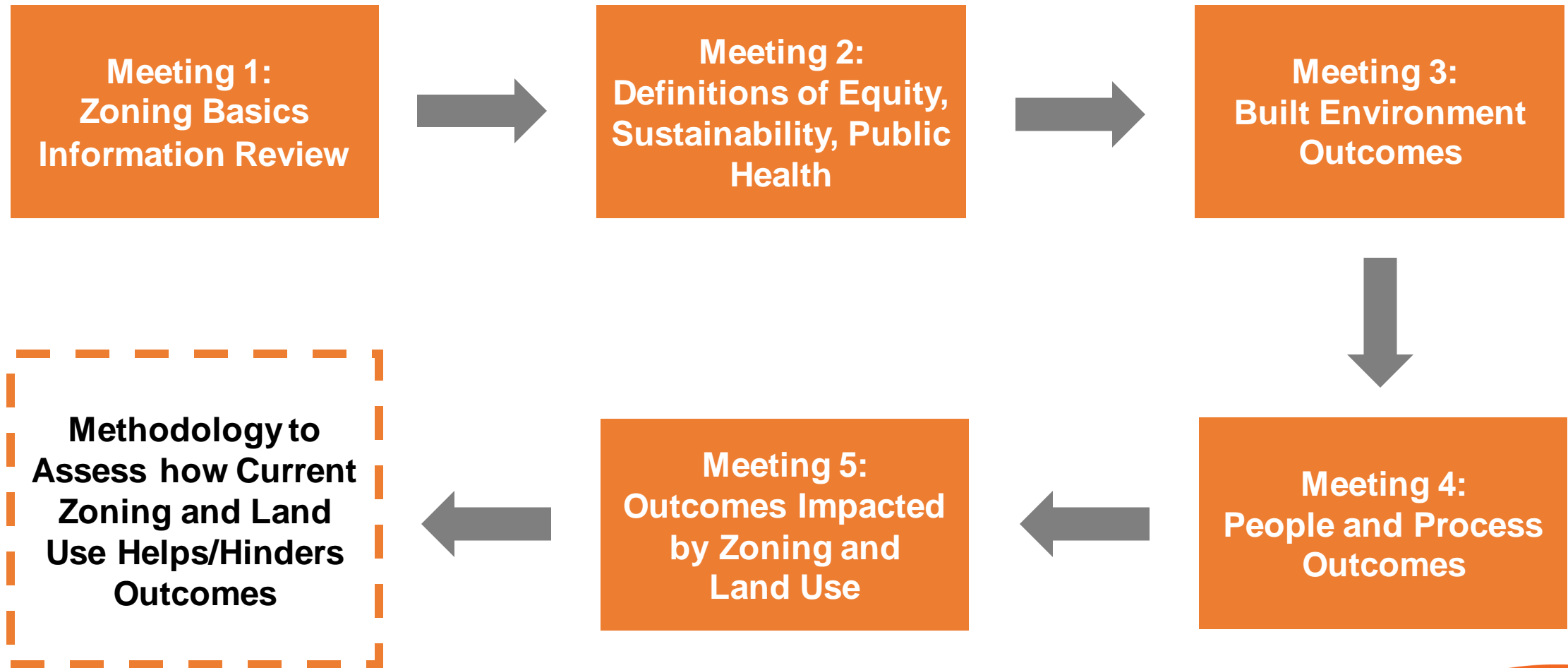
Future Research and Next Steps

- Affordability and Residential Districts
 - Residential zoning breakdown at community level
 - Community areas, zoning districts, and affordability correlations
- Change in Rezoning and Construction
 - Increased use of PD designation and in what areas of the city
 - Comparison to building permits
 - Number of zoning changes within ward/community area over time
- Industrial Corridors & Jobs
- Mixed Use Nuances - what R or B designations allow other uses?
- Zoning District and Community Area Demographic Regression Analysis
- Conflicts/Differences Between Zoning and Land Use

What other research questions should we be exploring?

Final Meeting Preview

Steering Committee Activities and Why



Last Meeting – June 12 @ MPC

- Review the methodology
 - Definitions
 - Revised outcomes
 - Indicators to be used to conduct the assessment
 - Key questions to be answered
 - Overall approach
- Pilot Geography
 - Criteria for selection?
 - Who should we engage?
 - Who should participate?



Metropolitan**Planning**Council

Thank you!

Meeting 5: May 15, 22
3:30 pm – 5:00 pm