



Metropolitan**Planning**Council

Zoning Assessment Steering Committee Meeting

**Monday, June, 12
3:30 pm – 5:00 pm**

Agenda

- 3:30** Get to know you activity
- 3:40** Definitions Review
- 3:50** Review of Outcomes
- 4:10** Metrics Discussion
- 4:30** Assessment Approach
- 4:50** Next Steps and Future Phases
- 5:00** Adjourn / Optional Happy Hour

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**

Definitions Review

Definitions

Equity

Outcomes and processes that result in fair and just access to opportunities and resources by way of repairing past harms and transforming power dynamics so that everyone, but particularly oppressed groups, both historically and presently, have the power and resources that they need to thrive.

Sustainability

An inclusive, systemic approach that improves and integrates environment, climate, health, social equity, and economic vitality in order to create thriving, healthy, diverse, and resilient communities and natural ecosystems for this generation and generations to come.

Definitions

Public Health

The physical, mental, and social wellbeing of individuals and neighborhoods and populations. All of these are shaped by social and physical structures, conditions and processes.

Health Equity

The collective structural and social conditions within which individuals' wellbeing (physical, mental, and social) can thrive and where social categories cannot predict health outcomes.

Definitions

Equitable Development

Development that acknowledges economic and historic and current drivers of disinvestment, fosters health, and vibrant places, centers and meets the needs of historically marginalized residents, and reduces racial, ethnic, and class disparities through a process that includes resident engagement and accountability, leading to improved socio-economic outcomes.

(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 throughout neighborhoods by taking positive steps towards a sustainable future.

Review of Outcomes

Outcomes Review

- The project team synthesized the results of the Steering Committee Outcome Activity Prioritization.
- Cross-referenced the high scoring ones (5 or greater) against the Outcome Classifications reviewed in May (Zoning/Land Use, Zoning/Land Use PLUS market, etc.)
- List of 15 for overall consensus and discussion with the Steering Committee.

Outcomes Review

- Top scoring outcomes generally fit with the zoning and land use relationship classifications, with most falling within the Zoning/Land Use, Zoning/Land Use PLUS market, and Zoning/Land Use PLUS other dept./codes.
- Two of the top scoring outcomes were classified in the Other city depts./codes category:
 - High quality public schools that are accessible within neighborhoods
 - Little threat to personal safety and/or property
- Zoning and land use recommendations have limited ability to move the needle on these two outcomes in a meaningful way, so they were not included on final list

Outcomes Review

- Vote using "fist to five" to move forward with the proposed outcomes list as the basis for the assessment.

Question: Can we agree that these are the key outcomes on which we want to focus the zoning and land use assessment?

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.”



Metrics Discussion

Metrics Review and Discussion

- Project team is proposing some metrics to be used as part of the assessment for each of the priority outcomes.
 - Small Group Discussion:
 - Any concerns with these proposed metrics?
 - What are some other metrics that should be considered?
 - What are appropriate data sources to use for these other metrics?

Assessment Approach

Literature Review Takeaways

- Assessment should prioritize high-quality data sources with identity-specific slices (race, income, etc.) and use best practice methods
- Health Impact Assessments (HIAs) related to zoning tend to be project level, with few examples at municipal scale. Zoning related HIAs tend to follow a six-step process: Screening, Scoping, Assessment, Recommendations, Reporting, Monitoring.
- Racial equity must not only be assessed across land use outcomes, but in public participation structures, and representation/power in bodies involved in the zoning process.
- Public participation is critical to a strong process, as residents identify critical challenges and solutions that are not apparent in data.

Practitioner Conversation Takeaways

- Need for zoning assessment/reform and comprehensive land use planning is not unique to Chicago, but approaches, strategies, and resources vary
- Community engagement and public education are integral early steps, finding effective strategies can be tricky
- New policies, mandates, or ordinances do not necessarily effect change 'where the rubber meets the road'
- Zoning Reform, Comp Plans, and Impact Assessments are circular

Phase II Assessment Approach

Outcomes of Interest Framework

- Moving from positive outcomes identified by the Steering Committee to an assessment of whether those outcomes currently exist
- Associate outcomes with related metrics and social outcomes, health and environmental conditions to determine the extent to which the positive outcome exists and if the existence is inequitable (through mapping and quantification)
- For existing inequities, all components of zoning code related to the problem will be reviewed with a goal to identify whether an individual zoning regulation has a link to a problematic outcome

Process Theme Data Review

Primary Theme	Challenge Count	% of Challenges	Success Count	% of Successes	Total Count	% of Total
Public Review	34	29.8%	10	34.5%	44	30.3%
Applicant Process Requirements	23	20.2%	3	10.3%	26	17.9%
Aldermanic	16	14.0%	7	24.1%	24	16.6%
City and Departmental	11	9.6%	9	31.0%	20	13.8%
Process Participation	13	11.4%	0	0.0%	14	9.7%
Code Related	9	7.9%	0	0.0%	9	6.2%
Accountability	8	7.0%	0	0.0%	8	5.5%
Total	114		29		145	

Process Key Areas for Focus

- **Public Review**
 - *Public hearings do not allow for a fair view of community input/support*
 - *Community meetings are not transparent about outcomes and what residents can and cannot influence.*
- **Process Participation**
 - *Process is difficult to understand.*
- **Aldermanic**
 - *No consistent ward level (community engagement) process on land use decisions.*
- **Applicant Process Requirements**
 - *Process is difficult to start and complete.*

Process Question Examples

- **Public Review**

- *How is community input considered by decision-makers? What are the different types of public hearings and how are comments recorded for each? Who participates?*

- **Process Participation**

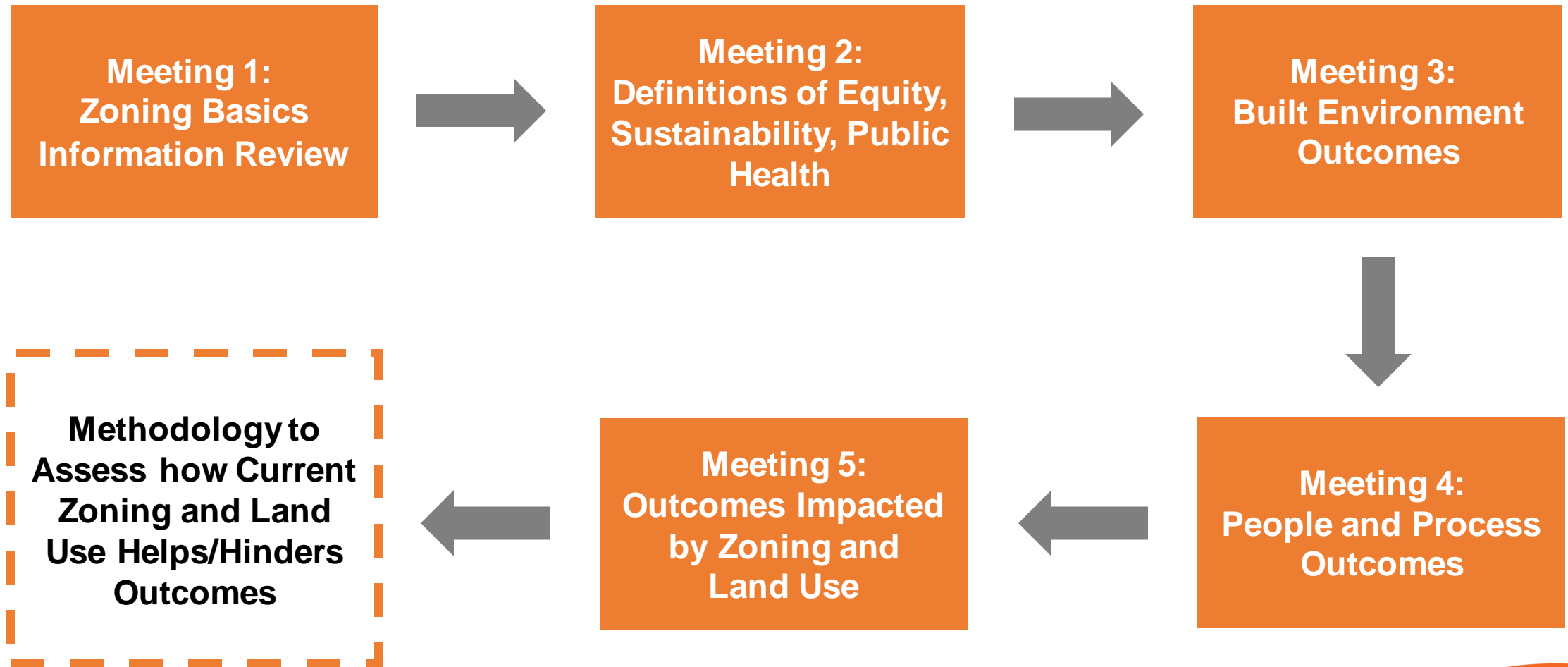
- *How is zoning explained on city websites? Is the information accessible in multiple languages? Is there information about zoning change requests?*

Process Question Examples

- **Aldermanic**
 - *What is the engagement process on zoning and land use decisions in each ward? What is the unofficial process that occurs? How does this impact residents and applicants?*
- **Applicant Process Requirements**
 - *Who does the applicant contact first to get started? What is the overall cost of the process and how does it vary depending on project type and change needed? What rules and standards must be followed?*

Next Steps and Future Phases

Steering Committee Activities



Next Steps and Future Phases

DESIGN THE STUDY METHODOLOGY <i>September 2022 - June 2023</i>	APPLY THE METHODOLOGY <i>July 2023 - September 2024</i>	REVIEW RESULTS AND DEVELOP RECOMMENDATIONS <i>October 2024 - December 2024</i>
Establishes a Steering Committee, scopes out an approach, defines best practices in conducting impact assessments, conducts interviews and focus groups with stakeholders, and develops an overall method for the assessment.	Establishes Advisory Groups, includes data collection and analysis, refinement of research methods, and evaluates the results of the assessment through citywide and geographically-specific strategies.	Reviews the analysis and develops recommendations on how the city can achieve the defined equity, sustainability and public health goals, while also promoting economic development, through changes to zoning and land use policy.

Next Steps and Future Phases

Engagement and Outreach

- Continued participation from current Steering Committee members
 - Question: Are there others missing from this space that we should include?
- Continued engagement with City Council members
- Continued engagement with additional stakeholders including the residents and more local organizations

Tensions / Challenges to be Discussed

- ☐ City policy separated from realities of the zoning code and how it currently exists? What are the policy disconnections with zoning and land use?
- ☐ Different views of what should be included in zoning code: minimalist vs maximalist?
- ☐ Neighborhood-level land use planning versus community involvement on every zoning issue (including by-right) / relationship between comprehensive planning and zoning
- ☐ Unofficial zoning and land use process that starts with Alderpersons (Aldermanic privilege)
- ☐ Difficulties in turning a vacant property into a thriving small business (zoning, permitting, licensing)
- ☐ Landmark process adds a lot of time and complicates projects.
- ☐ Tension between “quick development” and environmental/public health and other considerations. Example, landscape review holding up a project.
- ☐ Gentrification and/or displacement

Tensions / Challenges to be Discussed

- ❑ Tension between accomplishing citywide goals/benefits vs hyperlocal impacts or perceptions (NIMBYism)
- ❑ Remote meetings and requirements for Open Meetings Act.
- ❑ Zoning Board of Appeals Process
- ❑ Other policies that will need to change along with zoning/land use
- ❑ Other Policies, for example Affordable Requirements Ordinance and interaction with zoning and land use
- ❑ Other zoning modalities, like form-based code
- ❑ Zoning impact on property assessments and land uses change/impact
- ❑ Comparative studies for addressing zoning in other cities, states, countries (best practices)
- ❑ Economic viability of projects in relation to density and the Chicago market (Capital market position and Chicago generally)



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Thank you!

**Phase I Steering Committee
Wrapped Up**