Zoning Assessment Steering Committee Meeting

Tuesday, February 14
3:30 pm – 5:00 pm
Agenda

3:30  Welcome and Introductions
3:35  Timeline Historical Acknowledgement
3:45  Pre-reading Debrief and Activity
4:00  Definitions Activity
4:25  Definitions Presentation and Discussion
5:00  Adjourn
Recap and Session Introduction
<table>
<thead>
<tr>
<th>Recap: Bike Rack and Notecards</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Outcomes Session #3 – March</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Limits to zoning and what it can change/impact</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>People and Processes Session #4 – April</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Zoning process is expensive</td>
</tr>
<tr>
<td>• User stories of zoning and development process</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Code and Other Requirements Session #5 – May</th>
</tr>
</thead>
<tbody>
<tr>
<td>• ARO</td>
</tr>
<tr>
<td>• Planned Developments</td>
</tr>
<tr>
<td>• General Planning</td>
</tr>
<tr>
<td>• Variances</td>
</tr>
</tbody>
</table>
Recap: Bike Rack and Notecards

Future Project Phases (Phases II, III, and IV)

• Zoning modalities like form-based code and others
• Relationship between comprehensive planning and zoning
• Understanding density and comparable density
• Zoning impact on property assessments and land uses change/impact
• Comparative studies for addressing zoning in other cities and states (best practices)
Future Meetings & Topics

Meeting 3: March 13
• Outcomes

Meeting 4: April 17
• People and Process

Meeting 5: May 15
• Codes and Other Requirements

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

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

- Acknowledge the forces and power dynamics that shaped zoning over time (*Bike Rack and Notecard*)
- Co-create definitions for key terms that will define the framework for reviewing zoning in Chicago

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 – 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.”
Timeline Historical Acknowledgement
1923 First Zoning Ordinance

Description:
• Drafted by Zoning Commission, adopted in April 1923
• Established four districts; residential, apartment, manufacturing, and commercial and five volume districts expanding concentrically out from the Loop.

Historical Context:
• Constitutionality of zoning upheld at federal level in Supreme Court *Euclid* decision
• Migration of southern Black residents to Chicago, inclusion of Charles Duke on Zoning Commission
• Shift from overt discrimination to more opaque deliberate or indirect discriminatory zoning policy
1923 First Zoning Ordinance

<table>
<thead>
<tr>
<th>Who held power?</th>
<th>Who was burdened?</th>
<th>Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>• City officials and regulators</td>
<td>• Black residents</td>
<td>• Loss of equity for Black homeowners</td>
</tr>
<tr>
<td>• Property owners (commercial &amp; residential)</td>
<td>• 'Northern' (existing)</td>
<td>• Insular <em>higher density</em> Black neighborhoods</td>
</tr>
<tr>
<td>• Chicago Real Estate Board and other business interests</td>
<td>• 'Southern' (new)</td>
<td>• Uneven commercial and Industrial zoning</td>
</tr>
<tr>
<td>• White led groups</td>
<td>• Minority and immigrant populations</td>
<td>• Longterm precedent for discriminatory policy</td>
</tr>
<tr>
<td></td>
<td>• Low-income renters, Black homeowners</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Black led groups</td>
<td></td>
</tr>
</tbody>
</table>
1970s Downzoning

Description:
• Residents started to pressure their aldermen, the Plan Commission, and the Mayor to sponsor and pass amendments downzoning portions of the North Side neighborhoods and the Lakefront.

Historical Context:
• Proliferation of high-density development replacing existing lower density (single family homes, 2 and 3 flats)
• Following the civil rights revolution of the 1960s, community groups in the higher income neighborhoods advocated for downzoning to prevent market forces from providing new affordable units in their neighborhoods
## 1970s Downzoning

<table>
<thead>
<tr>
<th>Who held power?</th>
<th>Who was burdened?</th>
<th>Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individual Homeowners</td>
<td>Low-income residents/renters</td>
<td>Less density, affordability</td>
</tr>
<tr>
<td>Council Reps, Plan Commission, other city agency staff</td>
<td>Existing low-income residents and renters</td>
<td>Affordable housing construction outside majority white wards</td>
</tr>
<tr>
<td>Neighborhood organizations</td>
<td>'Missing' constituency</td>
<td>14 majority white wards, 55% of downzoning since 1970</td>
</tr>
<tr>
<td></td>
<td>Developers &amp; landowners</td>
<td>Empowered community groups, and grassroots support</td>
</tr>
<tr>
<td></td>
<td>Displacement and restrictions</td>
<td></td>
</tr>
</tbody>
</table>
Pre-reading Debrief and Discussion
Pre-reading Debrief and Discussion

**WTTW Article** Discussion Questions

- What do the stories in this article tell you about segregation in Chicago that you didn’t know before?

- Of the topics that you learned about for the first time, what do you wish everyone knew? What would change if everyone knew it?

- If you could require one person (or one group) to read this article and the WTTW FIRSTHAND: Segregation series, who would it be? What would you hope their main takeaway would be?

- How often do these topics or pre-reading definitions come up in your work? In what ways?
Definitions Activity
Definitions Activity Instructions

Define key terms collaboratively

• Equity*
• Sustainability*
• Public Health*
• Equitable Development
• Environmentally Sustainable Development

• Use the first five minutes for individual, quiet work
• Then create a joint definition as a group
• Then review other groups' definitions
  • Something you like (blue post-it)
  • Something you have a question about (green post-it)
  • Something you think should not be included (red post-it)
  • Something you think is missing (yellow post-it)
• Finally, discuss and vote with the whole Steering Committee
Definition Prompts

• Based on the pre-definition, inspiration document, which words resonated with you? As you create a definition, which words should be included?

• Is there anything that is missing?

• Are there limitations to the terms (may be based on your knowledge or work or aspirations)?
Thank you!

Meeting 3: March 13
3:30 pm – 5:00 pm