

Metropolitan **Planning** Council

Building **Equity** in the Built Environment



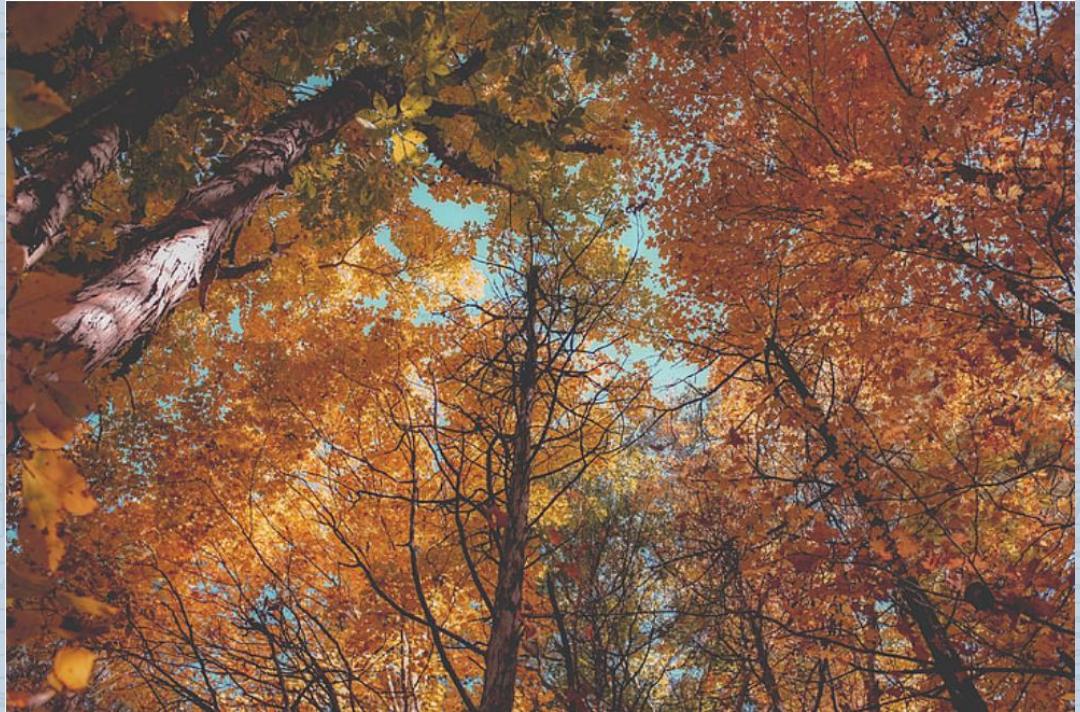
# Zoning & Land Use Assessment: Community Advisory Group Meeting

*October 2, 2024*

# Welcome & introductions (in the chat!)

Share your:

- Name
- Pronouns (optional)
- Organization
- Your favorite activity in Autumn

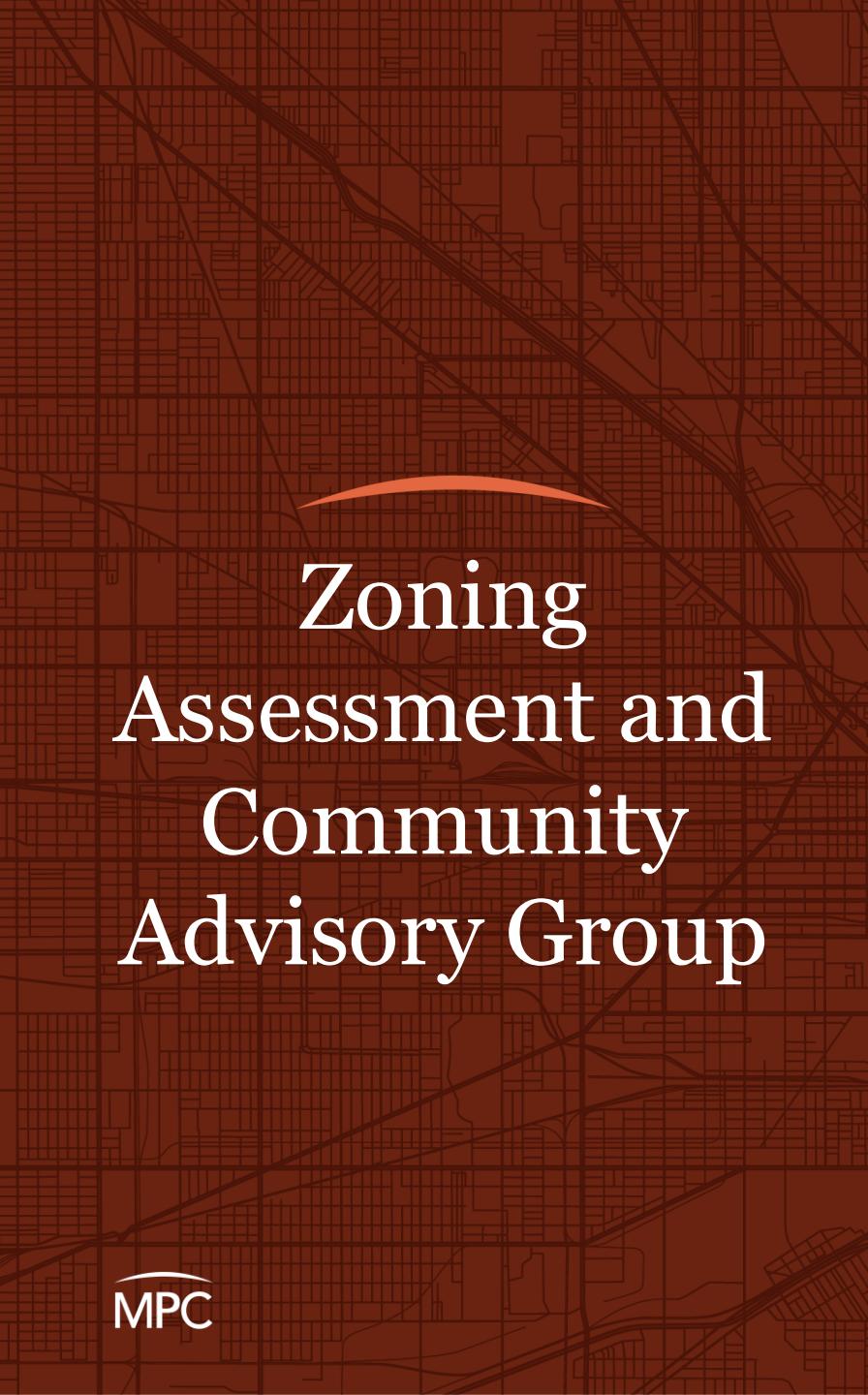


# Agenda

- 10:00 am – Welcome and introductions
- 10:05 am – Overview of the agenda + goals
- 10:10 am – Pollution Exposure research review and discussion
- 11:10 am – Share out and next steps
- 11:30 am – Adjourn

# Goals for today's meeting

- Overview of the Zoning and Land Use Assessment and how the Community Advisory Group plays an advisory role
- Review of the initial findings related to the pollution exposure outcome
- Small group discussions to provide input on key questions for advancing and sharing the research



# Zoning Assessment and Community Advisory Group

MPC



# What is MPC's Zoning and Land Use Assessment?

## Project Goals

- Assess the impacts of zoning and land use on public health, equity, and sustainability
- Develop recommendations for better planning and development practices

## Project Key Questions

- What are the public health, equity, and environmental impacts produced by Chicago's zoning and related land use practices?
- How do outcomes differ by neighborhood?
- What changes could be implemented to improve sustainability, racial, and health equity?

# Research approach

## Two stages

- Identify the degree to which outcomes are inequitably distributed, especially by race or ethnicity of neighborhoods
- Identify the degree to which zoning policy appears to be associated with these outcomes



# Research and outcomes

TOPIC	DESCRIPTION
Affordable Housing	Diverse and affordable housing options (subsidized, affordable, workforce/middle, market, luxury) are available in every neighborhood including for the job insecure and unhoused populations
Business Corridors	Strong and vibrant business corridors with diverse business opportunities to support the economic needs and resiliency of every community
Pollution Exposure	All neighborhoods feature low levels of pollution, taking into account cumulative impacts on overburdened communities
Public Transit Hubs	All communities feature public transit options that are convenient and reliable, and serve hubs with housing, businesses, recreation and other services
Productive Land Use	All land in communities is used productively, meaning beneficial to local residents and aligned with community needs
Groceries and Healthcare Availability	Affordable grocery options and healthcare providers are accessible in all neighborhoods
Climate Change Mitigation and Adaptation	All communities feature green infrastructure and energy-efficient building stock that both mitigates and adapts to climate change

# Anticipated deliverables

## Recommendations for:

- **Zoning Ordinance** (such as changes to the ordinance text which describes the types of constructions, buildings, and businesses that can occur in different types of districts)
- **Zoning Map** (such as changes to types of districts located in neighborhoods)
- **Zoning Processes** (such as changes to the processes that govern zoning changes, this includes Zoning Board of Appeals (ZBA) or Public Meetings/Hearings)

# Role and feedback from Community Advisory Group

## Direct us on key questions

- What are we missing in the quantitative data?
- Does this match what you experience in your neighborhood? In the city as a whole?
- What community areas need deeper exploration?
- Whose and what are the type of stories we should tell with the data? How do we center the lived experience of residents, particularly communities of color?

# Community Advisory Group participants

- **Abraham Lacy** – Far South CDC
- **Alfredo Romo** – Neighbors for EJ
- **Angela Larsen** – Alliance for the Great Lakes\*  
(participating on behalf of SETF)
- **Ann Panopio** – IFF
- **Cassandra Rice** – Perkins and Will
- **Chris White** – Alliance of the Southeast (ASE)
- **Cindy Plante** – Rogers Park Business Alliance (RPBA)
- **Courtney Kashima** – MUSE
- **Darnell Shields** – Austin Coming Together\*
- **Dennis Mondero** – Chinese Mutual Aid Association (CMAA)
- **Ebony DeBerry** – One Northside
- **Erika Allen** – Urban Growers Collective
- **Fabian Cisneros** – Communities United
- **Felicia Slaton-Young** – Greater Englewood Chamber of Commerce
- **Gary Jimenez** – Palenque LSNA\*
- **Jason Estremera** – Northwest Side CDC\*
- **Joy Aruguete** – Bickerdike Redevelopment Corp.
- **Juanita Irizarry** – (Formerly) Friends of the Parks
- **Pastor Joseph B Gordon** – Carter Temple CME Church
- **Reverend Randall Blakey** – Near North Unity Program
- **Todd Vanadilok** – Egret and Ox Planning LLC
- **Tonika Johnson** – Englewood Arts Collective\*
- **Maggie Catania** – Calumet Collaborative
- **Kate Eakin** – McKinley Park Development Council

\*denotes Steering Committee members

# Group agreements

- Be present
- Listen deeply
- Recognize your privileges
- Embrace ambiguity and change; challenge perfectionism
- Challenge with care
- Respect confidentiality
- Preserve the integrity of stories
- Steward our space
- Respect silence
- When things get difficult, turn to wonder
- Move up, move up
- Be open minded: "be a croissant, not a donut" (be open to new ideas)



# Outcome research: Pollution Exposure



# Our outcome focus for today

TOPIC	DESCRIPTION
Affordable Housing	Diverse and affordable housing options (subsidized, affordable, workforce/middle, market, luxury) are available in every neighborhood including for the job insecure and unhoused populations
Business Corridors	Strong and vibrant business corridors with diverse business opportunities to support the economic needs and resiliency of every community
<b>Pollution Exposure</b>	<b>All neighborhoods feature low levels of pollution, taking into account cumulative impacts on overburdened communities</b>
Public Transit Hubs	All communities feature public transit options that are convenient and reliable, and serve hubs with housing, businesses, recreation and other services
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# Research questions and key findings

RESEARCH QUESTIONS	KEY FINDINGS
<i>Understand the outcome:</i>	<p><b><i>Which places and people experience pollution exposure?</i></b></p> <ul style="list-style-type: none"><li>Latinx populations are exposed to more overall pollution and more air pollution</li><li>Pollution is concentrated where tree coverage is sparse</li></ul>
<i>Understand the zoning:</i>	<p><b><i>Where is the land zoned for manufacturing?</i></b></p> <ul style="list-style-type: none"><li>Latinx and Black Chicagoans encounter more land zoned for manufacturing—and heavier types of manufacturing—in their neighborhoods</li><li>Within areas zoned for manufacturing, Latinx and Black Chicagoans are more likely to encounter land uses for transportation, utilities, and waste</li><li>Whiter tracts are more likely to get rezoned to have less manufacturing</li><li>As manufacturing decreases, white population increases</li></ul>
<i>Understand the relationship:</i>	<p><b><i>How does zoning affect pollution exposure?</i></b></p> <ul style="list-style-type: none"><li>Pollution and manufacturing zoning are correlated</li><li>The share of land being zoned for manufacturing is a statistically significant predictor of higher levels of pollution exposure</li></ul>

# Questions raised by research

## Health outcomes

- How should this research consider health impacts to vulnerable populations that are more sensitive or susceptible to the effects of pollution?

## Land uses in manufacturing districts

- Can we tell if air quality is demonstrably different across different classes of manufacturing districts?
- Pollution exposure is less great for Black Chicagoans even as they encounter nearly as much manufacturing – and heavier manufacturing – as Latinx Chicagoans. What accounts for the difference in pollution exposure between Black Chicagoans and Latinx Chicagoans? Is it the type of uses, e.g. transportation vs industrial? Differences in traffic volumes?
- How much can we attribute the low tree coverage in areas that are zoned for manufacturing and/or near major roadways to the requirements of the landscape ordinance?
- How do we account for differences in types of land uses classified as “industrial”? How do we account for the effects of other variables such as truck traffic, freight/logistics, etc.?

## Socioeconomic changes

- Do the shifts in racial composition that occur as areas get rezoned to have less manufacturing point to potential links between loss of manufacturing and gentrification?

# Discussion questions

- What are we missing in the quantitative data?
- Does this match what you experience in your neighborhood? In the city as a whole?
- What community areas need deeper exploration?
- Whose and what are the type of stories we should tell with the data? How do we center the lived experience of residents, particularly communities of color?



# Next steps and adjourn



# Outcomes to discuss this fall

TOPIC	DESCRIPTION
Affordable Housing	Diverse and affordable housing options (subsidized, affordable, workforce/middle, market, luxury) are available in every neighborhood including for the job insecure and unhoused populations
November Meeting	
Business Corridors	Strong and vibrant business corridors with diverse business opportunities to support the economic needs and resiliency of every community
Pollution Exposure	All neighborhoods feature low levels of pollution, taking into account cumulative impacts on overburdened communities
October Meeting (today)	
Public Transit Hubs	All communities feature public transit options that are convenient and reliable, and serve hubs with housing, businesses, recreation and other services
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# How MPC will use feedback and input

## MPC will:

- **Provide review materials** a week in advance
- **Listen thoughtfully and document the discussion**, providing the notes to the Community Advisory Group as a follow-up
- **Incorporate feedback and input** into the revisions as much as possible
- If we cannot incorporate feedback, **we will clearly articulate why** it is not actionable for this particular initiative

# Future meetings and next steps

- **November 13**, Community Advisory Group meeting
  - Affordable Housing outcome review
  - Update on Zoning and Land Use zine
  - Preview of meeting schedule for 2025

**Questions?**

Contact Debbie Liu

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