



# 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



# 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

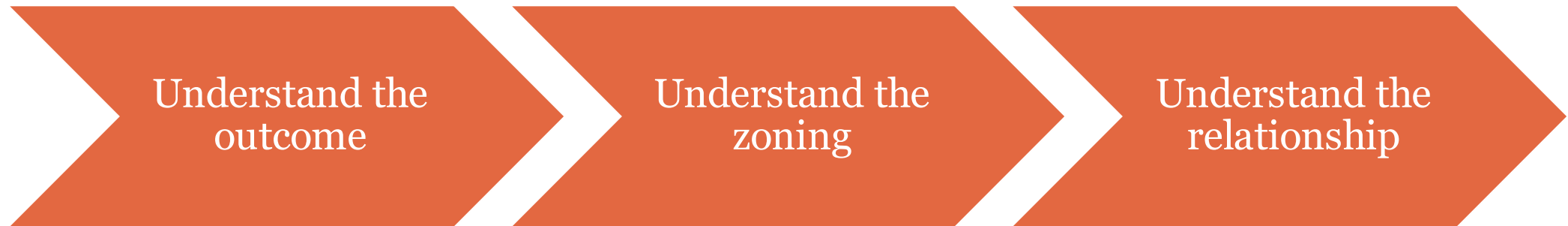
- What are the public health, equity, and environmental impacts produced by Chicago's zoning and related land use practices?
- How do outcomes differ by neighborhood?
- What changes could be implemented to improve sustainability, racial, and health equity?



# 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                                       |
| 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                                                             |



# Research questions and key findings

## RESEARCH QUESTIONS

*Understand the outcome:* ***Which places and people experience pollution exposure?***

*Understand the zoning:* ***Where is the land zoned for manufacturing?***

*Understand the relationship:* ***How does zoning affect pollution exposure?***

## KEY FINDINGS

- Latinx populations are exposed to more overall pollution and more air pollution
- Pollution is concentrated where tree coverage is sparse

- Latinx and Black Chicagoans encounter more land zoned for manufacturing—and heavier types of manufacturing—in their neighborhoods
- Within areas zoned for manufacturing, Latinx and Black Chicagoans are more likely to encounter land uses for transportation, utilities, and waste
- Whiter tracts are more likely to get rezoned to have less manufacturing
- As manufacturing decreases, white population increases

- Pollution and manufacturing zoning are correlated
- The share of land being zoned for manufacturing is a statistically significant predictor of higher levels of pollution exposure

# 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                                                                                                                                                                                          |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Affordable Housing</b><br><b>November Meeting</b>        | <b>Diverse and affordable housing options (subsidized, affordable, workforce/middle, market, luxury) are available in every neighborhood including for the job insecure and unhoused populations</b> |
| 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><br><b>October Meeting (today)</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                                              |
| 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                                                                    |



# 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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