



Chicago Metropolitan Agency for Planning

Agenda Item No. 3.0

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606

312 454 0400
www.cmap.illinois.gov

Land Use Working Committee

Minutes

Wednesday, February 20, 2013

9:00 a.m.

Offices of the Chicago Metropolitan Agency for Planning
DupPage County Conference Room
233 S. Wacker Drive, Suite 800
Chicago, Illinois 60606

Members Present: Ed Paesel (Chair), Dave Galowich (Vice-Chair), Robert Cole, Roger Dahlstrom, Kristi DeLaurentiis, Kimberly Flom, David Husemoller (for Eric Waggoner), Steve Lazzara (for Curt Paddock), Arnold Randall, Dennis Sandquist, Heather Tabbert, Todd Vanadilok

Members Absent: Judy Beck, Lisa DiChiera, Sheena Frève, Heather Smith, Mark VanKerkhoff, Nathaniel Werner, Norm West, Nancy Williamson

Staff Present: Stephen Ostrander (committee liaison), Sef Okoth

Others Present: Pablo Manriquez (Village of Lansing), Ryan Richter (Metra), Mike Walczak (NWMC)

1.0 Call to Order

Chair Ed Paesel called the meeting to order at 9:05 a.m.

2.0 Agenda Changes and Announcements

Stephen Ostrander announced that Elizabeth Schuh would not be able to give her planned presentation on the quarterly housing market report due to illness.

3.0 Approval of the Meeting Notes – January 16, 2013

A motion to approve the minutes of January 16, 2013, was made by Rob Cole and seconded by Kimberly Flom. All in favor, the motion carried.

4.0 Transit Oriented Development – Village of Orland Park

Committee Member Kimberly Flom, Assistant Director of Development Services for Orland Park, discussed the Village's [Ninety7Fifty on the Park](#) development, located at the

intersection of 142nd Street and LaGrange Road. The project is part of the implementation of a [TOD planning study](#) funded through the RTA's Community Planning Program.

Kristi DeLaurentiis: Had you implemented a TIF [in this area]?

Kimberly: In 2004, didn't include the plaza. In 2007, the TIF was updated to include the plaza development.

Roger Dahlstrom: To what extent did early developers [focus on proximity to transit]?

Kimberly: Early developers actually thought that because of attractiveness of transit, Orland Park could afford to downgrade finishes on the new development.

Dennis Sandquist: Have you thought of "live-shop-work" [i.e. including office space]?

Kimberly: We would love to see development of flex space, but [small amount of existing office space] have struggled to secure a lease.

Steve Lazzara: [Question about whether Orland Park was able to help older businesses to survive eminent domain.]

Kimberly: [A few businesses were able to return,] but Village helped with some relocation costs and with some businesses that went out of business.

Dave Galowich: Office space is always a challenge unless you have a critical mass, or higher rents. [With clustering of daytime workers] you can get foot traffic, possibly clustering of restaurants. What rents are you getting?

Kimberly: Around \$165.

Ed Paesel: What are the sizes of the units?

Kimberly: Between 700 and 1200sf, approximately 60% are one bedrooms and 40% two bedrooms.

Kristi: [How did you get the Village Board to buy into the investment?]

Kimberly: The method of the "clawback" was a selling point to the Board.

David Husemoller: I'm wondering about the connection to forest space and green space.

Kimberly: There are currently wonderful views, but [facilities such as trails are not yet in place.]

Arnold Randall: What is the expectation for future phases?

Kimberly: Admittedly [the Village] does not plan [to make that same level of investment in the future.]

Arnold: If developer defaults on loan, what happens?

Kimberly: The Village has more control if they default, but mostly same as standard bank

loan.

Dave Galowich: [Suggested the idea of locating parking around LaGrange Road, causing Metra commuters to walk through the development.]

Heather Tabbert: [Noted Pace service on LaGrange Road.]

Kristi: How expansive was the TIF?

Kimberly: Just the triangle.

Ed Paesel: [Offered idea of university center in development area.]

5.0 Local Technical Assistance (LTA) Program: Bronzeville Retail Corridor Land Use Plan

Sef Okoth (CMAP) provided an overview of the draft plan, which represents a community-driven effort to shape future development and land use patterns in Bronzeville's three commercial corridors: 43rd, 47th and 51st Streets. The plan advocates a node-centric approach to commercial development, where retail is located in priority nodes that are designed to be pedestrian-and transit-friendly.

Todd Vanadilok: On issue of crime, was there any idea of using vacant lots for community gardens? [These sorts of programs can be used to train ex-convicts to tend gardens, etc.]

Sef: We looked at strategies for crime and vacant land. There are community gardens, but there is just too much vacant land [much of it was being held in hopes that Chicago would get the Olympics].

Arnold: Who initiated the project?

Sef: [Local community organizations were the main initiators, but] the City of Chicago Department of Housing and Economic Development was also very involved and engaged in project, seeing this as a test case for rezoning, and a framework for future development.

Arnold: Any national retailers involved?

Sef: Walmart.

Steve Lazzara: What do you think should be the first implementation steps that should be taken?

Sef: First, the City should revise the zoning for this area. Second, the Planning Commission should endorse the plan. Third, the community should better market the corridor (i.e. through branding). Fourth, extend the SSA into the 3rd Ward.

Rob Cole: What was the demographic representation of the community meetings?

Sef: There was an average of about 48-50 people per meeting, with fairly good demographic representation (for example, homeowners as well as CHA residents).

Rob: Anything that you would do different in future LTA [that are comparable]?

Sef: One thing that we found was that many in community didn't know about development that was underway in community [suggesting the need for a person focusing on economic coordination in the community].

6.0 Other Business

There was no other business.

7.0 Public Comment

There was no public comment

8.0 Next Meeting

The next regular meeting of the CMAP Land Use Committee is scheduled for Wednesday, March 20, 2013.

9.0 Adjournment

The meeting adjourned at approximately 11:00a.m.

Respectfully submitted,



Committee Liaison

March 15, 2013