



# 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, November 28, 2012

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:** Dave Galowich (Vice-Chair), Judy Beck, Robert Cole, Kristi DeLaurentiis, Lisa DiChiera, Kimberly Flom, Sheena Frève, David Husemoller (for Eric Waggoner), Steve Lazzara (for Curt Paddock), Arnold Randall, Dennis Sandquist, Heather Tabbert, Todd Vanadilok, Thomas Vander Woude (for Ed Paesel), Mark VanKerkhoff, Nathaniel Werner

**Members Absent:** Roger Dahlstrom, Heather Smith, Norm West, Nancy Williamson

**Staff Present:** Stephen Ostrander (committee liaison), Elizabeth Schuh

**Others Present:** Christy Sabdo (Kane County), Mike Walczak (NWMC)

#### 1.0 Call to Order

Vice-Chair Dave Galowich called the meeting to order at 9:05 a.m.

#### 2.0 Agenda Changes and Announcements

There were no agenda changes or announcements.

#### 3.0 Approval of the Meeting Notes – October 17, 2012

A motion to approve the minutes of October 17, 2012, was made by Rob Cole and seconded by Than Werner. All in favor, the motion carried.

#### 4.0 Kane County Planning Cooperative

Committee Member Mark VanKerkhoff, planning director for Kane County, and his colleague Christy Sabdo, Senior Planner for Kane County, explained and led discussion on the County's "planning cooperative," whose primary goal is to fill the funding gaps in

critical topics common to many of Kane County's municipal and other partners by providing a local forum for education, analysis, communication, problem solving and by integrating health, transportation and land use planning. The presentation is posted [here](#).

Judy Beck: In evaluating walkability, did the issue of bathrooms ever come up?

Christy Sabdo: No, but these walkability areas were rather small, and integrated with areas with public restrooms.

Rob Cole: How much focus was there on environmental justice issues related to health?

Mark VanKerkhoff: Through Kane County's health department, they definitely have identified higher obesity in poorer, more urban areas, and therefore are considering potential for local food, farmers markets, etc.

Steve Lazzara: [On behalf of Will County] I would like to contact you and collaborate, and learn more from your experience.

Kristi DeLaurentiis: What are members of the planning cooperative bringing to the table?

Mark: [That is an overriding question of this effort.] We wanted to leverage Kane County's influence by assisting at the municipal level (where most of the decisions are really being made). Also, given the limited resources of the County, we wanted to extend our influence through collaboration. For example, we wanted to follow CMAP's model of educating planning commissioners [through training sessions].

The planning cooperative's regular meetings focus on a specific topic (e.g. smartphone apps for park use)

The regional planning commission is the leading entity for the planning cooperative.

I'm interested in hearing from members of the committee whether you think the planning cooperative should have a more formal membership process aimed at increasing "buy in."

Lisa DiChiera: There is a lack of coordination between government entities, especially school districts, which so autonomously. Therefore, as members of the planning collaborative, could school districts work together on County-wide goals?

Mark: yes, that is something we [can look into].

Than Werner: It seems like stalled developments [would be a good topic for the planning cooperative], for reconsidering [questions about existing infrastructure vs. greenfield development].

Mark: We are looking to do this.

Heather Tabbert: The RTA would be very interested in becoming a partner in the planning cooperative.

Judy Beck: How many farmers markets do you have? In Glenview, we just made it

possible to use the LINK Card.

Mark: 5 out of our 10 markets accept LINK cards.

Kristi: [From the municipal perspective, I would say that] the community health focus is something that would be very helpful for planning commissioners [who usually aren't as familiar with these issues or keeping this in mind].

## 5.0 CMAP Housing Policy Update – Regional Trends

Elizabeth Schuh (CMAP) gave an update on the policy division's ongoing analysis of the regional housing market, discussing recent trends and asked the committee for feedback on her team's planned focus for the next quarter. Her presentation is available [here](#).

Kristi: You're not differentiating between condo and rental, correct?

Elizabeth Schuh: That's correct. This information is from the census, and they don't differentiate [at scales smaller than the Midwest].

Dennis Sandquist: Could you come speak at county boards?

Elizabeth: Yes.

Mark: [Question about building of rental housing.]

Elizabeth: We're not necessarily seeing building of rental housing, but rather [conversion to rental of existing owner housing stock].

Mark: Do you see this trend as closing the gap (between owner and rental housing)?

Elizabeth: [One key trend] is buying properties [in higher income areas] with the intention of renting for approximately five years, keeping condition of property up, and then selling.

Dave Galowich: Smaller builders are having trouble getting construction loans for multi-family condos, [and then mortgage lenders are nervous about problems with multifamily as well.]

Mark: [Are you planning to compare these findings to the goals of GO TO 2040?]

Elizabeth: [To a certain extent.] CMAP plans to look at trends within ½ miles of transit.

Kristi: Any best practices for vacant, platted lots?

Elizabeth: yes, through Metrostudy data, [we are beginning to study this].

Dave Galowich: The cost of reconfiguring [is very expensive. For example, it's common on lots going for \$20,000 for there to be approximately \$29,000 worth of infrastructure invested. [And it's estimated that there will not be demand for these lots for 5 to 15 years.]

Dennis: Have you done any analysis of resale market, perhaps showing that proximity to transit raises values?

Elizabeth: [This is difficult to answer because CMAP doesn't have MLS data for this analysis.]

Arnold Randall: Former big box stores can work well as community or sports centers.

#### **6.0 Local Technical Assistance (LTA) Program: Irving Park Road Corridor (Village of Hanover Park)**

Stephen Ostrander (CMAP) provided an overview of the project, recently completed through a partnership with ULI Chicago, which held a two-day Technical Assistance Panel that explored different strategies for business recruitment and land use planning to help revitalize Hanover Park's Irving Park Road Corridor. The presentation is available [here](#).

#### **7.0 Other Business**

Heather Tabbert announced the RTA's Community Planning program of projects, as well as its ongoing program of technical assistance helping with implementation of projects previously-funded by the RTA.

Lisa DiChiera announced that Landmark Illinois was still seeking municipalities to join the amicus briefing on behalf of the City of Chicago. The court date is scheduled for January.

Steve Lazzara announced the Sustainable Communities Leadership Academy, sponsored by the Institute for Sustainable Communities, and taking place at CMAP offices on December 5.

#### **8.0 Public Comment**

There was no public comment

#### **9.0 Next Meeting**

The next regular meeting of the CMAP Land Use Committee is scheduled for Wednesday, January 16, 2013 (no meeting in December, due to the holidays).

#### **10.0 Adjournment**

The meeting adjourned at approximately 11 a.m.

Respectfully submitted,



Committee Liaison

January 13, 2012