



## MEMORANDUM

**To:** CMAP Working Committees

**From:** Drew Williams-Clark, CMAP Staff

**Date:** April 2013

**Re:** Model Plans, Ordinances and Codes

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### Background

The Model Plans, Ordinances and Codes project prepares model planning approaches on topics of interest to local communities and planners (to learn more, visit <http://www.cmap.illinois.gov/local-ordinances-toolkits>). These have included ordinances, other regulations, or treatments of other planning issues. Topics addressed in the past year included parking; local food; arts and culture; form-based codes; and climate change adaptation. A toolkit on immigrant integration is also underway.

The target audiences of each deliverable are municipal staff and officials. Deliverables provide strategies to analyze existing conditions, propose alternative policy and programmatic solutions, and outline a process for implementing those solutions.

As these deliverables are produced, staff work with communities to implement policies locally under the Local Technical Assistance (LTA) program. For example, CMAP has already begun projects to address parking challenges in Chicago and Hinsdale, using the model parking approach developed last year.

Staff have analyzed the 2012 municipal survey and used lessons learned from the LTA and policy analysis programs to identify model approaches to be addressed in the FY14 project. Staff distributed a memo and sought feedback on topics identified through this analysis at March working committee meetings.

### Topics Recommended for Treatment in FY14

Staff recommends initiating five deliverables for the FY14 (July 1, 2013 – June 30, 2014) Model Plans, Ordinances, and Codes project. Each of these topics are described below, including justification for addressing the topic in FY14, and feedback gleaned from working committee discussions. The committees that are likely to find the topic relevant appear in the descriptions

below. These descriptions reflect current staff understanding of each topic and may change to some degree as research begins in earnest. Projects will begin in FY14, but many will not be completed until FY15.

**Aging in Place:** Increasingly, seniors are interested in aging in place, or remaining in their communities as they grow older. Staff will create a resource that describes best practices in municipal policies to increase senior mobility and access to housing and amenities. GO TO 2040 analysis projects that the senior population will increase as a portion of total population over the next 30 years. Staff have learned valuable lessons about how to address aging in place through work on the Norridge comprehensive plan, which included a robust treatment of the topic.

Working committee members also suggested that CMAP staff add value by helping municipalities understand any relevant impact of the federal healthcare reform act on local policy, though this is very complex and may be beyond our abilities. They also provided resources and contacts to improve staff understanding of accessibility and visitability. It is expected that both the Human and Community Development, Housing, Land Use, and Transportation Committees will find this topic most relevant.

**Fair Housing Ordinance:** CMAP recently commissioned a fair housing and equity assessment to be completed by the Chicago Area Fair Housing Alliance (CAFHA). The CAFHA report will also make specific policy recommendations for local government implementation. These policies can provide municipalities the opportunity to promote their communities as open and inclusive. Ordinances may commit personnel and, in some cases, boards or commissions to provide community education and outreach, maintain a level of accountability for members of the housing industry, and/or investigate claims of housing discrimination. Municipal survey responses indicate that staff and officials are interested in learning more about the topic.

Working committee members identified existing efforts that would support staff work on the topic and several organizational partners to engage. They also suggested that it should include some treatment of landlord/tenant policies. It is expected that both the Human and Community Development and Housing Committees will find this topic most relevant.

**Complete Streets Ordinance:** The Active Transportation Alliance (ATA) defines this as “a commitment by a municipality to accommodate all users of the roadways, including pedestrians, bicyclists, transit users and motorists in all new transportation projects whenever appropriate, including the design of new facilities and the improvement and maintenance of existing facilities.” CMAP’s focus will be on providing a resource to help municipal officials implement their own such policy. Thirty-eight municipalities indicated their interest in this topic through the municipal survey. It was the second most popular topic overall. Staff expect that the Land Use and Transportation Committees will find this topic most relevant.

Working committees rightly encouraged staff to engage ATA on this topic, since the organization has done extensive work in this area already. It may be possible to promote work that has already been done, rather than developing new material. Committees also encouraged

staff to broaden the topic to include strategies to improve environmental sustainability on roadways and retrofit existing streets.

**Sustainability Plans:** These plans serve as road maps to help municipalities implement strategies and work with stakeholder groups to improve environmental sustainability. While “sustainability” can mean many things, CMAP will focus efforts primarily on improving environmental outcomes through land use, transportation, energy, and education policies and programs. Staff will create a resource to outline the process and describe technical tasks involved in producing such plans. While not a part of the 2012 Municipal Survey, response to several other items (Electric Vehicle Ordinances, Renewable Energy Ordinances, and Energy Conservation Ordinances) indicates municipal interest in environmental sustainability. Staff have also learned valuable lessons about how to create sustainability plans and performance measures through work on the Park Forest Sustainability Plan, Niles Environmental Action Plan, and the Oak Park River Forest Community Sustainability Report Card LTA project.

Land Use Committee members felt that this topic was important. It is expected that the Environment and Natural Resources and Land Use Committees will find this topic most relevant.

**Conservation Design Ordinance:** Staff work in this area will update previous NIPC work in collaboration with Chicago Wilderness that provides model ordinance language and guidelines for local plans with the objective of protecting natural resources in new and existing developments. Examples include providing buffers for wetlands and streams, minimizing the amount of impervious surfaces, and clustering home sites together to preserve more open space. While not in the highest demand, municipal survey responses indicate that staff and officials are interested in learning more about the topic and it is expected that staff effort needed to complete the deliverable will be modest.

Working committees suggested including strategies to help communities use green infrastructure to improve environmental stability in existing developments. Staff expects that the Environment and Natural Resources and Land Use Committees will find this topic most relevant.

**ACTION REQUESTED:** Informational

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