

Livable Communities

Achieve Greater Livability through Land Use and Housing

Implementation Action Area #1: Provide Funding and Financial Incentives

Action	Lead Implementers	Specifics
Align funding for planning and ordinance updates	State (IDOT, DCEO, IHDA), RTA, CMAP, counties, municipalities, philanthropic	CMAP, IDOT, and RTA should coordinate funding programs to fund local plans and ordinance updates. Use funds to create new streamlined grant program for transportation, land use, and housing which assists local governments to create plans or ordinance updates that are consistent with <i>GO TO 2040</i> . This program should be able to fund ordinance changes, updates to local programs or policies, or similar activities, as well as plan preparation. Supplement these funding sources with philanthropic or other public and private sources as appropriate. In particular, funding from housing and economic development sources should also be included within this streamlined program.

Implementation Examples:

- CMAP and the RTA have coordinated for three years running to hold joint applications for the RTA's Community Planning program and CMAP's Local Technical Assistance program. <http://www.cmap.illinois.gov/lta/call-for-projects>. Both programs offer consultant assistance, but also staff assistance, depending on the community's needs.
- Beyond transportation sources, funding from HUD and IEPA has also been used to support consultant assistance. In addition, CMAP has sought funding from other federal, state, and philanthropic sources to supplement its transportation funding; some funds for staff assistance have been secured to date, and several applications that include consultant assistance are currently being considered.

Action	Lead Implementers	Specifics
Implement and expand the Sustainable Communities Initiative program	Federal (HUD, U.S. DOT, U.S. EPA, DOE, EDA)	The federal government should apply the principles of the Sustainable Communities Initiative across other federal programs as well. Its administering departments (HUD, U.S. DOT, and U.S. EPA) should also commit sufficient funds in future years to make it a significant funding source for plan implementation, not just plan development. Federal agencies should also align federally-required planning efforts, such as HUD Consolidated plans, with <i>GO TO 2040</i> priorities, and federal investment should be geared to implement planning efforts that are consistent with the principles of the Sustainable Communities Initiative.

Implementation Examples:

- HUD funding to support the Sustainable Communities Initiative was made available in federal FY 10 and FY 11, but not since that time. USDOT initiated the TIGER grant program as part of the Sustainable Communities Initiative, and this program is still active. Funding for both programs is in the President’s FY 14 budget: <http://www.cmap.illinois.gov/policy-updates/-/blogs/white-house-releases-fy-2014-budget-proposal>
- HUD began a “Preferred Sustainability Status” program to prioritize funding to regions that are consistent with the goals of the Sustainable Communities Initiative. This provides applicants from these regions with two bonus points in certain HUD applications. HUD is also working with other agencies to incorporate Preferred Sustainability Status into their competitive programs as well.
- Locally, CMAP has begun working with Cook County to create one document that functions as both the HUD Consolidated Plan and EDA Comprehensive Economic Development Strategy.

Action	Lead Implementers	Specifics
Develop regional infrastructure funding programs for plan implementation	State (IDOT), RTA, CMAP, counties, COGs	Create a pilot program meant to focus infrastructure funds to implement local comprehensive plans, modeled on programs in the Atlanta and San Francisco regions. Allocate a portion of funds currently programmed by the state (STP) and by CMAP (CMAQ) for this purpose. Retain the current programming of local STP funds, but encourage programmers to consider livability in their funding decisions.

Implementation Examples:

- Research on this issue is part of CMAP’s work plan in FY 13. This new core program will coordinate staff efforts to optimize MPO programming functions (CMAQ, Transportation Alternatives) and to develop the region’s capacity to evaluate the larger universe of transportation expenditures and needs in northeastern Illinois. The intention is to target these process and evaluation improvements to achieve adopted regional mobility goals.
- CNT released a report in 2012 that called for increased focus on this recommendation of GO TO 2040. Entitled [Prospering in Place](#), the report recommends focusing investments based on three strategies: transit-oriented development (TOD), cargo-oriented development (COD), and job centers with limited transit access.

Implementation Action Area #2: Provide Technical Assistance and Build Local Capacity

Action	Lead Implementers	Specifics
Continually review status of local plans	RTA, CMAP, counties, municipalities	Update the Compendium of Plans every two years. Use its findings to target planning technical assistance. This could include comprehensive planning assistance to communities that do not have current plans, and assistance with implementation to those that do. Also use results to identify missing or underemphasized elements of local comprehensive plans, such as housing affordability or water conservation. Include review of plan implementation status for plans funded through RTA grants.

Implementation Examples:

- CMAP staff updated the Compendium of Plans in 2012, posting a Policy Update at <http://tinyurl.com/lvix4de>. To remain relevant and influential, municipal comprehensive plans should be updated every 5-10 years. The Policy Update describes the ages of the comprehensive plans in effect for the region's municipalities.
- CMAP staff have transitioned from comprehensive analysis of 284 plans to conducting the Municipal Plans, Programs, and Operations Survey on a biannual basis. The survey has been conducted in 2010 and 2012. Analysis of the 2010 survey was posted as a Policy Update ([part 1](#) and [2](#)).
- CMAP has used data collected through the survey to measure demand for treatment of planning topics under the Model Plans, Ordinances, and Codes project. Staff have completed several of these toolkits, designed to help interested municipalities implement GO TO 2040 recommendations at the local level, including parking, urban agriculture, form based codes, arts and culture, and climate change adaptation. <http://www.cmap.illinois.gov/local-ordinances-toolkits>

Action	Lead Implementers	Specifics
Create model ordinances and codes	CMAP, counties, municipalities	Develop sample ordinances or codes in areas relevant to <i>GO TO 2040</i> that can be adapted by local governments. Examples include water conservation ordinances, housing rehabilitation codes, and parking regulations. At the same time that model ordinances are under development, work with a few case study communities to ensure that they can be adapted to work locally. CMAP should also promote best planning practices through publications highlighting local approaches to these issues.

Implementation Examples:

- CMAP established the Model Plans, Ordinances, and Codes project in the agency's FY 2013 work plan. Since then, the agency has posted eight reports responding to demand identified through analysis of data collected through the 2010 and 2012 Municipal Plans, Programs, and Operations Surveys. <http://www.cmap.illinois.gov/local-ordinances-toolkits>
- CMAP produced a Model Water Use Conservation Ordinance seeks to provide guidance in adopting measures that promote better water use management. Adopting items from the Model Ordinance may result in indoor water use savings ranging from 2,400 gallons/household/year to 11,500 gallons/household/year through simple household actions and more complex policy change. CMAP has provided technical assistance to Evanston, Oak Park, and Orland park to help these communities increase water efficiency. <http://www.cmap.illinois.gov/model-water-conservation>
- CMAP released a Parking Strategies to Support Livable Communities report to help communities address their parking concerns with the end goal of making our communities more livable. The paper explains how to do a parking survey, how to effectively engage stakeholders, and describes more than a dozen strategies to manage parking; it also takes a detailed look at the costs of parking structures and available financing mechanisms. CMAP is now working with both Hinsdale and the Wicker Park Bucktown SSA to study and address parking challenges through management. <http://www.cmap.illinois.gov/parking-strategies-to-support-livable-communities>
- CMAP has developed the report, Municipal Strategies to Support Local Food Systems, a two part document consisting of a guide, Including Local Food in Comprehensive Plans, and an Urban Agriculture Ordinance Toolkit. <http://www.cmap.illinois.gov/local-food-toolkit>
- CMAP produced the Climate Adaptation Guidebook for Municipalities in the Chicago Region as a resource for communities interested in adapting their planning and investment decisions to a changing climate. <http://www.cmap.illinois.gov/climate-adaptation>
- CMAP has created a toolkit to help municipalities incorporate arts and culture into their communities, enhance livability by improving quality of life, and become more

attractive places to live, work, and play. It offers a primer on different types of arts and culture and their inherent primary needs and secondary impacts, then proceeds to detail steps that can be taken by communities. <http://www.cmap.illinois.gov/arts>

Action	Lead Implementers	Specifics
Research and explore alternative land use regulation systems	CMAP, counties, municipalities, nonprofits	Research alternative systems such as SmartCode and FBC that address structure, form, and placement over conventional use-based, Euclidean zoning approaches. Coordinate with communities that have adopted alternative land use regulatory systems, assess performance, and provide resources and training for other communities interested in these methods.

Implementation Examples:

- As communities have sought to reinvigorate their downtowns or create viable commercial corridors, many have found that conventional methods of zoning, oriented around regulating land use, may not address certain physical characteristics that contribute to the sense of place in a community. Form-based codes, which emphasize the physical character of development, offer an alternative. CMAP produced Form Based Codes: a Step-by-Step Guide for Communities to explain what form-based codes are and how they are created to help communities assess whether they may be right for them. <http://www.cmap.illinois.gov/local-ordinances-toolkits>

Action	Lead Implementers	Specifics
Analyze ordinance outcomes	CMAP, counties, municipalities, nonprofits	In partnership with interested communities, CMAP should review existing ordinances to quantitatively analyze their impacts (in terms of stormwater runoff, local fiscal impacts, resulting housing cost, contributions to greenhouse gas emissions, and others). Also create visualizations that improve understanding of the outcomes of current ordinances.

Implementation Examples:

- By the time the GO TO 2040 plan has been updated, CMAP and our partners will have produced *Homes for a Changing Region* housing policy plans for 26 municipalities. These plans each include an analysis of municipal land use policies. Specifically, each *Homes* plan provides an analysis of each municipality’s capacity to develop or redevelop housing under current policies through the year 2040. <http://tinyurl.com/lg9cyb2>
- The agency provided data and analysis support to Seven Generations Ahead to help measure the impact of [PlanItGreen: The Environmental Sustainability Plan for Oak Park and River Forest](#). CMAP created new VMT estimates, based on vehicle emissions data that are more responsive to policy than previous methods.

Action	Lead Implementers	Specifics
Provide assistance in planning for affordable housing needs	CMAP counties, municipalities, nonprofits	In partnership with interested communities, research local housing supply and demand and identify appropriate housing strategies. Provide direct technical assistance, in collaboration with other regional civic organizations, to communities seeking to develop a balanced supply of housing through locally-appropriate strategies such as community land trusts, land banking, housing preservation, employer assisted housing, inclusionary zoning, removal of regulatory barriers, strategies for vacant or foreclosed properties, furthering fair housing goals, or community acceptance strategies. Support local work through regionally-sponsored research such as the “Homes for a Changing Region” reports, the “Home Grown” best practices summary, or similar efforts.

Implementation Examples:

- In partnership with the Metropolitan Mayors Caucus and Metropolitan Planning Council, CMAP will have produced [Homes for a Changing Region](#) housing policy plans for six groups, totaling 26 municipalities. These plans include an analysis of each municipality’s existing and forecasted housing supply and demand. They also provide policy and strategic recommendations to create a balanced and sustainable future housing supply that responds to forecasted demand. Many of these plans have produced real and notable implementation results. Examples include the following:
 - The Village of Lansing has completed a comprehensive plan to implement several recommendations from *Homes*.
 - The Village of Olympia Fields has completed a TOD plan update that increases housing diversity near the 203rd Street Metra Station.
 - The West Cook County Housing Collaborative has won more than \$7 million in state and federal grants to update comprehensive plans, develop housing near train stations, and rehabilitate single-family homes.
 - The Village of Arlington Heights has adopted a resolution to create an affordable housing trust fund.

Action	Lead Implementers	Specifics
Use and enhance existing assistance technical assistance software tools	CMAP, counties, municipalities, nonprofits	Strategically deploy CMAP’s Centers Toolkit, ROI tool, MetroQuest software, and the Metropolitan Planning Council’s (MPC) Placemaking program. Develop an online “library” of best planning practices by local governments, to be continually updated and improved as technical assistance activities continue.

Implementation Examples:

- CMAP and the Village of Park Forest developed an interactive, online website for residents to express their support for the different strategies to include in the Village’s sustainability plan. Users were able to rank their top goals and then choose the strategies they would support. After selecting strategies, users were able to compare the relative impact on achieving village-wide sustainability versus the relative cost to implement each strategy. All of this input was used to prioritize the plan’s top strategies.
- Following the completion of the Berwyn Comprehensive plan, CMAP worked with the City to update its zoning code so that it would align with the new plan’s stated goals. To help engage the public and better educate them on the potential impacts of a new zoning code, CMAP and the City developed an online, interactive website to gather public input. The site focused on three distinct corridors and provided residents the opportunity to select images that best represented the types of development and signage they thought should be included in each district.
- Staff worked with MetroQuest to create a particularly innovative web application to gather input from residents and business owners for the Hinsdale parking study. The application asked users to select from a series of parking management strategies, including demand-based pricing, expanded on-street parking, building a parking garage, supporting active transportation, and increasing enforcement fines. Based on the strategies selected, the app responded with ramifications to parking availability, distance to parking, cost of parking, cost to the municipality, traffic congestion, and biking and walking.

Action	Lead Implementers	Specifics
Target technical assistance to communities demonstrating interest in furthering <i>GO TO 2040</i>	CMAP, RTA, counties, municipalities, nonprofits	Create menu of assistance “offerings” consistent with <i>GO TO 2040</i> , and clearly evaluate requests for assistance based upon conformance with these plan objectives. Proactively identify opportunities to provide community assistance.

Implementation Examples:

- During the annual call for LTA applications, CMAP staff work proactively to identify opportunities for GO TO 2040 implementation strategies in specific communities. Staff then reached out to those communities to suggest project ideas. Interested communities then submit applications for LTA projects.
- Among the criteria used to prioritize projects for support under CMAP’s LTA program, consistency with GO TO 2040 objectives is perhaps the most important. The agency only selects projects that help to implement the recommendations of the plan. Before staff or consultant assistance is provided, local governments must pass resolutions that acknowledge that LTA support is provided to implement GO TO 2040.

Action	Lead Implementers	Specifics
Sponsor Planning Commissioner workshops	CMAP, counties, municipalities, nonprofits	Provide a cycle of Planning Commissioner Workshops throughout the region every two years. Workshops will cover such issues as the importance of updating comprehensive plans, consistency of local ordinances with comprehensive planning policy, making defensible land use decisions, roles of planning commissions and zoning boards of appeals, and placing local land use decisions within a regional context. These also can include special sessions on topics of interest, such as transit-supportive land use, energy conservation, or parking regulation, to name a few.

Implementation Examples:

- CMAP has partnered with the Illinois chapter of the American Planning Association and the Chaddick Institute for Metropolitan Development at DePaul University to provide planning commissioner training workshops to groups of municipalities that have also received staff support under the LTA program. Workshops are provided free-of-charge and open to planning commissioners in surrounding communities. CMAP has provided 7 of these workshops since the LTA program began.

Implementation Action Area #3: Support Intergovernmental Collaboration

Action	Lead Implementers	Specifics
Encourage formation of formal collaborative planning efforts	CMAP, RTA, counties, COGs, municipalities	Encourage COGs and counties to lead formation of issue-specific collaborative planning groups to address issues such as housing, transportation, economic development, land use, water and related environmental issues, or others. Provide technical assistance to existing collaborative groups in research and mapping, developing model ordinances and overlay districts, seeking funding, interacting with state and federal agencies, and entering into intergovernmental agreements.

Implementation Examples:

- CMAP encourages groups of local governments to apply for technical assistance through the LTA program and has or will complete 32 such projects over the next several years.
- Based on the recommendations of the Blue Ribbon Advisory Council for the IL 53/120 major capital project, CMAP is working with the Tollway and Lake County to prepare a multijurisdictional land use plan for the 53/120 corridor.

Action	Lead Implementers	Specifics
Form collaborative groups to address affordable housing across communities	Counties, COGs, municipalities, nonprofits, developers, other housing stakeholders	Encourage the formation of collaborative groups to address affordable housing across communities. These can be broad (such as the South Suburban Housing Collaborative) or specifically targeted to a specific housing issue (such as the Preservation Compact and the Lake County Preservation Initiative). These groups should include a broad array of housing industry stakeholders and should explore various funding mechanisms to produce strategies that are nimble and specific to the current housing market.

Implementation Examples:

- The Metropolitan Mayors Caucus has provided ongoing technical assistance, with support from the Metropolitan Planning Council, to help groups of communities formalize interjurisdictional housing collaboratives that address housing issues crossing municipal borders. This has resulted in the formation of three housing collaboratives. Thanks in large part to fundraising done by the Mayors Caucus, each collaborative benefits from one shared staff coordinator.
- CMAP has provided [Homes for a Changing Region](#) projects to the three interjurisdictional housing collaboratives in the region: the South Suburban Housing and Community Development Collaborative (as represented by Hazel Crest, Lansing, Olympia Fields, and Park Forest); West Cook County Housing Collaborative (Bellwood, Berwyn, Forest Park, Maywood, and Oak Park); and the Northwest Suburban Housing Collaborative (Arlington Heights, Buffalo Grove, Mount Prospect, Palatine, and Rolling Meadows).

Action	Lead Implementers	Specifics
Prioritize funding to communities engaging in intergovernmental planning	Federal (HUD, U.S. DOT, U.S. EPA), state (IHDA, IDOT, DCEO)	Provide financial incentives for involvement in collaborative groups by prioritizing funding to communities that apply for funding jointly and develop programs across municipal borders. Selection criteria in funding programs should recognize and reward intergovernmental applicants.

Implementation Examples:

- Through the Sustainable Communities Initiative, HUD funded the West Cook County Housing Collaborative and the South Suburban Mayors and Managers to create loan funds that would increase TOD in two key subregions. CMAP has supported both efforts by developing tools to prioritize parcels for redevelopment based on data.
- The Illinois Housing Development Authority provides additional formula points to developers proposing affordable housing projects that would implement interjurisdictional housing plans, like *Homes for a Changing Region*, in its 2013 Qualified Allocation Plan.
- The Illinois Attorney General provided funding through the National Foreclosure Settlement Awards that encourages interjurisdictional coordination on foreclosure response in several areas across the region. CMAP received a grant to support such collaboration in the Fox River Valley in Kane County, Lake County, Northern Will County, and McHenry County.

Action	Lead Implementers	Specifics
Facilitate communication between communities facing similar challenges	CMAP, counties, COGs, municipalities	Support initiatives by COGs or counties that bring municipalities together in coordinated planning activities and information-sharing. CMAP should work with staff of the counties and COGs to help coordinate these efforts. CMAP should also identify communities sharing similar features facing similar planning challenges, and provide a facilitated environment to bring them together to work on solutions and share ideas collaboratively.

Implementation Examples:

- In May of 2012, CMAP convened nearly 200 local planners, elected officials, stakeholder groups, and other residents at an [Ideas Exchange](#) event, where The Chicago Community Trust announced significant planning grants to five community-based projects. The event program featured sessions on how communities can tap into planning staff and grants to address planning issues. It also included opportunities for interested communities to network with other technical assistance providers, including federal agencies, regional transportation agencies, nonprofit groups, and others.
- CMAP supports periodic meetings hosted by the Counties and COGs by providing transportation programming updates, presentations on new agency resources of interest, and opportunities for communities to receive technical assistance.

Implementation Action Area #4: Link Transit, Land Use, and Housing

Action	Lead Implementers	Specifics
Identify and exploit additional opportunities for transit oriented development	CMAP, RTA, CTA, Metra, Pace, counties, municipalities nonprofits	Many communities have embraced TOD as a strategy to revitalize their downtowns, and plans for many of the most obvious locations for TOD have already been prepared. CMAP and other regional civic organizations should identify other potential opportunities for application of TOD strategies and initiate pilot TOD projects in areas where TOD is more difficult (i.e., locations with difficult land assembly, bus-based TOD, etc.).

Implementation Examples:

- CMAP has coordinated with the Regional Transportation Authority (RTA) on providing technical assistance to local governments for the purpose of advancing TOD. Over the past several years, the agencies have used one common application process for communities interested in receiving technical assistance through either CMAP's LTA or RTA's Community Planning Program. The agencies work together to determine the applications appropriate for each program.
<http://www.rtachicago.org/implementation/tod-plan-implementation.html>

Action	Lead Implementers	Specifics
Use livability principles to plan for land use in development near transit	Counties, municipalities	Counties and municipalities should pursue opportunities for more dense development which mixes uses and housing types within “location efficient” areas near transit services. Counties and municipalities can increase density by providing density bonuses (in exchange for affordable units), creating transit overlay districts, or using form-based codes to address community fit. This can occur both for existing transit services and areas where transit expansion is planned, and applies to both rail and bus service.

Implementation Examples:

- CMAP completed an LTA project for the [City of Berwyn](#) to create a Comprehensive Plan. Among others, it recommends several strategies to create a vibrant, livable community, including converting existing vacant and underutilized commercial properties into high-quality developments that cater to the needs of residents and visitors; concentrating commercial uses along major intersections to create pedestrian and transit-friendly development nodes at major street intersections; and continuing to develop the Depot District as Berwyn’s cultural and economic hub in partnership with MacNeal Hospital and existing stakeholders within the District.
- CMAP also completed a Comprehensive Plan for The [City of Blue Island](#). Its recommendations encourage ‘Node Commercial’ development at major intersections along Western Avenue, the Uptown District, and Vermont Street Metra station area. These parcels should accommodate high density and pedestrian oriented mixed-use developments with residential units above retail spaces. The plan also recommends promoting high density, mixed-use, and walkable Transit Oriented Development within the Vermont Street station area that will support revitalization of the City’s Uptown District. Finally, the plan encourages new multi-family housing and mixed-use developments in strategic locations throughout the community.
- The Village of [Campton Hills](#) sought out technical assistance from CMAP’s LTA program to create and adopt a single, stand-alone comprehensive plan to unify a series of local plans and ordinances and provide a vision for the future. One of the plan’s recommendations calls for mixed use centers that would be relatively compact and provide needed commercial amenities, but also help preserve the natural environment in the remainder of the community.

Action	Lead Implementers	Specifics
Promote housing affordability near transit	Counties, municipalities	Proximity to transit services often increases land value, making it more difficult to provide a range of housing. Counties and municipalities should analyze housing needs near transit services, and can provide a variety of incentives to developers to bring down development costs in exchange for affordable units. These tools include land donations, density bonuses, permit fee waivers, land trusts and expedited permitting processes. These should be explored, considered, and adapted to specific local situations.

Implementation Examples:

- In the agency’s 2013 Qualified Allocation Plan, IHDA awards extra points to developers proposing affordable housing developments near transit or recommended in transit-oriented development plans.

Action	Lead Implementers	Specifics
Target housing programs to rehabilitation in areas with transit access	Federal (HUD), state (IHDA), counties, municipalities	Affordable housing grant programs should give high priority to preserving the existing affordable housing stock, particularly in TODs.

Implementation Examples:

Action	Lead Implementers	Specifics
Require supportive land use planning before new transit investment is made	RTA, CTA, Metra, Pace	Consider supportive land use when making investment and programming decisions. The service boards should prioritize investments (new service in particular) in areas that have or are planning for land use and local infrastructure that supports transit.

Implementation Examples:

- In a joint effort, the CTA, Chicago Department of Transportation, Department of Housing and Economic Development, and the Federal Transit Administration conducted a year-long study of alternatives for Bus Rapid Transit (BRT) that could be located either on Ashland or Western Avenue. Analysis and public input resulted in the decision to plan for 16 miles of [BRT along Ashland Avenue](#) from Irving Park to 95th Street. The first phase of the project, focusing on the segment from Cortland to 31st Street, has begun with continued opportunities for public input.

Action	Lead Implementers	Specifics
Update guidelines for transit-supportive land use	RTA, CTA, Metra, Pace	Update materials produced by the transit service boards concerning land use planning and small-scale infrastructure investments that support transit. These materials should include additional topics such as housing affordability that go beyond the density and design issues which are currently included.

Implementation Examples:

- Pace Suburban Bus produced a [Transit Supportive Guidelines](#) website with information resources to help communities encourage land uses and configurations that support bus transit. According to Pace, these Guidelines present principles and standards that may be implemented by municipalities, designers, engineers, and many others. As stated on the website, the ultimate vision is to provide a higher level of bus service to places that actively remove barriers to transit as a viable transportation choice.
- RTA similarly provides resources on its website to local governments interested in encouraging TOD. Recently updated resources include [Making Way: A Guide for Communities to Promote Pedestrian Mobility and Increase Access to Existing Transit](#); [Setting the Stage for Transit](#); [Streamlining the Entitlement Process for Transit-Oriented Development](#); and [Municipal Funding Sources for Transit-Oriented Development](#).