



Land Use Working Committee

Minutes

Wednesday, April 18, 2012

9:00 a.m.

Offices of the Chicago Metropolitan Agency for Planning
DuPage 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, Sheena Frève, David Husemoller (for Eric Waggoner), Steve Lazzara (for Curt Paddock), Nicole Nutter (for Heather Tabbert), Dennis Sandquist, Heather Smith, Nathaniel Werner, Norm West

Members Absent: Judy Beck, Lisa DiChiera, Arnold Randall, Nancy Williamson, Jeromie Winsor

Staff Present: Stephen Ostrander (committee liaison), Nora Beck, Shafaq Choudry, Pete Saunders, Samyukth Shenbaga, Elizabeth Schuh, Andrew Williams-Clark

Others Present: Sara Ellis (Will County intern), Ryan Richter (Metra), Delia Smirez (IDOT), Mike Walczak (NWMC)

1.0 Call to Order

Chair Ed Paesel called the meeting to order at 9:06 a.m.

2.0 Agenda Changes and Announcements

There were no agenda changes or announcements.

3.0 Approval of the Meeting Notes – March 21, 2012

A motion to approve the minutes of March 21, 2012, was made by Dave Galowich and seconded by Rob Cole. All in favor, the motion carried.

4.0 Local Technical Assistance (LTA) Program: City of Blue Island Comprehensive

Samyukth Shenbaga (CMAP) provided an overview of the draft recommendations in the comprehensive plan being developed for Blue Island, with in-depth discussion of one strategy—the recommended two-way reconfiguration of Western Avenue. (Summary of main recommendations available [here](#), and full draft plan available [here](#).)

[Please note: while making extra copies of supplementary materials, I missed the first questions asked of Sam after his presentation. My apologies—S.O.]

Rob Cole: Are there problems with land assembly (consolidation of sites), for assembling enough land necessary for intermodal facilities? Also, are there any elements in CREATE that help with this?

Sam: There is enough land—in general, the sizes of sites are sufficient for necessary redevelopment in Blue Island.

Ed Paesel: Also, the main intermodal facilities are to be located in Harvey, not Blue Island.

Kimberly Flom: A task matrix [that identified who is responsible for carry out individual tasks] would be helpful.

Kristi DeLaurentiis: [Asked about Gregory Street.]

Sam: Yes, Gregory Street is included in plan.

Nicole Nutter: Given the resources that CMAP, SSMMA, and RTA have devoted to Blue Island, I hope something can be done.

Sam: CMAP's involvement will continue after the completion of the plan. CMAP will be checking in every six months and seeing how the agency can further help with implementation of the plan.

Norm West: [Voiced concern about Blue Island working in isolation.]

Kristi: [Mentioned problem with backlog in freight, and she knows that they are working to reduce this.]

Sam: There are 5 CREATE programs currently planned [in Blue Island].

5.0 Local Technical Assistance (LTA) Program: Joliet Prison and U.S. Steel Site - Implementation

Pete Saunders (CMAP) provided a brief update on initial plans for implementation of the recommendations generated by the recent ULI Technical Assistance Panel, including discussion of timing, challenges, and the multiple actors involved. (Illustrative site plan is available [here](#), and the implementation narrative is [here](#).)

Ed Paesel: Is this site in an enterprise zone?

Pete Saunders: [Was not certain...]

Ed: you might want to look to passing legislation that could get this site within an enterprise zone (or extend the enterprise zone if already covered).

Steve Lazzara: Would the existing crime lab stay?

Pete: Yes, but the nearby shooting range would leave.

Steve: Are the prison buildings landmarked?

Pete: No, but [the Technical Assistance Panel] and CMAP did hear from local persons active in historic preservation.

Roger Dahlstrom: Considering the scale, there might be models that would be worth looking at (e.g. Roundhouse, Eastern State Penitentiary in Philadelphia).

Dave Galowich: The problem with prison models they looked at (Philadelphia, Boston, etc.) was that they were in better locations.

Rob Cole: Is the new [proposed] road really needed?

Dave: Removing the associated grade crossing was a deal that was previously planned and engineered.

Rob: [It just seems odd to provide] for cars through an area that could be used for hiking.

Kristi DeLaurentiis: Not sure if Joliet Junior College needs space, but since the prison site was discussed as a possible location for an education facility....

Dave: Joliet Junior College has committed to staying downtown. [Dave] floated the idea of using the site as a training site [for running prisons], but the idea didn't gain enough support from others.

6.0 Strategies for Supportive Land Use for Expressway-Based Bus Rapid Transit

CMAP is working toward the creation of a toolkit for stakeholders to use in planning for expressway-based BRT corridors in the Chicago region. Elizabeth Schuh (CMAP) reviewed the land use problems presented by expressway-based transit, along with strategies that have been developed thus far, and discussed next steps for the agency's work on this topic. (Elizabeth's presentation is available [here](#).)

Kristi DeLaurentiis: Regarding the case study from Los Angeles Metro: did they control the sites that they issued RFPs for?

Elizabeth Schuh: Sometimes they owned, but other times they partnered.

Nicole Nutter: RTA toured [some of the Metro sites in L.A.] big difference in our region. Metro and L.A. own a lot of land.

Rob Cole: [He] would encourage a focus on function, rather than marketing. Reliability is the key—it's either there or not.

Nicole: In our studies, RTA found that reliability was key, along with [quality stations, with essential features supplied well].

Rob: For BRT to be successful there is a need for more than express bus service [needs

some facilities and strong functionality].

7.0 Local Technical Assistance (LTA) Program: Homes for a Changing Region - West Cook County

Andrew Williams-Clark (CMAP) very briefly discussed the subregional recommendations of the recently-completed *Homes* project focused on housing issues in five neighboring communities in West Cook County (Bellwood, Berwyn, Forest Park, Maywood, and Oak Park). (His presentation is available [here](#).)

Roger Dahlstrom: [Asked about choice of Woodstock Institute for foreclosure figures.]

Drew Williams-Clark: We find that the Woodstock Institute is the best source for foreclosure data in our region.

Rob Cole: If foreclosures were compared to overall numbers within each community, it would look different (e.g. Berwyn's figures might be lower).

Rob: [Complimented CMAP's Local Technical Assistance program.]

8.0 Other Business

There was no other business.

9.0 Public Comment

There was no public comment

10.0 Next Meeting

The next regular meeting of the CMAP Land Use Committee is scheduled for Wednesday, May 16, 2012.

11.0 Adjournment

The meeting adjourned at 11:02 a.m.

Respectfully submitted,



Committee Liaison
May 11, 2012