



Chicago Metropolitan Agency for Planning

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Land Use Committee Meeting Minutes

Wednesday, January 19, 2011

Offices of the Chicago Metropolitan Agency for Planning (CMAP)
DuPage County Conference Room
Suite 800, 233 S. Wacker Drive, Willis Tower, Chicago, Illinois

Members Present:

Mark Avery (chair), Ed Paesel (co-chair), Judy Beck, Robert Cole, Kristi DeLaurentiis, David Galowich, Jim LaBelle, Steve Lazzara (for Curt Paddock), Terry Pittos (for Karie Friling), Heather Smith, Heather Tabbert, Nathaniel Werner, Norm West

Members Absent:

Jerry Conrad, Roger Dahlstrom, Lisa DiChiera, Robert Palmer, Dennis Sandquist, Nancy Williamson, Jeromie Winsor

Staff Present:

Stephen Ostrander (committee liaison), Lindsay Banks, Randy Blankenhorn, Ylda Capriccioso, Bob Dean, Lori Heringa, Ricardo Lopez, Matthew Maloney, Pete Saunders, Andrew Williams-Clark

Others Present:

Ranadip Bose (S.B. Friedman), Steve Friedman (S.B. Friedman), Jan LaBelle, Sohir Omar (Office of Gov. Ryan), Ryan Richter (Metra), Elizabeth Schuh (S.B. Friedman), Mike Walczak (Northwest Municipal Conference)

1.0 Call to Order

Chair Mark Avery called the meeting to order at 9:06 a.m.

2.0 Agenda Changes and Announcements

There were no agenda changes. Bob Dean briefly announced that CMAP would be accepting applications to the new Local Technical Assistance program until the posted deadline of January 28, 2011. Stephen Ostrander, on behalf of Hala Ahmed, passed out an updated and more-detailed overview of CMAP's partnership with RTA on their existing Community Planning grant program (the overview is available [here](#)); any questions about the partnership should be sent to Hala.

3.0 Approval of Meeting Notes

A motion to approve the minutes of November 17, 2010, was made by Rob Cole and seconded by Heather Smith. All in favor, the motion carried.

4.0 Transit Value Capture Analysis for the Chicago Region – Steve Friedman, S.B. Friedman & Company

Steve Friedman of S.B. Friedman & Company provided an overview of their analysis (prepared on behalf of CMAP) of the potential for value capture financing for transit improvements in the CMAP region. Friedman's presentation is available [here](#), and the Executive Summary of their analysis is available [here](#).

Mark Avery asked Steve Friedman whether there was a plan to discuss value capture with elected officials. Friedman replied that it's really a question whether CMAP wants to integrate it into its policy. He also observed that value capture strategies could be integrated with highway improvements which include transit elements.

Mark Avery noted that he imagined that value capture strategies would have appeal because it doesn't represent a "cookie cutter" approach.

Jim LaBelle observed that it might be a relatively simple change to expand TIF law to include transit oriented development (TOD). Friedman noted that previous efforts (which he was involved with) were stopped in the Statehouse; Metropolitan Planning Council opposed the change because they believed that it could be used to fund parking lots.

Jim LaBelle asked how benefit areas would be defined. Friedman answered by walkable area, but there would be a need to identify a more detailed and specific formula.

Jim LaBelle asked whether sales tax would be included. Friedman answered that sales tax is generally no longer used.

David Galowich stated that development impact fees should be dropped from consideration, because they are problematic and stifle development. It's the easy thing, but the wrong thing, because it focuses too much on existing value. He observed that TIF's work, but there is a need to capture increase in value. He supported a "tiered" approach, based on distance from station.

Heather Tabbert asked whether value capture study looked at funding for operations. Friedman answered that value capture strategies are traditionally used for capital, and using TIF for operations is not part of current state law. He observed that the development community would be likely to oppose any such change in TIF laws, because it could open up TIF funds to any claims for use.

Rob Cole asked how whether they were able to study (through modeling, etc.) the result of value capture strategies on specific types of improvements. Friedman's colleague Ranadip Bose answered that their study was based on transit, and noted that reliable modeling could only be done post-implementation.

Kristi DeLaurentiis asked whether SB Friedman also looked at non-rail transit, such as bus rapid transit (BRT). Friedman answered that they only look at rail for this analysis.

Jim LaBelle thought that it would be worthwhile for CMAP to move forward to authorize use of TIF for transit improvements. Issue of parking helping to pay for Metra, but too much parking can kill development, and these sorts of issues need to be thought out.

Mark Avery agreed with Jim's comment, and said that he would pursue this with CMAP, and would make sure that the committee was kept updated on the next steps taken by CMAP in this area.

Judy Beck noted that there is a need to integrate energy saving measures into these strategies.

Ed Paesel noted that the RTA has funded its large scale transit station study, which is currently in its second phase, focusing on specific stations. He thought this could have relevance for this discussion. (He also offered to give a presentation on SSMMA's project to the committee at a future date).

5.0 Legislative Update – Ylda Capriccioso, CMAP

Ylda Capriccioso provided the committee with a legislative update, which included notice of an amendment to the Illinois Counties Code regarding stormwater management, proposed by the Center for Neighborhood Technology. Judy Beck noted that it is important to clarify that counties are not watersheds (stormwater management is not contained within political boundaries).

Steve Lazzara asked what was the deadline for comments. Ylda answered that the bill hadn't been filed, and she encouraged committee members to send any comments to her before the next Land Use Committee meeting.

5.0 GO TO 2040 Implementation: Online Case Study Library – Lindsay Banks, CMAP

Lindsay Banks introduced the online library of case studies currently being prepared by CMAP, which showcases best practices in action at the local level throughout the region; committee members provided feedback on the draft format being used for the presentation of each case study.

Kristi DeLaurentiis asked how the case studies would be specifically linked back to the *GO TO 2040* plan. Lindsay answered that CMAP is choosing case studies based upon their relevance to the plan, but added that perhaps it would be a good idea to add a specific sidebar briefly explaining this.

Heather Smith asked who the intended audience was. Lindsay answered municipal planners and elected officials.

Heather Tabbert noted that the RTA is creating a similar resource, and that CMAP and the RTA should collaborate/coordinate to avoid redundancy. Lindsay responded that CMAP would work to incorporate RTA's case studies into the CMAP case study library.

Kristi DeLaurentiis mentioned that MPC and the Mayors Caucus created a publication that similarly featured local case studies, showcasing best practices in the area of housing. She also observed that it is very important to include a contact person in the case study.

6.0 MetroPulse – Andrew Williams-Clark, CMAP

Andrew Williams-Clark provided a guided overview of MetroPulse. He noted that they are working to get more indicator data into the system, and they are trying to work directly with local governments, to get feedback—especially in order to discover what modifications or additions would be most helpful to them. They are working with the Chicago Community Trust to try to secure funding for the next three years.

Nathaniel Werner asked how CMAP was getting the word out. Drew responded that CMAP will be initiating a local outreach program, as well as getting the word out in conjunction with the new Local technical Assistance program.

Heather Smith asked how much zoning is included in MetroPulse (especially in its mapping system). Drew answered that currently zoning was not included, but CMAP wants to add this as soon as possible.

Mark Avery said that he liked the idea of CMAP conducting a users testing group, and asked whether CMAP will be recruiting for this. Drew answered yes, and that CMAP is especially interested in testing the system with actual users (and if anyone knows of people who would be good for this testing, they should contact him). CMAP plans to conduct a preliminary testing group in February.

Kristi asked whether it had a draw function (to draw on the map, etc.); Drew answered it doesn't. Kristi then asked whether it included historical data; Drew answered that MetroPulse currently begins with data from 2000.

Jim LaBelle asked how comfortable CMAP is with the quality of the data. Drew answered that they are satisfied, but users who locate problems with any of the data can easily inform CMAP through a feedback mechanism built into MetroPulse.

7.0 Next Meeting:

February 16, 2011

8.0 Other Business

Norm West raised the question of whether the Land Use Committee has a role in getting involved in advising on issues like the development of Route 47 in McHenry County, which Norm is currently involved with. In this current matter, Norm sees a “fragmentation” of planning among the different communities in the area, where an overriding interest in tax revenue threatens to make Route 47 into “another Randall Rd.”

Steve Lazzara noted that a working group has been established for the I-55 corridor, which might be instructive for Norm and others involved in Route 47.

David Galowich observed that the problems of the Route 47 area are the result of decades of insufficient/poor planning.

Ed Paesel noted that SSMMA has used the IDOT-funded Corridor Planning Council very well, and this might be instructive and helpful for other communities/sub-regions.

9.0 Public Comment

None

10.0 Adjournment

The meeting was adjourned at 10:57am

Respectfully submitted,



Stephen Ostrander
Staff Liaison to the Land Use Committee