



Land Use Committee Meeting Minutes

Wednesday, October 21, 2009

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

Members Present:

Mark Avery (chair), Judy Beck, Robert Cole, Steve Lazzara (for David Dubois), David Galowich, Jim LaBelle, Ed Paesel (vice-chair), Kai Tarum, Karen Stonehouse, Heather Tabbert, Kristi De-Laurentiis, Lisa DiChiera, Nathaniel Werner, Bob Sullivan (for Karrie Frilling), Nancy Williamson

Members Absent:

Jerry Conrad, Roger Dahlstrom, Robert Palmer, Dennis Sandquist, Heather Smith, Norm West, Roger Dahlstrom

Staff Present:

Ty Warner (committee liaison), Bob Dean, Stephen Ostrander, Hala Ahmed, Janet Bright, Ryan Ames, Randy Blankenhorn (part)

Others Present:

Tam Kutzmark (DuPage Mayors & Managers Conference), Ryan Richter (Metra), Mike Walczack (Northwest Municipal Conference), Damon Lee (Sustainable Property Transitions), Brendan Herr (Judson University Graduate), Kendall Jackson (City of Joliet), Steve Bandolik (Platinum Realty Partners), Mike Emerson (VOA), Rebel Roberts (VOA), Jay Ciavarella (RTA)

1.0 Call to Order

The meeting was called to order at 9:01 a.m.

2.0 Agenda Changes and Announcements

None

3.0 Approval of Meeting Notes – September 16, 2009

Motion to approve minutes by Ed Paesel, seconded by David Galowich

4.0 Legislative Update

None

5.0 Joliet Multimodal Transportation Center: Kendall Jackson, City of Joliet

The plans for a proposed multi-modal transportation center in Joliet were highlighted by Kendall Jackson. The context for this proposal was given by sharing what has been developed for a new downtown plan, conducted by VOA consultants. Jackson stated the new downtown plan was constructed in a way to honor the significant legacy Daniel Burnham and Edward Bennett established in Joliet from the plan conducted in 1921. The plan draws heavily on how the city was planned, in 1921, to orient transportation infrastructure and services as well as treat the river as an asset by opening it up and enhancing direct accessibility to downtown. Several major elements of the downtown plan, include the multi-modal transportation center, Will County court and administration complexes, and Rialto Square.

The transportation center will serve as a major hub for passenger rail and buses, but also as a connection point for bike paths and enhance the movement of freight trains. The transportation center will be able to provide space for Pace to not have to pulse on a busy street. The transportation center will aim to be environmentally oriented and become LEED certified as well as serve as a basis for further transit-oriented development surrounding the area, including mixed-use buildings that bring in new residents to the area. The multi-modal transportation center is a participant in RTA's Community Planning Program to develop a more detailed plan for the center and a TIGER Grant was also applied for to aid in the realization of this project.

Steve Lazzara, representing Will County, gave his support of the efforts and complimented Jackson for his role in improving intergovernmental relations.

Kristi DeLaurentiis asked for further clarification on where the alignments for the proposed high-speed rail would be.

Bob Sullivan asked why the Will County Administrative Campus appeared to not be a part of downtown and departed from the urban street grid. Jackson stated the images being shown were somewhat deceiving with regards to how far the campus appeared to be.

Rebel Roberts and Mike Emerson added that stakeholder feedback requested a campus-like design for the site.

Nathaniel Werner asked for Jackson's thoughts on the presence of casinos in Joliet, to which Jackson replied by pointing out the issue with getting customers of the casinos to experience the downtown but also added that the owners have been "good corporate citizens." For example, Jackson spoke about how the one casino has stated their willingness to open up access to the river.

Karen Stonehouse asked about how the plans will prioritize the assets of the river and transportation. Jackson and Rebel Roberts spoke more about how the plan thinks of these two things as central components leading the plan.

Rebel Roberts said VOA has been in talks with representatives in Washington about making Joliet a best practice case example for the new Sustainable Communities Initiative.

6.0 Elgin Urban Morphology Study: Brendan Herr, Judson University Graduate
Brendan Herr presented the Urban Morphology Study conducted by himself and three other students in the Architectural Program at Judson University. The project set out to provide insights into how individual buildings changed over time and what lessons can be learned about assets from the past physical make-up of downtown Elgin. By looking at the building footprints in the benchmark periods of 1887, 1913, 1950, and 2008; the study traced an incredible amount of detail about the built environment in the core of downtown.

The methodology enabled the identification of how buildings relate to one another called the concept “plan units.” Three building typologies were created out of these “plan units”: 1) narrow-grain (for example, turn of the century store fronts), 2) wide-grain (for example, a hotel), and 3) loose-grain (for example, a single-family home). By taking this methodology further, they counted every door within 400 feet radiuses and create another set of classifications based on a sense of connections. This helped them to better understand what it was like to experience the downtown in the past as well as provide lessons on what makes a walkable and enjoyable urban experience.

Judy Beck mentioned how important and interesting it would be to examine the environmental elements and how they have changed.

Kristi DeLaurentiis commented on how adding population and residential characteristics to the study would significantly help aid to the story of change.

Tim Labelle asked for conclusions in which Herr replied by explaining how the classifications and typologies help reveal better building design and urban form.

Ty Warner built on this by commenting on how some of the work coming out of Judson University has an approach that focuses on urbanism.

Kai Tarum added to Ty’s statements by echoing the significance of focusing on urban form and how it could lead to better regional practices from an architectural standpoint.

Lisa DiChiera asked if the presentation had been given to the Elgin Historic Preservation Commission and/or Planning Commission, and if not, encouraged Herr to do so.

7.0 GO TO 2040: Preferred Scenario Development: Bob Dean, CMAP

Bob Dean gave an update on the preliminary development of the "Preferred Regional Scenario" that will eventually form the foundation for the *GO TO 2040* Plan. Dean explained that a "Base Case Scenario" will be developed and used as a reference to compare the "Preferred Regional Scenario." Dean also discussed the intentions of CMAP to depart from the issue-based categorization that is typical in plans. Instead, a more comprehensive and interconnected organization is being developed. This effort is in-line with a focus on "unsiloing" how programs are funded. The approach is to work closely with state and federal agencies to coordinate investment so that good projects do not have to individually identify, adhere, and apply to a number of different funding sources. CMAP wants to be able to apply to the federal and state government on behalf of local communities to receive funding in general (regardless of where the sources of funds come from). Dean also stated that the plan will highly prioritize the links between transit and local land use plans. Another major priority will be tax policy, in which a working group may be formed or existing groups may have tax policy added to their agendas.

Judy Beck emphasized the need for environmental conservation, especially wetlands, to be more highly prioritized in the preferred regional scenario.

Bob Sullivan mentioned the need for the plan to identify and put in place meaningful technical assistance.

Ed Paesel added to concept of "unsiloing" federal and state funding practices by reinforcing its importance and reiterating several conversations he has recently had on the concept.

Jim Labelle also added to the discussion by asking if there was a way to extend the concept to include sub-regional and local sources of funding.

Kristi DeLaurentiis asked if there have been any working groups discussing tax policy and Dean replied by saying only the CMAP board has discussed the issue as of now.

A question was asked why it seemed like transit investment was not very highly prioritized for communities in the collar counties. Dean replied by saying CMAP intends to highly prioritize this issue and will make the language stronger to reinforce its significance.

8.0 RTA Community & Subregional Planning Program Projects: Heather Tabbert, RTA
Heather Tabbert gave an update on RTA's Community Planning Program stating that 6 communities were chosen to participate as well as four communities in the "subregional Planning Program." The program funding for this upcoming year will likely be around \$1.5 million. This is considerably lower than previous years. Tabbert also briefly men-

tioned a recent ordinance passed to strengthen RTA's emphasis on the link between housing and jobs.

9.0 Next scheduled meeting: November 18th 2009

10.0 Other Business

Lisa DiChiera relayed that a letter went to Mayor Daley on Monday asking that the demolition of the Michael Reese hospital be halted and for things to slow down in order that "true planning" could take place for that site following the announcement of the 2016 Olympic Bid. The letter was signed by Landmarks Illinois, AIA Illinois, APA Illinois and others.

11.0 Public Comment

There was no additional public comment.

12.0 Adjournment

Meeting adjourned at 11:03 a.m. on a motion to adjourn by Mark Avery and seconded by Karen Stonehouse.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ty Warner".

Ty Warner AICP
Staff Liaison to the Land Use Committee

Notes compiled with the help of Ryan Ames