

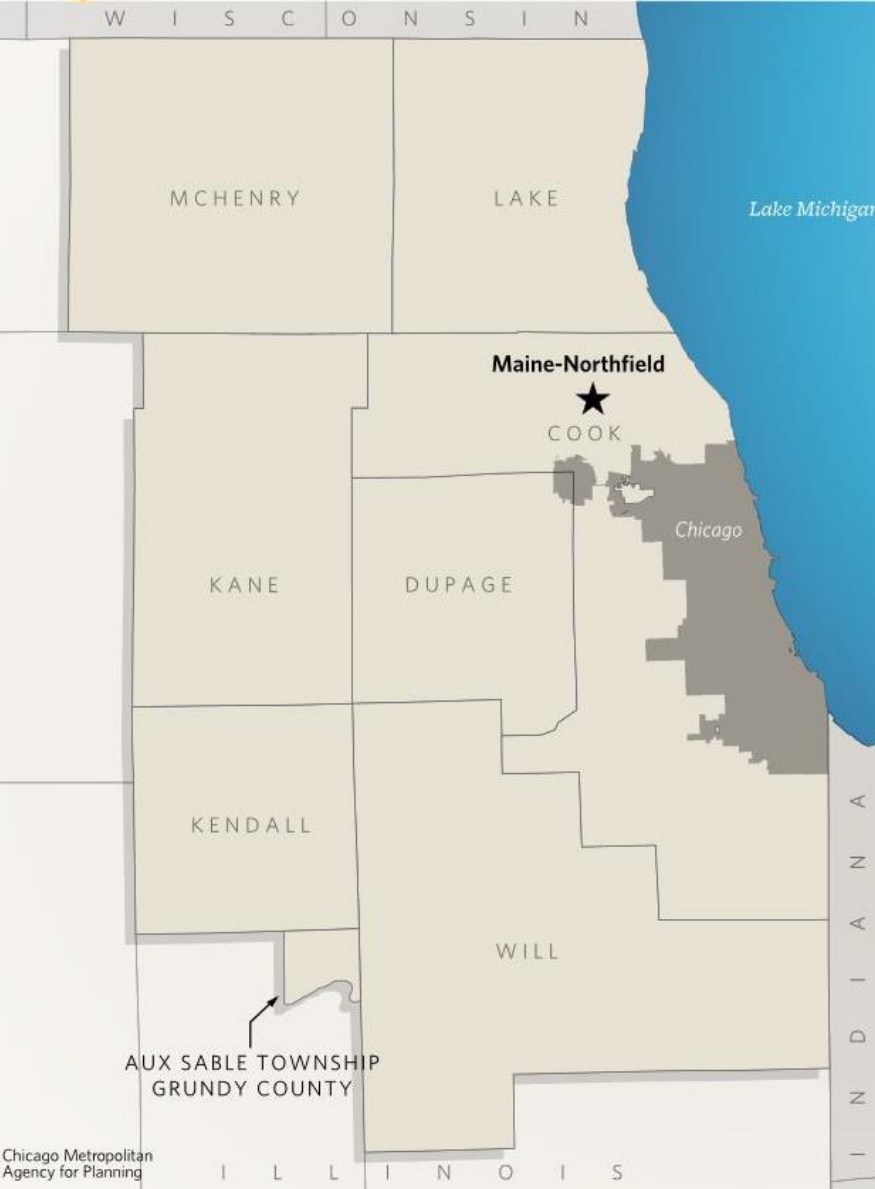
**CMAP Land Use Committee
June 20, 2018**

Maine-Northfield Unincorporated Area Plan

Draft Comprehensive Plan

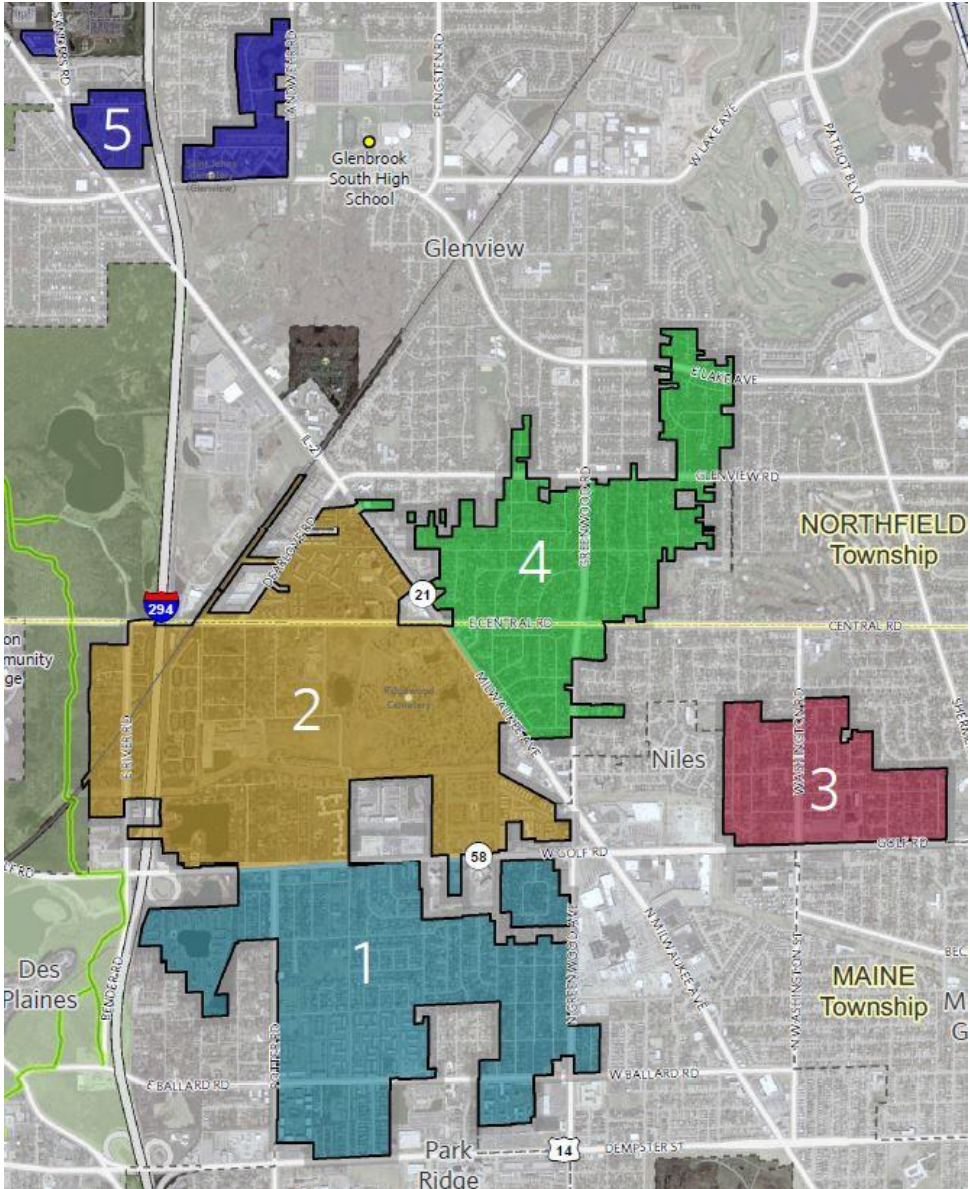


Regional Context



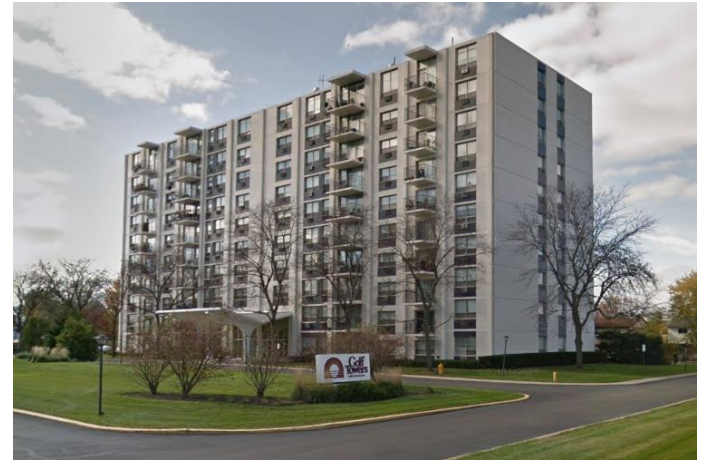
Chicago Metropolitan Agency for Planning

Study Area



Community Profile

- Population: 36,646
 - Unincorporated Cook: ~126,000
- Most densely populated portion of unincorporated Cook County
- Housing
 - Detached single-family: 22%
 - Multi-family (5+ units): 61%
- Foreign-born population: 52%
 - Higher than all 284 municipalities in the region
- Dozens of languages spoken
- Great schools



Project Background

- **Steering Committee**

- Townships; Road departments
- Surrounding municipalities
- County commissioners
- MWRD; MPC
- Residents

- **Major Objectives**

- Improve infrastructure network
- Connect residents and institutions
- Build shared capacity and funding resources



Outreach Efforts

- Stakeholder interviews
- Public kickoff meetings
- Visioning meetings
- Steering committee meetings
- Targeted events at Dee Park and Winkelman Elementary School
- Coverage by local press
- Translating outreach materials



What's in the Plan

- Land Use & Development
- Transportation
- Housing

- Stormwater Management
- Coordination & Capacity
- Fiscal Impact Analysis

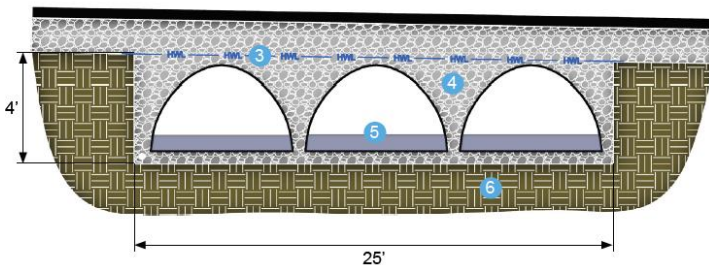


Stormwater

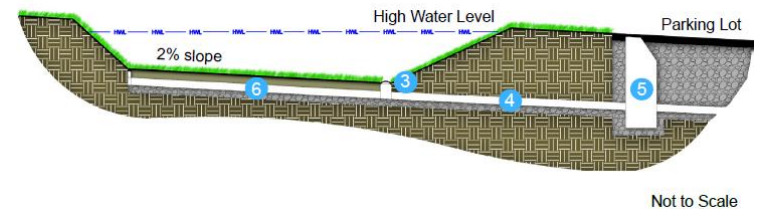
- Improve stormwater management for multi-family and institutional properties.
 - Stormwater retrofits in multifamily complexes
 - Partner with local schools to address stormwater management



CROSS SECTION



CROSS SECTION



Not to Scale

Coordination & Capacity

- Create a nonprofit community council to push forward plan implementation.
 - Equivalent to CDC
 - Facilitate prioritized investment.
 - Communicate resident and stakeholder voices to the County.
 - Serve as a bridge between residents of the two townships.
 - Form subcommittees (ie: flooding, housing) to oversee plan implementation.



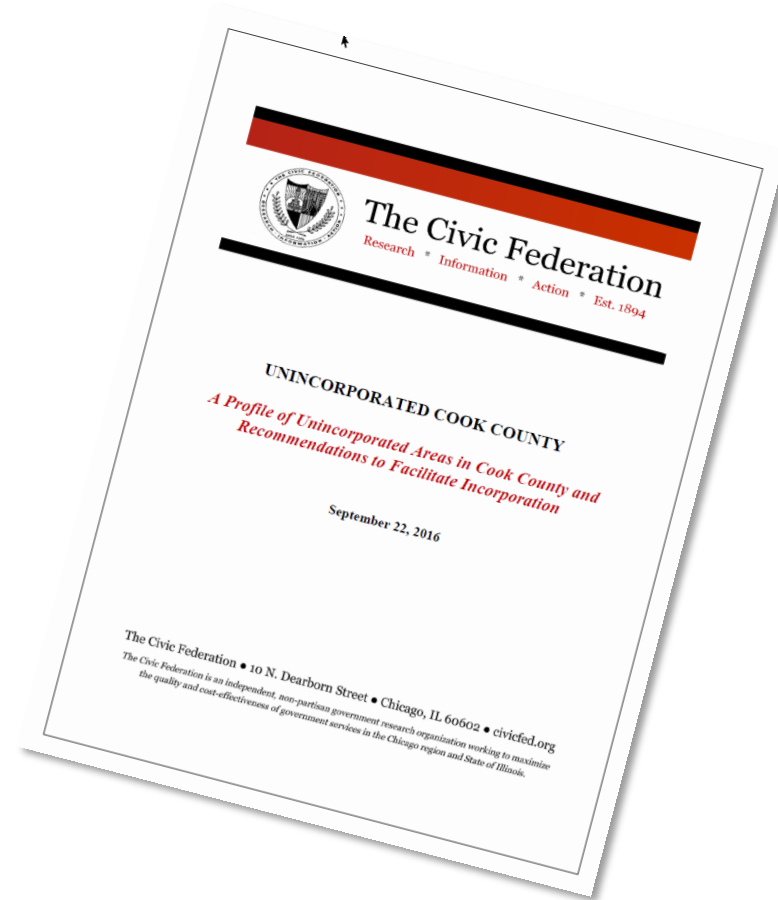
Case Study

North Highline / White Center, WA
Just south of Seattle
14,000 residents



Fiscal Impact Analysis: Cook County

- Civic Federation Reports (2014, 2016)
- Structural Deficit: Costs to service Unincorporated Cook County exceed revenues
- Incorporated Cook County taxpayers provide an annual subsidy of \$19 million
- Per capita for Maine-Northfield equates to ~ \$5 million



Fiscal Impact Analysis: Municipalities

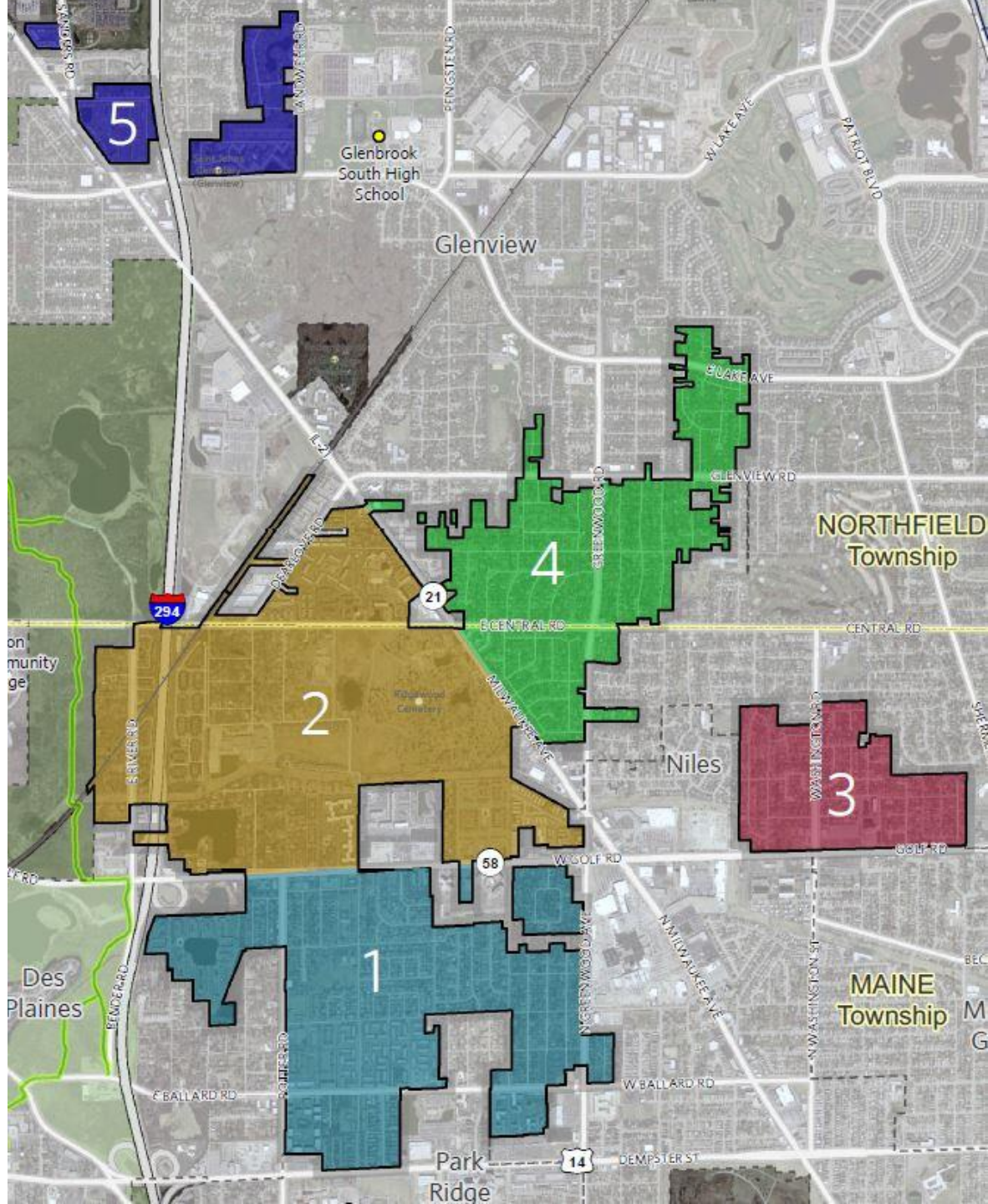
- SB Friedman: Fiscal data to provide a foundation for future discussions
- Municipal Annexation
 - Revenues must offset costs
 - Infrastructure upgrades
- 10 Annexation Scenarios



Annexation Scenarios

Area	Potential Municipality
1	Park Ridge, Des Plaines, Niles
2	Glenview, Des Plaines, Niles
3	Glenview, Niles
4	Glenview
5	Glenview

*Park Ridge not included



Methodology

Operating Revenues

- Property tax
- Sales tax
- Fines, fees, licenses
- State rebates
- Utility tax

Operating Expenses

- General Government
- Community Development
- Police
- Fire and EMS
- Public Works

Capital Expenses

- Road and sewer upgrades
- Road and sewer maintenance
- New equipment



Net Fiscal Impact

- All 10 scenarios were net negative for the annexing municipality
- Range
 - Area 5: \$ 550,000: Glenview
 - Area 2: \$8,100,00: Glenview
 - Annual cost
- Causes
 - High cost of infrastructure upgrades
 - High cost of new facilities and equipment
 - Lack of a diversified tax base



Overcoming Structural Imbalance

- State/County infrastructure cost financial assistance
- County assistance from reduced operating costs
- Special Service Areas (SSAs)
- Combining subareas in annexation agreements
- Leverage existing capital facilities and equipment



Next Steps

- Receive comments from public on draft plan
- Add Fiscal Impact Analysis to plan
- Plan accepted by Cook County





Questions

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