



Land Use Working Committee

Minutes

Wednesday, January 17, 2018
9:00 a.m.

Cook County Conference Room
233 S. Wacker Drive, Suite 800
Chicago, Illinois

- LUC Members Present:** Heather Tabbert (Co-Chair), Mark VanKerkhoff (Co-Chair), Matthew Asselmeier, Drew Awsumb, Lynn Boerman (for Nancy Williamson), Lisa DiChiera, Colin Duesing (for Curt Paddock), Paul Hoss, Ruth Wuorenma.
- LUC Members Absent:** Dionne Baux, Judy Beck, Susan Campbell, Kristi DeLaurentiis, Johanna Leonard, Arnold Randall, Paul Rickelman, Dennis Sandquist, Heather Smith, Andrew Szwak, Eric Waggoner, Nathaniel Werner.
- Staff Present:** Stephen Ostrander (committee liaison), Noah Boggess, Patrick Day, Austen Edwards, Timothy McMahon, Heidi Persaud, Noel Peterson.
- Others Present:** Allison Buchwach (Metra), Bob Clarizio (Titan Tiny Homes), Jack Cruikshank (WCGL).
- 1.0 Call to Order**
Mark VanKerkhoff called the meeting to order at 9:15 a.m.
- 2.0 Agenda Changes and Announcements**
There were no agenda changes.
- 3.0 Approval of meeting minutes of November 15, 2017**
A motion to approve the minutes of November 15, 2017, was made by Heather Tabbert and seconded by Paul Hoss; all in favor, the motion carried.
- 4.0 ON TO 2050: Governance Indicators Refinement Memo** – Noel Peterson, CMAP
The ON TO 2050 indicators provide performance measures to benchmark our progress on plan implementation. Noel discussed efforts underway to refine indicators established in the GO TO 2040 Plan Update. He presented a proposed set of governance indicators, as summarized in a [memo](#).

Lisa DiChiera asked whether it would be possible in future CMAP Municipal Surveys could include a question regarding needs for historic preservation issues (specifically training for historic preservation commissions). Patrick Day (who oversees the survey) answered yes.

Lisa asked whether municipalities which had indicated they were already doing training were doing so internally. Patrick responded that while this is possible, CMAP has learned of communities that have worked with outside partners, such as the Chaddick Institute at DePaul. Lisa followed up to say that her organization (Landmarks Illinois) had offered their help to Chaddick in the past, but Chaddick hadn't yet taken them up on their offer of help.

Another committee member observed that some training of elected officials was necessary, because (for example) many don't know the difference between a governing and an advisory body.

A member asked whether CMAP was just asking, "Do you do training?" (or a more specific question) Patrick responded that, at this time, the main priority is finding out whether they are doing training, and there is a concern with asking too many questions. To this, another member commented that if a community is already offering training, they are probably wouldn't mind checking a few more boxes (to provide more detail), and this information could help keep some from "fudging" the answer to the training question. (Other members concurred with these sentiments).

Another member suggested that CMAP might want to ask about budgeting for training. He then asked whether CMAP is doing anything to survey townships, because he thought that they would really benefit from training. Noel responded that CMAP could entertain this idea, but admitted that he wasn't sure whether CMAP had the resources.

A member asked about CMAP's survey plans for counties. Noel responded that surveying counties would need to be a separate data collection effort.

Another member observed that looking at the map (in Noel's presentation), it seemed to suggest that some communities have low infrastructure, but there might need to be some other filters to better reflect overall true need.

A member asked how the median was determined. Noel answered region-wide.

5.0 Guest Presenter: Tiny Homes – Bob Clarizio, Titan Tiny Homes

"Tiny homes" are growing in popularity as a housing type for temporary, permanent, and accessory unit occupancies. This increase in popularity increasingly leaves potential owners and affordable housing advocates looking to local governments for answers—and putting local governments in the

position to either deny applications or scramble to look for ordinances and codes that would allow such units while protecting the health safety and welfare of their communities. Bob Clarizio talked about tiny homes, current regulation, and the efforts of local groups to survey open up productive discussions with planners and local officials.

A member asked whether his company and others were finding that purchasers of tiny homes are going for accessory dwelling units (especially for seniors). (She later added that this could be an important opportunity and selling point in high income communities.) Bob replied that they weren't especially seeing that trend yet, but acknowledged that current laws around the country are often a hurdle. He added that he would recommend writing a model PUD ordinance for Illinois, and gave the example of Illinois' 5% window requirement yielding one small window in tiny homes.

Another member asked whether tiny homes manufacturers were overcoming the negative perceptions of mobile homes. Bob answered that the chassis of tiny homes is different and stronger than typical mobile homes, and are made to withstand a Category 5 hurricane. He added that "It's not the mechanical side of things, it's the political," providing the recent example of Villa Park, where some people commented that "We don't want a trailer park." He also later commented that "the tiny home movement is basically the rebranding of mobile homes," and that classifying what a "foundation" means is going to be a community-by-community process.

A member suggested that the affordable housing community would seem to be an important ally (also the AIA). Bob responded that they were starting to see support related to the affordable housing issue in places like Vail, Colorado, where skiing industry employees can't afford to live near the slopes. He added that there is a need to create a duplicable process that makes the variance process manageable.

Bob also commented that tiny homes are taxed like a vehicle, and Illinois is losing potential tax income.

A member asked Bob what he thought it was going to take to get tiny homes in the City of Chicago. Bob answered that he recently testified to the City in reference to addressing the needs of the City's sizable homeless population, and that he thought that issue was likely to be the only entry point for tiny homes in the City of Chicago in the near future.

Another member suggested that CMAP should consider taking on a tiny homes LTA project somewhere in the region in the future.

Mark VanKerkhoff (who had suggested that the committee bring Bob to present) informed the committee members that once Bob and other local leaders

in the region's tiny homes movement completed their planned government survey (on local regulations, etc.), it would be a good idea to have Bob back to discuss the findings.

- 6.0 LTA Program: Des Plaines Comprehensive Plan** – Heidy Persaud, CMAP
Heidy provided an overview of identified issues and opportunities and initial recommendation themes that have emerged in the development of [Des Plaines' new Comprehensive Plan](#) (which was last updated in 2007).

Heather Tabbert commented that the RTA funded a developer panel in Des Plaines last year, and while City staff was impressive, it seemed difficult to get buy-in from the Plan Commission. Heidy responded that the project team has been experiencing support thus far.

Another member wondered whether the guidance provided in the CMAP Arts and Culture Planning Toolkit could be applied, especially considering the City's recent purchase of the historic Des Plaines Theatre. Heidy replied that they planned to look to the toolkit to help with recommendations.

7.0 Other Business

Committee Member Paul Hoss asked if anyone had experience with regulation of Airbnb rentals, to contact him.

8.0 Public Comment

There was no public comment.

9.0 Next Meeting

The committee was scheduled to meet next on February 21, 2018.

10.0 Adjournment

The meeting adjourned at approximately 11:06 a.m.

Respectfully submitted,



Stephen Ostrander, LUC Committee Liaison
February 14, 2018