



Chicago Metropolitan Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606

312 454 0400
www.cmap.illinois.gov

Land Use Committee Meeting Minutes

Wednesday, July 20, 2011

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

Members Present:

Mark Avery (chair), Robert Cole, Kristi DeLaurentiis, Kimberly Flom, Vijay Gadde (for Jeromie Winsor), David Galowich, David Husemoller, Jim LaBelle, Steve Lazzara (for Curt Paddock), Ed Paesel (co-chair), Arnold Randall, Heather Tabbert, Nathaniel Werner, Norm West, Nancy Williamson

Members Absent:

Judy Beck, Roger Dahlstrom, Lisa DiChiera, Dennis Sandquist, Heather Smith

Staff Present:

Stephen Ostrander (committee liaison), Bob Dean, Thomas Gonzales, Rosa Ortiz, Samyukth Shenbaga, Dan Ungerleider, Andrew Williams-Clark, Nicole Woods

Others Present:

Mike Albin (DMMC), Kristina Geiger (Alliance for the Great Lakes), Ryan Richter (Metra), Mike Walczak (NWMC)

1.0 Call to Order

Chair Mark Avery called the meeting to order at 9:03 a.m.

2.0 Agenda Changes and Announcements

There were no agenda changes.

3.0 Approval of Meeting Notes

A motion to approve the minutes of June 15, 2011, was made by Ed Paesel and seconded by Rob Cole. All in favor, the motion carried.

4.0 Local Technical Assistance Program: Berwyn, Elmwood Park, and Norridge – Samyukth Shenbaga and Nicole Woods, CMAP

Nicole and Sam led discussion and answered questions on three LTA projects well underway

that focus on aging communities in west Cook County. Their PowerPoint presentation is located [here](#).

Sam began with Berwyn. His presentation is located here.

Norm West asked: How well does this community represent their former comprehensive plans?

Sam: Not very well. Berwyn has tried to create a vibrant downtown around its Metra stations, including mixed-use, but there are lots of empty storefronts, etc.

Mark Avery: Is Berwyn Development Corporation a public-private development?

Sam: Yes.

Nancy Williamson: Who is representing flooding and open space issues?

Sam: We have been talking to the Park District, etc.

Heather Tabbert: You are aware that the RTA did a TOD study in Berwyn?

Sam: Yes, and we are studying it as part of our research of past plans.

Ed Paesel: MWRD has been looking at flooding issues for Cook County, and has plans that you might want to look at.

Nicole proceeded to discuss Elmwood Park and Norridge.

Kristi DeLaurentiis: You characterized the population as "stagnant," but considering it's an older community, you might want to use the term "stable" population.

Jim LaBelle: Yes, that raises the issue of how you approach a community's desire for growth when it's an older community (that) is largely built-out.

Nicole: Norridge is interested in bringing in younger families.

Jim: [Question about rehabbing housing versus new development]

Nicole: there is pressure to "pop-up" bungalows.

Norm: I'm not hearing about teardowns....

Nicole: Actually, teardowns were a problem before the downturn in the economy.

Ed Paesel: I hope that the local school districts are involved, given the importance of school issues.

Nicole: Yes, school districts are certainly involved.

David Husemoller: Recreation is important, too....

Nicole: Yes, we're considering looking at the linkages between the availability of open space [and where people choose to live].

Nancy: Given mention of linkages, good idea to relate stormwater to LTA work [building on linkages between stormwater management and open space, trails, etc.] BMP's should be looked at (there is a funding list...).

Rob Cole: Will the new comprehensive plan be bilingual?

Sam: Not sure, but all meetings, information, flyers, have been nilingual.

Rosa Ortiz: This is definitely something we can consider doing.

[Rob and Nancy both discussed work of the MWRD, which produced] plans that detail practices, green streets, etc. that help alleviate flooding. This should be part of this comprehensive plan.

Steve Lazzara: [asked about what identity Berwyn is seeking]

Sam: Berwyn does market itself as a shopping destination, as well as building off the history of Route 66.

Arnold Randall: Is it important that each city has a town center?

Nicole: We do think it is important that all communities have something but local context makes it necessary to have different types of town centers.

Than Werner: Probably a need in Berwyn corridor to concentrate higher density, mixed-use at specific intersections.

Sam: This is actually part of our comprehensive plan process.

Kristi: Are you looking at tax impacts (e.g Norridge no muni taxes)?

[Nicole agreed that this would need to be part of their analysis.]

Jim: Often a weakness of comprehensive plans is that they don't sufficiently consider "What's this going to cost us?"

Nicole: Yes, that will be important, especially during the visioning stage, which needs to be grounded in reality.

Mark Avery: (Regarding Elmwood Park) How do you address hazardous railroad crossings—both real and perceptions of safety, etc.?

Nicole: We're looking at ways to "tell a new story" for Elmwood Park, such as it's proximity to Chicago, etc.

Heather: In the RTA TOD study, these issues, including grade separation, were an issue.

Rob: that grade crossing perception isn't going to go away, so the new comprehensive plan really needs to look at creative solutions.

Rosa: Yes we can do this.

Norm: Highland Park successfully addressed the grade crossing issue [with parking lots under tracks...]

Rob: Have [intergovernmental agreements for shared services] been considered (for reducing

costs)?

Nicole: Yes.

Kristi: Franklin Park did this....

Ed: MMC has been doing a study on shared services (perhaps they could be invited for a future meeting of the Land Use Committee?).

5.0 Community Planning Program: Update – Bob Dean (CMAP) and Heather Tabbert (RTA)

Bob provided a brief overview of the projects recommended for support.

Nancy: You won't be funding all who applied, correct?

Bob: Yes, we plan to fund most but not all.

Kristi: How were applications determined for either CMAP or RTA funding?

Bob: Generally transit-related for RTA, and intersection of transportation and land use for CMAP.

Bob proceeded to quickly walk the committee through the individual projects.

Algonquin:

Nancy: Work on bypass has begun, and latest plan is to move bike path into area that floods.

David: Bypasses are more common in Wisconsin, and typically commercial land uses follow the bypass, and downtowns become ghost towns. Therefore, there is a real need to do planning for downtown and bypasses together.

LeClaire Courts:

Norm: This is a phenomenal opportunity for regional planning (especially considering its location).

Elgin:

Kristi: What is the geographic focus of this project?

Bob: Not sure, but sidewalk work will probably be more focused on residential areas (since downtown areas are pretty well-covered already).

6.0 Illinois Department of Commerce and Economic Opportunity (DCEO) "IKE" Planning Program – Bob Dean and Stephen Ostrander, CMAP

Bob and Stephen briefly discussed CMAP's recently-submitted application to the Illinois Department of Commerce and Economic Opportunity (DCEO), for funding available through the Ike Planning Program.

Ed: [Shortly before CMAP applied, he heard that DCEO was about to reprogram Planning Program funding to its infrastructure program. He mentioned CMAP's intent to apply.

7.0 2010 CMAP Municipal Programs and Operations Survey – Andrew Williams-Clark, CMAP
Drew presented draft summary of the recent survey. His PowerPoint presentation is available [here](#).

Norm: Considering the large number of municipalities who don't have emergency evacuation plans, it would be good to look and see if there are any geographical trends (i.e. clustered in certain areas).

Drew: [thought this was a very good idea]

8.0 Next Meeting: No meeting in August, next meeting on September 21, 2011

9.0 Other Business

Norm West asked to schedule a committee discussion at its September meeting, considering the issue of connectivity for natural areas and their populations, especially in light of transportation projects that threaten this. There is a real different between municipal plans and what is actually being developed. There is also a lack of coordination between neighboring communities. Norm would like the committee to discuss how it can address, respond to, and influence these projects.

Nancy Williamson asked that the committee receive an update (via presentation) of the energy retrofit program (aka [Energy Impact Illinois](#)). Stephen Ostrander said that this topic would be placed on the agenda at one of the next two meetings (UPDATE: it is planned for the committee's October 19 meeting)

10.0 Public Comment

None

11.0 Adjournment

The meeting was adjourned at 11:05am.

Respectfully submitted,



Stephen Ostrander
Staff Liaison to the Land Use Committee