



Land Use Committee Meeting Minutes

Wednesday, August 19, 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, , Roger Dahlstrom, David DuBoise, Dennis Sandquist, Heather Smith, Karen Stonehouse, Heather Tabbert Kai Tarum, Nathaniel Werner, Norm West

Members Absent:

Judy Beck, Robert Cole , Jerry Conrad, Kristi DeLaurentiis, Lisa DiChiera, Karrie Frilling, David Galowich, Jim LaBelle, Ed Paesel, Robert Palmer, Tim Savage, Nancy Williamson

Staff Present:

Ty Warner (committee liaison), Bob Dean, Stephen Ostrander, Jesse Elam, Hala Ahmed, Annie Byrne, Bola Delano, Ryan Ames

Others Present:

Paul Lauricella (DuPage County), Robert Munson (CMAP CAC), Ryan Richter (Metra), Mike Walczak (Northwest Municipal Conference), Brendan Herr (Judson University graduate)

1.0 Call to Order

The meeting was called to order at 9:05 a.m.

2.0 Agenda Changes and Announcements

There were no changes or announcements. Warner welcomed Brendan Herr, recent graduate of Judson University's architecture program, who conducted an Urban Morphology Study of the City of Elgin. Brendan will present his study at a future Land Use Committee meeting.

3.0 Approval of Meeting Notes – June 17, 2009

A motion to approve the minutes of the June 17 meeting was made by Roger Dahlstrom and seconded by Heather Smith. All in favor, the motion carried.

4.0 **Legislative Update**

There was no update

5.0 **Go To 2040 Scenario Conclusions:** Bob Dean, CMAP

Bob Dean briefed the committee on the status of scenario construction, walking the committee through the memo distributed prior to the meeting.

6.0 **Density and Infrastructure Cost:** Bob Dean & Jesse Elam, CMAP

Bob Dean said that CMAP studies are basically showing that density is a positive thing overall, this study attempts to tie that benefit to fiscal impacts.

Jesse Elam took the committee through the study, showing first the relationship of density to road mileage; that is, as household density increases, new roads are not as needed to service to service the increased population.

Wastewater issues related were presented to Environment and Natural Resources Committee in May. Norm West argued that sewer systems do need to be replaced, as the Chicago system is old. There was overall acknowledgement that we cannot rely on existing infrastructure

Kai Tarum said she has presented this information for decades and has been continually shot down, and that municipal systems are failing already.

Dennis Sandquist said the rehabilitation cost of existing infrastructure should be built into trend analysis. All scenarios should include this basic cost.

Norm asked about combined sewer; Jesse said they have not walked into that issue, but would look at that as a Federal issue with local impacts.

Roger Dahlstrom said he has been involved in many such studies, and that cost of collection and treatment should vary by regions. There is marginal cost recovery.

7.0 **Indicators Data Collection:** Andrew Williams Clark, CMAP

This item was postponed until September.

8.0 Compendium of Plans Update: Ryan Ames, CMAP

Ryan Ames presented the results of the Compendium of Plans Update, examining and assessing the state of adopted municipal plans throughout northeastern Illinois as an update and expansion of a similar study conducted under Common Ground. 95 plans were updated since that previous study in 2004.

Karen Stonehouse asked if the study looked at presence of local community food system planning, and Ryan responded that it did not specifically address but they have been discussing this issue.

Ryan also highlighted specific topic areas, such as brownfields (the EPA encourages incorporation into local plans, and there is funding for communities), and how RTA-funded station area plans have been incorporated into local planning documents .

Ty Warner commended Ryan on completing this major project that was conducted over the span of three interns, and said the study helps accomplished four goals:

1. It provides input for Go To 2040 on the degree to which communities have embraced certain strategies;
2. It helps focus technical assistance efforts by identifying gaps;
3. It establishes a trend analysis of comprehensive planning; and
4. It provides a base from which to share positive examples with others in the region.

Norm West made several observations regarding the South Suburbs in particular:

1. Plans appear to be Economic Development-driven;
2. Seem to have a local roads focus, which means potential lost opportunities if communities are not talking to each other; and
3. This study overall makes CMAP relevant to the local community, and really helps focus that interaction. Norm said these were good insights and he appreciates the study.

David Dubois and Dennis Sandquist both encourages looking at County Land Resource Management Plans as having a significant impact; Ryan said these have not yet been worked into this study but will be incorporated. The next stage of analysis will include Transportation Framework Plans.

Karen Stonehouse pointed out that telecommunications planning is included in the Local Planning and Technical Assistance Act but it is surprisingly not including in many plans at all.

Heather Tabbert said this is a good foundation for future work, and that there are 40 station area studies so far, and there will be 60 by next year; many are being adopted as addendums to comprehensive plans.

Mark Avery suggested describing the interaction between county and municipal plans, which Kai Tarum also supported.

9.0 McHenry County 2030 Planning Process:

Dennis Sandquist, Planning & Development Director

Dennis Sandquist took the Committee through the planning process for McHenry County's 2030 Plan. He began with a segue from the previous discussion by saying that counties serve as the link between local planning and regional planning.

He relayed that Warner and Hubert Morgan from CMAP helped with the workshop structure for the outreach and public involvement, which was very well received.

The planning process is essentially on the 3rd year of a 2-year planning process. Dennis started 6 months ago and was charged with completing this project. It is scheduled to go to the McHenry County Board on November 1st.

The actual Planning Commissioners wrote the initial text themselves in a great volunteer-led effort. The text is being consolidated by Houseal Lavigne, taking the drafts and integrating them into a comprehensive whole. 150 attendees in the public workshops, and 1000 comments were received. The Commission commented on the process that CMAP helped design that they wish they had started that way years ago.

From the comments received, these were evaluated on three levels of Agree, Agree but don't need to change, and Disagree.

Brian Deal of the LEAM Laboratory constructed 17 different land use scenarios for this process.

The plan includes Vision and Actionable goals. Dennis is encouraging them not to wait until 2028 to update the 2030 plan, but rather will hopefully update in the next 5-6 years.

Sections 1-7 have been developed, and they are now working on Section 8 (land use), and Dennis will keep the Committee apprised on its progress.

10.0 Next scheduled meeting: The next meeting is scheduled for October 21st, 2009.

11.0 Other Business

There was no other business.

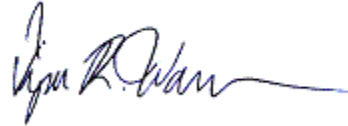
12.0 Public Comment

There was no other public comment.

13.0 Adjournment

A motion to adjourn was made by David Dubois and seconded by Karen Stonehouse. Meeting adjourned at 10:51 a.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ty Warner", with a long horizontal flourish extending to the right.

Ty Warner AICP
Staff Liaison to the Land Use Committee