



Land Use Working Committee

Minutes

Wednesday, January 21, 2015

9:00 a.m.

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

Members Present: Ed Paesel (Chair), Judy Beck, Robert Cole, Lisa DiChiera, Michael Kowski, Paul Lauricella, Mark Muenzer, Arnold Randall, Paul Rickelman, Heather Smith, Heather Tabbert, Dominic Tocci (for Michael Jasso), Todd Vanadilok, Nathaniel Werner, Adrienne Wuellner, Ruth Wuorenma, Angela Zubko.

Members Absent: Kristi DeLaurentiis, Curt Paddock, Dennis Sandquist, Mark VanKerkhoff, Eric Waggoner, Nancy Williamson.

Staff Present: Stephen Ostrander (committee liaison), Erin Aleman, Patrick Day, Lindsay Hollander, Kristin Ihnchak, Jason Navota, Liz Schuh, Samyukth Shenbaga.

Others Present: Kristen Andersen (Metra), Paul D. Cohen (NCI), Mike Klemens (WCGL).

1.0 Call to Order

Ed Paesel called the meeting to order at 9:09 a.m.

2.0 Agenda Changes and Announcements

There were no agenda changes.

Ed Paesel introduced the committee's new members (Dominic Tocci, attending on behalf of Michael Jasso representing Cook County; Paul Lauricella, representing DuPage County; and Paul Rickelman, representing ULI Chicago due to former committee Vice-Chair David Galowich needing to step down from the committee).

In mentioning Dave Galowich's stepping down, Ed mentioned that he and CMAP were in the process of identifying a new Vice-Chair.

Ed also shared that Steve Lazzara's mother had passed away, and suggested that Stephen Ostrander forward a card on behalf of the committee expressing members' condolences.

3.0 Approval of the Meeting Notes – November 19, 2014

A motion to approve the minutes of November 19, 2014, was made by Heather Smith and seconded by Rob Cole. All in favor, the motion carried.

4.0 Policy: Trends in Industrial Development in the CMAP Region – Elizabeth Schuh, CMAP

GO TO 2040 emphasizes the need to coordinate planning for transportation, land use, and housing. Liz presented recent policy division research for a project focusing on [industrial land use change in the region](#).

One member asked if there had been any growth of the hydroponics industry. Liz replied that yes, the region is seeing some growth in that area.

Another member asked how the study defined industrial land. Liz answered that they used the definition used by the Cook County Assessor. This member followed-up and asked whether CMAP was going to look at adaptive reuse/changed use. Liz replied that they were planning to do so in an upcoming policy update.

A member stated that looking at smaller sub-regions will be important for this sort of analysis.

Another member brought up the importance of examples of sustainable reuse/retrofit of industrial facilities, (e.g. efficient recovery/reuse of water, etc.), highlighting systems that can reduce operating costs for end users. She hoped CMAP could identify any pioneers in the region.

A member underscored the importance of looking at how industrial development has been influenced by rail and non-rail (water, air cargo) forms of transit. He said that in the South Suburbs they're seeing tremendous growth. He also said that he would like to see on the report's maps which vacant or areas marked as being underutilized have brownfields.

In closing, Liz mentioned that the next policy update could be expected in about 4 weeks.

5.0 Local Technical Assistance(LTA) Program: Zoning – Kristin Ihnchak, CMAP

Implementation has increasingly become a central focus for the LTA program, particularly in communities for which CMAP has prepared a comprehensive plan during early years of the LTA program. Updating a community's zoning is often a leading recommendation in these and other plans produced through the LTA program. Kristin provided the committee with [an overview of the LTA program's approach to zoning](#), including examples of zoning work completed thus far, and took questions and feedback from committee members.

A member asked whether the zoning team has had fewer public meetings in Berwyn during the zoning project (as opposed to the earlier plan also prepared by the LTA team). Kristin replied they may have had slightly fewer meetings, but it was essentially necessary to start the outreach process over again, due to the difference in the project.

Another member asked about strategies used for engaging the Latino community in Berwyn.

Kristin later mentioned that Berwyn's commercial areas actually allow 5 stories, but there are few 5 story buildings. So some of their recommendations haven't required upzoning.

A member noted that Berwyn has a prominent community focused on historic preservation in the neighborhood, and asked whether they had been engaged. Kristin replied that they had, but noted that CMAP hadn't recommended a specific historic district.

Another member suggested that municipalities should make their zoning code work on popular handheld formats, such as tablets.

A member asked whether the team in Berwyn specified building materials in the code. Kristin responded that while they may say what is undesirable, they don't get into building materials. This member suggested that he imagined that most people in communities would find any illustrations illustrating key code principles would be most useful. Kristin replied that they include illustrations in every chapter except Administration.

One member asked whether (in Berwyn) there was any interest in regulation regarding coach houses, in-law apartments, accessory dwelling units, etc. Kristin responded that they hadn't included this because of local concerns about overcrowding.

Heather Tabbert mentioned that the RTA has occasionally run into zoning code revisions where the community wasn't ready, so they were not adopted.

Another member asked to what extent they had incorporated form-based codes. Kristin mentioned the upcoming project in the Village of Huntley, which is something of a "pure-form-based code," which is a new thing for the LTA program.

Arnold Randall commented that during his time working in the City of Chicago (in the past) he learned that stormwater should always be incorporated (in zoning revisions), and planned unit developments could offer an opportunity to do this.

Than Werner mentioned that in Elmhurst, they have just revised building code to help with stormwater issues.

A member stated that in terms of sustainability and stormwater, rainwater retention and management could help, and he was wondering about regional and state action on this. Kristin responded that she had heard that Illinois was working on new provisions.

Another member stated that it's important to teach what happens, especially as it sounds as though some issues were put off in Berwyn (historic preservation, overcrowding, etc.).

Several members mentioned an interest in stormwater as a future topic at the Land Use Committee.

6.0 Other Business

Ed Pasel asked members to recommend potential locations for the committee's annual field trip. He asked members to offer their ideas as soon as possible and aim for having the field trip take place in July or August (instead of October). He also hoped that this year's location could be transit-accessible.

Judy Beck announced the [Great Lakes Restoration Conference](#) (hosted by the Healing Our Waters-Great Lakes Coalition), taking place in Chicago on September 29, 30 and October 1.

7.0 Public Comment

There was no public comment.

8.0 Next Meeting

The committee was scheduled to meet next on February 18, 2015 (NOTE: This meeting was later cancelled).

9.0 Adjournment

The meeting adjourned at 10:34 a.m.

Respectfully submitted,



Committee Liaison
March 13, 2015