



## Land Use Working Committee

### Minutes

Wednesday, March 18, 2015

9:00 a.m.

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

**Members Present:** Ed Paesel (Chair), Mark VanKerkhoff (Vice-Chair), Judy Beck, Thomas Chefalo (for Eric Waggoner), Michael Horsting (for Heather Tabbert), Michael Kowski, Paul Lauricella, Steve Lazzara (for Curt Paddock), Mark Muenzer, Paul Rickelman, Dennis Sandquist, Heather Smith, Heather Dominic Tocci (for Susan Campbell), Todd Vanadilok, Nathaniel Werner, Nancy Williamson, Adrienne Wuellner, Ruth Wuorenma.

**Members Absent:** Robert Cole, Kristi DeLaurentiis, Lisa DiChiera, Arnold Randall, Angela Zubko.

**Staff Present:** Stephen Ostrander (committee liaison), David Clark, Holly Hudson, Kristin Ihnchak, Tom Kotarac, Tim Loftus, Jason Navota, Liz Schuh, Samyukth Shenbaga, Drew Williams-Clark.

**Others Present:** Kristen Andersen (Metra), Mike Klemens (WCGL).

#### 1.0 Call to Order

Ed Paesel called the meeting to order at 9:04 a.m.

#### 2.0 Agenda Changes and Announcements

There were no agenda changes or announcements.

#### 3.0 Approval of the Meeting Notes – January 21, 2015

A motion to approve the minutes of January 21, 2015, was made by Ruth Wuorenma and seconded by Adrienne Wuellner. All in favor, the motion carried.

#### 4.0 Local Technical Assistance (LTA) Program: Homes for a Changing Region Toolkit –

Drew Williams-Clark, CMAP

The *Homes for a Changing Region* process enables municipal leaders to chart future demand and supply trends for housing in their communities and develop long-term housing policy plans based on sound market research and input from their residents. CMAP, the Metropolitan Mayors Caucus, and the Metropolitan Planning Council have tested and refined the process during the development of housing policy plans completed for over 30

communities, and now have created a [step-by-step guide](#) to build the capacity of local municipalities to develop and implement their own *Homes* plans to meet their future housing needs. Drew provided an overview of this new toolkit for communities.

Mark VanKerkhoff commented that while he thought that the toolkit was a great idea and new resources for communities, based on experience with past *Homes* projects in Kane County he thought the role and contribution made by the project team was not to be underestimated.

#### **5.0 Local Technical Assistance (LTA) Program: Illinois 53/120 Corridor Land Use Plan – Jason Navota, CMAP**

The Chicago Metropolitan Agency for Planning (CMAP) is working with Lake County and communities on a [corridor land use plan for Illinois Route 53 and Illinois Route 120](#), as recommended by a Blue Ribbon Advisory Council of the Illinois Tollway. This corridor planning process is engaging municipalities to plan for the potential market-driven development that can result from such a major transportation infrastructure investment, as well as the potential impact on quality of life and the environment. Jason provided an [update](#) on progress on the project.

One committee member asked how many access points are planned. Jason answered 3 on 53, and 3 or 4 at top (along 120).

A committee member asked how this project relates to past work done on 120 by Lakota about 6 years ago. Jason answered that they have tried to build off of that past work, but this project is more market-based.

Another committee member asked about whether the analysis just dealt with amounts (of development, environmental assets, etc.) or also locations. Jason answered that the plan deals with both.

Jason asked for feedback from committee members.

One member thought that giving design guidelines to communities was a good idea, because then (for example) they can hire consulting firms to come up with three different feasible options for meeting the design guidelines.

Steve Lazzara recommended identifying political leaders who can champion the project. He also suggested that the past Midewin Will County had worked on (involving 53/Historic Route 66) could be a helpful model.

A committee member suggested that there is need of a “tool” to help keep track of progress once the plan is completed.

Another committee member said that the plan looked good, but it didn’t exactly seem to be a land use plan, but rather market guidelines.

A member asked Jason if they could look at the land that is available for development based on environmental restrictions (e.g. for availability of water), in part to bring lofty development dreams (of individual municipalities) down to reality. Jason thought this was a good idea, but noted that it would be hard to do for this large of an area.

One member underscored the need for comprehensive stormwater data. Tom Chefalo from Lake County commented that the County had provided the project with a great amount of water-related data.

#### **6.0 CMAP Land Use Inventory – David Clark, CMAP**

CMAP periodically conducts a survey of the region's land use, publishing the results in GIS format as the [Land Use Inventory](#). The inventory is an essential input to CMAP's land use and transportation research. Other users of the data include county planning departments, regional transportation agencies, federal and state agencies, university researchers, non-governmental organizations, environmental consulting firms and civil engineering firms. David provided an [overview](#) of this invaluable resource for land use planning in the region.

A committee member suggested that—considering limits on backward compatibility that David had mentioned—it might be helpful for the project to go back to one point in time (e.g. a data in the 1990s).

#### **7.0 Local Technical Assistance (LTA) Program: A Health Impact Assessment for Carpentersville's Washington/Main Street Intersection – Mark VanKerkhoff, Kane County and Stephen Ostrander, CMAP**

The [Carpentersville Old Town Plan](#), which was adopted in 2012 as part of CMAP's Local Technical Assistance (LTA) program, recommended transportation improvements for the central Washington/Main Street intersection, which often experiences a high level of congestion during peak hours. Kane County and CMAP are using the Health Impact Assessment (HIA) process to evaluate different options to improve the intersection, including a roundabout, which are currently being considered by the Village. Mark and Stephen gave a brief overview of the rapid HIA approach employed by the project team, along with its main findings.

A committee member commented that he thought that communities tend to see Health Impact Assessments as an extra step (which they would rather avoid), and asked Mark how do you sell it? Mark responded that it was essential to demonstrate that it could be a part of the regular process, which is what this HIA project tried to do.

Ed Paesel mentioned that there is increasing funding available for installation of roundabouts, and suggested that roundabouts would be a good topic for a future Land Use Committee meeting.

#### **8.0 Other Business**

Ed mentioned that he thought that proposals to address the Asian Carp issue could be a good topic for a future committee meeting.

Nancy Williamson thought work involving green infrastructure at Millennium Reserve was another.

**9.0 Public Comment**

There was no public comment.

**10.0 Next Meeting**

The committee was scheduled to meet next on April 15, 2015.

**11.0 Adjournment**

The meeting adjourned at 11:05 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Philip Ostler". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Committee Liaison

April 8, 2015