



Chicago Metropolitan Agency for Planning

Agenda Item No. 3.0

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Land Use Working Committee

Minutes

Wednesday, November 19, 2014

9:00 a.m.

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

Members Present: Ed Paesel (Chair), Judy Beck, Kristi DeLaurentiis, Lisa DiChiera, Arnold Randall, Dennis Sandquist, Brittany Albrecht Sloan (for Eric Waggoner), Heather Tabbert, Todd Vanadilok, Mark VanKerkhoff, Nathaniel Werner, Adrienne Wuellner, Ruth Wuorenma.

Members Absent: Robert Cole, Dave Galowich (Vice-Chair), Michael Kowski, Mark Muenzer, Curt Paddock, Heather Smith, Nancy Williamson, Angela Zubko.

Staff Present: Stephen Ostrander (committee liaison), Bob Dean, Trevor Dick, Lindsay Hollander, Kristin Ihnchak, Jacki Murdock, Jason Navota, Liz Schuh.

Others Present: Kristen Andersen (Metra), K.C. Doyle (Lake County), Paul Lauricella (DuPage County).

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.

Bob Dean mentioned CMAP's initial work on [FUND 2040](#).

One committee member asked about CMAP's partners on this effort. Bob responded that at this point, CMAP is in the partner building stage, but welcomes suggestions. He was also asked about the timeframe for the initiative. Bob responded that CMAP expects to introduce it in the spring, but it depends on the state legislature. Bob was asked to estimate how much the fund was expected to raise. \$300 million is an estimate. A committee member asked whether the fund would address infrastructure needs for stormwater and water systems; Bob answered yes (both).

Stephen Ostrander announced that Sheena Freve had informed him that she would not be able to serve as a member of the Land Use Committee going forward. Stephen also announced that it was time to add a number of new members to the committee, and asked every member to

think between this meeting and the next meeting in January about who should be added to the committee.

3.0 Approval of the Meeting Notes – October 15, 2014

A motion to approve the minutes of October 15, 2014, was made by Than Werner and seconded by Ruth Wuorenma. All in favor, the motion carried.

4.0 Next Regional Plan: Land Use – Trevor Dick, CMAP

CMAP is beginning to lay the groundwork for developing the successor to GO TO 2040, which is due to be complete in 2018. CMAP staff is scoping the priorities and needs to begin plan development in fiscal year 2016. As part of that process, a land use team has been tasked with cataloguing activities related to land use that the agency has conducted since GO TO 2040, assessing the current knowledge base, and determining which issues require further investigation in the coming year. Trevor provided a brief overview of the approach and engaged the committee in a discussion concerning next steps.

A committee member asked what year the next plan is expected to go to. Bob Dean responded that this has not yet been decided, but it needs to be 25 years past the year of adoption. 2050 is possible.

Another committee member suggested that there is a need to consider how the region will change.

A committee member suggested including consideration of health, and bringing people from the public health field into the plan development process (perhaps starting with adding someone from that field to the Land Use Committee. Bob responded that health will be part of the new plan, but CMAP plans to handle it primarily through the Human and Community Development Committee. Committee member Todd Vanadilok from the APA mentioned that the APA is starting to focus on public health, and agreed that this should be incorporated more in the new plan.

Another committee member stated that climate change needs to be included, and there is a need to look at regulation topics, such as groundwater (as Illinois currently has none).

A committee member asked when the plan's development will be made more public. Bob responded that the process will be made more public starting in January, but fully in July 2015.

A committee member suggested that folks are not clear about how the capital projects list is developed, and he saw this as a weakness of GO TO 2040, where some people thought favoritism played a role. Also, it's important to initiate discussion about this early on.

Bob Dean added that as committee members think of new members for the Land Use Committee, it will be important to think of what new members will help guide the development of the next plan. A committee member suggested that in addition to making sure that every county in the CMAP region is represented, representatives from one or two

councils of government should be added.

5.0 LTA Program Evaluation – Bob Dean, CMAP

Over the past several months, CMAP staff have conducted a thorough evaluation of the Local Technical Assistance (LTA) program, with the intention of using the past three years of experience with the program in order to focus future resources most effectively. The findings of the evaluation have been shared with working committees and other stakeholders at a series of meetings during summer and early fall 2014. At this meeting, Bob highlighted the adjustments that CMAP is making to the program as a result of the evaluation.

A committee member wanted to clarify that devoted communities, who cannot afford the proposed new local match would still be eligible for the LTA program. Bob responded yes, there is a need to figure out an effective and fair system, but CMAP understands that there is a need for this.

Another member suggested that she thought that there was a need for a stormwater focus. This focus can bring in other partners, such as academic partners who often want to collect data. Banks could also be helpful. She thought commitment of in-kind resources should be considered. Bob responded that commitment of in-kind resources will be considered, but CMAP doesn't want to be in the position of looking at submitted timesheets from future LTA partners.

A member also thought that adding a stormwater focus would be good for the LTA program. He also thought that MWRD would be a good addition to the Land Use Committee.

Another member said that it would make sense to require village boards and city councils to be in support ahead of project being selected. Also, she liked the idea of banks as project partners.

A member suggested that it would be great if CMAP had facilitators to go into communities to talk about issues such as stormwater.

Another member said it could be helpful to have (as part of the LTA process) a retreat or something similar at the beginning with municipal officials, etc., to help them fully understand all of the moving parts of the project.

A committee member said that what is really needed by many communities he works with is planning assistance with basic services, professional staffing for planning within the community. Bob responded that CMAP understands that many communities need professional staffing more than a plan.

6.0 LTA Program: Lake County Sustainability Plan – K.C. Doyle and Brittany Albrecht Sloan, Lake County

K.C. Doyle, Lake County Sustainability Coordinator, and Brittany Albrecht Sloan, Deputy Director/Zoning Administrator of the Lake County Planning, Building and Development Department, will present on the [Sustainability Chapter](#) amendment to the Lake County Regional Framework Plan, adopted by the Lake County Board in October 2014. Developed through a CMAP LTA grant, the chapter provides guidance to help advance initiatives to achieve the County's sustainability goals. The chapter covers a broad range of topics including land use and development, open space preservation, natural resource protection, transportation and mobility and water and energy conservation. Additional information about Lake County's sustainability initiatives can be found at the [Sustainability Lake County web portal](#).

Jason Navota mentioned that CMAP has been looking into the idea of developing a regional food system study.

A committee member asked if Lake County has authority to engage existing businesses (with things such as LEED). Brittany answered that unincorporated areas they engage existing businesses, but not yet LEED.

One committee member asked about beaches and beach health, since he didn't see it referenced in the presentation. Brittany answered that Lake County does monitor beach health, but said that it might be helpful for them to review the language that references it in the chapter.

A member asked about the "last mile." Brittany and K.C. confirmed that this is a focus for LDOT.

K.C. asked members for their ideas about metrics. A member suggested ULI and PAS Reports. Kristin Ihnchak said that CMAP was in the process of putting together a metrics guide.

Brittany asked members for their ideas on incentives. Lisa DiChiera (Landmarks Illinois) volunteered that she could talk to them about building reuse incentives. K.C. mentioned need to address a vacant corporate campus (and would like to apply LEED-ND type approach).

7.0 Policy: Property Tax Classification – Lindsay Hollander, CMAP

The use of property tax classification in Cook County makes it difficult to encourage and strengthen non-residential development in existing communities. In particular, commercial and industrial properties in Cook County may experience higher tax burdens as compared to similar properties in adjacent counties. This may reduce the potential for nonresidential development and redevelopment. Lindsay provided an overview, focusing on the [recent policy update](#).

One member asked who needs to make the changes discussed in the policy update.

Lindsay answered that it is ultimately up to the Cook County Board. She added that it is also important to note that the state constitution allows (the change).

Another member suggested that it would be helpful to know how the county compares to others, as well as how the CMAP region compares to other regions in the country, especially once you compile all the taxes that an average homeowner is concerned with.

8.0 Other Business

There was no other business.

9.0 Public Comment

There was no public comment.

10.0 Next Meeting

The committee was scheduled to meet next on January 21, 2015.

11.0 Adjournment

The meeting adjourned at 11:10 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Steph Oshin', is written over a horizontal line.

Committee Liaison

January 16, 2015