



Joint Economic Development and Land Use Committee Meeting Minutes

Wednesday, December 2, 2015

9:30 a.m.

Cook County Conference Room

233 S. Wacker Drive, Suite 800

Chicago, Illinois

Economic Development Committee members present: Pat Carey, chair (Cook County), Peter Creticos (Institute for Work and the Economy), Katie Fitzpatrick (Chicagoland Chamber of Commerce), Emily Harris (Harris Strategies), Jason Keller (Federal Reserve Bank of Chicago), Gretchen Kosarko (RW Ventures), Judith Kossy (Policy Planning Partners), Kelly O'Brien (Alliance for Regional Development), Kurtis Pozsgay (Berwyn Development Corporation), Ed Sitar (ComEd)
By Phone: Lindsay Broughel (World Business Chicago)

Land Use Committee members: Ed Paesel (Chair), Judy Beck, Kristi DeLaurentiis, Lisa DiChiera, Paul Lauricella, Steve Lazzara (for Curt Paddock), Robert McKenna, Arnold Randall, Paul Rickelman, Heather Smith, Todd Vanadilok, Nathaniel Werner, Nancy Williamson, James Wilson (for Susan Campbell), Adrienne Wuellner, Ruth Wuorenma

Others present: Kristen Anderson (Metra), Mike Walczak (NWMC), Dennis Latto

Staff present: Alex Beata, Lindsay Hollander, Kristin Ihnchak, Kara Komp, Jacki Murdock, Liz Oo, Stephen Ostrander, Jason Navota, Elizabeth Schuh, Simone Weil

1.0 Call to Order/Introductions

Economic Development Committee chair Pat Carey called the meeting to order at 9:35am.

2.0 Agenda Changes and Announcements

Alex Beata provided a brief overview of the recently approved federal transportation bill, the Fixing America's Surface Transportation (FAST) Act.

3.0 Approval of Minutes

Ed Paesel entertained a motion to approve the Land Use Committee minutes for the October 21, 2015 meeting. The motion was made and seconded, and with all in favor, the motion carried.

Pat Carey entertained a motion to approve the Economic Development Committee minutes for the October 26, 2015 meeting. The motion was made and seconded, and with all in favor, the motion carried.

4.0 Next Plan: Reinvestment and Infill Strategy Paper

GO TO 2040 broadly sought “to direct investment toward strengthening existing communities and find opportunities to encourage new development and redevelopment in livable communities that are denser and designed for mixed uses.” This project is exploring refinements to that recommendation. Liz Schuh provided an overview of findings thus far, including definition of area types that are important for reinvestment and identification of broad barriers to and strategies to promote reinvestment in the region’s communities.

Committee members discussed potential topics for close analysis. First, tax policy, including property tax classification, remains barrier to reinvestment, especially in the south suburbs. Next, other barriers discussed include issues of accessibility to affordable housing and employment for those living in poverty and persons with disabilities. Committee members asked the extent to which repurposing existing structures would be analyzed. Finally, committee members considered the role of race and related impediments to development. Some analysis, focusing on the Southland, could be helpful for staff to consider in the final analysis.

5.0 Next Plan: Place-Based Approach Alternatives

One goal of the next plan’s development is to provide actionable guidance for implementers via more detailed policy recommendations and greater geographic specificity for some policy areas. “Place-based approaches” are used by many peer MPOs to provide locally appropriate recommendations within the context of their regional plans. Kristin Ihnchak shared two place-based approach alternatives – typologies and layers – how other regions have addressed the issue, and discussed a proposed approach for the next plan.

Committee members discussed the potential utility of analysis between related layers and the advantage of being able to use the new lens to address shared issues among communities. Committee members also discussed the challenges of the regional scale distorting or diminishing local strengths or challenges in communities of varying sizes.

Committee members and staff discussed leveraging advances in mapping software, potentially providing communities with more robust information. Eventually, it may be helpful to develop a tool that a variety of audiences could use. The typology approach may be most useful for municipalities, however, these may also be the most sensitive audiences (reluctant to call out similarities with communities they may not consider peers).

6.0 Next Plan: Tax Policy and Land Use Strategy Paper

Residential, office, retail, and industrial development each have benefits for the region and its communities. However, current statutory framework in Illinois emphasizes disbursements of state tax revenue to municipalities with greater retail sales. It is important to ensure that all communities have the ability to generate revenue that supports the land uses that those communities have identified as important to support their economic, quality of life, and other goals. Lindsay Hollander discussed development of a strategy paper that includes research on how tax structures affect land use and development and outlines case studies from other states on the interaction between tax policies and land use outcomes. Based on this background analysis, policy recommendations or strategies in this area may be developed in FY2017.

Committee members observed the importance of different tax assessments in the region and, most important, differences in how some people and entities of greater means “seem to be able to affect assessments” (through appeals). Staff discussed the potential to better understand property tax burden and income levels.

7.0 Next Plan: Update on Select Snapshots and Strategy Papers

Liz Schuh discussed a memo updating the committees on select snapshot reports and strategy papers that are related to the work of the Economic Development and Land Use Committees.

8.0 Other Business

Both committee Chairs (and several members from each committee) commented that they found the joint meeting to be useful and something to be repeated in the future. No other business was introduced.

9.0 Public Comment

No public comment was provided.

11.0 Next meeting

The committees will meet separately in January 2016.

Land Use Committee – Wednesday, January 20, 2016 from 9:00 to 11:00 am

Economic Development Committee– Monday, January 25,

2016 from 9:30 to 11:30 am

12.0 Adjournment

The meeting was adjourned at 11:00 am.

Respectfully submitted,



Simone Weil