



Land Use Working Committee

Minutes

Wednesday, November 16, 2016

9:00 a.m.

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

EDC Members Present: Jason Keller (Vice-Chair), Peter Creticos, Bryan Gay, Gretchen Kosarko, Judith Kossy, Kurtis Poszgay, Lance Pressl.

EDC Members Absent: Amy Ellingson, Katie Fitzpatrick, Joanna Greene, Reggie Greenwood, John Grueling, Randy Haas, Emily Harris, Michael Jasso, Bret Johnson, Kevin Kramer, Jeff Margolis, Kelly O'Brien, Nick Provenzano, Ayom Siengo, Ed Sitar, Gary Skoog, Christine Sobek (Chair).

LUC Members Present: Mark VanKerkhoff (Vice-Chair), Judy Beck, Thomas Chefalo (For Eric Waggoner), Kristi DeLaurentiis, Lisa DiChiera, Steve Lazzara (for Curt Paddock), Heather Smith, Heather Tabbert, Todd Vanadilok, Nathaniel Werner, Nancy Williamson, Adrienne Wuellner, Ruth Wuorenma.

LUC Members Absent: Drew Awsumb, Susan Campbell, Paul Hoss, Michael Kowski, Robert McKenna, Mark Muenzer, Ed Paesel (Chair), Arnold Randall, Paul Rickelman, Dennis Sandquist.

Staff Present: Stephen Ostrander (committee liaison), Nora Beck, Patrick Day, Lindsay Hollander, Kristin Ihnchak, Maggie Jarr, Kara Komp, Tony Manno, Jared Patton, Elizabeth Schuh, Joe Szabo, Matthew Tyksinski, Simone Weil.

Others Present: Garland Armstrong (Access Living), Heather Armstrong (Access Living), Allison Buchwach (Metra).

1.0 Call to Order

Mark VanKerkhoff called the meeting to order at 9:10 a.m.

2.0 Agenda Changes and Announcements

New EDC member Bryan Gay was introduced. Stephen Ostrander mentioned that LUC Chair could not be in attendance due to needing to be in Springfield for the State Legislature veto session, but that he (Paesel) would chair the next LUC meeting one last time in January (following his retirement from South Suburban Mayors and Managers Association). Stephen

also announced that Heather Tabbert had agreed to serve as LUC Co-Chair with Mark VanKerkhoff following the January meeting.

3.0 Approval of meeting minutes for Economic Development Committee from September 26, 2016 and Land Use from October 19, 2016

A motion to approve the EDC minutes of September 26, 2016, was made by Judith Kossy and seconded by Kurtis Poszgay; all in favor, the motion carried. A motion to approve the LUC minutes of October 19 was made by Nancy Williamson and seconded by Ruth Wuorenma; all in favor, the motion carried.

4.0 ON TO 2050: Bi-monthly Update – Kristin Ihnchak, CMAP

Kristin provided an overview on progress of ON TO 2050 development including snapshots and strategy papers.

5.0 Business Churn Policy Update – Kara Komp, CMAP

CMAP recently published a Policy Update which explores two datasets not previously analyzed by CMAP: the National Establishment Time-Series (NETS) data tracks movement of business establishments to and from the CMAP region, and U.S. Census Bureau Business Dynamic Statistics (BDS) data tracks formations and closures of business establishments in the Chicago MSA. The Policy Update findings underscore the importance of fostering growth from within the region, and echo CMAP's GO TO 2040 plan regarding the importance of implementing regional strategies to invest in our workforce, infrastructure, and innovative capacity. Kara provided an overview.

An EDC member asked whether the analysis included international moves of businesses; Kara responded that it did not. The same EDC member asked if it included the loss or gain of part of a business; Kara responded that it did not—only whole businesses.

A LUC member asked whether the analysis compared the CMAP region to other regions in the country. Kara responded that CMAP looks forward to doing that in future studies, but didn't do so for this analysis.

Another LUC member asked if there was any way to cross-reference business churn with travel trends, related to needs for the movement of goods and workers. Kara responded that they didn't analyze that in this study, but that CMAP's policy division has looked at related issues.

A LUC member asked if the analysis was broken down to the sub-regional level (more granular than the county level). Kara replied that the data goes down to the zip code level but they weren't sufficiently confident of the data at levels smaller than the county level. This LUC member added that she recommended that, in the future, CMAP seek other reliable data sources that also include Indiana. To this an EDC member inquired about looking at NETS data on a granular level.

An EDC member commented that he would be interested in feedback from the Chicago Chamber of Commerce, especially since they did a related study. He then asked about trends with larger firms; Kara replied that they found the trends to be similar to smaller businesses. This same EDC member asked about whether World Business Chicago has given feedback; Kara responded that it had.

Another EDC member asked whether CMAP had tracked employment growth by size of business. Simone Weil replied that CMAP hadn't, as far as she was aware.

An EDC member asked whether CMAP had looked at movements of businesses that later closed/ended. Kara replied that CMAP would only be able to track that if the businesses had come to the CMAP region and closed/ended. Simone added that CMAP took into consideration that some businesses under 5 people moving to places like Florida consisted of business owners retiring to Florida but officially ending their business shortly after the move. This same EDC member asked whether the study looked at businesses that were "shedding" employees; Kara replied that the data didn't support that analysis.

A LUC member asked if the study focused its analysis on counties in Indiana and Wisconsin that are immediately adjacent to the CMAP region. Kara responded that they were not able to do that because CMAP didn't have the corresponding data from those states which would have been necessary.

6.0 Municipal Survey – Patrick Day, CMAP

Every two years, CMAP staff surveys the region's municipalities on their plans, programs, and operations. The 2016 survey closed June, 2016. Responses to the survey will help identify priorities for the types of technical assistance projects provided through the LTA program to support municipalities, inform policy analysis, track implementation of GO TO 2040, and inform the ON TO 2050 plan. Patrick reported on the responses received.

A LUC member mentioned that she recently participated in a comprehensive plan process in her own community, and based on that experience, she thought that perhaps it would be helpful for CMAP to provide background training to consultants in the region, especially so that they can have a better grasp of regional issues and context. Another LUC member added that perhaps it would be good if municipalities established some kind of list of consultants who had gone through such training (and/or who had demonstrated in their previous work a good grasp of such issues).

A LUC member asked if the survey responses suggest that there is municipal interest in having staff beyond planning/community development/zoning staff

trained as well. Patrick responded that some such interest was demonstrated, but mostly planning/community development/zoning.

Another LUC member wondered aloud about effective ways to reach out to small, low-resource communities that haven't shown interest in being involved in the LTA program, trainings, etc. Patrick agreed that this was a challenge, but noted that CMAP, especially through the LTA program, has made a concerted effort to do just that. A EDC member suggested that perhaps there was a way to get smaller, low-resource communities together (in meetings) and ask them what they are all working on, in part to develop a cohort of communities with similar needs and interests.

LUC member Heather Tabbert commented that the data from CMAP's municipal survey had been very helpful to her and others at RTA. She asked whether CMAP could release all of the data to the public. Patrick responded that he would have to check, but noted that CMAP has already released most of the data.

An EDC member asked if CMAP had considered providing development training to planning staff and elected officials. Patrick replied that CMAP wasn't there yet, but also noted that the question related to the issue of municipal capacity (which he addressed in the following agenda item).

Another EDC member encouraged CMAP to consider whether there was some way to incorporate smaller entities, such as neighborhood development organizations, into this survey in the future.

A LUC member noted that APA-Chicago Metro Section provides staff training on many relevant topics, including going over Robert's Rules of Order and pro-bono assistance on economic development.

Another LUC member observed that she thought it was remarkable that the survey revealed a relatively low interest in assistance to develop capital improvement plans, especially given the high level of interest in grant assistance.

A LUC member suggested that considering busy schedules (of municipal staff, elected officials), perhaps CMAP could provide training via on-demand Web seminars, which the intended audience might find more useful.

7.0 ON TO 2050: Community Capacity Scope and Initial Findings – Patrick Day, CMAP

Experience working with communities following the development of GO TO 2040 has highlighted that, while many municipalities in the region wish to be partners in implementing the plan, they lack capacity and face barriers that could be overcome with targeted assistance. In response, staff are exploring

strategies to assist municipalities in the future implementation of ON TO 2050. Patrick provided an overview of the scope of this effort, and presented initial findings on defining and measuring municipal capacity.

A LUC member asked whether CMAP had looked at opportunities for neighboring communities to share staff. Patrick responded that CMAP had done just that, and mentioned that CMAP was currently working with the Metropolitan Planning Council to look at data and best practices on this topic. Another LUC member added that it would be key for CMAP to develop and follow metrics/indicators on such sharing of services.

A LUC member encouraged metrics that would help communities identify and better understand their problems and needs related to matters such as water resources and climate change.

LUC member Heather Tabbert noted that the RTA could offer their help to CMAP in the future if it chooses to conduct focus groups on capacity-related issues.

A LUC member asked about the reason for including home rule as an issue, and wondered whether it was related to the matter of collecting funds. Patrick responded that collecting funds was key, but added that CMAP was also simply looking at which communities choose to be home rule, seeing it as a measure of capacity.

An EDC member suggested that the community analysis should include consideration of vulnerabilities and externalities, and gave the example of one neighboring community paving over an aquifer.

8.0 ON TO 2050: Lands in Transition Strategy Paper – Nora Beck, CMAP

GO TO 2040 focuses on encouraging compact and infill development while also containing several strategies for those areas of the region that are currently in agricultural use and/or contain natural resources. Nora reviewed the findings of a land development and protection analysis and solicited committee feedback on a draft set of strategies that have emerged so far.

A LUC member asked whether areas within the Green Infrastructure Vision (GIV) included MWRD lands. Nora replied that she doubted that GIV would include MWRD lands, given that GIV requires restrictions on land (and she doubted that MWRD lands would have this).

Another LUC member noted that it was important to include park land in analysis.

9.0 Schedule for 2017 Economic Development Committee

Simone announced that the EDC would meet next on January 23, 2017, and that for the upcoming year, the committee would continue to not offer a dial-in option, in order to encourage committee members to attend meetings in-person.

10.0 Other Business

No other business was introduced.

11.0 Public Comment

In regard to the CMAP Municipal Survey and CMAP capacity study, Garland Armstrong from Access Living commented that the disability community felt that it was being isolated, and wanted to instead be consulted. Patrick responded that CMAP would be sure to look into following up on the request.

12.0 Next Meeting

The Economic Development Committee was scheduled to next meet on January 23, 2017. The Land Use Committee was scheduled to next meet on January 18, 2017.

13.0 Adjournment

The meeting adjourned at 11:04 a.m.

Respectfully submitted,



Simone Weil, EDC Committee Liaison



Stephen Ostrander, LUC Committee Liaison
December 8, 2016