



Land Use Working Committee

Minutes

Wednesday, March 16, 2016

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), Thomas Chefalo (for Eric Waggoner), Lisa DiChiera, Paul Lauricella, Mark Muenzer, Arnold Randall, Heather Tabbert, Nancy Williamson, Adrienne Wuellner.

Members Absent: Judy Beck, Susan Campbell, Kristi DeLaurentiis, Michael Kowski, Robert McKenna, Curt Paddock, Paul Rickelman, Dennis Sandquist, Todd Vanadilok, Nathaniel Werner, Ruth Wuorenma.

Staff Present: Stephen Ostrander (committee liaison), John Carlisle, Brian Daly, Lindsay Hollander, Kristin Ihnchak, Elizabeth Irvin, Kara Komp, Tom Kotarac, Jacki Murdock, Elizabeth Oo, Melissa Porter, Joe Szabo, Andres Torres, Louise Yeung.

Others Present: Elaine Bottomley (WCGL), Allison Buchwach (Metra).

1.0 Call to Order

Ed Paesel called the meeting to order at 9:10 a.m.

2.0 Agenda Changes and Announcements

There were no agenda changes or announcements.

3.0 Approval of the Meeting Notes – February 17, 2016

A motion to approve the minutes of February 17, 2016, was made by Paul Lauricella and seconded by Heather Tabbert. All in favor, the motion carried.

4.0 ON TO 2050: Green infrastructure co-benefits – Louise Yeung, CMAP

CMAP has developed a draft strategy paper that provides a policy framework for addressing green infrastructure in the next regional plan. CMAP aims to strengthen the connection of green infrastructure policies across scales of planning, from regional to community to site levels. Louise presented the proposed the draft strategy paper and requests committee feedback.

Heather Tabbert mentioned that the RTA is in the process of studying street

flooding and how it effects bus travel (and routes), impacting operations and ridership.

Another member was glad that this was a focus (and not just included as it related to other topic areas, such as land use).

A member asked about the protected ecological core, saying that an important question is how we identify the most important core ecological areas. She also noted that it's important to connect to the right folks (e.g. Forest Preserve). Louise agreed, and responded that CMAP realizes that it needs to rely on experts (such as the Forest Preserve). This member also mentioned that she had looked at the new natural resource inventory and wondered whether the Ducks Unlimited data was the most complete. Louise responded that it was, but welcomed additional recommendations for helpful data.

Another member observed that he had noticed that people who oppose increased (housing) density will sometimes use opposition to increased impervious surfaces (as their argument) to stop development that may be needed. With this in mind, it is important to acknowledge and explain that there are some tradeoffs. Louise responded that ON TO 2050 is taking an approach that acknowledges this, and makes sure that green infrastructure doesn't preclude needed development.

A member suggested that perhaps it would be helpful to "flip" the notion of impervious surfaces to more of a positive (e.g. "increasing parkland, green spaces").

Another member noted that Otto Engineering in the Village of Carpentersville provides open space on its property.

A member observed that many golf courses are not doing well and may be sold. While some might be appropriate for development, others might be appropriate to be transformed into new parks. He suggested that CMAP should look into this.

5.0 ON TO 2050: Inclusive growth: vulnerable geographies – Jacki Murdock, CMAP

At the Committee's January meeting, staff described the inclusive growth strategy paper and outlined a component of that work that identifies the geography of vulnerability in the region. CMAP staff has explored various methodologies to identify vulnerable populations and created several scenarios that explore how vulnerability would be measured using different thresholds. Jacki provided an overview of the analysis and the resulting scenarios, as well as preview alternative "vulnerable populations" terminology.

A member asked what data source designates limited English speaking ability as being correlated with vulnerable populations, and suggested that CMAP might want to incorporate other factors. Jacki responded that the Census uses this category, and other metropolitan areas in the United States also use this as a measure, and added that CMAP is incorporating other factors for other analysis work for ON TO 2050.

Another member asked whether CMAP had looked at the impact of property tax rates, because some challenged communities have relatively high rates. He added that another common problem is commercial red lining, where stable, middle-class communities with majority minority populations are passed over despite possessing necessary spending power as a community. This member suggested that a more positive term (instead of “vulnerable populations”) would be “opportunity areas”; he thought this would be better because there is a need to effectively communicate to the rest of the region (especially wealthier areas) why they should care about the improvement of these areas.

A member suggested that some of these populations might not see themselves as “vulnerable” (e.g. Round Lake area). There’s a need to tie into what’s unique about these areas (e.g. “ports of entry” areas vs. areas where people are stuck).

Jacki presented other terms and phrasing under consideration. There was not much enthusiasm for many of the terms, but there was some support “creating inclusive communities.”

6.0 ON TO 2050: Tax policies and land use trends: initial findings – Lindsay Hollander, CMAP

At December’s meeting, CMAP staff introduced a strategy paper that will further examine the connection between tax policy and land use. Lindsay presented initial findings and case studies for this research, focusing on how communities provide municipal services and infrastructure to a wide array of land uses.

One member asked whether county-level data could be added to the first slide, which provided municipal level data. (Lindsay responded it could.) This member noted revenue from transportation impact fees (Kane and DuPage Counties are currently the only counties that take advantage of it); he said that some would be interested in an analysis of what would happen if all counties in the region did so.

A member observed that data presented on a slide on revenue and infrastructure costs related to senior housing development was discouraging. Elizabeth Schuh explained that the high cost of emergency calls was a key factor.

Another member mentioned that he used to work in Ohio, where “competition between municipalities is a blood sport.”

7.0 ON TO 2050: Reinvestment and infill barriers and strategies – Elizabeth Schuh, CMAP

CMAP staff are developing a strategy paper to refine GO TO 2040’s broad recommendation for reinvestment in existing communities. Liz presented on site-specific strategies to promote reinvestment as well as proposed regional strategies to promote reinvestment. This follows October and December presentations to Land Use Committee on the project’s scope and types of areas that might be important for reinvestment.

A member stated that it was worth keeping in mind that in many cases fire departments are municipal, leading to authority over municipal codes, but in many areas fire districts will require more than what is provided by the International Building Code.

Another member suggested that it would help for CMAP to look at stormwater infiltration in brownfields and provide GIS layers to local communities and organizations.

Ed Paesel noted the importance of high property taxes, as well as back taxes on certain properties (which developers won’t touch). This is one reason SSMMA has supported development of a land bank. Liz responded that the Cook County land bank is on the resource group for this topic.

Thomas Chefalo mentioned that Lake County is developing a project manager process for development projects, with the intention of bringing all relevant departments together to help work with developers up front. Ed Paesel added that SSMMA is trying to convene SWAT teams (which includes State agencies such as DCEO) together in one room on behalf of municipalities.

8.0 Other Business

Ed introduced CMAP’s new Chief of Staff Melissa Porter to the committee.

Louise Yeung announced the call for applications for CMAP’s Future Leaders in Planning (FLIP) program.

Ed Paesel encouraged committee members to begin submitting ideas for the committee’s annual field trip, remembering that last year Will County’s intermodal center was mentioned as a possibility. One member suggested considering the Method plant in Pullman. Another suggested the Calumet River boat cruise (offered through the Millennium Reserve initiative on May 26, 4-7pm). Another member thought a good idea might be the RiverEdge Park in Aurora.

9.0 Public Comment

There was no public comment.

10.0 Next Meeting

The committee was scheduled to next meet on April 14, 2016, in a joint meeting with CMAP's Environment and Natural Resources Committee.

11.0 Adjournment

The meeting adjourned at 11:00 a.m.

Respectfully submitted,



Committee Liaison
April 8, 2016

DRAFT