



## Land Use Working Committee

### Minutes

Wednesday, June 15, 2016

9:00 a.m.

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

**Members Present:** Mark VanKerkhoff (Vice-Chair), Thomas Chefalo (for Eric Waggoner), Lisa DiChiera, Paul Lauricella, Arnold Randall, Paul Rickelman, Heather Tabbert, Nathaniel Werner, Nancy Williamson, Adrienne Wuellner, Ruth Wuorenma.

**Members Absent:** Judy Beck, Susan Campbell, Kristi DeLaurentiis, Michael Kowski, Robert McKenna, Mark Muenzer, Curt Paddock, Ed Paesel (Chair), Dennis Sandquist, Heather Smith, Todd Vanadilok.

**Staff Present:** Stephen Ostrander (committee liaison), Anthony Cefali, Lindsay Hollander, Kristin Ihnchak, Elizabeth Irwin, Kara Komp, Tom Kotarac, Taylor LaFave, Kyle McGinnis, Jason Navota, William Monson, Jacki Murdock, Jason Navota, Elizabeth Oo, Joe Szabo, Alvaro Villagran, Simone Weil, Evelyn Zwiebach.

**Others Present:** Elaine Bottomley (WCGL), Allison Buchwach (Metra), Chris Szmurlo (RTA), Parker Wilson (DuPage County).

#### 1.0 Call to Order

Mark VanKerkhoff called the meeting to order at 9:07 a.m.

#### 2.0 Agenda Changes and Announcements

There were no agenda changes or announcements.

#### 3.0 Approval of the Meeting Notes – May 18, 2016

A motion to approve the minutes of May 18, 2016, was made by Than Werner and seconded by Paul Lauricella. All in favor, the motion carried.

#### 4.0 ON TO 2050: Draft regional priorities report – Kristin Ihnchak, CMAP

CMAP has been gathering public feedback on regional challenges and opportunities as well as priority topics that should be addressed by the ON TO 2050 plan. To summarize that feedback and give insight on preliminary plan directions, CMAP staff have created a [Regional Priorities Report draft](#). Kristin presented the initial priorities identified by the report and solicited committee

feedback.

Mark VanKerkhoff noted that in reference to the inclusive growth section, Cook County has been working on this issue in combination with assessment of health. He offered to supply contact.

A committee member asked about the slide covering TOD/living near transit, wondering whether it was based on feedback or data research. Kristin answered that it was mainly from existing conditions research.

Another committee commented that she was surprised to see that water supply wasn't included (there appeared to be not strategy). Kristin responded that CMAP included it within discussion of conservation measures, but she thought that perhaps CMAP needed to clarify it.

**5.0 ON TO 2050: Introduction to alternative futures scenario planning** – Elizabeth Oo, CMAP

Scenario planning is a tool to help stakeholders determine preferred planning approaches, understand trends for the region, and assess different land use, economic, and transportation policies. Liz summarized the vision-driven scenario planning approach conducted for GO TO 2040, presented the proposed alternative futures approach for ON TO 2050, and outlined a schedule for scenario planning work in the next fiscal year (please see related memo [here](#)).

A committee member commented that it's important to supplement approach with one-on-one conversations with experts and leaders in order to really dig deeper into these subjects.

Another member observed that it seemed that the region is getting a reputation as being the most segregated, and so it seems that the issue of segregation should be part of the alternative futures analysis.

A committee member asked how the alternative future analysis would be presented in ON TO 2050. Kristin Ihnchak responded that this hasn't been decided yet, but CMAP expects it will be embedded in the final strategies of the plan. However, before that there will be an interim report deliverable that will be presented to the Board and MPO Policy Committee for approval.

**6.0 ON TO 2050: Policy update on sales tax rebates** – Lindsay Hollander, CMAP

As a follow up to [previous analysis](#) on sales tax rebates, CMAP staff analyzed the updated sales tax rebate database and examined the location of developments receiving sales tax rebates relative to municipal boundaries and other jurisdictions' roadways. Lindsay provided an overview of the [new policy update](#).

A committee member asked whether, at the end of this work, if there would be a recommendation (in terms of a multi-jurisdictional impact project). Lindsay answered that there was no plan to do this yet, but she was glad to hear that there was interest.

Another committee member noted that it seemed (based on the presentation) that the rebates discussed are causing sprawl (which doesn't seem like a good policy). Lindsay responded by noting that one of the maps in her presentation indicated that some rebates support infill.

A committee member had a comment about utilities that municipalities must pay for (in support of businesses that receive rebates).

Another committee member noted that it would be interesting to see the relationship between road impact fees and rebates.

A committee member asked whether CMAP would be looking at the estimated cost of these policies. Lindsay responded that CMAP has looked at that question in the past, but perhaps they could provide an update.

Another committee member asked which *counties* offer these kinds of rebates. Lindsay answered that only Lake County came to mind—but Thomas Chevalo (Lake County) countered that he didn't think that was correct. This same member also noted the regional initiative led by Cook County Board President Toni Preckwinkle, remembering that it looked at initiatives in the Denver region (which might be worthwhile for CMAP to look at).

**7.0 ON TO 2050: Infill and TOD snapshot update** – Evelyn Zwiebach, CMAP

As part of next plan development, CMAP is preparing an Infill and TOD Snapshot, which will provide an overview of existing conditions and trends since 2000 in infill and transit-oriented development in the region. Evy presented findings, including an evaluation of progress towards development targets established in the 2014 update of GO TO 2040, and an examination of additional indicators of infill (such as changes in population, households, density, and housing units) throughout the region, as well as in transit-served areas.

A committee member asked if teardowns counted as infill. Evy responded that the data had some limitations (in indicating this kind of information), but CMAP's density analysis approach does capture whether, for example, a two-flat was converted into a single-family residence.

Another committee member asked whether the analysis of stations included ridership. Evy responded that it did not.

A committee member asked whether Pace bus routes were included in the

analysis. Evy responded that the analysis included an approach that essentially should have served as a proxy, but she also noted that the presentation should have specified that.

Another committee member asked whether CMAP was looking at the potential for better connecting existing transit. Evy responded that, while that was important, it wasn't included in the analysis.

A committee member said that she wondered about the methodology in terms of analyzing TOD areas, and had a comment about the importance of considering future potential. Evy responded that CMAP's analysis of transit supportive density addressed this.

Another committee member suggested that case studies would be helpful to help guide municipalities. He also asked about whether there was any way to measure "the Uber effect." Liz Schuh responded that CMAP was aware of the importance of this, and could report that so far CMAP is working with data provided by (Uber-competitor) Lyft.

#### **8.0 ON TO 2050: Climate resilience draft strategy paper – Kristin Ihnchak, CMAP**

The region is experiencing more frequent flooding and periods of extreme heat and drought from climate change. Through a resource group, CMAP has been exploring strategies to build regional resilience to anticipated climate change impacts. At the April Land Use Committee meeting, CMAP staff presented draft strategies for climate resilience. Kristin provided an update on the [draft strategy paper](#) and [figures](#), and requested the committee's feedback.

A committee member said that she hoped that the paper would include the role of economic benefits of addressing resilience issues.

Heather Tabbert (RTA) said she would forward some clarifications on the RTA study that was referenced in the presentation.

A committee member noted the importance of explaining that "100 year flooding" doesn't really mean a flood that happens once every 100 years. He also noted that—in terms of preserving species/considering invasive species—it might be important to consider migration of species caused by climate change.

Another committee member observed that the key is how much instability is in an area, as well as connectivity, and noted that there are many studies on this.

Arnold Randall (Cook County) noted that in Cook County, the key is the large—and growing—population of residents.

#### **9.0 Other Business**

Stephen Ostrander announced that he would be posting an online survey for committee members to indicate their preference for this year's committee field trip (and that committee

members should watch for an email linking them to the survey).

**10.0 Public Comment**

There was no public comment.

**11.0 Next Meeting**

The committee was scheduled to next meet on July 20, 2016 (but this meeting was later cancelled).

**12.0 Adjournment**

The meeting adjourned at 11:00 a.m.

Respectfully submitted,



Committee Liaison  
September 15, 2016

DRAFT