



Chicago Metropolitan Agency for Planning

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Planning Committee

Minutes

Wednesday, April 12, 2017--8:00 a.m.

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

Members Present:

Elliott Hartstein (CMAP Board – Lake County), Frank Beal (CMAP Board - City of Chicago), Al Larson (CMAP Board - Northwest Cook), Rick Reinbold (CMAP Board - South Cook County), Allison Milld Clements (Housing Committee), Jack Darin (Environment & Natural Resources Committee), Jason Keller (Economic Development Committee), Mark VanKerkhoff (Land Use Committee), Rocco Zucchero (Transportation Committee)

Members Absent:

Franco Coladipietro (CMAP Board-DuPage County), Janel Forde (CMAP Board – City of Chicago), Leann Redden (CMAP Board – RTA), Michael Davidson (Human and Community Development Committee)

Staff Present:

Kristin Ihnchak (PCC staff liaison), Liz Schuh (PCC staff liaison), Alex Beata, Anthony Cefali, Bob Dean, Elizabeth Scott, Gordon Smith, Jane Grover, Jason Navota, Lindsay Hollander, Liz Oo, Melissa Porter, Nora Beck, Simone Weil, and Tony Manno

Others Present:

Allison Buchwach-Metra, Ryan Franklin-Village of Schaumburg, and Tom Kelso-IDOT

1.0 Call to Order

Elliott Hartstein, Chair, called the meeting to order at 8:02 a.m., and members introduced themselves.

2.0 Agenda Changes and Announcements

There were no agenda changes or announcements.

3.0 Approval of Minutes - February 8, 2017

The meeting minutes were approved by the Committee.

4.0 ON TO 2050: Alternative Futures Engagement

Jane Grover provided an overview of public engagement related to alternative futures, including interactive kiosks, in-person workshops, online MetroQuest surveys, and forums. She also briefly reviewed each of the five futures and an example of a public workshop question for each. Finally, she requested ideas for workshop or kiosk locations.

5.0 ON TO 2050: Alternative Futures, Constrained Resources

Alex Beata provided an overview of the constrained resources alternative future, which explores what would happen to our region if federal and state revenues continued to remain stagnant. In such a future, local governments would need to depend more on their own sources of revenue and lower capacity communities with fewer resources might experience disproportionately negative impacts. Strategies that could be particularly important in this future range from prioritizing efficient use of existing infrastructure and making strategic development decisions to creating specific solutions for disinvested areas to reforming tax policy and advocating for additional state and federal revenues.

6.0 Inclusive ON TO 2050: Reinvestment and Infill, Lands in Transition, and Tax Policy and Land Use Trends Strategy Synthesis

Nora Beck and Liz Oo presented on the major findings and recommendations from the three strategy papers and defined the applicability of each - the reinvestment and infill strategy paper relates to already developed areas of the region, lands in transition relates to land on the fringe, and the tax policy recommendations are applicable to all contexts. The findings included that our current tax structure incentivizes retail development over other land uses, long-term fiscal impacts of development are not always considered in development decisions, and there has been substantial development and loss of natural resources at the fringe of the region. Potential strategies include modifying state and local tax policies to support all land uses; ensuring that development is market feasible as well as fiscally sustainable over the long term; targeting funding toward critical reinvestment areas and disinvested communities; identifying and protecting agricultural and natural lands in plans and ordinances; and encouraging compact and conservation designs when development occurs in greenfield locations.

President Rick Reinbold asked how CMAP plans to communicate these recommendations to municipalities, and Beck responded that the primary means of doing so would be through the Local Technical Assistance program. Kristin Ihnchak added that the main goal of the place-based layers project is to reach non-LTA communities with locally relevant recommendations. Rocco Zucchero noted that utility infrastructure (such as power, gas, and water) also has to be part of the conversation and that layers could assist with that as well. Chairman Hartstein noted that built-out communities may face particular challenges in retrofitting their land use and development patterns. Tony Manno replied that the reinvestment and infill strategy paper includes recommendations for regulatory updates, which have been vetted with the development community. Mark VanKerkhoff identified that many municipalities believe that any development is good development and suggested that the team look at

how other MPOs have messaged the importance of making wise development decisions. He also noted that use of layers would helpful to direct attention and careful planning toward sensitive areas.

Chairman Hartstein asked whether we have examples of changing the tax structure that have resulted in better fiscal outcomes. Lindsay Hollander noted that Ohio allows local income taxes but the result is that office uses, rather than retail, are incentivized. The real solution would be expanding the tax base. The Chairman responded that expanding the base is difficult and education will be necessary to achieve that. VanKerkhoff complimented the lands in transition analysis and asked whether the 40 percent composition of residential uses is typical, and Beck replied that we have not yet done the research to determine that. Jason Keller asked whether transitioning and gentrifying neighborhoods (particularly in urban locations) were covered by the strategy papers, and if case studies or other examples could be provided. Liz Oo said that the reinvestment and infill and housing choice papers cover those areas and the papers at this point just recommend that future analysis be undertaken to understand potential solutions more comprehensively.

7.0 Other Business

None.

8.0 Public Comment

There were no comments from the public.

9.0 Next Meeting –

The Committee meets next on June 14, 2017.

10.0 Adjournment

At 9:13 a.m., the meeting adjourned.

Respectfully submitted,

Kristin Ihnchak and Liz Schuh (Committee liaisons)

Approved as presented, by unanimous vote, June 14, 2017