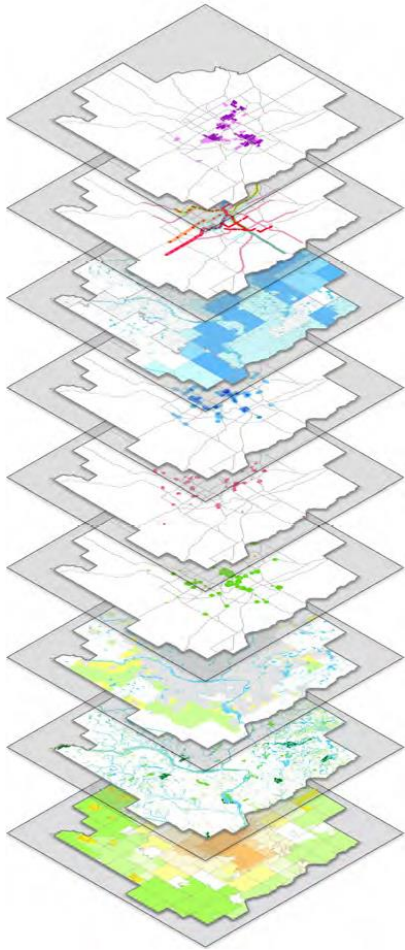


Place-Based Planning Strategies: Locally Identified Mixed-Use Areas

Land Use Committee
February 15, 2017

Overview



- **Pilot layers:**

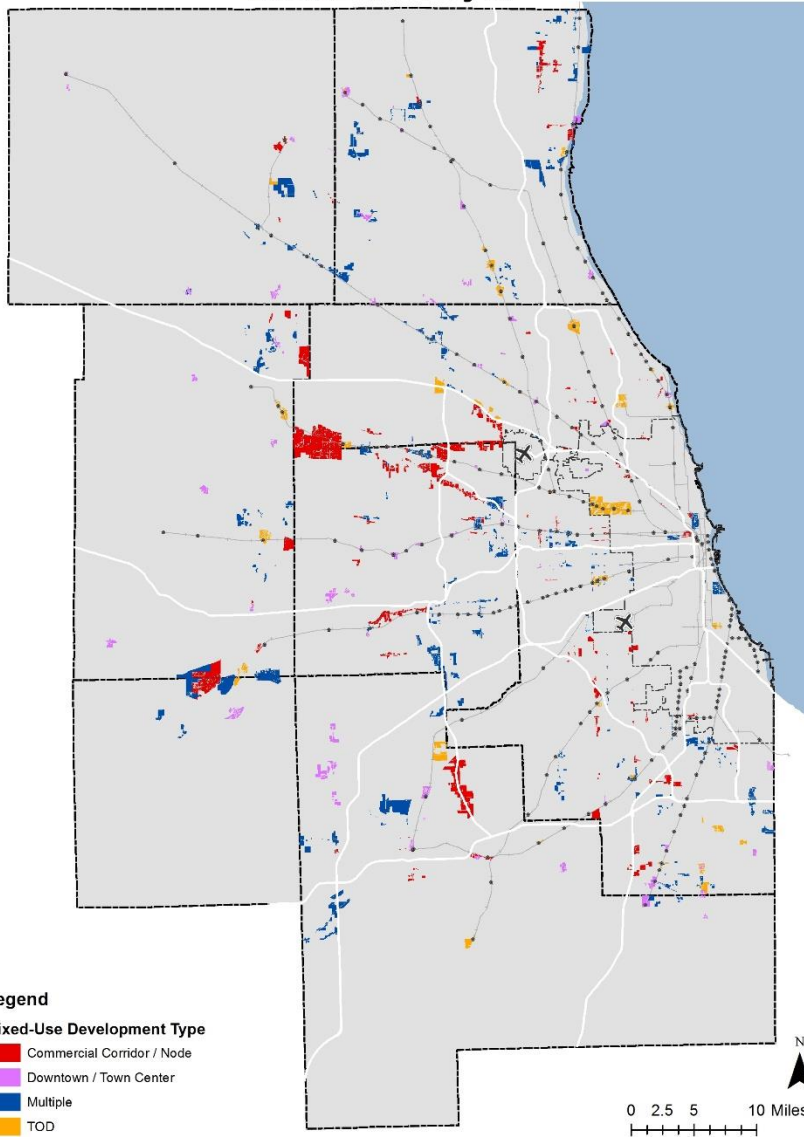
- Layers developed through concurrent ON TO 2050 work, e.g., Infill Supportiveness layer
- Conservation Areas
- Locally Identified Mixed-Use Areas (LIMAs)

LIMA Identification Criteria

- Found in a local plan adopted within last 10 years
- Specific, defined sub-areas that are a local priority for mixed-use development or reinvestment
- Recommendations call for one or more of the following mixed-use development types:
 - Commercial Corridors / Nodes
 - Downtowns / Town Centers
 - TODs

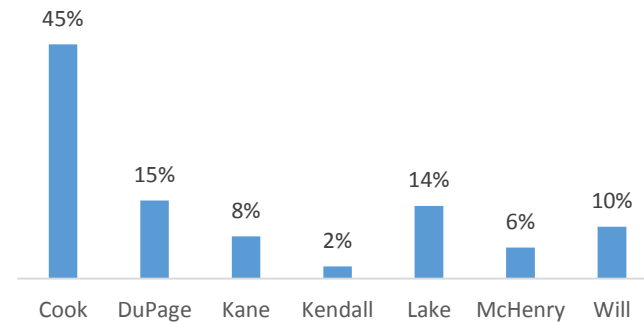
Draft LIMA Layer

Draft LIMA Layer



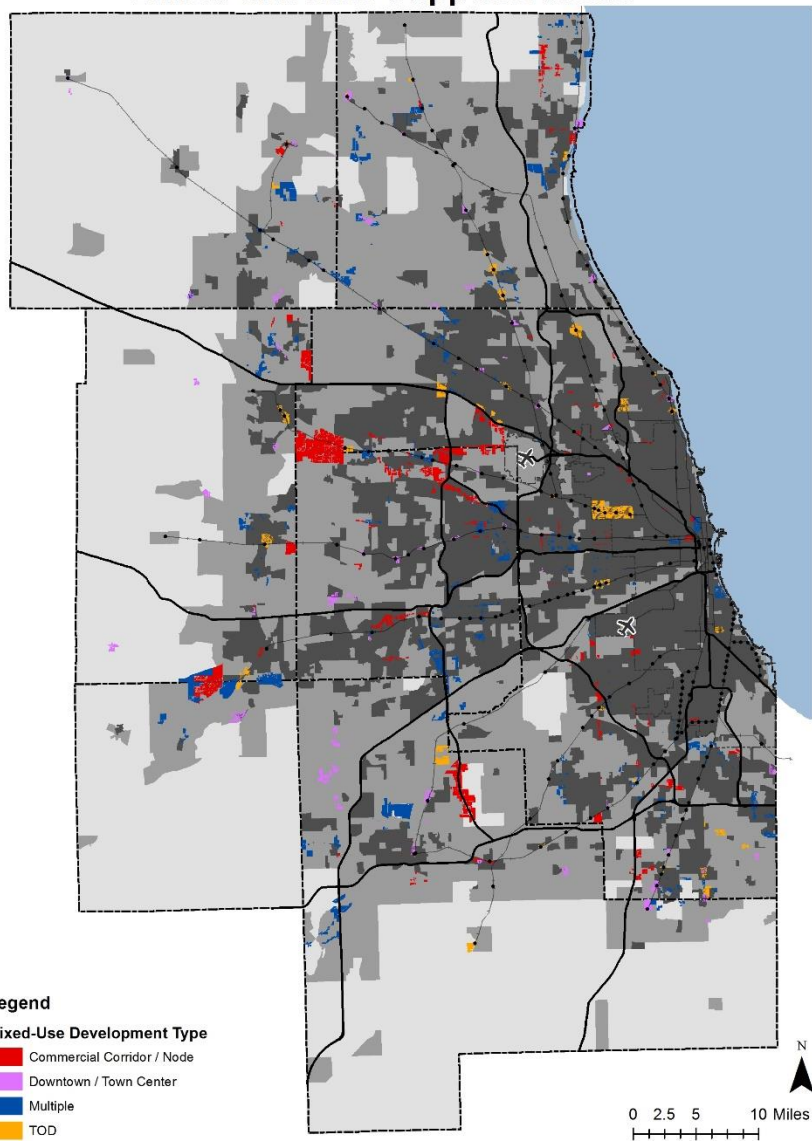
- Total of 242 LIMAs identified in 150 municipalities
- Relatively even mix of development types
- Distributed throughout the region, with a majority in Cook County

LIMAs by County



Potential Applications

LIMAs and Infill Supportiveness



- Inform socioeconomic forecast of population and employment, in tandem with infill supportiveness layer
- Help shape ON TO 2050 plan recommendations
- May be incorporated into evaluation of LTA project applications

Next Steps

- Further develop layer through closer review of LIMA plan recommendations and existing conditions
 - Assess proposed LIMA's existing land use and infrastructure, adjacent development patterns, transit access, etc.
- Conduct municipal outreach in spring and summer of 2017
- Create web-based LIMA case studies to showcase successful planning and reinvestment efforts in the region and help guide local municipalities undertaking similar work.

Discussion Questions

- What other factors should CMAP take into account when further evaluating proposed LIMAs?
- Will a case study approach be helpful to local partners?
- How else can CMAP use the LIMA layer to provide guidance to local partners?