



Land Use Working Committee

Minutes

Wednesday, January 18, 2017
9:00 a.m.

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

- LUC Members Present:** Ed Paesel (Chair), Mark VanKerkhoff (Vice-Chair), Judy Beck, Lynn Boerman (for Nancy Williamson), Thomas Chefalo (For Eric Waggoner), Kristi DeLaurentiis, Michael Kowski, Arnold Randall, Paul Rickelman, Heather Smith, Heather Tabbert, Nathaniel Werner, Adrienne Wuellner, Ruth Wuorenma.
- LUC Members Absent:** Drew Awsumb, Susan Campbell, Lisa DiChiera, Paul Hoss, Robert McKenna, Mark Muenzer, Curt Paddock, Dennis Sandquist, Todd Vanadilok.
- Staff Present:** Stephen Ostrander (committee liaison), Nora Beck, Brian Daly, Bob Dean, Kristin Ihnchak, Elizabeth Irvin, Tony Manno, Jason Navota, Brandon Nolin, Elizabeth Oo, Evelyn Zwiebach.
- Others Present:** Allison Buchwach (Metra), Tasha Baker (Village of Robbins), Eric Cockerill (Donohue), Joe Kratzer (MWRD), Catherine O'Connor (MWRD), Scott Presslak (Metra), Robert Rock (Living Habitats), Dawveed Scully (SOM), Bill Sheriff (MWRD), David St. Pierre (MWRD).

1.0 Call to Order

Ed Paesel called the meeting to order at 9:01 a.m.

2.0 Agenda Changes and Announcements

Stephen Ostrander observed that the day's meeting was Ed Paesel's last as Committee Chair, due to his recent retirement as Executive Director of the South Suburban Mayors and Managers Association. Stephen and others offered words of appreciation to Ed for his many years of service to the Land Use Committee, CMAP, NIPC, and the region.

Once asked, Ed said a few words about his retirement plans. He also thanked the committee, and encouraged the continuation of the committee's tradition of holding a "field trip" each year (he also asked to be invited to the committee's next field trip later in 2017).

3.0 Approval of meeting minutes of November 16, 2016

A motion to approve the minutes of November 16 was made by Adrienne Wuellner 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 ON TO 2050: Alternative Futures – Elizabeth Irvin, CMAP

The next step in the development of the ON TO 2050 Alternative Futures process is the development of a memo for each of the five futures selected for further analysis. Each memo will provide more detail on the key trends driving this future, the most important impacts of these trends on the region, and the strategies that can help the region respond to these impacts. The first memo in this series will focus on a future where the region experiences intensified climate impacts. Staff also presented an overview of a future with increased preference for mixed-use, walkable neighborhoods.

A committee member asked if by “pricing” in her presentation, Elizabeth meant taxes, price increases, etc. Elizabeth responded that it includes a wide range of things, including full cost pricing of water, carbon trading, etc.

Another member asked if “critical assets” in presentation included things related to emergency preparedness. Elizabeth responded that this was not included in the current memorandum, but will be in upcoming analysis.

A member asked Elizabeth to explain what was meant by multiple mobility options. Elizabeth responded that it meant making sure that there was more than one mobility option.

Another member observed that if industrial/manufacturing uses are on located on the periphery, outside of developed areas, and there is a decline greenfield development, there will be a mismatch (for example, for workers who want to live near these employment areas). Elizabeth responded that in the coming months CMAP will be addressing how this can be addressed. A member added that he wondered whether new Amazon fulfillment facilities will be built in such a periphery.

A member suggested that it might be important to consider the impact of anticipated automation of jobs.

Another member suggested that more discussion might be needed on the subject of online retailers replacing brick and mortar stores.

A member observed that the introduction of smaller-sized housing units is likely to increase availability, even though the per sq ft price is increasing.

Another member made a comment about the suburbanization of poverty.

In reference to discussion about the role of aging, a member commented about the importance of “tiny houses,” especially their potential to serve the needs of empty nesters.

Another member commented on the importance of considering the role of stormwater management in considering disproportionately impacted communities.

A member asked about the timing of the release of the planned survey. Elizabeth responded that they want to first finalize their current work before developing the public survey.

Another member referenced the recent CMAP white paper on municipal capacity (presented at Land Use Committee in November), and observed that some communities cannot even provide basic services, and that while the political obstacles are considerable, it could be helpful to provide guidance to communities that should ultimately be annexed by neighboring communities that have sufficient resources. In response, Bob Dean said that it was unlikely that CMAP would make municipal consolidation a priority, but the agency would be open to helping any communities that approached CMAP for help.

A member commented on the problem of declining schools (and the importance of finding effective strategies to prevent or reverse decline).

Another member suggested that for municipal services, it’s better to hire the right, experienced experts to advise two or more communities than hire a full-time position for one community (often filled by someone with less experience and expertise).

6.0 Local Technical Assistance (LTA) Program – Bob Dean, CMAP

Bob Dean updated the committee on the upcoming call for new Local Technical Assistance (LTA) projects, and will also report on implementation of completed projects and encourage committee discussion of this issue. [This memo](#) contains additional background and discussion questions asked of committee members.

One member asked whether there would be a local match. Bob answered that there is a local match, instituted in 2015, on a sliding scale of 5% to 20%.

Another member asked whether LTA implementation follow-up sometimes includes assistance with locating funding. Bob confirmed it does.

A member said that implementation work would be a great opportunity to get

college or graduate school interns and educational institutions involved.

Another member observed that many communities need guidance at the beginning to help identify the right project, including helpful partnerships. Bob responded that the LTA program's "planning priorities reports" are designed to do just that.

A member recommended that CMAP keep the councils of government in mind for assisting with implementation.

Another member observed that consultants can be great for specific projects, but building municipal capacity is key.

A member commented that CMAP's commitment to equity is important, but underscored that smart strategies are essential.

7.0 Guest Presentation: A Green Infrastructure Vision Plan for Robbins, Illinois
– David St. Pierre, Executive Director, Metropolitan Water Reclamation District (MWRD)

For the first time in its history, MWRD has hired a master planning team to create a vision plan for a community (Robbins) that will use green infrastructure to not only remove severe flooding problems but also create a significant amenity of natural beauty (Robbins Park and wetlands). The Executive Director of MWRD discussed the groundbreaking project that involves land development of scale and capacity-enhancing partnerships (his presentation is [here](#)).

Committee member Arnold Randall thanked David St. Pierre, said that he was especially impressed with the project's focus on leveraging investments, and offered the Forest Preserve District of Cook County's help.

Another member hoped that the Army Corps of Engineers would be at the planned afternoon meeting to discuss the project, because they are doing exciting work. In response, Dave talked how it was very helpful to bring in architects (such as those from SOM) to look at the problem creatively and create "design packages" that can be handed to implementers.

A member asked if the project, once implemented, will take areas out of the floodplain. Dave answered that it would. Another member then asked if they would be able to do so without removing any residents, to which Dave answered yes.

Committee member Ruth Wuorenma, who helped with the project, commented on the importance of partnerships, where the local community is respected. She also noted that it was important that MWRD was able to do essential predevelopment work.

Another member asked Dave if MWRD is planning to take this approach and apply it to the needs of comparable communities. Dave responded that they expect many communities could benefit from a similar approach, and expects to see a line forming in the near future. He also noted that their recent work in Hillside is similar, although somewhat different.

In response to a member's question, Dave mentioned that he sees this as a good infill strategy, relevant to CMAP's ON TO 2050 regional plan.

8.0 ON TO 2050: Pilot Layers – Evy Zwiebach and Brian Daly, CMAP

Using data layers and mapping, alongside pertinent local recommendations, will be a key method for translating ON TO 2050's regional policies to the local level. CMAP is developing two "pilot layers" – locally identified reinvestment areas and conservation areas – to help guide development of the layers concept. Staff reviewed progress made on these products and asked for the Committee's feedback on the overall approach.

There was not time for questions. Ed Paesel briefly commented that in the south suburbs, SSMMA identified four enterprise zones—the research for which could be helpful for the layers analysis.

9.0 Other Business

Ed said his final farewell to the committee, and reminded members that starting in February, Heather Tabbert and Mark VanKerkhoff would serve as the committee's Co-Chairs.

10.0 Public Comment

There was no public comment.

11.0 Next Meeting

The Land Use Committee was scheduled to next meet on February 15, 2017.

12.0 Adjournment

The meeting adjourned at 11:00 a.m.

Respectfully submitted,



Stephen Ostrander, LUC Committee Liaison
February 10, 2017