



## Land Use Working Committee

### Minutes

Wednesday, February 15, 2017  
9:00 a.m.

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

- LUC Members Present:** Heather Tabbert (Co-Chair), Judy Beck, Thomas Chefalo (For Eric Waggoner), Kristi DeLaurentiis, Lisa DiChiera, Paul Hoss, Michael Kowski, Mark Muenzer, Curt Paddock, Paul Rickelman, Todd Vanadilok, Adrienne Wuellner, Ruth Wuorenma.
- LUC Members Absent:** Drew Awsumb, Susan Campbell, Robert McKenna, Arnold Randall, Dennis Sandquist, Heather Smith, Mark VanKerkhoff (Co-Chair), Nathaniel Werner, Nancy Williamson.
- Staff Present:** Stephen Ostrander (committee liaison), Lindsay Bayley, Nora Beck, Noah Boggess, Austin Edwards, Kristin Ihnchak, Maggie Jarr, Jason Navota, Brandon Nolin, Elizabeth Oo, Jared Patton, Aseal Tineh, Evelyn Zwiebach.
- Others Present:** Jennifer Becker (Kane County DOT), Allison Buchwach (Metra).

#### 1.0 Call to Order

Heather Tabbert called the meeting to order at 9:05 a.m.

#### 2.0 Agenda Changes and Announcements

There were no agenda changes or announcements.

#### 3.0 Approval of meeting minutes of January 18, 2017

A motion to approve the minutes of January 18 was made by Paul Rickelman and seconded by Kristi DeLaurentiis; all in favor, the motion carried.

#### 4.0 ON TO 2050: Non-motorized Transportation Snapshot, Initial Findings –

Lindsay Bayley, CMAP

This snapshot report is being developed as one in a series of reports on regional trends and current conditions, and will help define further research needs for future plan phases. The report will compare conditions and practice in our region for bicycling and walking and highlight changes between 2010 and now. The topic of the report responds to regional interests as expressed in

public forums and outreach activities related to ON TO 2050. Lindsay provided an overview and responded to committee feedback.

Mark Muenzer mentioned that the City of Evanston found that the largest demographic riding bicycles in Evanston was 55 and older. Also, Evanston is now following the model of communities like Cambridge, Mass, in requiring trucks affiliated with construction sites in Evanston to have skirts between their wheels to prevent cyclists from being trapped underneath.

Judy Beck noted that the Village of Glenview had started an annual event taking place at the end of the summer that offered a tour of natural areas in the Village. She observed that this really helped connect people to these natural assets of the community and the pleasure of biking in Glenview.

Another member observed that she has been witnessing some problems with new dedicated bus lanes (on streets such as Washington) with people getting off of buses and walking right into the dedicated bike lanes alongside the sidewalk.

A member suggested that CMAP look at the Old Plank Road Trail in Frankfort, IL. She also recently listened to a presentation of Rails-to-Trails talk about the economic benefits of the Cal-Sag trail.

Another member noted that Niles has significantly improved its bike infrastructure.

A member observed that she finds many newer bike lanes (such as along Chicago Avenue) to be very confusing – “Our streets are becoming obstacle courses.” Driver and pedestrians often don’t know in which direction to look. There is a proliferation of signs, which is distracting to drivers, creating an intense environment.

Another member suggested that it is important to look at historical precedent. The key is understanding that the street is shared, not just for vehicles. He provided the example of Milwaukee Avenue in downtown Libertyville, which to him still feels dominated by vehicles, despite improvements made for cyclists and pedestrians. He likes the idea of protected bike lanes, to provide enough sense of safety.

He added that he wondered about the future Complete Streets initiatives, since they are built with federal funds, and he asked Lindsay if CMAP had yet looked at the likelihood that federal funding for these sorts of programs is likely in the future. Lindsay responded that CMAP hasn’t yet directly considered that question.

A member suggested that a good strategy can be to focus on first teaching

children (about things such as shared street protocol), because they can be very effective at teaching their parents new standards.

Another member noted that Amsterdam and a few other cities are teaching drivers how to open their doors into bike lanes in a manner that allows them to easily see whether cyclists are approaching, and she suggested that CMAP might want to look into this.

#### **5.0 ON TO 2050: Stormwater and Flooding, Impacts and Causes of Flooding – Nora Beck, CMAP**

CMAP is exploring new approaches to stormwater management as it relates to flooding as part of the development of ON TO 2050. In this initial stage, CMAP staff have been identifying the main causes of flooding as well as building a better understanding of the existing impacts of flooding. Nora presented a draft memo (available for review [here](#)), the first in a series to inform the strategy paper, and responded to committee feedback.

A member noted that the County government that he works for recognizes that many stormwater facilities are denigrating over time because they have been turned over to HOAs, which do not have the resources needed to provide upkeep (unlike many municipalities).

Another member asked about what were some of the most common causes of problems. Nora responded that there often seems to be a lack of understanding with stormwater conveyance areas, with many being used for recreation purposes such as baseball fields, or permitting the construction of sheds in detention areas.

Paul Hoss asked whether CMAP was finding that FEMA was incentivizing people to remain in floodplain areas. He added that DuPage County is working on getting its CRS rating lowered to show FEMA, in order to get lower flood insurance rates for owners. Nora responded that she would send Paul more detailed info about CMAP's CRS analysis.

Michael Kowski noted that Orland Park has a 3-year plan for detention ponds (which has included naturalizing them, getting rid of things such as golf ponds and fountains). They have also found that they find it cheaper in the end to take over these areas, taking it out of their own budget.

Judy Beck mentioned that Glenview has developed a land donation ordinance (clustering land in developments, including detention areas). They also have community planting days in detention areas. She added that there needs to be an understanding of the role of watersheds (i.e. your watershed could be "perfect," but if a neighboring watershed has problems, that is likely to affect yours, too). She added that the importance of having proper trees (esp.

varieties of trees) is important to the issue (and often overlooked).

Another member recommended CMAP interview engineers and major infrastructure firms (even beyond our region) that are successfully addressing these challenges.

A member recommended that CMAP look at the DuPage River Study. Judy Beck added Glenview did an important stormwater study, which included helpful analysis of how to assist homeowners with related costs, water flow analysis, putting in street trees, etc.

#### **6.0 ON TO 2050: Locally Identified Reinvestment Areas Layer Discussion –**

Evelyn Zwiebach, CMAP

Following up on last month's presentation on pilot layers, Evy led the Committee in a discussion of the locally identified reinvestment areas layer.

A member asked whether CMAP had looked at municipal strategic plans to help with this analysis. Evy responded that CMAP did a pretty thorough sweep of municipal plans, but that they didn't single out strategic plans. The member then responded, suggested that it would be very helpful for CMAP to do this, in part because many municipalities actually follow their strategic plan much closer than their land use plans.

Another member observed that having case studies is worthwhile, and also key to identifying which mechanisms were used to actually implement plans (not just sit on shelf).

A member then recommended that CMAP develop a layer that will help identify areas that most need planning (and she suggested this would be a good presentation to have at a future Land Use Committee meeting). She then asked if CMAP is inventorying places that could use "LIMAS." Evy responded that CMAP is focused on existing, but to address this CMAP will need to look at how to update this.

#### **7.0 ON TO 2050: Housing Supply and Affordability, Draft Strategy Paper –**

Maggie Jarr, CMAP

CMAP staff have been working with the Housing Committee as a resource group to develop a draft strategy paper on housing supply and affordability. Maggie provided an overview of the draft paper (available for review [here](#)) for the Committee's review and comment.

A member asked whether CMAP was intentionally not engaging in a legislative agenda, providing the example of low income housing credits and other historic tax credits that seem to be under threat. Maggie replied that, on such issues, CMAP sees itself as more of a convener (rather than advocating for specific

legislation).

Another member suggested that CMAP look at related work and studies done by groups like LISC-Chicago, Habitat for Humanity, etc.

A member asked whether CMAP discussion of the influence of building codes was based on empirical research or just anecdotal. Maggie replied that it was mostly from comments made in discussions. This member then added that he thought it was important to remember that building codes do more than present barriers for the creation of affordable housing, they also help to ensure safe and quality housing. He encouraged CMAP to seek a greater diversity of opinion on these issues.

Another member noted the important of aging in place to this topic. He also noted that a presentation graph about multifamily housing could be misleading, because some townhouses, etc. are very expensive.

A member recommended looking closer at the component of workforce housing. Also the zoning process; while this usually isn't an impediment, the entitlement process can be.

#### **8.0 Other Business**

There was no other business.

#### **9.0 Public Comment**

There was no public comment.

#### **10.0 Next Meeting**

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

#### **11.0 Adjournment**

The meeting adjourned at 10:59 a.m.

Respectfully submitted,



Stephen Ostrander, LUC Committee Liaison  
March 10, 2017