



Land Use Working Committee

Minutes

Wednesday, July 19, 2017

9:00 a.m.

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

LUC Members Present: Heather Tabbert (Co-Chair), Matthew Asselmeier, Drew Awsumb, Judy Beck, Thomas Chefalo (for Eric Waggoner), Lisa DiChiera, Paul Hoss, Johanna Leonard, Brandon Nolin, Nectarios Pittos, Dennis Sandquist, Todd Vanadilok, Nancy Williamson, Ruth Wuorenma.

LUC Members Absent: Susan Campbell, Kristi DeLaurentiis, Curt Paddock, Arnold Randall, Paul Rickelman, Heather Smith, Mark VanKerkhoff (Co-Chair), Nathaniel Werner.

Staff Present: Stephen Ostrander (committee liaison), Lindsay Bayley, John Carlisle, Augusta Gudeman, Tony Manno, Art Nicholas, Elizabeth Schuh, Aseal Tineah.

Others Present: Amorita Antoine, Kendra Freeman, Chloe Gurin-Sands, Alden Loury (Metropolitan Planning Council); Scott Preslak (Metra).

1.0 Call to Order

Heather Tabbert called the meeting to order at 9:07 a.m.

2.0 Agenda Changes and Announcements

There were no agenda changes.

Stephen Ostrander announced that voting by committee members indicated an overwhelming preference for visiting the Pullman National Monument and Method Soap Factory for the annual committee field trip, to occur in October.

Tony Manno provided a brief overview of the applications received for this year's LTA program call for projects.

3.0 Approval of meeting minutes of June 21, 2017

Ruth Wuorenma noted that the draft minutes of June 21, 2017 indicated that she had attended the meeting, which was incorrect. Following this correction, a motion to approve the minutes of June 21, was made by Paul Hoss and

seconded by Johanna Leonard; all in favor, the motion carried.

4.0 Guest Presentation: The Cost of Segregation – Alden Loury and Chloe Gurin-Sands, Metropolitan Planning Council

In response to a previous request from committee members, staff from MPC provided an up-to-date overview of the findings and current work of their important and much-discussed project (project website available [here](#)).

A committee member asked whether MPC had considered the impacts of zoning on segregation/integration. MPC responded that no, this wasn't something that had been looked at, but appreciated and would consider the idea.

Another member asked whether MPC had considered local communities with the Chicago area when researching best practices and good examples of integration. MPC responded that they were in the process of interviewing representatives from various types of neighborhoods with an eye toward who is viewed a stable with regard to integration, and communities that are in transition. This has included local communities and a look at historic trends specific to the Chicago area.

A member asked whether long-term declines in white population lead to a natural decrease in segregation. MPC responded that overall demographic trends were being reviewed, but it is worth noting an decrease in the white population (or an increase in minority populations) does not necessarily correspond to an increase in integration. Minority populations can still be segregated from one another.

Another member commented that understanding the impact of strong local neighborhood schools will be an important next step in this process. Teasing out the impacts of schools of choice versus neighborhood schools is also important.

A member asked whether MPC had considered workplace segregation/integration, or whether the focus been on housing segregation as a more critical issue. MPC responded that their review of connections between housing and workplace integration has been anecdotal. Generally, increases in workplace integration and increased interaction with groups different from one's own will lend to less unease with neighborhood integration.

5.0 ON TO 2050: Infill, TOD Trends and Reinvestment Strategies – Elizabeth Schuh, CMAP

GO TO 2040 recognized the strong benefits of leveraging the region's existing assets and recommended that the region direct investment toward strengthening existing communities and find opportunities to encourage new development and redevelopment in livable communities that are denser and

designed for mixed uses. As part of ON TO 2050 development, CMAP has prepared a snapshot report that highlights infill and transit oriented development (TOD) trends in the region and a strategy paper that will refine reinvestment and infill strategies at the regional and local scales. Liz Schuh summarized the major trends and strategies from both of these efforts.

A member observed that there is skepticism regarding CMAP's GO TO 2040 focus on reinvestment in Will County. There was a lack of projects focused in South/Southwest Suburbs in GO TO 2040. The new ON TO 2050 plan should provide for improvements within these areas. Liz responded that GO TO 2040 did provide for some projects within the south suburbs, but several of them were larger scale or longer term. CMAP will be mindful of the need to balance its approach to the region.

6.0 LTA Program: Maine Northfield Unincorporated Area Plan – John Carlisle, CMAP

Cook County's Department of Planning and Development has partnered with CMAP to create an unincorporated area plan for portions of Maine and Northfield Townships. The plan will allow elected officials, County staff, residents, business owners, potential investors, and other stakeholders to make informed decisions on land use, transportation, infrastructure, and capital improvements throughout the study area. In addition, the planning process will engage neighboring municipalities in analyzing and discussing the benefits and costs of annexation of all or portions of the study area in the long term. John Carlisle provided an overview of the project, which had just completed its Existing Conditions Report. (Project website available [here](#))

A committee member observed that unincorporated pockets are a big issue for county governments regarding stress on resources available and residents being potentially underrepresented in governance.

Another member asked what were the major factors in community identity for unincorporated areas, wondering whether it might be schools. John responded that most residents identify with the schools and postal codes. Many don't know what unincorporated means or if they are indeed unincorporated.

A member asked whether there will be a cost-benefit from a residents perspective, noting that multifamily properties are all aging. He wondered what will be the long term implications of this and whether there will be long term costs recommendations. John responded that the Civic Federation created a report that details a lot of the cost differences

for residents. Currently recommendations for the piecemeal improvement/renovation of aging multifamily complexes are being evaluated.

Another member asked whether road conditions were being considered in terms of costs, and what was the sewer service situation. John replied that yes, consultants have mapped all Township road conditions. Costs of bringing Township roads up to local municipal standards are also being evaluated. Sewer condition is harder to assess. There is no single integrated system in the study area. Over the long term, sewer condition would have to be evaluated on a case-by-case basis.

A member asked why municipalities avoided the area. John responded that they have done this for a variety of reasons. For example, providing services, but not incorporating has allowed some communities to charge more for services and make a profit.

Another member asked "So what is the pitch to why a municipality should annex?" John replied that the plan will outline various benefits, costs, providing food for thought, and furthering discussion between the various government entities and residents.

7.0 Other Business

There was no other business.

8.0 Public Comment

There was no public comment.

9.0 Next Meeting

The Land Use Committee was scheduled to next meet on September 20, 2017 (no meeting in August).

10.0 Adjournment

The meeting adjourned at approximately 10:45 a.m.

Respectfully submitted,



Stephen Ostrander, LUC Committee Liaison
September 14, 2017