



# Chicago Metropolitan Agency for Planning

233 South Wacker Drive  
Suite 800  
Chicago, Illinois 60606

312 454 0400  
[www.cmap.illinois.gov](http://www.cmap.illinois.gov)

## **Chicago Metropolitan Agency for Planning**

### **Annotated Agenda**

**Wednesday, February 8, 2012**

**9:30 a.m.**

**Cook County Conference Room**

**233 S. Wacker Drive, Suite 800**

**Chicago, Illinois**

- 1.0 Call to Order** 9:30 a.m.  
Mayor Gerald R. Bennett, Board Chair
- 2.0 Agenda Changes and Announcements**
- 3.0 Approval of Minutes—January 11, 2012**  
ACTION REQUESTED: Approval
- 4.0 Executive Director's Report**
- 4.1 Federal Transportation Reauthorization Update
  - 4.2 Upcoming trips to Washington D.C.
  - 4.3 LTA Program update
  - 4.4 GO TO 2040 Implementation Report
  - 4.5 Other announcements
- 5.0 Procurements and Contract Approvals**  
Contract Approval for Market and Financial Analysis for Local Technical Assistance (LTA) Projects  
ACTION REQUESTED: Approval
- 6.0 Committee Reports**  
The chairs of both the Regional and Local Coordinating Committees will provide an update on the meetings held prior to the Board meeting. Written summaries of the working committees will also be provided.  
ACTION REQUESTED: Informational
- 7.0 Grant Awards to Local Technical Assistance (LTA) Projects**  
CMAP has reserved \$1 million in FY-12 for grants to local project sponsors, and the Board has previously approved a number of grants through the Community Planning Program at its August meeting.

Additional grants were approved at the October meeting to replace the staff assistance previously committed through the LTA program, therefore allowing these staff resources to be directed to another community at a later point. Staff is recommending that the Board consider approving a grant to the Village of Fox Lake to contract with consulting firms to undertake the identified project.

ACTION REQUESTED: Approval of grant to the Village of Fox Lake

#### **8.0 CMAP & MPO Memorandum of Understanding (annual review)**

The Memorandum of Understanding ([MOU](#)) between the MPO Policy Committee and the CMAP Board calls for an annual review. Staff is recommending that there is no need for changes at this time.

ACTION REQUESTED: Annual Approval of the MOU

#### **9.0 State Legislative Update**

The General Assembly convened the 2012 legislative session at the end of January. Staff will update the Board on relevant legislative activities and the bills that we will be monitoring based on our [State Legislative Framework](#) and [Agenda](#).

ACTION REQUESTED: Discussion

#### **10.0 Regional Tax Policy Task Force Recap and Presentation**

The Task Force completed work in January and agreed to forward their report to the CMAP Board. Staff will provide the Board with an overview of the process and the Task Force's report.

ACTION REQUESTED: Information and Discussion

#### **11.0 Other Business**

#### **12.0 Public Comment**

This is an opportunity for comments from members of the audience. The amount of time available to speak will be at the chair's discretion. It should be noted that the exact time for the public comment period will immediately follow the last item on the agenda.

#### **13.0 Next Meeting – March 14, 2012.**

#### **14.0 Adjournment**

**Chicago Metropolitan Agency for Planning Board Members:**

\_\_\_ Gerald Bennett, Chair  
\_\_\_ Frank Beal  
\_\_\_ Alan Bennett  
\_\_\_ Susan Campbell  
\_\_\_ Roger Claar  
\_\_\_ Michael Gorman

\_\_\_ Elliott Hartstein  
\_\_\_ Al Larson  
\_\_\_ Andrew Madigan  
\_\_\_ Marilyn Michelini  
\_\_\_ Heather Weed Niehoff  
\_\_\_ Raul Raymundo

\_\_\_ Rick Reinbold  
\_\_\_ Rae Rupp Srch  
\_\_\_ Dan Shea  
\_\_\_ Leanne Redden





# Chicago Metropolitan Agency for Planning

Agenda Item No. 3.0

233 South Wacker Drive  
Suite 800  
Chicago, Illinois 60606

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## Chicago Metropolitan Agency for Planning (CMAP) DRAFT Board Meeting Minutes January 11, 2012

Offices of the Chicago Metropolitan Agency for Planning (CMAP)  
Cook County Conference Room  
Suite 800, 233 S. Wacker Drive, Chicago, Illinois

**Board Members  
Present:**

Gerald Bennett, CMAP Board Chair-representing southwest Cook County, Frank Beal-representing the City of Chicago, Susan Campbell-representing the City of Chicago, Michael Gorman-representing Cook County, Elliott Hartstein-representing Lake County, Al Larson-representing northwest Cook County, Andrew Madigan-representing the City of Chicago, Marilyn Michelini-representing Kane and Kendall Counties, Heather Weed Niehoff-representing the City of Chicago, Raul Raymundo-representing the City of Chicago, Rae Rupp Srch-representing DuPage County, Dan Shea-representing McHenry County, and non-voting member Leanne Redden-representing the MPO Policy Committee

**Board Members  
Absent:**

Alan Bennett-representing suburban Cook County, Roger Claar-representing Will County, and Rick Reinbold-representing South Suburban Cook County.

**Staff Present:**

Randy Blankenhorn, Jill Leary, Dolores Dowdle, Don Kopec, Bob Dean, Matt Maloney, Gordon Smith and Sherry Kane

**Others Present:**

Jason Coyle, Partner and Joe Lightcap, Senior Manager-Baker Tilly Virchow Krause, LLP and Mike Albin-DMMC, Chalen Daigle-McHenry Council of Mayors, David Kralik-Metra, Mark Pitstick-RTA, Marc Sengstacke-Chicago Defender Charities, Vicky Smith-SW Conference, Chris Staron-NWMC, Mike Sullivan-Kane/Kendall Council of Mayors, and Mike Walczak-NWMC

### 1.0 Call to Order and Introductions

CMAP Board Chair, Mayor Gerald Bennett, called the meeting to order at 9:30 a.m., and asked Board members to introduce themselves.

## **2.0 Agenda Changes and Announcements**

Chairman Gerald Bennett announced that Agenda Item No. 9.0 had mistakenly been reflected as a “discussion” item and that “approval” was the correct action requested.

## **3.0 Approval of Minutes – November 9, 2011**

A motion to approve the minutes of the November 9, 2011 board meeting as presented, made by Rae Rupp Srch, was seconded by Dan Shea and with all in favor, carried, with the exception of Mayor Larson, who abstained.

## **4.0 Executive Director’s Report**

Regarding the Local Technical Assistance (LTA) program, Executive Director Randy Blankenhorn reported that one project was nearing completion and that a full update had been included in the packet. Moving Ahead for Progress in the 21<sup>st</sup> Century (MAP-21), authorizes highway programs only, Blankenhorn continued. Serious concerns include: a lack of dedicated sustainable revenue for transportation; funding distribution methods through the states; a missed opportunity to improve the metropolitan planning process; and the bill falls short involving regions in performance based programming and freight. Additional details are available on CMAP’s policy blog. Blankenhorn explained the US EPA’s ruling that northeastern Illinois is “in attainment” which would result in harm to air quality and a loss of federal funds through the CMAQ program. CMAP has been urging its partners and congressional delegation to call attention to the matter and ask that the EPA include certified 2011 data in its ruling. CMAP’s Tax Policy Task Force, Blankenhorn reported, concludes its work with its last meeting later in the week, that numerous issues have been considered and divergent opinions have evolved. Once completed, the task force will forward their advice and input for the Board’s consideration. The GO TO 2040 implementation report will be brought to the Board in February, Blankenhorn concluded, and the 2012 meeting schedule was included in the packet. The board will continue to meet on the second Wednesday at 9:30 a.m.

## **5.0 Annual Financial Report for the Year Ended June 30, 2011**

Executive Director Blankenhorn introduced Jason Coyle of the auditing firm of Baker Tilly Virchow Krause, LLP. Coyle, from the two documents presented to the Board, (Communications from Auditor to Management and the Board and the Annual Financial Report for the year ended June 30, 2010), reported that CMAP had received a clean, unqualified audit, which is the highest level opinion given. Calling attention to the Management Discussion Analysis (that included the income statement) portion of the report, Coyle reported that both revenue and expenses had increased because of the HUD grant award. There were no findings reported with the complexities of the grant, Coyle continued, and that the Board and staff of CMAP should be commended for their hard work, bringing this about. Coyle also drew the Board’s attention to the Statement of Net Assets and the Schedule of Revenues, Expenses and Changes in Net Assets, specifically the increase in net assets. Finally, regarding the management letter, Coyle reported that controls and procedures are well maintained, that there are no concerns reported, that CMAP remains in the top tier in government organizations in terms of its financial condition and the general ledger package of which the Board had approved the purchase improved the process significantly. Coyle concluded that there is no CPA on staff at

CMAP that prepares the financial statements and CMAP relies on Baker Tilly for that service. A motion to accept the reports as presented was made by Dan Shea and seconded by Rae Rupp Srch. All in favor, the motion carried.

## **6.0 Procurements**

A motion to approve the following procurements and contract approvals made by Mayor Marilyn Michelini, seconded by Mayor Al Larson and with all in favor, carried.

- An agreement between CMAP and Parsons Brinckerhoff (PB) for the services of Ron Eash to maintain and enhance CMAP's standard travel and emissions model in an amount not to exceed \$25,000.
- A contact with Parsons Brinckerhoff in the amount of \$499,685 for the transit modernization model development.
- A one-year contract with an option of four one-year renewals (based on performance and the level of approved funding) with New Amsterdam Ideas, LLC in the amount of \$100,000 to develop an Online Data Sharing Hub. The five-year contract shall not exceed \$360,000.
- A sole source contract in the amount of \$45,000 with the Urban Land Institute (ULI) to conduct three site-specific redevelopment plans.

## **7.0 Committee Reports**

Michael Gorman, Interim Chair of the Regional Coordinating Committee reported that the committee met December 14, 2011 and discussed three main items. The first, a discussion of a staff memo on performance based evaluation criteria and transportation funding, up for the Board's consideration, relates to several recommendations in the 2040 plan, including: 1) the importance of addressing the 55/45 split issue and 2) moving our highway and transit agencies toward more explicit evaluation criteria in their funding decisions. Staff presented a recommended process for IDOT toward a more performance based system that would create a regionally-driven process, in cooperation with the state, for determining priorities, criteria, and project selection. Staff also discussed RTA's recent efforts with its transit asset management system, and recommended aligning this process more closely to future programming decisions. The Committee generally supported the suggested process, and the committee emphasized that the way forward should be through a cooperative approach with IDOT and the RTA implementing these new processes, versus the route of state legislation. The committee discussed CMAP's state legislative principles and state agenda for the upcoming legislative session, based on staff's report, that is aligned to priorities established by GO TO 2040. Staff explained how it would use this framework to support, oppose, or remain neutral on legislation. The committee discussed some of the pros and cons of the staff approaches and focused attention on CMAP's role in handling issues of a sub-regional nature, a specific topic that staff will bring to the Board's attention. Lastly, the committee considered CMAP's federal legislative principles and agenda.

## **8.0 Performance Based Evaluation Criteria and Transportation Funding**

CMAP staff Matt Maloney presented the concepts contained in the report included in the board packet, reporting that GO TO 2040 recommended the following implementation actions: that transportation funding decisions be based on transparent evaluation criteria; that metropolitan planning organizations (MPOs) be involved in developing the process;

and that the current 55/45 split be addressed. Maloney summarized recent staff efforts, explained IDOT's current approach to highway funding, reported findings on other states' performance-based systems, as well as transit capital allocation, touching briefly on RTA's capital programming and ways forward for a 3-step highway funding process. The Regional Coordinating Committee recommended that next steps involved a cooperative approach, working directly with IDOT and the RTA since both agencies can implement changes in their processes under their own initiative, without new legislation. A motion that the Board send a letter to IDOT and the RTA urging movement toward more performance based systems for transportation funding made by Mayor Al Larson, seconded by Rae Rupp Srch, and with all in favor, carried.

#### **9.0 CMAP's State Legislative Principles & Agenda**

CMAP staff Gordon Smith reported that CMAP's 2012 State Legislative Framework had previously been presented to the Regional Coordinating Committee, the Council of Mayors Executive Committee and the County Board Chairs and was developed to guide staff and inform partners, the Governor, legislators, state agency directors and others of CMAP's policy positions regarding legislative initiatives being discussed or introduced in the General Assembly. Smith explained the role of CMAP staff in considering approximately 2,000-3,000 bills each session, addressed concerns that had been raised by the Regional Coordinating Committee regarding initiatives with sub-regional benefit, and reported CMAP's legislative review process and development of a legislative working group that facilitates more regional stakeholder involvement in the process. Smith concluded that CMAP's 2012 State Legislative Agenda includes: CMAP funding, investing strategically in transportation and the creation of a regional freight authority. A motion to approve the State Legislative Agenda as presented made by Mayor Marilyn Micheleni, was seconded by Rae Rupp Srch and with all in favor, carried.

#### **10.0 Federal Legislative Principles & Agenda**

Executive Director Blankenhorn reported that similar to what had just been approved the Federal Legislative Agenda helps communicate to federal legislators and other national policy makers CMAP's positions on national issues. A motion to approve the Federal Legislative Agenda as presented, made by Mayor Al Larson, seconded by Rae Rupp Srch and with all in favor, carried.

#### **11.0 Fiscal Year 2013 Unified Work Program (UWP) Process**

CMAP staff, Dolores Dowdle presented the Fiscal Year 2013 Unified Work Program (UWP) process, reported that there had been an increase in federal funding from \$15.7 million to \$18 million, that the call for proposals for both core and competitive programs (due February 1, 2012) had been issued and reviewed the remaining dates in the development of the FY 2013 UWP program concluding with approval by the Board and Policy Committee in June.

#### **12.0 Other Business**

There was no other business before the CMAP Board.

#### **13.0 Public Comment**

There were no comments from the public.



**14.0 Next Meeting**

The Board meets next on February 8, 2012 at 9:30 a.m.,

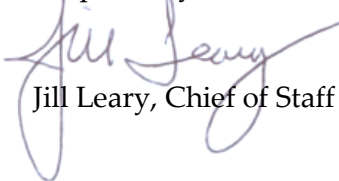
**15.0 Executive Session**

A motion to move to Executive Session to review prior meeting minutes was made by Dan Shea and seconded by Mayor Marilyn Michelini. All in favor the motion carried. At the conclusion of the executive session, Board Chair Mayor Bennett announced and a motion made by Dan Shea was seconded by Mayor Marilyn Michelini, to release the Board's Executive Session minutes of June 13, 2007; a motion by Mayor Al Larson was seconded by Rae Rupp Srch that other Board Executive Session minutes should remain confidential; and a motion by Rae Rupp Srch was seconded by Mayor Larson that after 18 months, the recording of the [June 13, 2007] meeting could be destroyed. All in favor, the motions carried.

**16.0 Adjournment**

At 10:48 a.m., a motion to adjourn was made by Elliott Hartstein and seconded by President Michael Gorman. All in favor, the motion carried.

Respectfully submitted,



Jill Leary, Chief of Staff

01-24-2012

/stk





## MEMORANDUM

**To:** CMAP Board  
**From:** CMAP Staff  
**Date:** February 1, 2012  
**Re:** Local Technical Assistance Program Update

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The CMAP Board and committees will be receiving regular updates on the projects being undertaken through the Local Technical Assistance (LTA) program, including those receiving staff assistance and grants. To date, 47 local projects have been kicked off. Of these, 28 projects are fully underway and one has been completed. Many of the projects that have been kicked off but are not fully underway are grants which are in the administrative stage; others involving staff assistance are being scheduled to get underway in several months, based on staff availability.

The first LTA project to be completed is the *Homes for a Changing Region* project covering four communities in south Cook County. This was a joint project with the Metropolitan Mayors Caucus and Metropolitan Planning Council. Copies of the plan document are available upon request.

Further detail on LTA project status can be found on the attached project status table.

**ACTION REQUESTED:** Discussion.



## Projects Currently Underway

Project	CMAP lead	Timeline	Assistance type	Status and notes
Addison comprehensive plan (see <a href="#">project website</a> )	Sam Shenbaga	July 2011 - June 2012	Staff assistance	Underway. Existing conditions report and key recommendations memo have been reviewed by Village staff, and edits have been incorporated. These documents will now be submitted to the Plan Commission and Village Board for review, with a presentation to the Plan Commission on February 8. CNT will be providing assistance in assessing Cargo Oriented Development (COD) opportunities in Addison's large industrial area.
Algonquin downtown plan	Hala Ahmed	TBD	Grant funds	Underway. Village Board approved selected consultant (Land Vision). Contract to be signed February 7. Project kick-off meeting scheduled for mid-February.
Alsip comprehensive plan	Sam Shenbaga	Jan. 2012 - Jan. 2013	Staff assistance	Underway. A kickoff meeting was held with the project steering committee in January. A SWOT analysis has been completed and summarized. Stakeholder interviews and public meeting venues are now being coordinated.
Antioch greenway plan	Nora Beck	Apr. 2012- Mar. 2013	Staff assistance	Project is scoped and is on schedule to be initiated in April.
Berwyn comprehensive plan (see <a href="#">project website</a> )	Sam Shenbaga	June 2011 - May 2012	Staff assistance	Underway. Key recommendations memo has been circulated to various City departments for review, with comments received in late January. Future land use map is now being created. Presentation of recommendations memo and future land use map to Steering Committee will occur in late February-early March. CJC is on contract to assist with workforce development strategies.
Blue Island comprehensive plan (see <a href="#">project website</a> )	Sam Shenbaga	Apr. 2011 - Mar. 2012	Staff assistance	Underway. Key recommendations memo and future land use map were presented to Plan Commission and approved on January 11. Plan is focusing on strategic implementation of the recommendations of past plans in the community. Coordination with other technical assistance providers who have previously worked in Blue Island is ongoing. CJC has begun work on workforce development strategies and will submit existing conditions report to CMAP by mid-February. Draft plan to be completed for internal review by February 6 and City staff by mid-February.
Bronzeville Alliance Retail corridor study (see <a href="#">project website</a> )	Sef Okoth	Phase 1: Apr. 2011- Jan. 2012  Phase 2: Nov. 2011 - Dec. 2012	Staff assistance	Underway. Phase 1 of project was led by Metropolitan Planning Council (MPC), with CMAP in supporting role. The draft Strategy Report produced in Phase 1 is undergoing final editing and design, and will be discussed with CMAP's Local Coordinating Committee at their February 8 meeting. Phase 2 led by CMAP is underway. After coordinating with the City, project key partners and other stakeholders, the composition and structure of the Steering Committee was finalized. Plans are underway to convene the first Steering Committee meeting in February.

## Projects Currently Underway

Project	CMAP lead	Timeline	Assistance type	Status and notes
Campton Hills comprehensive plan (see <a href="#">project website</a> )	Jason Navota	Apr. 2011 - May 2012	Staff assistance	Underway. Existing conditions report, visioning, and three public meetings complete. Policies and strategies were reviewed by Plan Commission and Village Board on January 23 and largely accepted with minor revisions. Review and comment on future land use plan is underway. Drafting of the plan is scheduled for February 2012.
Carpentersville "Old Town" Area Action Plan (see <a href="#">project website</a> )	Trevor Dick	Sept. 2011 - Mar. 2012	Staff assistance	Underway. Concept plans have been prepared. The plans have been reviewed by the Land Use and Development Committee and have been posted on MetroQuest for public review. A public open house is being held on February 7 at Village Hall. At the Planning and Zoning Commission meeting in February input received will be reviewed and ideally a preferred concept will be finalized. Based upon the preferred concept a draft plan will be produced.
Chicago "Green and Healthy Neighborhood" plan for Englewood, Woodlawn, and Washington Park (see <a href="#">project website</a> )	Jason Navota	Mar. 2011 - Sept. 2012	Staff assistance	Underway. First phase (data collection and mapping) complete and summarized in Draft Existing Conditions Summary posted online. Second phase focused on planning and outreach is underway, including group tours of 'catalytic' project areas and corridors. Housing and retail analysis are underway. Separately funded stormwater study for the project area is underway. First of five public meetings held on January 28.
Chicago Housing Authority LeClaire Courts redevelopment	Sef Okoth	TBD	Grant funds and staff assistance	In addition to grant funds, CMAP will be providing staff assistance related to outreach to nearby suburban municipalities and analysis related to LEED-ND certification. The project has slowed down as CHA reviews and recalibrates its redevelopment strategic plan for the 'Chicago Plan for Transformation' under a new CEO. The RFQ is expected to be released at the end of the first quarter of 2012 after which the project will become more active.
Developing Communities Project support for CTA Red Line extension	Kendra Smith	Oct. 2011 - Sept. 2012	Staff assistance	Underway. CMAP is continuing work on a quantitative analysis of the project area. CMAP/CURL/DCP are working to complete the Loyola University IRB process in order to begin scheduling interviews in late winter early spring. Community Education Session planning in conjunction with CTA is currently underway. Project partners will meet mid-February to discuss focus group and interview participants.
Downers Grove bicycle and pedestrian plan	Hala Ahmed	TBD	Grant funds	Staff is reviewing proposals and expects to have recommendation for consultant selection to the Village Council in late February.
Elburn comprehensive plan	Bob Dean	TBD	Grant funds	The RFP was released in January, with responses due February 15. The Village Board is scheduled to approve the consultant selection on March 19.

## Projects Currently Underway

Project	CMAP lead	Timeline	Assistance type	Status and notes
Elgin sidewalk gap and transit stop study	Lindsay Banks	TBD	Grant funds	Elgin's City Council approved the IGA at their December meeting, and RFP has been released. Responses were due on January 11 and a consultant selection decision is expected in February.
Elmwood Park comprehensive plan (see <a href="#">project website</a> )	Nicole Woods	June 2011 - May 2012	Staff assistance	Underway. This month staff is presenting the report to Village staff and holding the visioning workshop. The Existing Conditions Report will be formally presented to the Steering Committee in early March.
Evanston water efficiency program	Amy Talbot	Dec. 2011 - June 2012	Staff assistance	Underway. Completed residential survey, to be released in February. Confirmed public meeting dates. Completed outline and assigned tasks. Preparation of draft plan to begin in February.
Glen Ellyn downtown streetscape and parking study	Lindsay Banks	TBD	Grant funds	The resolution and IGA are complete, and the community is developing the RFP to select a consultant.
Hanover Park corridor study	Stephen Ostrander	Dec. 2011 - Apr. 2012	Staff assistance and small grant	Underway. Staff is currently working with the Village and ULI to complete necessary contract agreements and funding for ULI Technical Assistance Panel (TAP) program to be held in April. In February and March, CMAP staff will be assisting ULI Chicago with the collection of information and data on existing conditions in the corridor, Village, and sub-region, in support of the development of the "briefing book" provided to TAP participants.
Hillside comprehensive plan	Hala Ahmed	TBD	Grant funds	The resolution and IGA are complete, and the community is developing the RFP to select a consultant. RFP will be released in January/February 2012.
Joliet "Old Prison" redevelopment (see <a href="#">project website</a> )	Pete Saunders	July 2011 - Mar. 2012	Staff assistance and small grant	Underway. ULI Technical Assistance Panel (TAP) conducted tour of prison on January 17, and conducted its two-day panel on January 24-25. A draft report from ULI is expected in early March, which will be presented to the City of Joliet and CMAP.
Kane County local food project	Amy Talbot	TBD	Staff assistance	Resolution and MOU approved by Board in January. Finalization of scope now underway.
Lake County sustainability plan	Kristin Ihnchak	Mar. 2012 - Feb. 2013	Staff assistance	Scope of work is being developed through discussions with the County. Introductory presentations to the Planning, Building, & Zoning Committee and Regional Planning Commission have taken place; project initiation is expected in March. The Delta Institute and Openlands are both on contract to assist with some plan elements.
Lake Zurich comprehensive water resources project	Amy Talbot	Feb 2011.- Feb. 2012	Staff assistance	Underway. Final report currently being prepared. Expected completion is in early 2012.

## Projects Currently Underway

Project	CMAP lead	Timeline	Assistance type	Status and notes
Lakemoor comprehensive plan (see <a href="#">project website</a> )	Nora Beck	Nov. 2011 - Oct. 2012	Staff assistance	Underway. Data collection and mapping underway. First Public Meeting on January 19 drew 30 people; discussed strengths and challenges in the village. Existing Conditions Report is approaching draft stage; to be presented to village board in February/March.
Liberty Prairie Conservancy local food system plan (see <a href="#">project website</a> )	Jessica Simoncelli	Aug. 2011 - June 2012	Staff assistance	Underway. Received nearly 50 online and interview responses to a survey identifying barriers to sustainable farming in Lake County. Concurrent research on policies that affect food systems is being conducted in partnership with Openlands, with a briefing paper on relevant policies in development. Maps of existing conditions in the Liberty Prairie Reserve are completed. Outreach to local officials is occurring through the spring, including participation in a College of Lake County symposium in May.
McHenry County subarea plan	Jack Pfingston	Dec. 2011- Sept. 2012	Grant funds	Underway. The consultant (Camiros) provided a project timeline and schedule to CMAP in January. Camiros will deliver an existing conditions analysis and inventory of identified sub-areas the week of January 30. Meetings will be held in February to address community issues and needs and will involve municipalities adjacent to identified sub-areas.
Morton Grove industrial areas plan	Trevor Dick	Feb.-Nov. 2012	Staff assistance	A scope of work has been sent to Village staff and the intent is to have the scope adopted at the Village Board meeting in February.
New Lenox corridor plan	Pete Saunders	TBD	Grant funds	RFP release is expected in early February. Village expects to make a consultant selection by March.
Niles sustainability plan	Kristin Ihnchak	Mar. 2012- Feb. 2013	Staff assistance	Scope of work is being developed with Village staff. Project initiation expected in March.
Norridge comprehensive plan (see <a href="#">project website</a> )	Trevor Dick	May 2011 - Apr. 2012	Staff assistance	Underway. Preliminary recommendations and a draft land use plan were presented to the Planning Commission (steering committee) at their January meeting. The plan is expected to include a major component on “aging in place” to address the community’s large senior population. Currently working on draft plan to be presented at the Planning Commission’s March 12 meeting. Following that an open house will be held for public input in late March.
Northlake comprehensive plan	Trevor Dick	Mar.-Nov. 2012	Staff assistance	A Scope of Work and MOU will be presented at the City Council meeting on February 13. Following approval, the project team will begin to create the Existing Conditions Report.



## Projects Currently Underway

Project	CMAP lead	Timeline	Assistance type	Status and notes
Northwest Suburban Housing Collaborative "Homes for a Changing Region" project in northwest Cook	Drew Williams-Clark	Feb.-Sept. 2012	Staff assistance	The NSHC steering committee voted to approve a memorandum of agreement and scope of work. CMAP work will begin in earnest in February.
Oak Park water conservation program	Amy Talbot	Aug. 2011 - Mar. 2012	Staff assistance	Underway. Public meeting was held in January. Draft plan is in progress.
Orland Park water conservation ordinance (see <a href="#">project website</a> )	Hala Ahmed	Nov. 2011 - Mar. 2012	Staff assistance	Underway. Staff presented existing conditions, draft goals, and preliminary recommendations to the Steering Committee and received comments. Water use data analysis is ongoing. Public meeting to present project and existing conditions is scheduled for February 22 in the Orland Park Public Library.
Park Forest sustainability plan (see <a href="#">project website</a> )	Kristin Ihnchak	June 2011 - Apr. 2012	Staff assistance	Underway. Plan is being developed, with a first draft expected in February. Public open house to present the plan is scheduled for mid-March. MetroQuest has been used to gather input on potential plan strategies. CNT is on contract to assist with Energy and Water Plan elements.
Plainfield downtown transportation plan	Pete Saunders	TBD	Grant funds	Village elected to complete comprehensive plan (approved by Village Board in January) prior to focusing on transportation plan. Village is now drafting RFP and expects to make a consultant selection in March.
Regional arts and culture toolkit	Stephen Ostrander	Apr. 2012- Jan. 2013	Staff assistance	The idea for this project came from an LTA application, but it is regional in nature and will result in the preparation of a guidebook for local governments to use in integrating arts and culture into their planning work. The project is expected to start in April.
Riverside downtown area plan	Trevor Dick	Jan.-Oct. 2012	Staff assistance	The Project Team met with key Village Staff in January to finalize the scope of work and to initiate the project. The MOU and Scope of work will be presented to the Village Board at its February 6 meeting for adoption. Following adoption the project team will begin to create the Existing Conditions Report.
South Suburban Mayors and Managers Association (SSMMA) housing investment prioritization (see <a href="#">project website</a> )	Nicole Woods	June 2011 - Apr. 2012	Staff assistance	Underway. Tool refining is underway. CMAP is planning on meeting with the Project Technical Committee to finalize project in February and prepare for presentation of the refined tool to the Project Advisory Committee in March.

## Projects Currently Underway

Project	CMAP lead	Timeline	Assistance type	Status and notes
Waukegan planning prioritization report	Stephen Ostrander	Nov. 2011 - Feb. 2012	Staff assistance	Underway. Staff finished remaining stakeholder interviews. Began final assessment of Waukegan's planning priorities (identified through stakeholder interviews and study of past plans and studies, data, etc.), determining which would be the best fit for future LTA project. Began writing planning priorities report. Report is expected to be completed in first half of February, with presentation to the Waukegan City Council toward end of month.
Westchester comprehensive plan (see <a href="#">project website</a> )	Samantha Robinson	Nov. 2011 - Oct. 2012	Staff assistance	Underway. Staff conducted reconnaissance on January 9. A meeting with Westchester's senior population will be held on February 1. The first (general) public meeting is scheduled for February 2
West Cook Housing Collaborative, phase 1: "Homes for a Changing Region" project in west Cook (see <a href="#">project website</a> )	Drew Williams-Clark	May 2011 - Feb. 2012	Staff assistance	Underway. Sub-regional and municipal plans have been drafted and will be revised in February pending feedback from municipal staff and officials. Final drafts will be presented to municipalities in March.
West Cook Housing Collaborative, phase 2: Challenge Grant support	Drew Williams-Clark	Feb.-Aug. 2012	Staff assistance	The collaborative has received a HUD Community Challenge grant for creation of a land bank and supporting planning work. CMAP will participate in the planning activities. Work expected to begin in February.
Wheeling active transportation plan	Lindsay Banks	Jan-Oct. 2012	Grant funds	Underway. Active Transportation Alliance is on contract to conduct the project. Developing the Steering Committee is the next task and work is expected to begin in early 2012.
Will County subarea plan for Fairmont (see <a href="#">project website</a> )	Trevor Dick	May 2011 - Jan. 2012	Staff assistance	Underway. The Steering Committee unanimously approved the draft plan and a public open house was held on January 30 to receive public input. The plan's primary focus is attracting reinvestment to the community. The draft plan will be presented to the County's Land Use Committee on February 14. Following this presentation the project team will work with County staff through the adoption process.

## Completed Projects

Project	CMAP lead	Completion date	Assistance type	Implementation status
<i>Homes for a Changing Region</i> project in south Cook (see <a href="#">project website</a> )	Drew Williams-Clark	Dec. 2011	Staff assistance	The project was conducted in partnership with MMC and MPC. Each of the four communities covered by the project has follow-up LTA projects. One, the Park Forest sustainability plan, is currently underway; the others include future projects in Hazel Crest, Lansing, and Olympia Fields.

## Other Projects

For the other projects on the “higher priority” project list, scoping is underway. During 2012, new projects will be initiated as existing projects are completed or as additional resources become available.

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# Chicago Metropolitan Agency for Planning

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## MEMORANDUM

**To:** CMAP Board

**From:** Dolores Dowdle   
Deputy Executive Director, Finance and Administration

**Date:** February 1, 2012

**Re:** Contract Award for Market and Financial Analysis for Local  
Technical Assistance Projects

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The CMAP Local Technical Assistance (LTA) program is meant to advance the implementation of GO TO 2040 by providing resources to local government. Approximately 25 LTA projects are currently underway, with more in early scoping and project development stages. Projects include comprehensive plans, corridor or subarea plans, studies of special topics such as housing or water resources, and similar planning activities.

Many of the LTA projects would benefit from being supplemented by detailed market or financial analysis. In a number of cases, a refined understanding of the market for certain development types would help to guide plan recommendations. The LTA program includes a focus on implementation, so it is important to consider the market and fiscal realities that face the plans prepared through the LTA program. While CMAP has some ability to conduct market and fiscal analysis work internally, expanding this capacity by contracting with a consulting firm is desired.

A Request for Proposal (RFP) was issued to firms to provide market or financial analysis for LTA projects. The proposals were requested to address four potential activities: (1) high-level market analysis; (2) market analysis to inform specific plan recommendations; (3) fiscal impact analysis; and (4) review of economic assessments prepared by CMAP staff. The RFP was sent to potential contractors as well as posted on the CMAP website. Ten proposals were received from the following firms:

- Applied Real Estate Analysis (AREA)
- BBP & Associates
- Business Districts, Inc. (BDI)
- Environmental Impact Initiative (EII)

- Goodman Williams Group
- Houseal Lavigne Associates
- Market & Feasibility Advisors (MFA)
- SB Friedman & Company
- URS Corporation
- Valerie S. Kretchmer Associates (VSKA)

Proposals were reviewed by a team comprised of Bob Dean, Pete Saunders, and Nicole Woods. The team based their evaluation on the criteria listed in the RFP:

1. The firm’s demonstrated record of experience in conducting market and financial analyses as identified in the Scope of Services.
2. The quality of the narrative describing the approach to the four types of projects described in the Scope of Services.
3. The experience of the firm in conducting similar projects in a variety of geographic contexts.
4. The qualifications of the personnel to be assigned to this project.
5. The reputation of the firm or organization based on references.
6. Cost to CMAP, including consideration of per-hour costs.

The estimation of cost for this RFP was complex, because the RFP is made up of four different types of activities, each of which varies in cost based on where in the region they are conducted. To estimate cost, staff reviewed hourly costs for the contractors at different categories of experience (principals, project managers, and associates/analysts) and developed several methods which compared cost in each staff category by firm. This was used to group contractors into cost bands, ranging from highest to lowest cost, with the lowest cost firms receiving a higher score.

<b>Cost band</b>	<b>Number of points awarded</b>	<b>Firms in cost band</b>	<b>Typical hourly costs</b>
Low cost	8	BBP	Under \$125
Moderate cost	6	Houseal Lavigne, MFA, URS, VSKA	\$125-\$150
High cost	4	AREA, BDI, EII	\$150-\$175
Highest cost	2	Goodman Williams, SB Friedman	Over \$175

The review team reviewed all proposals, with scores shown in the following table. The review team interviewed the three firms receiving the highest scores: AREA, SB Friedman, and VSKA. While other firms that submitted proposals appear qualified to conduct the work, these three firms demonstrated the greatest understanding of CMAP’s needs and provided the most rigorous detail in their proposals.

Criteria	Maximum	AREA	BBP	BDI	EII	GWG	HLA	MFA	SBF	URS	VSKA
General expertise, personnel, and geographic experience	30	24	18	20	18	24	16	21	27	20	28
Quality and suitability of approach to high-level market analysis	15	13	6	11	9	9	6	8	11	8	13
Quality and suitability of approach to market analysis to inform specific recommendations	15	12	5	9	9	11	4	9	14	10	14
Quality and suitability of approach to fiscal impact analysis	15	10	5	7	9	8	3	6	13	8	14
Quality and suitability of approach to review of CMAP's economic assessments	15	13	3	12	7	12	5	7	10	6	13
Cost	10	4	8	4	4	2	6	6	2	6	6
<b>TOTAL</b>	100	75	44	63	56	66	40	57	77	59	88

Following the interviews, staff came to consensus to recommend **Valerie S. Kretchmer Associates (VSKA)** to receive this contract. VSKA submitted an excellent proposal, with considerable detail concerning methods, data sources, and process. As shown in the scoring table above, VSKA received high scores for each of the four potential activities covered by this RFP, based on the level of detail in their response as well as the clarity with which they demonstrated an understanding of CMAP's needs. Their proposal also includes subcontracts with two other firms, Camiros and Gewalt-Hamilton Associates, to assist with the calculation of fiscal impacts of alternative development patterns; the expertise that these firms bring to this activity is valuable.

The other firms interviewed (AREA and SB Friedman) also submitted strong proposals, but VSKA was judged to be the most responsive to CMAP's needs. VSKA was also among the lower-cost firms, in terms of cost per hour at different staff levels, and compared favorably to the other firms interviewed in this regard.

It is recommended that the Board approve a contract with Valerie S. Kretchmer Associates (VSKA) for up to \$50,000 to assist with market and fiscal analysis for LTA projects. Support for the contract is included in the FY 2012 budget from U.S. Department of Housing and Urban Development funds.

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## MEMORANDUM

**To:** CMAP Board  
**From:** CMAP Staff  
**Date:** February 1, 2012  
**Re:** Additional Grant Award to Local Technical Assistance (LTA) Project

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The overall philosophy of the Local Technical Assistance (LTA) program is to identify projects that are priorities, and then use a variety of methods to accomplish them, including staff assistance as well as grants. Many projects are currently receiving staff assistance, but others can be effectively accomplished through grants instead. The Board approved grants to several communities at its October 2011 meeting, including McHenry County, the Village of Elburn, and the Village of New Lenox.

Staff has identified one additional project within the LTA program which is a good candidate for grant funding, involving a community-wide bicycle plan in the Village of Fox Lake. Staff is recommending an individual grant to this community for Board consideration at an amount of \$75,000.

This funding was initially allocated for contracts related to the LTA program in the FY 12 budget. The expenditure of these funds for the original contract purpose has become unnecessary, and staff recommends that they instead be used to accomplish this LTA project.

The Board is asked to consider approving grants to the Village of Fox Lake to contract with a consulting firm (or firms) to undertake the bicycle plan. This grant will replace the staff assistance previously committed through the LTA program, allowing these staff resources to be directed to another community at a later point.

**ACTION REQUESTED:** Consider approving grant to the Village of Fox Lake





## MEMORANDUM

**To:** CMAP Board  
**From:** CMAP Staff  
**Date:** February 1, 2012  
**Re:** State Legislative Update

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After the 2011 veto session and several January perfunctory sessions, during which more than 1,000 bills were introduced, the 97th General Assembly officially began its 2012 session on January 31.

Since 2012 is the second year for the 97<sup>th</sup> General Assembly, it is possible that bills that did not pass or die last year could still be acted on this year. For that reason, CMAP will continue to monitor 71 bills from last year in addition to new legislation introduced this year.

Below is the list of new bills CMAP is tracking. The bills included either follow [CMAP's 2012 State Legislative Framework](#) or are of interest to CMAP and its partners. Since the session is just getting underway, subsequent reports will include more relevant and appropriate information of these and other bills as they are introduced, including more detailed reviews, and if necessary CMAP's recommended position. Additionally, we will highlight bills that are a priority for CMAP and are moving through the legislative process.

### Bill Recap

*\* Indicates a similar bill was filed last session*

#### ACHIEVE GREATER LIVABILITY THROUGH LAND USE AND HOUSING

[HB4505](#) – Osmond (R-Antioch) – Authorizes Lake County to establish an affordable housing trust fund. Referred to House Rules Committee 1/31/2012.

#### MANAGE AND CONSERVE WATER & ENERGY

[HB28](#) – Lang (D-Skokie) – Authorizes creation of green special service areas and gives the Illinois Finance Authority the power to purchase special service area bonds. The private or public owner within a green special service area may arrange for specific energy efficiency improvements, renewable energy improvements, or water use improvements and may obtain

financing for those improvements through the process set forth in the ordinance establishing the green special service area. Assigned to House Revenue & Finance Committee on 1/24/2012.

[HB3974](#) – Nekritz (D-DesPlaines) – Requires utilities to procure energy efficiency products for eligible retail customers. Referred to House Rules Committee on 1/11/2012.

[HB4496](#) – Sente (D-Lincolnshire) – Updates the plumbing code so minimum standards are consistent with nationally and internationally recognized plumbing codes that reflect advances in technologies and methods which more efficiently utilize natural resources and protect public health. Referred to House Rules Committee 1/31/2012.

[SB2525](#) – Sandoval (D-Cicero) – Holds the Metropolitan Water Reclamation District (MWRD) liable for damages caused by overflowing sewers, drainage ditches and other structures under its jurisdiction. Assigned to Senate Judiciary on 1/24/2012.

#### **EXPAND AND IMPROVE PARKS AND OPEN SPACE**

[HB4000](#) – Jones (D-Calumet City) – Repeals the Park and Recreation Facility Construction Act (PARC), which allows the Department of Natural Resources to give matching grants to local park districts for capital projects. PARC, in effect since 2009, is funded with Build Illinois bonds. Referred to House Rules Committee on 1/18/2012.

#### **PROMOTE SUSTAINABLE LOCAL FOODS**

[HR734](#) – Burke (D-Oak Lawn) – Resolution urges Congress to adopt a farm bill that supports and promotes the development of local and regional food systems. Filed on 1/31/12.

#### **SUPPORT ECONOMIC INNOVATION**

[HB3919](#) – Brown (R-Decatur) – Creates job renewal zones and offers businesses in those zones tax cuts. Referred to House Rules Committee on 1/10/2012.

[HB3922](#) – Brown (R-Decatur) – Allows the lifespans of enterprise zones to be extended by 20 years. Referred to House Rules Committee on 1/10/2012.

[HB3934](#) – Franks (D-Woodstock) – Creates an Economic Incentive Committee within the Department of Revenue for the purpose of approving agreements entered into under the Economic Development for a Growing Economy (EDGE) Tax Credit Act. Assigned to House State Government Committee on 1/24/2012.

#### **REFORM STATE AND LOCAL TAX POLICY**

[HB3836](#) - [Morthland](#) (R-Moline) – Allows the Department of Revenue to adjust the 6.25% sales tax on gasoline within 30 miles of the state borders with Iowa, Kentucky or Missouri if the Department finds that the rate of tax imposed is lower or higher than 6.25% in those neighboring states. Referred to House Rules Committee on 10/19/2011.

[HB3917](#) – Costello (D-Sparta) – Rolls back the corporate income tax rate to 4.8 percent. Referred to House Rules Committee on 1/10/2012.

[HB3918](#) – Cross (R-Plainfield) – Reduces the corporate income tax rate to 6% in 2013 and 4.8% in 2014. Further reductions in the rate will take place based on monthly increases in unemployment rates. Referred to House Rules Committee on 1/10/2012.

[HB3803](#) – Gaffney (R-Wauconda) – Amends the State Revenue Sharing Act and the Illinois Income Tax Act and requires a certain amount of income taxes collected must be deposited directly into the Local Government Distributive Fund (LGDF), rather than being deposited into and redistributed from the General Revenue Fund. Additionally, the bill amends the definition of “State spending” to include amounts appropriated from the LGDF under the State Revenue Sharing Act. Referred to House Rules Committee on 10/5/2011.

\*[HB4011](#) – DeLuca (D-Crete) – Amends the State Revenue Sharing Act and the Illinois Income Tax Act and requires certain amount of income taxes collected must be deposited directly into the Local Government Distributive Fund, rather than being redistributed from the General Revenue Fund. Referred to House Rules Committee on 1/18/2012.

#### **IMPROVE ACCESS TO INFORMATION**

[HB3850](#) – Sente (D-Lincolnshire) – Amends the Freedom of Information Act (FOIA) to force local governments to make publically available any tax rebate or refund agreements by posting such information on their websites. Referred to House Rules Committee on 10/19/2011.

[HB3859](#) – Sente (D-Lincolnshire) – Requires retailers and communities to make available to the public any and all information about sales tax sharing, rebates, or refunds by filing those agreements with the Department of Revenue. Referred to House Rules Committee on 10/25/2011.

[HB4018](#) – DeLuca (D-Crete) – Allows municipalities to set up a business registry and to fine businesses that do not register. Referred to House Rules Committee on 1/20/2012.

[HB4514](#) – Yarbrough (D-Broadview) – Requires counties to microphotograph or otherwise reproduce electronically any records received in writing by the recorder. Applicable for counties of less than 500,000 inhabitants. Referred to House Rules Committee 1/31/2012.

#### **INVEST STRATEGICALLY IN TRANSPORTATION**

[HB4153](#) – Madigan (D-Chicago) – IDOT budget bill. Filed with the House Clerk on 1/27/2012.

\*[HB4078](#) – Winters (R-Rockford) – Allows Illinois State Toll Highway Authority (ISTHA) to construct railroad tracks on its properties. Referred to House Rules Committee on 1/25/2012.

[HB4140](#) and [HB4444](#) – Mautino (D-Spring Valley) – Creates the Federal/State/Local Airport Fund by replacing the current Aeronautics Funds and transferring balance into the new fund as well as \$6.3 million from the Road Fund. HB4444 and HB4140 are very similar, however HB4444 allows the Department of Transportation to increase permitting fees charged for pilots and aircrafts. Referred to House Rules Committee 1/30/2012.

[HB4502](#) – Nekritz (D-DesPlaines) – Broadens and adds more specificity to the Public-Private Partnerships for Transportation Act regarding Illinois State Toll Highway Authority, build-design agreements, and other contracting issues. Referred to House Rules Committee 1/31/2012.

[HB4509](#) – Rita (D – Blue Island) – Requires the Regional Transportation Authority (RTA) to ensure that construction projects or acquisitions involving a cost of more than \$100,000 (currently \$10,000) and the disposition of all specified property, be made known through public notice and subject to public bidding. Referred to House Rules Committee 1/31/2012.

[SB2516](#) – Dillard (R-Westmont) – Requires the Department of Revenue to deposit 80 percent of the net revenue from the sales tax on gasoline into the Capital Projects Fund. Referred to Senate Assignments on 10/27/2011.

[SB2552](#) – LaHood (R-Peoria) – Allows Motor Fuel Tax (MFT) funds to be spent on roads in public cemeteries with more than 5 miles of roads. Assigned to Senate Transportation on 1/24/2012.

[HB3864](#) – Saviano (R-Elmwood Park) – Prohibits sweeps, administrative charges or any other maneuver that would transfer any amount from the Motor Fuel Tax Fund, the State Construction Account Fund, and the Road Fund. [SB2549](#) is companion bill. Referred to House Rules Committee on 10/27/2011.

[SB2514](#) – Althoff (R-Crystal Lake) – Prohibits transfers of money from the State Road Fund. [HB3864](#) and [SB2549](#) are similar. Referred to Senate Assignments on 10/27/2011.

[SB2549](#) – Lauzen (R-Aurora) – Prohibits sweeps of the Motor Fuel Tax Fund, the State Construction Account Fund, and the State Road Fund. [HB3864](#) is companion bill. Referred to Senate Assignments on 1/11/2012.

[HB3924](#) – Morthland (R-Moline) – Requires Illinois State Toll Highway Authority to obtain legislative approval for toll increases. Referred to House Rules Committee on 1/10/2012.

[SB2530](#) – Murphy (R-Palatine) – Requires a joint resolution from the General Assembly before toll rates can be increased. Similar to [HB3924](#). Assigned to Senate Executive on 1/24/2012.

[SB2861](#) – Sandoval (D-Cicero) -- Requires the Department of Transportation to deposit funds into an escrow account from which funds may be withdrawn by intercity passenger rail service providers for the purpose of maintenance. Assigned to Transportation Committee 1/31/12.

#### **INCREASE COMMITMENT TO PUBLIC TRANSIT**

[SB2572](#) – Garrett (D-Highwood) – Requires service board budgets to match the RTA budget and allows the RTA to withhold funding if they do not comply. Referred to Senate Assignments on 1/11/2012.

[HB3875](#) – Colvin (D-Chicago) – Allows the Regional Transportation Authority to issue, sell, and deliver specified additional Working Cash Notes before July 1, 2014 (now, July 1, 2012). Referred to House Rules Committee on 11/2/2011.

**CREATE A MORE EFFICIENT FREIGHT NETWORK**

[SB2527](#) – Sandoval (D-Cicero) – Allows airport authorities to invest in, plan, market, and otherwise support intermodal transportation. Assigned to Senate Transportation on 1/24/2012.

**ADDITIONAL LEGISLATION CMAP WILL MONITOR**

[HB3970](#) and [HB4009](#) – May (D-Highwood), [HB3972](#) – D'Amico (D-Chicago) and [HB3849](#) – Cassidy (D-Chicago) – Each of these bills has been introduced in the house prohibiting use of cell phones while driving or biking, except when using hands free devices. HB4009 specifically bans the use of cell phones while driving in highway work zones. HB3960 and HB4009 were referred to the Rules Committee. HB3972 and HB3849 were assigned to the Transportation Vehicles & Safety Committee.

**ACTION REQUESTED:** Informational

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Chicago Metropolitan  
Agency for Planning

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**MEMORANDUM**

**To:** CMAP Board  
**From:** CMAP Staff  
**Date:** February 1, 2012  
**Re:** Regional Tax Policy Task Force Report to the CMAP Board

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On January 13 the Regional Tax Policy Task Force finalized a report for transmission to the CMAP Board. The charge to the Task Force was to provide further guidance and advice to the Board as to how, and under what circumstances, CMAP should exercise its responsibilities with respect to state and local tax policy. The full report is enclosed in your materials.

The CMAP Board is not being asked, nor will be asked, to approve the report as written. Rather, the report should be viewed as advice for the Board, which can choose specific items to pursue further.

At this meeting, Frank Beal, Chair of the Regional Tax Policy Task Force and CMAP staff will provide an overview of the process and the recommendations contained in the report. At the next meeting in March, CMAP staff will engage the Board in a discussion about specific tax policy topics that might be pursued as priorities in the near and long term.

**ACTION REQUESTED:** Information

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January 30, 2012

Board of Directors  
Chicago Metropolitan Agency for Planning  
233 South Wacker Drive, Suite 800  
Chicago, Illinois 60606

**Re: The Tax Policy Task Force**

Ladies and Gentlemen:

Thank you for the time you devote to your service for our regional community and your desire to make it a better place for all of us who reside, work or visit here. As members of the recently concluded Tax Policy Task Force, we enjoyed the engagement with our fellow task force members and the lively discussion about many of the issues around several of the various taxes in our state and region. While we arrived at few conclusions, the final report indicated that we all participated on the task force and that there was some support for various ideas espoused therein. To think that all of the contents of the report were agreed to by all, however, would be incorrect.

There are a few thoughts, as a follow up to the Task Force, which we believe would be helpful to share.

First, while the Task Force was charged with looking at how tax policy affects the regional economy, sustainability, equity and development decisions, the difficulty of trying to view how tax policy affects those aspects of the region in a silo, not only guaranteed getting a very limited picture of what may or may not be occurring in our region, but left little ability to understand how reform of tax policy would lead to any change. Understanding what is occurring in parts of the region which appear successful in attaining the goals of the 2040 plan and in those which are not having success, particularly in terms of revenues, expenditures and development (and the history of that development) would be far more illustrative of the effect tax policy and other forces are having on the region and would provide better guidance for improving our region. The fact that one cannot view the effect of "tax policy" on a region's development in a vacuum and also that it may only have a de minimis effect on the region's development and economy compared to other forces (market forces, residents' desire for certain land uses, etc.) is illustrated by the realities of the City of Chicago. Chicago operates under a single tax structure with the ability to distribute revenues throughout the city. Nonetheless, the city has economic and developmental diversity in its neighborhoods, demonstrating that factors other than tax policy influence development patterns and economic success. Chicago is essentially a subset of the entire region – in its size and diversity of neighborhoods – some completely residential, some almost completely commercial - retail, office or industrial, and many mixed use – from areas of high tax capacity like the Gold Cost or the Loop to the most economically depressed in the region. Many would argue that one of the strengths of Chicago is its diversity of neighborhoods, yet appreciating that a goal would be to make the depressed areas not so. Viewed through the lens of tax policy, one recognizes how many other forces are at play in creating and maintaining Chicago, because as a single

municipal entity (essentially wholly within Cook County) it is able to expend all of its various tax revenues (collected in various parts of the city) presumably equitably to provide services for the entire city – and yet the diversity of the various sections of the city remain. The link between tax policy and regional development, prosperity and equity becomes even more muddled particularly in terms of tax distribution, when one recognizes that Chicago, with one-third of the region's population, receives half of the revenues received by all municipal and township government in the region.

No matter how the region is studied in terms of implementing the 2040 plan, we cannot stress enough the importance of using real, current data from the region. Municipalities' budgets, financial statements, comprehensive development plans and zoning ordinances and other important documents are all public records and are replete with information on what the citizens of the region desire in terms of land use and how they have authorized their local elected governments to spend to provide the services they demand and for which they are willing to pay. Only through the use of real data, as opposed to a normalized 30 acre site used for some task force data or an academic study, will CMAP have an understanding of what is actually occurring here and be able to assist in planning for the region or providing accurate information to be used for policy discussions. Also, gathering data from the businesses regarding location and retention decisions, including **what** makes the business decide to come to the region or stay here, would give great insight into the criteria and priorities for business and where tax policy fits into that picture. Where does the amount of real estate tax to be paid or sales tax collected, rank as factors compared to where the market is for a retailer, or quality of life factors for a corporate headquarters?

One final thought concerns the third recommendation in the Task Force report:

**“CMAP should pursue a source of regional funding to help finance regional infrastructure investments. The funding should be regionally sourced either through new revenues or through repurposing increased revenue streams. CMAP should advocate for a funding mechanism and administrative structure to support regional infrastructure needs such as roads, rail and freight infrastructure,”**

This statement seems to literally put the cart before the horse. There is no question that when a particular needed infrastructure project is proposed, CMAP (and others) will want to find a source for its funding. To establish a funding mechanism and administrative bureaucracy before we know what we are funding, however, seems at the least, very inefficient and unwise in a time when we are all concerned with reining in the cost of government.

We offer our comments to give you additional food for thought as you consider how to proceed in the wake of our Task Force report. Thank you for your consideration.

Sincerely,



Karen Darch  
Village President  
Village of Barrington



Larry Hartwig  
Mayor  
Village of Addison



Paul Braun  
Mayor  
Village of Flossmoor