



REGIONAL ECONOMY COMMITTEE

AGENDA - FINAL

Thursday, April 25, 2024

9:30 AM

**Cook County Conference Room
433 West Van Buren Street, Suite 450
Chicago, IL 60607**

Members of the public who attend in-person can pre-register for a visitor's pass at info@cmap.illinois.gov until IDENTIFY DATE ONE DAY BEFORE MEETING at 4:00 p.m. or should plan to arrive early to check-in with the building's information desk for access.

You can also join from your computer, tablet or smartphone.

<https://us06web.zoom.us/j/86025572884?pwd=o9GTZH7g46UUGjJPH8zPnpa3OyEH9F.1>

CMAP provides the opportunity for public comment. Individuals are encouraged to submit comment by email to info@cmap.illinois.gov at least 24 hours before the meeting. A record of all written public comments will be maintained and made publicly available.

The total cumulative time for public comment is limited to 15 minutes, unless determined otherwise by the Chair. Public comment is limited to three minutes per person unless the Chair designates a longer or shorter time period. Public comments will be invited in this order: Comments from in person attendees submitted ahead of time; comments from in-person attendees not previously submitted; comments from virtual attendees submitted ahead of time; and comments from virtual attendees not previously submitted.

To review CMAP's public participation policy, please visit <https://www.cmap.illinois.gov/committees>.

If you require a reasonable accommodation or language interpretation services to attend or join the meeting, please contact CMAP at least five days before the meeting by email (info@cmap.illinois.gov) or phone (312-454-0400).

1.0 Call to Order and Introductions**2.0 Agenda Changes and Announcements****3.0 Approval of Minutes****3.01 Minutes from April 27, 2023** [24-076](#)

ACTION REQUESTED: Approval

Attachments: [Regional Economy Minutes 04.27.23](#)

4.0 CMAP Announcements**4.01 CMAP Update** [24-211](#)

PURPOSE & ACTION: CMAP leadership will provide an update on recent agency actions.

ACTION REQUESTED: Information

5.0 Information Items**5.01 Housing Snapshots** [24-044](#)

PURPOSE & ACTION: Update from CMAP's Coordinated Land Use Strategies program. CMAP is working with the DePaul Institute for Housing Studies to develop Housing Snapshots (housing focused data snapshots for counties, municipalities, community areas). Committee members will be asked about key data points, factors, and considerations as that work begins.

ACTION REQUESTED: Discussion

5.02 Legislative Update [24-209](#)

PURPOSE & ACTION: Update on legislation related to CMAP funding and operations and an update on recent legislative activity of interest to the Regional Economy Committee.

ACTION REQUESTED: Information

Attachments: [April Regional Economy Committee Memo Legislative Update](#)

5.03 Job Access and Quality Tool 2.0 updates [24-075](#)

PURPOSE & ACTION: Staff will lead an interactive discussion showcasing the updates and changes made to the Job Access and Quality Tool based on feedback from the Committee, as well as CMAP's engagement and usage strategy for the Tool.

ACTION REQUESTED: Discussion

6.0 Committee Member Updates**7.0 Other Business****8.0 Public Comment**

This is an opportunity for comments from members of the audience.

9.0 Next Meeting

The next meeting is scheduled for September 19, 2024 at 9:30 am.

10.0 Adjournment

REGIONAL ECONOMY COMMITTEE

MEETING MINUTES - DRAFT

Thursday, April 27, 2023

9:00 AM

Please join from your computer, tablet or smartphone.

<https://us06web.zoom.us/j/87292215336?pwd=UHJRU3RKOFICNU5YeVgxa1VxMG1Xdz09>

TO USE YOUR TELEPHONE

Meeting ID: 872 9221 5336

One tap mobile

+13126266799,,87292215336# US (Chicago)

If you would like to speak during a public meeting, email your statement or question to info@cmap.illinois.gov at least 24 hours before the meeting. CMAP staff will read aloud submitted comments and allow any others who wish to speak during time scheduled for public comment.

If you require a reasonable accommodation or language interpretation services to attend or join the meeting, please contact CMAP at least five days before the meeting by email (info@cmap.illinois.gov) or phone (312-454-0400).

1.0 Call to Order and Introductions

Chair Tucker called the meeting to order at 9:07 a.m. and reminded the audience that the meeting is being held virtually as permitted by the Governor's Disaster Declaration.

Elizabeth Ginsberg provided virtual meeting logistical announcements for the Zoom platform and called the roll.

Chair Tucker called the meeting to order at 9:07 a.m. and reminded the audience that the meeting is being held virtually as permitted by the Governor's Disaster Declaration.

Elizabeth Ginsberg provided virtual meeting logistical announcements for the Zoom platform and called the roll.

Present: Bob Tucker, Kim Porter, Joan Fox, Kendra Freeman, Kevin Kramer, Kristi DeLaurentiis, Marisa Lewis, Michael Meyers, Peter Creticos, and Tiffany McDowell

Absent: Adam Ballard, Caitlin Ritter, Darnell Shields, Dionne Baux, Jennifer Tammen, Olatunji Oboi Reed, Shannon McGhee, and Josh Potter

Ex-Officio: Michael Horsting, and Tara Orbon

Staff Present: Dominick Argumedo, Bill Barnes, Julie Burros, Brian Daly, Teri Dixon, Ryan Ehke, Alex Ensign, Elizabeth Ginsberg, Jon Haadsma, Kasia Hart, Craig Heither, Aimee Lee, Tony Manno, Martin Menninger, Jason Navota, Stephane Phifer, Katie Piotrowska, Katie Reigstad, Elizabeth Scott, Laura Wilkinson, Anna Williams

Others Present: Mimi Cowan, John Donovan, Paula Hewson, Garland Armstrong

2.0 Agenda Changes and Announcements

Chair Tucker announced that John Furr accepted a position as Chief Data Ecosystem Officer at Strata Education Network in Washington, D.C. and has therefore stepped down from the committee. There are two vacancies on the committee.

Chair Tucker requested to move item 4.05 to the next meeting on July 27, 2023. The general consensus was to move it.

CMAP update

Deputy of Planning, Stephane Phifer, provided updates on behalf of Executive Director, Erin Aleman. Deputy Phifer announced that the disaster declaration will be ending, and the next meeting in July will be held in-person with a virtual option available for the public. She shared the 2022 annual report, highlighting the Greater Chicagoland Economic Partnership. Collaboration among the seven counties and the City of Chicago are driving inclusive growth and advancing equity across the region. Deputy Phifer announced the launch of the second annual State of the Region program. This program brings attention to public sentiment on key issues related to the ONTO 2050 plan's goal of an inclusive and thriving region. A public opinion survey conducted to understand the priorities and experiences of residents in Northeastern Illinois. Overall, resident's outlooks maintained consistent from 2022 to 2023, but with increasing concern of the cost of housing. Deputy Phifer shared an update on the Regional Excellence Awards aimed to recognize achievements and exceptional work in the region. The recipients of the Equity with Impact Award were the Auburn Gresham Healthy Lifestyle Hub, a major redevelopment project addressing community gaps in healthcare, healthy food options, banking and education on Chicago's South Side and the Blue Haven Development in Aurora, which transformed a blighted health facility into a mixed-use development, delivering essential services and amenities to the residents of different ages and abilities.

Deputy Phifer provided a brief legislative update, and CMAP's top priority of this session is securing funding to fulfill its obligations in the Regional Planning Act. Senators Ram Villivalam and Don DeWitte have filed Senate Bill 1429 and Representatives Marty Moylan and Dan Ugaste filed House Bill 4027. If passed, the bills would appropriate funding for CMAP's work in the state's 2024 budget. Deputy Phifer asked that the committee provide comments to the House budgeteer Representative Robin Gable and Senate budgeteer LG Sims about these proposals.

3.0 Approval of Minutes

3.01 Minutes from January 26, 2023

[23-224](#)

Attachments: [DRAFT Regional Economy Committee Minutes 01.26.2023](#)

A motion was made by Kevin Kramer, seconded by Kim Porter, that the agenda item be approved. The motion carried by the following vote:

Aye: Bob Tucker, Kim Porter, Joan Fox, Kendra Freeman, Kevin Kramer, Kristi DeLaurentiis, Marisa Lewis, Michael Meyers, and Tiffany McDowell

Absent: Adam Ballard, Caitlin Ritter, Darnell Shields, Dionne Baux, Jennifer Tammen, Olatunji Oboi Reed, Shannon McGhee, and Josh Potter

Not Present: Peter Creticos

Ex-Officio: Michael Horsting, and Tara Orbon

4.0 New Business

4.01 CMAP's proposed strategic direction

[23-218](#)

Attachments: [CMAP'S Proposed Strategic Direction](#)

Director of Strategic Alignment and Innovation, Alex Ensign, presented an overview of CMAP's proposed Strategic Direction and Program Development. CMAP spent the past 9 months incorporating feedback from committees and held a series of 10 workshops with staff to finalize Five-Year Plan. This now begins an agency-wide process of developing multi-year programs for all work aligned with the Strategic Direction, allowing CMAP to be more strategic in its annual work plans. FY2024 work plan has already been aligned to focus on areas of transportation, regional economic competitiveness, and climate to build on in FY2025. Director Ensign provided a work plan for 2023, sharing that from April to the end of June 2023, CMAP will be working with all program managers to develop these multiyear work plans.

Staff sought feedback from the committee.

CMAP's proposed strategic direction was discussed.

4.02 Job Access and Quality Assessment Tool Implementation[23-219](#)**Attachments:** [Job Access and Quality Assessment Memo Follow-Up](#)

Tony Manno, Principal in Planning, reported that CMAP used the feedback it received on the Job Access and Quality Assessment Tool to have the vendor, TIP Strategies, make updates and revisions to the tool. A steering committee will be created and consist of a subset of members of the Regional Economy Committee with the focus of developing an engagement and implementation strategy for sharing the tool with partners throughout the region for economic development decision making.

The most recent data will be incorporated into the tool but there is a need to go beyond job requirements, such as in the nursing field, to identify additional data. Principal Manno shared that a methodology/user guide will be created to help users understand what the tool is and how to use it. There is a plan to redefine some verbiage in the tool for better understanding by users. Principal Manno thanked the committee for providing their feedback. Staff is working through the details of the contract with TIP Strategies and hopes that the additional work can begin before the next fiscal year and be completed by the end of the calendar year.

Staff sought feedback from the committee.

The job access and quality assessment tool implementation was discussed.

4.03 Regionally Significant Project Evaluation Measures[23-220](#)**Attachments:** [Transportation Project Analysis Tool \(TPAT\)](#)

Martin Menninger, Program Lead in Regional Policy and Implementation, introduced CMAP's Transportation Project Analysis Tool (TPAT). Program Lead Menninger reported the short-term focus of the tool is to make Regionally Significant Project (RSPs) evaluation data more accessible. There are currently 71 RSPs that are federally mandated to be evaluated to ensure they align with CMAP's plan. They include things like reconstruction expressways, extending transit lines, and major overhauls or expansion of roadway arterials. CMAP is developing a report called a RSP Benefits Report with each plan update or new long-range plan that produces data and measures for each project. The goal is to make it easier for CMAP to generate the data, ensure that the correct data is generated, and that the data is accessible to project sponsors and key stakeholders. Program Lead Menninger shared the four key steps of this project: CMAP Peer Literature Review, Partner Outreach, Automation and Visualization Development and Project Comparison Framework. Martin shared that CMAP has been working with the consultant High Street on the literature review and they grouped the measures that peers use into ten categories.

Staff sought feedback from the committee.

(Peter Creticos entered at 9:46 AM)

Regional Significant Project Evaluation measures were discussed.

4.04 Plan of Action for Regional Transit (PART) report update

[23-221](#)

Elizabeth Scott, CMAP Principal Policy Analyst, provided an update on the Plan of Action for Regional. Elizabeth Scott provided updates on policies being pursued through summer 2023. She shared that starting in 2025 and into 2026 a billion-dollar operating shortfall will occur in transit funding. The plan to address it has been organized into three streams of work. The first work stream being “The System We Want”. This has the objective of rebuilding the system that Chicago needs and deserves. It focuses on progress on things such as coordinated bus priority infrastructure in the region to evolve ADA Accessibility, operational efficiencies in response to new travel patterns, and to safety, security and cleanliness. The second work stream focuses on “How to Implement It” addressed the practicality of the region and the state allocating funds for transit and how it will be managed between the different entities that compose the transit system, it includes system governance opportunities of other policies that would be helpful. The final work stream, “How to pay it” includes fare integration and affordability on new or modified public revenues, other system generated opportunities such as transit supportive land use and development.

Elizabeth Ginsberg, Senior Analyst in Regional Policy and Implementation and Committee Liaison shared a presentation on sales tax options from SB Friedman Development Advisors that worked on analyzing potential reforms the sales tax as part of the PART effort. They identified three options for future recommendations. Recommendations included adjusting existing sales tax rates by increasing the rate to collect more revenues from the sales tax on goods, the third recommendation would be to broaden sales tax base to new services in the region, potentially the state.

Staff sought feedback from the committee.

The Plan of Action for Regional Transit (PART) report update was discussed.

4.05 Capacity Building program overview

[23-222](#)

The Capacity Building program overview was continued to the July 27, 2023 meeting.

5.0 Committee Member Updates

Elizabeth Ginsberg, Senior Analyst in Regional Policy and Implementation and Committee Liaison, shared an update from Member Kendra Freeman that Metropolitan Planning Council (NPC) is having an event to launch their Reconnecting Communities reports.

6.0 Other Business

No other business was brought to the Committee.

7.0 Public Comment

Garland Armstrong spoke from Des Moines, Iowa. He commented that the disabled community should be prepared to share strategic ideas with state law makers for the upcoming fiscal cliff.

8.0 Next Meeting

The next meeting is scheduled for Thursday, July 27, 2023 and will be held in person in compliance with the Open Meetings Act.

9.0 Adjournment

Chair Tucker adjourned the meeting at 10:26 am.

Minutes prepared by Isaura Velez.



MEMORANDUM

To: CMAP Regional Economy Committee

From: CMAP Intergovernmental Affairs staff

Date: April 16, 2024

Subject: State legislative updates

Action Requested: Information

The Illinois General Assembly is back in session following a brief recess at the end of March. The next deadlines ahead for lawmakers is for a third reading on substantive bills on Friday, April 12th for the Senate and Friday, April 19th for the House. Next, the House and Senate will focus on the opposite chamber’s bills.

Below, please find an update on key bills and legislative activity of interest to this committee. This information is up to date as of April 16th, 2024.

SB3388/HB5077: RPA Appropriation Bill

These bills would appropriate \$5M to CMAP to carry out the regional planning objectives identified in the Regional Planning Act. The majority of CMAP’s funding is from USDOT, which is primarily able to support the agency’s transportation work. Other projects that are not directly transportation related, require external funding sources, such as state and federal grants and philanthropic resources. CMAP is seeking this state appropriation to advance the breadth of work reflected in the Regional Planning Act.

SB3388 has been assigned to Senate Appropriations - Public Safety and Infrastructure and HB5077 has been assigned to Appropriations-General Services Committee. CMAP’s Intergovernmental Affairs team has been working to get subject matter hearings for these bills.

SB3389/HB5078: RPA Modernization Bill

SB3389 and HB5078 would modernize several elements of the Regional Planning Act, CMAP’s enabling statute. Primarily, this bill would allow for a simple majority of Board members in office to approve certain operational items—contracts (except contracts pertaining to the employment of the Executive Director), grants, purchase agreements, and meeting minutes. All other items would continue to require concurrence of 4/5 of the Board members in office. This would allow for more timely decision making by the CMAP Board and ensure consistent flow to

resources to support the agency's programs, policies, and projects. The bill makes other revisions to modernize the Regional Planning Act.

At the time of this writing, SB3389 has passed out of the Senate Chamber and has been assigned to the House Rules Committee. HB5078 is on third reading in the House Chamber.

OMA legislative activity

CMAP has prepared draft legislative language that would provide the CMAP Board and its committees with the flexibility to allow for members to participate virtually and be counted toward quorum. The language and a legislative strategy are currently under discussion with the Illinois Municipal League, who has been pursuing other OMA legislative changes.

Select bills of interest

CMAP staff continues to track legislation before the Illinois General Assembly that impacts the region and is relevant to CMAP's work. The following has been identified by CMAP staff as pieces of legislation being considered before the Illinois General Assembly that may be of interest to the Regional Economy Committee.

It should be noted this list is not an exhaustive list of legislation being tracked by CMAP staff. For more information on other tracked legislation by CMAP staff, please contact Ryan Gougis, IGA Specialist at rgougis@cmap.illinois.gov.

Housing/Land Use/Zoning

[HB4189](#) – OPEN SPACE-DISTRESSED LOC PROJ (Rep. Smith)

Description: Amends the Open Space Lands Acquisition and Development Act. Provides that a local government that has submitted a distressed location project as defined by Department of Natural Resources rule shall be eligible for assistance up to 100% for the acquisition of open space lands and for capital development and improvement projects on distressed location projects. Provides that no less than 10% of the amount appropriated under the Act in any fiscal year shall be made available as grants to distressed communities.

Status: Assigned to House Appropriations-General Services Committee on 1/31/2024

[HB4209](#) – DNR-COMMERCIAL SOLAR ENERGY (Rep. Yednock)

Description: Amends the Department of Natural Resources Act. Provides that the Department of Natural Resources may lease land on property of which the Department has jurisdiction for the purpose of creating, operating, or maintaining a commercial solar energy system or a clean energy project. Provides that the lease shall be for a period not longer than 25 years. Provides that, if practical, the Department shall require that any land or property over which the Department has jurisdiction and that is used for the purpose of creating, operating, or maintaining a commercial solar energy system shall have implemented on it and maintained management practices that would qualify the land or property as a beneficial habitat under the

Pollinator-Friendly Solar Site Act. Amends the Department of Natural Resources (Conservation) Law of the Civil Administrative Code of Illinois. Defines "clean energy". Provides that the Department may provide for at least one electric vehicle charging station, as defined in the Electric Vehicle Act, at any State park or other real property that is owned by the Department where electrical service will reasonably permit. Provides that the Department is authorized to charge user fees for the use of an electric vehicle charging station. Amends the State Parks Act to make conforming changes. Amends the Illinois Procurement Code. Exempts certain expenditures by the Department of Natural Resources from the Code.

Status: Placed on House Calendar on 2nd Reading on 3/13/2024

[HB4213](#) – **LOCAL-ACCESSORY DWELLING UNITS** (Rep. Buckner)

Description: Creates the Local Accessory Dwelling Unit Act. Defines terms. Provides that a unit of local government may not prohibit the building or usage of accessory dwelling units in the unit of local government. Provides that a unit of local government may provide reasonable regulations relating to the size and location of accessory dwelling units similar to other accessory structures unless a regulation would have the effect of prohibiting accessory dwelling units. Limits home rule powers.

Status: Re-referred to House Rules Committee on 4/5/2024

[HB4795](#) – **SINGLE-FAMILY ZONING BAN ACT** (Rep. Buckner)

Description: Creates the Single-Family Zoning Ban Act. Defines "zoning unit" as a county, municipality, or township that has adopted zoning regulations, and defines other terms. Provides that, on and after June 1, 2025, for a zoning unit with a population equal to or greater than 100,000 but less than 500,000, and on and after June 1, 2026, for a zoning unit with a population equal to or greater than 500,000, the zoning unit may not zone area exclusively for single-family residential use. Requires middle housing to be allowed on property that is zoned residential. Requires adoption of zoning ordinances and zoning maps consistent with the Act by June 1, 2025 for zoning units with a population equal to or greater than 100,000 but less than 500,000 or by June 1, 2026 for a zoning unit with a population equal to or greater than 500,000. Provides that the Illinois Housing Development Authority shall develop a model middle housing ordinance that must be used if a zoning unit fails to adopt the required ordinance or zoning map. Allows the Authority to grant exceptions to compliance under specified situations. Requires the Authority to adopt rules regarding the form and substance of a zoning unit's application for an extension, and allows the Authority to adopt other rules relating an extension. Limits the concurrent exercise of home rule powers. Amends the Illinois Administrative Procedure Act. Grants the Authority emergency rulemaking authority to implement the Single-Family Zoning Ban Act.

Status: Re-referred to House Rules Committee on 4/5/2024

Property Tax

[SB2489](#) – **PROP TX-WASTEWATER** (Sen. McClure)

Description: Amends the Property Tax Code. Provides that regional wastewater facilities shall be valued at 33 1/3% of the fair cash value of the facility, with consideration given to the probable net value that could be realized by the owner if the facility were removed and sold at a fair, voluntary sale, giving due account to the expense of removal, site restoration, and transportation. Provides that the alternate valuation for qualifying water treatment facilities applies only to the qualifying water treatment facility itself and not to the land on which the facility is located.

Status: Passed Senate Chamber and referred to House Rules Committee on 4/15/2024

[SB3150](#) – **PROP TX-FLOOD HAZARD** (Sen. Stadelman)

Description: Amends the Property Tax Code. Creates a homestead exemption, subject to certain limitations, for property that is located within a special flood hazard area as identified by the Federal Emergency Management Agency. Provides that the amount of the exemption shall be a reduction in the property's equalized assessed value of \$5,000.

Status: Assigned to Senate Revenue on 2/14/2024

[SB3455](#) – **IDOR-PROP TX STUDY** (Sen. Martwick)

Description: Provides that the Department of Revenue, in consultation with the Department of Commerce and Economic Opportunity, shall conduct a study to evaluate the property tax system in the State. Provides that the Department of Revenue may determine the scope of the historical data necessary to complete the study, but in no event shall the scope or time period be less than the 10 most recent tax years for which the Department has complete data.

Status: Passed Senate Chamber and referred to House Rules Committee on 4/12/2024