



Chicago Metropolitan
Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

CMAP BOARD

MEETING MINUTES - DRAFT

Wednesday, November 12, 2025

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 November 10 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/82410801918?pwd=LBh63IWIDzQ4linAzh4g2hlxfXbpCK.1>

Conference Call number: 312 626 6799 US (Chicago)

Meeting ID: 824 1080 1918 Passcode: 617525

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

Chair Bennett called the meeting to order at 9:33 a.m.

Present: Gerald Bennett, Frank Beal, Matthew Brolley, Jada Curry, Gary Grasso, Paul Hoefert, Nina Idemudia, Richard Reinbold, Nancy Rotering, Joanna Ruiz, Carolyn Schofield, Anne Sheahan, Matthew Walsh and Jung Yoon

Absent: John Noak

Non-Voting: Kouros Mohammadian

Absent (NV): Leanne Redden

Noting a physical quorum of the Board, Chair Bennett reported requests were received from Nina Idemudia and Jung Yoon to attend the meeting virtually in compliance with the Open Meets Act. A vote is needed to approve their virtual attendance.

A motion was made by Matthew Walsh, seconded by Nancy Rotering, to permit Members Nina Idemudia and Jung Yoon to participate in the meeting in accordance with Open Meetings Act requirements. The motion carried by the following vote:

Aye: Gerald Bennett, Frank Beal, Matthew Brolley, Jada Curry, Gary Grasso, Paul Hoefert, Nina Idemudia, Richard Reinbold, Nancy Rotering, Joanna Ruiz, Carolyn Schofield, Anne Sheahan, Matthew Walsh and Jung Yoon

Absent: John Noak

Non-Voting: Kouros Mohammadian

Absent (NV): Leanne Redden

(CMAP Board Member Jung Yoon arrived at 9:35 a.m., CMAP Board Member Nina Idemudia arrived at 9:36 a.m.)

Staff present: Erin Aleman, Bill Barnes, Nora Beck, Vas Boykovskyy, John Carpenter, Austen Edwards, Ryan Gougis, Kasia Hart, Aimee Lee, Maren Lutterbach, Yolanda Martin, Stephane Phifer, Kyle Schulz, Jennie Vana, Blanca Vela-Schneider, Claire Williams

Others present: Garland Armstrong, Eric Czarnota, Chris Hamby, Gretchen Klock, David Kovarik, Brian Larson, Joe Surdam

2.0 Agenda Changes and Announcements

There were no changes to the agenda.

2.01 Executive director's report

[25-315](#)

Attachments: [Memo - Executive director report](#)

Erin Aleman, Executive Director, thanked the Board members for attending the State of the Region event celebrating the launch of the Century Plan as well as CMAP's 20th anniversary.

The Executive Director reported on the passing of Senate Bill 2111, marking a major milestone for the state's transit future. The bill provides stable funding and governance reforms for CTA, Metra, and Pace, including \$1.5 billion in operational revenue identified in the PART report. She emphasized that ongoing implementation work, ensuring proper governance, reporting, and delivery, is critical to achieving a more accessible, data-driven regional transit system. The bill now awaits the Governor's signature.

The Executive Director also highlighted a few of CMAP's recent engagement activities in the region. CMAP staff presented the Regional Transportation Plan to the Engineering Society of Illinois in Springfield and spoke at the Youth Climate Justice Summit, engaging high school students on climate and transportation. The CMAP team also participated in a UIC Urban Transportation Center event to discuss CMAP's Job Quality Access Tool and conducted community outreach in Maywood during local fall events related to the Roosevelt Corridor planning effort. The Executive Director attended the opening of a new bicycle and pedestrian bridge in Streamwood, a project supported by CMAP funding and multiple state and federal partners. Executive Director Aleman emphasized that these activities reflect CMAP's commitment to connecting with residents and delivering tangible regional planning outcomes.

The Executive Director then provided an update on county-level housing efforts like the Lake County Housing Initiative. Supported by the Schreiber Family Foundation, the initiative convened workshops addressing the connection between jobs, housing, and transportation. A final summit next year will outline recommendations to improve housing access and affordability.

Another housing initiative the Executive Director addressed was the McHenry County Housing Readiness Action Plan. In partnership with county leaders and the Urban Land Institute, the plan examines barriers to housing development and strategies to increase housing supply. CMAP's analysis shows a nearly 50% increase in median home prices in McHenry County since 2020, driven by limited supply.

The Executive Director reminded the Board that letters requesting annual local contributions are being issued. CMAP relies on approximately \$5 million in contributions from the Illinois Department of Transportation (IDOT), counties, municipalities, transit agencies, and the Tollway to fulfill the federally required 20% match needed to secure federal funding. Members were encouraged to alert CMAP if partners have questions or require outreach.

Executive Director Aleman noted that the day's agenda centers on stewardship and readiness, including establishing a revolving line of credit, updating CMAP's procurement policy, advancing long-range planning initiatives (the Century Plan and the Climate Action Plan) as well as legislative updates on recent state and federal activity.

The Executive Director announced she is the recipient of the 2025 Motorola Solutions Foundation Excellence in Public Service Award, presented by the Civic Federation. She invited Board members to attend the December 18 awards program and expressed gratitude to the Board, staff, and regional partners for their collective role in the work that led to this recognition.

Member Nancy Rotering thanked the team for bringing important voices together and highlighting the incredible work of everyone at the State of the Region event on November 4.

Chair Gerald Bennett noted his appreciation for the event and CMAP's legacy of serving the region in the past 20 years and the recent success of the transit bill passing.

The executive director's report was presented.

CONSENT AGENDA (Agenda Items 3.01 through 5.02)

Chair Gerald Bennett noted in reference to agenda item 5.01 that the regular meeting cadence for the Board in calendar year 2026 would include meeting on a federal holiday, Veteran's Day, in November 2026 and proposed an adjustment of the meeting date to November 18, 2026, instead.

Approval of the Group Vote

A motion was made by Board Member Gary Grasso, seconded by Board Member Nancy Rotering, to approve agenda items 3.01 through 5.02 under the Consent Agenda, as amended. The motion carried by the following vote:

Aye: Gerald Bennett, Frank Beal, Matthew Brolley, Jada Curry, Gary Grasso, Paul Hoefert, Nina Idemudia, Richard Reinbold, Nancy Rotering, Joanna Ruiz, Carolyn Schofield, Anne Sheahan, Matthew Walsh and Jung Yoon

Absent: John Noak

Non-Voting: Kouros Mohammadian

Absent (NV): Leanne Redden

3.0 Approval of Minutes**3.01 CMAP Board and MPO Policy Committee joint meeting minutes from October 8, 2025**[25-314](#)

Attachments: [CMAP Board and MPO joint meeting minutes 10.8.25](#)

Agenda items 3.01 through 5.02 were approved under the Consent Agenda.

4.0 Procurements and Contract Approvals**4.01 Authorization to renew the agency's enrollment in Esri's Advantage Program for 12 months at a cost of \$113,900**[25-324](#)

Attachments: [Memo - IGA justification - Esri](#)

Agenda items 3.01 through 5.02 were approved under the Consent Agenda.

5.0 Other Items for Approval**5.01 Consideration of CMAP Board meeting schedule for calendar year 2026**[25-316](#)

Attachments: [Memo - 2026 CMAP Board Meeting Schedule](#)

Agenda items 3.01 through 5.02 were approved under the Consent Agenda.

5.02 Consideration of CMAP committees for calendar year 2026[25-317](#)

Attachments: [Memo - 2026 CMAP Committees](#)

Agenda items 3.01 through 5.02 were approved under the Consent Agenda.

REGULAR AGENDA

6.0 Other Items for Approval

6.01 Authorization to establish a Revolving Line of Credit (LOC) with a financial institution and adopt the policy for LOC utilization [25-328](#)

Attachments: [Memo - Revolving LOC and utilization policy](#)
[Attachment 1 - BMO LOC Proposal](#)
[Attachment 2 - CMAP LOC Policy](#)

Member Nancy Rotering inquired about the notice provision to the Board for the utilization of the Revolving Line of Credit and suggested advance notice if the LOC is initiated. Member Matt Walsh asked for regular reporting on the LOC at Board meetings.

A motion was made by Member Matt Brolley, seconded by Member Nancy Rotering to approve a revolving line of credit policy and include advanced notice to the Board if the letter of credit is initiated and regular reporting on the line of credit at Board meetings. The motion carried by the following roll call vote:

Aye: Gerald Bennett, Frank Beal, Matthew Brolley, Jada Curry, Gary Grasso, Paul Hoefert, Nina Idemudia, Richard Reinbold, Nancy Rotering, Joanna Ruiz, Carolyn Schofield, Anne Sheahan, Matthew Walsh and Jung Yoon

Absent: John Noak

Non-Voting: Kouros Mohammadian

Absent (NV): Leanne Redden

6.02 Consideration of updated CMAP procurement policy [25-326](#)

Attachments: [Memo - Procurement policy update justification](#)
[Updated CMAP Procurement Policy](#)

Yolanda Martin, procurement officer, requested Board approval to adopt an updated procurement policy aligned with current regulations and best practices. The revised policy is intended to strengthen transparency, accountability, and compliance, with staff training to begin immediately upon adoption. No questions were raised.

A motion was made by Board Member Paul Hofert, seconded by Board Member Richard Reinbold, to approve the updated CMAP procurement policy. The motion carried by the following vote: The agenda item was approved.

Aye: Gerald Bennett, Frank Beal, Matthew Brolley, Jada Curry, Gary Grasso, Paul Hoefert, Nina Idemudia, Richard Reinbold, Nancy Rotering, Joanna Ruiz, Carolyn Schofield, Anne Sheahan, Matthew Walsh and Jung Yoon

Absent: John Noak

Non-Voting: Kouros Mohammadian

Absent (NV): Leanne Redden

7.0 Information Items

7.01 Update on The Century Plan [25-325](#)

Attachments: [Memo - Update on the Century Plan](#)

The Executive Director provided an overview of the Century Plan launch and CMAP's 20th anniversary celebration held November 4, 2025 at the Old Post Office. Nearly 1,000 attendees participated in this

first-of-its-kind regional event. She noted overwhelmingly positive feedback, particularly regarding the opportunity for cross-sector engagement among transportation, development, economic, and civic leaders - groups that often convene separately. More than 40 elected officials attended the event, including five of the seven county board chairs, mayors, county commissioners, and legislative leaders. 52 sponsors contributed \$146,000, several sponsors expressed interest in supporting future CMAP events and \$27,000 were made in ticket sales.

The event received a strong sponsor response and positive public commentary, including a testimonial highlighting CMAP's inclusive event design, were cited as evidence of CMAP's trusted regional leadership. The Executive Director also noted feedback from Springfield stakeholders affirming that CMAP is regarded as a credible, trusted voice on transportation and funding issues.

Beginning in January, CMAP will release a public-friendly regional data report covering trends in housing, the economy, flooding, demographic shifts, and quality of life. This report will support engagement with councils of government and serve as a baseline for community discussions. And a new Century Plan website has been launched to serve as the central hub for all related content and engagement opportunities.

The Executive Director summarized themes from the Board's recent workshop with consultant Kerr Smith, including concerns about funding uncertainty, infrastructure needs, regional affordability challenges, optimism about collaboration, the region's transportation system, and economic diversity. These themes will inform the development of regional shifts and ongoing planning discussions.

Over the next two years, CMAP will lead extensive engagement with governments, businesses, civic organizations, and residents to shape the Century Plan, with adoption targeted for Fall 2027.

The public input will focus on future travel behavior, housing and employment patterns, emerging industries as well as key regional challenges and opportunities.

The Executive Director emphasized that Board member participation is essential. CMAP will meet with each council of governments (COG) and invited members to host regional workshops tailored to local priorities, e.g., housing, environment, or economic development stakeholders. Additional roundtables will address scenario planning and regional "grand challenges."

The Century Plan update was presented.

7.02 Update on the Comprehensive Climate Action Plan for Greater Chicago

[25-338](#)

Attachments: [Memo - Update on the Comprehensive Climate Action Plan](#)

Board Member Carolyn Schofield reported on her role representing the CMAP Board on the steering committee for the Comprehensive Climate Action Plan. She noted that the committee included county representatives and leaders from business, utilities, workforce, government, and community organizations. The draft plan reflects the committee's guidance as well as input from four technical working groups. Member Schofield highlighted that the committee set the overall emissions-reduction goal for the planning area, which extended into Wisconsin and Indiana, and focused on identifying ambitious yet implementable actions for local governments and regional partners. She emphasized that the plan centers on benefits such as cleaner air, healthier communities, energy cost savings, and economic and workforce opportunities, and that strategies were tailored to each county's unique emissions profile.

Nora Beck, principal in the regional policy and implementation division, reported that CMAP has reached a major milestone with the release of the draft Comprehensive Climate Action Plan for Greater Chicago, which will be finalized in the coming weeks. She provided an overview of the plan's purpose, key findings, and projected impacts.

Beck noted that rising temperatures are driving more frequent storms, flooding, and poor air quality, increasing costs and affecting public health, the economy, and natural systems. The Climate Action Plan outlines strategies to reduce greenhouse gas emissions, improve air quality, and support a transition to a clean economy that can generate thousands of jobs and strengthen regional competitiveness.

She described the federal context for the planning effort and CMAP's partnership with the Metropolitan Mayors Caucus and the Northwestern Indiana Regional Planning Commission. The plan addresses all major sources of emissions and fulfills ON TO 2050's recommendation to develop a regional climate action plan.

Beck highlighted the region's current emissions profile, 152 million metric tons of CO₂e annually, driven primarily by industry (36%), buildings (35%), and transportation (26%). While emissions have declined by about 20% since 2005, much more action is needed to meet the plan's long-term target of an 80-85% reduction by 2050. Modeling shows that existing policies, including Illinois' Climate and Equitable Jobs Act, would reduce emissions by roughly 36% by 2050. Full implementation of the plan's 36 strategies could achieve an 86% reduction, with state and local actions alone accounting for up to 58%, demonstrating the region's ability to make significant progress independently of new federal policy.

Nora Beck emphasized that climate action delivers economic and public health benefits, including job creation, reduced energy costs, increased grid reliability, and major improvements in air quality. Public health modeling estimates more than one million avoided health incidents and substantial cost savings by 2050. She outlined the systemic changes required to meet the region's goals: modernizing energy systems, electrifying and improving buildings, decarbonizing industry, transforming transportation, and restoring natural systems. She also identified key implementation challenges: aligning policies across all levels of government, addressing federal uncertainty, and strengthening institutional capacity and coordination.

Nora Beck concluded by highlighting emerging local examples of climate action and invited board members to share additional opportunities they see for regional or community-level progress.

The Board members added examples of their own efforts and experiences with climate action work in their counties and municipalities and emphasized the interconnectedness of different regions, states, and even countries when it comes to climate action work.

The Comprehensive Climate Action Plan update was presented.

7.03 Legislative update

[25-327](#)

Attachments: [Memo - Legislative update](#)

Kasia Hart provided a legislative update following the conclusion of the Illinois General Assembly's fall veto session. She highlighted the passage of Senate Bill 2111, the Comprehensive Transit Funding and Reform Package, which authorizes nearly \$1.5 billion for transit operations and capital, preventing service cuts and layoffs.

Kasia Hart reported that the bill establishes the Northern Illinois Transit Authority (NITA), governed by a 20-member board appointed by the Governor, Mayor of Chicago, Cook County Board President, and collar county leadership. To support coordination, many NITA board members will also serve on the CTA, Metra, and Pace boards. NITA's responsibilities will include regional fare policy, integrated fare collection, and development of service and capital planning standards.

Kasia Hart outlined the bill's funding sources: a 0.25% RTA sales tax increase; dedication of sales tax on motor fuel to transit operations (estimated at \$860 million, with 85% to northeastern Illinois); and dedication of road fund interest to transit capital (approximately \$200 million, allocated 90-10 between northeastern Illinois and downstate). Tollway tolls will also increase, with revenues applied to the Tollway's capital program.

She noted system improvement provisions, including new transit safety measures such as a NITA Law Enforcement Task Force led by the Cook County Sheriff's Office, a new Office of Transit Safety and Experience, and a Transit Ambassadors program. Additional coordination initiatives include a transit integration policy committee at IDOT and a third-party assessment of regional dial-a-ride coordination.

Transit-supportive development provisions authorize NITA to acquire and sell property in compliance with local land use regulations and require development of a transit-supportive development inventory, which may be delegated to the region's MPO. The bill also eliminates minimum parking requirements near transit hubs and corridors.

Kasia Hart noted the bill's effective date of June 1, 2026, with board appointments due within 120 days. She emphasized the significant work ahead to stand up the new agency, ensure policy alignment, and support a smooth transition toward a more coordinated, accessible, and affordable transit system. CMAP is assessing its role in implementation and will continue providing updates.

Kasia Hart also reported on the passage of the Clean and Reliable Grid Act, an energy omnibus bill supporting CEJA implementation. The bill establishes incentives for battery storage, new utility efficiency requirements, lifts the moratorium on large-scale nuclear construction, and grants the ICC new integrated resource planning authority. Staff are reviewing both major bills to understand their regional impacts.

Kasia Hart concluded by noting that the Governor has not yet signed either bill and that the General Assembly will reconvene in mid-January.

Board members discussed last-minute legislative changes to TOD provisions that preserved municipal control over land use and approvals. Members also raised questions about whether new state energy

legislation limits local authority to regulate solar facility siting; staff will review the statutory language and provide clarification.

The legislative update was presented.

8.0 Other Business

There was no other business before the CMAP Board.

9.0 Public Comment

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

Garland Armstrong, former Illinois resident, commended CMAP and partners for passage of the transit bill and emphasized the importance of making information accessible to people with disabilities and non-English speakers. He also raised concerns about uneven sidewalks in various municipalities and urged attention to sidewalk safety.

10.0 Next Meeting

The next meeting is scheduled for January 14, 2026.

11.0 Adjournment

A motion was made by Member Richard Reinbold, seconded by Member Paul Hoefert, to adjourn the meeting. The motion carried by the following vote:

Aye: Gerald Bennett, Frank Beal, Matthew Brolley, Jada Curry, Gary Grasso, Paul Hoefert, Nina Idemudia, Richard Reinbold, Nancy Rotering, Joanna Ruiz, Carolyn Schofield, Anne Sheahan, Matthew Walsh and Jung Yoon

Absent: John Noak

Non-Voting: Kouros Mohammadian

Absent (NV): Leanne Redden

The meeting was adjourned at 10:38 a.m.

Minutes prepared by Maren Lutterbach