



Regional Planning Act Funds Discussion

Executive Team Workshop #2

Workshop conducted on July 10, 2025; summary notes submitted on July 21, 2025

1. Welcome

Attendance: Erin Aleman, Bill Barnes, Nora Beck, John Carpenter, Ryan Gougis, Kasia Hart, Jaemi Jackson, Aimee Lee, Maren Lutterbach, Tony Manno, Stephane Phifer, Jennie Vana, Todd Vanadilok, Claire Williams

Workshop Series Format

Workshop #	Date	Focus
Workshop #1	June 24, 2025	Executive Team Brainstorming Discussion
Workshop #2	July 10, 2025	Subject Matter Expert Ideas Discussion
Workshop #3	July 30, 2025	Final Approach and Resource Discussion

2. Recap of Workshop #1

Summary of Legislation

- The State of Illinois Regional Planning Act (70 ILCS 1707/62) indicates “additional funding shall be provided to CMAP to support [those] functions and programs authorized by this Act.” [see attached CMAP info sheet on RPA funding]
- Approximately 75% of CMAP’s budget is comprised of USDOT funds, which can only be used for specific transportation uses.
- The other 25% of CMAP’s budget includes funding from other external sources. This includes the \$2M allocation from the State’s latest budget, which can be used for non-transportation work, which is the function

Key Takeaways from First Workshop

- IGA team (John Carpenter, Ryan Gougis, Kasia Hart) provided brief update on the availability of the \$2M funding, primarily indicating that there is no new movement on that front as IGA coordination with DHS is still ongoing
- IGA team also emphasized the importance of prioritizing projects that: (1) demonstrate to the State that the RPA funding is being spent on impactful projects, and (2) include projects in the districts of the bill sponsors in the State legislature
- General criteria for priority projects:
 - Can a project be completed in 12-18 months?
 - How does the project fit a regional framework while having measurable impacts on communities at the local level?
 - Is the project a tangible product or initiative that can be replicated or scaled up? (i.e., potentially start with a pilot project approach with a few select communities and then scale up to encompass the overall region)

3. Discussion: Evaluation of Project Ideas

Presentation of Project Ideas by Subject Matter Expert (SMEs)

- **RPI:** Bill Barnes and Nora Beck presented the recommended RPI projects (see pages 5-10)
- **Planning:** Jaemi Jackson, Tony Manno, and Stephane Phifer presented the recommended Planning projects (see pages 11-29)
- **Removed Projects:** The following recommended projects were eventually removed from consideration for RPA funding support:
 - **CCAP Design project (RPI)** will be covered by other funds
 - **Mini Streetscape Improvement Planning project (Planning)** closely relates to transportation and not in line with the non-transportation focus of RPA funds
 - **Participatory Budgeting project (Planning)** is already funded by UWP and not in line with the non-transportation focus of RPA funds
- **Evaluation Matrix:** An evaluation matrix was created to serve as a rubric to quantify the evaluation of the recommended project ideas using a scoring system. This matrix was initially designed as a printout; however, the matrix has been converted to a web-based survey format to allow for more convenient access and links to general project details to aid in project evaluation. The evaluation matrix is available as a Project Prioritization Exercise on a new landing page for the RPA funding discussion:
 - **Landing Page:** <https://egretandoxplanning.mysocialpinpoint.com/cmap-fy26rpa>
 - **Other Resources:** The landing page also provides the agendas and summary notes from past and upcoming Executive Team workshops and links to other related documents regarding RPA funding

4. Next Steps

- Summarize discussion takeaways
- Evaluate scoring from the Project Prioritization Exercise
- Conduct follow-up research
- Formulate focus of final discussion at Workshop #3 (July 30)

The Illinois Regional Planning Act Funding

103rd General Assembly Spring Session

SB3388, sponsored by Senator Ram Villivalam (D-Chicago) and HB5077, sponsored by Representative Eva-Dina Delgado (D-Chicago) and Representative Dan Ugaste (R-Geneva) would appropriate \$5 million in funding to the Chicago Metropolitan Agency for Planning (CMAP) to support the functions and programs prescribed in the Illinois Regional Planning Act. This would strengthen CMAP's valuable policy and planning work on behalf of northeastern Illinois, and leverage the federal funds available through the historic Infrastructure Investment and Jobs Act and other federal legislation.

Regional Planning Act - (70 ILCS 1707/62)

In order to carry out any of the powers or purposes of CMAP, the Board shall be involved in the allocation of traditional sources of funds such as those from the federal Metropolitan Planning Program and CMAQ as well as non-traditional federal funds consistent with the Board's broader mission. These funds may be supplemented by fees for services and by grants from nongovernmental agencies. The Board may also pursue and accept funding from State, regional, and local sources in order to meet its planning objectives.

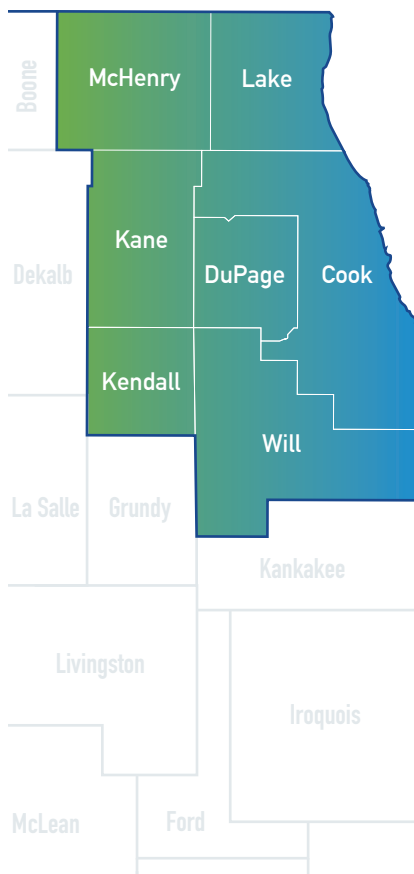
Additional funding shall be provided to CMAP to support those functions and programs authorized by this Act.

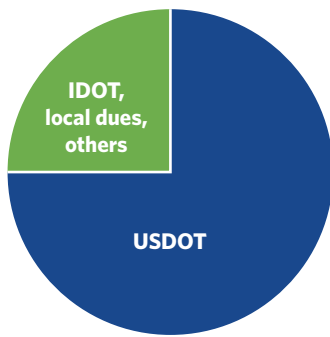
(Source: P.A. 95-677, eff. 10-11-07.)

Overview

In 2005, the General Assembly approved the Illinois Regional Planning Act establishing CMAP as the comprehensive planning agency for northeastern Illinois' 284 municipalities and 7 counties, responsible for a wide variety of functions to:

- Develop the comprehensive regional plan that addresses transportation, land use, housing, natural resource management, water supply, flood control, economic development, and more (ON TO 2050)
- Build capacity and deliver technical assistance to local government
- Collect, exchange, share, analyze, evaluate, model, and share data
- Foster meaningful and equitable engagement
- Inform and shape land use and transportation policies
- Plan for safe and equitable transportation investments
- Plan for a coordinated and integrated regional transportation system
- Produce official forecasts for growth





USDOT
Supports transportation

IDOT, local dues, others
Supports CMAP's other work on behalf of the region related to transportation, climate, and regional economy

CMAP budget and revenue

As the federally designated Metropolitan Planning Organization responsible for programming federal transportation dollars, CMAP derives most of its revenue from the federal government. These funds can only be used for specific transportation uses.

However, as noted above, CMAP's scope of work (as required by the Act) is much more expansive. While CMAP continually seeks external funding sources for non-transportation work, predictable funding from the General Assembly would allow us to expand upon existing policy research and municipal programs.

In fact, the Regional Planning Act states that, "Additional funding shall be provided to CMAP to support those functions and programs authorized by this Act." Yet the promised funding was never appropriated.

Investing in communities

An investment in CMAP is an investment in the 284 municipalities and 7 counties we serve. With a relatively modest amount of funding, we'll have the opportunity to unlock additional federal resources and drive more investment to all of our communities to:

- Deepen planning and policy work in areas including water resources management, climate mitigation and resiliency, housing, economic competitiveness, and more
- Advance equity-driven planning and assistance
- Build capacity through resources and technical assistance
- Grow connections with other government agencies
- Make existing planning more comprehensive and integrated

Illinois must get the most out of federal infrastructure dollars

The federal Infrastructure Investment and Jobs Act presents a critical opportunity to drive more investment to northeastern Illinois. While CMAP has built consensus on the region's priority transportation projects for these funds, there are other federal opportunities we cannot pursue without increased capacity and matched dollars. We cannot afford to leave federal funding on the table nor can Illinois lose these opportunities for funding altogether.

Questions?

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 Visit cmap.illinois.gov for more information



Chicago Metropolitan
Agency for Planning

Climate and the RPA

July 10, 2025

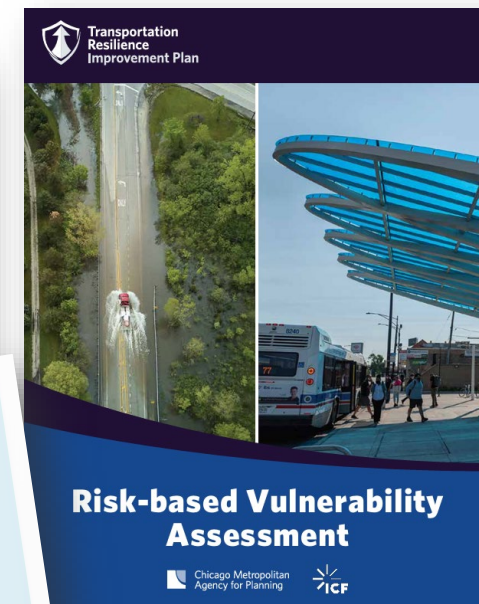
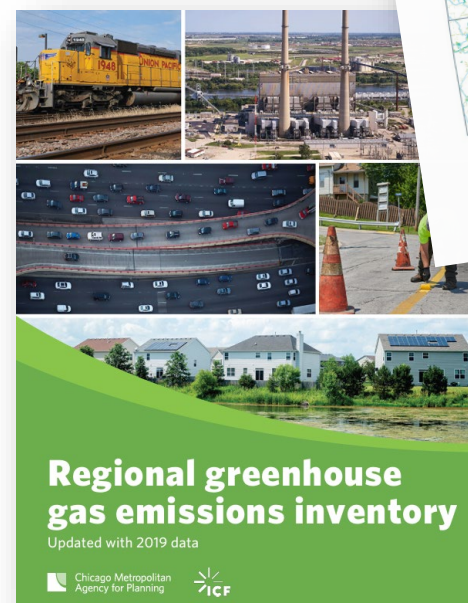
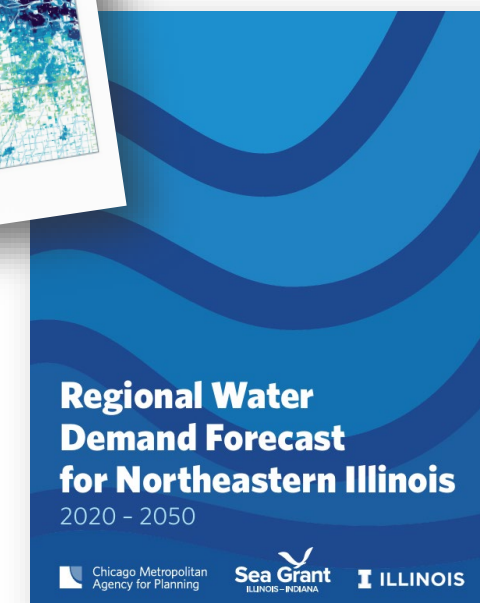
Climate investment campaign	\$275,000
FSI data visualization tool	\$50,000
Regional GHG inventory	\$150,000
Regional water use symposium	\$125,000
CCAP design	\$20,000
Total ask:	<hr/> \$620,000

Overall, these projects:

- Provide regional and local offerings
- Touch on all implementation levers
- Include a role for CMAP staff and consultants

Climate investment campaign

- Ensures public officials have tools to prioritize investments
- Elevates CMAP's regional leadership on climate and environmental issues
- Builds long-term value and visibility
- \$275,000
- Timing: Jan 2026 – Dec 2026



Flood Susceptibility Index data visualization tool

- Previously deemed ineligible for UWP funding
- Create data visualization tool to help partners use index
- \$50,000
- Timing: Jan 2026 – June 2026

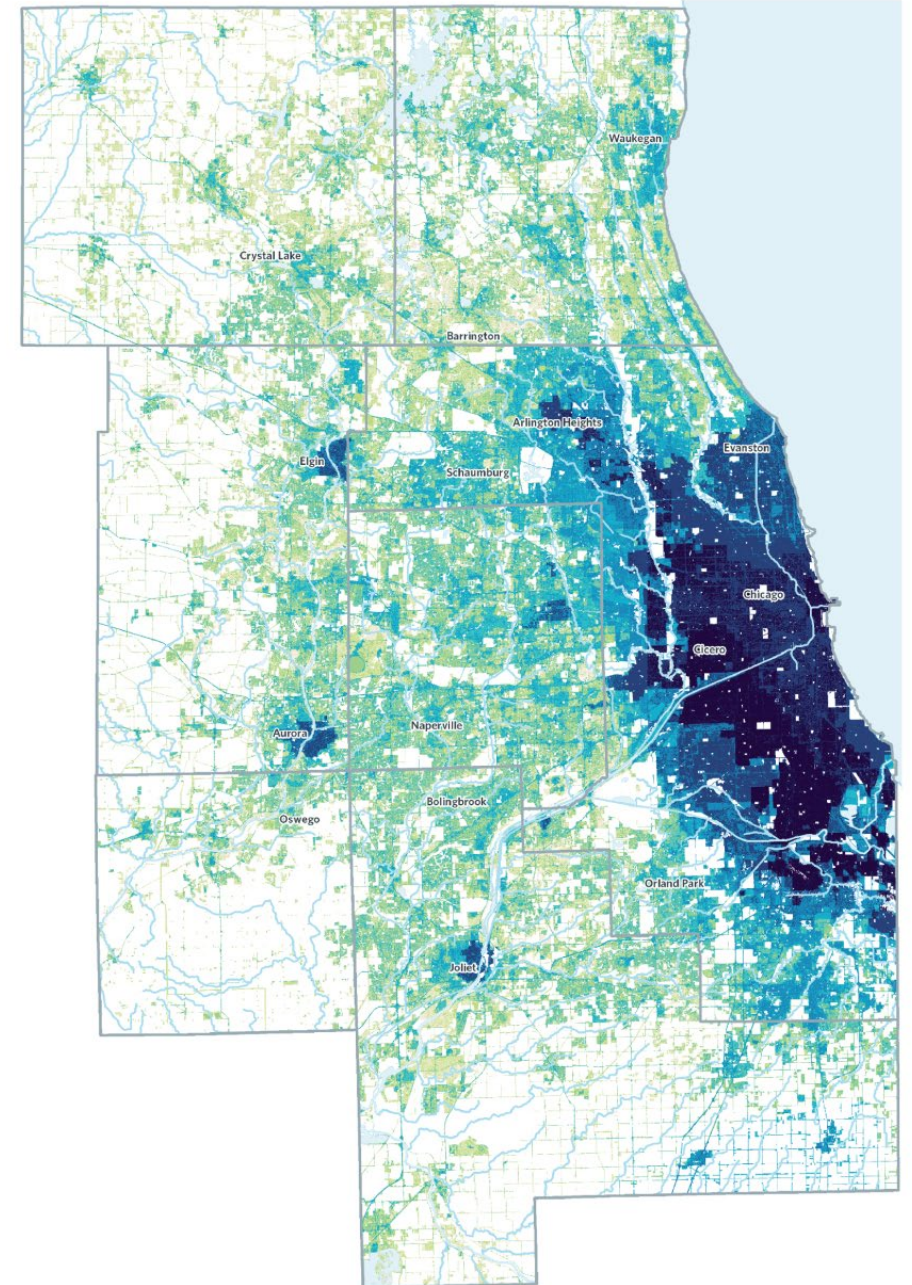
Urban Flood Susceptibility Index



For information on riverine flooding, see the Riverine Flood Susceptibility Index.

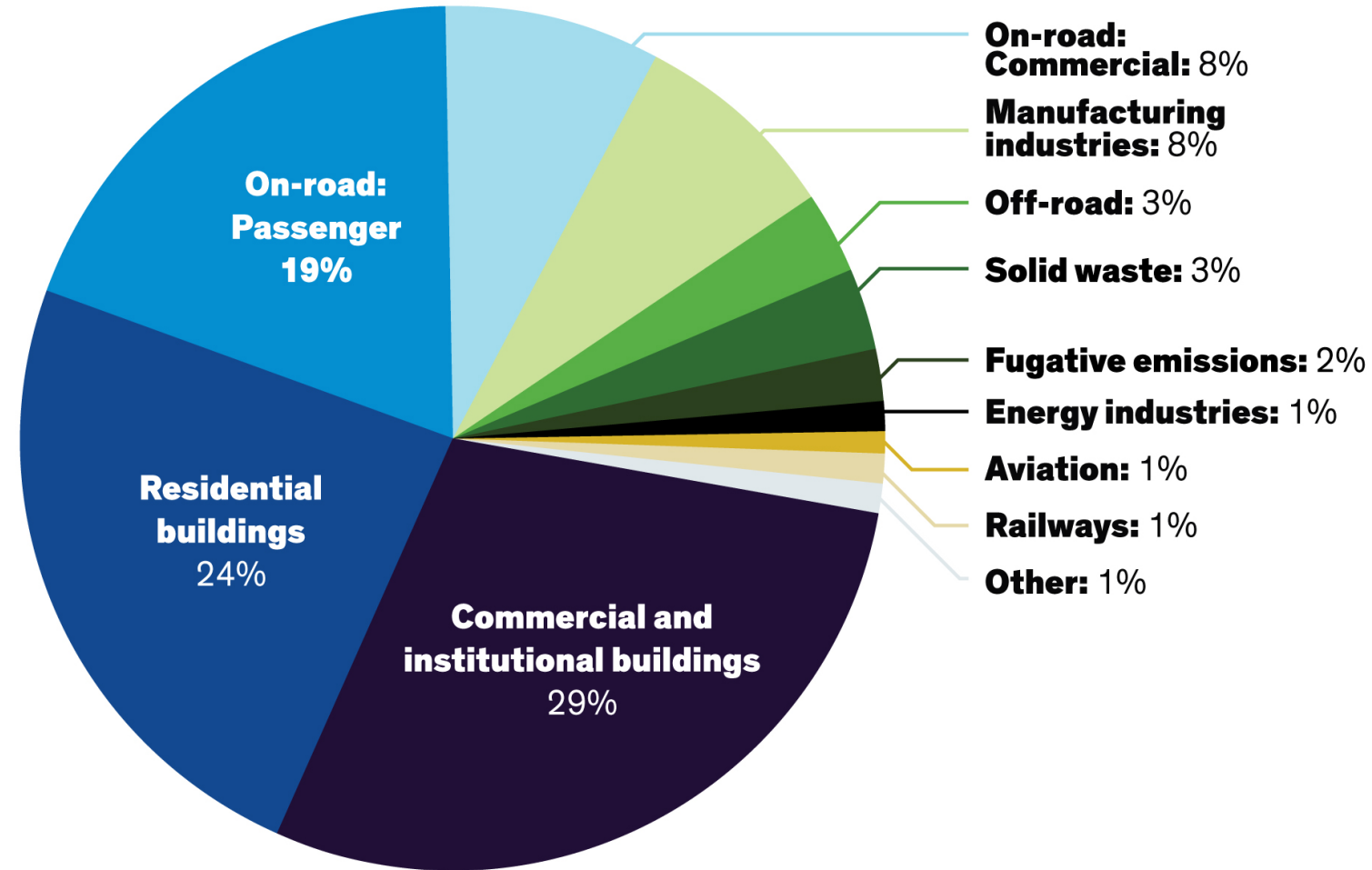
Open space areas are not scored.

Source: Chicago Metropolitan Agency for Planning, 2018



2025 Regional GHG inventory

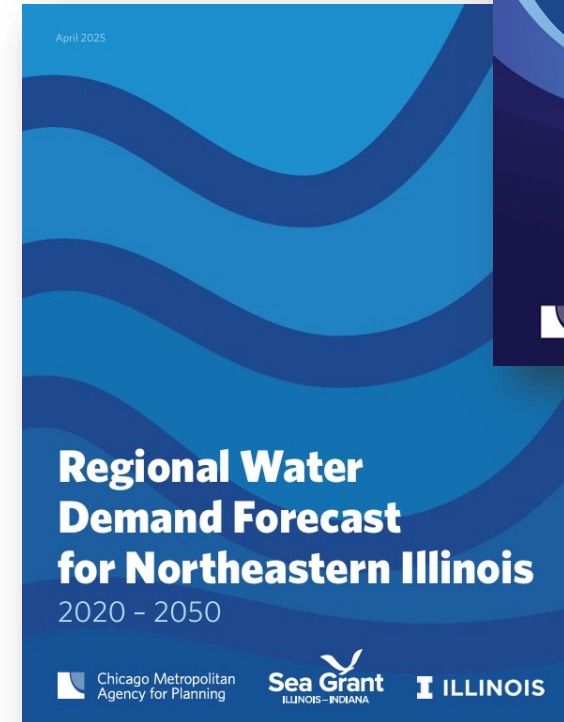
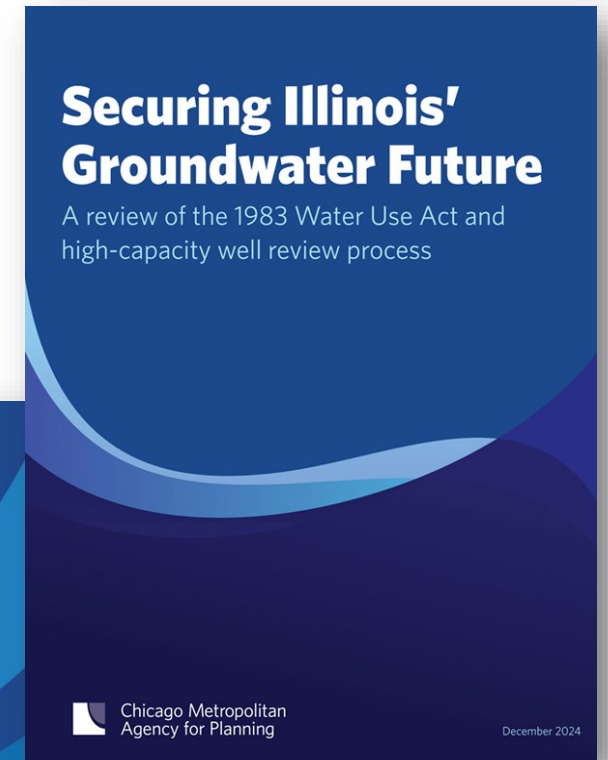
- Updated inventory for CMAP region, with local emissions profiles for each community
- \$150,000
- Timing: Jan 2026 – Dec 2026



2019 greenhouse gas emissions by subsector

Regional water use symposium

- Spark collaborative conversation about the future of water supply management
- Potential outcomes: roadmap for state-level reform or framework for a regional water resources plan
- Exact topics to be informed by stakeholder engagement as part of the project
- \$125,000
- Timing: Jan 2026 – Dec 2026





REMOVED FROM PROJECT LIST

This project will be covered by other funds

CCAP design

- Technical deliverable due Dec 1
- RPA funds to support high-quality, visually dynamic plan
- \$20,000
- Timing: Dec 2025 – Feb 2026

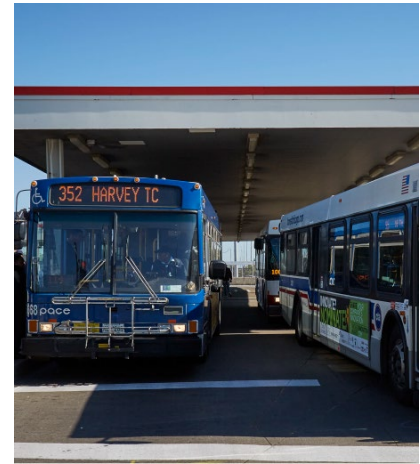
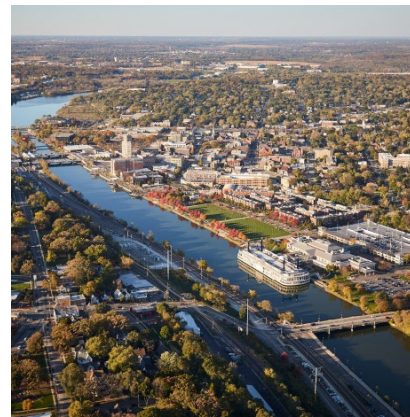
**COMPREHENSIVE
CLIMATE
ACTION PLAN
FOR GREATER CHICAGO**



Chicago Metropolitan
Agency for Planning

Executive Team RPA Funding Discussion (Planning Ideas)

July 10, 2025



PLN1: Plan Commissioner Trainings



SME/Program Manager: Patrick Day

Staffing: Consultant (minimum CMAP staff)

Timing: FY26 Q1

Budget: ~\$250,000

Accomplished through a consultant contract (we have worked with APA and DePaul in the past). Patrick has information on past contracts and proposed curriculum – it was a deliverable from the previously developed ESP program

PLN2: Regional Economic Development Summit



SME/Program Manager: Tony Manno

Staffing: Consultant (minimum CMAP staff)

Timing: FY26 Q3 (4-6 month lead/prep/sched time)

Budget: ~\$250,000

Building on the ULI contract, the idea is to hold multiple regional level developer panel discussions/roundtables on common local and subregional economic development issues. This would be accomplished through a new/or amended contract with ULI. Tony has information on the current contract and information on how other larger ULI events have been conducted in the past.

PLN3: 1:1 Municipal Support (NDD & JQA, etc)



SME/Program Manager: Tony Manno

Staffing: CMAP staff

Timing: FY26 Q2

1:1 support sessions with municipalities to utilize the NDD, Job Access Tool, and other data tools like the Housing Snapshots to address a current challenge (or opportunity) in their community and connect the data dots. This would be accomplished though CMAP staff most likely meet 2 or 3 times on-site with the community. It would be an ongoing form of support publicized through newsletters, LGN, and the COGs.

PLN4: Zoning Resources



SME/Program Manager: Jaemi Jackson

Staffing: CMAP staff and consultant support

Timing: FY26 Q2

Provide technical assistance to communities for zoning challenges (and opportunities) by providing model ordinances (develop a library of common use specific codes) and perhaps implementation training. This could be accomplished through a consultant contract (including developing the topics) and/or staff time. It would be a new form of support publicized through newsletters, LGN, and the COGs.

PLN5: New Responsive Dynamic TA



SME/Program Manager: Patrick Day

Staffing: CMAP staff, augmented staff consultants, and potentially student support (UIC and DuPaul)

Timing: FY26 Q3

Provide new forms of short-term responsive support to municipalities. Topics would be identified through LGN, municipal survey, Mayor's Council, and the COGs. Topics may include workforce housing, vacancy studies, etc. This could be accomplished through a consultant contract (including developing the topics) and/or staff time.

Job Quality & Access Tool 3.0/update

SME/Program Manager: Tony Manno

Staffing: CMAP staff w/consultant support

Timing: FY26 Q2

Data update, get RAP more involved, data additions that would make it a stronger tool. Possibly re-engage TIP Strategies to help with update, transfer to CMAP platform, and offboard themselves for future updates.

Economic Development Directors Network

SME/Program Manager: Tony Manno

Staffing: CMAP staff

Timing: FY26 Q1 initiation

CMAP will develop a coordinated effort to engage regional and local economic development directors on a regular basis (quarterly/bi-annually/annually) to discuss issues, challenges, opportunities, and threats to the regional and local economy, featuring guest speakers, panel discussions, etc. Could align with the REC for agenda topics, guest speakers, etc. Could culminate in an annual networking event. *(EDA does this for EDDs throughout the country; we would replicate at the local level. Also similar to the Kane County Planners Forum).*

Regional/Community Development Impact Analysis

SME/Program Manager: Tony Manno

Staffing: Consultant w/CMAP staff

Timing: TBD

Budget: Staff time, ~\$10,000

Analysis of developments in the region or a specific community from the past 5-10 years. Compare changes to demographics, school enrollment, parking, traffic (consultant study), public safety, and other factors included in the development approval process. Make recommendations to zoning and policy based on findings.

RFP Development

SME/Program Manager: Tony Manno

Staffing: CMAP staff

Timing: FY26 Q2

Budget: TBD

CMAP will work with communities who own a site or sites ready for redevelopment (including having a vision plan in place) to develop an RFP; this could be paired with a ULI Developer Discussion; currently we provide a summary report of the discussion, but typically do not provide further assistance due to our capacity/bandwidth.

Development Opportunity Site Inventory

SME/Program Manager: Tony Manno

Staffing: CMAP staff

Timing: FY26 Q3

Budget: TBD

Development opportunity site inventory (the “donut holes in NDD).

Regional Economy Framework

SME/Program Manager: Tony Manno

Staffing: CMAP staff w/consultant support

Timing: FY26 Q2

CMAP will develop an Economic Competitiveness (Resilience?) Strategy to create a shared vision and goals for the future of the region's economy. The strategy will be developed with stakeholders across the region that are working on economic development at the regional, sub regional, and local scales. Key stakeholders include GCEP, REC, public agencies, economic development entities, and anchor institutions such as medical centers, universities, and large private employers—to reflect the interconnected nature of economic systems. *(This would be a CEDS+ for our region, since many counties already have their own CEDS).*

Zoning Code Audits

SME/Program Manager: Jaemi Jackson

Staffing: CMAP staff w/consultant support

Timing: TBD

Budget: Staff time, ~\$40,000

- Community identifies a priority (walkable main street, resilient neighborhood, increase housing options, etc).
- CMAP team reviews zoning code and other local policies
- Review of peer community best practices and case studies
- Recommendation document with redline of code changes and/or provide model code

CMAP in your City

SME/Program Manager: Jaemi Jackson

Staffing: CMAP staff

Timing: FY26 Q2

Budget: TBD

Review existing placemaking / public spaces / 3rd spaces; review existing programming and make recommendations for improved placemaking, accessibility, and programming. Pop-up events facilitated by CMAP. *Think: small-scale POPcourts.*

Mini Streetscape Improvement Planning

REMOVED FROM PROJECT LIST

This project closely relates to transportation and not in line with the non-transportation focus of RPA funds

SME/Program Manager: Jaemi Jackson

Staffing: CMAP staff w/consultant support

Timing: TBD

Budget: ~\$50,000

- Visioning
- Visual preference surveys for street furniture and materials (lighting, planters, benches, trash, etc.)
- Branding and wayfinding signage, façade improvements
- Rec document with materials, location placement, and cost estimates
- May require Landscape Architect/marketing consultant

Downtown Subarea Plans

SME/Program Manager:	Tony Manno? Jaemi?
Staffing:	CMAP staff w/Consultant
Timing:	TBD
Budget:	\$50,000 - \$150,000

CMAP will assess a downtown within a community and provide a subarea plan, with a focus on communities not served by Metra. This process involves an analysis of existing land use, zoning, and policies, market, and other existing conditions. The deliverable will include policies and recommendations for land use, zoning, urban design, and transportation (parking, circulation, safety, and accessibility), and identify key sites for development and placemaking.

Participatory Budgeting

SME/Program Manager: Patrick Day

Staffing: CMAP staff w/consultant support

Timing: TBD

Budget: TBD

REMOVED FROM PROJECT LIST

This project is already funded by UWP and not in line with the non-transportation focus of RPA funds

- Work with communities to review their CIP and current plans.
- Help develop participatory budgeting model with recs of what to include, criteria, etc.

Brownfields Strategy

SME/Program Manager:	Enrique
Staffing:	CMAP staff w/Consultant
Timing:	FY26 Q2
Budget:	TBD

For communities with brownfield inventories. The strategy would prioritize sites for redevelopment, ideal uses based on plans/engagement and context, and steps and resources for attracting investments. Site assessments and guidance for underutilized parcels. *(See: RRPC Rutland, Vermont).*

Targeted Climate Adaptation Design

SME/Program Manager: TBD

Staffing: CMAP staff w/consultant support

Timing: TBD

Budget: TBD

Using the flood susceptibility tool, analysis of flood-prone (or heat-prone) areas of a community and development of design options and cost estimates to mitigate impacts.