

Land Use Committee
NIRPC
October 19, 2022
Minutes

George Topoll called the meeting to order at 10:01 a.m. with the Pledge of Allegiance and roll call.

In attendance were George Topoll (Union Township), Craig Phillips (City of La Porte), Nick Bellar (Winfield), Tom Vanderwoude (Munster), David Wright (GPTC), and Marty Shukert (RDG).

Staff present were Eman Ibrahim, Thomas Dow, Scott Weber, Kevin Polette, and Flor Baum.

On motion by Nick Bellar and second by George Topoll, the committee voted to approve the August 24 meeting minutes.

Scott Weber presented on the E-Commerce Implementation for the City of Gary. Ph I of the development of the E-Commerce in NWI Plan was completed in November 2020. Ph II of the Implementation of the E-Commerce in NWI Plan for the City of Gary was completed in June 2022. The corridors discussed for the Gary E-commerce Subarea Plan (GESp) were along the I-80/94 (Borman Expressway) and includes the Grant St corridor from the Little Calumet levee to Norfolk Southern RR tracks. NIRPC staff continues to work with the Gary Redevelopment Commission to review the E-commerce Subarea Plan existing conditions for demographics, land use, general zoning, market conditions, transportation, infrastructure, and urban form. The final plan will be added to NIRPC's website. A consolidated RFP for e-commerce subarea plans for all four leftover clusters at \$50K/each to \$200K for all four. The subarea plans for the remaining four clusters are slated to be completed by 2023. For more information, contact Scott at swever@nirpc.org.

Eman Ibrahim and Marty Shukert presented on the NWI 2050+ Land Use Element. Several maps were presented that showed existing land use patterns, population trends, past plans, housing trends, policy areas, and focus corridors. The plan is focused on development within existing city limits and improved internal public transportation, with better connections to the South Shore Line and regional rails. For example, The West Lake Corridor Project will run along the southern branch extension to reach high-growth areas in Lake County. Another common place theme is to have more mixed use developments, as well as sustainable and low impact development. Attention is also being given to having more local economic development with less dependence on commuting to Chicago, IL. An improved urban design and neighborhood appearance were noted. The 15-minute city walk was discussed, where 40% of all trips are two miles or less. Alternative Transportation and policy implications were discussed, with an emphasis on having a better transition between conflicting uses. An improved access to lakefront and recreational areas, along with rural area preservation is needed. Also noted were the population rate changes from 1980 - 2020 in all three NWI counties using Census Tracts. Population growth has shifted from the No Improved access to lakefront and recreational areas and rural area preservation are rthern areas into the southern and western parts of NWI. Census Tracts identified the cost of housing within NWI. However, due to an increase of people moving from Illinois to the south and west areas of the Region, the housing market value has also increased. The survey results for the Land Use portion of the NWI 2050+ Plan

were presented. It was noted that road safety, bike paths, and sidewalks were of high importance to those who took the survey. Infrastructure conditions were also ranked high. The survey covered questions on public transportation in its current state and the need for potential expansion. Survey responses on Land Use items also noted diagrams that represent different types of urban development. To view the working group presentation, please use the following link: <https://nirpc.org/2040-plan/economy-and-place/land-use/land-use-committee/land-use-presentations/>. For more information, contact Eman at eibrahim@nirpc.org.

Announcements were made.

The next meeting is scheduled for Wednesday, February 15, 2023, at 10:00 a.m. Hearing no further business, the meeting adjourned at 12:04 p.m.