

# **Infill and TOD Snapshot**

Summary of Preliminary Findings

May 5, 2016



# Purpose and Structure of Snapshot

- ON TO 2050 Snapshots: highly visual, data-driven summaries of regional trends and current conditions whose primary audiences are partner organizations and the public.
- This Snapshot will provide an overview of existing conditions and trends in infill and TOD in the region, focusing on development since 2000.
- Two phases of analysis:
  - Phase 1: Analysis of broad trends in infill development
  - Phase 2: Analysis of infill development in TOD areas

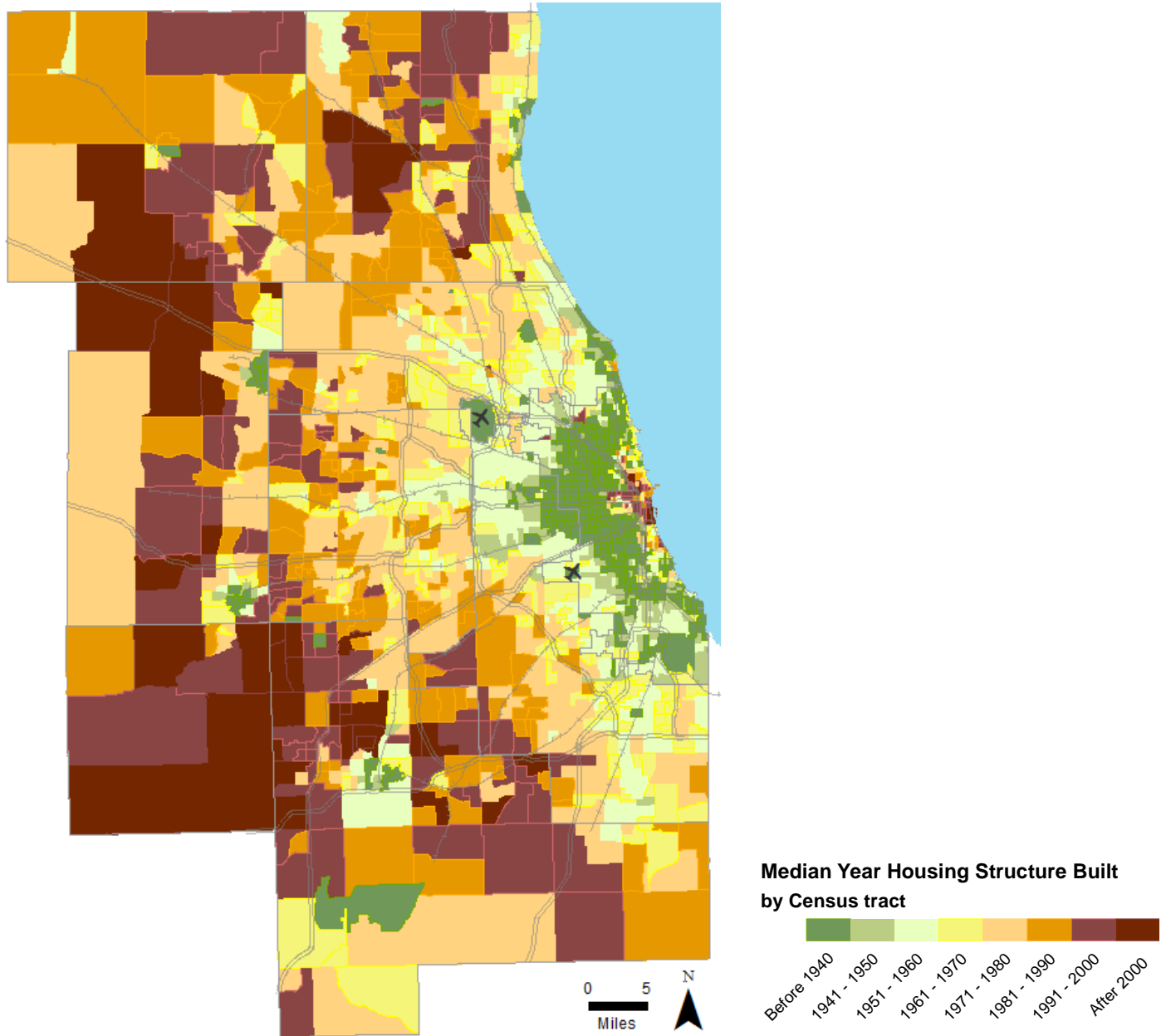
# Definition and Indicators of Infill

- Infill is the construction of new buildings, or redevelopment, rehabilitation, or expansion of existing properties, on vacant, abandoned, or underutilized land in built up areas with existing infrastructure inside the municipal envelope.
- Identifies infill development through various indicators, some direct, others indirect:
  - GO TO 2040 Plan Update indicator: development in the 2010 municipal envelope as tracked by CMAP's Northeastern Illinois Development Database (NDD)
  - Trends in population
  - Trends in housing units
  - Trends in density
  - National Land Cover Dataset (NLCD)

# Key Research Questions

- Where has infill occurred in the region? Has infill occurred in TOD areas?
- What is the character of this development?
- Are there concentrations (or other patterns) of development?

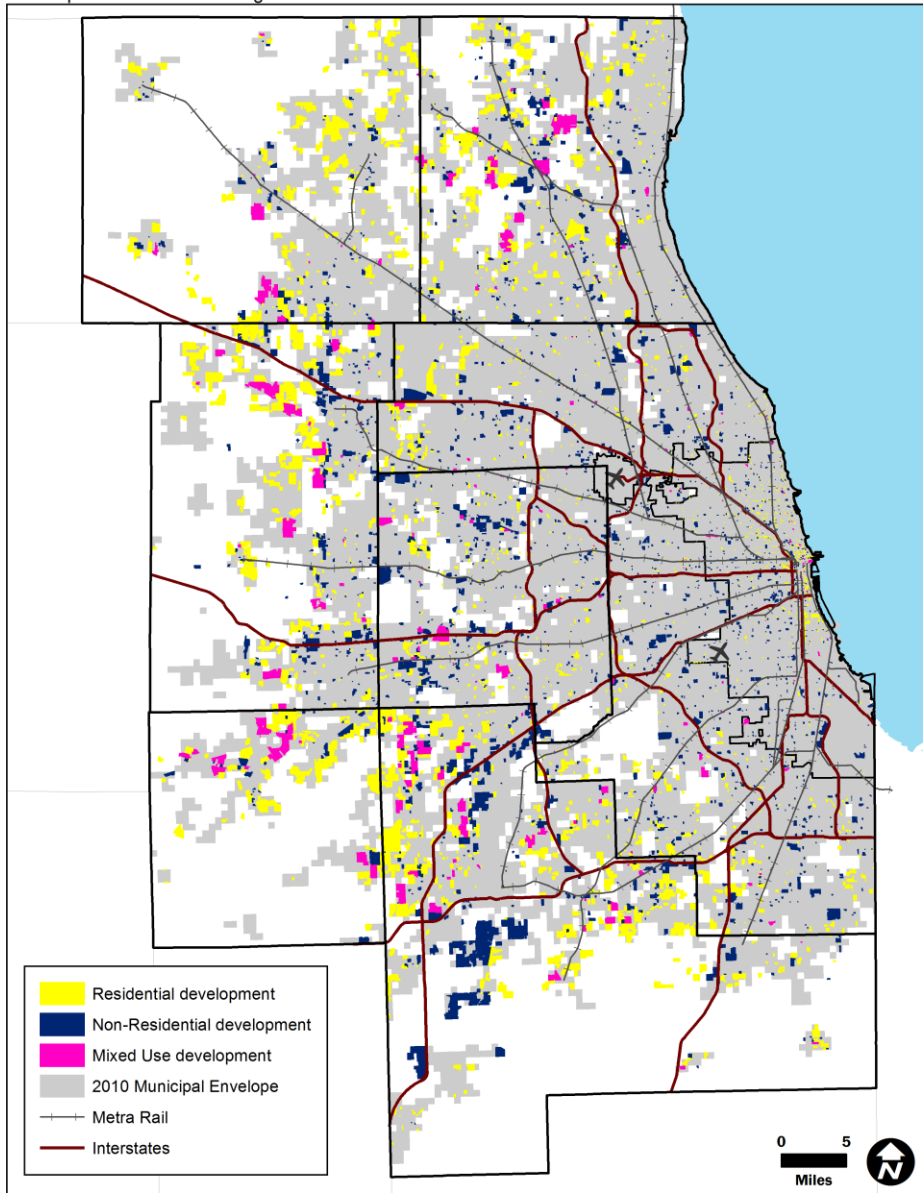
# Trends in Recent Regional Development



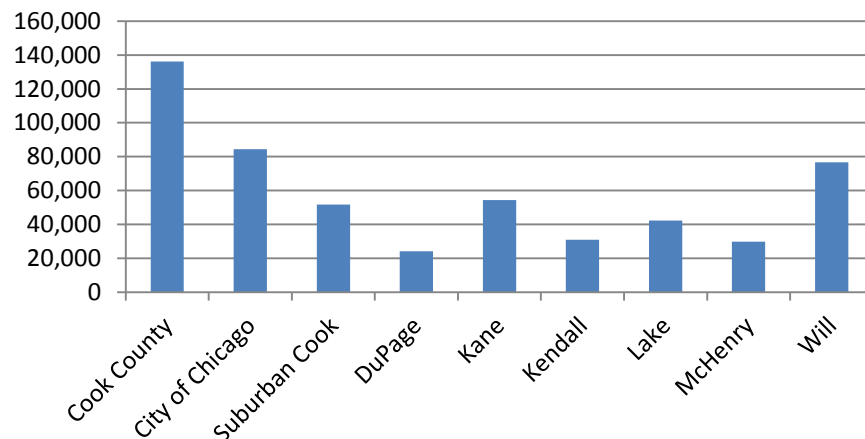
Source: Chicago Metropolitan Agency for Planning Analysis of American Community survey data 2010-14

# Trends in Recent Regional Development

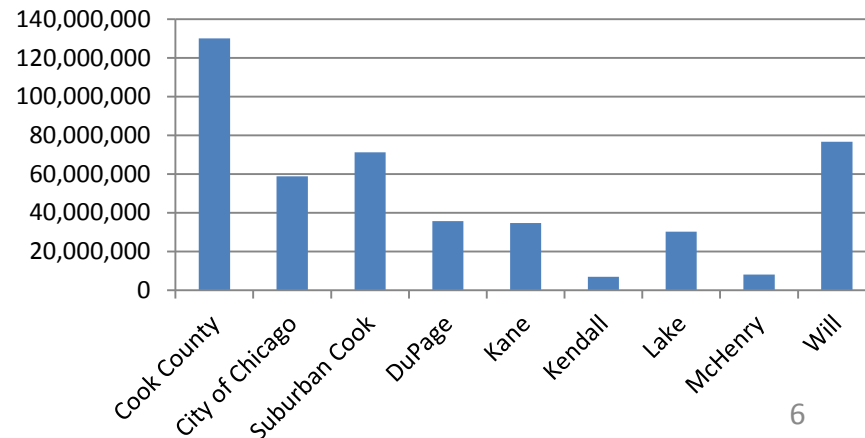
Development in the CMAP region since 2000



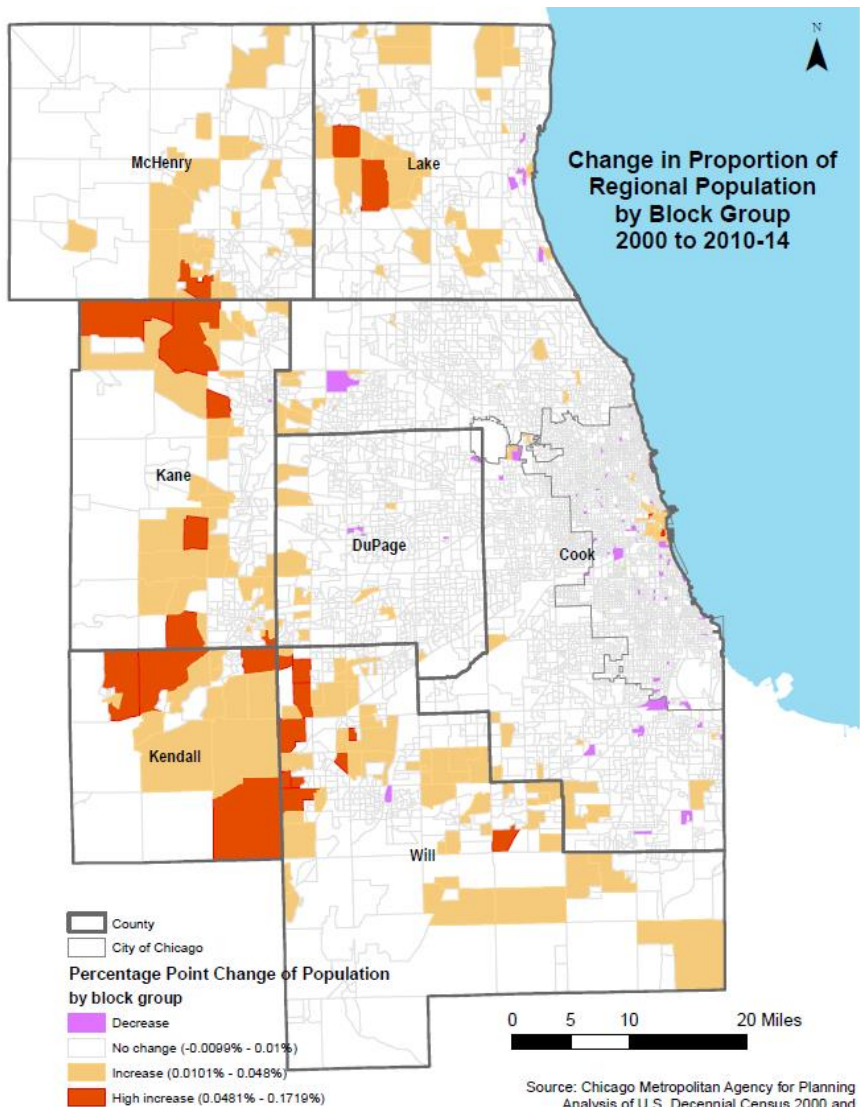
### In-Envelope Residential Units



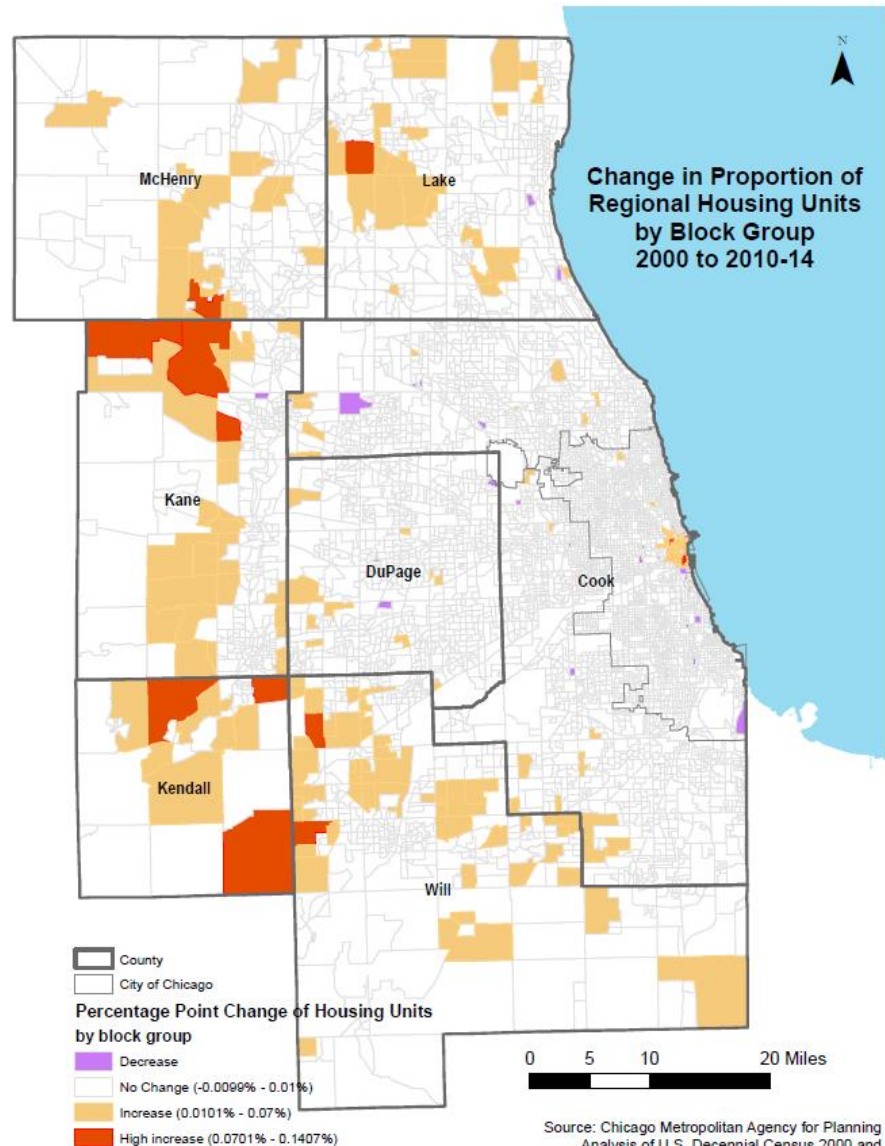
### In-Envelope Non-Residential Sq. Ft.



# Trends in Recent Regional Development



Source: Chicago Metropolitan Agency for Planning  
Analysis of U.S. Decennial Census 2000 and  
American Community Survey estimates 2010-14



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# Was it Infill?

- Where did the development happen?

Infill is the construction of new buildings, or redevelopment, rehabilitation, or expansion of existing properties, on vacant, abandoned, or underutilized land *in built-up areas with existing infrastructure inside the municipal envelope*.

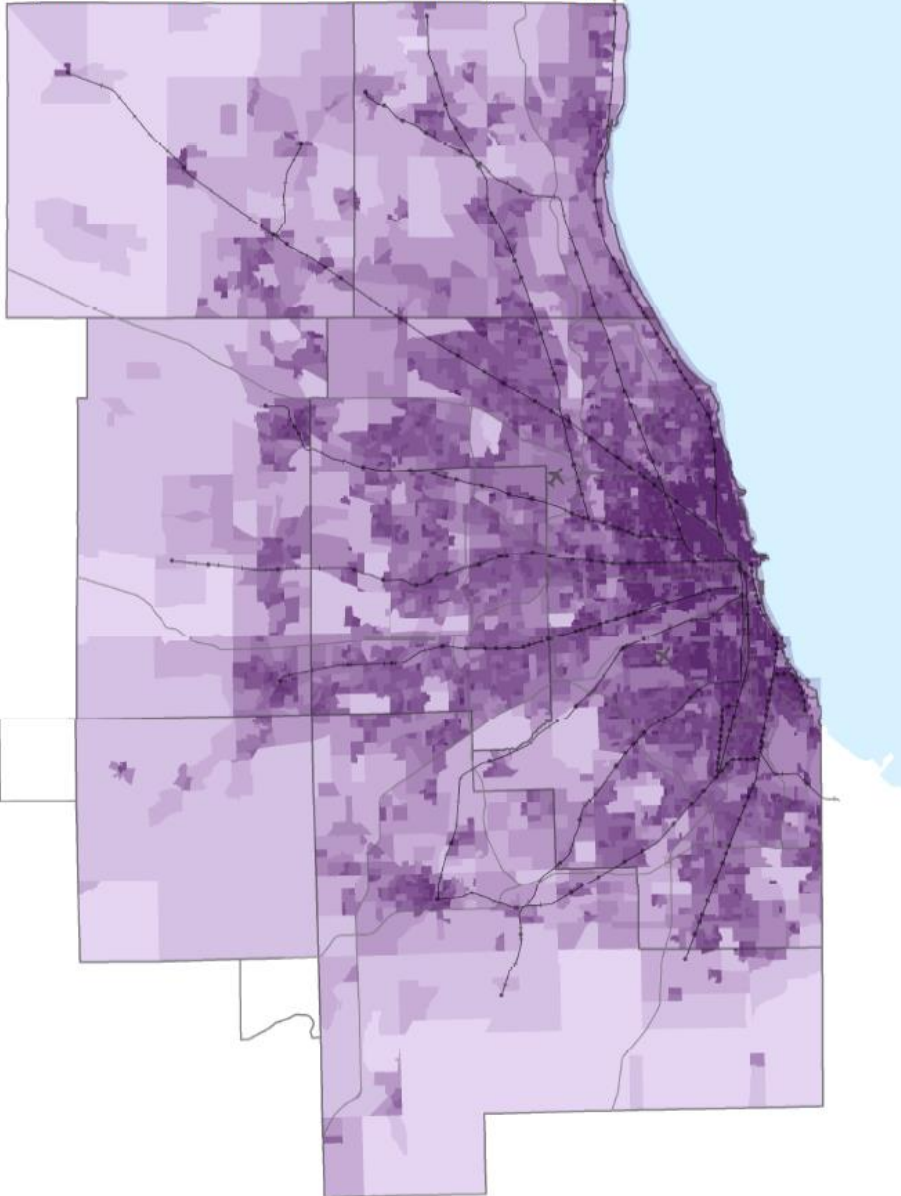
- What type of land did the development happen on?

Infill is the construction of new buildings, or redevelopment, rehabilitation, or expansion of existing properties, on *vacant, abandoned, or underutilized land* in built-up areas with existing infrastructure inside the municipal envelope.



# “Built-Up Areas With Existing Infrastructure Inside the Municipal Envelope”

Built-Up Areas with Existing Infrastructure in the Municipal Envelope in 2000

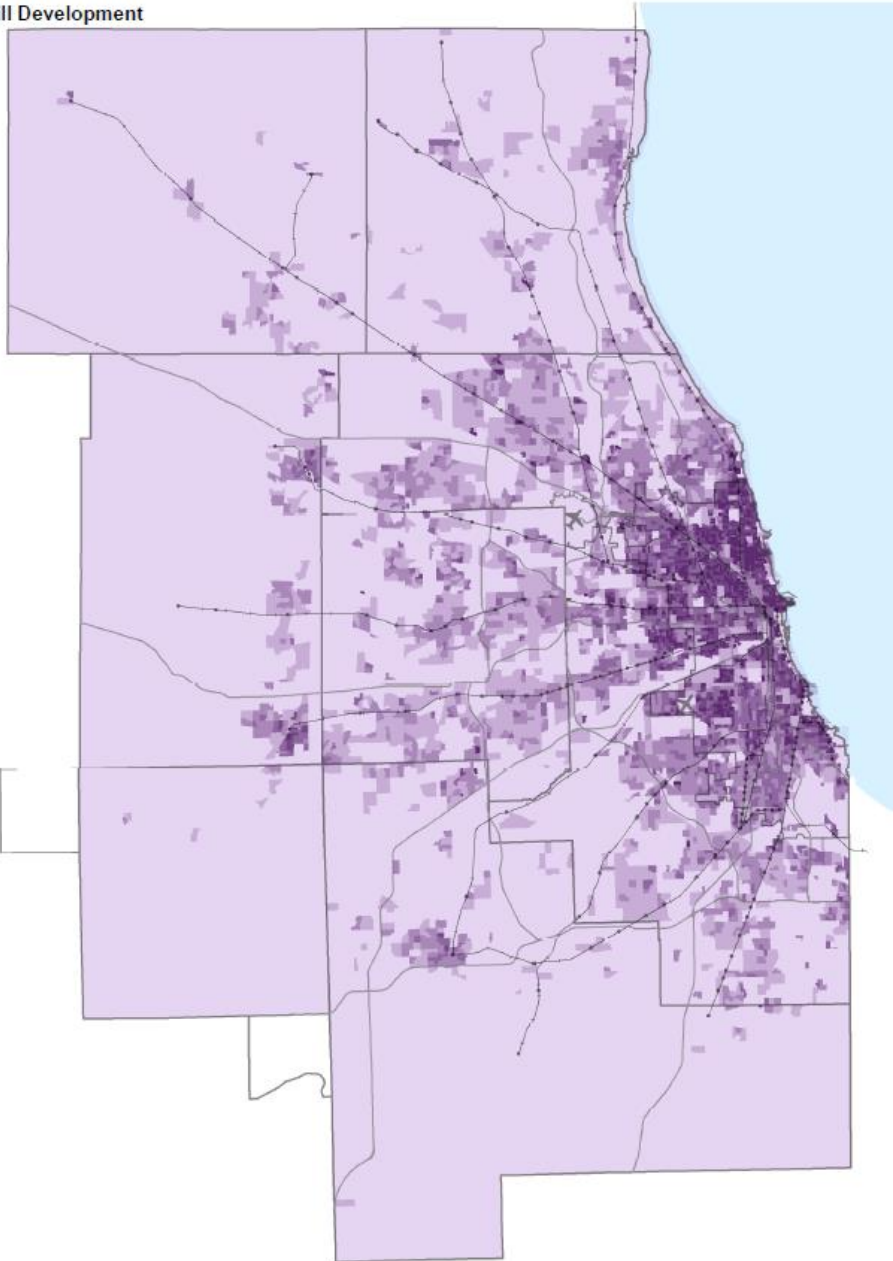


## Indicators:

- Percentage of block group in 2010 municipal envelope
- Percent of natural and agricultural lands in block group
- Population density of block group
- Housing unit density of block group
- Road density of block group

# Where Infill Occurred

Infill Development



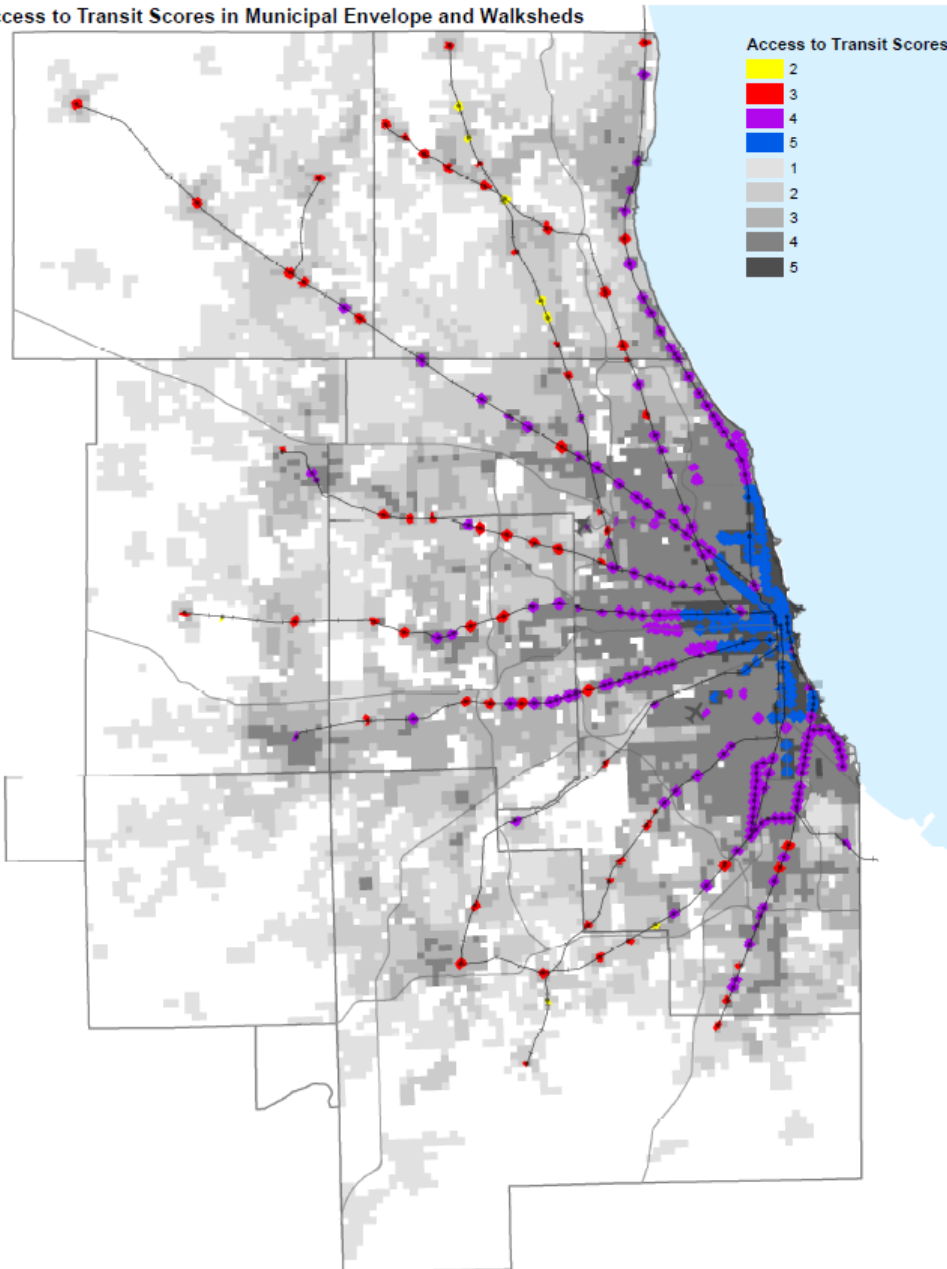
## Indicators:

- Percentage of block group in 2010 municipal envelope
- In-envelope NDD development\*
- Change in percentage of natural and agricultural lands in block group
- Change in population density of block group
- Change in housing unit density of block group

*\*In process, not yet reflected in map*

# TOD Areas in the Region

Access to Transit Scores in Municipal Envelope and Walksheds



## Access to Transit Indicators:

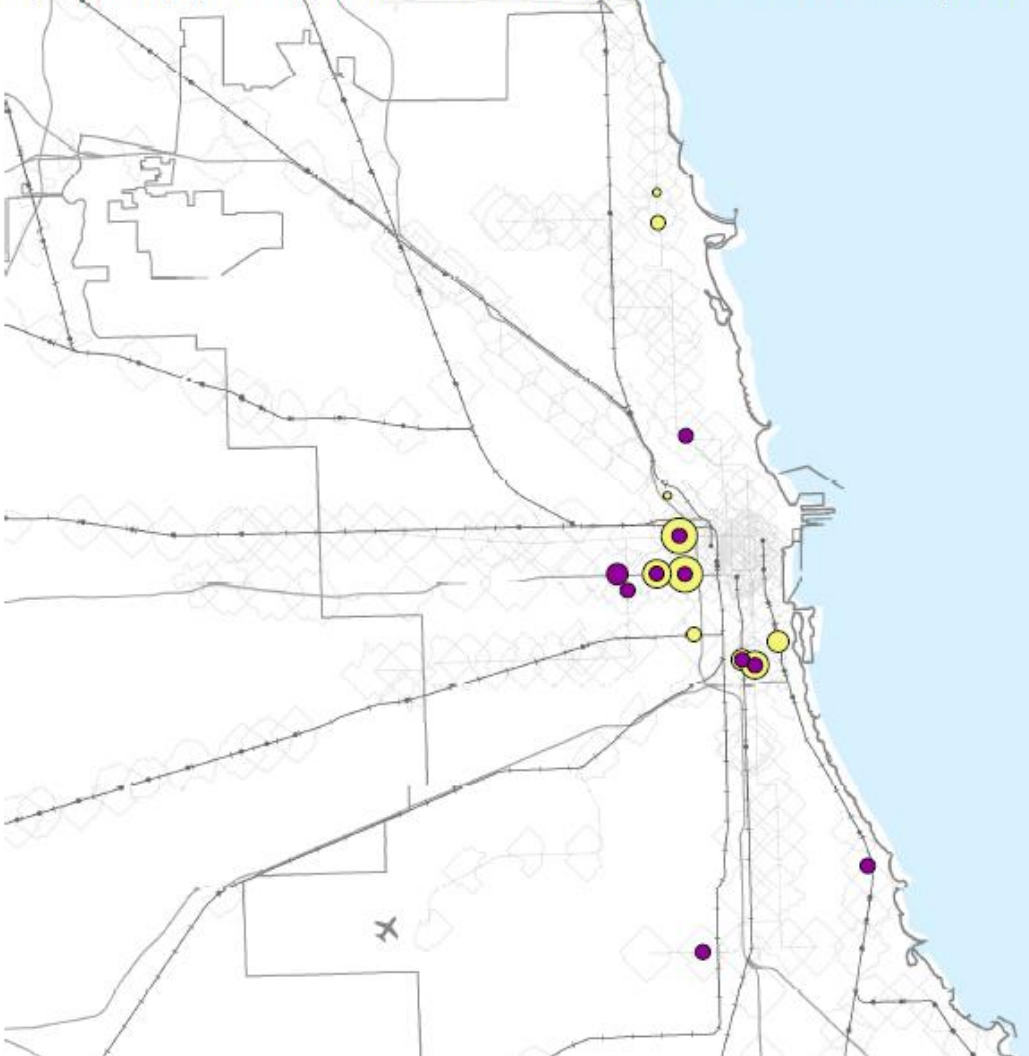
- Frequency of transit service
- Connectivity to activities
- Proximity to transit
- Walkability

## Regional Figures:

- 3% of the municipal envelope has excellent (5) access to transit. Another 17% has very good (4) access
- 81% of walksheds have good or excellent access to transit

# TOD in Chicago

Top 10 Chicago (non CBD) Walksheds for Residential and Non-Residential Development



## Total CBD Walkshed Development:

- 34,063 residential units
- 26,645,493 non-residential square feet

## Top 10 Non CBD Walksheds for Residential Development

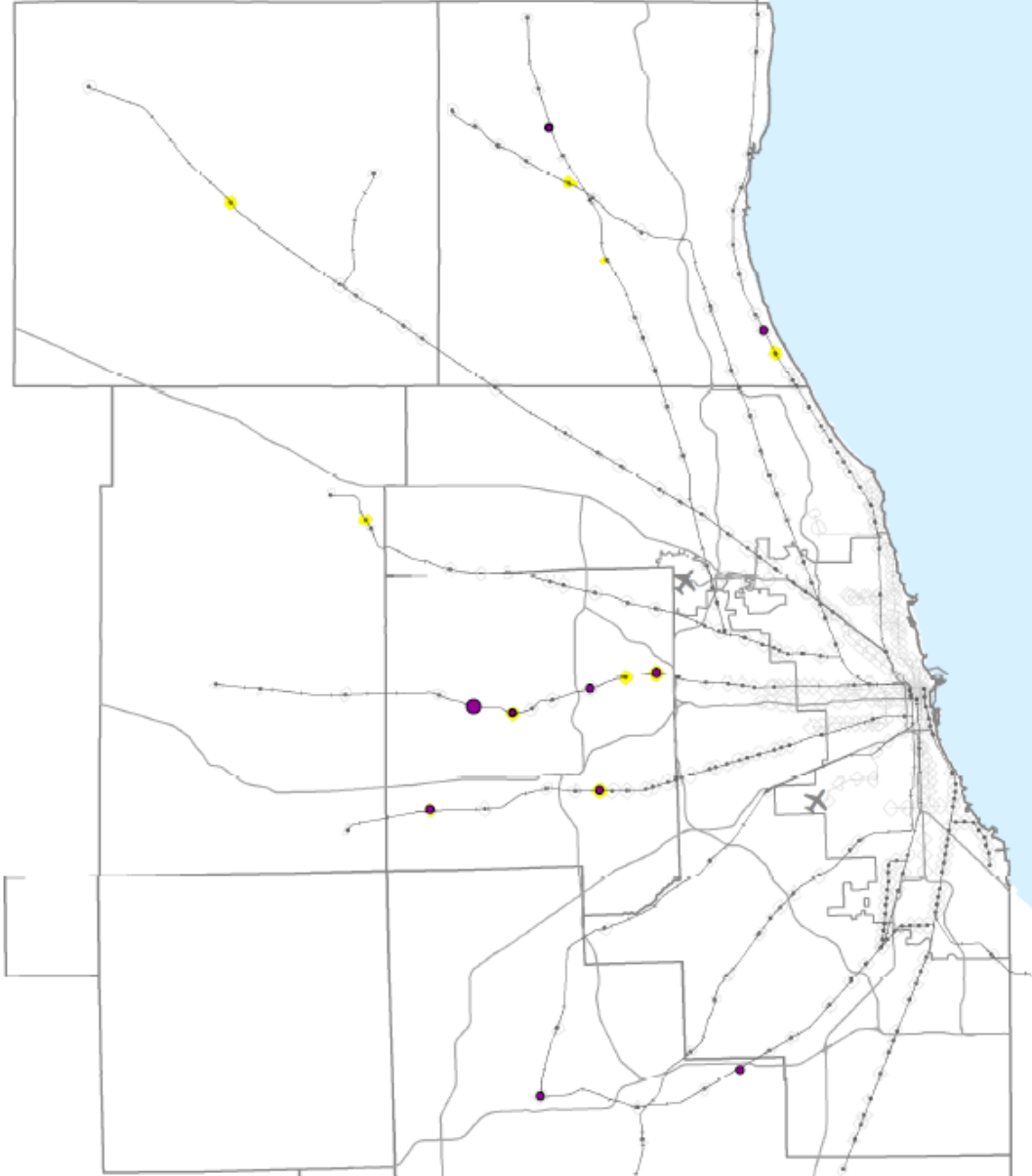
| Station Name           | UNITS |
|------------------------|-------|
| UIC-Halsted            | 4,172 |
| Morgan                 | 3,629 |
| Cermak-McCormick Place | 2,323 |
| Racine                 | 1,955 |
| Cermak-Chinatown       | 1,380 |
| 18th Street            | 1,349 |
| Wilson                 | 1,148 |
| Halsted Street         | 1,067 |
| Chicago/Milwaukee      | 925   |
| Argyle                 | 835   |

## Top 10 Non CBD Walksheds for Non-Residential Development

| Station Name                    | NONRES_SQFT |
|---------------------------------|-------------|
| IL Medical District             | 1,849,065   |
| Racine                          | 1,303,065   |
| Morgan                          | 1,230,267   |
| Polk                            | 1,055,065   |
| UIC-Halsted                     | 991,250     |
| North/Clybourn                  | 919,942     |
| Cermak-Chinatown                | 804,230     |
| Cermak-McCormick Place          | 721,962     |
| Halsted/63rd                    | 575,900     |
| 53rd Street (Hyde Park) (Metra) | 512,549     |

# TOD in the Collar Counties

Top 10 Collar County Walksheds for Residential and Non-Residential Development



Top 10 Walksheds for Residential Development

| Station Name                | RES_UNITS |
|-----------------------------|-----------|
| Route 59                    | 765       |
| Mundelein                   | 560       |
| Grayslake                   | 546       |
| Elmhurst                    | 449       |
| Main Street (Downers Grove) | 433       |
| Wheaton                     | 351       |
| Woodstock                   | 265       |
| Villa Park                  | 225       |
| Highland Park               | 215       |
| Elgin                       | 176       |

Top 10 Walksheds for Non-Residential Development

| Station Name                | NONRES_SQFT |
|-----------------------------|-------------|
| Winfield                    | 620,146     |
| Wheaton                     | 248,582     |
| Elmhurst                    | 248,000     |
| Hickory Creek               | 200,238     |
| Round Lake Beach            | 174,500     |
| Route 59                    | 116,024     |
| Joliet                      | 110,819     |
| Lombard                     | 106,900     |
| Main Street (Downers Grove) | 92,306      |
| Highwood                    | 85,000      |

**Questions? Comments?**

**Thank you!**

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