

Infill and TOD Snapshot

Land Use Committee

February 17, 2016



Purpose and Structure of Snapshot

- 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 and other focus areas

Definition and Indicators of Infill

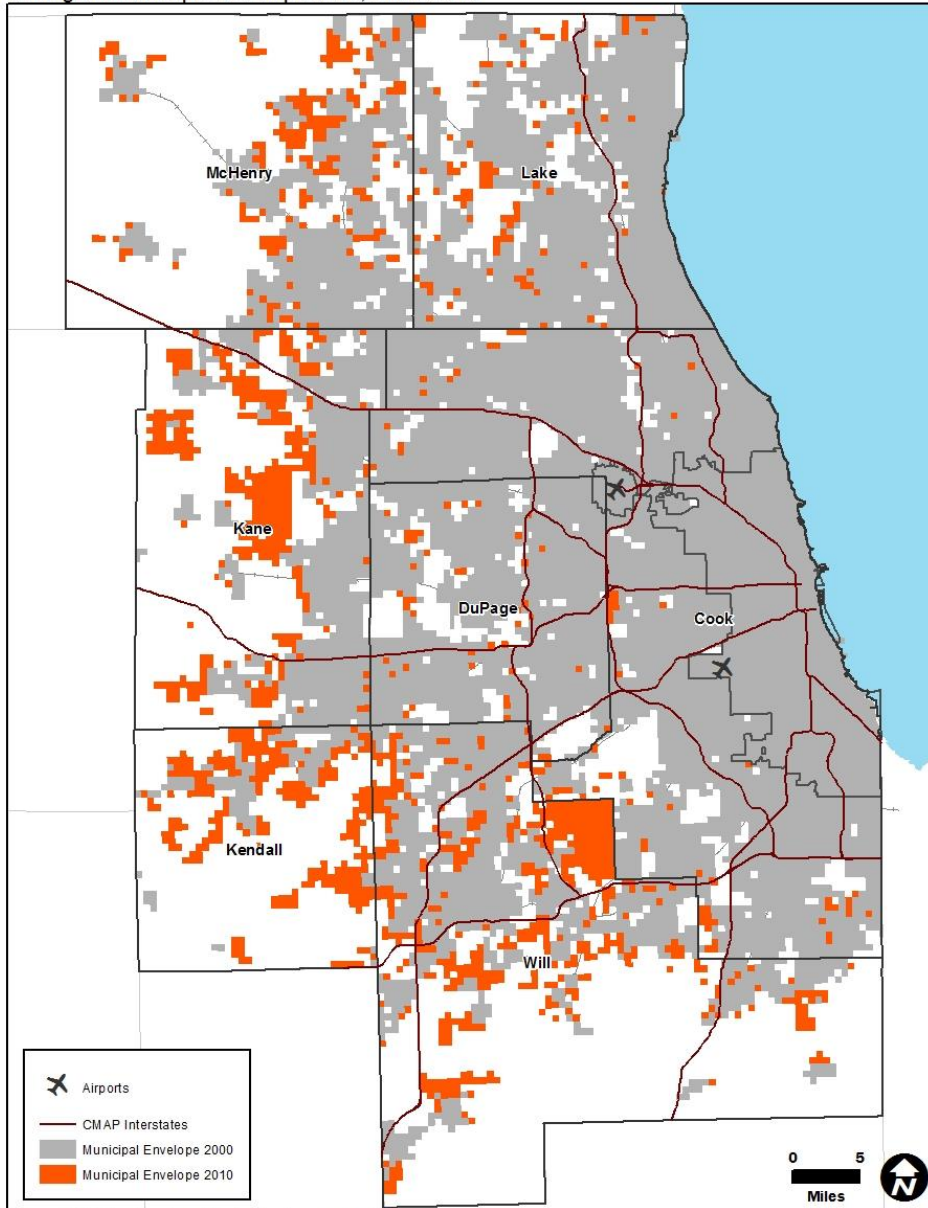
- Snapshot defines infill as development occurring within CMAP's 2010 municipal envelope.
- Identifies infill development through various indicators, some direct, others indirect:
 - GO TO 2040 Plan Update indicator: development in the 2010 municipal envelope as tracked by CMAP's Northeastern Illinois Development Database (NDD)
 - Trends in population
 - Trends in households
 - Trends in housing units
 - Trends in density

Key Research Questions

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

Change in Municipal Envelope, 2000 - 2010

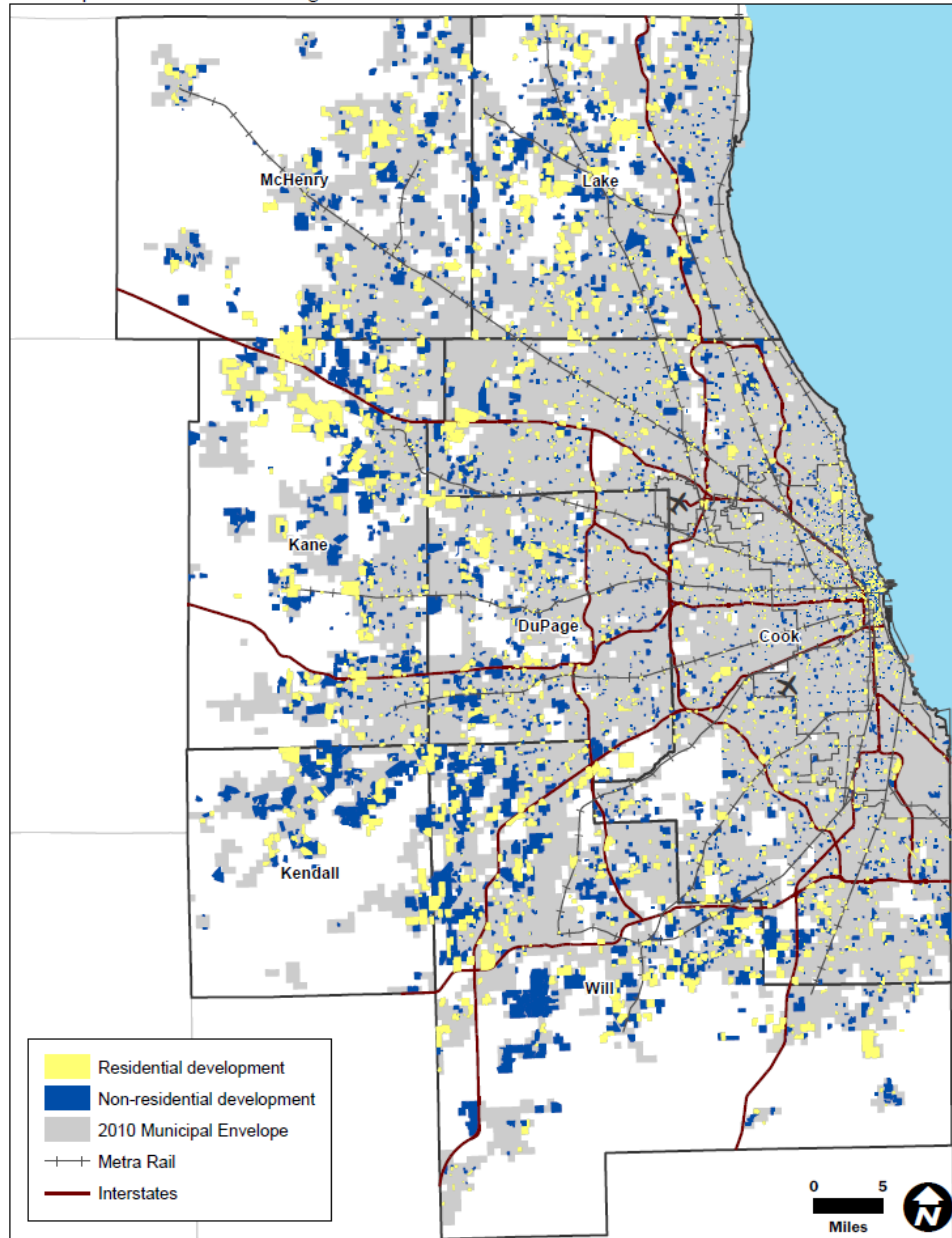
Change in municipal envelope area, 2000-2010



Geography	Envelope acreage added	Percentage Change
Chicago	-	0%
Cook	10,766	2%
DuPage	6,665	4%
Kane	55,399	52%
Kendall	40,269	207%
Lake	14,536	7%
McHenry	30,671	30%
Will	75,547	50%
Total	233,853	18%

Development in Region, 2000 - 2015

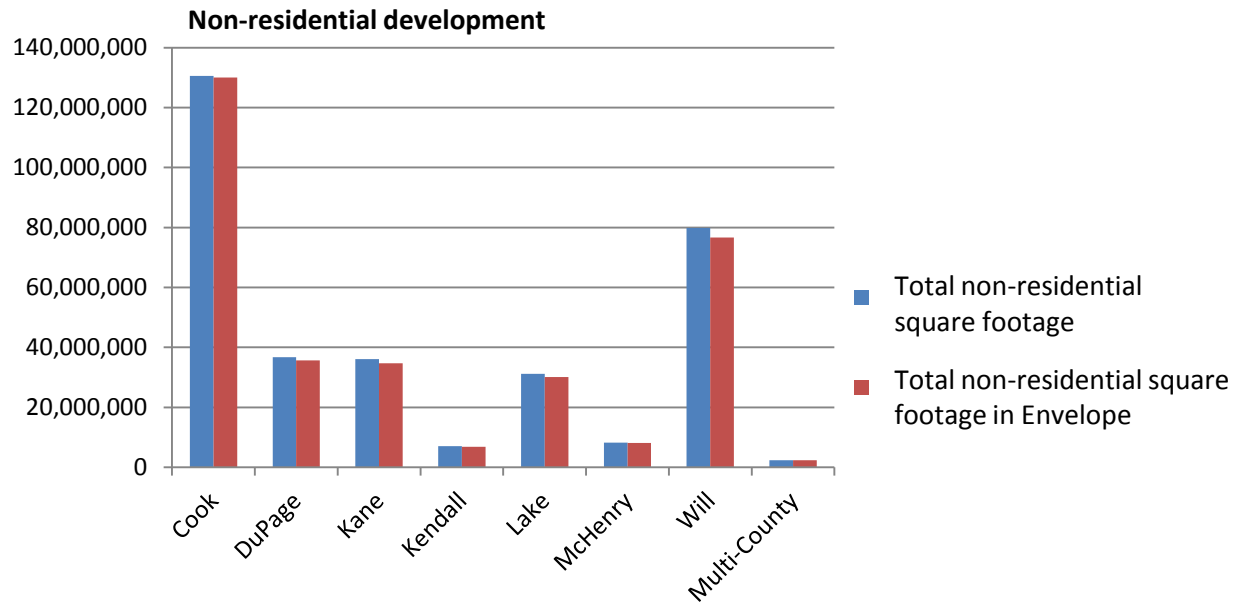
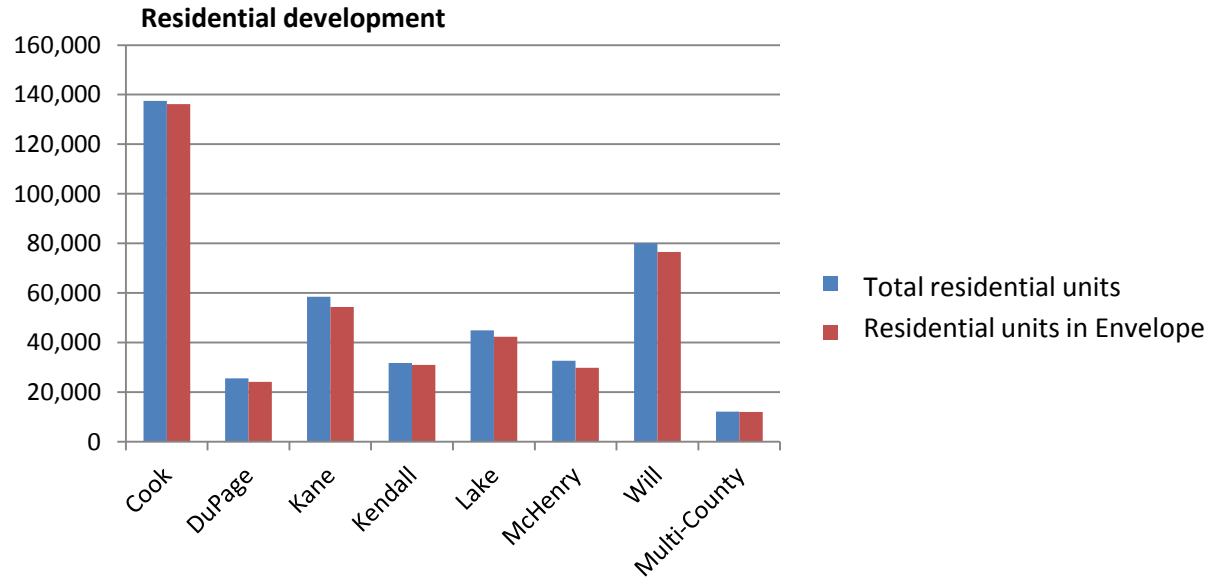
Development in the CMAP region since 2000



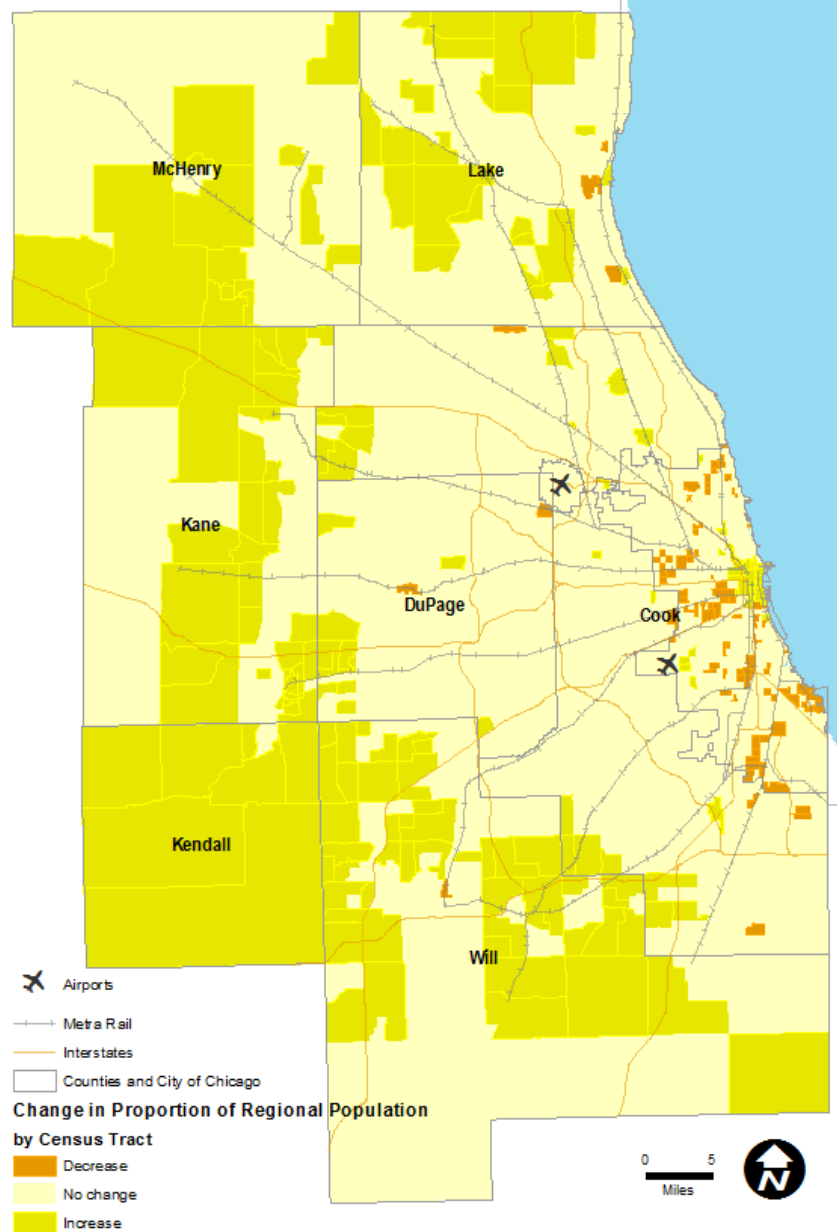
Percentage of Development in Municipal Envelope

Geography	Res Unit Pct ENV		Non-Res Sq. Ft. Pct ENV	
	Since 2000	Since 2010	Since 2000	Since 2010
Cook	99%	98%	100%	100%
DuPage	94%	88%	97%	96%
Kane	93%	91%	96%	84%
Kendall	98%	97%	97%	100%
Lake	94%	94%	97%	89%
McHenry	91%	93%	99%	99%
Will	96%	96%	96%	91%
Multi-County	99%	100%	99%	100%
Region	96%	96%	98%	95%

Development in Region, 2000 - 2015

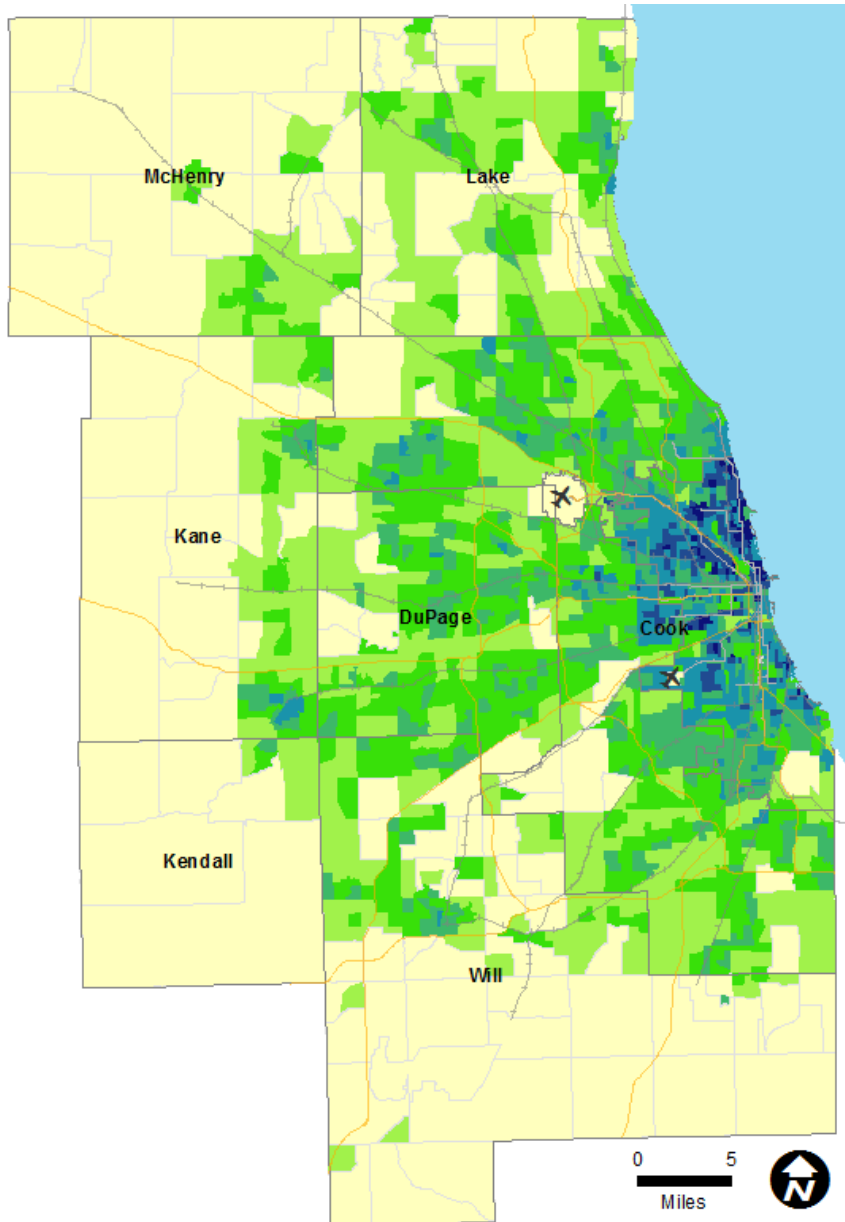


Change in Proportion of Regional Population

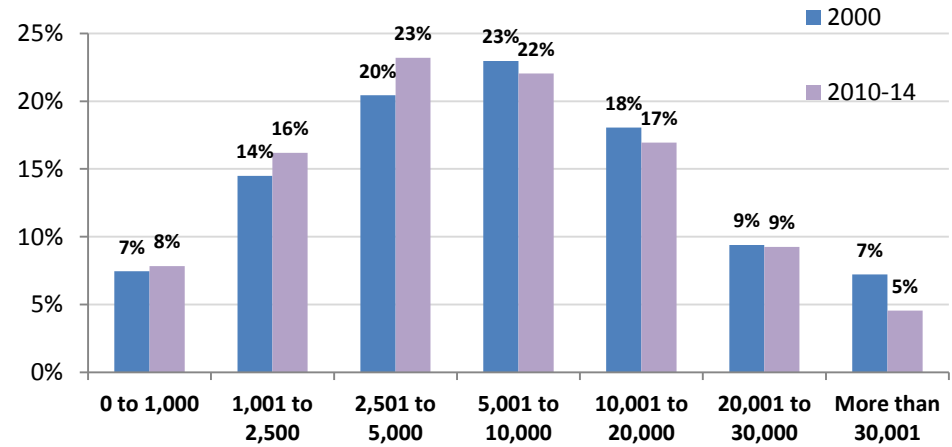


Source: Chicago Metropolitan Agency for Planning Analysis of U.S. Decennial Census 2000 and American Community Survey estimates 2010-14

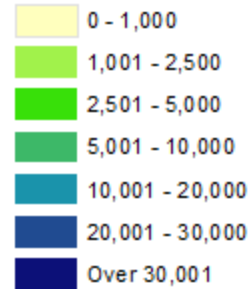
Population Density, 2010-'14



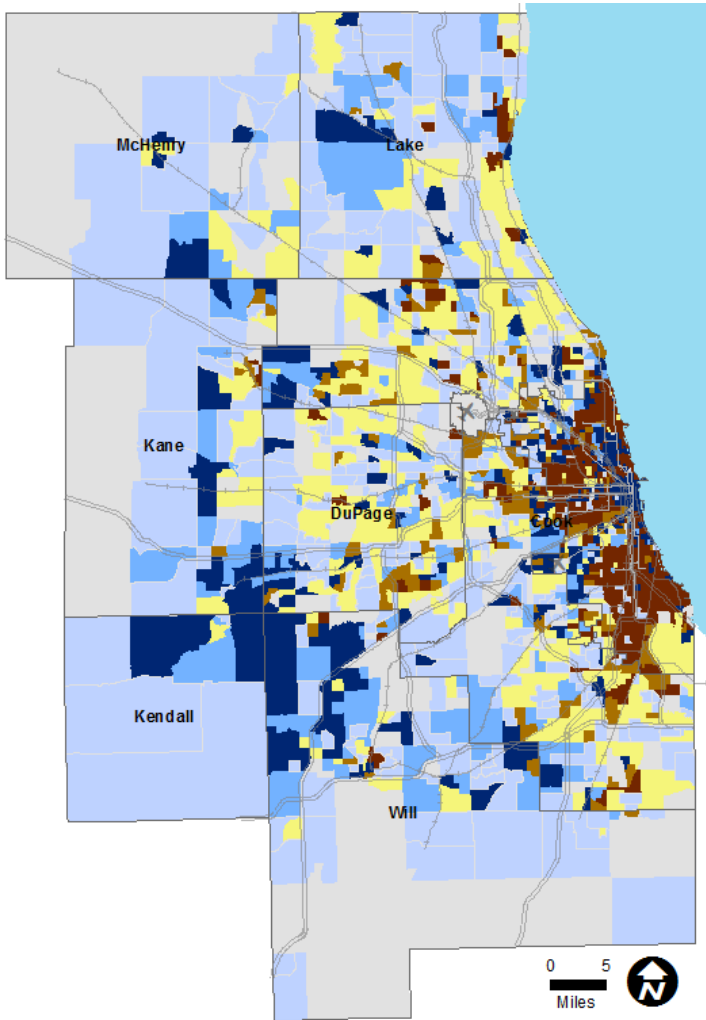
Percentage of Total Regional Population by Population Density



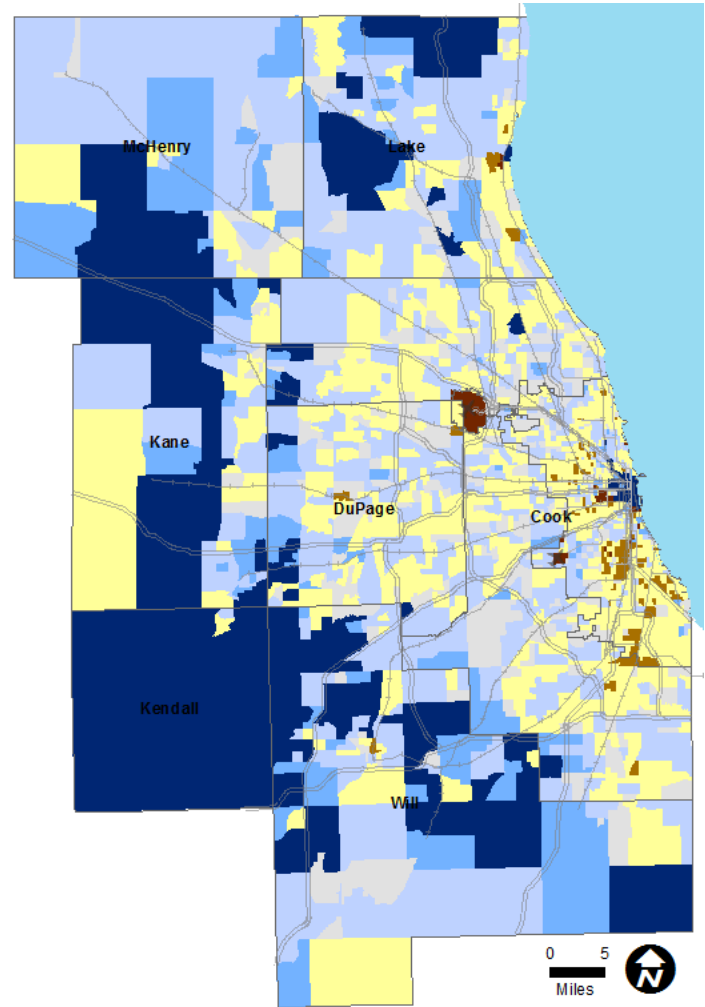
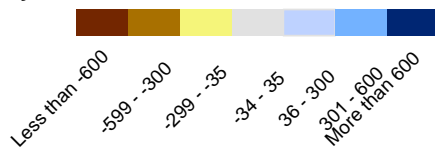
Population per square mile by Census Tract



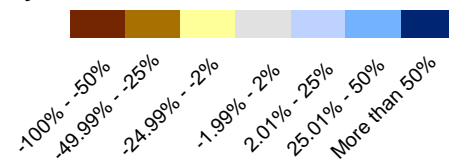
Changes in Population Density, 2000 – 2010-'14



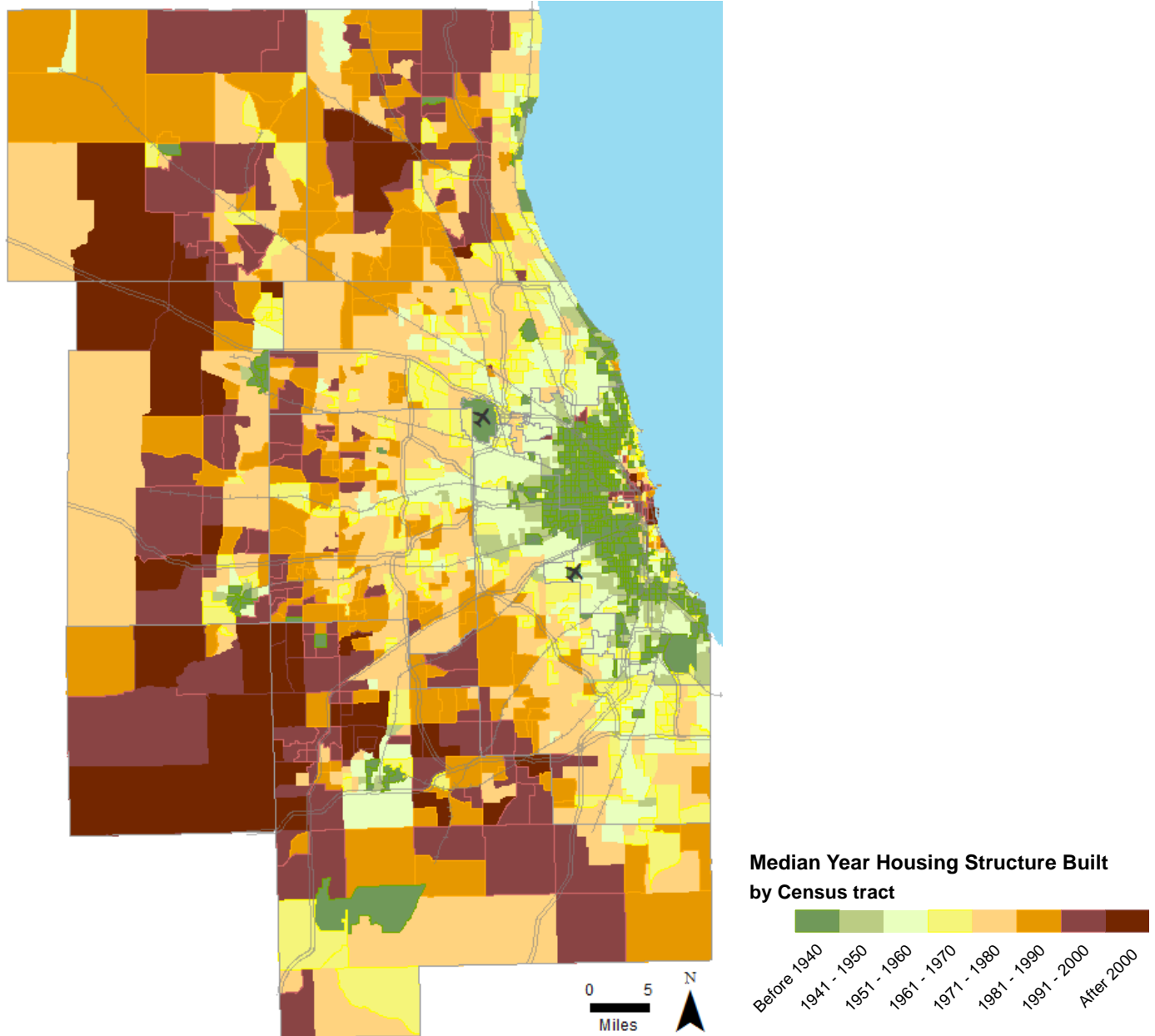
Change in population per square mile by Census tract



Percentage change in population per square mile by Census tract

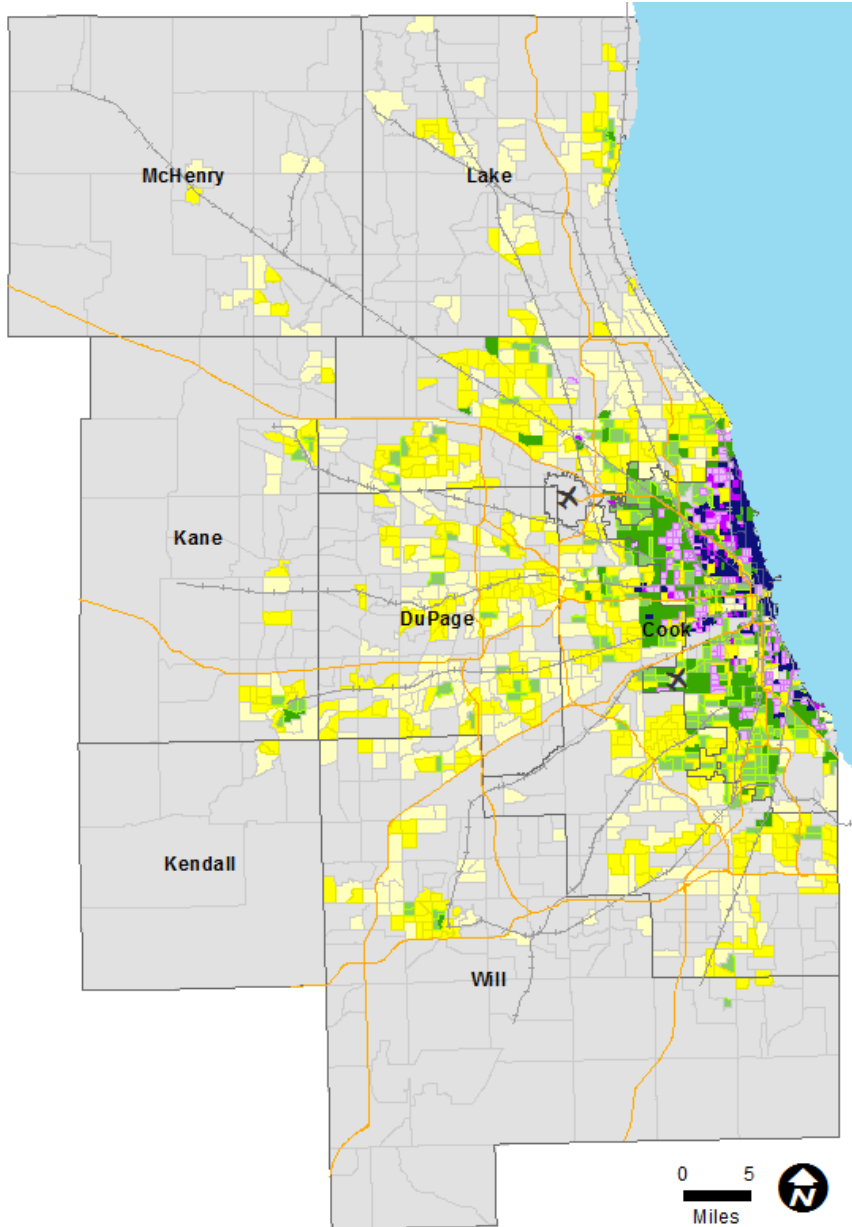


Median Year Housing Structure Built, 2010 - '14

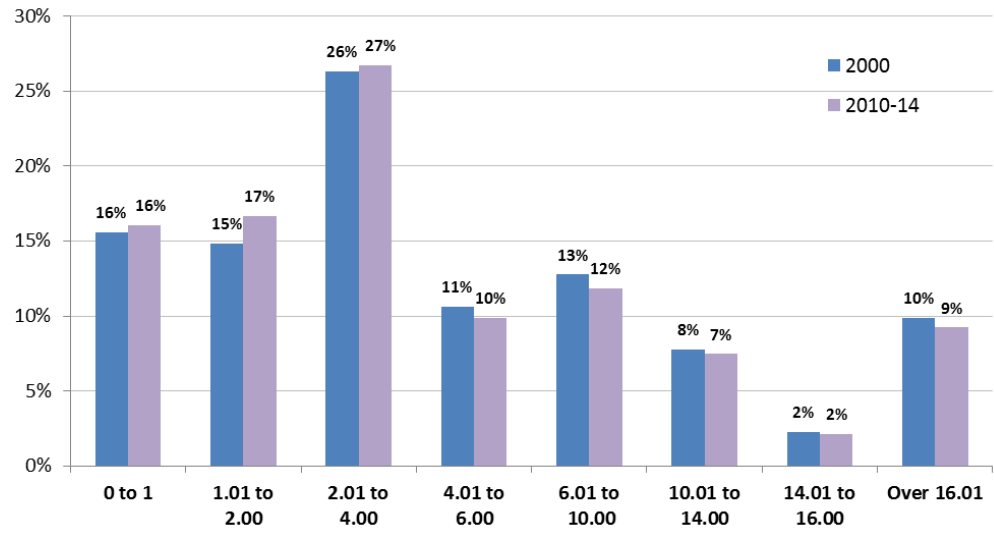


Source: Chicago Metropolitan Agency for Planning Analysis of American Community survey data 2010-14

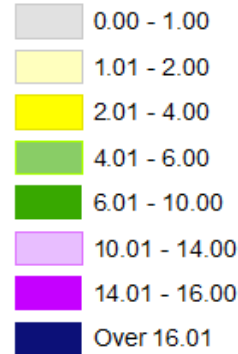
Housing Unit Density, 2010 - '14



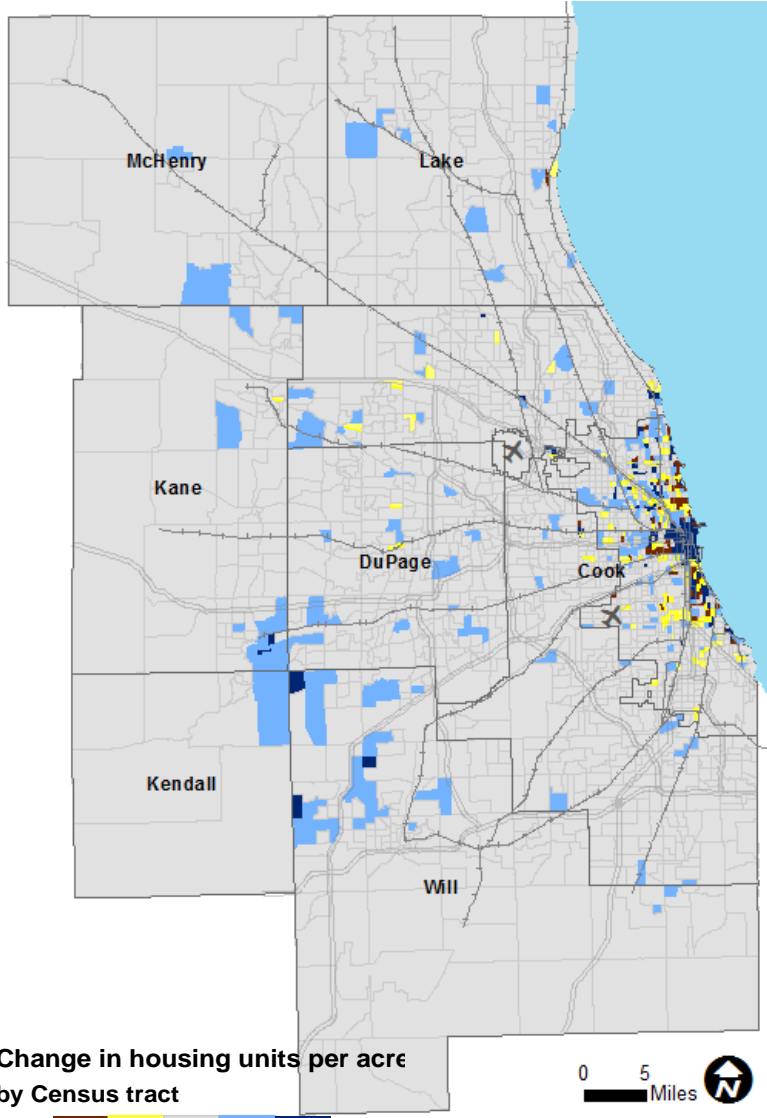
Percentage of Total Regional Population by Housing Density



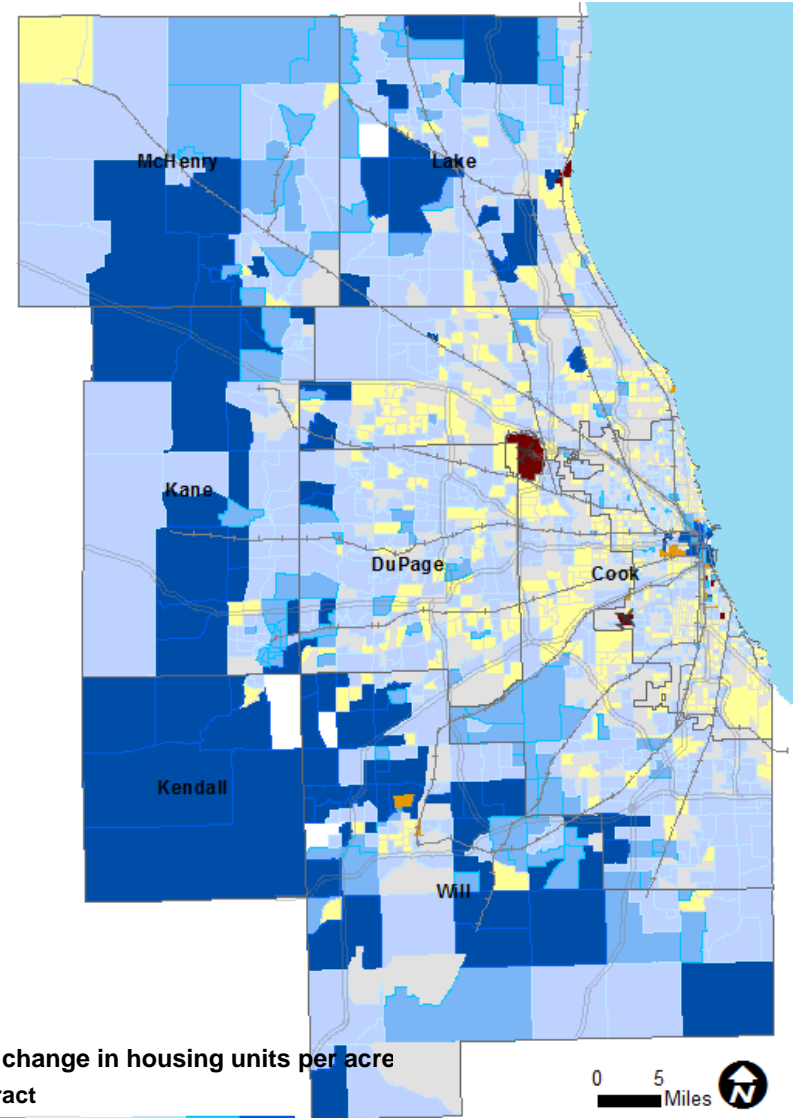
Housing units per acre by Census tract



Changes in Housing Unit Density



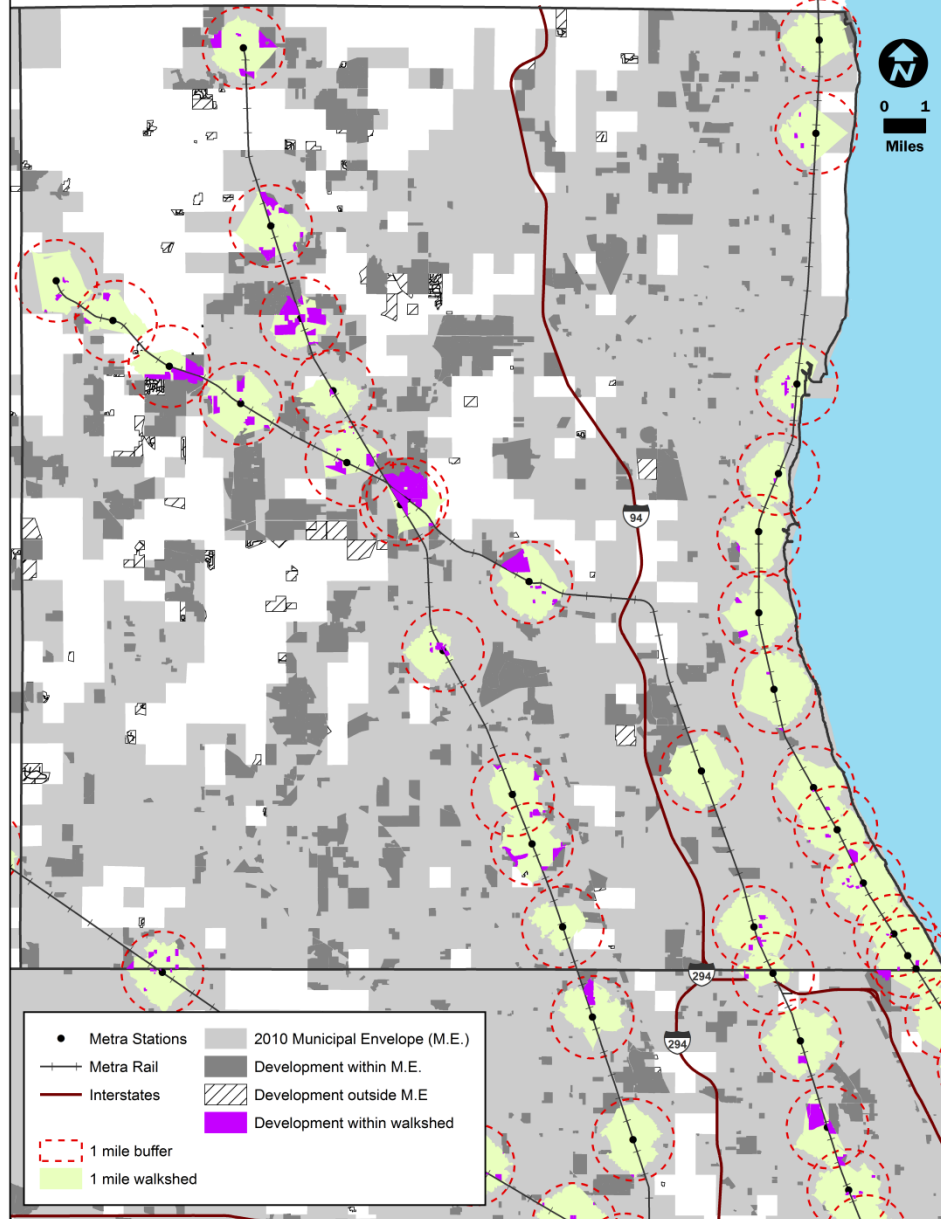
2.00 or less
-1.99 - -0.06
-0.05 - 0.05
0.06 - 1.99
2.00 or more



-100% - -50%
-49.99% - -25%
-24.99% - -2%
-1.99% - -2%
2.01% - -25%
25.01% - 50%
More than 50%

Next Steps: TOD Analysis

Development within Metra walkshed in Lake County since 2000



Source: CMAP Northeastern Illinois Development Database, 2015

Questions? Comments?

Thank you!

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