



# Chicago Metropolitan Agency for Planning

233 South Wacker Drive  
Suite 800, Sears Tower  
Chicago, IL 60606

312-454-0400 (voice)  
312-454-0411 (fax)  
[www.chicagoareaplanning.org](http://www.chicagoareaplanning.org)

**To: Human Services Committee**

**Date: October 11, 2007**

**From: Lindsay Banks, Associate Regional Planner**

**Re: Snapshot Report: Infill**

---

As part of the development of the Regional Comprehensive Plan, a series of snapshot reports will be prepared on major issues that need to be addressed in the plan. The purpose of these snapshot reports is to establish linkages between CMAP's policy areas, gather background data, and initiate discussions on major regional issues early in the planning process.

CMAP is researching the potential of urban infill development to absorb future population and employment growth as part of the snapshot report series. Staff will provide a brief presentation on the methodology and findings at the October 10 Planning Coordinating Committee meeting. The current research was completed for Cook County, but as more data becomes available, the study will cover the other six counties in the region.

Using tax assessor data, we were able to identify vacant land throughout Cook County. To identify the potentially underutilized land in Cook County, we used a ratio comparing Improvement Value to Land Value (I/L Ratio). This is a standard ratio that compares the value of any built structure to the value of the land that it sits upon. For example, if a residential parcel has an abandoned and dilapidated house, the value of the house will often be less than the land that it sits upon, and this parcel would be identified in our analysis as underutilized. Underutilization is determined individually for each type of land-use (single-family residential, multi-family residential, commercial, and industrial), based on similar case studies from other major metropolitan areas and other quantitative analysis done by CMAP. The results of these findings will be summarized and illustrated with maps.

Future research will calculate the approximate number of households and jobs that can be accommodated with infill development by 2040. Also, we hope to construct a clear and concise definition of what constitutes urban infill and how to prioritize parcels for infill development (i.e. proximity to transit, current density, etc.).

**ACTION REQUESTED:** Discussion and comments.