Transit-Oriented (Re)-Development in the Chicago Region: Setting Ideas in Motion
Overview of RTA

RTA
Planning, Oversight, and Funding

CTA
Chicago & adjacent suburbs

Metra
Commuter Rail

Pace
Suburban Bus
ADA Paratransit
- 8.5 million people
- 3,700 square miles
- 2M rides daily
- 3.6 bil. passenger miles
- 5,640 bus & rail cars
- 381 rail stations
- 334 bus routes
- 7,200 route miles
- 650 vanpool vehicles
- $36 billion in assets
Community Planning Program

Eligible Applicants
- Local Governments in Seven-County Region
- Service Boards

Eligible Projects
- Transit-Oriented Development
- Transit Improvement
- Integrated Transportation and Land Use Plans

Details
- Since 1998
- Funded over 100 studies
- Began partnership with CMAP (MPO) in 2011
Implementation Efforts

- Dedicated staff focused on implementation
- Inventory and track implementation
- Ongoing technical resource to previous Community Planning grantees
- TOD Implementation Technical Assistance Program
TOD Implementation
Technical Assistance Program

- Ordinances
- Developer Solicitation
- Innovative Financing Plans
- TOD Plan Updates
Developer Involvement

• Feedback during planning process
• Surveys
• Targeted roundtables
• ULI partnership
Case Study: Developer Panels

- Pilot Project in 2010 = Mixed Results
- New partnership with ULI = Unexpected success
- Wood Dale: purchasing land
- Franklin Park: in talks with developer from the panel
Case Study: LaGrange

- 2005 TOD Plan
- Significant residential and commercial development; streetscaping
- Follow-up, drill-down plans
- Pedestrian access plan created; pursuing grant funding for those improvements
Case Study: Mt. Prospect

- Original TOD Plan 1998; updated in 2003
- New Village Hall, Library and parking structure
- Significant residential and commercial investment
- Undertaking a third update; focus on specific parcels and uses
- Communities are constantly changing – planning process ongoing
Case Study: Orland Park

- TOD plan completed in 2000
- Transform Metra station area from industrial to mixed-use Town Center
- Improve access
- Implementation success story
Case Study: Orland Park

- Solid plan
- Strong leadership
- Persistence
- Updated zoning
- Established TIF
- Land assemblage
- New Metra station
- Weathered economic downturn
- Public investment in catalyst project
Case Study: Orland Park

Catalyst Project: 9750 on the Park

- PPP for market-supported apartments
- Village fronting $62M of the $63M needed to private developer
- Village paid back through increased sales tax, TIF revenues and bonds

- Site Data:
  - 295 units
  - 4,000 square feet of first floor commercial
  - Residential amenity space
  - Four-story wrapped parking deck

- Parking reduced due to TOD
- Construction began in Fall 2011
Case Study: Orland Park

Redevelopment Site

Construction September 2012
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