

Chicago Metropolitan Agency for Planning
2015 Parcel-Based Land Use Inventory Categories
September 2020

This document is carried over from the 2013 Classification Scheme doc; although there should not be any additional categories, any clarifications specific to the 2015 update will be recorded here.

Items in *italics* are general descriptions for categorization purposes. Actual land use categories are in **bold**.

1000 *URBANIZED*

Developed land in active use.

1100 *RESIDENTIAL*

Land in predominantly residential use, including surrounding land that is a part of a residential development. This category excludes housing on military bases as well as group quarters housing. Group quarters housing is included within their associated land use as defined below. Examples: military barracks are included as part of the military base which is defined as Governmental Administration and Services; nursing homes are included in Medical and Health Care Facilities; college dormitories would appear in Educational Facilities.

1110 *Single-Family Residential*

Includes all single-family housing, as well as multi-unit structures (i.e. townhomes and duplexes) whose units do not share a common entryway. When structures straddle a parcel boundary, both parcels are given the appropriate code, but the RES_UNIT estimate is only applied to the parcel with a significant "improved" value in the corresponding assessor data. Undeveloped parcels that are contiguous with a developed property with the same owner are also given this code, with a RES_UNIT count of zero.

1111 **Single-Family Detached [RES_SF_DETACHED]**

One housing unit per free-standing residential structure. Can include un-developed Residential properties when adjacent to a developed property with the same owner.

1112 **Single-Family Attached [RES_SF_ATTACHED]**

Townhomes, duplexes, and other multi-unit structures whose units do not share a common entryway.

1130 **Multi-Family [RES_MF]**

Multiple-unit residential buildings with a common entryway. Includes retirement complexes (except nursing homes), as well as two-flats, three-flats, condominiums and cooperatives. Includes single-resident occupancy (SRO) buildings. Not included are mixed-use areas with street-level commercial with between 1 and 3 floors of residential above; those are coded 1216 Urban Mix w/Residential Component. High-rise apartment buildings with street level commercial, however, are coded as multi-family.

1140 **Mobile Home Parks and Trailer Courts [RES_MOBILE]**

Collections of small, manufactured, uniform housing; includes common areas, office, and associated open space.

1150 Associated Residential Land

**1151 Common Open Space in a Residential Development
[RES_COMMON]**

Common areas within a residential development; may be managed by homeowners' association (HOA), or owned by the local municipality.

1200 COMMERCIAL

1210 Primarily Retail/Service

1211 Shopping Malls [COM_MALL]

This category is reserved for what are referred to as "super-regional centers," which have a minimum Gross Leasable Area (GLA) in excess of 750,000 square feet (as reported by CoStar).

1212 Regional & Community Retail Centers [COM_REGIONAL]

Retail centers between 100,000 and 750,000 sq. feet GLA (as reported by CoStar).

1214 Single Large-Site Retail [COM_BIGBOX]

Parcel contains single retail operation in excess of 100,000 sq. feet GLA.

1215 Urban Mix [COM_URBMIX]

This category includes smaller retail trade and services not elsewhere identified in Series 1210 as well as smaller office/professional activities not identified in Series 1220. Examples include but are not limited to: grocery stores; department stores; eating and drinking establishments; gasoline service stations; motor vehicle sales; garden supplies; finance, insurance, and real estate services; personal services; business services, repair services, professional services; construction services. Buildings that are adjacent to larger retail centers but are distinct from them fall in this group.

1216 Urban Mix w/Residential Component [COM_URBMIXwRES]

Similar to 1215 Urban Mix, but in areas where there is a likelihood of one or more residential units included in the parcel on the upper floors of the building. In newer "mixed-use" developments, this category is applied if the residential and commercial components share a single parcel. In older urban areas characterized by a block of storefronts, all parcels in the block receive this code provided the majority of buildings are 2-4 stories high and that there is evidence (such as Census housing unit counts) that some of the buildings contain dwelling units in the upper floors. Buildings taller than 4 stories that are predominantly multi-family should be coded 1130 Multi-Family.

1220 Office [COM_OFFICE]

Office buildings, including stand-alone office buildings as well as office complexes and corporate campuses.

1240 Cultural/Entertainment [COM_CULT_ENT]

Cultural activities: museums, planetaria, aquaria, zoos, historic sites. Public Assembly: amphitheaters, drive-ins, stadiums, arenas, race tracks, exhibition halls, conference centers. Amusements: fairgrounds, amusement parks, miniature golf, go-cart tracks. Recreational activities: tennis courts, ice rinks, bowling, swimming pools (all when not associated with a larger facility such as a hotel or park); recreation centers (stand-alone, not next to a field facility); land-based portion of yacht clubs, marinas, and riverboat casinos. Not included in this category are botanical gardens, arboretums, camping and picnicking, golf courses, riding stables, ski resorts, toboggan runs, playgrounds, or organized camps/retreats (see Open Space).

1250 Hotel/Motel [COM_HOTEL]

Includes associated parking and recreational facilities.

1300 INSTITUTIONAL

The order presented below implies a sequence for selection. For example, a hospital within a public university would be coded #1310 (Medical and Health Care Facilities).

1310 Medical Facilities [INST_MEDICAL]

Includes hospitals as well as nursing homes and other long-term care facilities.

1320 Educational Facilities

1321 K-12 Educational Facilities [INST_EDU_K12]

Public and non-public schools as identified by the Illinois State Board of Education. Church/school combinations that share a common parcel are coded as schools (with "R" in MODIFIER field).

1322 Post-Secondary Educational Facilities [INST_EDU_HIGHER]

Universities, colleges, community colleges; public, as well as for-profit and not-for-profit private schools. As identified by the Illinois Board of Higher Education. Includes satellite campuses, where applicable.

1330 Government Administration and Services [INST_GOVT]

Includes executive, legislative, and judicial functions; protective functions (police, fire, civil defense); postal services and public libraries; public works facilities that are not included in the 1500 (Transportation, Communication, Utilities & Waste) series. Also, military facilities (including military group housing quarters, military residences, training bases, arsenals, armories) such as the Great Lakes Naval Center and Illinois National Guard Centers.

1340 Prison and Correctional Facilities [INST_PRISON]

Government establishments primarily engaged in managing and operating correctional institutions. The facility is generally designed for the confinement, correction, and rehabilitation of adult and/or juvenile offenders sentenced by a court.

1350 Religious Facilities [INST_RELIGIOUS]

Houses of worship, along with associated structures and property.

1360 Cemeteries [INST_CEMETERY]

Includes associated chapels and mausoleums.

1370 Other Institutional [INST_OTHER]

Includes: YMCA, YWCA, and Salvation Army service centers; Moose, Elks, VFW, and similar service organizations; other tax-exempt social service organizations that provide specific social services for people.

1380 National Laboratory [INST_NATLAB]

Special category for Argonne National Laboratory and Fermilab.

1400 INDUSTRIAL

1410 Mineral Extraction [IND_MINERAL]

Includes coal mining; crude petroleum and natural gas mining; stone, sand, and clay quarrying. Includes active sites, as well as inactive sites where there has been no visible attempt at reclamation or re-use.

1420 General Industrial < 100,000 sq. ft. [IND_GENERAL]

Includes smaller-scale manufacturing and warehousing operations. Primary identification criteria is the categorization of built property as "Industrial" by county assessor; and is not involved in mineral extraction (1410), larger-scale Industrial uses (series 1430), or storage (1450).

1430 Industrial G/E 100,000 sq. ft.

This category includes industrial properties where total building size is 100,000 square feet or larger. Building size figures rely on Co-Star database, where available; estimated based on building footprint otherwise.

1431 Manufacturing/Processing [IND_MANUF_100K]

Properties where the manufacturing of goods is the sole on-site activity.

1432 Warehousing/Distribution [IND_WAREH_100K]

Primary activity on the parcel is the storage and distribution of goods. Does not include commercial storage (see 1450).

1433 Flex or Indeterminate [IND_FLEX_100K]

Industrial properties where there is no clear use, or is a mix of office space with manufacturing and/or warehousing on the parcel, or where the specific function cannot be discerned.

1450 Storage [IND_STORAGE]

Long-term storage facilities including: commercial (public) storage, yacht storage, and auto junkyards.

1500 TRANS/COMM/UTIL/WASTE (TCUW)

1510 Transportation Right-of-Way (ROW)

1511 Rail ROW [TCU_ROW_RAIL]

Linear parcels owned by a rail transportation company, unless converted to non-rail use (i.e. 3500 Trail or Greenway).

1512 Roadway [TCU_ROW_ROAD]

Linear parcel dominated by roadway.

1520 Other Linear Transportation with Associated Facilities [TCU_OTH_LINEAR]

Transportation-related activities separate from right-of-way parcels, including commuter rail stations and parking, as well as maintenance yards and freight terminals. This category also includes bus transportation, public and private including passenger terminals and bus ports, garaging, and maintenance facilities; motor freight and miscellaneous transportation including trucking terminals, trucking equipment and maintenance facilities, taxicab transportation. Category also includes marine craft transportation including commercial docks (e.g. wharves, piers, and docks) and terminals where clearly independent from other uses. Facilities servicing recreational craft are coded as marinas (#1240, Cultural/Entertainment). Intermodal facilities are coded separately as 1570.

1530 Aircraft Transportation [TCU_AIR]

Includes public and private-use airfields.

1540 Independent Automobile Parking [TCU_PARKING]

Non-residential off-street parking with or without a multi-level structure. This includes municipal lots. Parking lots associated with an adjacent land use are coded to that particular use.

1550 Communication [TCU_COMM]

This category includes telephone, telegraph, radio, and television including towers, dishes, microwave facilities, and other communications infrastructure not elsewhere classified.

1560 Utilities and Waste Facilities

1561 Utility Right-of-Way [TCU_ROW_UTIL]

Linear parcels owned by a utility company such as Nicor, Peoples Gas, or Commonwealth Edison/Exelon; for the purposes of above- or below-ground transmission of utilities.

1562 Wastewater Treatment Facility [TCU_WWTP]

Municipal wastewater treatment plants.

1563 Landfill [TCU_LANDFILL]

Includes closed landfills, unless converted to another active use (i.e. golf course).

1564 Other Utility/Waste [TCU_OTH_UTIL]

Including: electric generation plants and substations; natural gas production plants and storage tanks; water pipelines; water towers and accompanying land; refuse and garbage plants; incinerators.

1565 Stormwater Management [TCU_STORMWATER]

Parcel is dominated by detention or retention basin, within or adjacent to a non-residential development (the residential equivalent is coded under 1151, Common Open Space in a Residential Development).

1570 Intermodal Facility [TCU_INTERMODAL]

Sites involved in the transfer of freight between truck/rail/marine transport. Does not include single-company facilities (such as UPS), which are classed as 1420 (General Industrial) or 1432 (Warehousing/Distribution > 100,000 sq. ft.)

2000 AGRICULTURE [AG]

Land classed by the county assessor as agricultural, where the parcel is dominated by: row crops, field crops & fallow field farms & pasture, horse, dairy, livestock, and mixed, including dairy and other livestock agricultural processing. Also includes land identified by the assessor as having a developed use where, according to corresponding aerial photography, the land is still in agricultural use; in those instances, the land is coded as Agriculture, with the planned land use (Residential, Commercial, Industrial, Other) identified in the PLATTED modifier.

3000 OPEN SPACE

3100 Open Space, Primarily Recreation [OS_REC]

Recreational open space with greater than 50% combined impervious surface and manicured turf; botanical gardens and arboreta are included in this category. Includes code for management agency type (see OS_MGMT field).

3200 Golf Course [OS_GOLF]

Public golf courses, country clubs and driving ranges; including associated buildings and parking. Includes code for management agency type (see OS_MGMT field).

3300 Open Space, Primarily Conservation [OS_CONS]

Open space in a natural state (less than 50% combined impervious surface/manicured turf); includes public land (federal and state parks and conservation areas, county forest preserves, as well as local parks that are primarily in a natural state), state-dedicated nature preserves (regardless of ownership status), and privately-run conservation facilities. Campgrounds within these facilities are included as part of the preserve. Includes code for management agency type (see OS_MGMT field).

3400 Non-Public Open Space [OS_PRIVATE]

Generally, this category is reserved for those activities which are considered either conservation or else “low-impact” outdoor recreation occurring on land that is mostly in a natural state, but is not protected through public ownership nor dedication as a Nature Preserve. Including but not limited to hunting clubs, scout camps, and private campgrounds.

3500 Trail or Greenway [OS_TRAIL]

Right-of-way maintained for the purposes of recreational activities.

4000 VACANT/UNDER CONSTRUCTION

4100 Vacant/Undeveloped Land

Land in an undeveloped state, with no agricultural activities nor protection as open space. When land is identified in Assessor data as being Residential, Commercial or Industrial land, it is coded to the corresponding vacant land use (below). Includes razed properties in urban settings. Does not include vacant developed properties where buildings and infrastructure are intact.

4110 Vacant Residential Land [VACANT_RES]

Undeveloped land classified as “Residential” by county assessor. Includes undeveloped parcels in mature subdivisions (when not owned by an adjacent landowner), as well as undeveloped parcels in newer subdivisions where general construction activities have been completed or appear suspended.

4120 Vacant Commercial Land [VACANT_COM]

Undeveloped land classified as “Commercial” by county assessor.

4130 Vacant Industrial Land [VACANT_IND]

Undeveloped land classified as “Industrial” by county assessor.

4140 Other Vacant [VACANT_OTHER]

Undeveloped land classified as “Agriculture” by county assessor (where less than 25% of the parcel is farmed), is tax-exempt, or where classification is unknown.

4200 Under Construction

Land has been platted for development, and construction activities are evident in aerial imagery (i.e. roadways begun, scraped earth, partially-completed structures, missing or

incomplete landscaping). With the exception of Residential properties (see below), each parcel will be evaluated as vacant/construction/finished on a parcel-by-parcel basis.

4210 Under Construction, Residential [CONST_RES]

The “construction” designation is applied at the individual parcel (as opposed to the whole subdivision) level, where construction activity (scraped earth, foundations, etc.) are present; this is done to prevent stalled or “ghost” subdivisions from showing up as active developments. Finished structures within these subdivisions will be coded to their finished use.

4220 Under Construction, Commercial [CONST_COM]

4230 Under Construction, Industrial [CONST_IND]

4240 Under Construction, Other or Unknown [CONST_OTHER]

5000 Water [WATER]

Parcel is predominantly water.

6000 NON-PARCEL AREAS

Areas not represented by a parcel due to water, road right-of-way, or other circumstance. Polygons were automatically generated (using ERASE against a 7-county shapefile) and split by a one-kilometer grid to reduce geometric complexity. In a break with past practice, CMAP is not providing a breakdown into likely “right-of-way” and “water” areas.

9999 Not Classifiable [UNCODEABLE]

Sliver or isolated parcel with no identifiable use.