

INFRASTRUCTURE ASSESSMENT

Understanding Infrastructure Readiness

Infrastructure readiness cannot typically be evaluated by reviewing ordinances or public reports alone.

Communities are encouraged to complete this assessment by consulting with local staff and infrastructure providers – people who don't normally participate in housing discussions – such as:

- Public Works
- Municipal Engineering
- Water Utility
- Wastewater Utility
- Fire Protection District
- School District
- Electric Utility
- County Highway Department
- Regional Planning Organizations

Not every question requires a precise engineering answer. Rather, the objective is to identify whether infrastructure capacity is generally available, where constraints exist, and what investments may be necessary to support future housing.

WATER & WASTEWATER

Questions

Does the community currently have adequate drinking water capacity for additional housing?

- ☐ Yes
- ☐ Limited
- ☐ No

Is wastewater treatment capacity adequate?

- ☐ Yes
- ☐ Limited
- ☐ No

Are water main extensions frequently required for new developments?

- ☐ Often
- ☐ Sometimes
- ☐ Rarely

Are sewer extensions commonly required?

- ☐ Often
- ☐ Sometimes
- ☐ Rarely

Has capacity planning for any water system been completed within the last 10 years?

Yes / No

Does stormwater infrastructure have adequate capacity to accommodate anticipated growth in undeveloped areas?

- ☐ Yes
- ☐ Limited
- ☐ No
- ☐ Unknown

Of the following, which has current capacity in the urban center if housing density increased?

- ☐ Water Mains
- ☐ Sewer
- ☐ Stormwater

TRANSPORTATION

Questions

Do existing roads generally accommodate anticipated residential growth?

- ☐ Yes
- ☐ Mostly
- ☐ No

Are road intersection improvements commonly required?

- ☐ Frequently
- ☐ Sometimes
- ☐ Rarely

Does the community maintain a road transportation improvement plan?

Yes / No

Are there known road transportation bottlenecks affecting housing development?

Yes / No

Does the community have access to public transit?

- ☐ Metra
- ☐ CTA
- ☐ Pace
- ☐ Other regional/city transit
- ☐ No fixed-route transit

Is there existing capacity to accommodate additional housing within walking distance (½ mile) of transit stops?

- ☐ Significant capacity
- ☐ Some capacity
- ☐ Limited capacity
- ☐ Unknown

Does the community encourage higher-density or mixed-use housing near transit?

- ☐ Yes
- ☐ Partially
- ☐ No

Are there underutilized areas near transit that could support additional housing?

- ☐ Yes
- ☐ No
- ☐ Unknown

UTILITIES

Questions

Have utility providers identified infrastructure limitations that could constrain future housing development?

- ☐ Yes
- ☐ No
- ☐ Unknown

If yes, identify:

Is electric capacity available for growth in undeveloped areas?

- ☐ Yes
- ☐ No
- ☐ Unknown

Is natural gas available for undeveloped areas?

- ☐ Yes
- ☐ No
- ☐ Unknown

Is broadband available citywide?

- ☐ Citywide
- ☐ Part of the city
- ☐ None

Is fiber available citywide?

- ☐ Citywide
- ☐ Part of the city
- ☐ None

Community Facilities

Questions	Response
Do schools have capacity for more students?	Adequate/Limited/Unknown
Does the Fire Department have capacity to serve new developments or higher density?	Adequate/Limited/Unknown
Are there adequate parks for existing development?	Adequate/Limited/Unknown
Are there adequate libraries for existing development?	Adequate/Limited/Unknown

Existing Infrastructure

Where does the community have existing infrastructure capable of supporting additional housing?

- ☐ Downtown
- ☐ Commercial corridors
- ☐ Near transit
- ☐ Industrial redevelopment areas
- ☐ Existing neighborhoods
- ☐ Greenfield growth areas
- ☐ Unknown

PLANNING & COORDINATION

Questions

Does the community maintain a Capital Improvement Plan?

Yes / No

Is future housing considered when planning infrastructure investments?

Yes / No

Are infrastructure providers routinely consulted during development review?

Yes / No

Does the comprehensive plan identify future growth areas?

Yes / No

Are infrastructure investments coordinated with anticipated housing growth?

Yes / No

Known Constraints

What are the three biggest infrastructure constraints affecting housing?

Are these:

- ☐ Funding issues
- ☐ Capacity issues
- ☐ Regulatory issues
- ☐ Staffing issues
- ☐ Unknown

Planned Infrastructure Investments

Are there planned public infrastructure projects that could support additional housing over the next five to 10 years?

Examples might include water system expansion, wastewater improvements, road or transit improvements, utility upgrades or downtown redevelopment.

If so, describe them:

Evaluating Your City's Infrastructure Readiness

The aim of this Housing Assessment is not to assign a grade to any particular type of infrastructure. Rather, it is to ensure the Accelerator group has a thorough understanding of where opportunities are. Here is an example of how you can evaluate each of these types of infrastructure systems:

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ILLINOIS HOUSING SUPPLY PLAYBOOK

Assessment	Meaning
Strong	Capacity is understood, and infrastructure can generally support anticipated housing growth.
Moderate	Some constraints exist, but they are manageable through planned improvements or targeted investments.
Limited	Existing infrastructure constraints are already limiting housing opportunities or require significant investment before growth can occur.
Needs Further Assessment	The Accelerator group does not yet have enough information to evaluate this infrastructure system. Additional consultation with local staff or providers is recommended.

Infrastructure Opportunity Map

What areas are best positioned for near-term housing growth:

- ☐ Downtown
- ☐ Transit station area(s)
- ☐ Commercial corridor(s)
- ☐ Existing neighborhood infill
- ☐ Vacant public land
- ☐ Greenfield expansion
- ☐ Redevelopment district

Why are these areas well positioned?

Key Takeaways

After completing this assessment, identify the three most important observations about your community.
