

Since the SSCRPC's Sept. 2, 2009, updated report on the effect of increased freight train traffic on residential properties adjacent to Springfield's 3rd Street and 10th Street rail corridors¹, it was noted that because of their proximity, the two corridors overlap some residential properties to the north and south (please see map at the end of this report). Because of this overlap, there was a question as to how this might change the number of properties affected by use of either corridor. The SSCRPC thought it would be useful to assess the number of residential structures on the two corridors absent the overlapping properties. This addendum to our earlier report provides that information.

The table below provides a comparison with and without the overlapping properties removed using the same 250 ft. and 500 ft. boundaries considered in the earlier report.

Number of Residential Structures	3rd Street Rail Corridor	10th Street Rail Corridor	Percent More Residences 3rd Street Corridor Than 10th Street Corridor
Number of residences within 250 ft., inclusive of residences common to both rail corridors.	626	520	20.38%
Number of residences within 500 ft., inclusive of residences common to both rail corridors.	1073	975	10.05%
Number of residences within 250 ft., with common residential structures removed.	566	429	31.93%
Number of residences within 500 ft., with common residential structures removed.	927	829	11.82%

Overall the SSCRPC's review finds that there are 146 residences within 500 ft. of both rail corridors. However, there are only 60 overlapping properties within 250 ft. of the 3rd Street line compared to 91 within 250 ft. of 10th Street, meaning that the 3rd Street corridor overlaps more of the 10th Street corridor than the 10th Street corridor overlaps the 3rd Street one.

¹ Walker, D., et al (Sept. 2, 2009). Effect of Increased Freight Trains on Property Values Along Springfield's 3rd Street Rail Corridor. Springfield-Sangamon County Regional Planning Commission: Springfield, IL.

It appears that this is largely due to the fact that where the two lines join, as the attached map shows (homes common to both lines are shown in blue), residential development is dense. At these points residents would be affected no matter which corridor is used.

It also demonstrates the additional density of residential properties proximate to the 3rd Street corridor. As noted in our previous report, it appears that residential development is more dense adjacent to the 3rd Street corridor than the 10th, with residential uses along the 10th Street corridor only increasing as one moves further from that corridor.

The elimination of overlapping residential properties underscores the density of residential use along the 3rd Street corridor compared to the 10th Street one. The number of residences within 250 ft. of the 3rd Street corridor compared to the 10th Street corridor increases from a bit more than 20% to almost 32%, and within 500 ft., increases from about 10% to about 12%.

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The Springfield-Sangamon County Regional Planning Commission (SCRPC) serves as the joint planning body for Sangamon County and the City of Springfield, as well as the Metropolitan Planning Organization for transportation planning in the region.

The Commission has 17 members including representatives from the Sangamon County Board, Springfield City Council, special units of government, and six appointed citizens from the city and county. The Executive Director is appointed by the Executive Board of the Commission.

The Commission works with other public and semi-public agencies throughout the area to promote orderly growth and redevelopment, and assists other Sangamon County communities with their planning needs. Through its professional staff, the SSCRPC provides overall planning services related to land use, housing, recreation, transportation, economics, environment, and special projects. It also houses the Sangamon County Department of Zoning and Building Safety which oversees zoning, building permits and code, and liquor licensing for the County.

The Commission prepares area-wide planning documents and assists the County, cities, and villages, as well as special districts, with planning activities. The staff reviews all proposed subdivisions and makes recommendations on all Springfield and Sangamon County zoning and variance requests. The agency serves as the county's Plat Officer, Floodplain Administrator, Census coordinator, and local A-95 review clearinghouse to process and review all federally funded applications for the county. The agency also maintains existing base maps, census tract maps, township and zoning maps and the road name map for the county.

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