



Introduction

Corridor Overview

The Cicero Avenue Corridor runs south along Cicero Avenue from 55th Street to 127th Street near the I-294 interchange. The Corridor originates at Midway Airport in Chicago and has frontage in Bedford Park, Burbank, Hometown, Oak Lawn and Alsip, in addition to five southwest community areas in Chicago. This report presents the general market conditions for four primary land uses categories: retail, office/industrial, residential and hotel/entertainment uses, for the Corridor as a whole, with careful consideration of the unique characteristics of each of these municipalities.

A first step to determine the market potential for redevelopment, five “nodes” of economic activity were identified (see Figure 1 on the following page). Fieldwork and data-driven analysis were conducted to assess existing market conditions and determine the potential for future development at these nodes. Analysis activity included: identifying the overall performance of retail and other existing uses; conducting a presence/absence analysis; identifying demographic trends in the Corridor; and identifying where vacancies, new construction and demolitions signaled changes in the market. Market opportunities or product types that are likely to be in demand, and sites where redevelopment might be appropriate were then identified based on this research and analysis.

Corridor Character And Node Definition

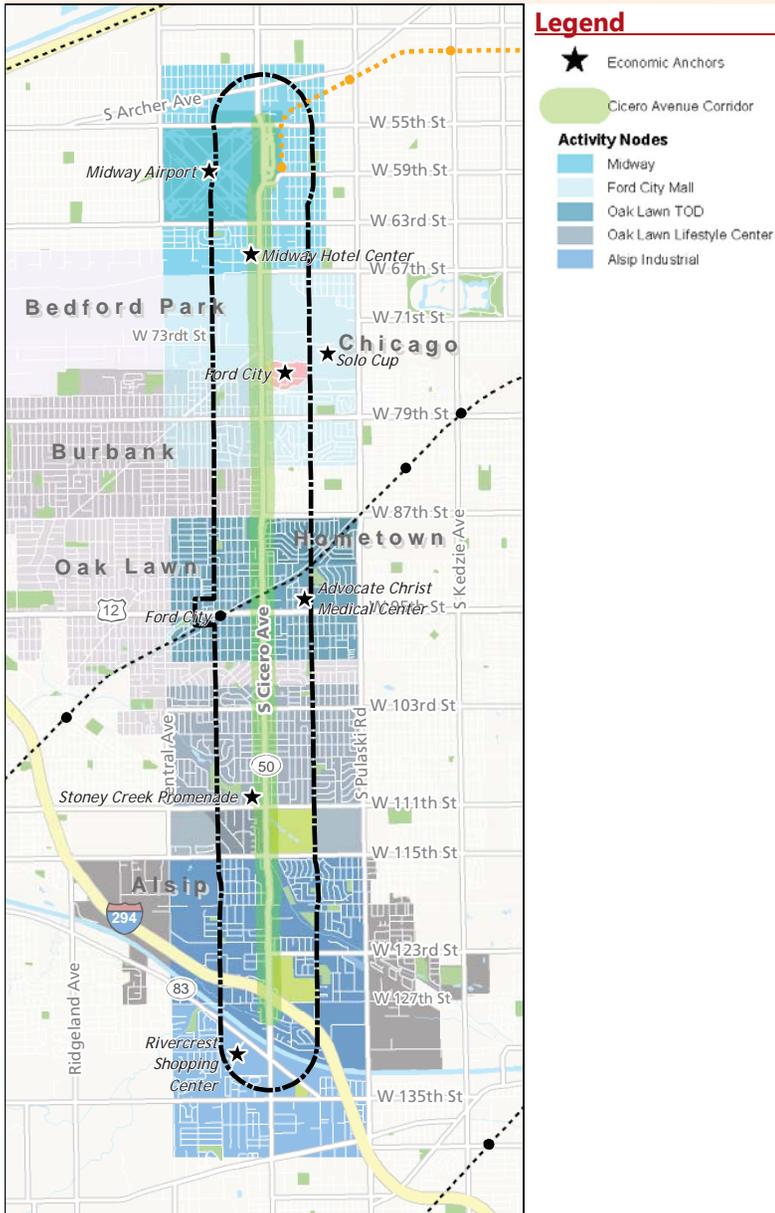
The nine-mile stretch of Cicero Avenue Corridor contains multiple land uses, functions and activities. The arterial street serves as a primary retail destination for several of the Corridor and nearby communities, and in select areas, doubles as an employment base anchored by industrial and institutional uses. Major activity generators along the Corridor include: industrial centers in Bedford Park, Chicago and Alsip; Midway Airport and a concentration of airport hotels; Ford City Mall, a large enclosed mall built in 1965; Advocate Christ Medical Center and associated medical office buildings; and various retail and entertainment uses. Beyond the study area boundary, the Rivercrest Shopping Center south of the Cal Sag River in Crestwood provides another retail destination for area residents, employees and visitors.



A. Hilton B. New Commercial C. Opportunity Site D. Advocate Christ Medical Center

Chapter 1: Introduction (continued)

Map 1-1. Cicero Avenue Corridor Economic Activity Nodes



Based on the location and concentration of activity generators, five “nodes” of economic activity were identified along the Corridor to better distinguish and examine market conditions surrounding the core economic anchors. The economic activity nodes were defined as the following:

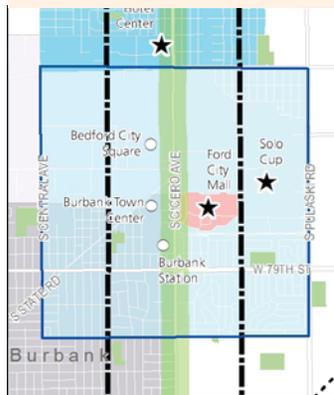
The Midway Airport node, which includes the airport and Midway Hotel Center. The Hotel Center contains nine different chain hotels in Bedford Park at 65th Street. Also present within this node are airport-related parking lots, fast food restaurants, used car dealerships and older industrial/ warehousing space situated west along 63rd Street.

Map 1-2 Midway Nodes



The Ford City Mall node, which includes the mall and surrounding big-box retail uses in Burbank and Chicago. Wal-Mart, Home Depot, Best Buy and Kohls are four of several larger-scale retailers present within the activity node. Also present are some of the Corridor's major industrial sites in Chicago and Bedford Park: Tootsie Roll and Solo Cup have manufacturing facilities east of Cicero Avenue in Chicago while Bedford Park contains an industrial park comprised primarily of warehousing and wholesale operators.

Map 1-3 Ford City Mall Node



Legend

- Shopping Centers
- ★ Economic Anchors
- Activity Nodes
- ▬ Cicero Avenue Corridor

The Oak Lawn TOD node, centered around the intersections of Cicero Avenue with Southwest Highway/Columbus Drive and 95th Street, is anchored by the 95th Street commercial corridor and the Advocate Christ Medical Center, which is currently building a new outpatient pavilion to meet changing health care service demands. Further west of Cicero Avenue along 95th Street is the Oak Lawn train station that features new mixed-use development.

Map 1-4 Oak Lawn TOD Node



Legend

- Shopping Centers
- ★ Economic Anchors
- Activity Nodes
- ▬ Cicero Avenue Corridor

The Oak Lawn Lifestyle Center node, a primarily multifamily residential area of Oak Lawn that will be anchored by the new Stony Creek Promenade retail development at 111th Street. The node currently includes neighborhood-oriented retail uses that serve area residents.

Map 1-5 Oak Lawn Life Style Center Node



Legend

- Shopping Centers
- ★ Economic Anchors
- Activity Nodes
- ▬ Cicero Avenue Corridor



Chapter 1: Introduction (continued)

Map 1-6 Alsip Industrial Node



The Alsip Industrial node, a major employment center and industrial corridor at the southernmost end of the Corridor. In addition to several larger industrial facilities clustered near the I-294/Cicero Avenue interchange, the node includes: the Chateau Bu-Sche', a banquet facility with frequent events; Quarry Plaza, a retail center anchored by Home Depot and L.A. Fitness; and a collection of retail services, motels and auto-oriented uses. For the purpose of understanding specific retail market opportunities, the node was expanded to include the Rivercrest Shopping Center in Crestwood, which is a competing retail center.

Demographic Profile Of The Market Area

As noted in the *Existing Condition* report, population overall is projected to remain relatively stable, with some modest growth within the study area and in the Corridor Communities over the next five years. The total population within the Corridor Communities was 243,543 in 2013 and is projected to be 245,919 in 2018, with an annual growth rate of just 0.19 percent. However, analyzing changes within age and income cohorts reveals additional demographic patterns. The population of the Corridor Communities is aging; the population 65 and older have an average annual growth rate of around 2.2 percent, with growth rates as high as 2.5 percent per year in Burbank, Bedford Park and Alsip. Specifically in Oak Lawn, the senior population is projected to grow by over 1,000 individuals by 2018. The Corridor

Communities' population between ages 65 and 74 is growing at all income levels, while the population under 54 is projected to decrease overall (see Figure 1-1).

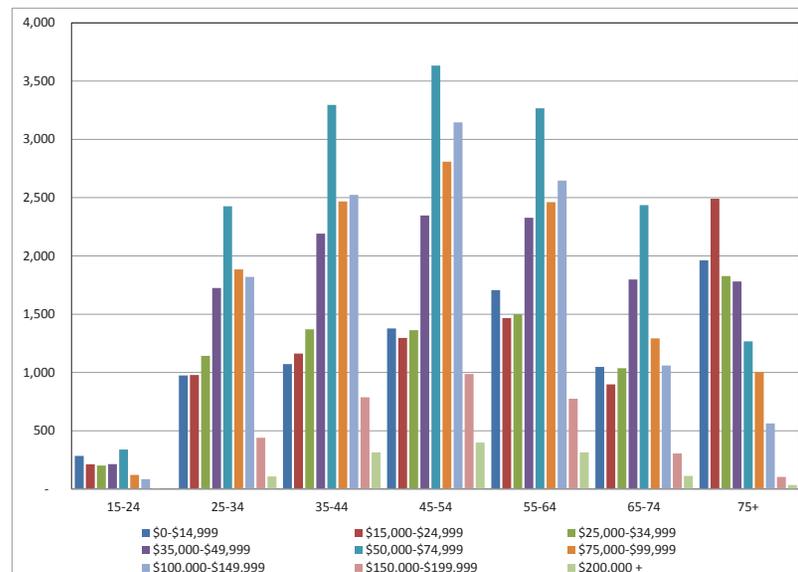


Figure 1-1 (2013 Corridor Communities Households by Age and Income (in 2013 dollars))

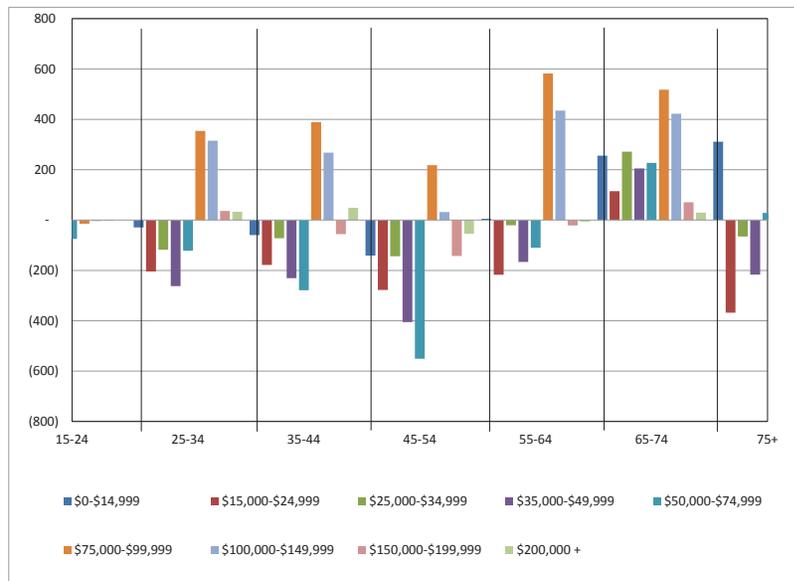


Figure 1-2 (Change in Households by Age and Income in Corridor Communities, 2013-2018)

Households in the Corridor Communities are primarily middle-income, although 20 percent of households make less than \$30,000 per year, including many senior citizen-headed households. Average household incomes throughout the Corridor Communities are within a narrow range of the Study Area average of \$66,140, with incomes somewhat higher in Oak Lawn and somewhat lower in Hometown. Per capita income is lowest in Chicago and Burbank (around \$20,000), and highest in Oak Lawn (above \$25,000). The value of owner-occupied housing is also consistent throughout the Corridor, with average 2012 owner-occupied home values ranging from \$189,099 in Bedford Park to \$219,256 in Burbank. Hometown is an outlier, with average home value at \$140,462. Over half of all owner-occupied homes in the Corridor Communities are valued between \$150,000 and \$249,000. According to ESRI estimates, home values are projected to have modest growth over the next five years. Median home value is projected to grow at an annual rate of 2.5 percent between 2013 and 2018.

While the age group is not projected to grow significantly, households between the ages of 35 and 64, typically single-family home dwellers with children, are and will continue to be the predominant group of households within the Corridor Communities. However, the downward trend in this key demographic cohort and increase in senior-headed households will impact the future housing, retail and services needs of the local population. Considering most of the Corridor Communities' housing consists of middle-tier single-family homes, the demographic trends signal potential opportunities to provide multifamily housing options for older households. Adequate access to medical care and services for this population will also become increasingly important. As the population ages and transitions out of single-family homes, attracting younger households to occupy the Corridor Communities' existing housing stock will be important to stabilize neighborhoods. Over the next five to ten years, efforts to attract more families to the single-family market will be necessary to offset the projected population declines in the younger age cohorts and potential housing vacancies resulting from aging populations.

