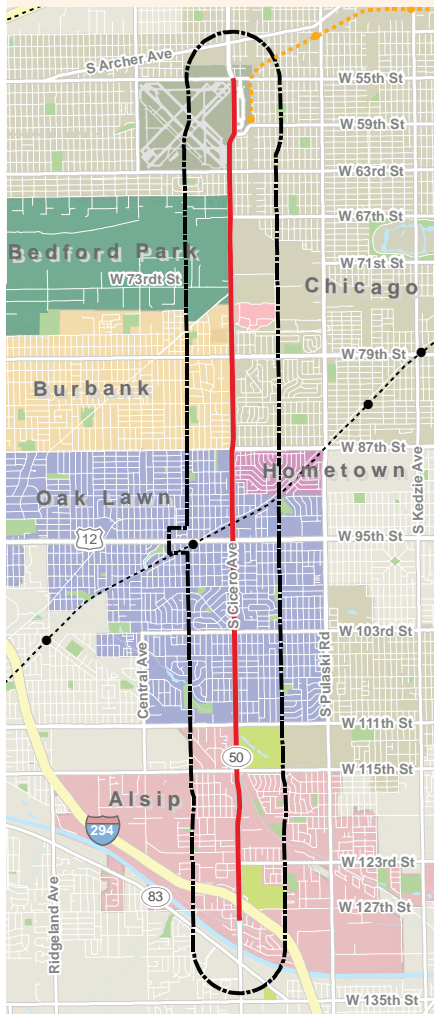


Community Background

Map 1.1 Corridor Context



Corridor Communities

The Cicero Avenue Corridor runs through six municipalities along its extent between 55th Street on the north and 127th Street on the south: Chicago, Bedford Park, Burbank, Hometown, Oak Lawn and Alsip. Brief descriptions of each of the communities are presented below.

City of Chicago

The Corridor has Chicago frontage on both sides of the roadway from the Corridor's starting point at 55th Street and the Midway Airport complex south to 65th Street, through the Garfield Ridge and Clearing community areas. South of 65th Street to 87th Street in the West Lawn and Ashburn community areas, Cicero forms a western border to the City. The St. Casimir Lithuanian Cemetery in the Mt. Greenwood community area also fronts on Cicero Avenue. Land uses along the Corridor are primarily airport and transportation-related, with commercial and industrial. Major anchors in the Chicago portion of the Corridor area are Midway Airport and its associated infrastructure; the railroad tracks leading to Clearing Yards, Ford City Mall, and St. Casimir Lithuanian Cemetery. Priorities for the City of Chicago in this study are to maintain the safe function and quality service of Midway Airport, reinforce the vitality of local industrial tenants and retail nodes, and support multi-modal transportation mobility and efficiency.

Village of Bedford Park

The Corridor serves as the eastern border for the Village of Bedford Park, from its northern border of 65th Street to its southern border at 75th Street. The uses along the Corridor and in the study area are reflective of the Village's predominant industrial and commercial makeup. Major anchors are the Midway Hotel Center at 65th Street, new industrial facilities south of Clearing Yards, and big box retail. Priorities for the Village for the Corridor Area are to complete buildout of the Hotel Center, improve traffic flow and safety for employees and shippers from their industrial neighborhoods, and maintain low vacancy for their retail districts.

City of Burbank

The Corridor serves as the eastern border for the City of Burbank, from its northern border at 75th Street to its southern border at 87th Street. Cicero is Burbank's major commercial and retail thoroughfare, with numerous big box and power center shopping centers fronting the Corridor. The tidy single-family residential neighborhoods that characterize the City begin just behind the commercial parcels at LaCrosse Avenue or Lamon Avenue. Priorities for the City for the Cicero Corridor are to maintain vitality and high occupancy in its retail districts, and to improve transportation safety for all users of the corridor.

Chapter 1: Community Background (continued)

City of Hometown

Cicero Avenue is the western border for the City of Hometown, from its northern border at 87th Street south to 90th Street. A predominantly residential community, Hometown's main commercial districts are located along Pulaski Avenue and Southwest Highway, to the east of the Corridor Study area. The uses along Cicero Avenue include a small retail center at the southeast corner of Cicero and 87th, a multi-family complex, and single family homes with rear yard fences backing up to Cicero. For this study, due to its small amount of frontage on the Corridor, the City's main concern is supporting the vitality of its retail shops.

Village of Oak Lawn

The Corridor runs through Oak Lawn from its northern border at 87th Street south to 111th Street. Much of the Oak Lawn stretch of the Corridor is commercial (retail and office), although residential is present between of 99th Street and 102nd Street, with multi-family on the east side of the street, and single-family homes buffered by a service drive on the west side of the street. The commercial "crossroads" of the Village are located at the intersection of 95th and Cicero, with additional major retail nodes at 103rd and 111th.

The Village has a major priority mixed-use, multi-phase site redevelopment project at 111th Street and Cicero. It is currently undertaking a complementary corridor planning study for 95th Street, with a focus on economic vitality and streetscape enhancement. It continues to actively support economic development elsewhere in the Village with focus on the Metra Station area, along Pulaski, and Ridgeland Avenue.

Village of Alsip

Alsip is the southernmost community in the Corridor, with the study area encompassing the stretch of Cicero from the Village's northern boundary at 111th Street south to 127th Street and the entrance to I-294. Current uses on Cicero are primarily commercial and industrial, although a significant stretch of the roadway is flanked by transportation infrastructure uses. Significant landmarks include the Chateau Bu-Sché banquet hall, a new Home Depot, and Burr Oak cemetery. The Village's southern border is located a few blocks south of the study terminus at the Calumet-Sag Channel.

The Village's priorities for the Corridor are business development and diversifying the economic base, improving transportation safety and mobility, and enhancing aesthetics and appearance of both the public way and private properties fronting the Corridor.



Demographic Background

Population

The 2010 population in the corridor study area is just over 52,000. The total for the six corridor communities is almost 242,000. A comparison of Census population figures from 2000 and 2010, estimates for 2013, and 2018 all points to modest growth in each community except for minor declines in Alsip, which are anticipated to reverse by 2040.

**Table 1-1
Population, 2000-2018**

	2000	2010	2013 Estimate	2018 Projection	2040 Projection
Corridor, 1/2 Mile Buffer	50,392	52,973	53,196	53,550	
Corridor Communities	234,899	241,909	243,543	245,919	
Chicago (Garfield Ridge, Clearing, West Lawn and Ashburn)	127,251	132,088	133,931	136,022	
Bedford Park	574	578	581	587	606*
Burbank	27,801	28,925	29,010	29,216	27,612
Hometown	4,467	4,349	4,288	4,281	4,990
Oak Lawn	55,268	56,690	56,695	56,881	58,790
Alsip	19,525	19,277	19,038	18,932	24,752*

*2040 Projection for Bedford Park estimated by growth in nearby communities.

Source: ESRI Business Analyst, CMAP

The median age for residents of the corridor study area is 36.2 years. The Chicago community areas have a younger median age, and Bedford Park, Hometown and Oak Lawn have higher median ages. Oak Lawn has the highest share of residents aged 65 or over, at 18%.

**Table 1-2
Median Age, 2010**

Corridor, 1/2 Mile Buffer	36.2
Chicago (Garfield Ridge, Clearing, West Lawn and Ashburn)	34.3
Bedford Park	39.4
Burbank	36.8
Hometown	39.6
Oak Lawn	41.2
Alsip	36.0

Source: ESRI Business Analyst

**Table 1-3
Population 65+, 2010**

Corridor, 1/2 Mile Buffer	13.5%
Chicago (Garfield Ridge, Clearing, West Lawn and Ashburn)	11.1%
Bedford Park	16.4%
Burbank	13.3%
Hometown	16.0%
Oak Lawn	18.0%
Alsip	11.8%

Source: ESRI Business Analyst



Chapter 1: Community Background (continued)

The corridor study area, as well as the individual member communities, are majority white. The Chicago community areas have the greatest racial diversity, as illustrated in Figure 1-1.

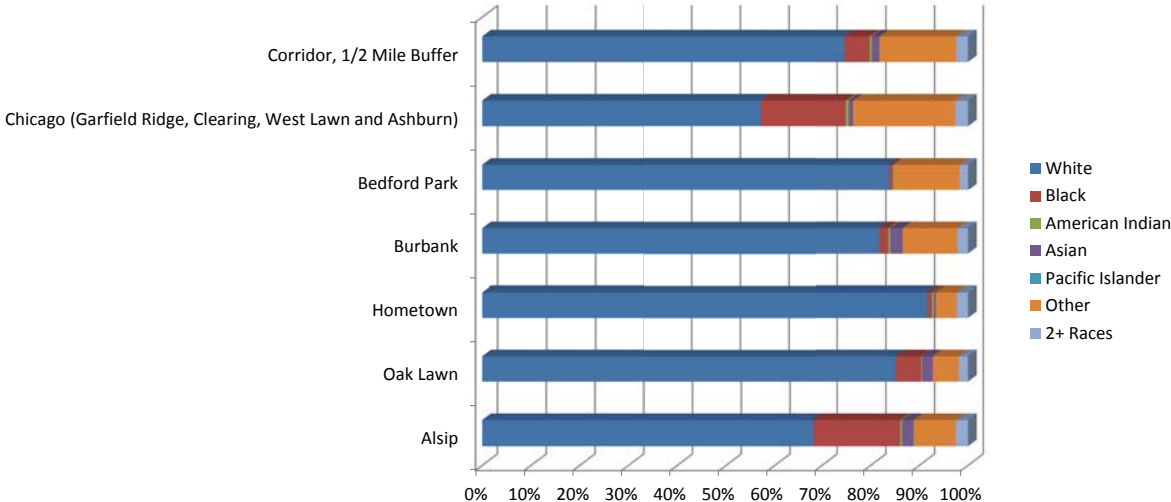


Figure 1-1 Racial Composition, 2010
Source: ESRI Business Analyst

The ratio of persons of Hispanic origin, a growing population segment across the Chicago metropolitan region, varies markedly across the corridor, as shown in Table 1-4. The share of Hispanic persons in the corridor study area is 36.9%, with close to half of the Chicago community area residents describing themselves as Hispanic, but much lower percentages in Oak Lawn and Hometown.

Table 1-4 Hispanic Origin, 2010

Corridor, 1/2 Mile Buffer	36.9%
Chicago (Garfield Ridge, Clearing, West Lawn and Ashburn)	49.8%
Bedford Park	24.3%
Burbank	26.6%
Hometown	13.5%
Oak Lawn	14.3%
Alsip	19.9%

Source: ESRI Business Analyst



Household Characteristics

As with population numbers, household numbers in the corridor study area and in the corridor communities exhibited modest growth between 2000 and 2010. Average household size in 2010 in the corridor study area was 2.8 persons, with variations ranging from 2.35 persons to 3.15 persons.

Table 1-5
Households, 2000-2018

	2000	2010	2013 Estimate	2018 Projection	2040 Projection
Corridor, 1/2 Mile Buffer	18,821	18,883	18,850	18,985	
Corridor Communities	84,450	82,828	82,980	83,905	
Chicago (Garfield Ridge, Clearing, West Lawn and Ashburn)	43,321	41,611	41,899	42,585	
Bedford Park	216	210	211	213	2,184
Burbank	9,290	9,287	9,290	9,380	9,374
Hometown	1,895	1,848	1,828	1,837	2,284
Oak Lawn	22,282	22,361	22,328	22,477	24,270
Alsip	7,446	7,511	7,424	7,413	9,459

Source: ESRI Business Analyst, CMAP

Table 1-6
Average Household Size, 2010

Corridor, 1/2 Mile Buffer	2.80
Chicago (Garfield Ridge, Clearing, West Lawn and Ashburn)	3.15
Bedford Park	2.76
Burbank	3.09
Hometown	2.35
Oak Lawn	2.51
Alsip	2.56

Source: ESRI Business Analyst

In 2010, there were nearly 20,000 housing units in the corridor study area, and close to 88,000 units among the six corridor communities. Occupancy rates across the study area are 93%-96%. Of occupied housing units in the corridor study area, 21.5% were occupied by renters, and 78.5% by owners. This share is more or less consistent across the corridor communities, with two exceptions: Bedford Park is mainly owner-occupied (94.3%) and Alsip's share of owner-occupied housing is much lower than the corridor overall (64.4%). Median and average housing values as estimated for 2013 are presented in Figure 1-2.



Chapter 1: Community Background (continued)

Table 1-7
Housing Units by Occupancy, 2010

	Total	Occupied		Vacant	
Corridor, 1/2 Mile Buffer	19,955	18,883	94.6%	1,073	5.40%
Corridor Communities	87,922	82,828	94.2%	5,094	5.79%
Chicago (Garfield Ridge, Clearing, West Lawn and Ashburn)	44,602	41,611	93.3%	2,991	6.70%
Bedford Park	220	210	95.5%	10	4.50%
Burbank	9,721	9,287	95.5%	434	4.50%
Hometown	1,935	1,848	95.5%	87	4.50%
Oak Lawn	23,517	22,361	95.1%	1,156	4.90%
Alsip	7,927	7,511	94.8%	416	5.20%

Source: ESRI Business Analyst

Table 1-8
Housing Units by Tenure and Mortgage Status, 2010

	Occupied			Renter			Owner						
	Nbr	%	Avg HH Size	Nbr	%	Avg HH Size	Owned w Mortgage	%	Owned Free and Clear	%			
Corridor, 1/2 Mile Buffer	18,883			4,060	21.5%	2.54	14,823	78.5%	2.9	10,239	54.2%	4,584	24.3%
Chicago (Garfield Ridge, Clearing, West Lawn and Ashburn)	41,611			8,303	20.0%	2.92	33,308	80.0%	3.21	24,772	59.5%	8,536	20.5%
Bedford Park	210			12	5.7%	2.75	198	94.3%	2.76	135	64.3%	63	30.0%
Burbank	9,287			1,803	19.4%	2.89	7,484	80.6%	3.14	5,098	54.9%	2,386	25.7%
Hometown	1,848			353	19.1%	2.02	1,495	80.9%	2.43	1,019	55.1%	476	25.8%
Oak Lawn	22,361			4,064	18.2%	2.27	18,297	81.8%	2.57	11,976	53.6%	6,321	28.3%
Alsip	7,511			2,676	35.6%	2.16	4,835	64.4%	2.78	3,745	49.9%	1,090	14.5%

Source: ESRI Business Analyst

Income

The 2013 estimates for median and average household incomes in the corridor study area were \$52,493 and \$66,140 respectively, with most corridor communities tracking closely. Household incomes for Oak Lawn were typically at the higher end of this tight range, and for Hometown, at the lower end. Per capita incomes were also closely clustered, again with highest values in Oak Lawn but lowest earnings in the Chicago community areas.



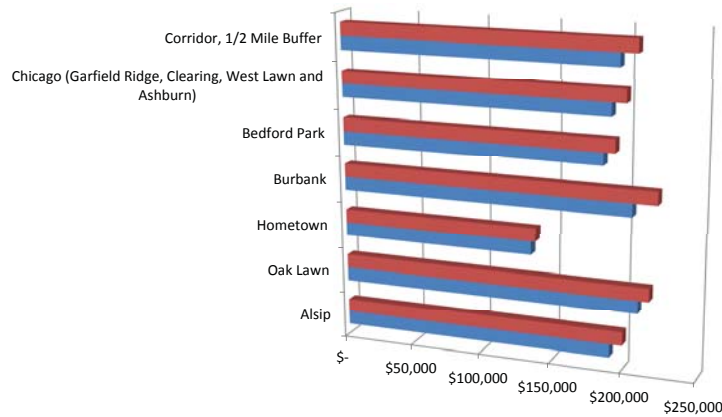


Figure 1-2 Average and Median Housing Values

Source: ESRI Business Analyst

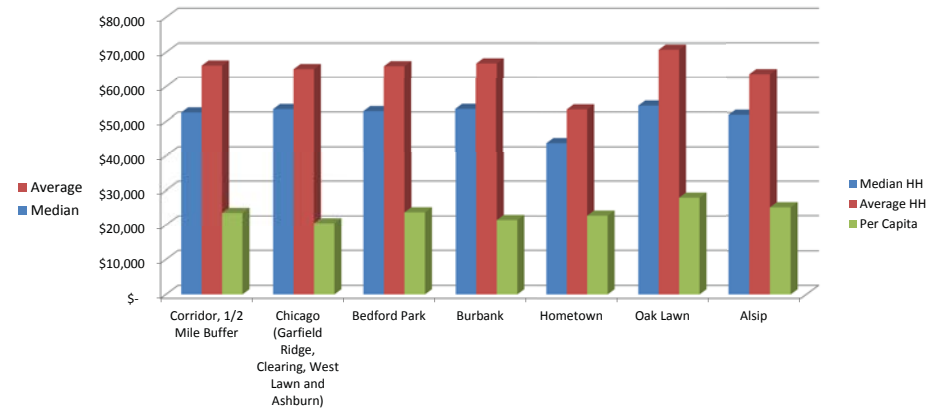


Figure 1-3 Income, 2013 Estimate

Source: ESRI Business Analyst



Transportation and Commuting

Most households in the corridor have access to at least one vehicle; car-less households compose only 5.4% to 7.4% of households. Not surprisingly, then, most employed residents of the corridor study area report driving to work alone. The mode share for single-occupant vehicles ranges from 77% to 89% among the corridor communities. Burbank has the highest proportion of carpoolers (13.9%), and Alsip has the highest share of transit users (9.3%).

**Table 1-9
Vehicles Available, 2011**

	No Vehicles Available	One	Two	Three
Bedford Park	5.4%	28.6%	39.8%	9.7%
Burbank	6.8%	28.2%	37.1%	27.8%
Hometown	5.5%	48.8%	33.5%	12.2%
Oak Lawn	7.4%	36.3%	38.0%	18.3%
Alsip	7.1%	38.5%	38.7%	15.7%

Source: US Census, 2007-2011 American Community Survey

Chapter 1: Community Background (continued)

**Table 1-10
Commuting to Work, 2011**

	Workers age 16+	Drove Alone	Drove in Carpool	Transit	Walked	Other	Worked at Home
Bedford Park	269	84.4%	8.2%	4.8%	2.6%	0.0%	0.0%
Burbank	12,719	78.5%	13.9%	4.2%	1.1%	1.0%	1.4%
Hometown	1,960	89.0%	4.0%	5.2%	1.1%	0.0%	0.7%
Oak Lawn	25,691	79.9%	8.4%	6.4%	2.3%	1.2%	1.7%
Alsip	9,032	77.0%	8.5%	9.3%	1.6%	1.6%	1.9%

Source: US Census, 2007-2011 American Community Survey

Corridor Employment

The Cicero Corridor is an active location for commercial and industrial businesses. Improving transportation access throughout the Corridor will not only improve the environment for these businesses, their employees and customers, but also will improve access to employment for local resident and elevate prospects for employment growth in the Corridor.

Total Employment

Dun & Bradstreet estimates the presence of 2,436 businesses in the corridor study area, employing over 23,000 people. The suburbs and Chicago community areas in the Corridor are predominantly bedroom neighborhoods. With the exception of Bedford Park, with over 18 jobs per resident, communities are predominantly residential.

**Demographic data for the City of Chicago areas around Cicero Avenue is provided for the Garfield Ridge, Clearing, West Lawn and Ashburn community areas ("Chicago community areas").*

Employment Sectors

Employment along Cicero Avenue in the corridor study area and in the corridor communities is concentrated in several sectors. Each is summarized below.

Retail

Retail centers of all types are found all along the corridor, in all formats: regional mall, community center, power center, neighborhood centers, and stand-alone shops. The retail centers draw customers from within the corridor study area and corridor communities, as well as from a broader region.

- Corridor study area: 4,985 retail jobs in 2013
- Chicago community areas: 3,369
- Bedford Park: 1,354
- Burbank: 1,689
- Hometown: 55
- Oak Lawn: 3,132
- Alsip: 1,266



Manufacturing

Manufacturing employment is concentrated at the poles of the corridor in Chicago and Bedford Park at the north end of the corridor, and Alsip at the south end. Chicago and Bedford Park have numerous long-standing businesses that are oriented to the Clearing Yard (Chicago Belt Railway), the CSX intermodal in Bedford Park, and proximity to I-55. Alsip offers easy access to I-294.

- Corridor study area: 2,494 manufacturing jobs in 2013
- Chicago community areas: 4,306
- Bedford Park: 3,611
- Alsip: 3,417

Accommodation & Food Services

With Midway International Airport and proximal access to interstate I-55 at the north end of the corridor, and connectivity to I-294 at the south end of the corridor, accommodation & food services businesses are natural developments, serving airport customers and employees, as well as interstate travelers. The most significant accommodations complex is the Bedford Park Hotel Center at 65th Street, with other stand-alone hotels supporting Midway in Chicago and Burbank, and an iconic Hilton in Oak Lawn. A full variety of dining venues are available on Cicero and in the corridor, from full-service restaurants, to fast casual dining and fast food outlets. There are also a range of banquet facilities, such as the Crystal Light Banquets, Martinique Banquet Complex, Condesa Del Mar, and Chateau Bu-Sché.

- Corridor study area: 2,666 accommodation & food services jobs in 2013
- Chicago community areas 1,945
- Bedford Park: 610
- Burbank: 684
- Oak Lawn: 1,509

Health Care

Employment in the health care sector is a large and growing segment of the job base within the corridor and in the corridor communities. Local businesses include hospitals located near Cicero Avenue, such as Advocate Christ Medical Center on 95th Street in Oak Lawn, related supporting medical clinics and offices, and stand-alone doctors' offices.

- Corridor study area: 1,389 health care jobs in 2013
- Chicago community areas 1,832
- Oak Lawn: 2,323
- Hometown: 683



**Table 1-12
Employment by NAICS Codes, 2013**

	Cicero Corridor 1/2 Mile Buffer				Corridor Communities				Chicago			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
Agriculture, Forestry, Fishing & Hunting	4	0.2%	23	0.1%	17	0.2%	68	0.1%	5	0.1%	19	0.1%
Mining	1	0.0%	11	0.0%	2	0.0%	25	0.0%	0	0.0%	0	0.0%
Utilities	2	0.1%	9	0.0%	10	0.1%	51	0.1%	4	0.1%	25	0.1%
Construction	247	10.1%	1,146	4.9%	1,020	11.0%	3,916	5.4%	379	9.9%	1,141	4.3%
Manufacturing	112	4.6%	2,494	10.7%	441	4.8%	11,934	16.3%	155	4.1%	4,306	16.3%
Wholesale Trade	121	5.0%	1,249	5.4%	459	5.0%	5,420	7.4%	135	3.5%	1,055	4.0%
Retail Trade	356	14.6%	4,985	21.4%	1,060	11.5%	10,865	14.9%	443	11.6%	3,369	12.7%
Transportation & Warehousing	142	5.8%	1,616	6.9%	615	6.7%	4,567	6.2%	290	7.6%	2,616	9.9%
Information	35	1.4%	461	2.0%	156	1.7%	1,334	1.8%	68	1.8%	408	1.5%
Finance & Insurance	108	4.4%	596	2.6%	395	4.3%	2,455	3.4%	177	4.6%	795	3.0%
Real Estate, Rental & Leasing	89	3.7%	410	1.8%	327	3.5%	1,465	2.0%	133	3.5%	643	2.4%
Professional, Scientific & Tech Services	201	8.3%	741	3.2%	800	8.7%	2,612	3.6%	354	9.3%	1,111	4.2%
Legal Services	32	1.3%	96	0.4%	106	1.1%	268	0.4%	50	1.3%	120	0.5%
Management of Companies & Enterprises	3	0.1%	5	0.0%	5	0.1%	10	0.0%	1	0.0%	2	0.0%
Administrative & Support & Waste Management & Remediation Services	290	11.9%	1,946	8.4%	1,174	12.7%	5,135	7.0%	466	12.2%	1,942	7.3%
Educational Services	47	1.9%	1,052	4.5%	174	1.9%	4,317	5.9%	76	2.0%	2,307	8.7%
Health Care & Social Assistance	226	9.3%	1,389	6.0%	759	8.2%	5,634	7.7%	342	8.9%	1,832	6.9%
Arts, Entertainment & Recreation	30	1.2%	194	0.8%	121	1.3%	699	1.0%	56	1.5%	179	0.7%
Accommodation & Food Services	143	5.9%	2,666	11.5%	509	5.5%	5,451	7.5%	255	6.7%	1,945	7.4%
Other Services (except Public Administration)	265	10.9%	1,566	6.7%	1,030	11.1%	4,777	6.5%	461	12.1%	2,031	7.7%
Public Administration	17	0.7%	723	3.1%	62	0.7%	2,096	2.9%	22	0.6%	725	2.7%
Total	2,436	100%	23,283	100%	9,242	100%	73,099	100%	3,822	100%	26,451	100%

Bedford Park				Burbank				Hometown				Oak Lawn				Alsip			
Businesses		Employees		Businesses		Employees		Businesses		Employees		Businesses		Employees		Businesses		Employees	
1	0.2%	10	0.1%	1	0.1%	5	0.1%	0	0.0%	0	0.0%	6	0.2%	9	0.1%	4	0.4%	25	0.2%
0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%	2	0.0%	1	0.1%	23	0.2%
1	0.2%	9	0.1%	1	0.1%	3	0.1%	0	0.0%	0	0.0%	1	0.0%	3	0.0%	3	0.3%	11	0.1%
18	4.2%	206	2.0%	163	15.8%	294	5.3%	10	8.5%	15	1.4%	310	11.9%	777	4.8%	140	12.4%	1,483	11.4%
96	22.2%	3,611	34.3%	19	1.8%	132	2.4%	2	1.7%	3	0.3%	59	2.3%	465	2.8%	110	9.7%	3,417	26.4%
81	18.8%	1,828	17.4%	28	2.7%	206	3.7%	4	3.4%	10	0.9%	83	3.2%	443	2.7%	128	11.3%	1,878	14.5%
38	8.8%	1,354	12.9%	132	12.8%	1,689	30.7%	15	12.8%	55	5.2%	294	11.3%	3,132	19.2%	138	12.2%	1,266	9.8%
52	12.0%	1,014	9.6%	99	9.6%	187	3.4%	4	3.4%	11	1.0%	100	3.8%	274	1.7%	70	6.2%	465	3.6%
10	2.3%	98	0.9%	16	1.6%	162	2.9%	1	0.9%	5	0.5%	37	1.4%	419	2.6%	24	2.1%	242	1.9%
9	2.1%	191	1.8%	35	3.4%	204	3.7%	5	4.3%	18	1.7%	136	5.2%	1,043	6.4%	33	2.9%	204	1.6%
15	3.5%	37	0.4%	27	2.6%	90	1.6%	7	6.0%	19	1.8%	112	4.3%	476	2.9%	33	2.9%	200	1.5%
22	5.1%	164	1.6%	82	7.9%	211	3.8%	14	12.0%	24	2.3%	254	9.8%	613	3.8%	74	6.6%	489	3.8%
1	0.2%	2	0.0%	8	0.8%	15	0.3%	1	0.9%	2	0.2%	44	1.7%	125	0.8%	2	0.2%	4	0.0%
0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	0.2%	8	0.0%	0	0.0%	0	0.0%
20	4.6%	229	2.2%	143	13.9%	279	5.1%	17	14.5%	33	3.1%	400	15.4%	1,539	9.4%	128	11.3%	1,113	8.6%
6	1.4%	39	0.4%	27	2.6%	682	12.4%	3	2.6%	0	0.0%	46	1.8%	967	5.9%	16	1.4%	322	2.5%
5	1.2%	478	4.5%	54	5.2%	220	4.0%	10	8.5%	683	64.6%	327	12.6%	2,323	14.2%	21	1.9%	98	0.8%
3	0.7%	43	0.4%	13	1.3%	19	0.3%	1	0.9%	1	0.1%	28	1.1%	214	1.3%	20	1.8%	243	1.9%
25	5.8%	610	5.8%	71	6.9%	684	12.4%	4	3.4%	16	1.5%	109	4.2%	1,509	9.2%	45	4.0%	687	5.3%
23	5.3%	495	4.7%	113	10.9%	302	5.5%	16	13.7%	65	6.1%	284	10.9%	1,226	7.5%	133	11.8%	658	5.1%
7	1.6%	120	1.1%	8	0.8%	132	2.4%	4	3.4%	99	9.4%	13	0.5%	884	5.4%	8	0.7%	136	1.0%
432	100%	10,536	100%	1,032	100%	5,501	100%	117	100%	1,057	100%	2,604	100%	16,326	100%	1,129	100%	12,960	100%

Chapter 1: Community Background (continued)

Table 1-12
Long-Range Projections, 2010-2040

	2010			2040			% Change, 2010-2040		
	Households	Population	Employment	Households	Population	Employment	Households	Population	Employment
Chicago (entire City)	1,052,891	2,687,076	1,241,492	1,238,919	3,303,768	1,537,982	17.7%	23.0%	23.9%
Bedford Park	1,577	4,573	13,535	2,184	6,241	14,198	38.5%	36.5%	4.9%
Burbank	8,695	27,023	5,087	9,374	27,612	5,646	7.8%	2.2%	11.0%
Hometown	1,995	4,584	401	2,284	4,990	327	14.5%	8.9%	-18.5%
Oak Lawn	23,020	57,711	20,662	24,270	58,790	10,258	5.4%	1.9%	-50.4%
Alsip	8,394	21,684	13,710	9,459	24,752	18,608	12.7%	14.1%	35.7%
CMAP 6-County Region	3,092,325	8,376,533	3,861,490	4,002,526	11,141,050	5,350,481	29.4%	33.0%	38.6%

Source: CMAP

Long-Range Projections

The Chicago Metropolitan Agency for Planning (CMAP) developed forecast of households, population and employment for the year 2040 in support of the GO TO 2040 comprehensive regional plan. The projections were developed primarily for use as inputs to various CMAP transportation modeling activities. The projections were built on current population and land use trends and modeled various planning and infrastructure investment scenarios to produce distributions of population and employment. The final 2040 forecasts reflect the CMAP Preferred Regional Scenario, which was developed in part through a series of public workshops held throughout the region in 2009. It should be noted, that as the result of modeling techniques using GIS assignment of data to geographic sub-zones, the data are presented at municipal sub-zone levels that may not be completely co-terminus with actual municipal boundaries. (For example, the sub-zones for Bedford Park pull in some demographic data from the fringes of its boundaries, increasing the base analysis area as well as projections.) Therefore, the projections provide a directionally-correct understanding of demographic trends, but cannot be considered precise at a very small level. Table 1-12 above summarizes the long-term projections. Population and household growth are forecast as positive in all of the corridor communities, although rates of growth vary across the corridor. For employment,

CMAP projected positive growth for most corridor communities except for Hometown and Oak Lawn.

Planning Context

The Cicero Avenue Corridor Plan is designed to complement, not supersede, the existing plans of Corridor communities, such as municipal comprehensive plans and neighborhood or small-area plans. The project's planning process builds upon a number of recently completed related studies, and is coordinating actively with other planning initiatives running concurrently. Summaries of relevant plans are presented below, with regional plans first, followed by more local plans for the Study Area communities, in north-to-south order.

South Cicero Corridor Plan (2004)

The City of Chicago Department of Planning completed a corridor plan for Cicero Avenue between I-55 and 67th Street, and segments of four intersecting streets: 47th Street, Archer Avenue, 55th Street, and 63rd Street. The plan recommended corridor transportation improvements, as well as economic development concepts for over a dozen opportunity sites. A related study with concepts for the redevelopment of the LeClaire Courts housing complex on Cicero Avenue at I-55 was completed in parallel for the Chicago Housing Authority.



Watershed Management Plan for the Calumet-Sag Channel (2009)

The Calumet-Sag Channel Detailed Watershed Plan (DWP) was developed to address stormwater and flooding events in the Calumet-Sag Channel Watershed, which contains the Cicero Avenue corridor study area. Mitigation projects identified in the plan include stormwater improvement projects such as detention basins, channel diversions, or erosion control armoring; and stream or channel maintenance projects, such as dredging or debris removal. Depending upon the nature and location of the various problem areas, projects would be funded and implemented by individual private property owners, local municipalities or regionally through Metropolitan Water Reclamation District (MWRD).

Bedford Park 65th Street Corridor Plan (2006)

This plan serves as a guide for redevelopment opportunities for the 65th Street Corridor, which forms the Village's northern boundary with the City of Chicago, and spans from Harlem Avenue on the west to Cicero Avenue on the east. The end goal of the Project was to propose a range of redevelopment scenarios to meet the Village's goal of improving the utilization of the Corridor and diversifying their economic base to protect against future declines in the manufacturing and light industrial sectors. The plan recommended continued support for industrial, manufacturing, and distribution uses in the western section of the Corridor, based upon the continued vitality and active market-driven reinvestment occurring in that area.

95th Street Corridor Plan (2013-2014)

In 2013, the Village of Oak Lawn began a corridor planning project for 95th Street within Village boundaries, crossing Cicero Avenue. The plan will include streetscape, urban design and economic development opportunities for the corridor.

Pace 95th Street Corridor Plan (2013)

Pace Suburban Bus initiated a planning study in 2013 for the 95th Street corridor between Western Avenue on the east, and LaGrange Road on the west, crossing Cicero Avenue in Oak Lawn. The study is expected to identify economic development opportunities and multi-modal transportation infrastructure improvements that will lay the groundwork for a future Arterial Rapid Transit (ART) route on 95th Street.

Alsip Comprehensive Plan (2012)

The Village recently adopted a comprehensive plan to guide the development and capital planning. Recommendations in the plan included updates to the land use plan, associated zoning changes, and projects for the transportation infrastructure.

Strategic Regional Arterial- Cicero Avenue (1994)

The Illinois Department of Transportation (IDOT) adopted a comprehensive plan to guide the implementation and development of Strategic Regional Arterials. Recommendations in the plan included updates to the lane capacity; turning bay configuration; median and parkway configuration; signalization and other projects to improve the operations and performance along the IL-50 Strategic Regional Arterials.



