



Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

Cicero

MLS 650



Canvassed in 10/2010

Methodology

Because a neighborhood encompasses so much more than what its demographics and statistics reveal, a canvassing report is crucial for creating a more complete picture that also includes non-statistical information, such as the physical condition of buildings, true accessibility, public transportation options, ratio of visitors to residents and the graffiti and littering that a canvasser can witness. Through visits and photos of communities taken during peak hours, an outsider can gain a comprehensive understanding of a neighborhood that falls beyond its demographics.

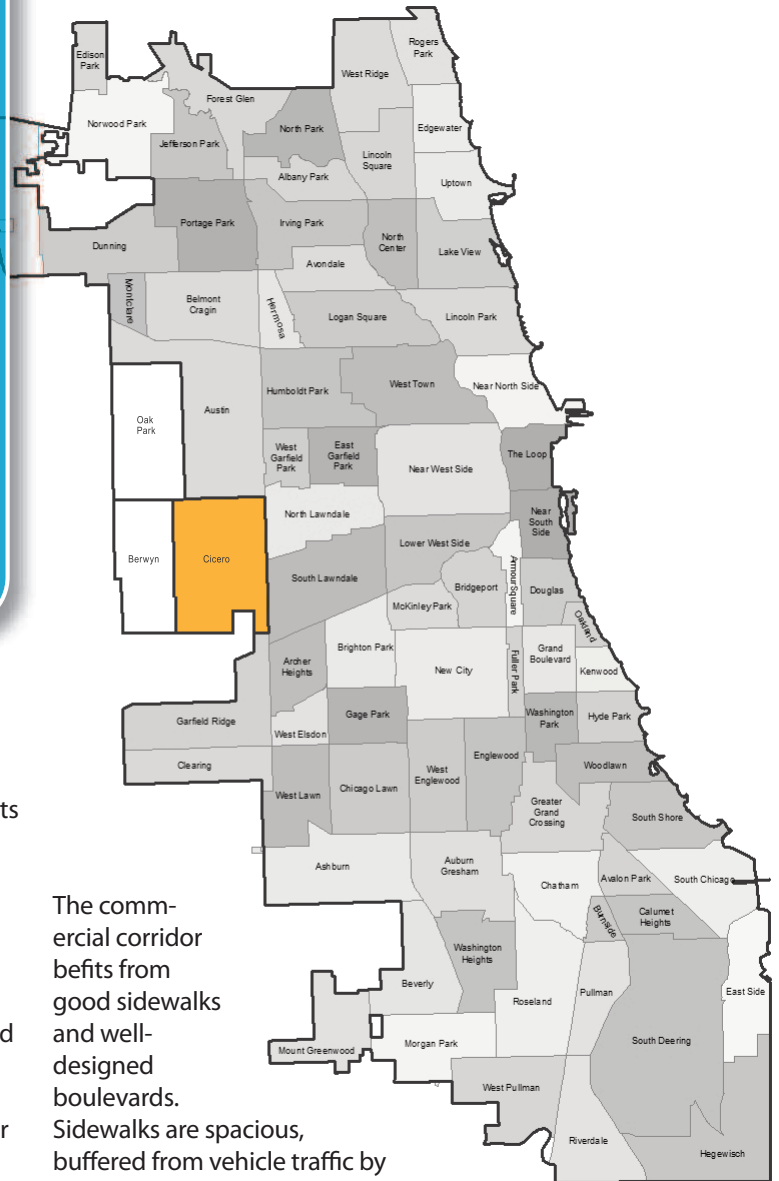
After identifying Chicago community areas defined by the Multiple Listing Service and City of Chicago, C.A.R.'s Economic Development Team visited and walked one commercial corridor in each. We made note of each street-level storefront property address, its use and its condition. We also observed each community area as a whole, pertaining to its cleanliness, walkability, housing stock, traffic patterns and connectedness to other city areas. We visited some local establishments too, to assess their level of business and availability of certain services.

Following is our finding.

The Town of Cicero's commercial corridor, running along Cermak Road from Austin Boulevard to Laramie Avenue, is a well-developed, Hispanic-influenced area immediately southwest of Chicago city limits. Visitors to Cicero get a strong sense that the neighborhood is self-sustaining and strives to provide its residents high quality goods and services from local businesses. Buildings lining the corridor have facades up close to Cermak Road, enhancing the energy of street life.

Cicero appears to cultivate a strong network of small business owners who provide essential goods and services. The town's commercial corridor has two distinct sections. Its west end is filled with pedestrian traffic, locally owned retail and services shops, restaurants and financial institutions. This end has virtually no empty storefronts or vacant lots. It supports housing stock similar to Chicago's bungalow neighborhoods and buildings are mostly older storefronts. At the other end of the corridor is a newly constructed Town Hall framed by new streetscaping that adds curb appeal.

City of Chicago Community Areas



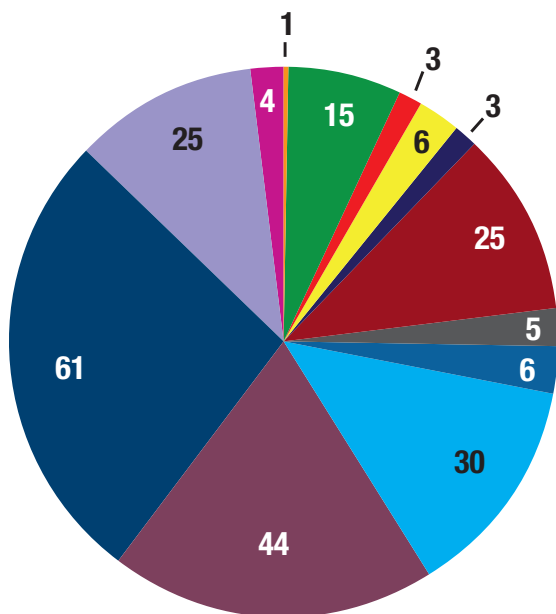
Chicago Metropolitan Agency for Planning, 2010.

The commercial corridor benefits from good sidewalks and well-designed boulevards. Sidewalks are spacious, buffered from vehicle traffic by diagonal parking. There is bus service along the corridor and access to the CTA Pink Line.

Residential Profile: Nearby residential areas are primarily composed of single-family bungalow homes.

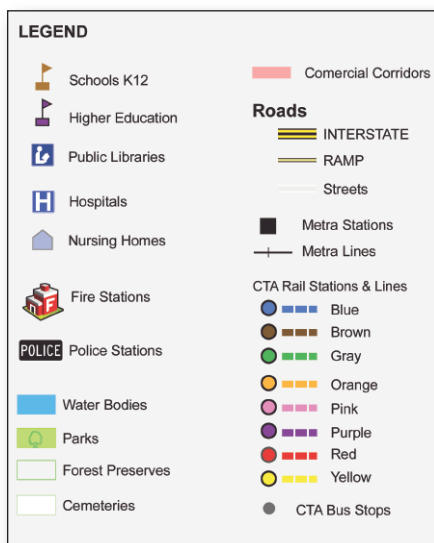


Cermak Rd. (22nd St.) Snapshot



228 Businesses in Surveyed Area of Cicero

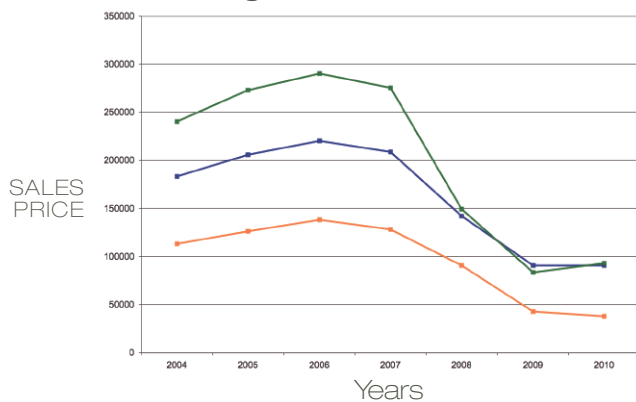
- | | |
|------------------------|-----------------------|
| Bar and Lounge | Residential |
| Financial Institutions | Restaurants |
| Government | Retail |
| Grocery | Service |
| Liquor/Convenience | Vacant Lot/Storefront |
| Office | Other |
| Parking Lot/Garage | |



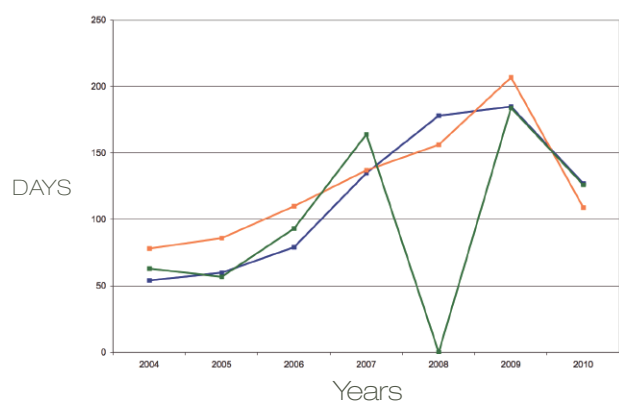
Cicero by the Numbers

Housing Statistics

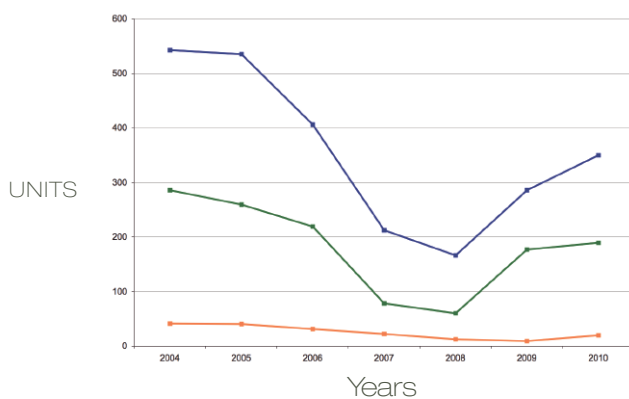
Average Residential Sale Price



Average Days on the Market



Number of Units Sold



— Type 1 — Type 2 — Type 3

MLS Information (2004-2010) Property Type Classifications:

Type 1 - Single Family Detached; Type 2 - Multi Unit Attached; Type 3 - 2, 3, 4 Flats

STATISTIC SOURCE: Midwest Real Estate Data LLC (MRED)



Street/Corridor

Bus Routes

Ridership - 2007

2008

2009

2010*

Cicero	CTA 54	3,184,852	3,335,352	3,172,894	3,432,030
South Cicero	CTA 54B	1,275,987	1,286,973	1,286,689	1,118,185
Roosevelt	CTA 12	3,744,684	4,512,427	4,548,988	3,892,518
Austin	CTA 91	2,666,194	2,819,924	2,612,011	2,085,730
Cermak	CTA 21	2,607,238	2,993,205	3,121,930	2,618,779
Cicero-River Forest	Pace 305	N/A	N/A	N/A	N/A
Ogden-Stanley	Pace 302	N/A	N/A	N/A	N/A
Austin-Ridgeland	Pace 315	N/A	N/A	N/A	N/A
Cicero-River Forest	Pace 305	N/A	N/A	N/A	N/A
Cicero-Lagrange	Pace 304	N/A	N/A	N/A	N/A
Cermak Rd./22 nd St.	Pace 322	N/A	N/A	N/A	N/A

Street/Corridor

CTA "L" Train/Metra

Ridership - 2007

2008

2009

2010*

Cicero	Pink Line	332,647	377,096	368,220	316,271
54 th /Cermak	Pink Line	568,079	620,949	585,577	485,097
Kostner-Kildare	Pink Line	114,433	130,934	127,890	108,426

*2010 Chicago Transit Authority ridership numbers are through November 2010 only. Chicago Transit Authority (CTA) ridership numbers were sourced through the CTA website www.transitchicago.com.

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