

Town of Cicero

Comprehensive Plan & Zoning Code Update

Community Preference Survey Summary

April 18, 2023 - May 18, 2023



DRAFT: June 9, 2023

On April 18, 2023, the Town of Cicero hosted a Strategic Visioning at the Cicero Volunteer Fire Department for the Town's Comprehensive Plan & Zoning Code Update project. During the Workshop, the Bergmann consultant team introduced the public to the project and proposed process, provided an overview of the basics of comprehensive planning and zoning, and conducted breakout visioning sessions. At the end of the Workshop, a Community Preference Survey (CPS), available online via Survey123, was launched and attendees at the Workshop were invited to participate. Following the Workshop, the CPS was also advertised on the project website, the Town's social media outlets, and via email lists. The CPS was available for responses from April 18 (after the Workshop) through May 18.

The intent of the CPS was to introduce the Cicero community to a variety of development types, understand the types of development they feel is appropriate for future Cicero, and determine the level of regulatory oversight they feel is adequate for the design of buildings and sites in the Town. Survey participants were asked to rate 61 images of different buildings, sites, and streetscapes based on their appropriateness for the Town of Cicero. The images were categorized into six character areas: Low Density Residential, Mixed Density Residential, Neighborhood Mixed Use/Commercial, Regional Mixed Use/Commercial, High Density Mixed Use Residential/Commercial, and Streetscapes. For each category, participants were also asked to indicate their preference for regulatory oversight for each category.

A total of 134 individuals participated in the CPS. Most participants were homeowners in the Town of Cicero (Figures 1 & 2).

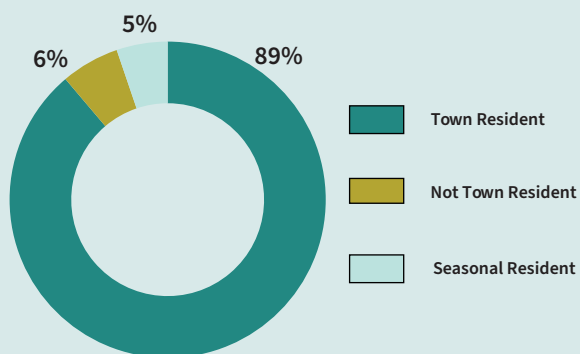


Figure 1: Participant Residency

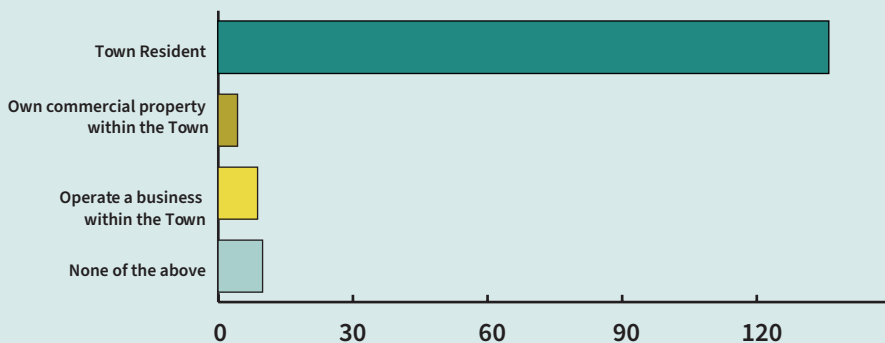


Figure 2: Participant Relationship to Town

The results of the CPS, and interpretations of these results, are summarized in the following pages.

Low Density Residential

When rating these images, think about their appropriateness for residential infill development or redevelopment of single- or two-family homes in and around existing neighborhoods.



Rank
1

Median: 5.0
Mean: 4.2



Rank
2

Median: 4.0
Mean: 4.0



Rank
3

Median: 3.0
Mean: 3.2



Rank
4

Median: 3.0
Mean: 3.1



Rank
5

Median: 3.0
Mean: 3.1



Rank **6** Median: 3.0
Mean: 2.9



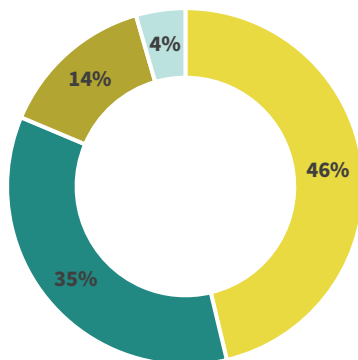
Rank **7** Median: 3.0
Mean: 2.9



Rank **8** Median: 3.0
Mean: 2.9

Interpretation

Figure 3: Design Regulation Preferences, Low Density Residential



- Support Design Regulation (Development should be REQUIRED to meet the standard of higher scoring images)
- Support Design Guidance (Development should be ENCOURAGED to meet the standard of higher scoring images, but not required)
- Oppose Design Regulation (Development should NOT BE REGULATED with respect to building and site design characteristics)
- No Opinion (I have no opinion on regulating the differences in development design and character)

Mixed Density Residential

When rating these images think about their appropriateness for areas where future residential infill development may occur that meets a variety of housing needs, including single-, two-, and multi-family (4+ units) homes.



Rank
1

Median: 3.0
Mean: 3.1



Rank
2

Median: 3.0
Mean: 3.0



Rank
3

Median: 3.0
Mean: 2.8



Rank
4

Median: 3.0
Mean: 2.8



Rank
5

Median: 2.0
Mean: 2.2



Rank
6

Median: 1.0
Mean: 2.0



Rank
7

Median: 2.0
Mean: 2.0



Rank
8

Median: 1.0
Mean: 2.0



Rank
9

Median: 1.0
Mean: 1.8

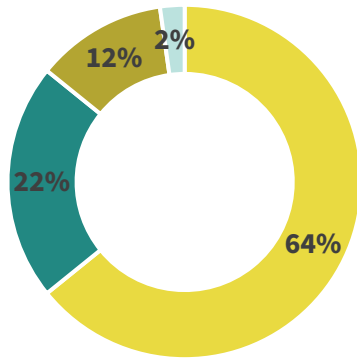


Rank
10

Median: 1.0
Mean: 1.8

Interpretation

Figure 4: Design Regulation Preferences, Mixed Density Residential



-  Support Design Regulation (Development should be REQUIRED to meet the standard of higher scoring images)
-  Support Design Guidance (Development should be ENCOURAGED to meet the standard of higher scoring images, but not required)
-  Oppose Design Regulation (Development should NOT BE REGULATED with respect to building and site design characteristics)
-  No Opinion (I have no opinion on regulating the differences in development design and character)

Neighborhood Mixed Use/ Commercial

When rating these images think about their appropriateness for commercial corridors and intersections with smaller-scale uses that are adjacent to existing neighborhoods, such as Lakeshore Road at Cicero Center Road and portions of Taft Road and Route 31.



Rank
1

Median: 4.0
Mean: 3.7



Rank
2

Median: 4.0
Mean: 3.7



Rank
3

Median: 3.0
Mean: 3.7



Rank
4

Median: 4.0
Mean: 3.4



Rank
5

Median: 3.0
Mean: 3.3



Rank **6** Median: 3.0
Mean: 2.6



Rank **7** Median: 2.0
Mean: 2.5



Rank **8** Median: 2.0
Mean: 2.0



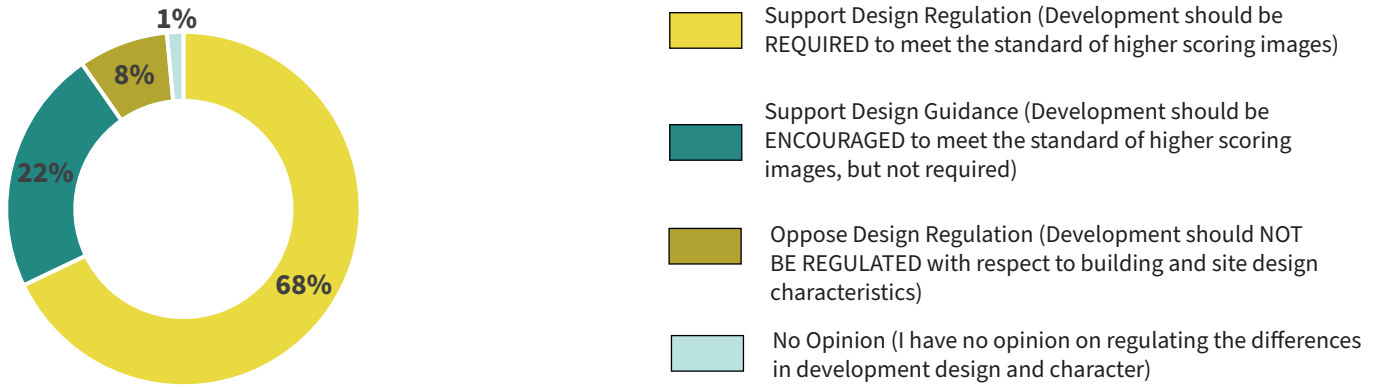
Rank **9** Median: 1.0
Mean: 2.0



Rank **10** Median: 2.0
Mean: 1.9

Interpretation

Figure 5: Design Regulation Preferences, Mixed Density Residential



Regional Mixed Use / Commercial

When rating these images think about their appropriateness for larger-scale commercial corridors and intersections where there is a significant concentration of commercial activity, such as along Route 11, and portions of Route 31 and Taft Road.



Rank
1

Median: 4.0
Mean: 3.9



Rank
2

Median: 4.0
Mean: 3.9



Rank
3

Median: 4.0
Mean: 3.5



Rank
4

Median: 3.0
Mean: 3.0



Rank
5

Median: 3.0
Mean: 2.8



Rank **6** Median: 3.0
Mean: 2.7



Rank **7** Median: 2.0
Mean: 2.5



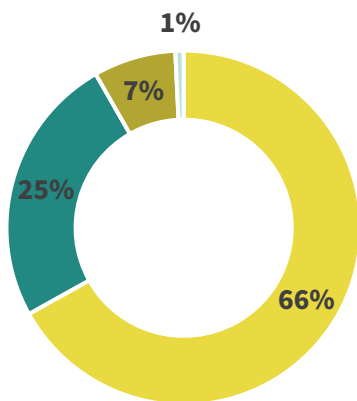
Rank **8** Median: 1.0
Mean: 1.9



Rank **9** Median: 1.0
Mean: 1.7

Interpretation

Figure 6: Design Regulation Preferences, Regional Mixed Use / Commercial



- Support Design Regulation (Development should be REQUIRED to meet the standard of higher scoring images)
- Support Design Guidance (Development should be ENCOURAGED to meet the standard of higher scoring images, but not required)
- Oppose Design Regulation (Development should NOT BE REGULATED with respect to building and site design characteristics)
- No Opinion (I have no opinion on regulating the differences in development design and character)

High Density Mixed Use (Commercial / Residential)

When rating these images think about their appropriateness for areas where larger scale mixed-use developments may occur in the future, such as along Route 11 and nearby the I-81 corridor.



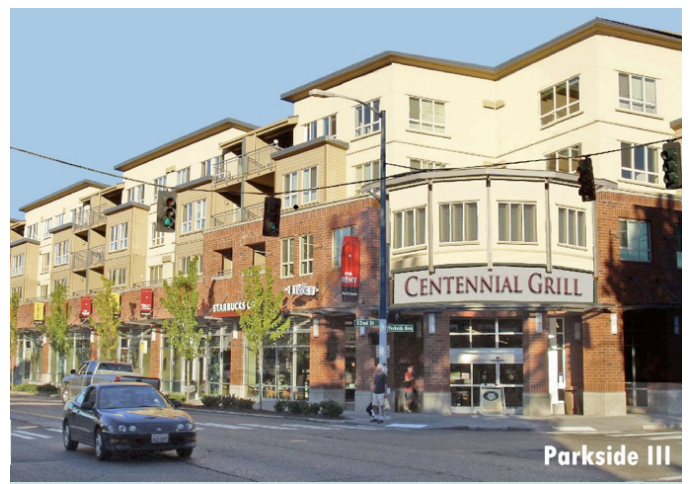
Rank
1

Median: 4.0
Mean: 3.6



Rank
2

Median: 3.0
Mean: 3.2



Parkside III

Rank
3

Median: 3.0
Mean: 3.0



Rank
4

Median: 3.0
Mean: 3.0



Rank
5

Median: 3.0
Mean: 2.9



Rank
6

Median: 3.0
Mean: 2.9



Rank
7

Median: 3.0
Mean: 2.9



Rank
8

Median: 3.0
Mean: 2.6



Rank
9

Mean: 3.0
Median: 2.6



Rank
10

Median: 3.0
Mean: 2.5



Rank
11

Mean: 3.0
Median: 2.5



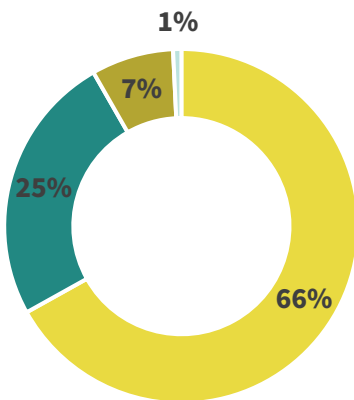
Rank **12** Median: 3.0
Mean: 2.5



Rank **13** Median: 2.0
Mean: 2.4

Interpretation

Figure 7: Design Regulation Preferences, High Density Mixed Use (Commercial / Residential)



- Support Design Regulation (Development should be REQUIRED to meet the standard of higher scoring images)
- Support Design Guidance (Development should be ENCOURAGED to meet the standard of higher scoring images, but not required)
- Oppose Design Regulation (Development should NOT BE REGULATED with respect to building and site design characteristics)
- No Opinion (I have no opinion on regulating the differences in development design and character)

Streetscapes

When rating these images think about your experiences driving down the major streets of Cicero and how you envision their design and character in the future.



Rank
1

Median: 4.0
Mean: 3.9



Rank
2

Mean: 4.0
Median: 3.8



Rank
3

Median: 4.0
Mean: 3.7



Rank
4

Mean: 4.0
Median: 3.5



Rank
5

Median: 4.0
Mean: 3.4



Rank
6

Median: 3.0
Mean: 3.3



Rank
7

Median: 3.0
Mean: 3.3



Rank
8

Median: 2.0
Mean: 2.4



Rank
9

Median: 2.0
Mean: 2.4



Rank
10

Median: 2.0
Mean: 2.2

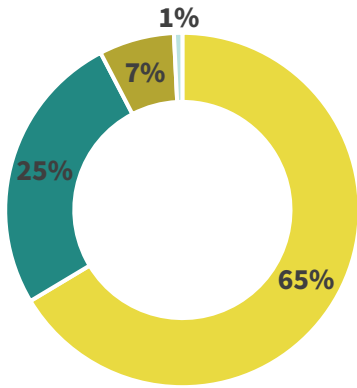


Rank
11

Median: 2.0
Mean: 2.1

Interpretation

Figure 8: Design Regulation Preferences, Streetscapes



-  Support Design Regulation (Development should be REQUIRED to meet the standard of higher scoring images)
-  Support Design Guidance (Development should be ENCOURAGED to meet the standard of higher scoring images, but not required)
-  Oppose Design Regulation (Development should NOT BE REGULATED with respect to building and site design characteristics)
-  No Opinion (I have no opinion on regulating the differences in development design and character)