Application Number: 26

Project Title: City of Hickory Hills Comprehensive Plan

Applicant: City of Hickory Hills

Project Description:

The City of Hickory Hills is submitting an application to CMAP and RTA to complete a Comprehensive Plan. The goal of the Comprehensive Plan is to gather feedback from stakeholders and set priorities for development, infrastructure, land use, access to public transportation, open spaces and other issues that will enhance the livability within the City of Hickory Hills.

The City of Hickory Hills is located 15 miles southwest from the Chicago loop and is bordered by Justice on the north, Palos Hills on the south, Oak Lawn on the east, and the Cook Count Forest Preserve on the west.

The City was incorporated in 1951 with much of the initial development occurring by the early 1970s. A considerable amount of the early improvements occurred as smaller subdivisions and individual parcels prior to citywide planning and stormwater management. The City performs recurring planning for capital improvements but does not have an adopted Comprehensive Plan.

The City's commercial district runs along two primary arterials, 95th Street and Roberts Road. 95th Street is under IDOT jurisdiction and Roberts Road is under Cook County jurisdiction. There is full access to the I-294 tollway near the intersection of 95th Street and 76th Avenue.

Three banquet halls along 95th Street have closed in the last 5 years and are in different stages of redevelopment. Other areas for possible redevelopment include the Hickory Hills Golf Course, consolidating smaller properties in the commercial districts, and subdividing larger residential lots.

The City has invested nearly four million dollars ($4,000,000) in the last five years to alleviate numerous stormwater flooding issues. However, there are additional locations that will require coordination and assistance from neighboring communities and the forest preserve district to resolve.

The Cook County Forest Preserve District property, west of the City, provides recreational uses for pedestrians and bicyclists. There are no access points east of the City for pedestrians and bicyclist because of I-294 and Harlem Avenue corridor.

The City will use the Comprehensive Plan as a means to manage needed improvements, future development, while improving service to its residential and business community.

Project Location: City of Hickory Hills, Citywide