



Steger Planning Priorities Report

November 2015

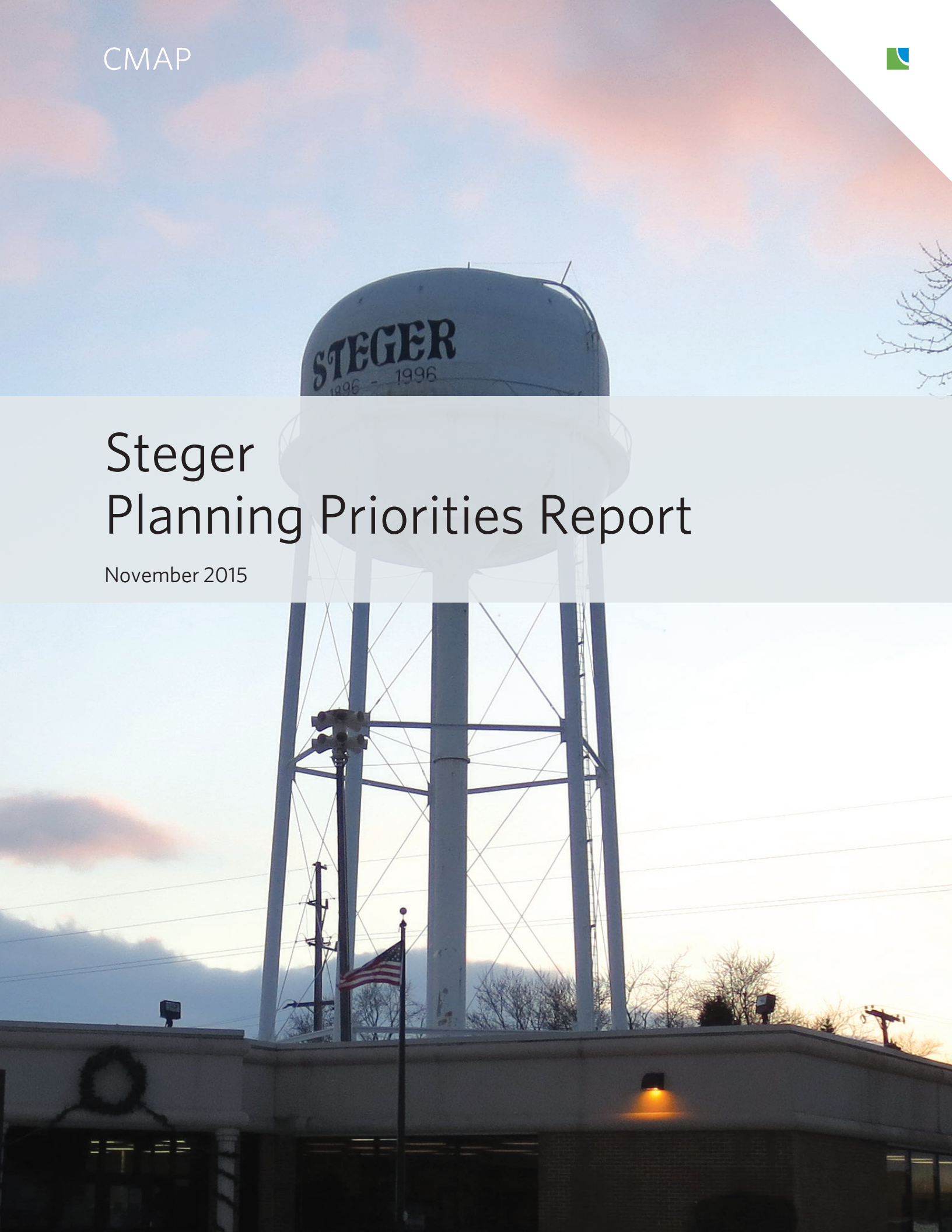


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Introduction

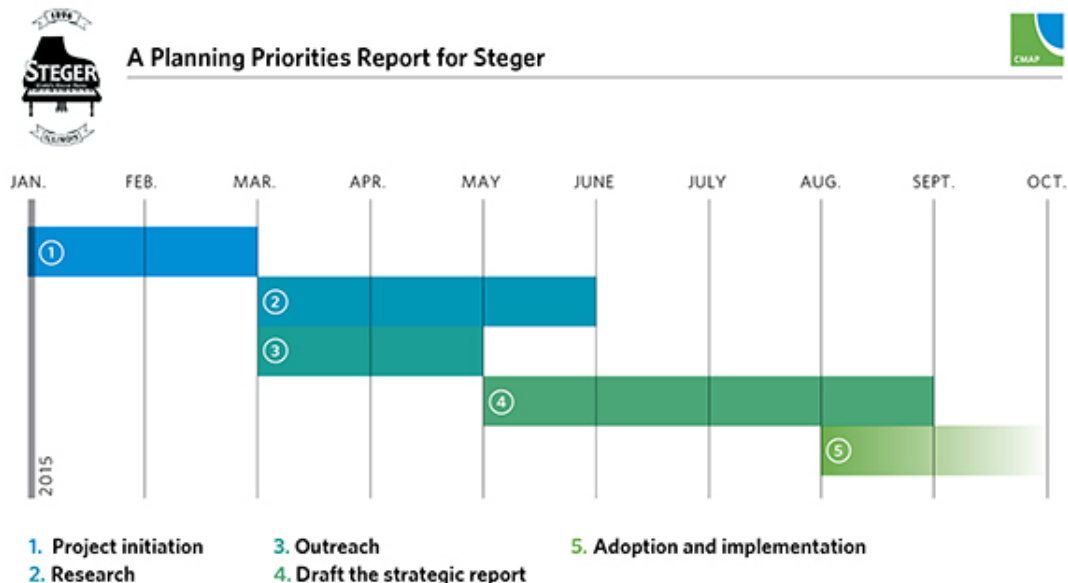
What is a planning priorities report?

The Village of Steger sought technical assistance from the Chicago Metropolitan Agency for Planning (CMAP) for the creation of a comprehensive plan that would speak to a number of local issues, including the future of its downtown, potential development along the Route 394 corridor, pedestrian access, housing, and investment in public facilities. Given the number of different topics of importance in Steger, CMAP determined that it would need to work with the Village to determine what type of planning project would be most appropriate given local priorities. CMAP staff and the Village concluded a planning priorities report would help assess the opportunities, assets, and needs in Steger and determine what type of planning projects to undertake. This report sets the stage for Steger to pursue future plans and projects.

The planning process

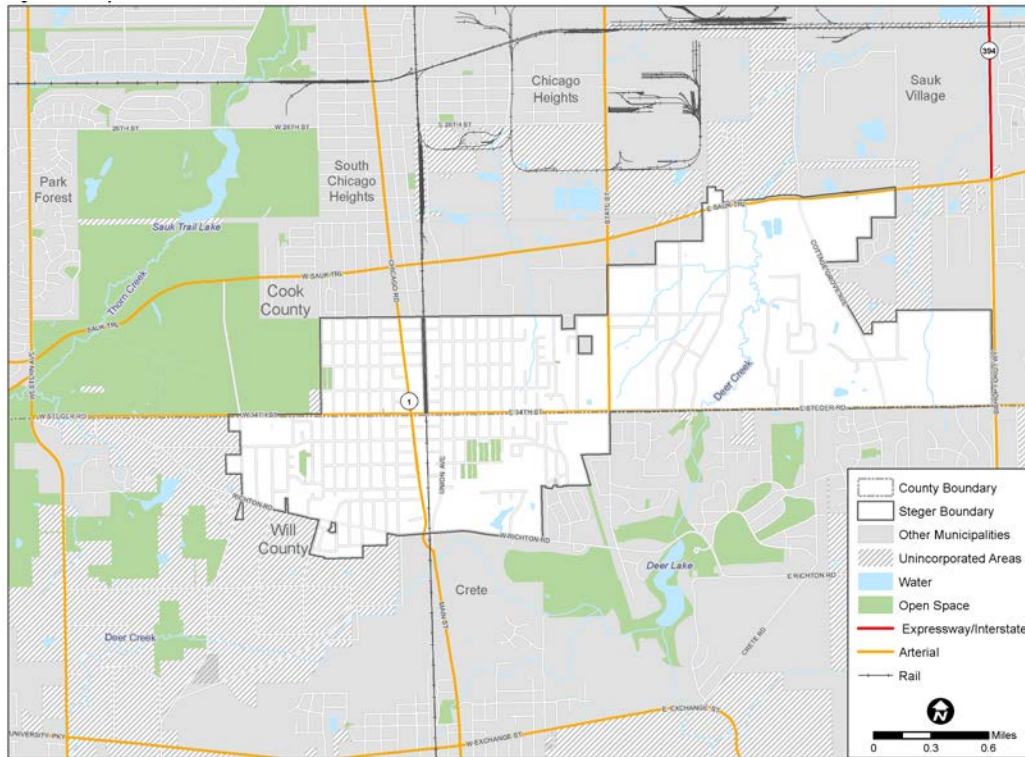
Since January 2015, CMAP has worked with the Village to complete this planning priorities report. CMAP staff utilized a combination of data and stakeholder interviews to better understand the community's key planning issues. The research included a review of past local and sub-regional plans, maps, and other documents that give context to the assessment and recommendations. CMAP staff also conducted more than 30 in-person, phone, and group interviews with Steger's elected officials, staff, residents, business owners, representatives of neighboring communities, and regional organizations. These interviews were highly influential. Stakeholders shared diverse and candid perspectives on Steger's current conditions and needs, as well as visions for its future.

Figure 1. Project timeline



Source: Chicago Metropolitan Agency for Planning.

Figure 2. Study area



Source: Chicago Metropolitan Agency for Planning.

Report structure and priority recommendation

This report is a distillation of CMAP’s research, findings, and recommendations for Steger. The report includes four primary sections.

- Planning context, providing a current data baseline for the community.
- Economic development, explaining key stakeholder concerns and associated recommendations.
- Infrastructure and community facilities, explaining key stakeholder concerns and associated recommendations.
- Housing, explaining key stakeholder concerns and associated recommendations.

Based on discussions with Village leadership combined with the timing of other recommendations in this plan, **Steger will focus its efforts on the infrastructure and community facilities recommendations in this report.**

Planning context

Part of assessing Steger’s planning needs involves considering the local planning context. An excellent publicly available data source is CMAP’s [MetroPulse Community Data Snapshots](#). These snapshots contain regularly updated with data published by various regional, state, and federal organizations. A summary of key data points that describe the current conditions in Steger follows. The full data snapshot for Steger is attached as an appendix.

Location

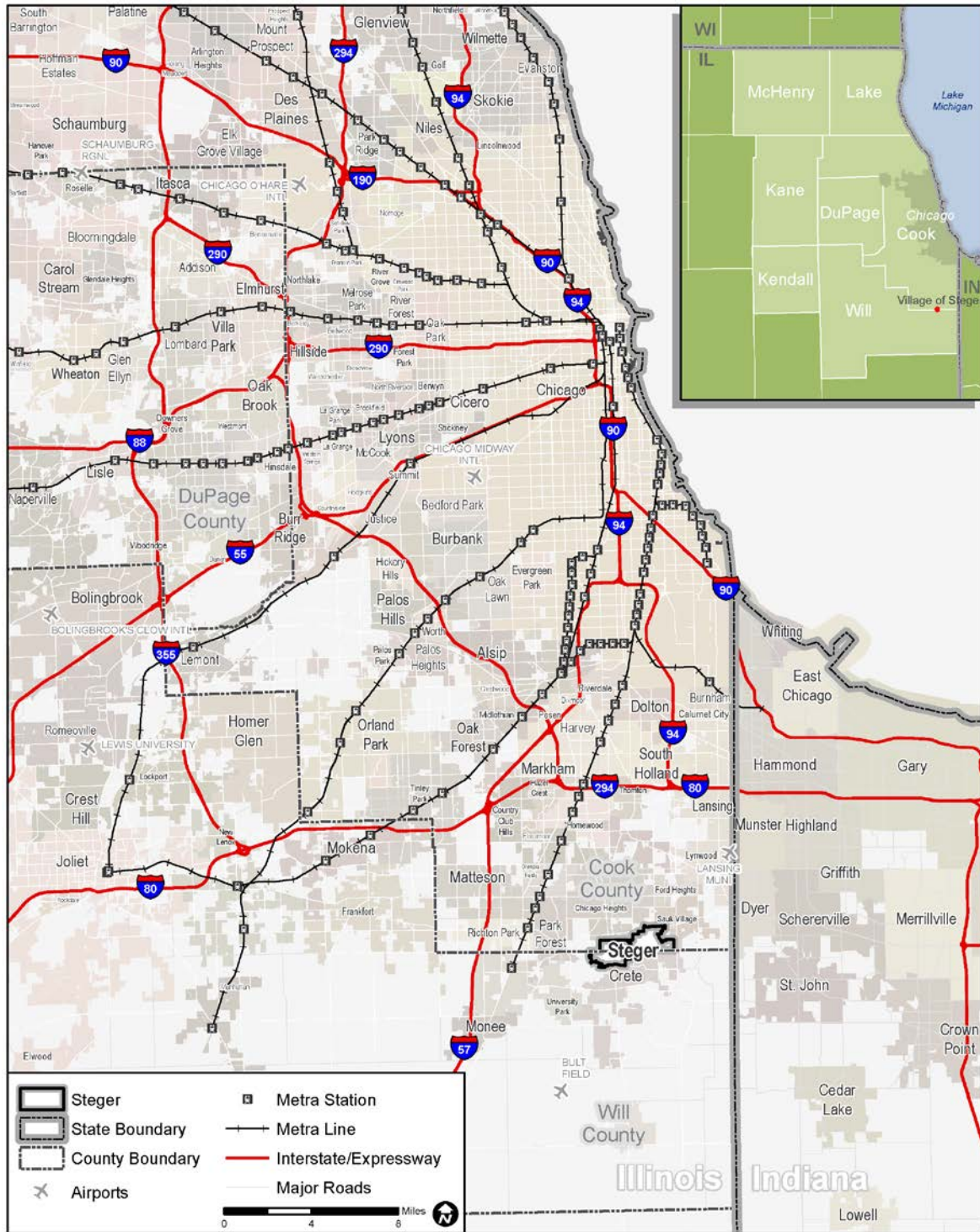
The Village of Steger is approximately 30 miles south of Chicago and straddles the boundary between Cook and Will counties. Approximately two-thirds of the Village is in Cook County. From the main intersection (i.e., Steger Road and Chicago Road), it is approximately 6 miles or a 10-minute drive to the Illinois-Indiana state line. Steger is served by important subregional roads such as Chicago Road (IL 1), Steger Road (E. 34th Street), and Sauk Trail. The latter two roads connect the Village to Route 394. South Chicago Heights lies north of Steger. The two communities have close ties, including shared school and library districts. Directly south is the Village of Crete, which historically had a close relationship with Steger and continues to work with the Village on planning and land use endeavors. Sauk Village borders the community to the east. Unincorporated portions of Cook and Will counties also border Steger to the southwest and northeast. Chicago Heights serves as a sub-regional employment center and transit hub.

Planning studies

Over the past decade, Steger focused on planning for its downtown, the area around the intersection of Steger Road and Chicago Road. The community adopted the Village Center Strategic Action Plan in 2006. Little from this plan has been implemented because its success hinged upon the proposed Metra SouthEast Service, which has not come to fruition and is unlikely to occur. Steger participated in planning by the South Suburban Mayors and Managers Association (SSMMA) on the future of the Route 394 corridor. These efforts resulted in the Southland Parkway Corridor Plan in 2015.¹

¹ <http://www.il394andil1corridorstudy.com/>.

Figure 3. Regional context



Source: Chicago Metropolitan Agency for Planning.



Demographics

Steger is a community of about 9,500 people. It slightly lost population between 2000 and 2010, but at a slower rate than the population loss in Cook County as a whole. Steger is similar to the region with respect to average household size and median age. While the Village is becoming more diverse, the way it is becoming so is quite different. Between 2000 and 2010 the African American population in Steger tripled even as it declined in the region.

Table 2. General community characteristics, 2009-13

	Steger	Cook County	Will County	Region
Population	9,583	5,212,372	679,688	8,459,768
Households	3,732	1,933,335	222,652	3,050,372
Average household size	2.6	2.7	3.0	2.7
Population change as percent, 2000-10	-1.2%	-3.4%	34.9%	3.5%
Median Age	36.5	35.5	35.8	36.0

Source: 2000 and 2010 Census and 2009-13 American Community Survey, U.S. Census Bureau.

Table 3. Change in race and ethnicity, 2000-10

	Steger		Cook County		Will County		Region	
	Change in Population	Percent Change	Change in Population	Percent Change	Change in Population	Percent Change	Change in Population	Percent Change
White	-1,950	-24.2%	-280,351	-11.0%	67,054	17.3%	-200,702	-4.3%
Hispanic or Latino*	576	73.8%	173,022	16.1%	62,049	141.8%	414,407	29.4%
Black or African American	1,212	200.0%	-124,670	-9.0%	22,439	43.2%	-72,117	-4.7%
Asian	50	108.7%	61,026	23.7%	19,437	176.4%	137,701	36.6%
Other**	0	0.0%	-11,093	-11.3%	4,315	61.9%	5,833	4.3%
Total	-112	-1.2%	-182,066	-3.4%	175,294	34.9%	285,122	3.5%

Source: 2000 and 2010 Census, U.S. Census Bureau.



Employment, income, and education of residents

Of Steger residents who are 16 years and older and participate in the labor force (not retired, not full-time students, not spouses or others who choose not to work), 14.1 percent were unemployed. This is a higher rate than in Cook County and the region, and may signal economic distress. The median household income in Steger is less than the region, a fact that is strongly influenced by the 47 percent of households earning less than \$50,000 per year. Findings regarding unemployment and income may be related to local educational attainment. Only 14 percent of residents 25 and older have at least a bachelor's degree, a rate less than half that of the region.

Table 4. Employment status of residents, 2009-13

	Steger		Cook County		Will County		Region	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Population, 16 years and over	7,210	100.0%	4,135,832	100.0%	510,466	100.0%	6,615,856	100.0%
In labor force	4,874	67.6%	2,750,328	66.5%	358,428	70.2%	4,512,014	68.2%
Employed*	4,179	85.7%	2,414,798	87.8%	323,606	90.3%	4,001,000	88.7%
Unemployed	686	14.1%	334,198	12.2%	34,620	9.7%	497,606	11.0%
Not in labor force	2,340	32.4%	1,384,854	33.5%	152,038	29.8%	2,104,803	31.8%

Source: 2009-13 American Community Survey, U.S. Census Bureau.

*Does not include employed population in Armed Forces.

Table 5. Median household income, 2009-13

Geography	Income
Steger	\$42,250
Cook County	\$54,548
Will County	\$76,147
Region	\$62,447

Source: 2009-13 American Community Survey, U.S. Census Bureau.

Table 6. Educational attainment, 2009-13

Geography	Steger	Cook County	Will County	Region
Percent high school diploma or higher*	82.0%	84.5%	90.5%	86.4%
Percent bachelor's degree or higher*	13.7%	34.7%	32.3%	36.1%

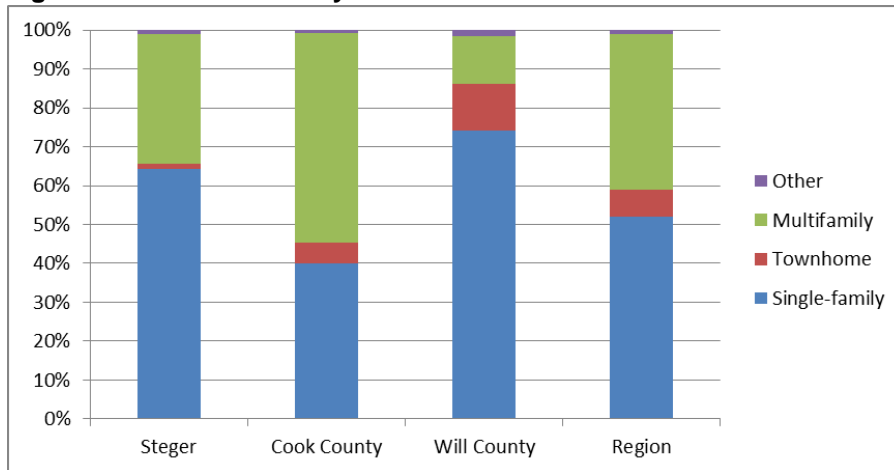
Source: 2009-13 American Community Survey, U.S. Census Bureau.

* Share of population 25 and older.

Housing

The housing stock in Steger is predominantly comprised of single-family homes, though there are some multifamily options as well. Many of the local multifamily units are one large complex at Steger Road and South Kings Road. While a majority of units are occupied by owners, the rate of ownership in Steger is less than that of Cook and Will counties and the region. Additional detail on the local housing stock is included in the housing section.

Figure 4. Share of stock by units in structure



Source: 2009-13 American Community Survey, U.S. Census Bureau.

Table 7. Housing tenure

Geography	Share Owner	Share Renter
Steger	57.8%	42.2%
Cook County	58.3%	41.7%
Will County	82.9%	17.1%
Region	65.4%	34.6%

Source: 2009-13 American Community Survey, U.S. Census Bureau.

Employment base

A scan of U.S. Census employment data shows that Steger-based firms employed 1,221 workers in 2011, more than a 32 percent decrease from 1,800 workers in 2002. The loss is attributed to manufacturing, where 211 workers were employed in 2011 compared with 574 with 2002.

According to U.S. Census County Business Patterns data, ZIP code 60475² contained 17 firms classified as Retail Trade in 2013. In 2010, there were 23 firms, in 2005, 26 firms, and in 2000, 30 firms. The data indicate that fewer firms are employing more workers, placing greater importance on existing firms. In manufacturing, a similar trend occurred—15 firms in 2000 down to 11 in 2013.

² Zip Code 60475 is nearly but not exactly coterminous with the Village of Steger, but this is the smallest subunit for which U.S. Census County Business Patterns data are aggregated.



Economic development

Heard and found

Conversations with residents, staff, elected officials, business owners, and people from nearby communities almost invariably turned to the need for more economic development in Steger. While each person might have defined economic development differently (retail, mixed-use, restaurants, industrial, office, etc.), all these concerns came back to the Kmart located near the intersection of Steger Road and Chicago Road.

This store is a perceived anchor for the Village, generating an important portion of local revenue (perhaps up to 18 percent), occupying a key spot along a major road at the center of town, and drawing in residents from surrounding communities. Despite the relative diversity of Steger's overall property tax base (see page 17 of this report), stakeholders are deeply concerned about what would happen if that store closed, observing that Kmart has closed many stores in region. One external stakeholder thinks Steger's "whole world revolves around Kmart." A resident bluntly asserted, "If that Kmart closes, we're screwed."

Spinning out of this concern, interviewees had many ideas for how to prepare for what some see as inevitability: losing Steger's largest retailer. These include revitalizing the Village downtown, seeking development at two key sites at the eastern edge of Steger, and wrestling with the tax policy implications inherent in new development. The remainder of this section explores the thoughts of stakeholders along with existing efforts on these topics, culminating with a primary economic development recommendation.

Downtown revitalization

Steger officials and representatives of other nearby communities point to downtown Steger as an opportunity. The highly visible "signature" intersection of Chicago and Steger roads consists of gas stations on two of the four corners and strip retailers in close proximity. Though several buildings are built up to the street, sidewalks are generally narrow and traffic moves fast, discouraging pedestrian activity.

In 2014, a lightning storm and fire caused significant damage to Village Hall and police station, forcing temporary relocation of Village offices to the fire department facilities in the east part of Steger. Most local stakeholders, especially Village leadership, view a new Village Hall as an opportunity to catalyze downtown redevelopment. Steger has engaged BKV Design to conduct site analyses and produce a site and building design plan for a new Village Hall. Though the architect and community have not selected a site, they are seeking community feedback and attempting to narrow down the possibilities.

Part of the hope for redevelopment by so many stakeholders comes from the fact that governmental or institutional organizations own a lot of land downtown. Public ownership can

make assembling land for development easier. Of the approximately 110 acres in downtown Steger, 15 percent is owned by Steger, School District 194, the South Suburban Land Bank Development Authority, or Immanuel Evangelical Lutheran Church, which is exploring sale of its property at the time of this report (Figure 5). A particularly important parcel in the downtown is owned by Steger: the parking lot that serves Kmart. Customers park on this Village-owned land for free. According to interviewees, reviews of aerial maps, and CMAP staff field observation, the lot is seldom full.

Figure 5. Parcel ownership in downtown Steger



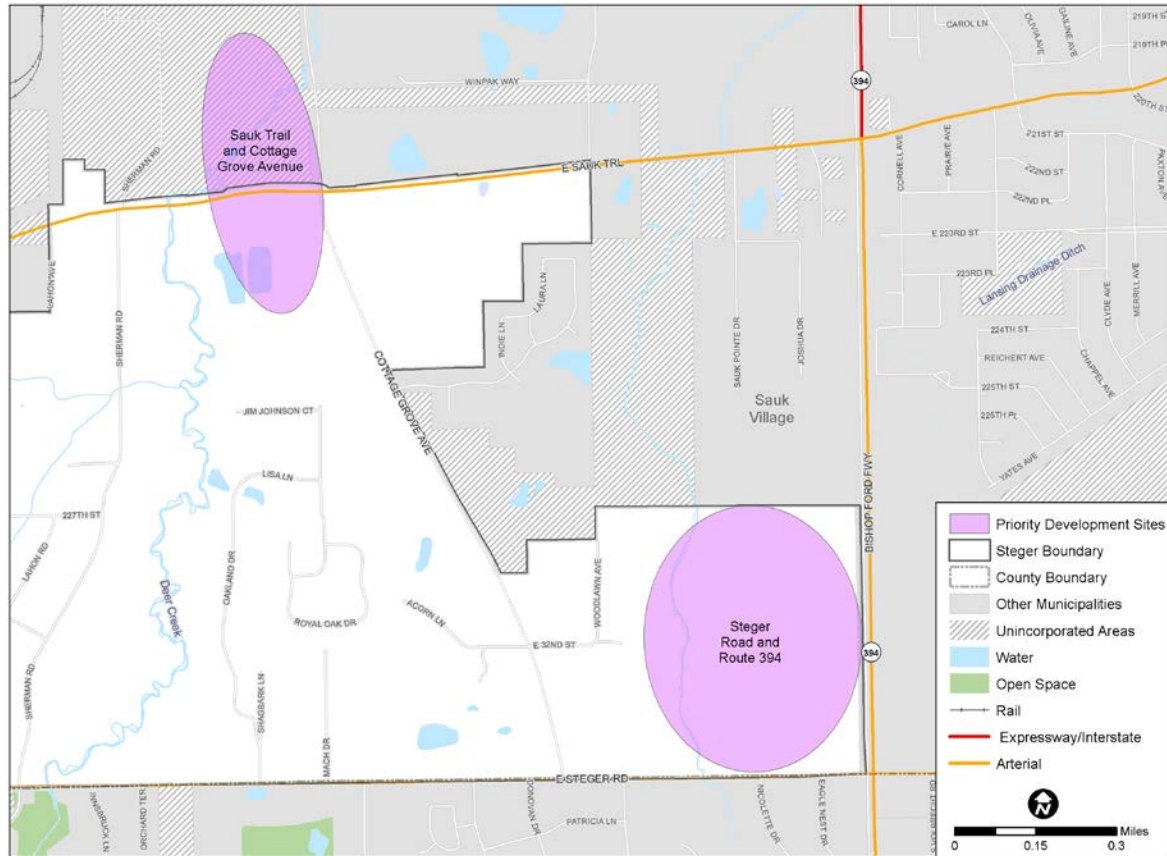
Source: Chicago Metropolitan Agency for Planning.

Some of these parcels do not contain buildings, such as the approximately 3.4-acre site on 33rd Street. Steger officials have expressed interest in building the new Village Hall on that site. However, one limitation to both the 33rd Street site and the site of the damaged Village Hall is that neither has frontage to nor visibility from Chicago Road. The architect and Village leadership have expressed a desire, if possible, to create a stronger linkage between the Chicago Road corridor and an institutional use, especially one that would drive pedestrian activity. That said, Village leadership and local business stakeholders do not think it is wise to dominate Chicago Road frontage with a non-commercial use, as it is a high-traffic corridor where businesses have greater visibility and access.

Priority development sites

Beyond revitalizing the Village core, interviewees also talked about exploring opportunities for development at the eastern edge of Steger, close to Route 394. In particular, discussions focused on the northwest corner of Steger Road and Route 394 and the southwest and northwest corners at the intersection of Sauk Trail and Cottage Grove Avenue.

Figure 6. Priority development sites



Source: Chicago Metropolitan Agency for Planning.

Steger Road and Route 394 (northwest corner)

The site at the northwest corner of Steger Road and Route 394 is approximately 34 acres, all of which is in Steger. These parcels front onto a corridor with substantial traffic counts. Illinois Department of Transportation data from 2012 shows the Route 394 roadway segment between Steger Road and Sauk Trail has an average annual daily traffic of 27,200 vehicles. Local officials believe that the high capacity of Route 394 would complement retail, office, industrial, or warehousing. Representatives of neighboring communities were adamant that new development along Route 394 would have many positives for the Chicago Southland region and, in terms of this site specifically, for Steger. Multiple stakeholders discussed how Steger Road functions as a pass-through for commuter traffic between the Richton Park Metra station and points east, particularly Indiana and Illinois communities near the state line.

The Southland Parkway Corridor Plan includes a concept for this site based on a market analysis. The plan recommends a small portion of the site nearest to the street frontages be used for retail and that most of the site be developed as a business office park. New retail would cater to daytime-oriented customers (e.g. quick-service or fast-casual food and drink) and support the population of workers at an office park, which is the primary node of the development. It is unclear whether the retail would be feasible without the office park. The Southland Parkway Corridor Plan estimated that only five percent of the land expected to develop in the corridor over the next 25 years would be retail. Discussions with various stakeholders revealed potential barriers to development. Steger would need to extend water and sewer service to the site and also manage stormwater. The area floods because it is at a lower grade than the surrounding area. Any development would need to be sensitive to the environmental context of the site, particularly the stream corridor that runs through the western part of the area.

Sauk Trail and Cottage Grove Avenue (southwest and northwest corners)

The intersection of Sauk Trail and Cottage Grove Avenue is anchored by Bloom Trail High School and its approximately 1,800 students and 200 staff members. Further, the intersection is within a very short distance from a handful of medium-size light industrial employers to the north in Sauk Village and Chicago Heights. A site-specific market study has not been done, though the Southland Parkway Corridor Study recommends an expansion of industry and retail on the parcels at the northeast corner of the intersection. Though those parcels are already incorporated into Sauk Village, the vision may demonstrate demand for commercial expansion in this area. Similar to their observations of Steger Road, stakeholders see Sauk Trail as a “last-mile” commuting route between the Richton Park Metra station and points to the east. The northwest corner would need to be annexed into Steger. Deer Creek lies just west of this area and any development would need to address the potential for flooding.

Taxation

Discussions of economic development throughout the planning process invariably came back to Steger’s location as a challenge. Being split between Cook and Will counties creates a “double whammy” of tax policy implications due to differences in both tax rates and taxation systems. To understand these differences, CMAP analyzed the sales and property tax dynamics in Steger resulting from its location, building off of previous research on regional tax policy issues.³

Property taxes

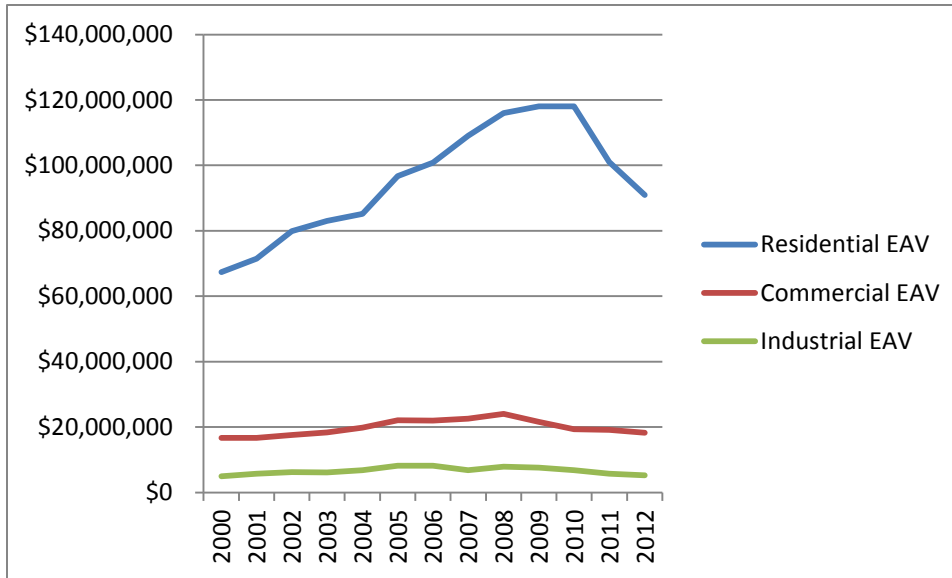
To understand property tax dynamics, it is helpful to first start with the values on which property tax rates are calculated (equalized assessed value or EAV). Steger’s residential, commercial, and industrial tax base was impacted by the recession (Figure 7). Residential EAV spent the 2000s climbing and the 2010s declining. Commercial EAV grew from 2000-08 and has

³ <http://www.cmap.illinois.gov/economy/tax-policy>



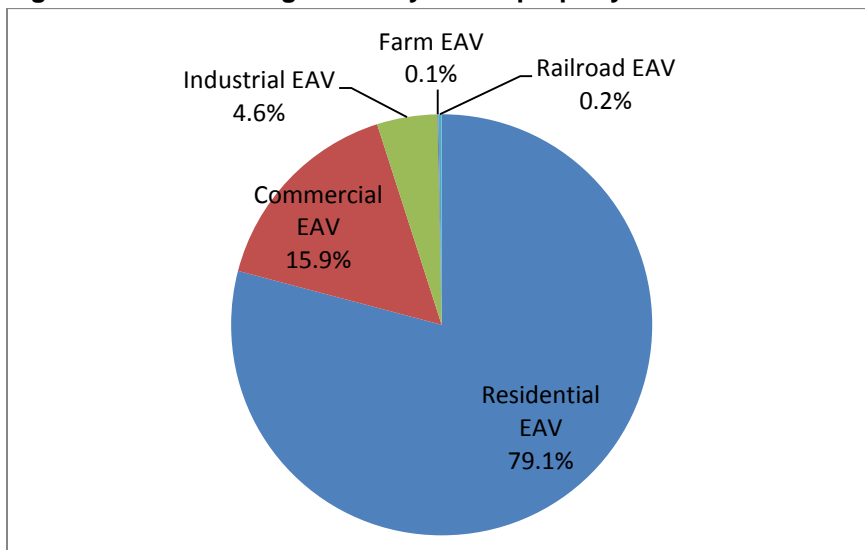
been declining since. Meanwhile, industrial EAV has been stagnant. Overall, residential EAV is the largest portion of the property tax base, at 79.1 percent of total EAV in 2012 (Figure 8).

Figure 7. Equalized assessed value by use in Steger, 2000-12



Source: CMAP analysis of Illinois Department of Revenue, 2012.

Figure 8. Share of Steger EAV by use of property



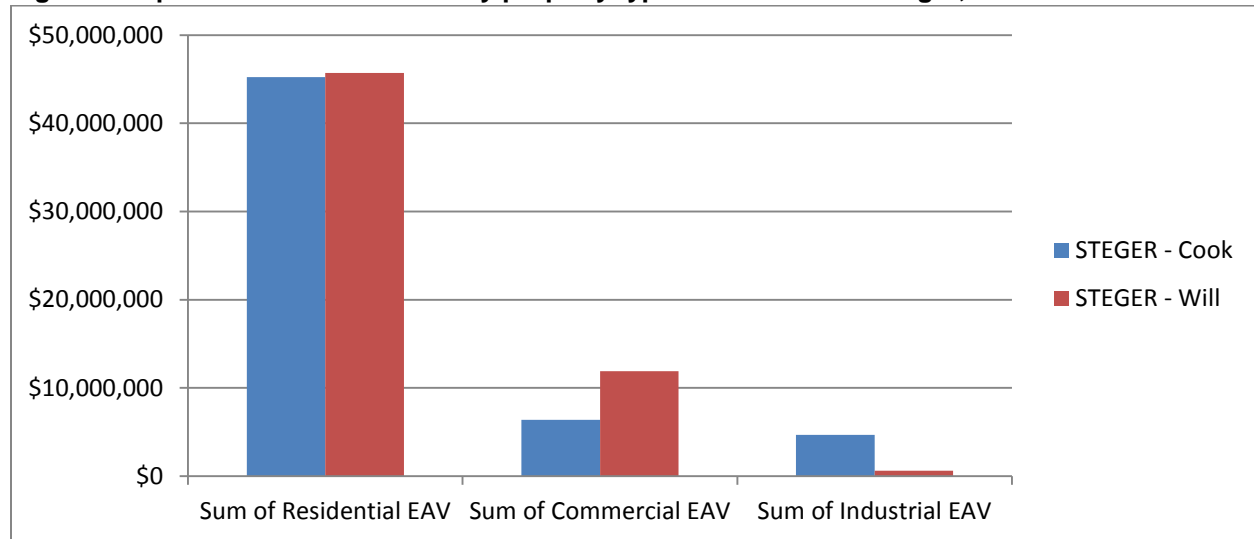
Source: CMAP analysis of Illinois Department of Revenue, 2012.

In Cook County, residential properties are assessed at a lower percentage of market value than commercial and industrial properties under a system called classification.⁴ However, in Will County, like the rest of Illinois, residential, commercial, and industrial properties are all assessed at the same level. Overall, classification has the effect of shifting the tax burden from

⁴ <http://www.cmap.illinois.gov/economy/tax-policy/cook-property-tax-classification>

residential property taxpayers to commercial and industrial property taxpayers. The EAV of residential property is similar in both parts of Steger, but due to classification, the estimated market value of residential property is greater in the Cook County portion than in the Will County portion. The effects of classification are particularly apparent with commercial properties. On the Cook County side of Steger, about 43 percent of the property tax burden for a commercial or industrial property is attributable to the tax burden shift from residential properties inherent in the classification system.

Figure 9. Equalized assessed value by property type and location in Steger, 2012

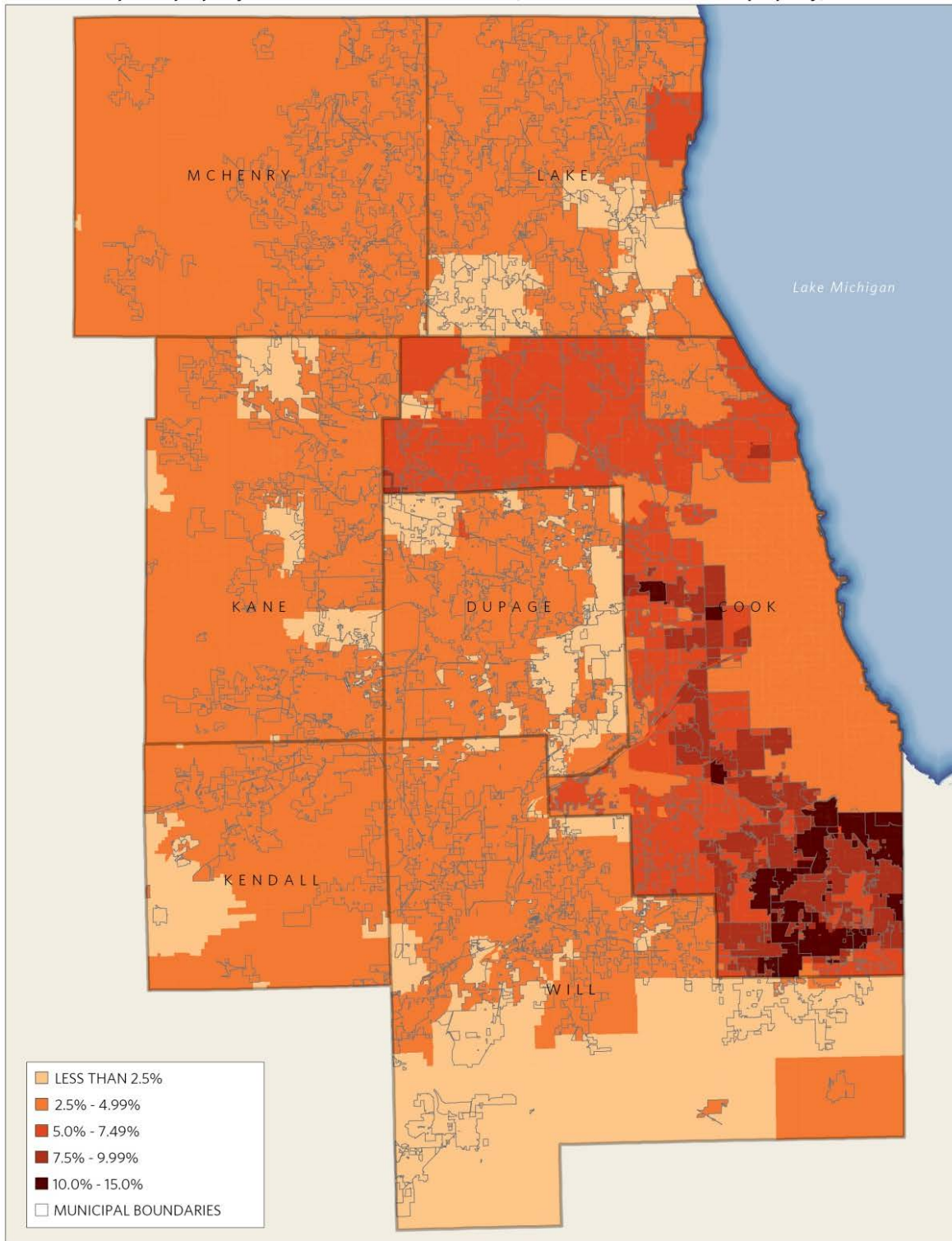


Source: CMAP analysis of Illinois Department of Revenue 2012.

Classification has less of an effect when commercial and industrial properties in Cook County have been awarded incentive classifications. These classes reduce the level of assessment to the same percentage of market value as residential property for ten years, which is renewable for certain incentive classes. Incentive class properties account for approximately 20 percent of the market value of commercial and industrial properties on the Cook County side of Steger. When just looking at industrial properties in the Cook County portion of Steger, approximately half of the industrial market value utilizes an incentive class.

In addition, classification has proportionately less of an impact on areas with low tax bases, such as Steger. Village-wide, property and sales tax base per capita totaled \$17,585, which is less than half of the regional median of \$40,407. A low tax base means that all property taxpayers may experience relatively high property tax burdens and rates regardless of property type. On the Cook County side, for the most part, 2012 residential effective property rates are 2.5-2.7 percent and commercial/industrial effective rates are 5.2-5.5 percent. On the Will County side, 2012 effective property tax rates primarily range from 3.3-3.5 percent for all properties.

Figure 10. Effective composite property tax rates in northeastern Illinois, commercial and industrial property, 2012



Source: Chicago Metropolitan Agency for Planning analysis of data from the Illinois Department of Revenue; County Assessor and County Clerk offices of Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will Counties.

Sales taxes

Beyond differences in property taxes, Steger must also deal with widely different sales tax rates between Cook and Will counties. Businesses on the Cook County side of the Village must charge customers a 9 percent sales tax, whereas businesses on the Will County side charge 7 percent. Though the difference is only 2 percent, the perception is that the difference is much greater. A liquor store in downtown Steger prominently advertises “No Cook County Sales Tax!” Interviewees believe that retail should be a focus in an economic development growth strategy, but also understood that with all of the Village’s key sites in Cook County, retail development could be challenging.

Some stakeholders reported that Indiana municipalities just east of the state line offer more robust shopping, dining, and entertainment options within a clustered development corridor. Stakeholders attribute this to the perception that Indiana is friendlier to these types of businesses. They report Steger residents frequently drive to Indiana – specifically Dyer, Schererville, and Merrillville via Route 30 and Sauk Trail – to shop. They do this both for perceived and real savings on taxes, gasoline, and other items, and to be able to “shop, eat, and be entertained” in one place. Many people discussed how Steger’s proximity to the state line means that it must compete with Indiana municipalities in recruitment and development of new businesses, especially retail. Local business owners in Steger are especially dismayed at this phenomenon and see the importance of trying to set up incentives for residents to support local businesses, as well as a focus on small local businesses as opposed to “big box” chain stores. One local business owner questioned the loyalty of some residents, saying “the residents of this community simply do not support local business.”

Recommendations

As noted before, all of the feedback on how Steger should approach economic development focused on the perceived importance of Kmart. While the store is no doubt an important local anchor at a critical location, Steger has a relatively diverse tax base. That said, any type of economic development is inseparable from the tax dynamics that influence everything from why Kmart is an important part of the tax base to the types of development the community may attract to its key development sites.

Given the intertwined nature of these issues, **Steger should undertake a key development areas study.** The purpose of such a study would be to take the three key development areas for the Village (i.e. downtown, Steger Road and Route 394, and Sauk Trail and Cottage Grove), analyze the range of potential uses that could be developed on each, and then consider how various combinations of those uses would allow Steger to develop a strong and resilient tax base. To accomplish this, the study will need to include:

- A market analysis of each key development area to understand the range of uses that could be developed in each location. The Southland Parkway Corridor Plan already



conducted a market analysis of the Steger Road and Route 394 site, but it may need to be updated.

- An analysis of the short-term and long-term tax impacts resulting from various use combinations, including the stability of future revenue.
- A final recommended mix of developments to seek on the various sites.

The analysis in this report revealed that Village should do the following before undertaking a key development areas study.

- A key part of this analysis is the evaluation of development potential in downtown Steger. **Before undertaking the study, the Village should finish its ongoing work with BKV Design to choose a new Village Hall site and establish a vision for downtown redevelopment.** Completing this is particularly important because it will help narrow those downtown sites evaluated in the key development areas study.
- All of the Village's key development sites are in Cook County. The development is intertwined with the tax policy issues described in this report. Cook County will develop a comprehensive sub-regional growth plan for the south suburbs over the next year, exploring the problems confronting the south suburbs in depth, many of which Steger shares. **The Village should participate fully in the sub-regional growth plan and wait for that effort to be complete before undertaking the key development areas study.**



Infrastructure and community facilities

Heard and found

Many stakeholders discussed the need for the Village to plan comprehensively for infrastructure and community facility needs, including streets, sidewalks, parks, and water and stormwater systems. The remainder of this section details a mixture of data points and interview findings for each of these infrastructure components, culminating with a series of recommendations.

Streets and sidewalks

A number of stakeholders commented both positively and negatively about the streets and sidewalks in the Village. While residents have long noted street maintenance issues, multiple interviewees shared that Steger infrastructure has improved in the past decade, particularly street surface quality. Yet, many also questioned the ability for further improvement and continued investment. While the quality of the driving lanes may have improved, residents generally identified sidewalks and pedestrian accessibility, as well as lighting, a major weakness in most neighborhoods. Even Village personnel reported “sidewalks are generally in poor condition.” Such issues result in uninviting corridors that can thwart activity and development, while potentially creating safety issues for pedestrians.

Community Development Block Grants (CDBG) from Cook County play a critical role in funding local street and sidewalk improvements. Since 2010, the Village has received almost \$1 million in funds to repair local streets. Stakeholders shared that street projects, including those submitted to Cook County, are tackled on an as-needed basis instead of strategically planned years in advance. Cook County recently adopted Planning for Progress, its new plan that will govern the allocation of CDBG funds between 2015-19.⁵ The plan’s strategies include prioritizing multi-jurisdictional funding requests, combining multiple projects into a single project, and coordinating infrastructure investments with economic development investments. Steger will likely need to be coordinated and targeted in its future funding requests to remain competitive. In recent years, Steger also started to access funds available through SSMMA, such as the Surface Transportation Program and Safe Routes to School, yielding \$130,000 for local improvements.

Parks

Beyond sidewalks and streets, the stakeholder outreach process revealed an opportunity for and desire to invest in parks and recreation. Respondents spoke primarily in terms of expanded

⁵ <http://blog.cookcountyil.gov/economicdevelopment/planning-for-progress/>.

park facilities to accommodate increased programming, but also in terms of park acreage. One commenter expressed, “the Village is underrepresented in the residential areas, where it’s important to encourage people to move around. Though there are forest preserves nearby, there is nothing in town for them to say ‘We have our own natural area’.” The large Sauk Trail Woods Forest Preserve directly borders the Village to the west and northwest and serves the community.

The Village of Steger Recreation Department manages local parks under the direction of an appointed departmental president and six board members. The Steger Public Works Department maintains park facilities. Planning for park maintenance and expansion is an extension of Steger’s other capital and facility planning responsibilities. Steger residents and leaders repeatedly pointed to youth sports as a community strength. They believe the programming attracts and retains families and provides community character. Therefore, they believe planning for ways to use facilities and parkland to inspire even greater participation will build on what Steger already has to offer. Veterans Park in the center of Steger is viewed as an important central park space, but residents believe this is not sufficient for a truly family-friendly community.

Many communities use state funding sources, such as the Open Space Lands Acquisition and Development grants from the Illinois Department of Natural Resources, to help pay for park expansions and improvements. Unfortunately, Steger has been ineligible for this program since the mid-1990s. Multiple stakeholders stated that in order to become eligible, Steger must set aside land for a new park for which the appraised value is equal to the value of park land that was taken for a non-park development in the 1990s. At the time of writing, Steger is working with the Village of Crete and the Crete Park District to acquire and assemble 23 acres over multiple parcels in the area near the southwest corner of State Street and Steger Road. Currently vacant land, this future park would contain a bike trail connection to Crete with an endpoint at Steger Road. Continuing to pursue this project is important if the Village envisions adding locally managed parkland.

Drinking water

The Village of Steger operates its own public water supply system. As such, understanding and maintaining the current system is an important part of the Village’s infrastructure responsibilities. Village staff and elected officials did not reference any particular concerns about the water system, other than that it is another area where Steger must do additional work to understand the state of the system and plan for future infrastructure obligations. Discussions with staff combined with CMAP’s understanding of regional and national water service best practices highlight areas where additional work should be targeted.

Steger’s drinking water comes from groundwater. The Village has three wells, of which two are active. Village wells draw on the shallow bedrock aquifer like many nearby communities that are groundwater dependent. Like most shallow groundwater, hardness (i.e. iron content) affects



water quality, but the water is treated to reduce iron. There are no drinking water violations or unusual circumstances that otherwise occur. Village staff indicates that water quality has improved within the last two years as enhanced treatment to remove iron has been implemented along with a regular system/hydrant flushing schedule.

Steger has a potable water interconnect system with the Village of South Chicago Heights. The circumstances under which the interconnection can be made operational, however, are limited because of the different sources of water obtained by these two adjacent communities. Unlike Steger, South Chicago Heights is permitted to use Lake Michigan water under a program regulated by the Illinois Department of Natural Resources (IDNR). In contrast, the amount of groundwater that Steger pumps is largely unregulated.

In the event of an emergency, defined as a failure of Steger's water supply, the Village can request emergency service from South Chicago Heights. When the emergency is over and the Village's normal groundwater supply has been restored, Steger must apply for and receive an emergency Lake Michigan allocation from IDNR. The emergency allocation covers the time the Village received Lake Michigan water.

CMAP reviewed annual water pumpage data from the Illinois Water Inventory Program (IWIP). IWIP is without Steger's reported withdrawal data for 2013 and 2014 despite the fact that Steger, like other communities with high-capacity wells and intakes, has a statutory obligation to report annual pumpage to IWIP.⁶ CMAP staff recommends that the Village be vigilant about annual reporting of groundwater withdrawals and send data to IWIP for the past two years. CMAP was unable to determine system capacity relative to withdrawals and treatment as Village staff was uncertain about this aspect of their system. Village staff indicates that summertime demand is approximately 700,000 gallons per day and that has not caused any noticeable problem.

CMAP staff inquired about Steger's conservation and efficiency program and learned that there is no program in place. Water loss/ nonrevenue water is an unknown quantity. Village staff does not conduct an annual water audit that would, if practiced, help provide an understanding of the cost to Village ratepayers of water loss (i.e., nonrevenue water.) Similarly, when asked if a cost-of-service or rate study had been conducted for the Village, staff indicated that no such studies have been commissioned in the recent past (since 2013 at the latest) and that there is no knowledge of such studies having been done previously.

Wastewater treatment

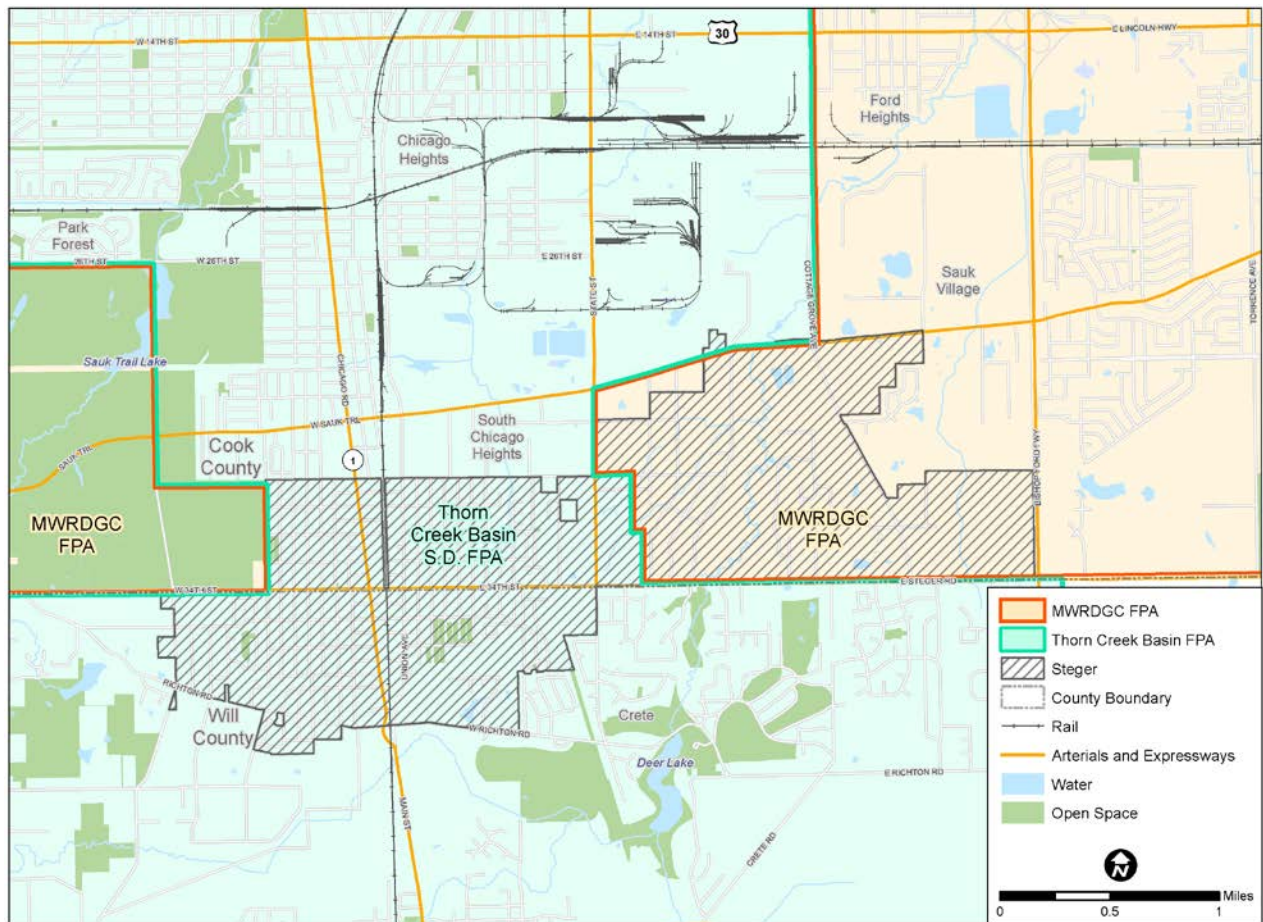
As with water, Steger staff and elected officials identified wastewater treatment as an area where additional infrastructure planning is needed. Steger lies within two different sanitary

⁶ A high-capacity well and high-capacity intake are defined to be withdrawals from wells or surface water in volumetric rates of 100,000 gallons or more during a 24-hour period.

districts (Figure 11). The southwestern portion of Steger is served by the Thorn Creek Basin Sanitary District (TCBSD) that also serves five other nearby communities. The TCBSD boundary is consistent with its sewered service area. The TCBSD owns the wastewater treatment plant, located in Chicago Heights, while each of its member communities owns their individual collection system. Steger became part of the TCBSD in 1975 after once operating its own wastewater treatment plant. Interviews indicate that TCBSD has ample capacity to serve its six members.

The northeastern half of Steger is served by the Metropolitan Water Reclamation District of Greater Chicago or perhaps more precisely, this part of Steger falls within the MWRD's service area boundary. This area is unsewered, with homes on private septic systems.

Figure 11. Facility planning areas serving the Village of Steger.



Source: Chicago Metropolitan Agency for Planning.

Village staff indicated that Steger once had to maintain a \$250,000 annual spending commitment to address infiltration and inflow (I&I) to the sewer system. This was the result of an ordinance passed by the TCBSD circa 2006 whereby member communities were required to charge a fee of \$30 / person / year to raise capital to address an I&I problem that was responsible

for wet weather sewer system overflows that resulted in violations of the Clean Water Act. Progress was presumably made in this regard and the imposition has since been suspended by TCBSD. It is possible, however, that more work could be done to continue to help resolve the ongoing problem. The TCBSD completed construction in 2007 of a wet-weather retention facility with a capacity to temporarily store 32 million gallons of untreated sewage so as not to be completely dependent on member success regarding I&I. Steger's primary responsibility in regards to wastewater treatment is understanding and planning for its local connections to the two regional sanitary districts.

CMAAP staff also spoke with a local environmental advocate who expressed concern about the water quality of Deer Creek, a tributary to Thorn Creek that flows north through the eastern half of Steger. Deer Creek is vulnerable to failing private septic systems and additional loads that will come with development in the watershed. Among the sources of impairment for Deer Creek identified in the 2014 Section 303(d) list of impaired waters is municipal point source discharge. During dry periods and thus, low flow in Deer Creek, the flow coming into Steger is likely to be effluent dominated.

Stormwater management and local flooding

While not widely cited as an issue by stakeholders, some stakeholders noted isolated flooding issues in the eastern unsewered neighborhoods stemming from swale maintenance issues. However, the Thorn Creek Watershed Plan documented flooding as an issue in the larger watershed and the development pattern in Steger may be contributing to this problem. The Watershed Plan, developed in 2005 and then updated in 2014, outlined a number of actions that Steger and other municipalities can take to reduce flooding and improve water quality. In 2009, MWRD developed the Little Calumet River Detailed Watershed Plan which evaluated solutions to regional stormwater problems. This plan includes two projects in Steger, as well as work in nearby communities. Completions of these projects may reduce flooding.

Steger is part of the Millennium Reserve. In 2015, Chicago Wilderness and SSMMA conducted a green infrastructure mapping exercise to engage the 36 communities of the Millennium Reserve to identify their existing natural resources, many of which perform stormwater management services. The process identified the existing core assets of the green infrastructure system as well as opportunity areas which identified potential locations for site-based green infrastructure. Steger participated in the process and expressed the desire to make a green commercial corridor that would include site-based green infrastructure. When asked if there is interest in implementing green infrastructure to complement traditional gray for stormwater management, Village staff said it would likely be an "easy sell" but has not been a focal point to date. Thus, the matter appears to be a relatively unexplored and/or unknown matter.

Recommendations

The combination of stakeholder desire better infrastructure planning combined with the lack of local knowledge about long-term infrastructure needs leads to a **primary recommendation that Steger seek support to develop a capital improvement program (CIP)**. A CIP would guide and prioritize large-scale capital and infrastructure improvement projects over the next five years. The CIP will establish a direct link between local priorities and annual appropriations, and will help ensure that the Village is programming its public dollars in a strategic manner. Specifically as it relates to the drinking water system, the program should evaluate water rates and the rate structure. Industry best management practices, such as [full-cost water pricing](#), would position Steger to improve system management and performance, reduce nonrevenue water, and accommodate sustainable development into the future. CMAP has supported the development of CIPs in other communities through its Local Technical Assistance program.

Yet, while this plan recommends a CIP, best practice shows communities benefit most from CIPs only when they already have a good understanding of the current infrastructure system. This is not the case in Steger, particularly for the water system. Therefore, **before creating a CIP, the Village should do the following.**

- **Hire an engineering firm to conduct an infrastructure systems assessment.** The study should look comprehensively at all of the community infrastructure components for which the Village is responsible, including the street, sidewalk, drinking water, local wastewater, and stormwater systems. The Village should reach out to Cook County to discuss support for such an assessment through its CDBG program.
- **Begin participating in the Calumet Stormwater Collaborative (CSC).** The [CSC](#) formed to systemically and comprehensively alter the disjointed and inefficient means by which stormwater is managed today in the Calumet region. It is composed of representatives that span all levels of government and sectors who play a role in controlling land, infrastructure, financing tools, or regulatory powers related to stormwater and who are trying to figure out ways to minimize the negative impacts of flooding. The group works on several different projects to increase the effectiveness of stormwater management initiatives for the communities and ecosystems of the Calumet region through knowledge sharing, coordination, and deployment of interventions at appropriate scales. Facilitated by the Metropolitan Planning Council (MPC), the CSC is building a common understanding of the challenges to overcome, identifying a set of optimal conditions, and implementing a detailed work plan of high priority projects, led by individual members. Municipalities currently participating in the group make valuable connections regarding best practices, contacts to address local issues, and funding for improvements. Steger should start sending a representative to the group's monthly meetings.
- **Village staff should begin conducting annual water audits.** CMAP strongly encourages the Village to employ the American Water Works Association Free Water



Audit Software® available at <http://www.awwa.org/resources-tools/water-knowledge/water-loss-control.aspx>.

Water audits evaluate the effectiveness of metering and meter reading systems, as well as billing, accounting, and loss control programs. Performing water audits annually will enable Village staff to validate data over time in order to strengthen the outputs from the audit and the understanding of the financial implications of non-revenue water. Village staff is strongly encouraged to take advantage of [free water loss audit training that is sponsored by Illinois EPA](#).

- **Develop a water-use conservation and efficiency program.** Because water rates may increase as a result of a rate study and CIP, the Village is encouraged to develop a water-use conservation and efficiency program to minimize waste and help ratepayers handle the resulting changes. One resource to consider is CMAP's [Model Water Use Conservation Ordinance](#). Complementary to this model ordinance is the Outdoor Watering Ordinance developed and promoted by the [Northwest Water Planning Alliance](#), a consortium of groundwater dependent communities that are situated primarily in the Fox River Basin.⁷

Finally, the Village should continue momentum on its joint project with the Village of Crete and Crete Park District in hope of regaining access to state park grants.

⁷ Water-use conservation and efficiency recommendations are a primary component of *Water 2050: Northeastern Illinois Water Supply/Demand Plan*⁷; the end product of a multi-year, multi-stakeholder effort to emphasize improved planning, stewardship, and management of water resources throughout the region. Water 2050 was echoed in the region's comprehensive plan: *GO TO 2040*, produced in 2010 and updated in 2014. These two plans should be helpful to Steger in providing ideas and some degree of guidance for program development.



Housing

Heard and found

The third primary topic interviewees commented on is the state of Steger’s housing stock. Both residents and non-residents find the Village’s supply of less costly single-family homes a strength. In fact, some individuals went as far to say Steger has a solid supply of “starter homes” that are generally in good condition. People felt that leveraging this stock to attract younger families who are “starting out” would be a smart long-term strategy. U.S. Census data indicates that the median home value in Steger is lower than the median value in Cook and Will counties, but is similar to other nearby south suburban communities like South Chicago Heights and Sauk Village. Data from the DePaul University Institute of Housing Studies indicates that home values in southern Cook County, which includes the Cook County portion of Steger, remained more than 44 percent below the peak price level (achieved in the second quarter of 2007) at the end of 2014.⁸ The Village’s less costly housing relative to other areas of the region may be both a benefit (drawing in buyers seeking value) and a burden (as existing homeowners remain underwater and unwilling to upgrade or unable to sell due to depressed prices).

Table 8. Median home value*

Geography	Value
Steger	\$117,300
Crete	\$182,500
Sauk Village	\$85,600
South Chicago Heights	\$112,600
Cook County	\$231,200
Will County	\$219,400

*Total owner-occupied housing units

Source: 2009-13 American Community Survey, U.S. Census Bureau.

Yet, to capitalize on this stock, it must continue to be in good condition. Judging by stakeholder feedback, some units are deteriorated due to vacancies and foreclosures. U.S. Census data indicates that Steger’s vacancy rate is over 10 percent, but similar to other southern Cook County communities. Will County as a whole has a much lower vacancy rate than Cook County. Worryingly, while the foreclosure auction rates in Steger have been less than other surrounding communities, foreclosure auctions have been increasing for the past four years, demonstrating the continuing reverberations of the recession.

⁸ DePaul Institute of Housing Studies. Fourth Quarter 2014 Housing Price Index. <http://www.housingstudies.org/data/ihs-price-index/cook-county-house-price-index-fourth-quarter-2014/>

Table 9. Foreclosure auctions per 1,000 mortgageable properties

Geography	2008	2009	2010	2011	2012	2013	2014
Steger	12.8	10.0	14.0	8.9	17.8	17.4	19.4
Crete	13.8	11.3	14.1	7.4	15.7	21.9	16.2
Sauk Village	43.1	36.8	36.7	24.9	31.6	40.9	27.3
South Chicago Heights	17.1	13.3	16.8	12.1	16.2	21.6	17.8
Cook County	13.5	11.7	14.8	9.4	15.1	14.1	11.0
Will County	9.8	9.7	11.7	7.6	12.7	13.9	12.2

Source: CMAP analysis of Woodstock Institute data.

Table 10. Vacancy rate

Geography	Percentage
Steger	10.9%
Crete	8.1%
Sauk Village	19.6%
South Chicago Heights	10.3%
Cook County	11.2%
Will County	6.4%

Source: 2009-13 American Community Survey, U.S. Census Bureau.

Numerous stakeholders brought up the need to improve the state of the local housing stock because of the toll taken by foreclosures and vacancy. A consistent comment was the need to reduce vacancy and better monitor rental units. As of 2009-13, 42 percent of the occupied housing units in Steger are rental, a higher rate than Crete, South Chicago Heights, or Sauk Village. **Many communities in the Chicago area are experiencing a trend toward more single-family rentals.** As highlighted in MPC's *Managing Single-Family Rental Homes* white paper, fundamental changes in the housing market over the past seven years present new challenges for municipalities as the number of single-family rentals increases.⁹ With good monitoring practices, the Village would be well positioned to meet the needs of some stakeholders who desire more multifamily options, particularly in the downtown area.

Interviews with Village officials highlight the action already taking place on housing issues. Steger participates in the Chicago Southland Housing and Community Development Collaborative. That subregional collaboration has yielded ideas for how the Village can change the way it monitors the existing housing stock, including rental units. Building on that collaboration, the Village is also developing internal capacity to monitor the current housing stock. A dedicated Village staff person focuses on rental housing issues and Steger is investing in a new computer system to help organize inspections. This subregional partnership built a

⁹ *Managing Single-Family Rental Homes*. (June, 2013). Metropolitan Planning Council. http://www.metroplanning.org/uploads/cms/documents/mpc_managing_single-family_rental_homes_2nd_ed.pdf.

stronger relationship with the South Suburban Land Bank and Development Authority, which is now acquiring formerly foreclosed and vacant units in the Village.

Recommendations

Given the positive initial results stemming from Steger’s participation in the Chicago Southland Housing and Community Development Collaborative, the Village should continue its involvement in subregional housing initiatives. With funding from the National Foreclosure Settlement, the collaborative is currently working with regional housing experts to test and implement cross-border strategies that will build municipal capacity to maintain the quality of investor-owned rental properties. As a result of this work, the Center for Community Progress has created a [guide](#) for south suburban municipalities on creating rental regulation policies and landlord incentive programs. This guide will be a useful resource for Steger as it continues to make efforts to improve its rental housing stock. The collaborative is also working to develop a South Suburban Landlord Academy that would serve as a well-organized and integrated series of trainings and technical assistance programs for south suburban landlords. The program will include the development of a manual of good landlord practice. Steger should become involved with this effort in order to develop positive relationships with the local landlord community. For non-home rule communities like Steger, MPC and the Metropolitan Mayors Caucus have an online guide for rental property regulation strategies (www.metroplanning.org/uptocode).



Appendix

MetroPulse

Community Data Snapshot | Steger

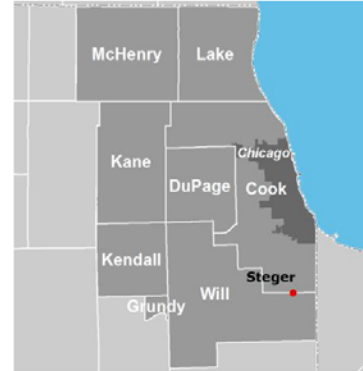
GENERAL POPULATION CHARACTERISTICS, 2013

	Community	Cook County**	CMAP Region
Total Population	9,583	5,212,372	8,459,768
Total Households	3,732	1,933,335	3,050,372
Average Household Size	2.6	2.7	2.7
Population Change, 2000-10	-1.2%	-3.4%	3.5%
Median Age*	36.5	35.5	36.0

Source: 2000 and 2010 Census, 2013 American Community Survey five-year estimates.

*Note that all Regional Medians were calculated based on Grouped Frequency Distributions.

**For municipalities located in more than one county, data provided is for the county containing the largest portion of the municipality.



RACE AND ETHNICITY, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White	5,825	60.8	2,275,759	43.7	4,475,512	52.9
Hispanic or Latino*	1,701	17.8	1,262,156	24.2	1,850,343	21.9
Black	1,476	15.4	1,256,346	24.1	1,453,894	17.2
Asian	62	0.6	333,415	6.4	533,554	6.3
Other	519	5.4	84,696	1.6	146,465	1.7

Source: 2013 American Community Survey, five-year estimates. Universe: Total population. *Includes Hispanic or Latino residents of any race

AGE COHORTS, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
19 and under	2,684	28.0	1,358,061	26.1	2,318,426	27.4
20 to 34	1,996	20.8	1,210,405	23.2	1,797,403	21.2
35 to 49	1,824	19.0	1,061,471	20.4	1,786,910	21.1
50 to 64	1,732	18.1	946,155	18.2	1,571,064	18.6
65 to 79	1,050	11.0	450,925	8.7	709,759	8.4
80 and Older	297	3.1	185,355	3.6	276,206	3.3

Source: 2013 American Community Survey five-year estimates. Universe: Total population.

HOUSEHOLD INCOME, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	1,021	27.4	461,313	23.9	606,898	19.9
\$25,000 to \$49,999	1,098	29.4	434,906	22.5	641,798	21.0
\$50,000 to \$74,999	646	17.3	332,109	17.2	528,326	17.3
\$75,000 to \$99,999	487	13.0	232,994	12.1	397,228	13.0
\$100,000 to \$149,999	338	9.1	253,214	13.1	465,926	15.3
\$150,000 and Over	142	3.8	218,799	11.3	410,196	13.4
Median Income	\$42,250		\$54,548		\$62,447	

Source: 2013 American Community Survey five-year estimates. Universe: Total households.

EDUCATIONAL ATTAINMENT, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
High School Diploma or Higher	5,161	82.0	2,943,216	84.5	4,824,125	86.4
Bachelor's Degree or Higher	865	13.7	1,208,856	34.7	2,015,618	36.1

Source: 2013 American Community Survey five-year estimates. Universe: Population 25 and older.



Community Data Snapshot: Steger - Page Two

HOUSING AND TENURE, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	3,732	89.1	1,933,335	88.8	3,050,372	90.5
Owner-Occupied	2,156	57.8	1,127,937	58.3	1,995,385	65.4
Renter-Occupied	1,576	42.2	805,398	41.7	1,054,987	34.6
Vacant Housing Units	457	10.9	242,931	11.2	319,069	9.5

Source: 2013 American Community Survey five-year estimates. Universe: Total housing units.

HOUSING TYPE, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	2,687	64.7	871,344	40.3	1,681,097	50.3
Single Family, Attached	56	1.3	117,285	5.4	258,105	7.7
2 Units	216	5.2	214,785	9.9	239,024	7.2
3 or 4 Units	273	6.6	250,451	11.6	285,785	8.5
5 or more Units	918	22.1	706,630	32.7	878,662	26.3

Source: 2013 American Community Survey five-year estimates. Universe: Total housing units excluding mobile, boat, RV, van, etc.

HOUSING SIZE, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 to 1 Bedrooms	907	21.7	445,155	20.5	549,362	16.3
2 Bedrooms	972	23.2	687,961	31.6	962,966	28.6
3 Bedrooms	1,836	43.8	697,991	32.1	1,135,910	33.7
4 Bedrooms	366	8.7	259,083	11.9	568,956	16.9
5+ Bedrooms	108	2.6	86,076	4.0	152,247	4.5
Median Number of Rooms*	5.1		5.1		6.0	

Source: 2013 American Community Survey five-year estimates. Universe: Total housing units. *Includes all rooms.

HOUSING AGE, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 or Later	309	7.4	173,716	8.0	398,379	11.8
Built 1970 to 1999	1,548	37.0	531,055	24.4	1,119,962	33.2
Built 1940 to 1969	1,688	40.3	790,616	36.3	1,067,473	31.7
Built Before 1940	644	15.4	680,879	31.3	783,627	23.3
Median Year Built	1966		1957		1966	

Source: 2013 American Community Survey five-year estimates. Universe: Total housing units.

HOUSING & TRANSPORTATION (H+T)* COSTS, PERCENT OF INCOME PER HOUSEHOLD

	Median-Income Family	Low-Income Single-Parent Family	Moderate-Income Retired Couple	Moderate-Income Family
Housing Costs	25.3	42.0	32.4	31.2
Transportation Costs	20.3	28.4	11.3	19.2
H + T Costs	45.6	70.4	43.6	50.4

Source: Location Affordability Index, U.S. Dept. of Transportation and U.S. Dept. of Housing and Urban Development

*The purpose of the H+T Index is to isolate the effect of location on housing and transportation costs, grouped by common demographic characteristics that form four distinct household types. The values above represent the percent of household income that an average household within each of these types in the region would spend on housing and transportation if they lived in this county. The standard threshold of affordability is equal to 30 percent for housing costs and 45 percent for housing and transportation costs combined. For more information, visit www.locationaffordability.info/About_Data.aspx.

Community Data Snapshot: Steger - Page Three

EMPLOYMENT STATUS, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	4,874	67.6	2,750,328	66.5	4,512,014	68.2
Employed*	4,179	85.7	2,414,798	87.8	4,001,000	88.7
Unemployed	686	14.1	334,198	12.2	497,606	11.0
Not In Labor Force	2,340	32.4	1,384,854	33.5	2,104,803	31.8

Source: 2013 American Community Survey, five-year estimates.

Universe: Population aged 16 and over.

*Does not include employed population in the Armed Forces.

PRIVATE SECTOR EMPLOYMENT, 2013*

	Community		Cook County		Six-County Region**	
	Count	Percent	Count	Percent	Count	Percent
Private Employment	N/A	N/A	2,095,533	N/A	3,314,262	N/A
Job Change (2003-13)	N/A	N/A	-75,174	-3.6	2,333	0.1
Private Sector Jobs per HH	N/A		1.08		1.09	

Source: Illinois Department of Employment Security (IDES).

*Figures exclude employees not covered by unemployment insurance.

**Kendall County is not included in IDES data.

EMPLOYMENT OF COMMUNITY RESIDENTS, 2011

EMPLOYMENT IN THE COMMUNITY, 2011

<i>By Industry Sector</i>	Count	Percent	<i>By Industry Sector</i>	Count	Percent
Health Care	519	13.5	Education	316	24.9
Manufacturing	517	13.4	Retail Trade	246	19.4
Retail Trade	479	12.4	Manufacturing	211	16.6
Education	429	11.1	Accommodation and Food	120	9.4
Accommodation and Food Service	285	7.4	Construction	88	6.9

By Employment Location

By Residence Location

Chicago	553	14.3	Steger	196	15.4
Chicago Heights	317	8.2	Chicago	67	5.3
Steger	196	5.1	Crete	56	4.4
University Park	111	2.9	Chicago Heights	48	3.8
Crete	93	2.4	South Chicago Heights	37	2.9

Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program.

MODE OF TRAVEL TO WORK, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<i>Work at Home*</i>	98	N/A	95,252	N/A	172,818	N/A
Drive Alone	3,286	82.0	1,479,336	65.2	2,731,295	72.7
Carpool	398	9.9	216,362	9.5	339,800	9.0
Transit	141	3.5	419,919	18.5	488,106	13.0
Walk or Bike	56	1.4	126,235	5.6	156,261	4.2
Other	124	3.1	26,970	1.2	42,664	1.1
TOTAL COMMUTERS	4,005	100.0	2,268,822	100.0	3,758,126	100.0

Source: 2013 American Community Survey, five-year estimates.

*Not included in "total commuters."

ANNUAL VEHICLE MILES TRAVELED (VMT) PER HOUSEHOLD, 2013

	Community	Cook County	CMAP Region
Average Vehicle Miles Traveled	17,260	13,903	16,723

Source: CMAP analysis of US Census Bureau, HERE, and Illinois Environmental Protection Agency data.



Community Data Snapshot: Steger - Page Four

GENERAL MERCHANDISE RETAIL SALES, 2013

	Community	Cook County	CMAP Region
Total Retail Sales*	\$51,420,012	\$51,622,254,928	\$92,667,928,416
Total Sales per Capita	\$5,365.75	\$9,903.79	\$10,953.96

Source: Illinois Department of Revenue. *Does not include qualifying food, drugs, and medical appliances.

EQUALIZED ASSESSED VALUE, 2012

		PARK ACCESS AND WALK SCORE	
Residential	\$90,940,931	<i>Park Acreage per 1,000 Residents</i>	
Commercial	\$18,312,841	Community	2.2
Industrial	\$5,315,428	Cook County	18.9
Railroad	\$285,125	Region	39.0
Farm	\$92,149	Walk Score*	N/A
Mineral	\$0		
TOTAL	\$114,946,474		

Source: Illinois Department of Revenue.

Source: CMAP calculations of 2010 Land Use Inventory; walkscore.com.
*Walk Score is a number between 0 and 100 that measures the average walkability of a municipality.

GENERAL LAND USE, 2010

	Acres	Percent
Single-Family Residential	1,129.2	51.1
Multi-Family Residential	43.3	2.0
Commercial	68.5	3.1
Industrial	29.2	1.3
Institutional	96.8	4.4
Mixed Use	4.2	0.2
Transportation and Other	441.2	20.0
Agricultural	193.3	8.7
Open Space	20.7	0.9
Vacant	184.3	8.3
TOTAL	2,210.5	100.0

Source: Chicago Metropolitan Agency for Planning Parcel-Based Land Use Inventory.

For More Information

Please direct inquiries to Jon Hallas, 312-386-8764 or JHallas@cmmap.illinois.gov. To access other Community Data Snapshots for municipalities and counties in the Chicago Metropolitan Agency for Planning's seven-county northeastern Illinois region, visit www.cmap.illinois.gov/data/metropulse/.



Last updated June 2015

Acronyms

CDBG	Community Development Block Grant
CIP	Capital Improvement Program
CMAP	Chicago Metropolitan Agency for Planning
CSC	Calumet Stormwater Collaborative
EAV	Equalized Assessed Value
I&I	Infiltration and inflow
IDNR	Illinois Department of Natural Resources
IEPA	Illinois Environmental Protection Agency
IWIP	Illinois Water Inventory Program
MPC	Metropolitan Planning Council
MWRD	Metropolitan Water Reclamation District
TCBSD	Thorn Creek Basin Sanitary District
SSMMA	South Suburban Mayors and Managers Association





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