



Elevated Chicago

Asset Maps

September 10, 2018



The background is a green-tinted map of a city grid. A large dashed white circle is centered on the page. A solid white line with circular markers at its ends extends horizontally from the left edge of the circle to its center. The text 'Cottage Grove-East 63rd' is centered in a white box across the middle of the map.

Cottage Grove-East 63rd

Sources:
City of Chicago
Cook County
Esri
SB Friedman

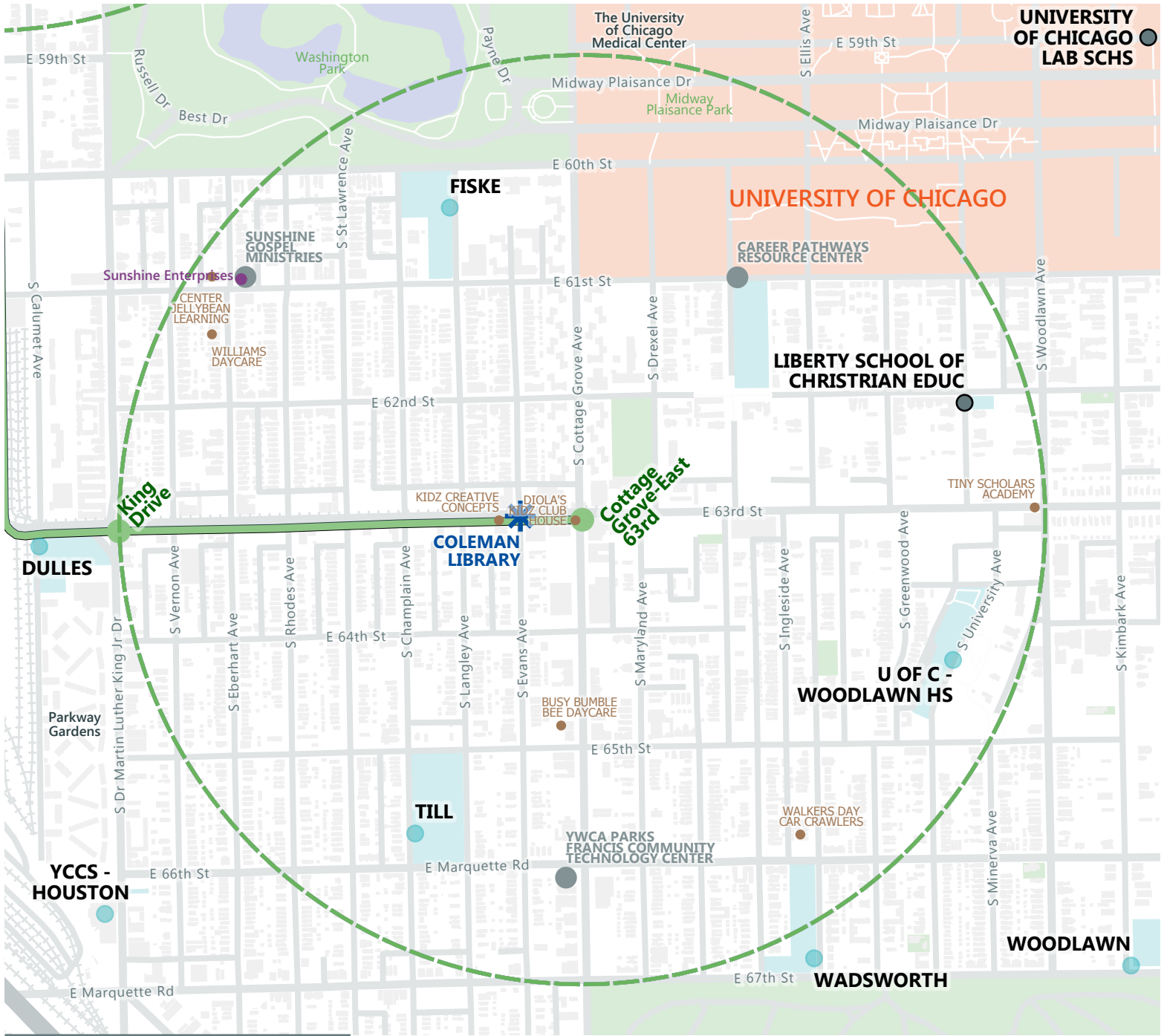
Key Issues and Strategies by eHub

Key Issues		
Concentration of Vacant Land	Potential for Green Infrastructure	Overall Conclusions
<ul style="list-style-type: none"> 76 acres (22% of land area) Concentrated along commercial corridors and east of CTA station >40 acres City owned/CCLBA controlled 	<ul style="list-style-type: none"> UChicago buildings may be suitable for solar Vacant parcel cluster east of CTA station may be suitable for stormwater infrastructure 	<ul style="list-style-type: none"> High development activity Displacement vulnerability [1] High availability of affordable housing Concentrated long-term homeownership

[1] Displacement Vulnerability sourced from DePaul University Institute for Housing Studies, as presented in the Center for Neighborhood Technology's (CNT) EcoDistrict Feasibility Scan

Key Strategies							
Community Land Trust	Community Land Bank	Limited Equity Housing Cooperative	Neighborhood Opportunity Fund	Opportunity Investment Fund	Renewable Energy Credit Trading	Impact Investment	Long-term Homeowner Assistance
X	X	X	X	X	X		X

Education + Workforce Asset Map



0.5 Miles

September 10, 2018

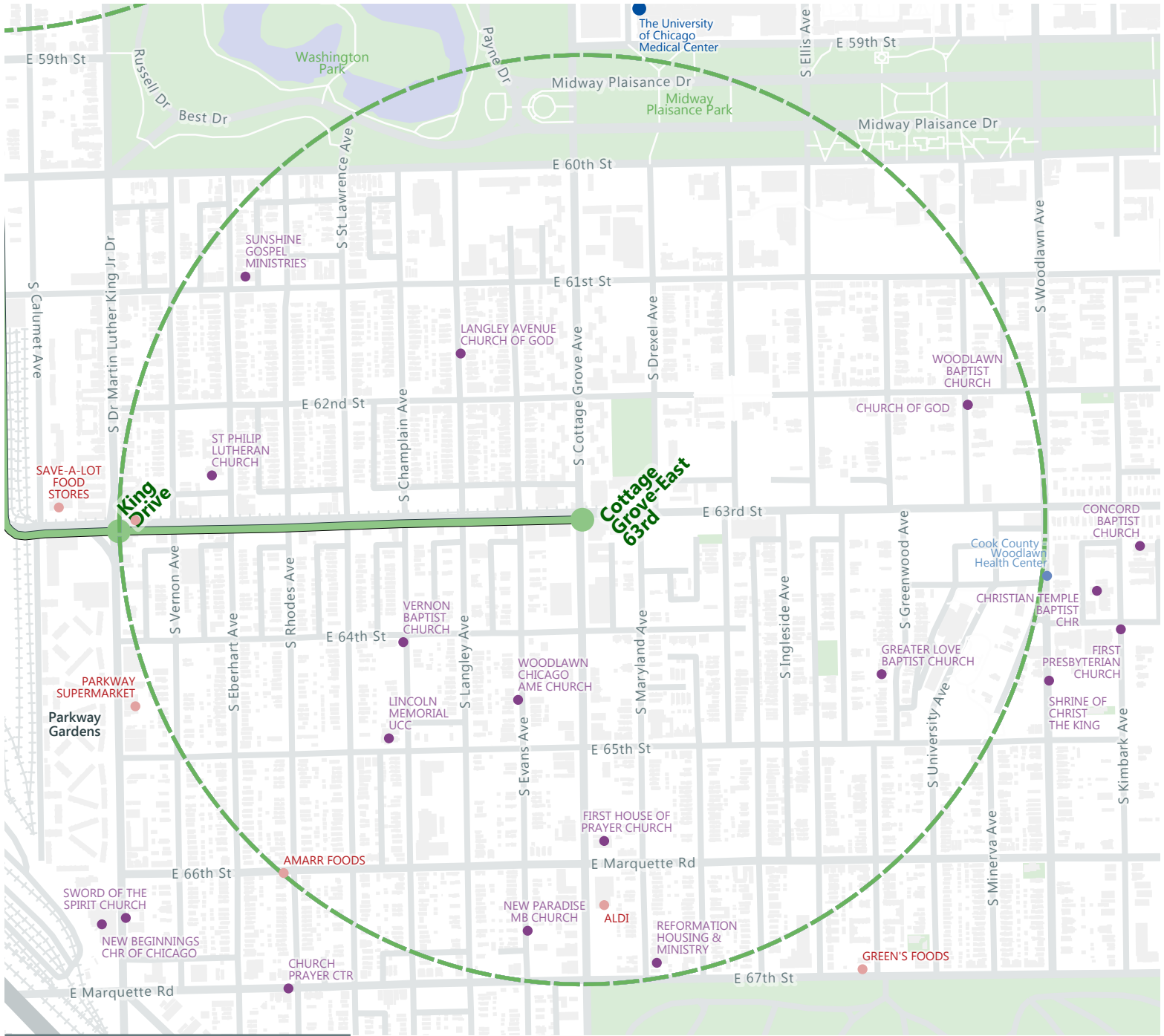
Sources:
Chicago Inno
City of Chicago
Cook County
Esri

National Center For Education Statistics
SB Friedman

- Elevated Chicago eHub 1/2 Mile Buffer
- Public School
- Connect Chicago Location
- Private School
- Shared Workspaces
- School Grounds
- City of Chicago Library
- Postsecondary Institution
- Childcare Services



Other Community Anchors Asset Map



0.5 Miles

September 10, 2018

Sources:
 American Hospital Directory
 City of Chicago
 Cook County
 Esri
 SB Friedman

- ▭ Elevated Chicago eHub 1/2 Mile Buffer
- Hospital
- Religious Institution [1]
- Grocery Store [2]
- Chicago Primary Care Community Health Clinic
- Corner Store [2]

[1] Data from Info USA via Esri Business Analyst. Records with the NAICs designation "Religious Organizations" were included.
 [2] Data from InfoUSA via Esri Business Analyst. Establishments with the NAICs designation "Supermarkets and Other Grocery (except Convenience) Stores", were classified as either a (1)Grocery Store" or (2)Corner Store. Establishments with recorded sales greater than or equal to \$5 million were classified as Grocery with all others classified as Corner. Reclassifications and omissions were made selectively for accuracy and clarity.

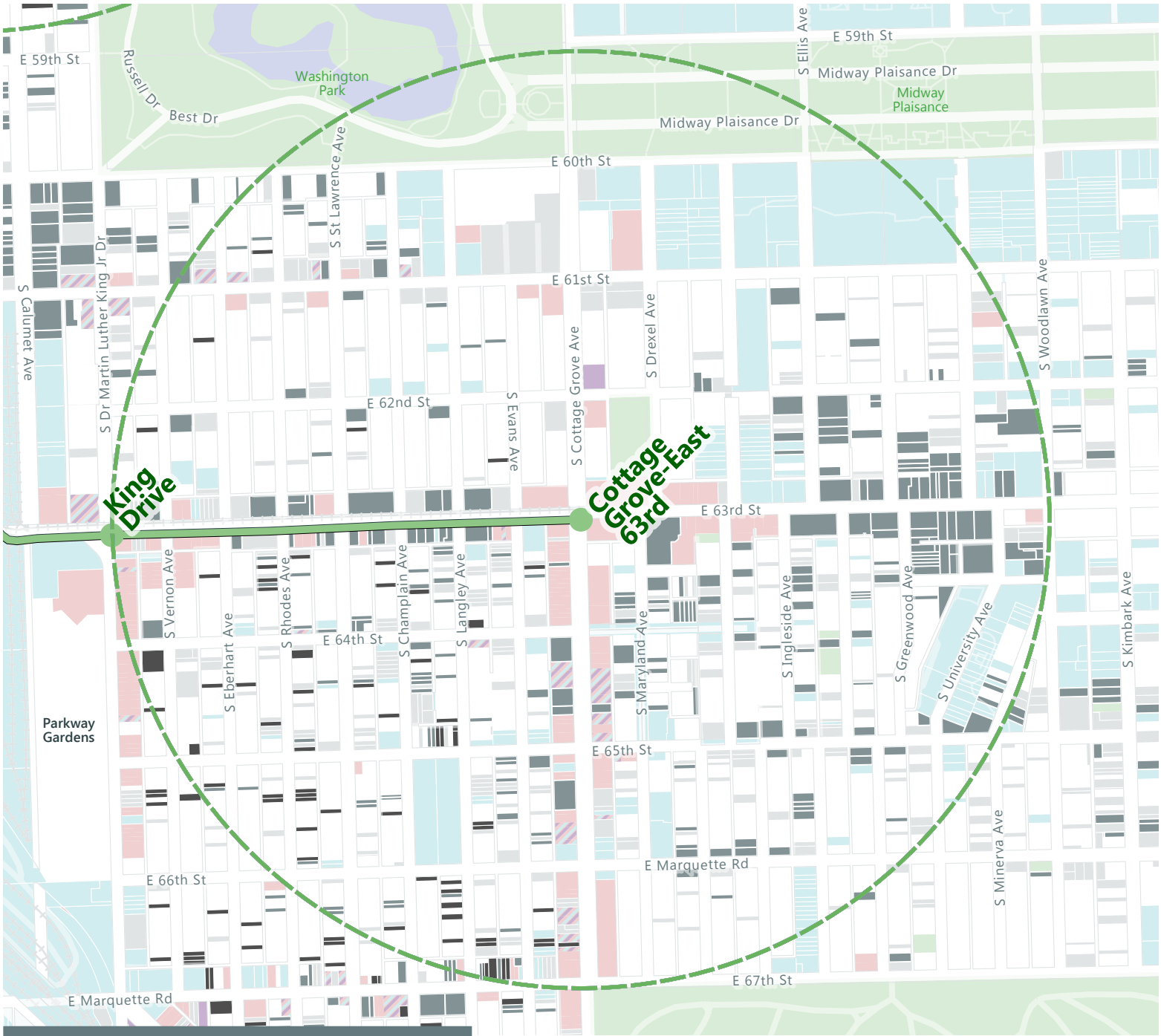


Cottage Grove-East 63rd

Sites Susceptible To Change Based On Land Use/Ownership Asset Map

Vacant Land Inventory - Cottage Grove-East 63rd eHub

Cook County Land Bank-Controlled	ACRES 5 1%	PARCELS 62 2%
City of Chicago-Owned	ACRES 38 11%	PARCELS 252 9%
Privately-Owned Vacant Land	ACRES 34 10%	PARCELS 287 11%
Total	ACRES 76 22%	PARCELS 601 22%



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- Elevated Chicago eHub 1/2 Mile Buffer
- Vacant Cook County Land Bank-Controlled [1]
- Vacant City of Chicago-Owned

- #### Land Use
- Commercial
 - Exempt / Not For Profit
 - Industrial
 - Multiple Uses
 - Privately-Owned Vacant
 - Residential
 - Parks

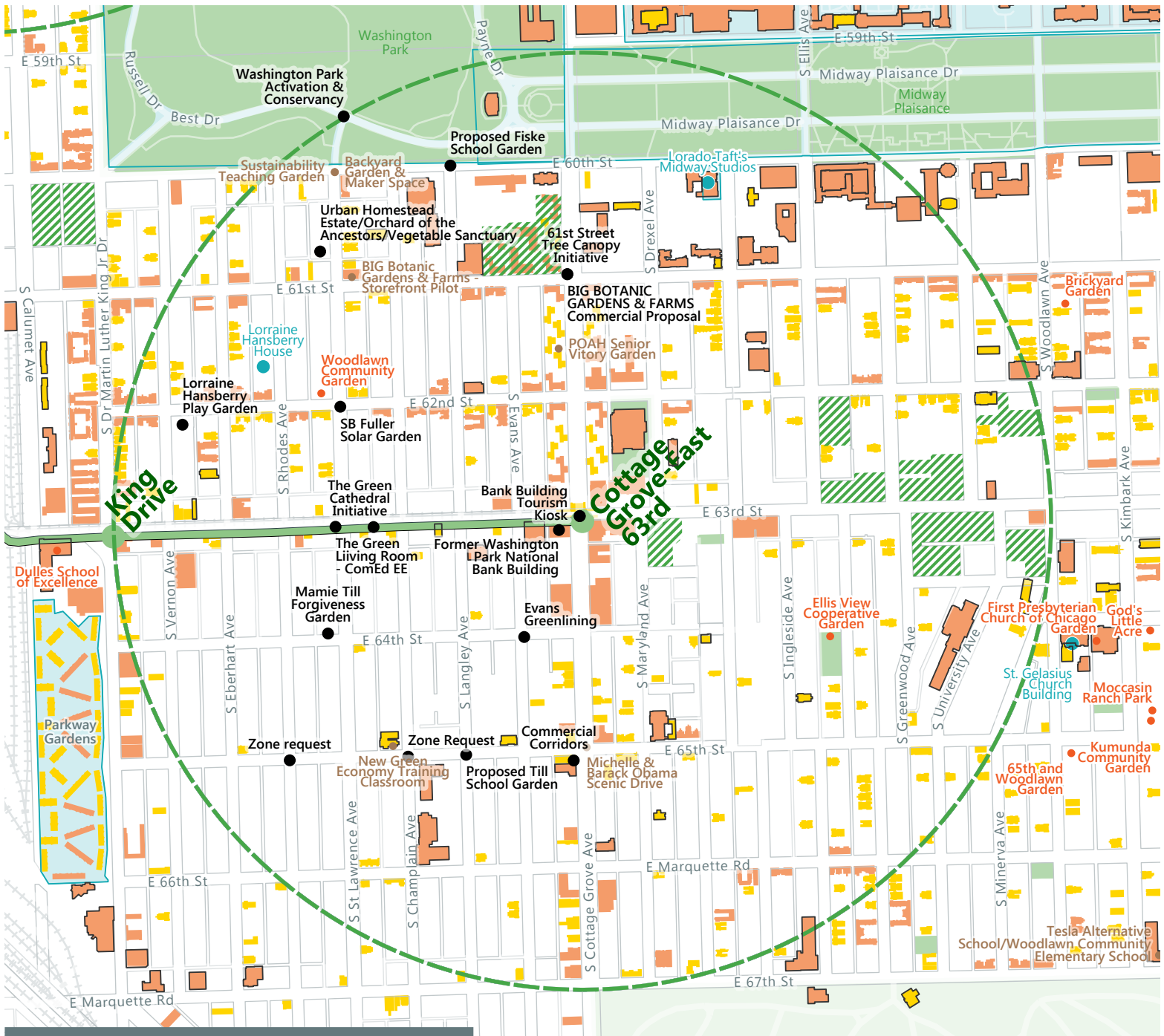
Sources:
City of Chicago
Cook County
Esri
SB Friedman

[1] Primarily properties for which Cook County Land Bank has acquired the tax certificate and has the option of taking the property to deed; also includes properties owned by the Land Bank.



Ecodistrict Opportunities

Asset Map



0.5 Miles

- Elevated Chicago eHub 1/2 Mile Buffer
- Historic Landmarks (National Register)
- Historic Landmarks (City)

- Community Gardens**
 - Food-Producing
 - Not Food-Producing/Unknown
- Parks
- Contiguous Vacant Parcels Suitable For Stormwater Infrastructure (>1 acre)

- Solar Capacity By Building Or Site [2]**
 - 25-99 kW
 - 100-999 kW
 - 1-4.99 MW
 - 5+ MW
 - Exempt Building/Site Suitable For Solar
 - Proposed Elevated Chicago Capital Project

[1] Excludes residential buildings
 [2] From Elevate Energy: Estimate of technical potential for PV, i.e. the maximum feasible capacity of a PV system based on available area at site, accounting for shading, obstructions and other site features. We assume PV capacity at 1 kW per 10 square meters or approximately 1 kW per 100 square feet.

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Sources:
 American Hospital Directory
 Chicago Urban Agriculture Mapping Project (CUAMP)
 City of Chicago
 Cook County
 Elevate Energy
 Elevated Chicago
 Esri
 SB Friedman



Development Activity

Asset Map

Market Conditions - Cottage Grove-East 63rd eHub
New/Proposed Development (Since 2013)

Multifamily	PROJECTS	2	UNITS	95
Retail	PROJECTS	1	SF	42,240
Industrial/Flex	PROJECTS	0	SF	0
Office	PROJECTS	0	SF	0



0.5 Miles

Selected Zoning Districts

- Commercial
- Industrial
- Multifamily (Medium to High Density)

New/Proposed Development Since 2013

- Retail
- Multi-Family
- Proposed Development

Permits

- Demolition
- New Construction/Renovation > \$100,000

- Elevated Chicago eHub 1/2 Mile Buffer
- Parks

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Sources:
City of Chicago
Cook County
CoStar
Esri
SB Friedman



Development Incentives Asset Map

New Markets Tax Credits Eligible

100% by population **100%** by acreage

Neighborhood Opportunity Zone

74% by population **75%** by acreage

TIF Summary

Washington Park TIF	EXPIRES	2038
	FUND BALANCE	\$0.1M
West Woodlawn TIF	EXPIRES	2034
	FUND BALANCE	\$0.5M
Woodlawn TIF	EXPIRES	2022
	FUND BALANCE	\$12.4M

*As of 2016. Existing obligations may use a portion of TIF fund balance.



0.5 Miles

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Sources:

CDFI Fund

City of Chicago

Cook County

Esri

SB Friedman

Elevated Chicago eHub 1/2 Mile Buffer

Neighborhood Opportunity Zone

New Markets Tax Credits-Eligible

TIF Districts

- 67th/Wentworth
- 71st/Stony Island
- Washington Park
- West Woodlawn
- Woodlawn



Housing Asset Map

Affordable Housing ^[1]

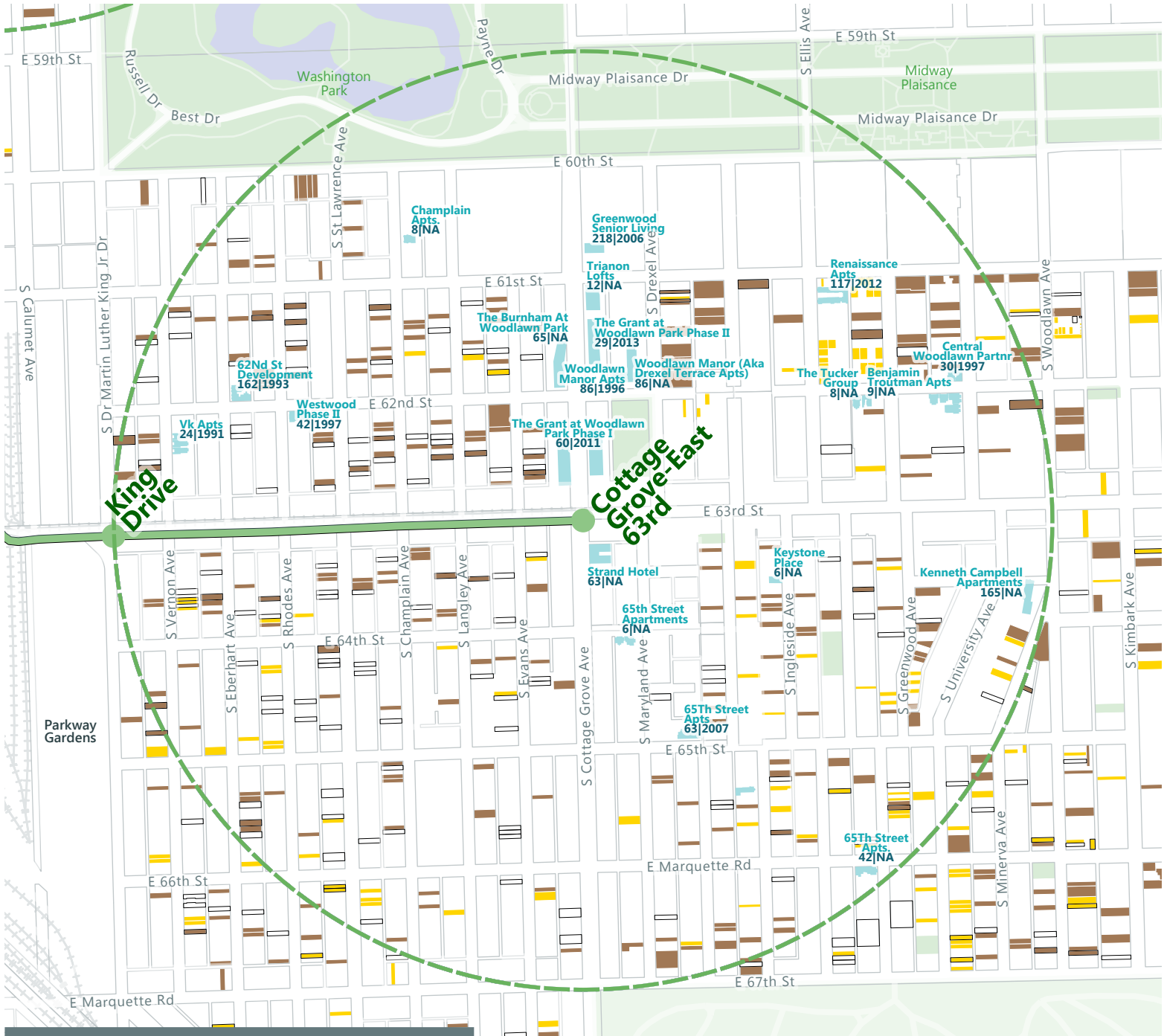
DEVELOPMENTS **21**
APPROXIMATE UNIT COUNT **1,301**

Low-Income Senior Homeowner ^[2]

PARCELS **128**
5% OF ALL PARCELS

Longterm Homeowner ^[3]

SINGLE-FAMILY PARCELS	ALL OTHER RESIDENTIAL
80	217
3% OF ALL PARCELS	8% OF ALL PARCELS



Elevated Chicago eHub 1/2 Mile Buffer

Affordable Residential Development | Units | Year Placed In Service [1]

Low-Income Senior Homeowner [2]

Long-Term Homeowner [3]

Single-Family Residential

All Other Residential (Up To 6 Units)

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Sources:

- CHA
- City of Chicago
- Cook County
- Esri
- IHDA
- HUD
- SB Friedman

[1] Data consolidated from Chicago Housing Authority, City of Chicago, HUD, and IHDA databases. Additional information on building location and unit counts was obtained from the Cook County Assessor/Recorder of Deeds, AffordableHousingOnline.com, Apartments.com, Corporation for Affordable Housing, Logan Square Neighborhood Association, Volunteers of America, and the developers of individual projects. Affordable residential developments outside eHubs are not shown.

[2] An owner received a senior freeze exemption in 2015; senior owners with annual income less than \$55,000 are eligible for the exemption as of Tax Year 2016.

[3] An owner received a homeowners exemption and the last property sale occurred before 2009.

