

Elevated Chicago Asset Maps

September 10, 2018



The background of the page is a stylized, light blue map of a city grid. A large, dashed white circle is centered on the page, overlapping the grid. A solid white line with three circular markers runs horizontally across the top of the page, passing through the top edge of the dashed circle.

Kedzie-Homan

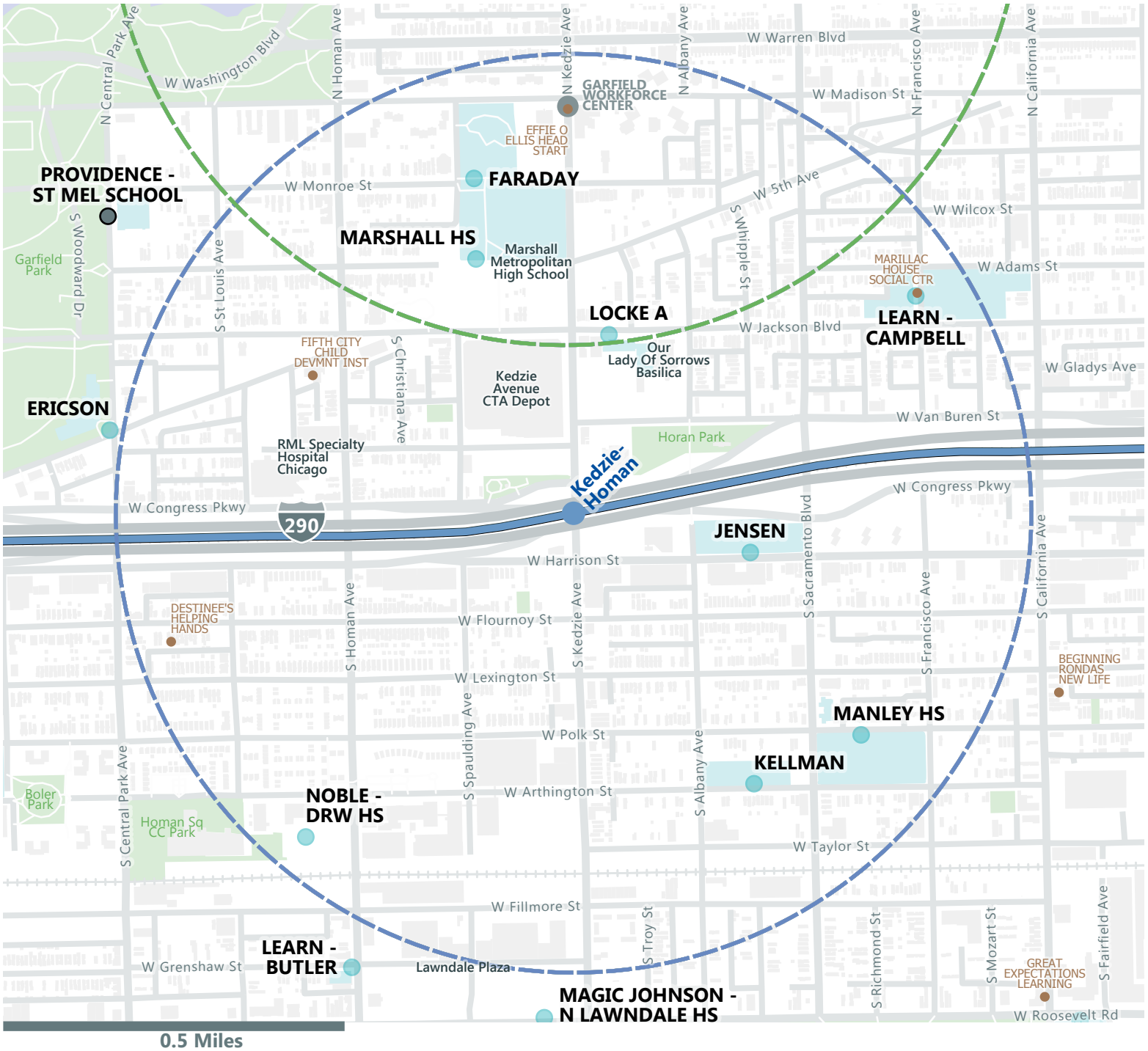
Sources:
City of Chicago
Cook County
Esri
SB Friedman

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 (21% of land area) Majority located along W 5th Ave 33 acres City owned/CCLBA controlled 	<ul style="list-style-type: none"> School and CTA-owned buildings may be suitable for solar 	<ul style="list-style-type: none"> Relatively limited development activity Moderate availability of affordable units Moderate long-term and senior homeownership

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	

Education / Workforce Asset Map



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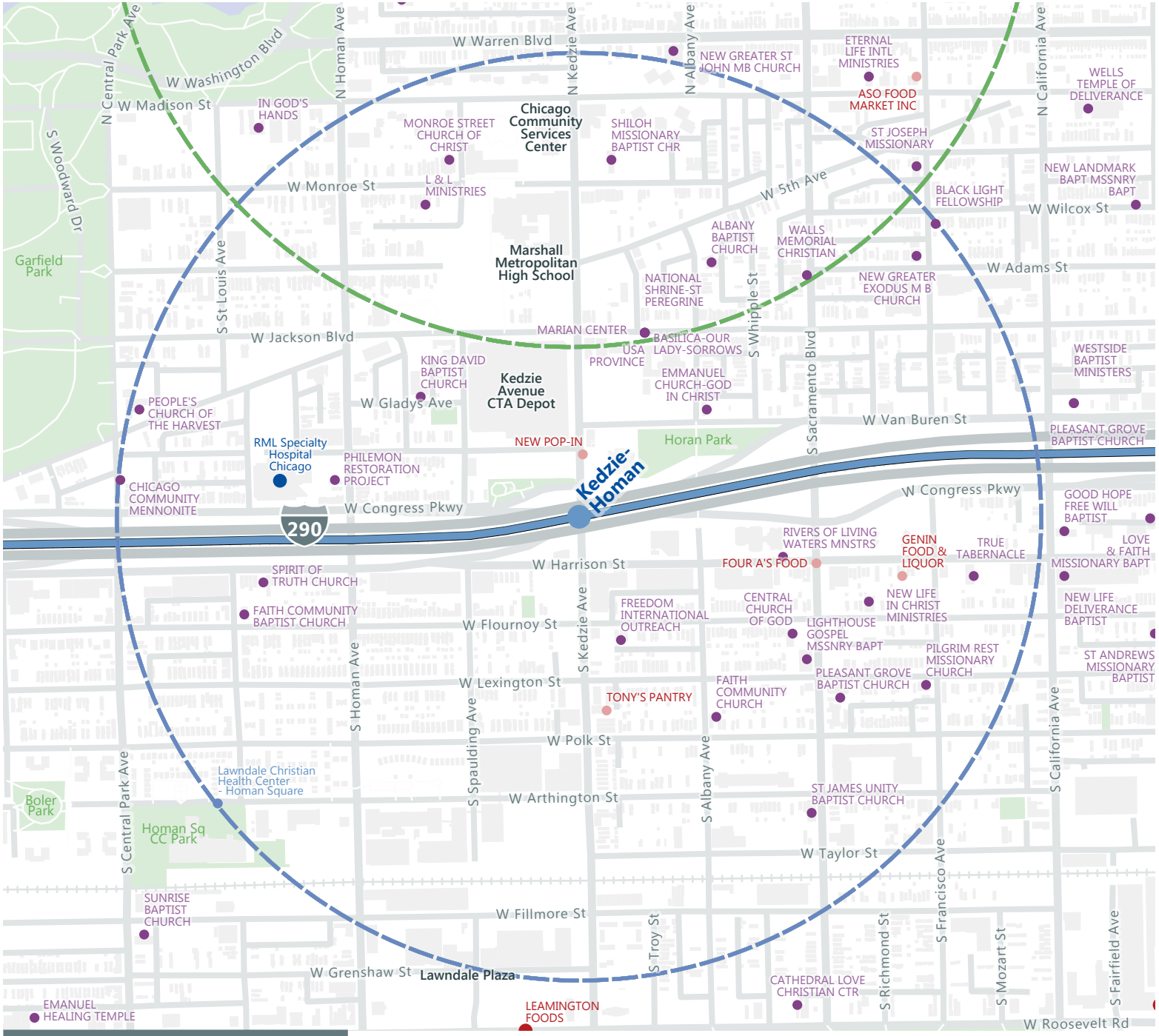
Sources:
Chicago Inno
City of Chicago
Cook County
Esri

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
- Postsecondary Institution
- City of Chicago Library
- Childcare Services



Other Community Anchors Asset Map



0.5 Miles

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

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

[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.

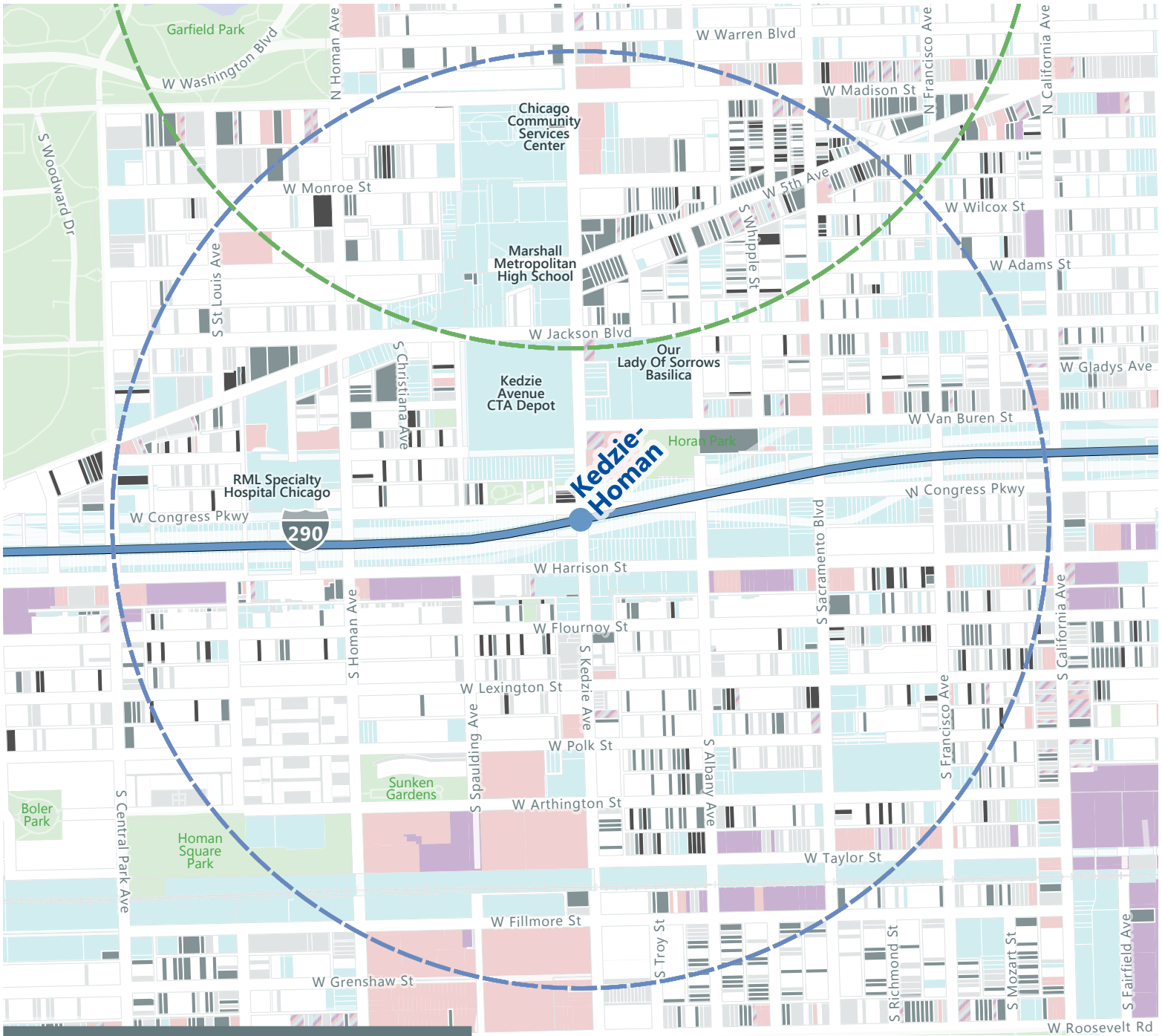


Kedzie-Homan

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

Vacant Land Inventory - Kedzie-Homan eHub

Cook County Land Bank-Controlled	ACRES 8 2%	PARCELS 120 4%
City of Chicago-Owned	ACRES 25 7%	PARCELS 298 9%
Privately-Owned Vacant Land	ACRES 43 12%	PARCELS 512 15%
Total	ACRES 76 21%	PARCELS 930 28%



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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.



Kedzie-Homan

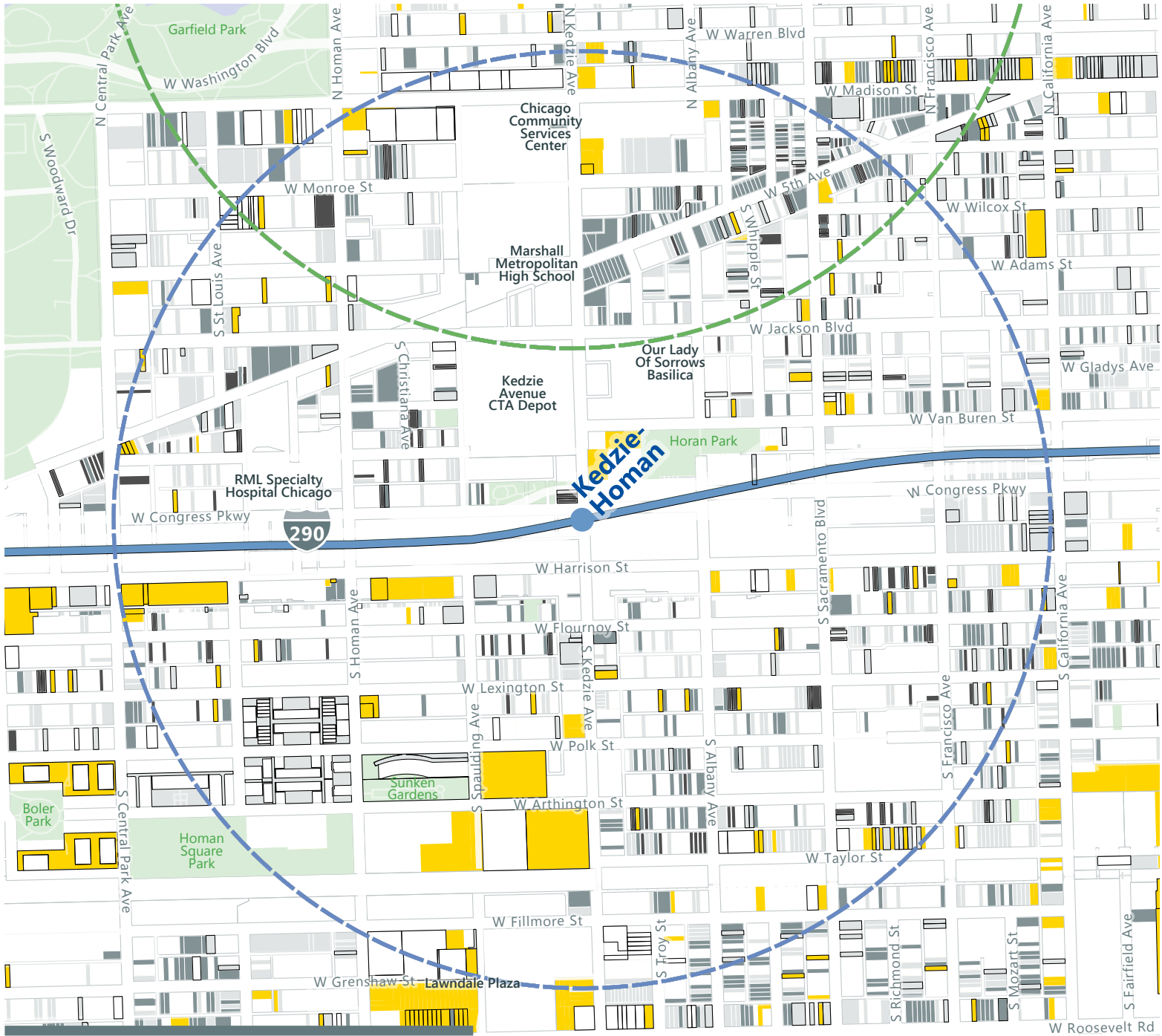
Sites Susceptible To Change Based On Building Value Asset Map

Underutilized Land Inventory - Kedzie-Homan eHub

Underutilized Land ^[1]

ACRES **20** 3%

PARCELS **111** 6%



- Elevated Chicago eHub 1/2 Mile Buffer
- Property Value Grew By Less Than Inflation Between 2000 and 2016
- Underutilized Land [1]

Vacant Land

- Cook County Land Bank-Controlled [2]
- City-Owned Vacant
- Privately-Owned Vacant

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Sources:
City of Chicago
Cook County
Esri
SB Friedman

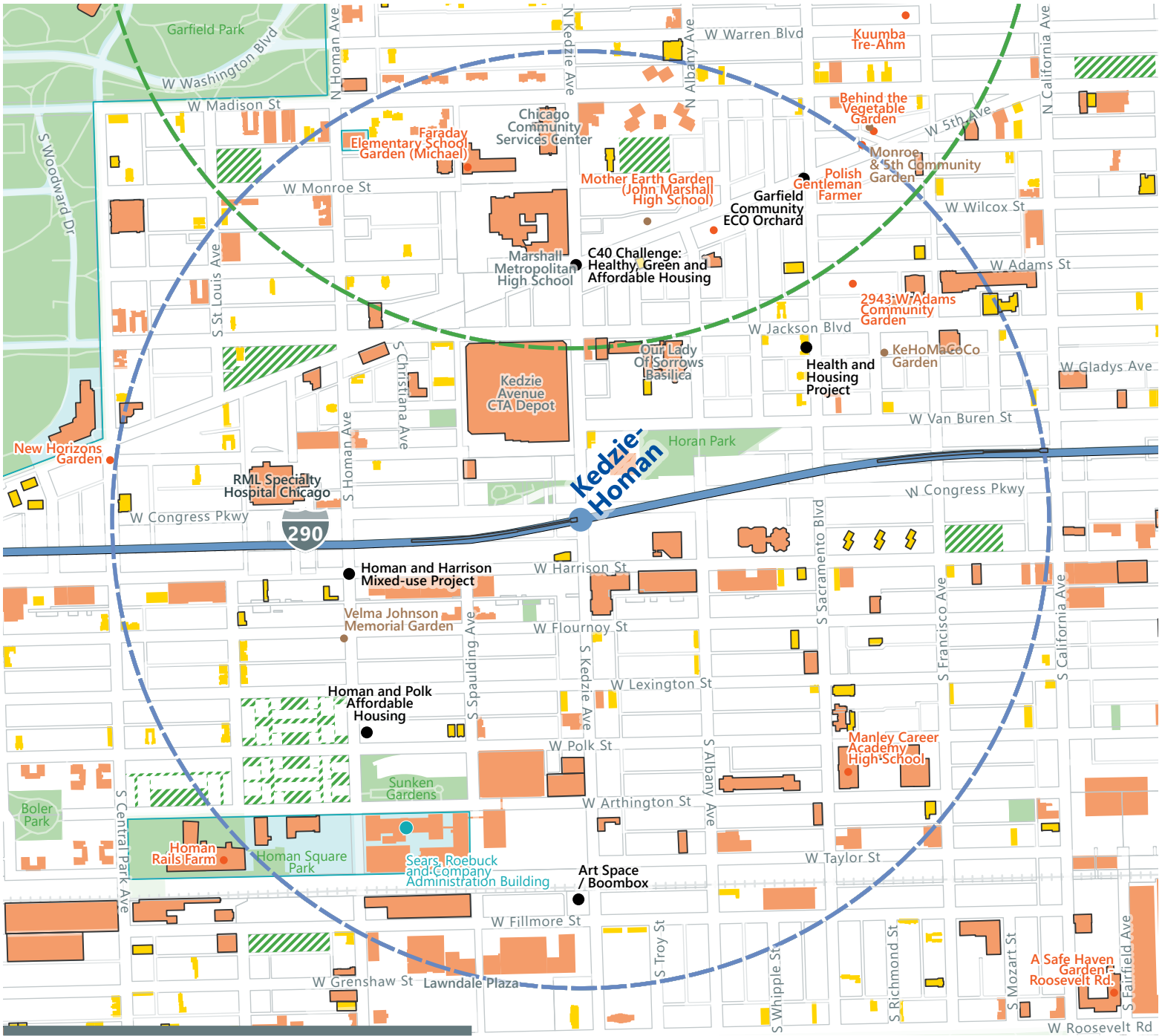
[1] Defined as non-residential improved property for which building value is less than land value for Tax Year 2016 per the Cook County Assessor. Single-family residential properties are excluded.

[2] 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

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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



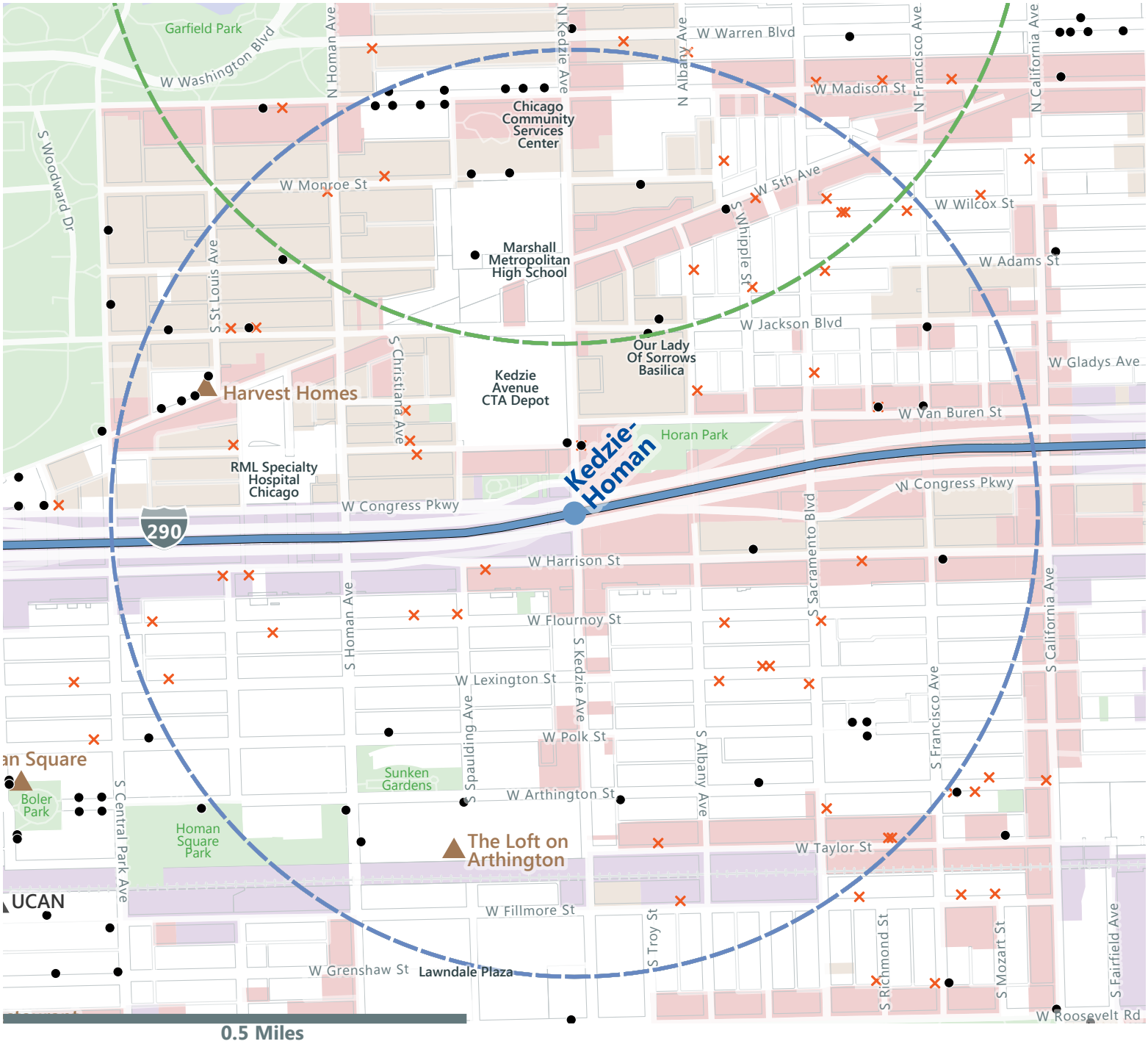
[1] Excludes residential buildings
 [2] From Elevate Energy: Estimate of technical potential for PV, i.e. the maximum feasible capacity of a PV system based on available area at site, accounting for shading, obstructions and other site features. We assume PV capacity at 1 kW per 10 square meters or approximately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

Development Activity

Asset Map

Market Conditions - Kedzie-Homan eHub
New/Proposed Development (Since 2013)

Multifamily	PROJECTS 2	UNITS 217
Retail	PROJECTS 0	SF 0
Industrial/Flex	PROJECTS 0	SF 0
Office	PROJECTS 0	SF 0



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Sources:
City of Chicago
Cook County
CoStar
Esri
SB Friedman

Selected Zoning Districts

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

New/Proposed Development Since 2013

- Multi-Family
- Specialty
- Proposed Development

Permits

- Demolition
- New Construction/Renovation > \$100,000
- Elevated Chicago eHub 1/2 Mile Buffer
- Parks



Housing Asset Map

Affordable Housing^[1]

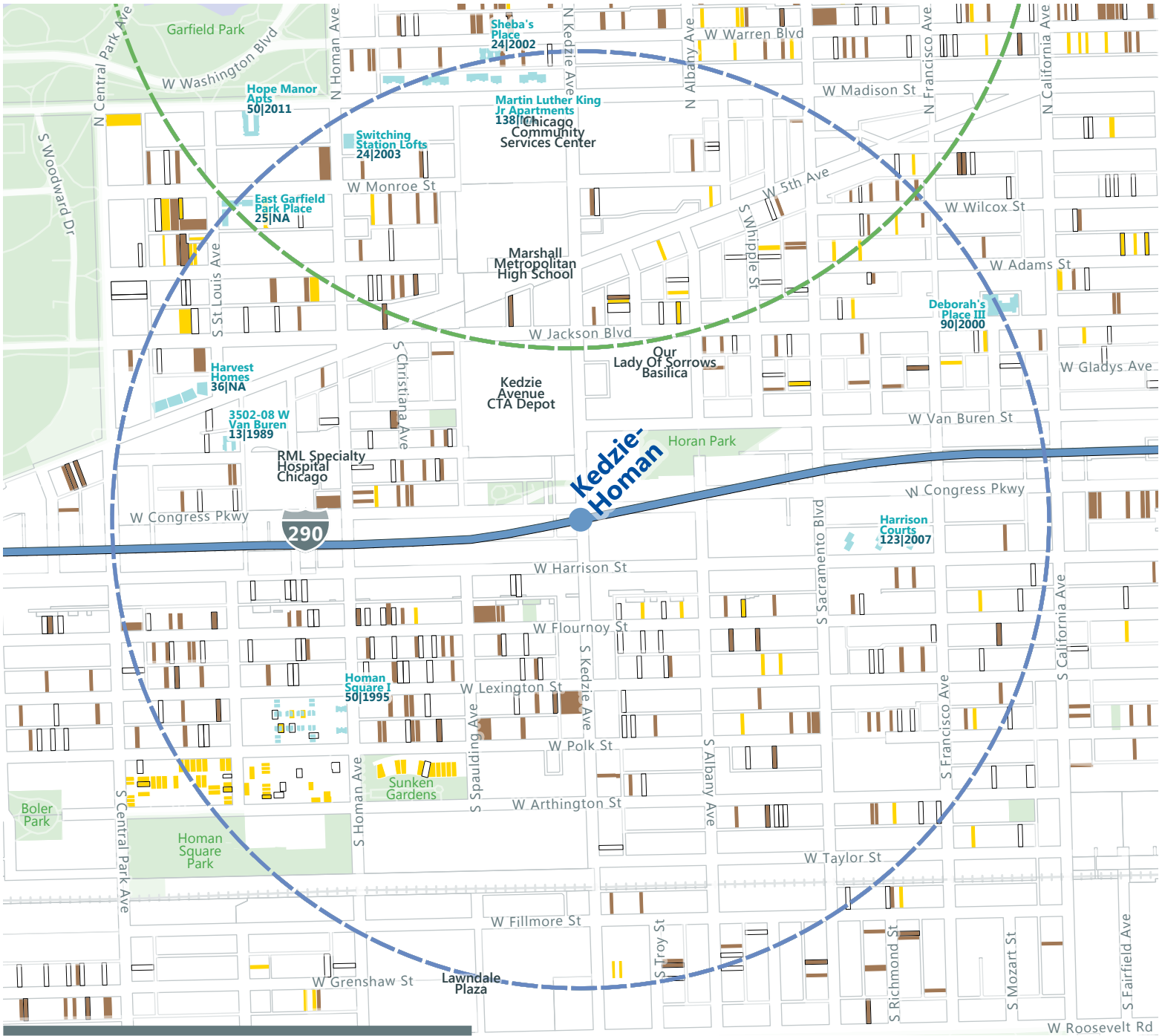
DEVELOPMENTS **8**
APPROXIMATE UNIT COUNT **499**

Low-Income Senior Homeowner^[2]

PARCELS **143**
4% OF ALL PARCELS

Longterm Homeowner^[3]

SINGLE-FAMILY PARCELS	ALL OTHER RESIDENTIAL
69 2% OF ALL PARCELS	136 4% OF ALL PARCELS



0.5 Miles

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.

