

Elevated Chicago Asset Maps

September 10, 2018



The background is a green-tinted map of a city grid. A large white dashed circle is centered on the page. A white solid line with circular markers at its intersections runs horizontally across the map, passing through the center of the dashed circle. The text 'Kedzie-Lake' is centered in a dark green bar that spans the width of the page, overlapping the top of the dashed circle.

Kedzie-Lake

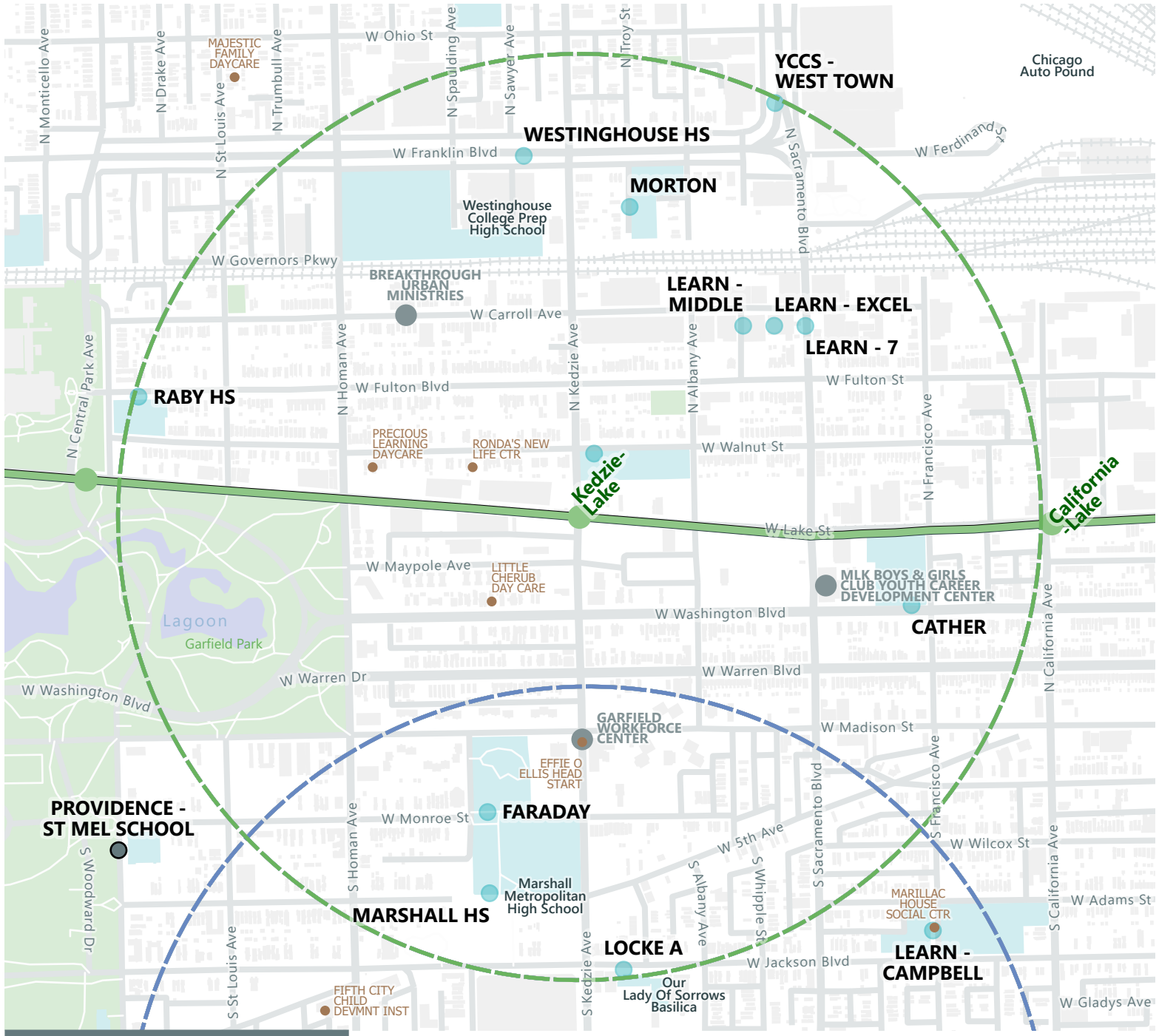
Sources:
City of Chicago
Cook County
Esri
SB Friedman

Key Issues and Strategies by eHub

Key Issues			
Concentration of Vacant Land	Potential for Green Infrastructure	Limited Availability of Public Funding	Overall Conclusions
<ul style="list-style-type: none"> 80 acres (26% of land area) Majority located along W Lake St 37 acres City owned/CCLBA controlled 	<ul style="list-style-type: none"> School buildings may be suitable for solar Vacant parcels adjacent to CTA station may be suitable for stormwater infrastructure Garfield Park 	<ul style="list-style-type: none"> Substantial fund balances in TIF districts 	<ul style="list-style-type: none"> Limited development activity High availability of affordable housing 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



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



September 10, 2018

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

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



Kedzie-Lake

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

Vacant Land Inventory - Kedzie-Lake eHub

Cook County Land Bank-Controlled	ACRES 4 1%	PARCELS 67 3%
City of Chicago-Owned	ACRES 33 11%	PARCELS 357 13%
Privately-Owned Vacant Land	ACRES 42 14%	PARCELS 461 17%
Total	ACRES 80 26%	PARCELS 885 33%



September 10, 2018

- 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.

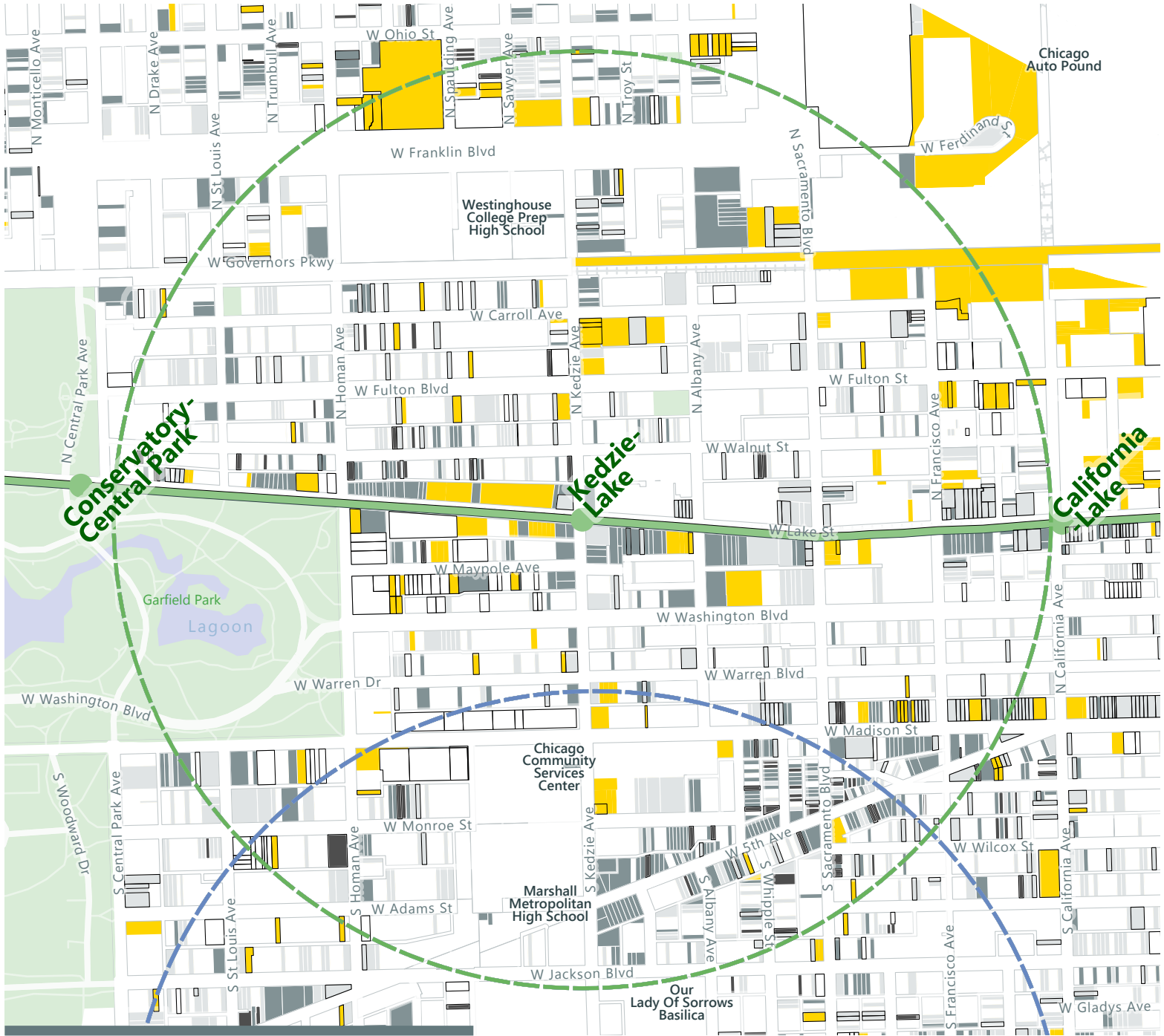


Sites Susceptible To Change Based On
Building Value
 Asset Map

Underutilized Land ^[1]

ACRES **38** 6%

PARCELS **219** 4%



0.5 Miles

- 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

September 10, 2018

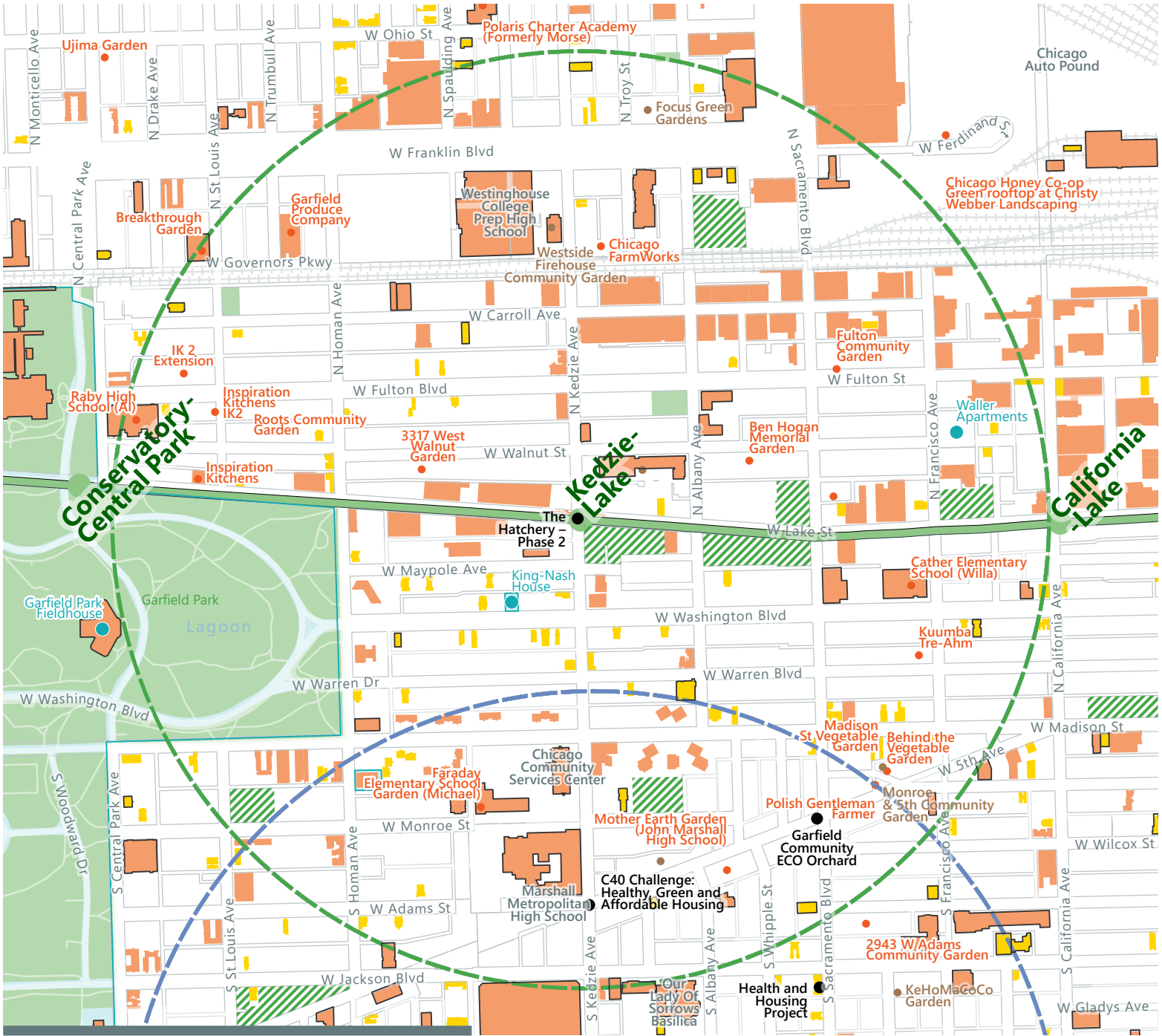
Sources:
 City of Chicago
 Cook County
 Esri
 SB Friedman

[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

September 10, 2018

- 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

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



[1] 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.

Housing Asset Map

Affordable Housing¹

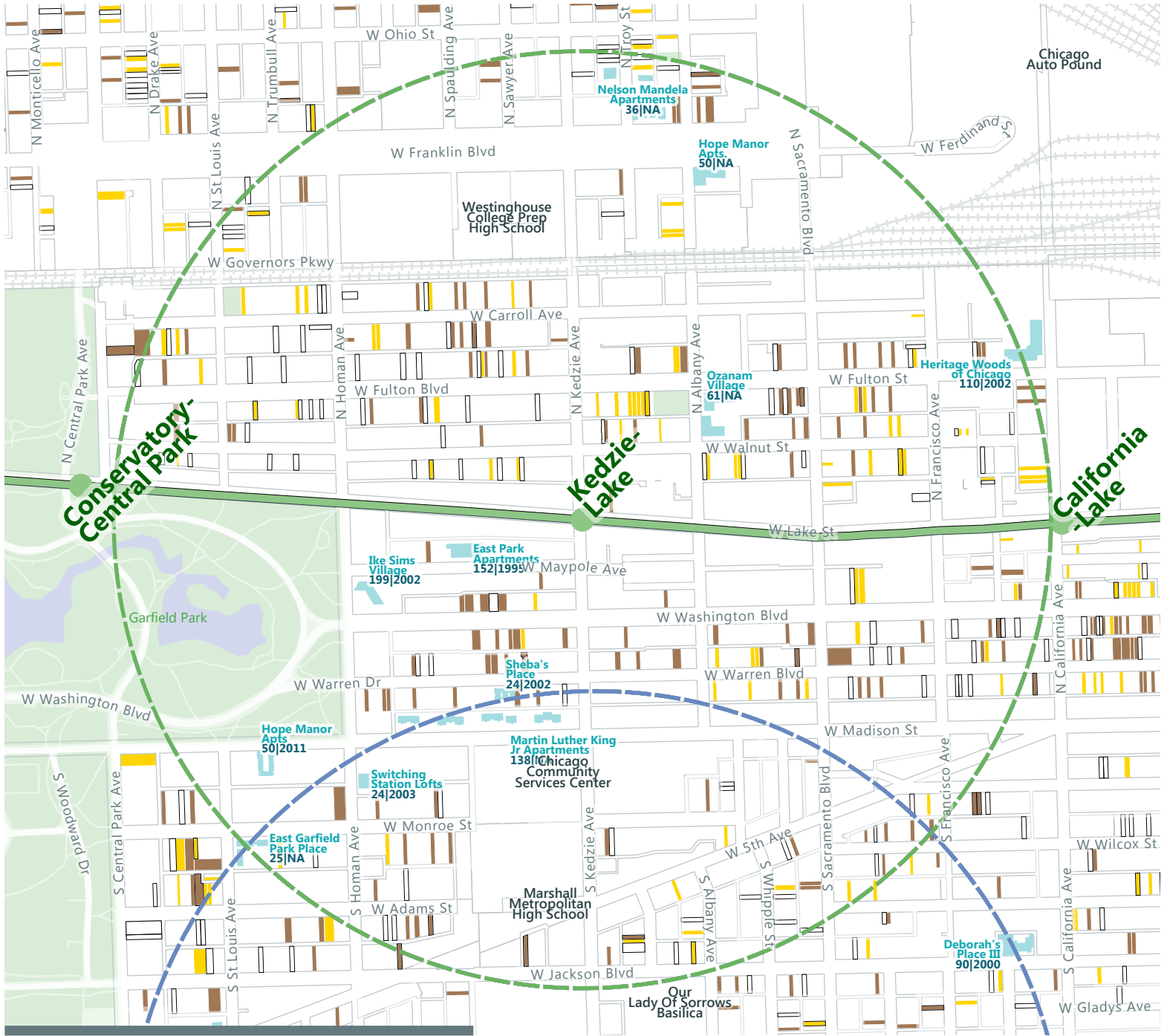
DEVELOPMENTS **11**
APPROXIMATE UNIT COUNT **869**

Low-Income Senior Homeowner²

PARCELS **108**
4% OF ALL PARCELS

Longterm Homeowner³

SINGLE-FAMILY PARCELS	ALL OTHER RESIDENTIAL
80 3% OF ALL PARCELS	136 5% 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)

September 10, 2018

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.

