

Elevated Chicago Asset Maps

September 10, 2018



The image features a blue-toned map of a city grid. A light blue line with circular markers at several points represents a transit route. A large, dashed white circle is centered on the map, defining a specific geographic area. A dark blue horizontal bar is positioned across the middle of the map, containing the text 'Logan Square' in white.

Logan Square

Sources:
City of Chicago
Cook County
Esri
SB Friedman

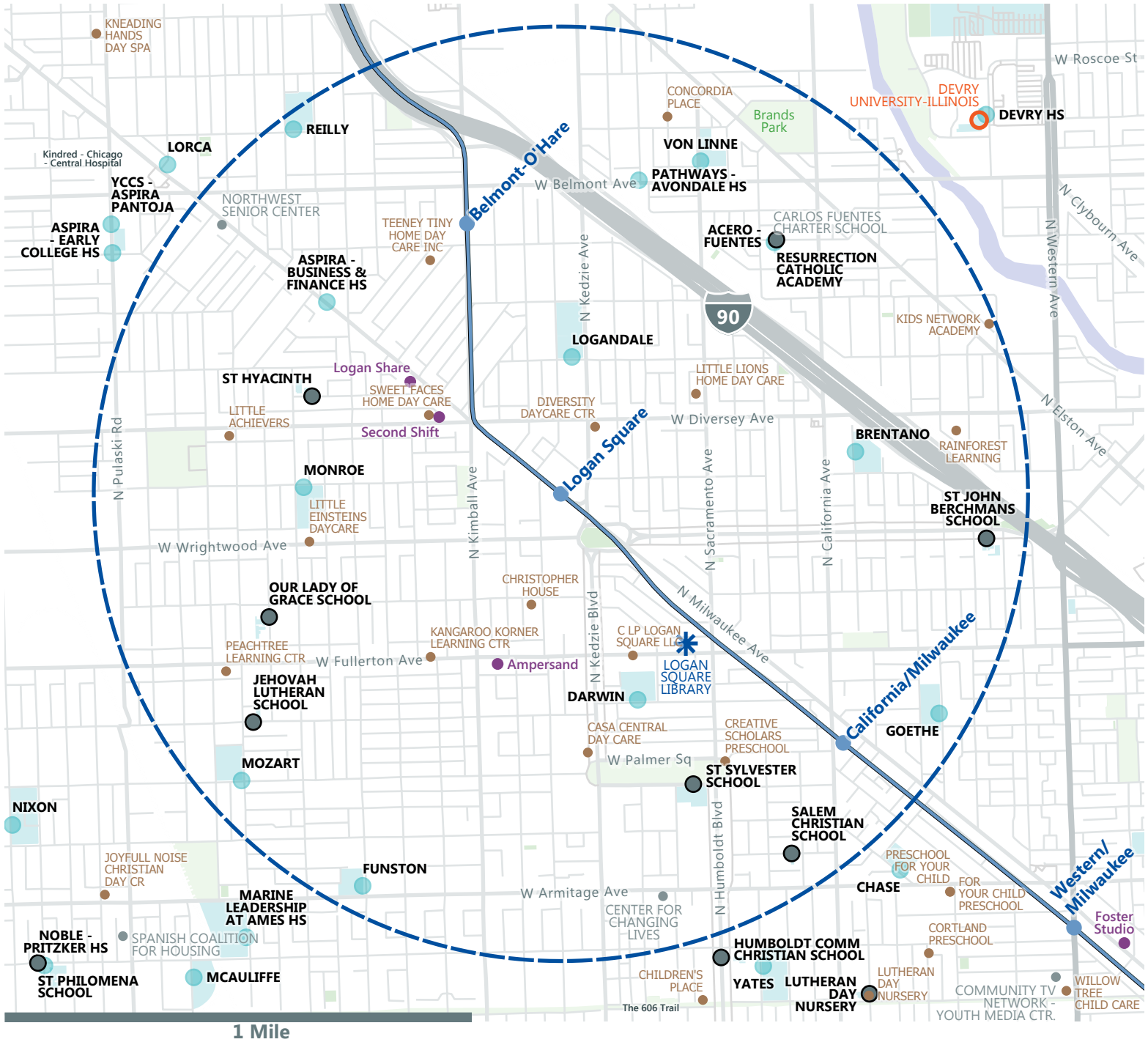
Key Issues and Strategies by eHub

Key Issues			
Concentration of Vacant Land	Potential for Green Infrastructure	Limited Availability of Public Funding	Overall Conclusions
<ul style="list-style-type: none"> Limited vacant land, almost none of which is publicly-owned 	<ul style="list-style-type: none"> Limited green infrastructure opportunities: Logan Square Park, Palmer Square Park, Boulevards 	TIF districts overlay commercial corridors, not residential areas	<ul style="list-style-type: none"> High development activity Limited vacant land for new construction High concentration of long-term and low-income senior homeownership Displacement vulnerability [1]

[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

Education + Workforce Asset Map



- Elevated Chicago eHub Mile Buffer
- Connect Chicago Location
- Shared Workspace
- ✳ City of Chicago Libraries
- Childcare Services
- Private School
- Public School
- School Grounds
- Postsecondary Institution
- Park

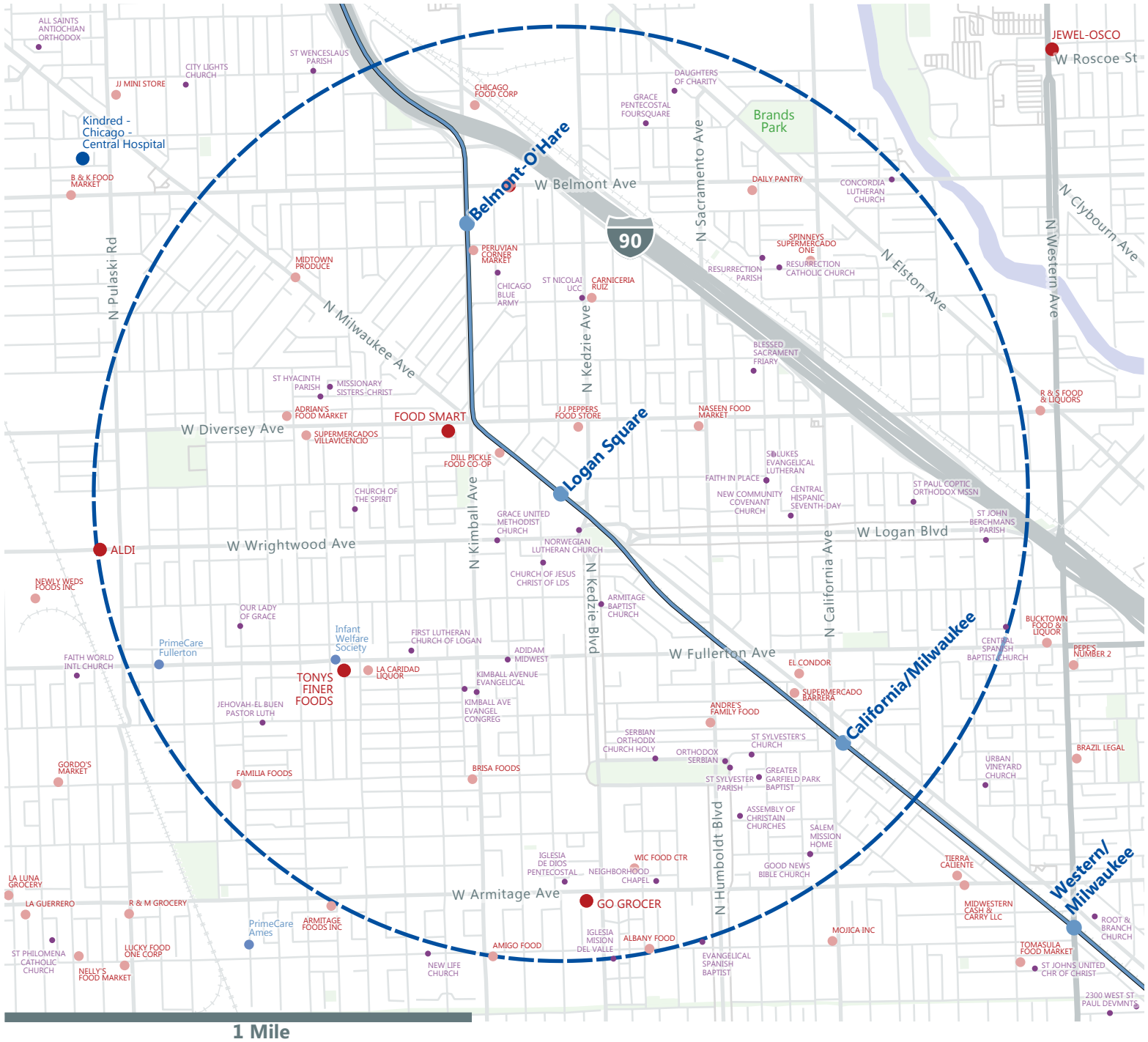
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Sources:
Chicago Inno
City of Chicago
Cook County
Esri

National Center For Education Statistics
SB Friedman



Other Community Anchors Asset Map



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

- Elevated Chicago eHub Mile Buffer
- Hospital
- Grocery Store [2]
- Corner Store [2]
- Religious Institution [1]

[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.

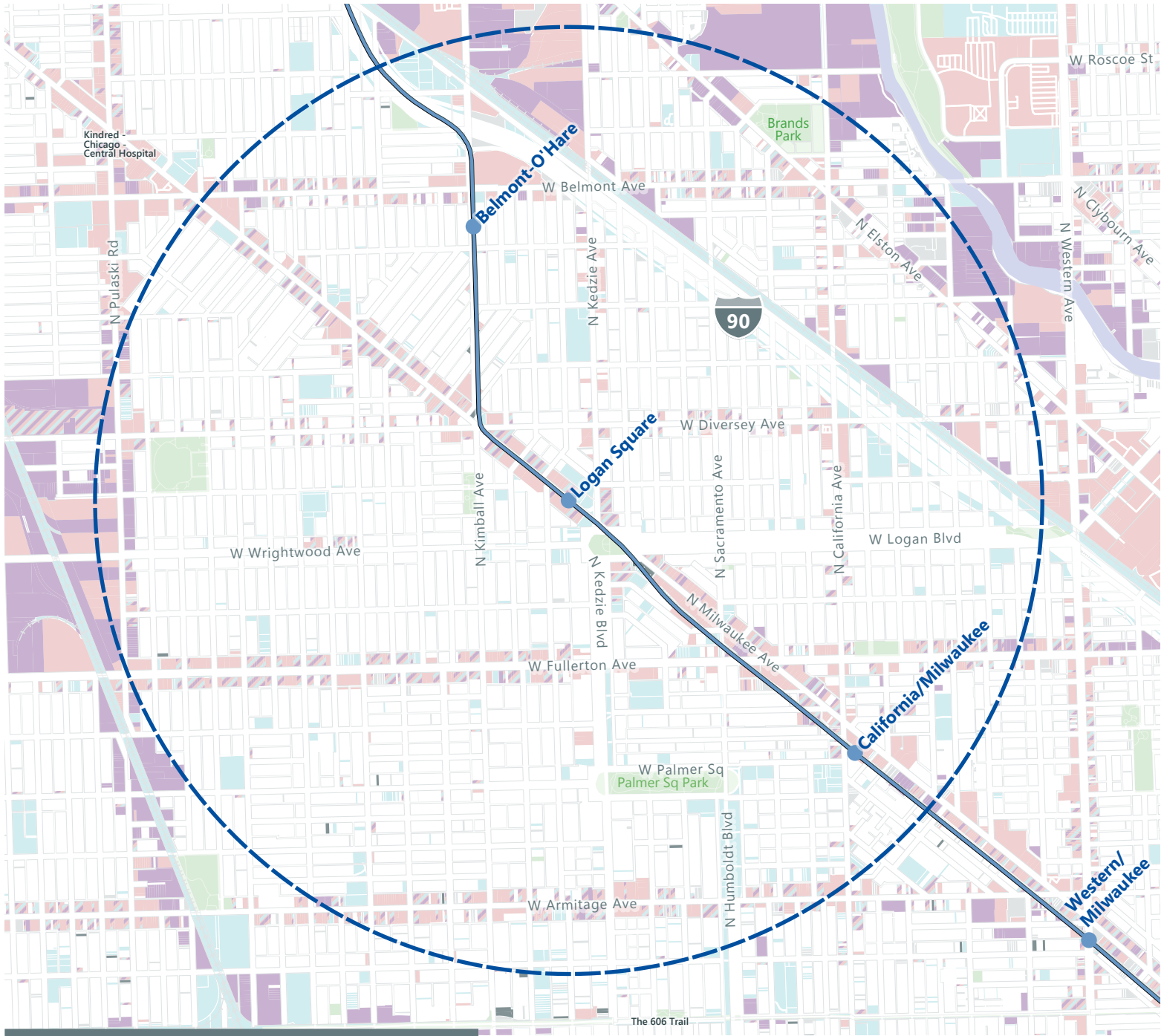


Logan Square

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

Vacant Land Inventory - Logan Square eHub

Cook County Land Bank-Owned	ACRES 0	0%	PARCELS 0	0%
City of Chicago-Owned	ACRES 1	0%	PARCELS 14	0%
Privately-Owned Vacant Land	ACRES 24	2%	PARCELS 214	2%
Total	ACRES 25	2%	PARCELS 228	2%



1 Mile

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

Land Use

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

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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.

Logan Square

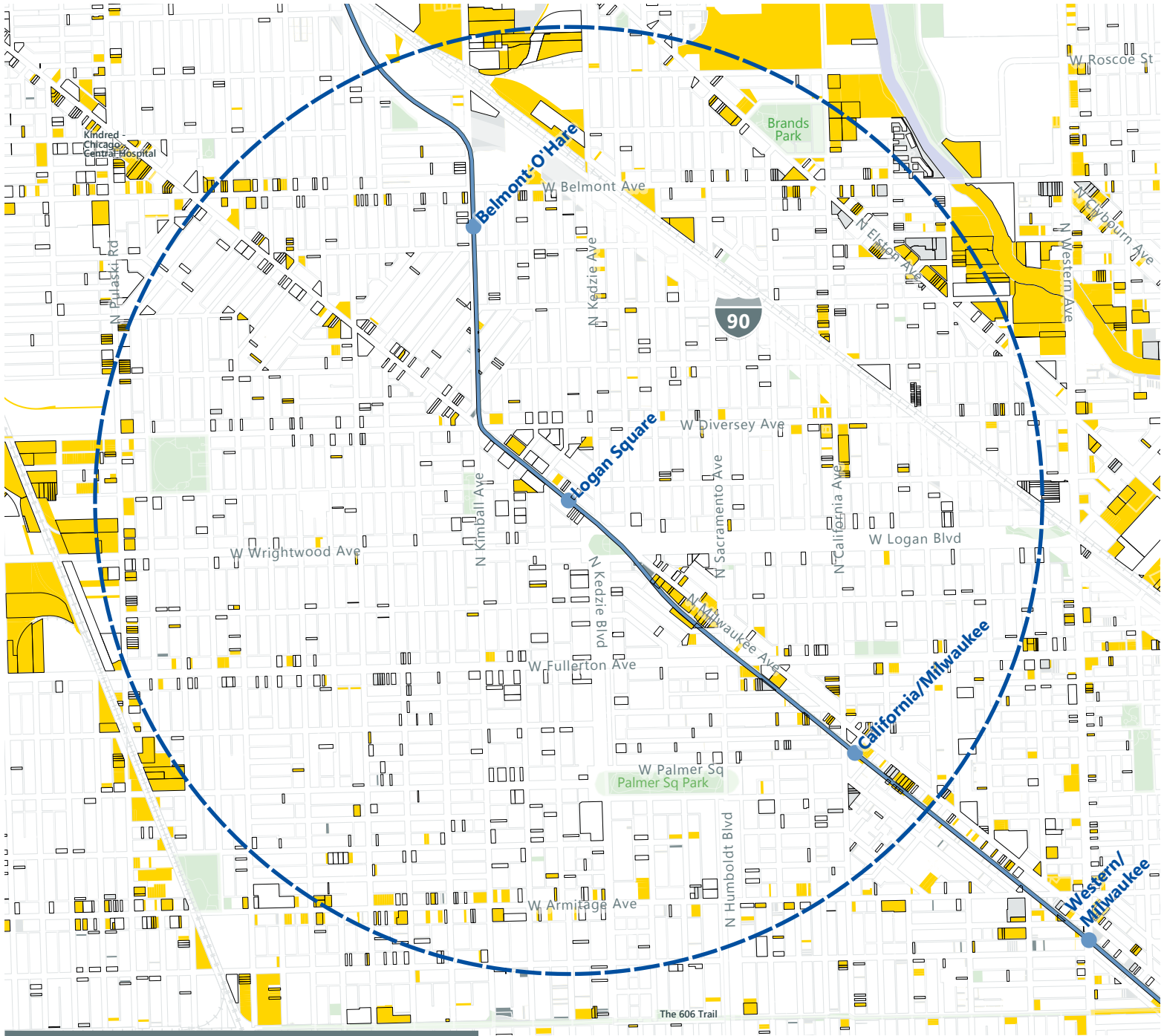
Sites Susceptible To Change Based On Building Value Asset Map

Underutilized Land Inventory - Logan Square eHub




Underutilized Land ^[1]




ACRES **70** 5%

PARCELS **425** 3%



1 Mile

-  Elevated Chicago eHub 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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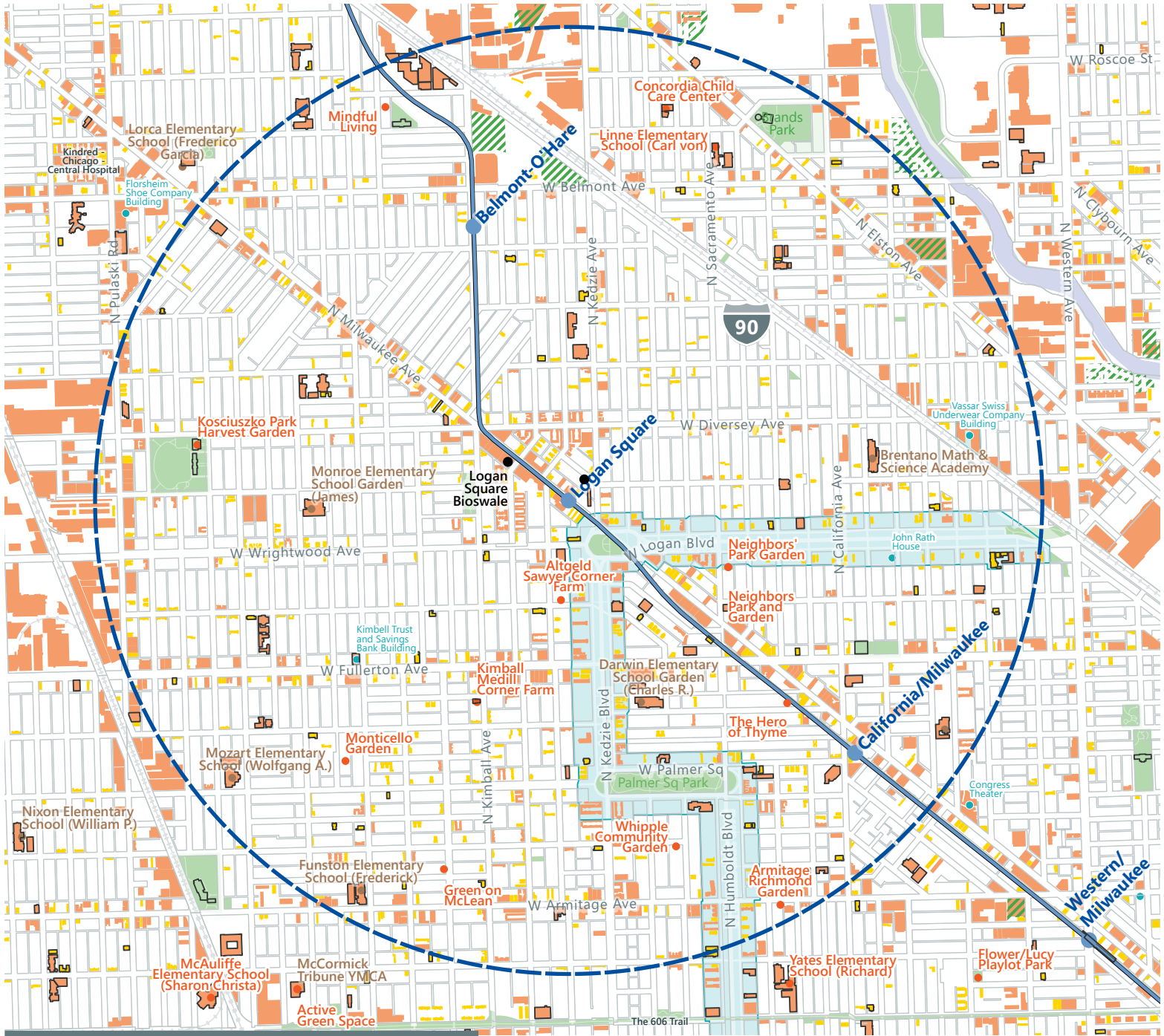
Sources:
City of Chicago
Cook County
Esri
SB Friedman

[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



1 Mile

- Elevated Chicago eHub 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/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



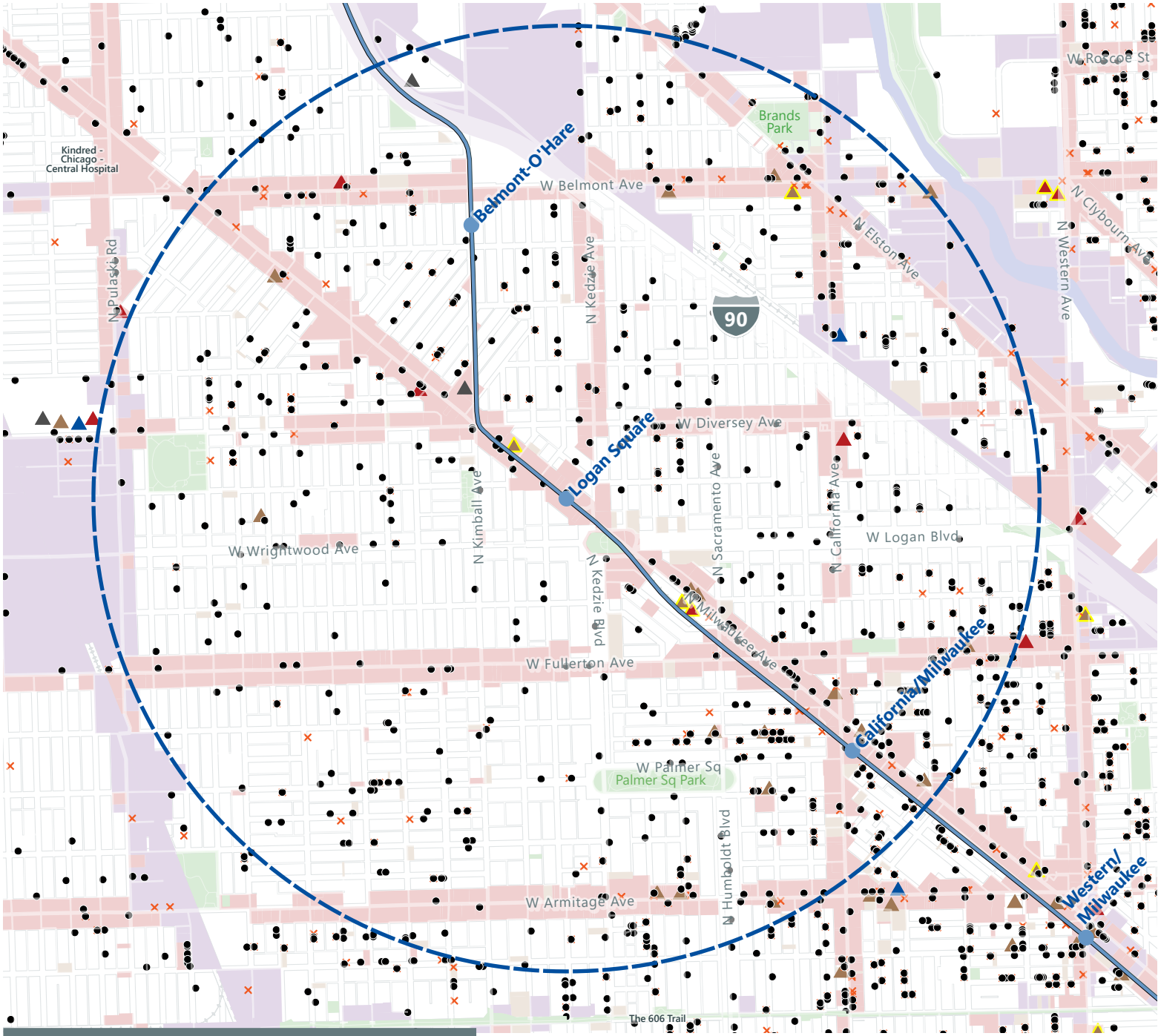
[1] Excludes residential buildings
 [2] From Elevate Energy: Estimate of technical potential for PV, i.e. the maximum feasible capacity of a PV system based on available area at site, accounting for shading, obstructions and other site features. We assume PV capacity at 1 kW per 10 square meters or approximately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

Development Activity

Asset Map

New/Proposed Development (Since 2013)

Multifamily	PROJECTS	20	UNITS	1,024
Retail	PROJECTS	4	SF	166,870
Industrial/Flex	PROJECTS	0	SF	0
Office	PROJECTS	1	SF	40,011



1 Mile

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Selected Zoning Districts

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

New/Proposed Development Since 2013

- Retail
- Multi-Family
- Office
- Specialty

Proposed Development

Permits

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

Elevated Chicago eHub Mile Buffer

Parks

Sources:
City of Chicago
Cook County
CoStar
Esri
SB Friedman



Development Incentives

Asset Map

New Markets Tax Credits Eligible

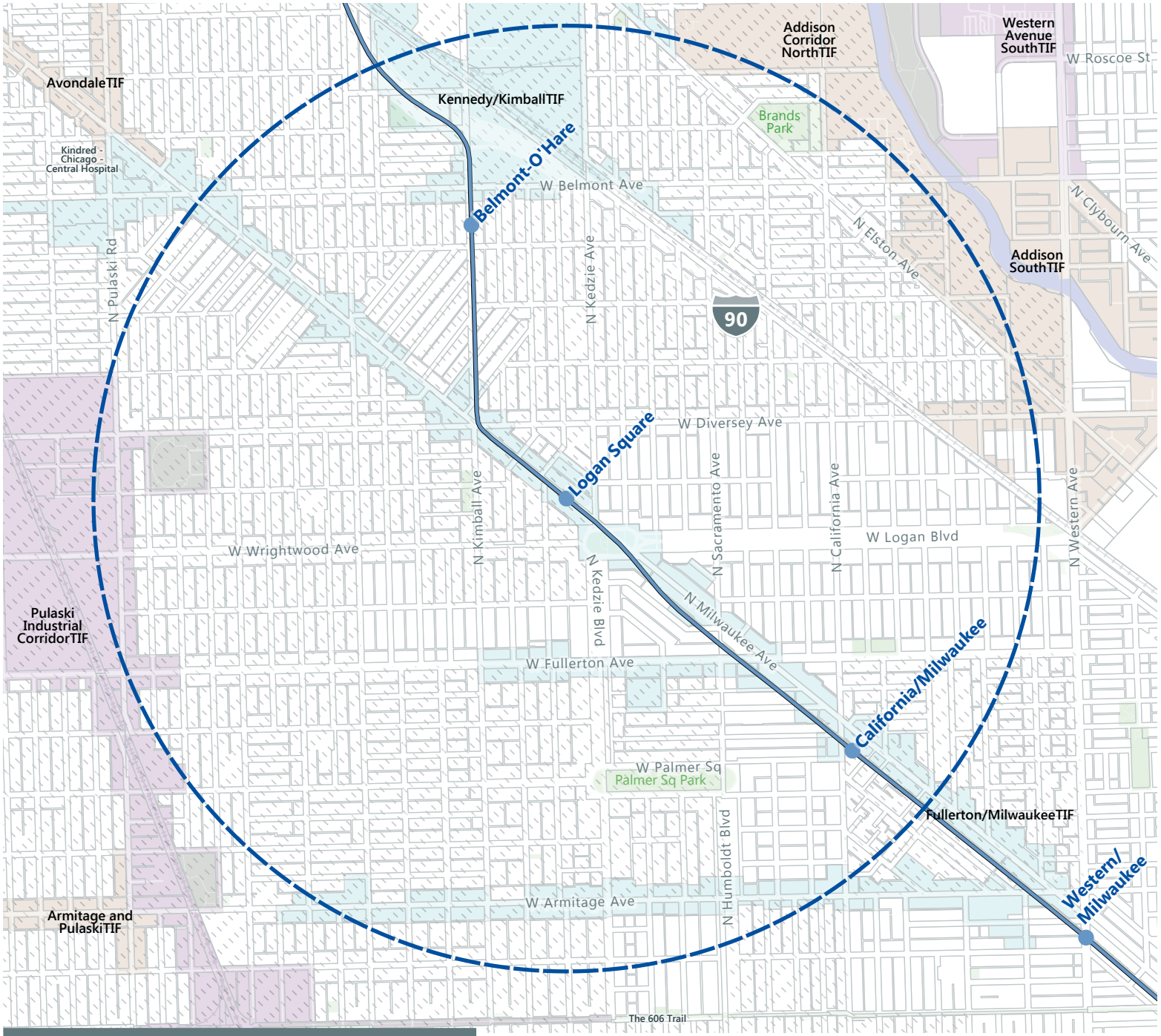
81%
by population

78%
by acreage

Neighborhood Opportunity Zone




0%
by population

0%
by acreage







1 Mile

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-  Elevated Chicago eHub Mile Buffer
-  Neighborhood Opportunity Zone
-  New Markets Tax Credits-Eligible

TIF Districts

-  Addison Corridor North
-  Addison South
-  Armitage and Pulaski
-  Avondale
-  Fullerton/Milwaukee
-  Kennedy/Kimball
-  Pulaski Industrial Corridor
-  Western Avenue South

Sources:
CDFI Fund
City of Chicago
Cook County
Esri
SB Friedman



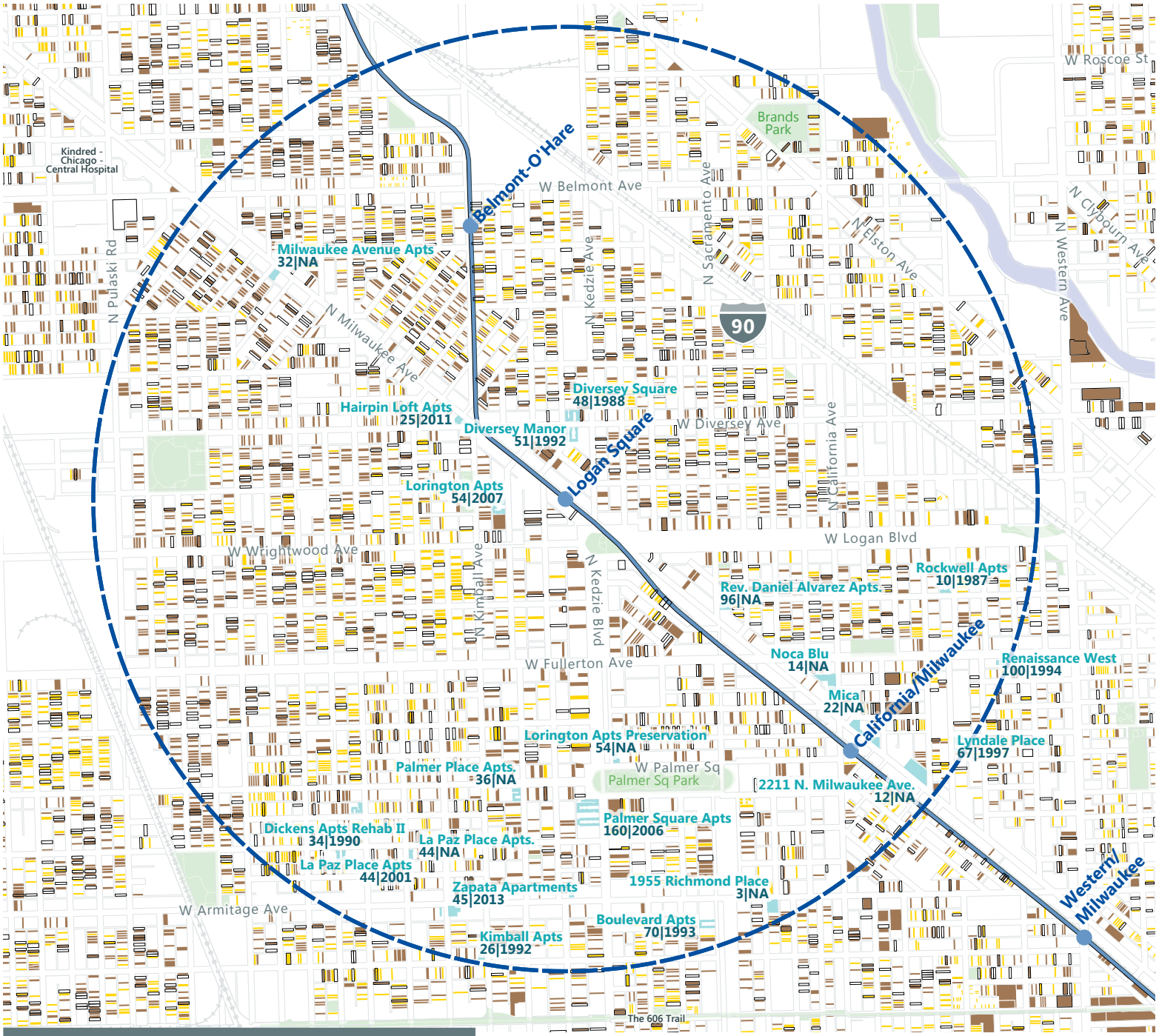
Housing Asset Map

Affordable Housing^[1]

DEVELOPMENTS **22**
APPROXIMATE UNIT COUNT **1,047**

Low-Income Senior Homeowner^[2]
PARCELS **947**
7% OF ALL PARCELS

Long-Term Homeowner^[3]
SINGLE-FAMILY PARCELS **1,947** (9% OF ALL PARCELS)
ALL OTHER RESIDENTIAL **2,479** (19% OF ALL PARCELS)



1 Mile

Elevated Chicago eHub 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.