## Logan Square

**Key Issues and Strategies by eHub**

### Key Issues

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

[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

<table>
<thead>
<tr>
<th>Key Strategies</th>
<th>Community Land Trust</th>
<th>Community Land Bank</th>
<th>Limited Equity Housing Cooperative</th>
<th>Neighborhood Opportunity Fund</th>
<th>Opportunity Investment Fund</th>
<th>Renewable Energy Credit Trading</th>
<th>Impact Investment</th>
<th>Long-term Homeowner Assistance</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

X: Present

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[Image 498x60 to 584x81]

[Image 498x26 to 584x47]
Other Community Anchors
Asset Map

Sources:
American Hospital Directory
City of Chicago
Cook County
Esi
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.
Logan Square
Sites Susceptible To Change Based On Land Use/Ownership Asset Map

Vacant Land Inventory - Logan Square eHub

<table>
<thead>
<tr>
<th>Category</th>
<th>ACRES</th>
<th>%</th>
<th>PARCELS</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cook County Land Bank-Owned</td>
<td>0</td>
<td>0%</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>City of Chicago-Owned</td>
<td>1</td>
<td>0%</td>
<td>14</td>
<td>6%</td>
</tr>
<tr>
<td>Privately-Owned Vacant Land</td>
<td>24</td>
<td>2%</td>
<td>214</td>
<td>2%</td>
</tr>
<tr>
<td>Total</td>
<td>25</td>
<td>2%</td>
<td>228</td>
<td>2%</td>
</tr>
</tbody>
</table>

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

- 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

Underutilized Land Inventory - Logan Square eHub
Underutilized Land [1] ACRE 70 5% PARCELS 425 3%

[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.

Sources:
City of Chicago
Cook County
Esri
SB Friedman

September 10, 2018
Ecodistrict Opportunities
Asset Map

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

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

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

[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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Logan Square
Nixon Elementary School (William P.)
Central Hospital
Mozart Elementary School (Wolfgang A.)
Brennan Math & Science Academy

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Elevated Chicago eHub City
Belmont-O'Hare
Logan Square
California/Milwaukee
Western/Milwaukee

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Nixon Elementary School (William P.)
Central Hospital
Mozart Elementary School (Wolfgang A.)
Brennan Math & Science Academy

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Logan Square
Development Activity
Asset Map

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

Market Conditions - Logan Square eHub
New/Proposed Development (Since 2013)

<table>
<thead>
<tr>
<th>Type</th>
<th>PROJECTS</th>
<th>UNITS</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily</td>
<td>20</td>
<td>1,024</td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td>4</td>
<td></td>
<td>166,870</td>
</tr>
<tr>
<td>Industrial/Flex</td>
<td>0</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Office</td>
<td>1</td>
<td></td>
<td>40,011</td>
</tr>
</tbody>
</table>

Sources:
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- Cook County
- CoStar
- Esri
- SB Friedman

September 10, 2018
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.

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