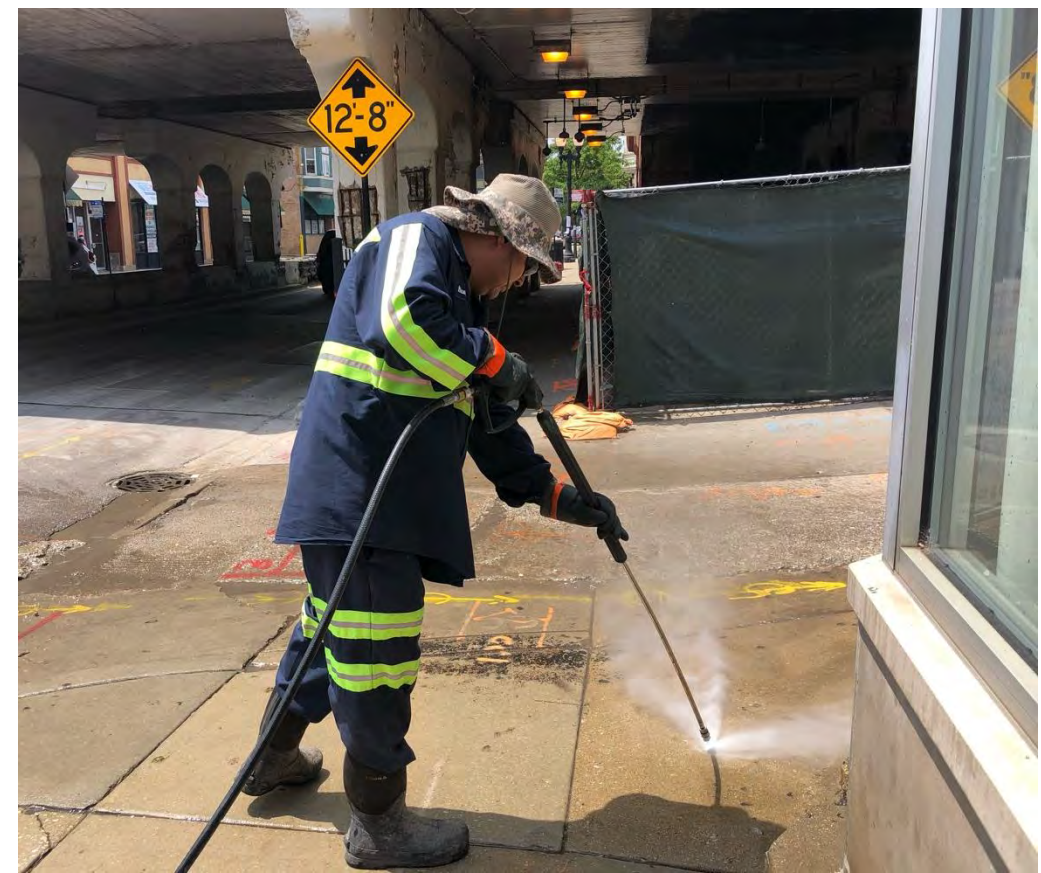




SSA #26 BROADWAY RENEWAL

Advisory Committee Meeting #1
February 26, 2026





AGENDA

- ✓ **Welcome & Introductions**
- ✓ **SSA Overview & Study Area**
- ✓ **Role of the Advisory Committee**
- ✓ **Visioning Activity & Survey**
- ✓ **Services & Cost**
- ✓ **Process & Next Steps**

Welcome & Introductions



Edgewater Chamber

Garrett Karp & Jessica Wobbekind

City of Chicago

Mark Roschen & Eileen Sweeney

Teska Associates

Scott Goldstein, Erin Cigliano & Kameria Nichols-Hazziez

2027 SSA Establishment Process



Clean. Green. Safe.



**Ciere Boatright
Commissioner**

SSA Program Overview

What is a Special Service Area (SSA)?

- Locally-initiated, **self-imposed** tax
- A **geographic area**, not an agency
- Funds **additional services** beyond the City's general services, within SSA boundaries
- City grants taxing authority and appoints local **SSA Commissioners**
- City contracts with **service provider agencies** to administer day-to-day SSA activities
- Authorized by **state** statute, **city** ordinance, and **DPD** policies

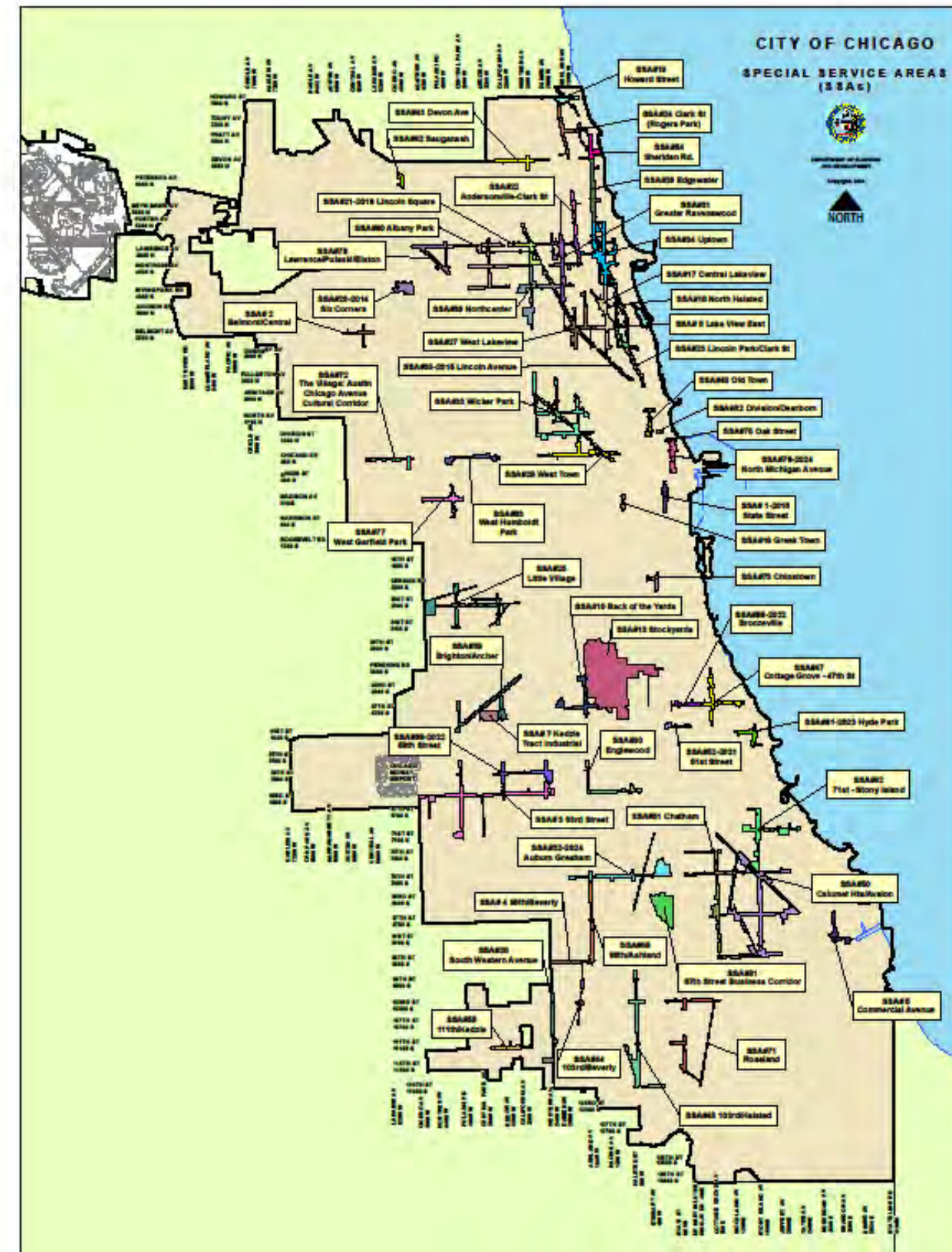




SSA Program Overview

2025 Stats at a Glance

- First SSA created in 1977
- **58** active SSAs
- **42** Service Provider Agencies
- **465+** Commissioners
- Initial terms of **10** years
- Term extensions of **15** years
- 2025 Budgets = \$34.8 million
 - Smallest \$43,000
 - **Median \$462,000**
 - Largest \$3,638,000





SSA Program Overview

Authorized Service Categories

- 1.00 Customer Attraction
- 2.00 Public Way Aesthetics
- 3.00 Sustainability and Public Pla
- 4.00 Economic/Business Develop
- 5.00 Public Health and Safety Programs

- 6.00 SSA Management
- 7.00 Personnel

SSA funds can only be spent within SSA boundaries.

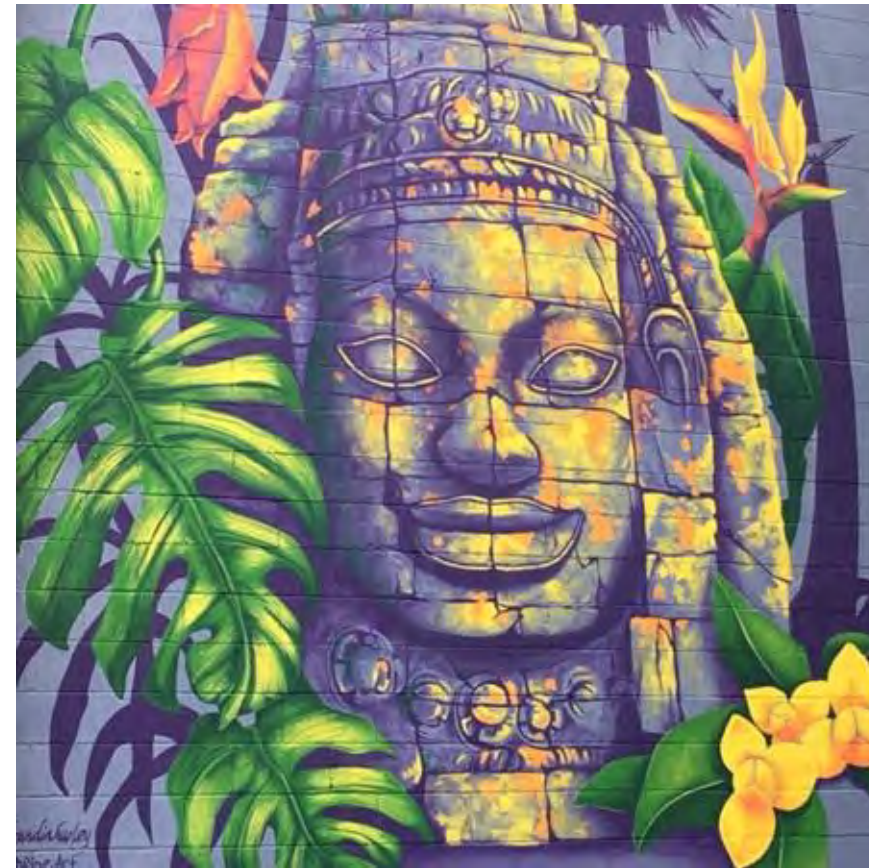
These categories cannot exceed 30% of the levy total.



SSA Services Gallery



Public Gathering Spaces

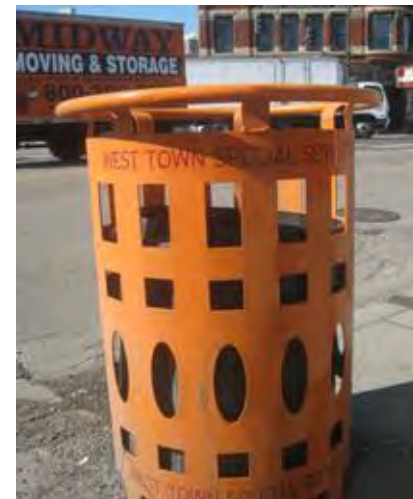


Public Art



Special Events

Customized Trash Cans



Unique Identifiers





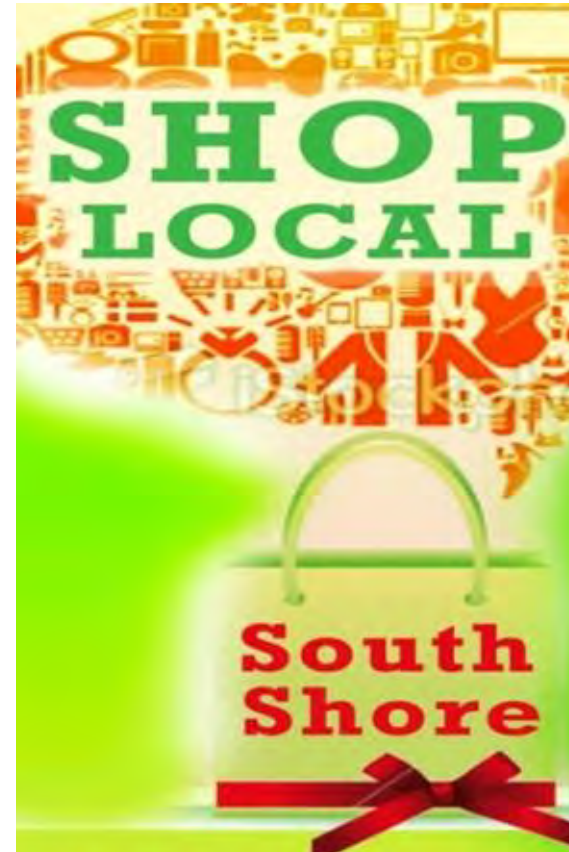
SSA Program Overview

1.00 Customer Attraction

- Website Management
- Special Events / Festivals
- Free WiFi Program
- Social Media Outreach

2.00 Public Way Aesthetics

- Graffiti Removal/Prevention
- Landscaping, Sidewalk Cleaning
- Façade Rebate Program
- Wayfinding Signage



3.00 Sustainability and Public Places

- Garbage/Recycling Materials Program
- Small Business Energy Efficiency Retrofits
- Public Transit Enhancements
- Bicycle Racks

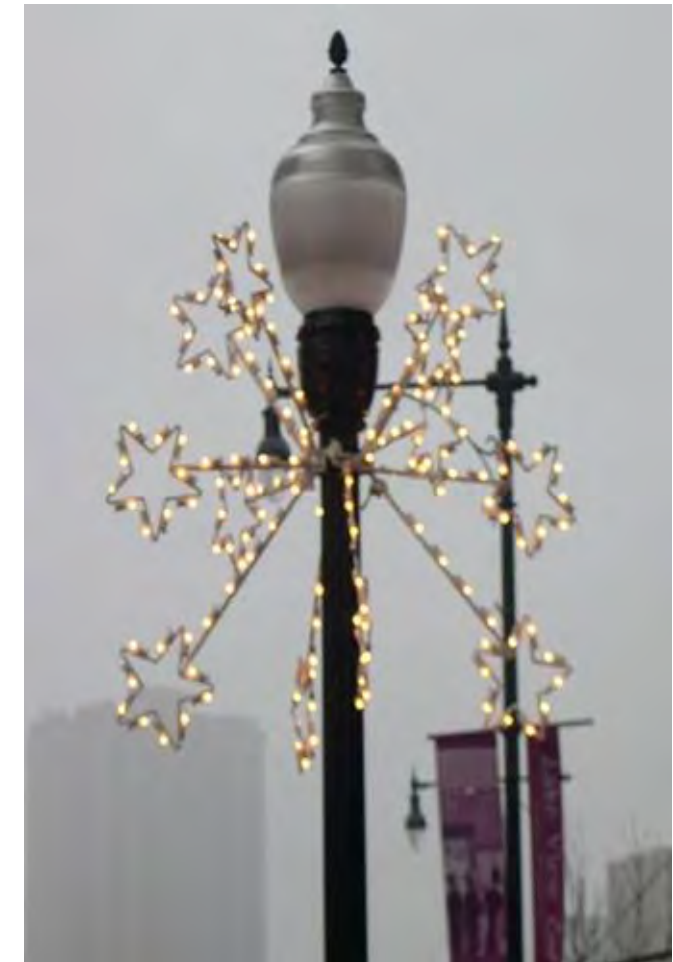
4.00 Economic/Business Development

- Marketing Available Storefronts
- Strategic / Master Planning
- Commission Development and Recruitment

SSA Program Overview

5.00 Public Health and Safety Programs

- Public Way Surveillance Cameras/Maintenance
- Security Patrol Services
- Rebates for Public Health and Safety Upgrades



SSA Program Overview

6.00 SSA Management

- Annual audit
- Accounting
- Office Operations
- Monitoring/Compliance



7.00 Personnel

- Personnel – includes SSA provider's share for employee salaries and fringe
- Cost Allocation – Tracks provider's multiple funding sources to prohibit "double-funding" of shared administrative line items

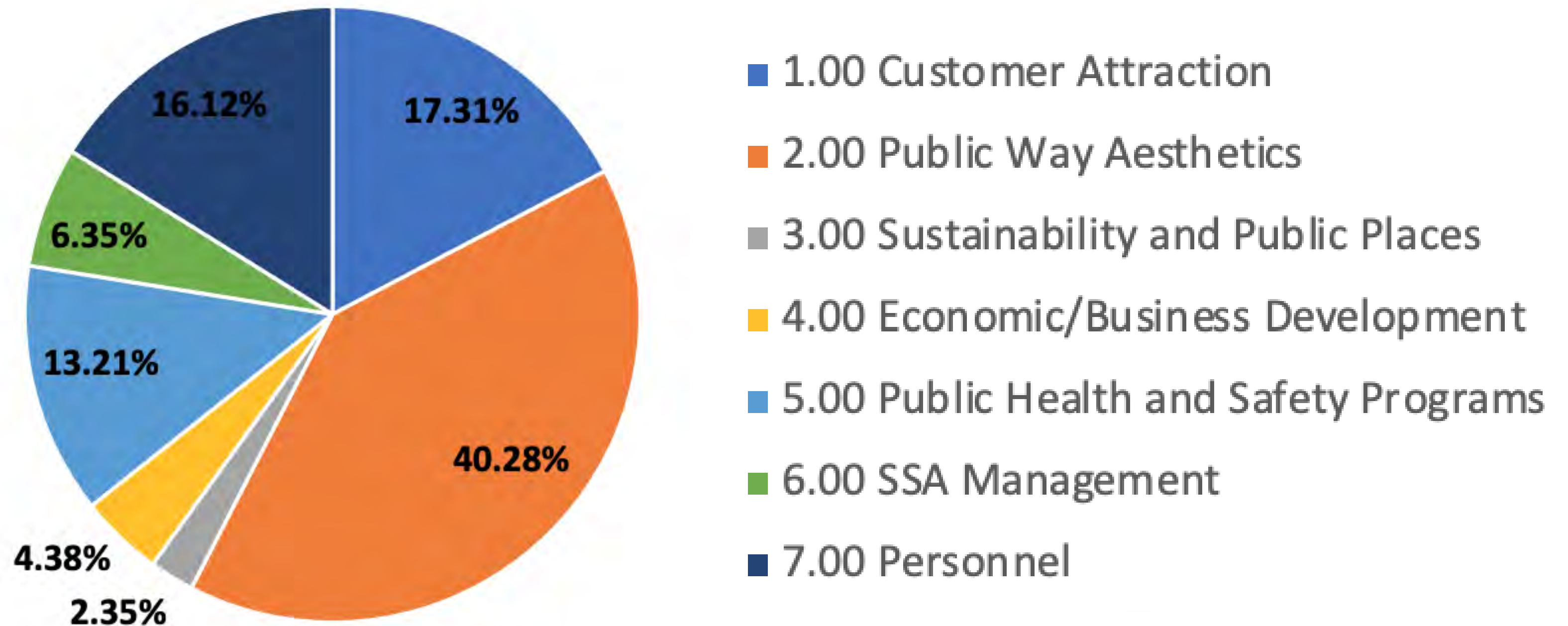
Per State Statute:

Administrative Expenses (Categories 6.00 + 7.00) **cannot exceed 30% of levy amount**



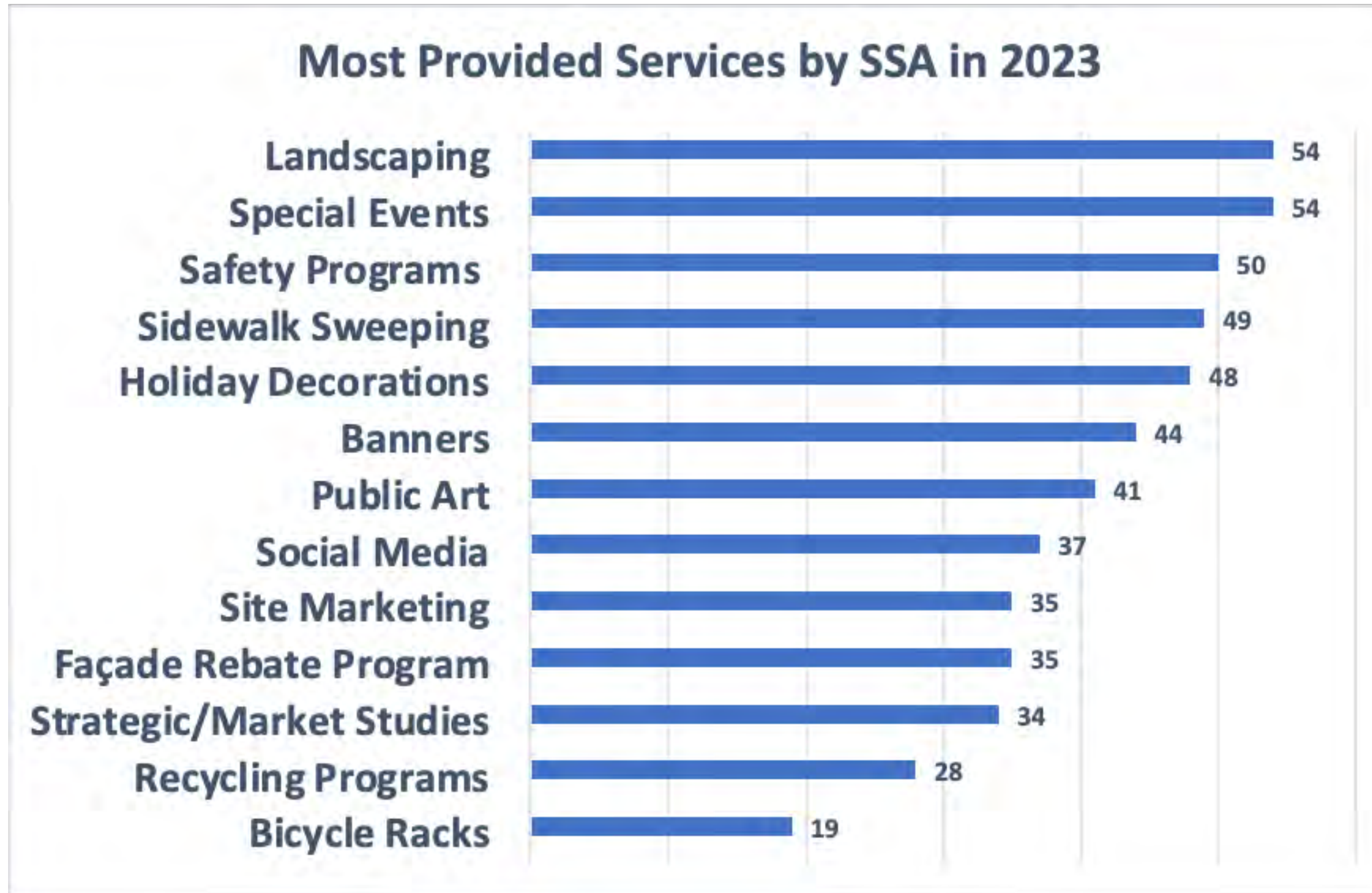
SSA Program Overview

Allocation of Funding by SSA Category for all 58 SSAs in 2025





Most-Provided Services of 58 SSAs





Roles and Responsibilities

The SSA Commission

- Recommends tax rate, services, budget, and Service Provider yearly
- Authorizes budget line item modifications
- Reviews vendor finalists and approve subcontracts
- Monitors all SSA expense reports provided by Service Provider agency
- Reviews and approves SSA meeting agenda and minutes
- Authorizes payments from SSA account



Roles and Responsibilities

The Service Provider Staff

- Manages daily SSA activities
- Guides vendor selection and RFP process
 - Issues requests for proposals (RFPs)
 - Reviews responses
 - Recommends top respondents to commission
 - Signs contracts with vendors
 - Monitors contracts to ensure services are delivered
- Prepares regular reports to DPD and Commission
- Ensures contract requirements are fulfilled



Key Legislation Governing SSAs

- Illinois State Statute: SSA Tax Law
- City Ordinances
- Open Meetings Act (OMA)
- Freedom of Information Act (FOIA)
- City and County Ethics Ordinances





Legislation

City Ordinances

- **Establishment Ordinance**
 - Must be renewed every 10-15 years
 - Defines SSA Boundaries
 - Sets Tax Rate Cap
 - Sets Expiration Date
 - Defines Commissioner Number, Terms, Qualifications, Appointment Process, Powers





Legislation

City Ordinances

- **Annual Levy Ordinance**
 - Must be approved every year
 - Sets annual levy and associated tax rate for upcoming year
 - Establishes budget for upcoming year
 - Designates a Service Provider to administer the SSA for the upcoming year subject to a Service Provider Agreement (SPA)





Local Outreach / Support for New & Renewing SSAs

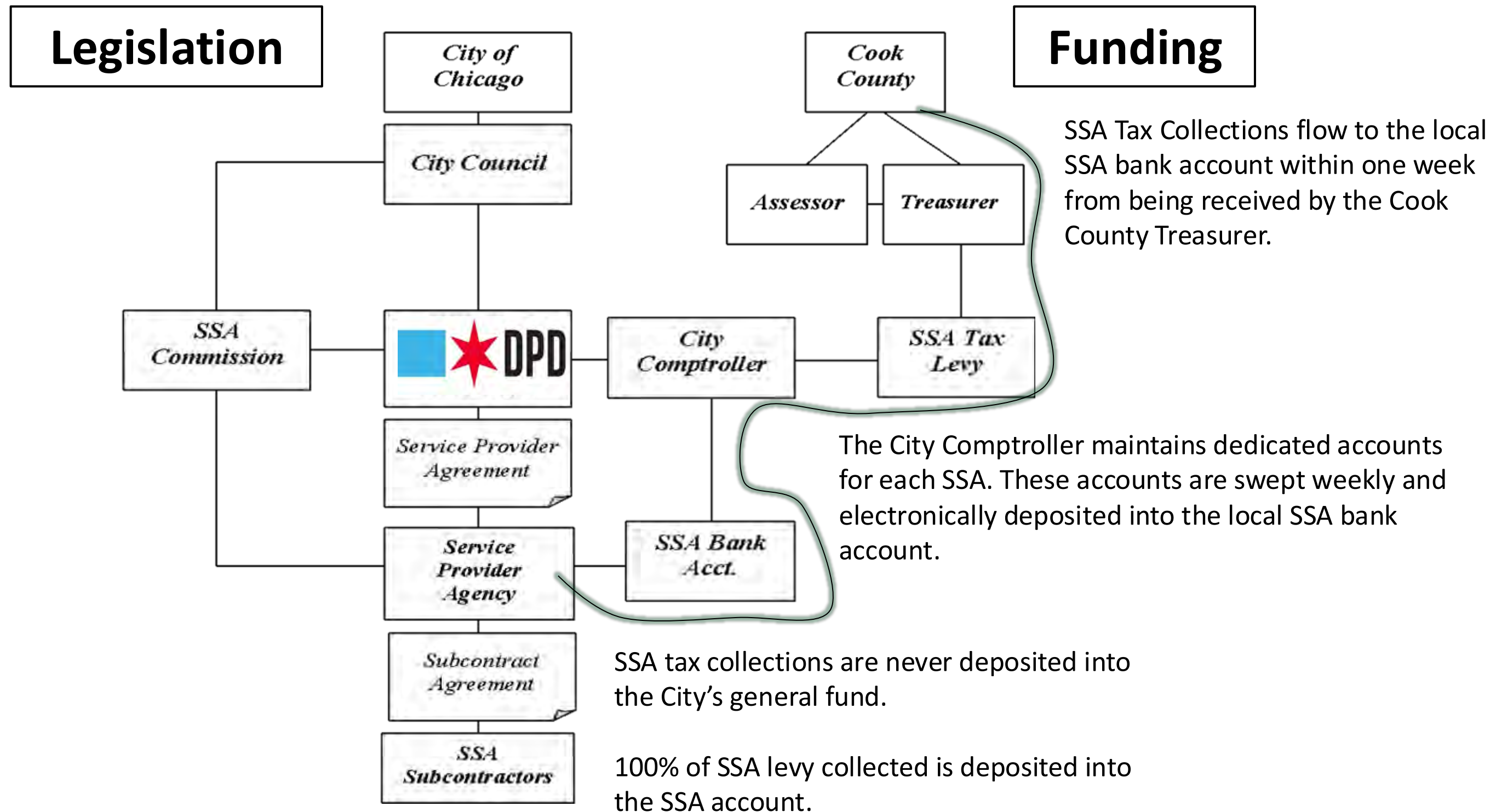
- DPD requires **two community meetings** to inform SSA stakeholders and gather feedback
- Sponsoring agency must brief local aldermen
- **Signatures of support** from at least **20%** of the PINs within the proposed SSA boundaries
 - Minimum of **10%** by June 12th
 - Entire **20%+** by August 1st
- **Formal public hearing** held in the fall at City Hall



Vetting Overview

- **SSA Commissioners**
 - Require Mayoral nomination and City Council approval
 - No debts to City or Child Support
 - Annual City and County Ethics Statements
- **Service Provider**
 - No debts to City or Child Support
 - Economic Disclosure Statement with City of Chicago
 - In good standing with State of Illinois
- **City monitors on behalf of taxpayers**
 - Reviews annual audits
 - Limits administrative expenses
 - Review performance metrics of service providers

SSA Management Flow Chart





2027 SSA Creation Timeline

Research & Consensus Building	Conduct Community Meetings	Submit SSA Application	Conduct Public Hearing & Introduce Ordinance	County Filing & Recording	New SSA Begins	Tax Levy Collected/ Distributed
Jan-Mar 2026	Apr-May 2026	Jun 12 2026	Oct-Dec 2026	Dec 2026	Jan 2027	Mar or Aug 2027

Thank You!

Small Business Development Bureau

Mary O'Connor, Deputy Commissioner

Mark Roschen, Assistant Commissioner 312-744-1083

SSA Project Managers

Ryan Greenlaw

Oneida Pate

Eileen Sweeney

Gabidel Miranda

Jennifer Magallanes

312-744-7076

312-744-7471

312-742-1836

312-744-0352

312-744-0842 – SSA Commissioner applications/questions



**Ciere Boatright
Commissioner**



SSA Overview



How does a Special Service Area (SSA) support local businesses and properties?

A SSA is a designated area in which property owners choose to provide additional services for the benefit of residents, merchants, and visitors funded by a dedicated property tax.



Funds collected flow directly back into the district to be spent based on local priorities.

How does it work?



community generated fund balance

The Special Service Area is funded by a dedicated property tax and you, the Advisory Committee, will help decide what that rate is.



funds go back into district

Funds generated go back into the community towards needs, services and improvements; dollars must be spent within the SSA boundaries.



district benefits from funds

Businesses and residents located in the SSA directly benefit from the investments made and help decide where to focus funds.

Role of the Advisory Committee



Today we invite you to help guide the vision, goals and renewal process.

Together, we will engage local businesses and property owners along Broadway & Devon to understand their needs, aspirations, and how to best strengthen the SSA district at large.



Each of you bring a unique perspective and connection to SSA #26. Thank you for sharing such, your time, and supporting this process.

SSA #26 Boundary Map

SSA #26 extends north-south along **Broadway Avenue** from Devon to Foster and includes east-west portions of:

- Devon (Sheridan to Glenwood)
- Granville (Broadway to Kenmore)
- Bryn Mawr (Broadway to Kenmore)
- Ridge (northwest corner)

There is consideration of expanding the SSA further west along Devon Ave to Clark Street; see map.



Services & Programs

Queue, we are family... Special Service Areas are part of a much larger ecosystem. Chicago is home to 58 active SSAs citywide offering a broad range of services and programs.



PROGRAMMING



BEAUTIFICATION



FESTIVALS



KIDS ACTIVITIES



MAINTENANCE



SAFETY



MURALS



LIGHTING



MARKETING



BIKE RACKS



HOLIDAY DECOR



SIGNAGE

Customer Attraction



BANNERS & HOLIDAY DECORATIONS



ADIRONDECK CHAIRS

Customer Attraction



EDGEWATER MUSIC FEST 2025
CHICAGO SEP 5-7

BROADWAY & THORNSDALE
FEET FROM CTA RED LINE
30+ MUSIC ACTS / 80+ VENDORS
FOOD / DRINKS / FUN
\$10 SUGGESTED DONATION

CLOUD NOTHINGS **RIC WILSON** **FOXY SHAZAM**
SPEEDY ORTIZ • **SWEET PILL** • **SLUDGEWORTH**
THE BROKEDOWNS • DR. MANHATTAN • AIR CREDITS
BEV RAGE & THE DRINKS • DEVON KAY & THE SOLUTIONS
UNIVERSAL TOGETHERNESS BAND • PINKSQUEEZE • EDGING
TIGHTWIRE • TROMBLAU & FRIENDS • RICH JONES • OK COOL
UNIFLORA • BABE REPORT • FREDDIE OLD SOUL • DISCUS
100 DAYYS • NAKED BRUNCH • COWBOY JANE • BLACK BEAR COMBO
THE REAGANOMICS • MOYANA • RADIO FREE HONDURAS
FRITELAND JACKSON • THE WRONG TONE • SCHOOL OF ROCK ANDERSONVILLE

EDGE CHICAGO WYNYL EDGE p1202

EDGEWATER MUSIC FEST



Edgewater Indoor Market 2026
@ Broadway Armory


Select Saturdays This Winter!
1/10 1/31 2/14 2/28 3/14

10am - 2pm
FREE TO ATTEND!

5917 N. Broadway
1st Floor Gymnasium
edgewater.org

msufcu BY Byline Bank CASTLE FOOD & LIQUOR

EDGEWATER INDOOR MARKET



edgewaterchamber
Broadway Armory Park

The indoor market will feature 60+ food vendors, artists, and artisans selling prepared foods, baked goods, winter produce, warm drinks, local treats, art, gifts, and more!

This year's market will be expanding and moving into the 1st floor space at Broadway Armory with more vendors, more dates, more variety, more room to hang out, and zero stairs to climb.

Entry to the market is free. Vendors will have individually priced goods for purchase (and maybe some free samples!)

We can't wait to see you there!

novathekingg 10w
I love what y'all are doing! 🙌👏

306 12

November 10, 2025



EDGEWATER MONDAY MARKET



edgewaterchamber
Broadway Armory Park

edgewaterchamber 20w
FINAL EDGEWATER MONDAY MARKET OF THE SEASON.

Monday 9/29. 3pm-7pm. SE corner of Broadway & Thorndale. Let's run it back one more time.

indie.cafe.sushi.thai 19w
🍷🍷
Reply

48 1

September 28, 2025

Customer Attraction



COMMUNITY PROGRAMMING
EDGEWATER MUSIC FEST

Customer Attraction



COMMUNITY PROGRAMMING
EDGEWATER INDOOR MARKET

Public Way Aesthetics



SEASONAL PLANTINGS

Public Way Aesthetics

FAÇADE REBATE • RESTORATION & ENHANCEMENT
BLOWFISH SUSHI & RAMEN, 1130 BRYN MAWR AVE



Public Way Aesthetics



WAYFINDING SIGNAGE



LITTER ABATEMENT
(current frequency 3x per week)



SIDEWALK POWER WASH

Sustainability, Economic Development & Safety



20 NEW BRANDED BIKE RACKS

Safety Programs



Security Enhancement Rebate Application

Description

The Special Service Area (SSA) #26 Security Enhancement Rebate Program is designed to provide rebates for security enhancements to a property, business, or space surrounding them. The program is managed by Edgewater Chamber of Commerce and is intended to increase safety throughout the SSA #26 commercial corridors.

Rebate Amounts

Businesses that apply for funding under the guidelines of the Security Enhancement Rebate Program will be eligible to receive up to \$1,000 to cover costs for the costs incurred for the installation of security enhancements to a property, business, or space surrounding them.



Vandalism Repair Rebate Application

Description

The Vandalism Repair Rebate Program provides financial assistance for physical repairs to broken or acid etched glass on windows and doors of commercial spaces along the public way due to vandalism. The goal of the Vandalism Repair Rebate Program is to ensure that the Edgewater Special Service Area (SSA) #26 district is not mired by broken or boarded up windows, and that businesses can receive financial assistance if vandalism occurs. SSA #26 is the funding source used to provide rebates for business repairs to property within its boundaries. The Vandalism Repair Rebate Program is administered by the Edgewater Chamber of Commerce, which is the SSA Service Provider agency, under the oversight of the Chicago Department of Planning and Development.

Rebate Amounts

Businesses that apply for funding under the guidelines of the Vandalism Repair Rebate program will be eligible to receive up to \$1,000 per calendar year to cover costs for the costs incurred for repairs of windows and doors damaged due to vandalism.

Visioning & Reflection Activity



- What is the most significant impact or **visible improvement** in **last 2 years**?
- Which services do you consider '**must-haves**' that deliver high ROI?
- If you could **fast-track investment** into a service, program or location, **where would you place it, why?**
- What **other ideas** do you have for the SSA and **ways to support small businesses?**

Informational Brochure

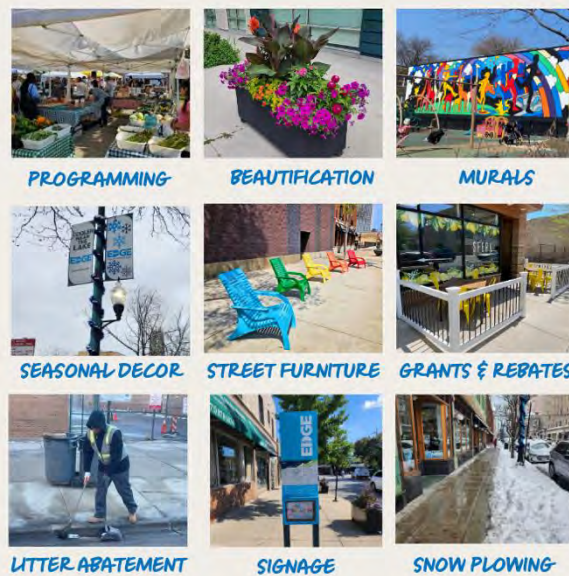
EDGE WATER SPECIAL SERVICE AREA #26 RENEWAL



SSA #26 Overview Help Support Neighborhood Vitality

Edgewater Chamber of Commerce, in partnership with local businesses and property owners, is committed to keeping our neighborhood corridors vibrant, welcoming, and competitive. From fresh murals and new street furniture to facade rebates and signature events like the Edgewater Indoor Market and Music Fest – Special Service Area (SSA) #26 makes these investments possible.

The renewal of SSA #26 in 2026 is essential to sustain funding for services and programs that support small businesses, attract visitors, and enhance the district. Join the effort to ensure continuity of:



Process Jan to Dec 2026

- Jan-March**
 - Start-up + Feasibility
 - Funding
 - Advisory Committee Meetings
- April - June**
 - SSA District Plan
 - Community Meetings
 - Obtain Initial Signatures of Support (10%)
- July-December**
 - Obtain Final Signatures of Support (20%)
 - Public Hearing
 - Adoption



» LEARN MORE

Join Us for a Community Meeting!

The Edgewater Chamber of Commerce will be hosting two community meetings in Spring 2026 to inform stakeholders about the renewal process. To learn more visit:

SCAN ME



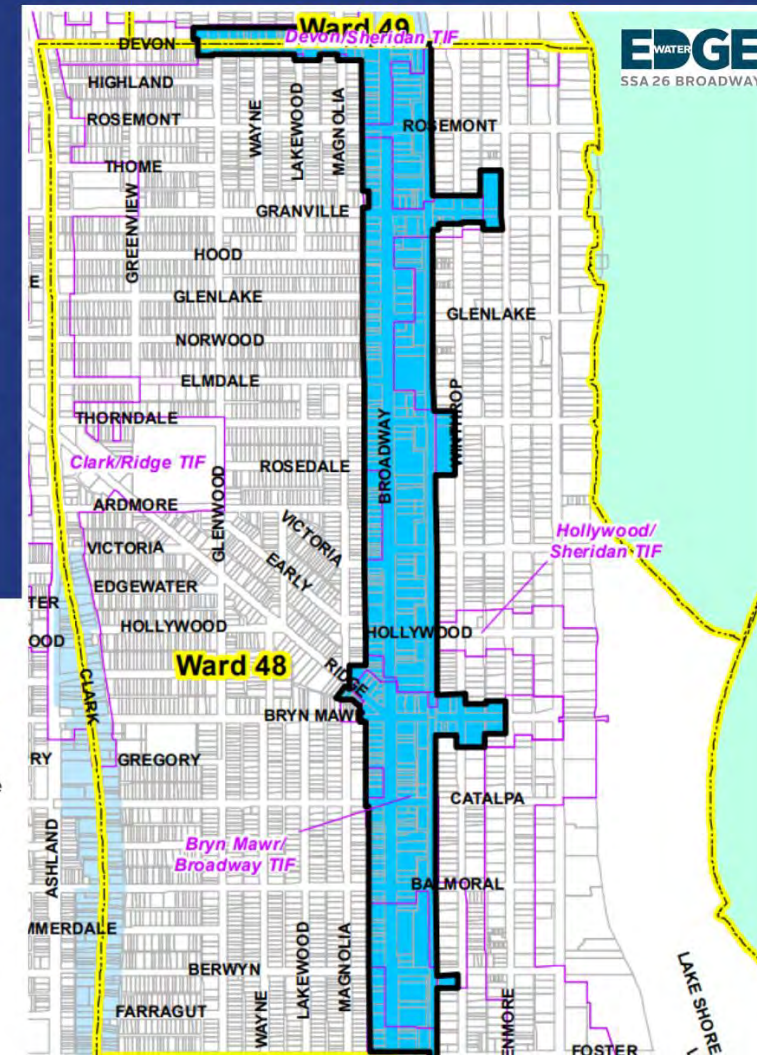
www.edgewater.org/ssa-26

SSA #26 Boundaries

SSA #26 includes properties along Broadway Avenue from Foster Avenue to Devon Avenue and portions of:

- Devon (Broadway to Glenwood)
- Granville (Broadway to Kenmore)
- Bryn Mawr (Broadway to Kenmore)
- Ridge (Bryn Mawr to Magnolia)
- Berwyn (Broadway to Winthrop)
- Thorndale (Broadway to Winthrop)

There is consideration of expanding the SSA west along Devon Ave to Clark Street.



Today's retail landscape is more challenging than ever.

Local businesses and organizations increasingly recognize the importance of a strategic, collaborative approach to identifying shared priorities and coordinating efforts. Special Service Areas provide funding to achieve these goals and this renewal process is the perfect time to share input to help shape such.

Take the SSA #26 Needs Assessment Survey

- What types of services would you like to prioritize?
- Where is additional investment or improvement needed?
- How can we best support small businesses?
- Share your input to help inform the renewal of SSA #26!

SCAN ME



Edgewater Indoor Market

WWW.EDGEWATER.ORG/SSA-26

Max Tax Rate vs. Annual Levy

Maximum Tax Rate

- Locks in the tax cap for the next 15 years
- **Cannot be exceeded** or changed without a formal City process.
- The current Maximum Tax Rate for SSA #26 is 0.550%

Annual Levy

- SSA Commission meets annually to set the levy.
- **Can change** depending on district needs; is almost always lower than the cap.
- The 2026 Annual Rate for SSA #26 is 0.5274%

Planning for Fluctuation & Flexibility

Maximum Rate

Annual Rate

Current SSA #26 Max Rate = 0.550%



← - - - 15-Year SSA Cycle & Levy Implications - - - →

- The annual SSA levy can **change** depending on district needs, goals, and outside factors.
- The Commission sets the **annual rate**.
- The max rate should include a **reasonable buffer** to account for changes and opportunities over the SSA cycle.
- Not including a buffer is like building a ceiling that is only an inch above your head -- you'll eventually hit it

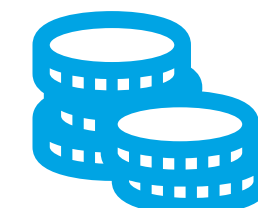
Evolving
Service Needs &
Vendor Rates



Capital
Improvements &
Grant Match



EAV Shifts
& Inflation Over
15-Year Cycle



What does it cost?

	CURRENT MAX RATE					
SSA Tax Rate	0.55%	0.60%	0.65%	0.70%	0.75%	0.80%
Cost per \$100K Equalized Assessed Value (Monthly)	\$46	\$50	\$54	\$58	\$62	\$66
SSA Projected Revenue	\$605,000	\$660,000	\$715,000	\$770,000	\$825,000	\$880,000

Comparable SSAs

SSA	Maximum Rate	Annual Rate	Total Budget
SSA #24 Clark/Morse	0.75%	0.53%	\$571,431
SSA #18 Northhalsted	0.65%	0.53%	\$656,559
SSA #16 Greektown	1.00%	0.38%	\$950,974

Cost Examples

Public Way Aesthetics	Description	Cost
Landscaping	Seasonal plantings	\$130,000
Façade Enhancement Program – Rebates	4 rebates @ \$5,000 each	\$20,000
Wayfinding /Signage	Maintenance of 4 wayfinding signs	\$2,000
Streetscape elements	Updates including planters and public seating	\$99,000
Public art	2-3 murals, vacant storefront activations	\$83,500
Sidewalk maintenance	Litter abatement	\$67,000
City Permits	Permits for public seating and wayfinding	\$2,000
Snow Removal	Sidewalk snow removal	\$50,000
Sidewalk café permits	Rebate program for 12 rebates	\$7,200
Total		\$378,550

Cost Examples

Customer Attraction	Description	Cost
Special Events Sponsorships	Edgewater Indoor Market, Monday Market, Music Fest	\$45,000
Decorative Banners	Printing, installation, replacement of banners	\$16,000
Holiday Decorations	Holiday decorations throughout SSA	\$48,000
Print Materials	Printing fees such as banners and signs for SSA events	\$4,000
Display Advertising	Print and digital advertising for SSA funded events	\$2000
Total		\$122,000

Cost Examples

Sustainability, Econ Dev, Safety	Description	Cost
Bike Transit Enhancements	20 Branded bike racks installed in SSA	\$10,000
Site Marketing	Cityscape	\$2,000
Safety Improvement	Rebates for safety and security	\$3,000
Vandalism Repair	Safety communication	\$4,000
Total		\$19,000

Signatures of Support

The City of Chicago requires signatures of support from taxpayers who represent 20% of all non-exempt PINs.

The signature form requires:

- Maximum Tax Rate to Be Listed on Form
- Authorized Signature of Taxpayer

Key Dates

- 10% of PINS by June 10, 2026
- Additional 10% of PINs by August 1, 2026

2026 Designation Process

Jan – Feb

Start-Up

- SSA Boundary
- Data Collection
- Build Database
- Map Boundaries

Feb - Mar

SSA Funding & Visioning

- Build Database
- Levy Options
- Business Outreach
- AC #1 Meeting
- AC #2 Meeting
- Finalize Boundaries
- Confirm Max Rate

Apr -May

Needs Assessment & Metrics

- Needs Assessment Survey
- Prepare Statement of proposed SSA Services
- Community Meetings 1 & 2

May – Jun

SSA District Plan

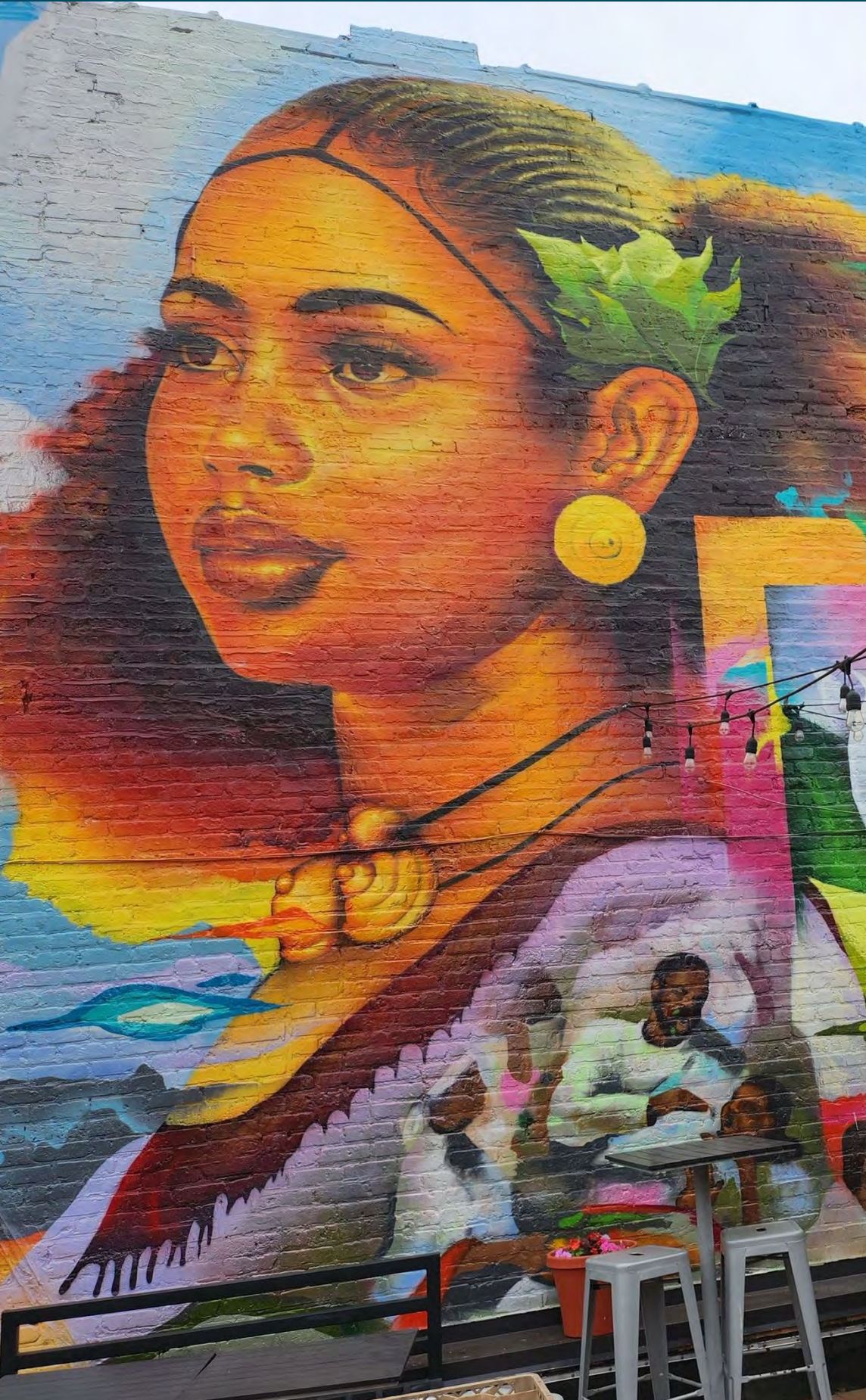
- Collect Signatures
- SSA Governance & Management Plan
- Application to City by June 10 with signatures of 10% of PINs

Jul – Dec

Application & Adoption

- Additional signatures of 10% of PINs by August 1
- SSA Ordinance
- Notice of Meetings
- Public Hearing / Adoption

Action Items



1. Discuss Boundary

Vote at Advisory Committee #2

2. Discuss Levy and Maximum Tax Rate

Vote at Advisory Committee #2

3. Community Meeting #1

Thursday, April 16 at 5:30 on Zoom

4. Community Meeting #2

Thursday, April 23 at 1pm at Edgewater Chamber



Thank You!

Advisory Committee Meeting #1
February 26, 2026

