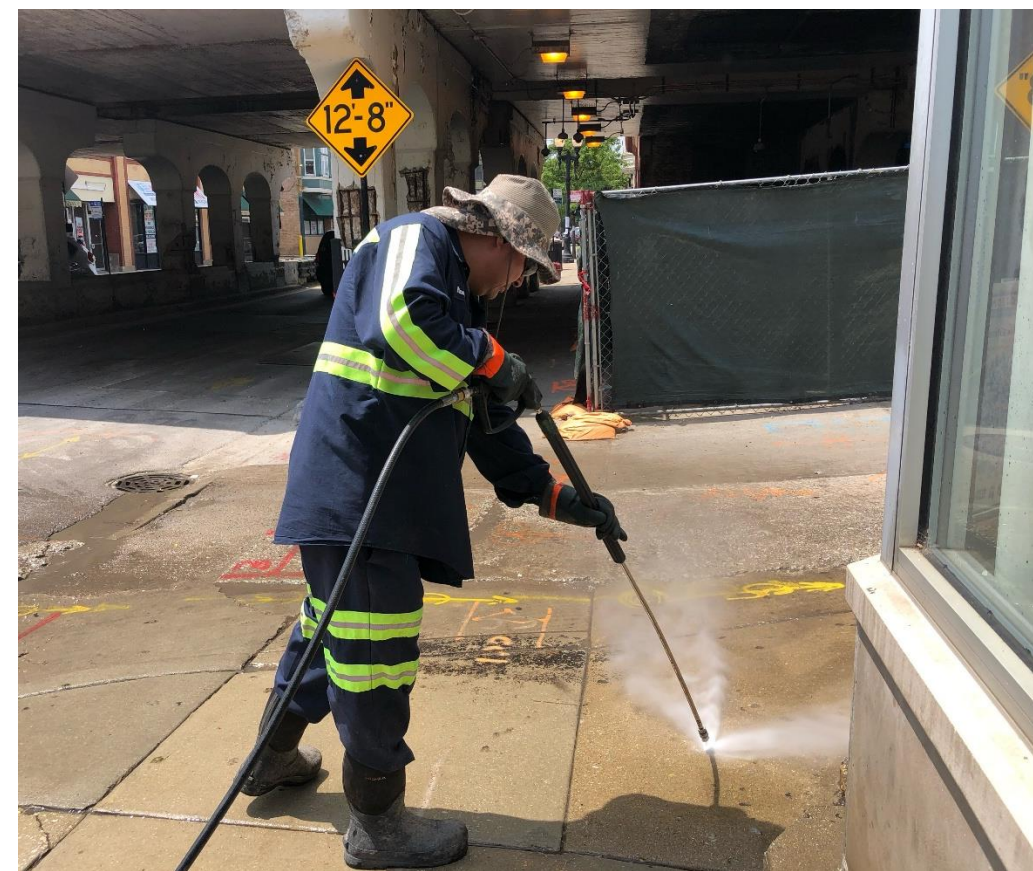




SSA #26 BROADWAY RENEWAL

Advisory Committee Meeting #2
March 18, 2026





AGENDA

- ✓ **Welcome & Introductions**
- ✓ **Services, Costs & Tax Rates**
- ✓ **Boundaries**
- ✓ **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

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.

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.

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

AC #1 Visioning & Reflection Activity



“The **chairs** are a recent and very visible investment, vibrant and inviting.”

“**Edgewater Music Fest.** I heard from a lot of customers and people saying the neighborhood is cool. The fest and markets are a big part of that.”

“I love the **Farmers Market**, and the **Indoor Market** has expanded so much. They are drawing a lot of people here.”

“I always say thank you to **Cleanslate** for picking up litter and keeping things nice.”

“**Trash pick-up** is a big winner. Being by the Lake is windy, trash blows from alleys.”

“The **patio rebates** are super unique, something other SSAs don’t do much of.”

“**Street banners** are important. It subconsciously lets you know where you are.”

“The **placemaking** that is happening is great, the murals are vibrant, very lovely.”

“I’m really happy when I see the **holiday stuff** going up.”

Needs Assessment Survey


EDGE
WATER
SSA 26 BROADWAY

SSA #26 Needs Assessment Survey

Instructions: Please share your thoughts on services that are needed in order to inform the renewal of Special Service Area (SSA) #26. Edgewater Chamber of Commerce is the service provider for the SSA. Your input is important to identify local needs, improvements, and programs that would have the greatest impact. Please take the short survey that follows.

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

- Devon (Broadway to Glenwood)
- Granite (Broadway to Kenmore)
- Dryden (Broadway to Kenmore)
- Ridge (Dryden to Magnolia)
- Denison (Broadway to Withrow)
- Thornside (Broadway to Withrow)



Ward 30
Ward 40
Ward 48

Part 1: Your Connection

Q2 Which best describes your connection to SSA #26? Choose all that apply:

- Business Owner
- Local Employee
- Property Owner
- Resident
- Neighbor
- Regular customer / visitor

Other: _____

Q3 How long have you lived, worked, or owned SSA #26?

- 1-4 years
- 5-10 years
- 11-15 years
- 16-20 years
- 20+ years

Part 2: Conditions and Priorities

Q4 How would you rate the following aspects of SSA #26 today?

	Excellent	Good	Fair	Poor	Very Poor
Overall street view and cleanliness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safety and security	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional services and availability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public art and aesthetic quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessibility and amenities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special events and programming	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Physical appearance (cleanliness, maintenance, graffiti)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Support for local businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Part 3: Communication

Q5 How do you prefer to receive updates about chamber news and SSA activities? Check all that apply:

- Email newsletters
- Social media
- Chamber website
- In-person meetings or events

Other: _____

Q6 Are you a property owner in support of renewing SSA #26? Please share your name, address and phone number to receive a signature support form from Edgewater Chamber.



Please complete and share with your SSA #26 neighbors, fellow businesses, property owners, and employees.

Interim Needs Assessment Survey Snapshot

149 responses collected March 6–17, 2026

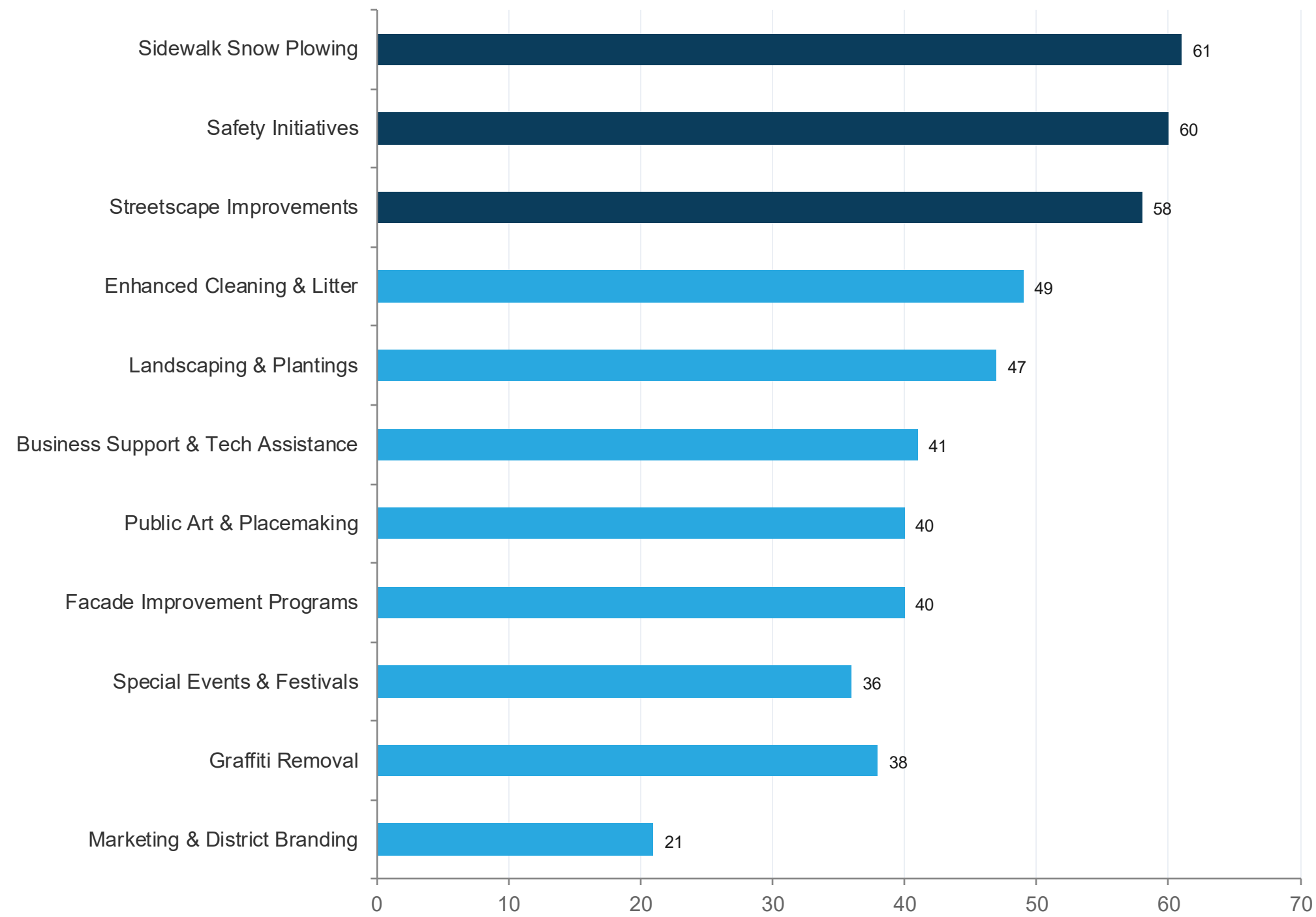


Connection to SSA #26	
Resident	49%
Regular Customer/Visitor	24%
Property Owner	17%
Business Owner	5%
Nonprofit / Other	3%
Local Employee	1%

Length of Connection	
1–5 years	36%
6–10 years	18%
11–15 years	11%
16–20 years	10%
20+ years	22%
Not applicable	2%

Community Priorities: What Matters Most

% rating each service as "Very Important" — sorted highest to lowest



Top Priorities

 **61%**

Sidewalk Snow Plowing

 **60%**

Safety Initiatives

 **58%**

Streetscape Improvements

Also Important

 **49%**
Litter Removal

 **47%**
Landscaping

Dark bars = top 3 priorities. Snow plowing, safety, and streetscape improvements lead — all capital-intensive, recurring services.

What are Participants Sharing

Open-ended responses reinforced survey trends. A sample of voices:

“

I love having places like Burke's, Tesfa, La Mom, and all the amazing restaurants in the neighborhood. It's one of my favorite things about living here, and I'm excited that new businesses keep opening,

— Resident, 12 Years

“

The Edgewater Music Fest, Indoor Market, colorful chairs, and murals are great. Broadway has such great potential — but it needs to feel like a main street, not a highway.

— Small Business Employee

“

Art curation across the district, specific promotion of the historic Bryn Mawr District, and a plan for signage, art, and pedestrian experience on Bryn Mawr.

— Property Owner

“

Broadway is a very busy street that is difficult to cross as a pedestrian or biker. If traffic were calmed, I could see this corridor being as popular as Andersonville.

— Resident, Broadway corridor

“

I'd like to see improvements to the pedestrian environment — it's nicer to walk down Clark Street in Andersonville than the parallel stretch of Broadway. Any improvements would be appreciated."

— Resident and Regular Customer

“

More trash cans. There are quite a few stretches without a public trash can, which leads to littering. And if the SSA could somehow provide funding for tenant improvements — that might help fill commercial vacancies.

— Business Owner, Broadway

SSA Priorities & Future Corridor Investments

Survey feedback points to continuing to provide and improve staple services and programs alongside the need for a dedicated planning effort beyond what an SSA alone can deliver.



What is the community asking for...

- **Safety, Cleanliness & Snow Removal**
- **Business Support & Storefront Activation**
- **Streetscape & Pedestrian Environment**
 - More street trees, canopy, and shade
 - Enhanced safety, walkability, and bumpouts
 - Outdoor seating, parklets, and gathering spaces
 - Road diet / traffic calming
 - Bike infrastructure and transit enhancements
 - Sub-district strategies and corridor identity

Potential Investment: A focused planning study to address Broadway's role as a commercial corridor, mobility spine, and place for community life – done in concert with city and community partners. The SSA can be a catalyst and funder to engage city agencies and community partners to advance corridor goals.

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

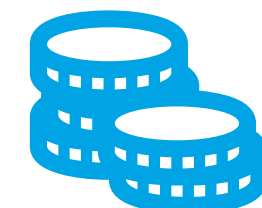
Evolving Service Needs & Vendor Rates



Capital Improvements & Grant Match



EAV Shifts & Inflation Over 15-Year Cycle



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%

What does it cost?

	CURRENT MAX RATE					
SSA Tax Rate	0.55%	0.65%	0.70%	0.75%	0.80%	0.85%
Cost per \$100K Equalized Assessed Value (Monthly)	\$46	\$54	\$58	\$62	\$66	\$70
Maximum SSA Projected Revenue	\$605,000	\$715,000	\$770,000	\$825,000	\$880,000	\$935,000

What would \$20 per month support?

(Cost per \$100K EAV at 0.80% rate)

What would \$20 per month support?

Streetscapes / public places	\$90,000
Banner replacement	\$30,000
Events	\$45,000
Holiday decorations	\$48,000
Advertising	\$20,000
5% annual increase in costs	\$42,500

Customer Attraction



BANNERS & HOLIDAY DECORATIONS



ADIRONDECK CHAIRS

Customer Attraction



EDGEWATER MUSIC FEST 2025
CHICAGO SEP 5-7

BROADWAY & THORNDALE
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 REAGANOWICS • MOYANA • RADIO FREE HONDURAS
FRUTELAND JACKSON • THE WEDDING 1990 • SCHOOL OF ROCK ANDERSONVILLE

EDGE CHICAGO WTMF EDGE podca2

EDGEWATER MUSIC FEST



Edgewater Indoor Market 2026
@ Broadway Armory

Select Saturdays This Winter!

1/10 1/31 2/14 2/28 3/14

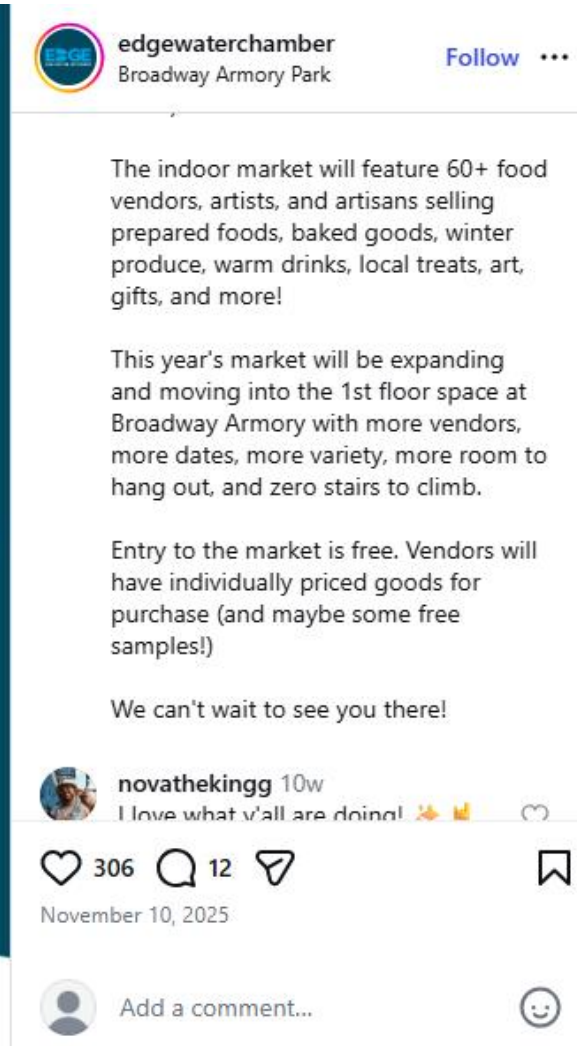
10am - 2pm
FREE TO ATTEND!

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



BEFORE

AFTER

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.

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

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:



PROGRAMMING BEAUTIFICATION MURALS



SEASONAL DECOR STREET FURNITURE GRANTS & REBATES



LITTER ABATEMENT SIGNAGE SNOW PLOWING

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



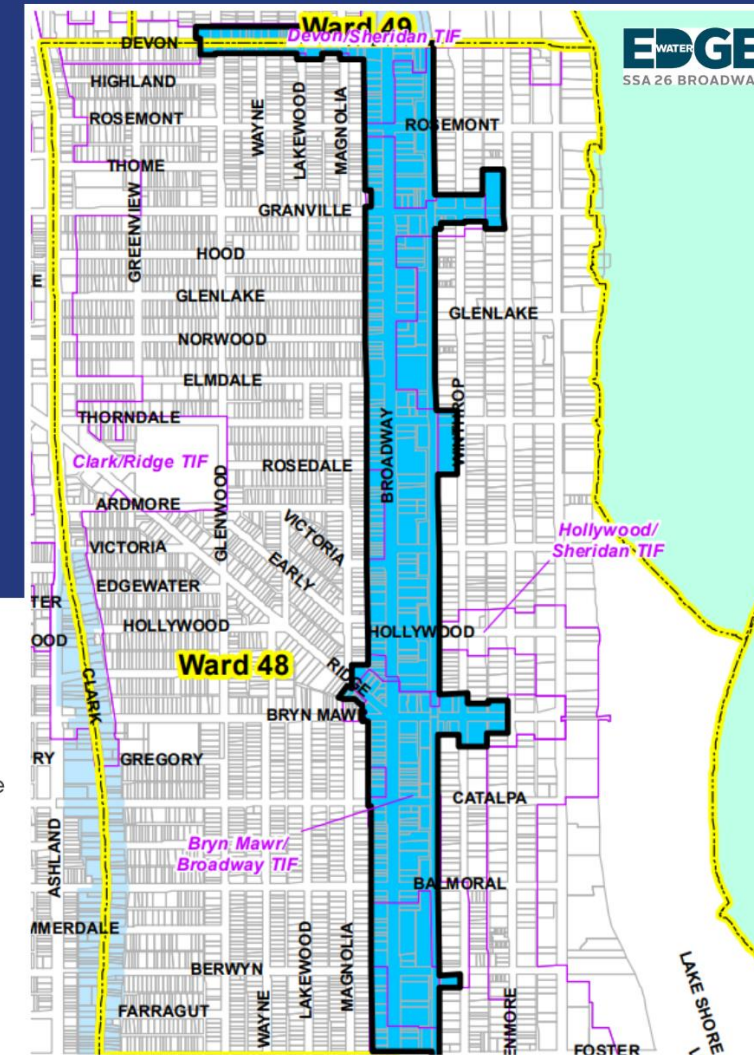
www.edgewater.org/ssa-26

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

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. Vote on Maximum Tax Rate

2. Vote on Boundary

3. Community Meeting #1

Thursday, April 16 at 5:30 on Zoom

4. Community Meeting #2

Thursday, April 23 at 1pm at Edgewater Library



Thank You!

Advisory Committee Meeting #1
February 26, 2026



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