



SSA #26 BROADWAY RENEWAL

Community Meeting #2

April 23, 2026 · 1pm · Edgewater Library · 6000 N Broadway





AGENDA

- ✓ **Welcome & Introductions**
- ✓ **SSA Presentation from DPD**
- ✓ **SSA #26 Services**
- ✓ **Boundaries**
- ✓ **What does it cost?**
- ✓ **Next Steps**

Your Team to Support the Renewal



Edgewater Chamber

Garrett Karp & Jessica Wobbekind

City of Chicago

Mark Roschen & Eileen Sweeney

Teska Associates

Scott Goldstein, Erin Cigliano & Kameria Nichols-Hazziez

Visioning for SSA #26



“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.”

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.

Informational Brochure

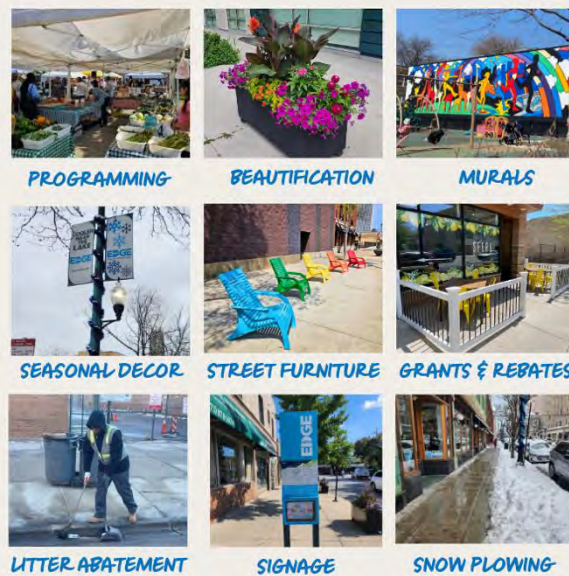
EDGE WATER SPECIAL SERVICE AREA #26 RENEWAL



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

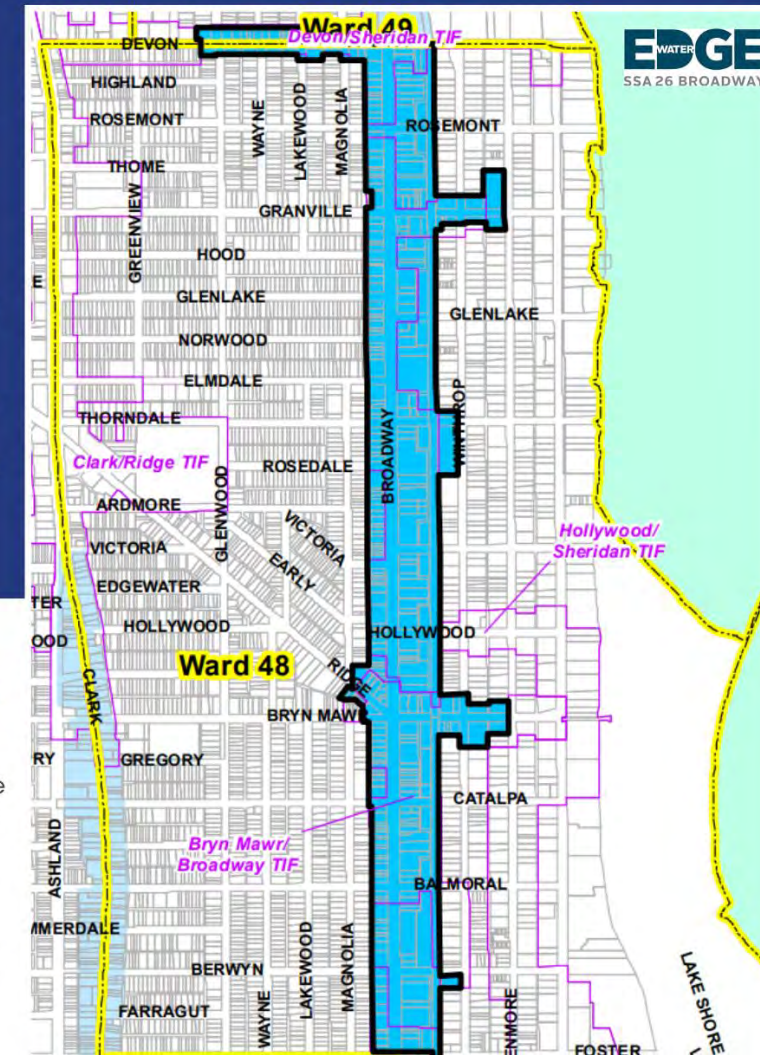
SSA #26 includes properties along Broadway Avenue from Foster Avenue to Devon Avenue and portions of:

- 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

2027 SSA Establishment Process



Clean. Green. Safe.



**Ciere Boatright
Commissioner**

SSA Program Overview

What is a Special Service Area (SSA)?

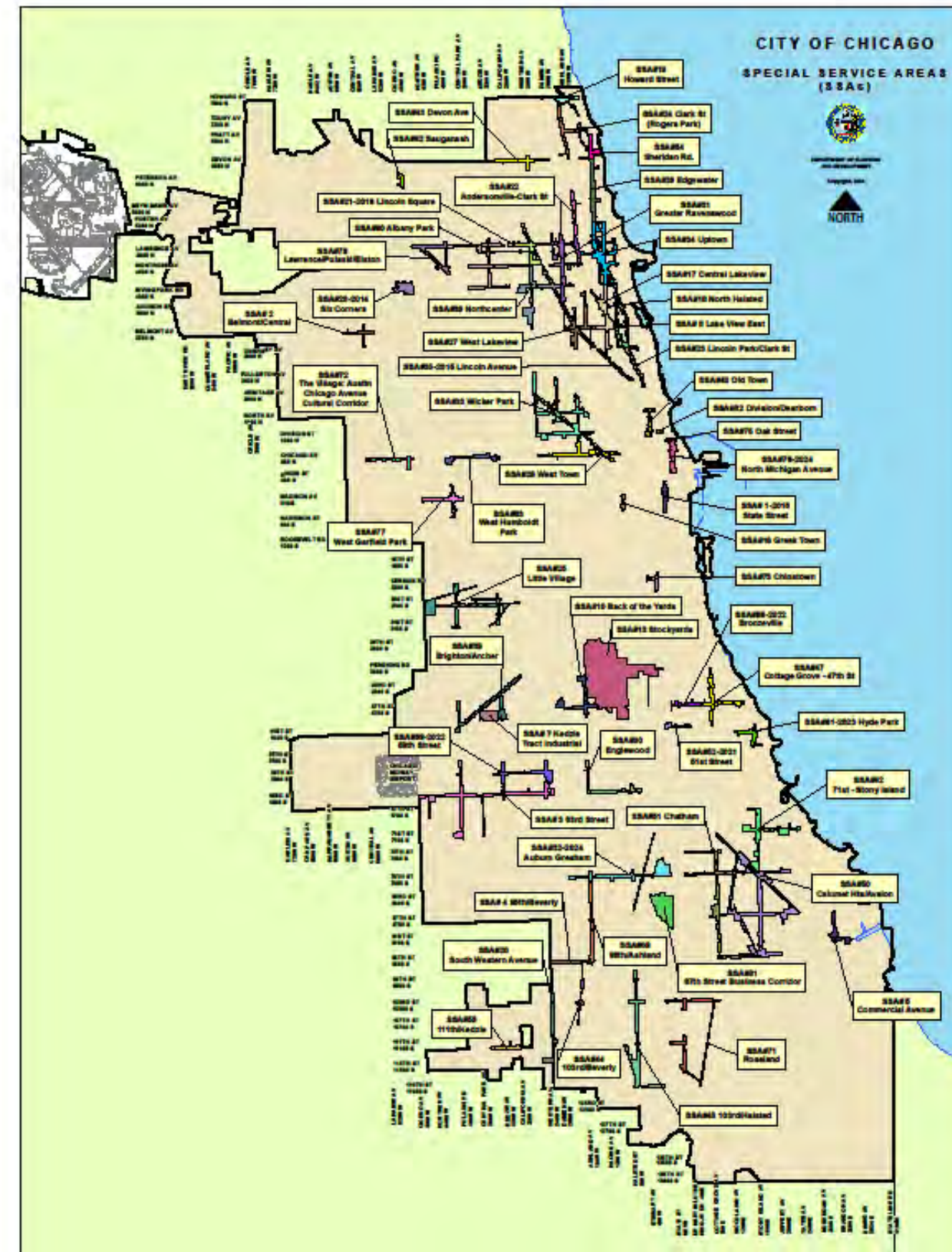
- Locally-initiated, **self-imposed** tax
- A **geographic area**, not an agency
- Funds **additional services** beyond the City's general services, within SSA boundaries
- City grants taxing authority and appoints local **SSA Commissioners**
- City contracts with **service provider agencies** to administer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

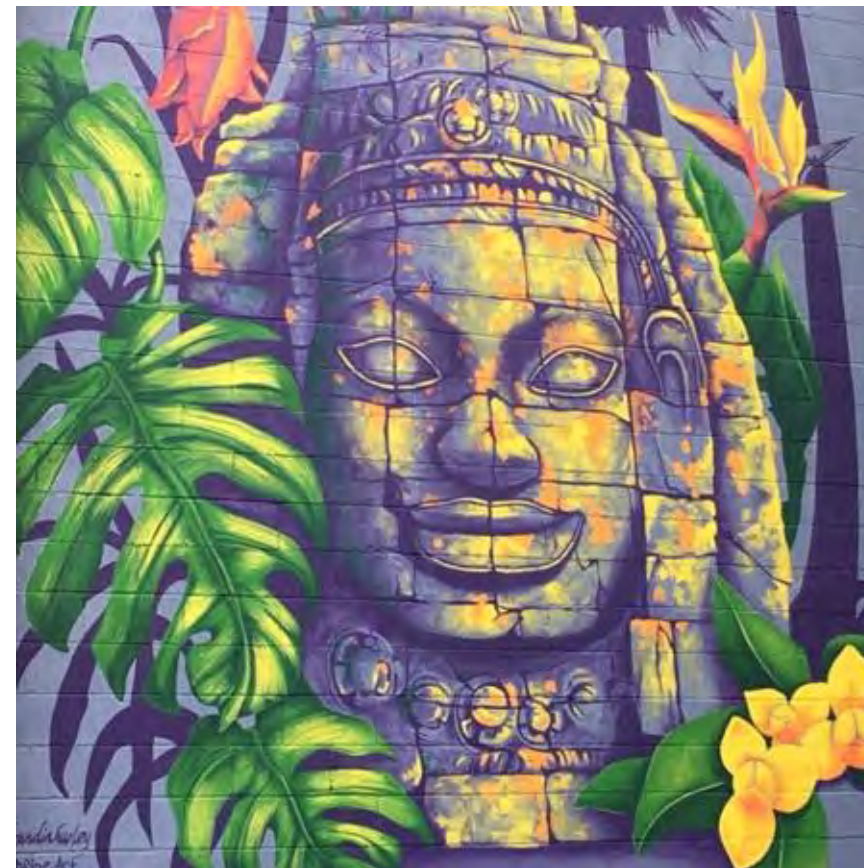
SSA funds can only be spent within SSA boundaries.

These categories cannot exceed 30% of the levy total.

SSA Services Gallery



Public Gathering Spaces



Public Art



Special Events

Customized Trash Cans



Unique Identifiers



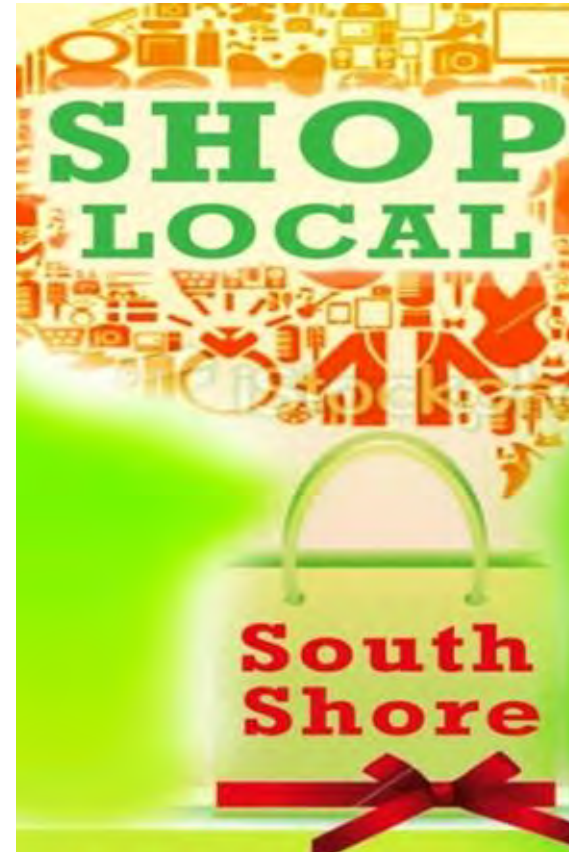
SSA Program Overview

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

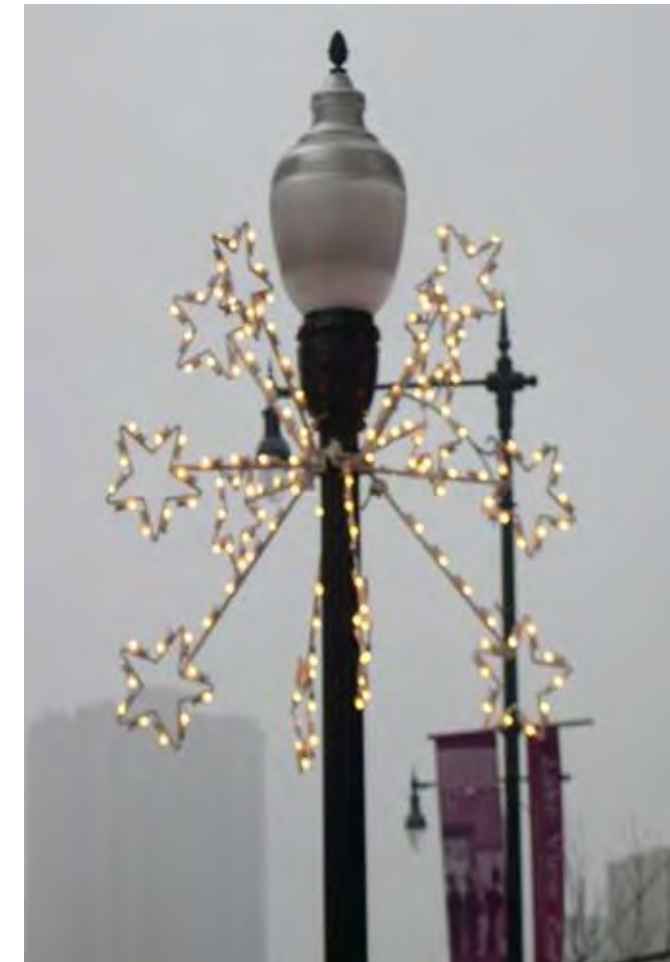
4.00 Economic/Business Development

- 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

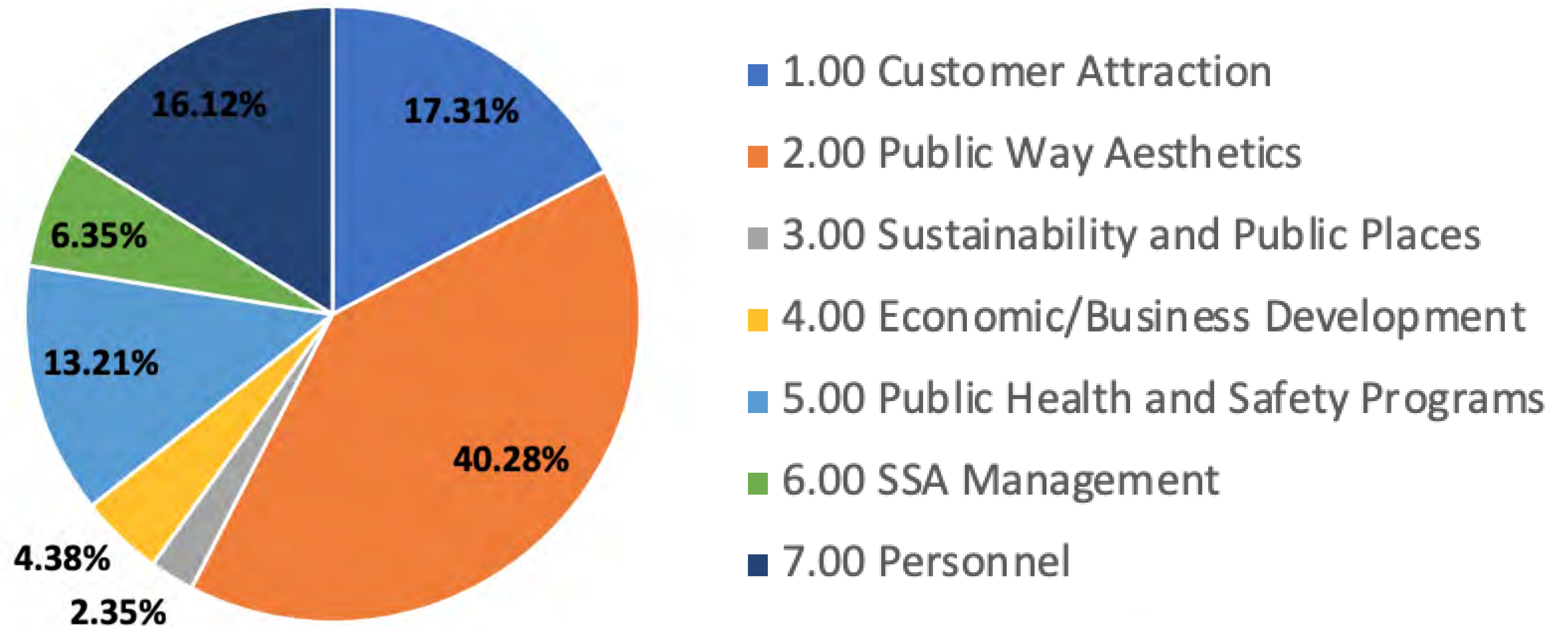
- Personnel – includes SSA provider's share for employee salaries and fringe
- Cost Allocation – Tracks provider's multiple funding sources to prohibit "double-funding" of shared administrative line items

Per State Statute:

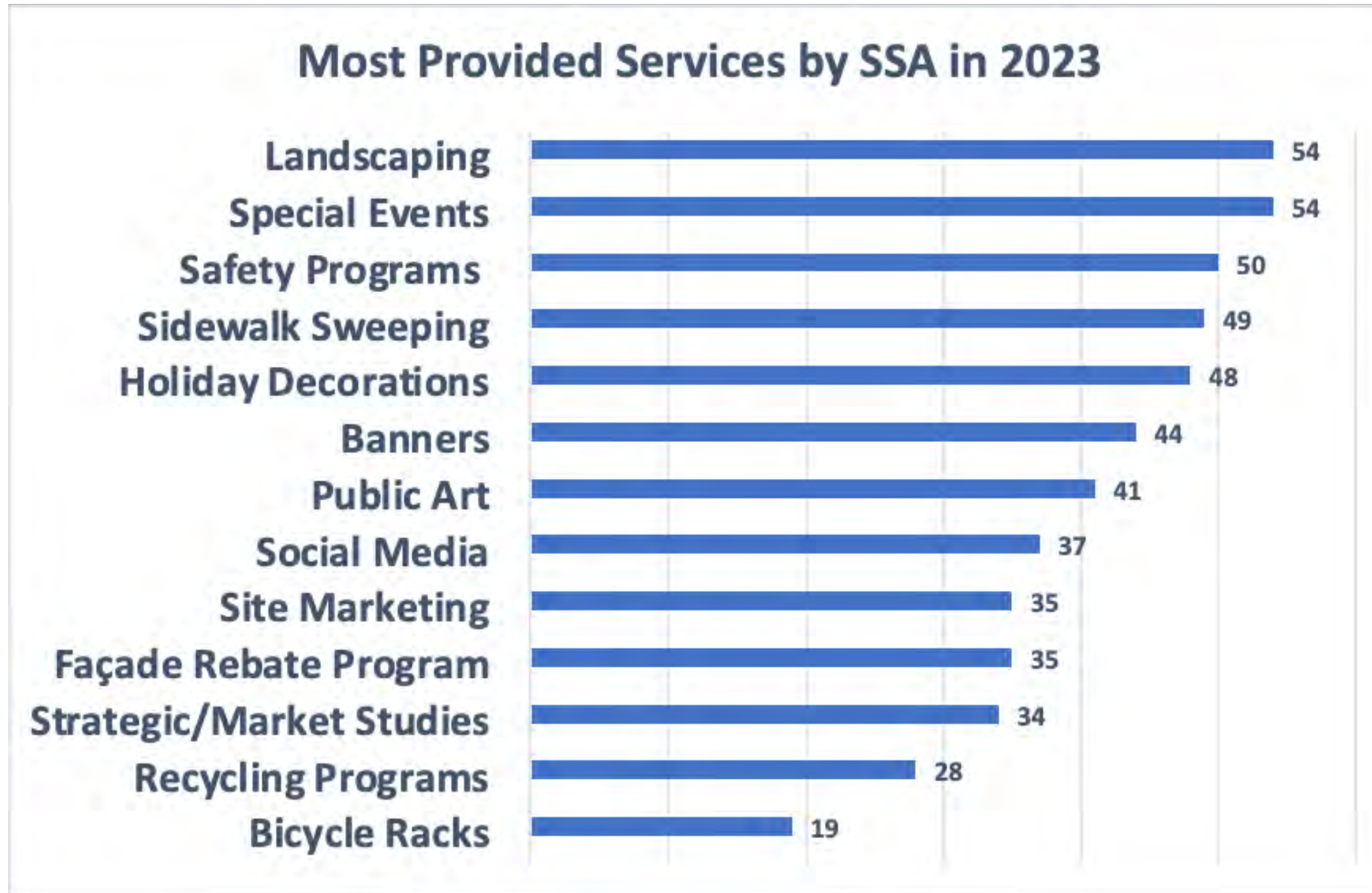
Administrative Expenses (Categories 6.00 + 7.00) **cannot exceed 30% of levy amount**

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)



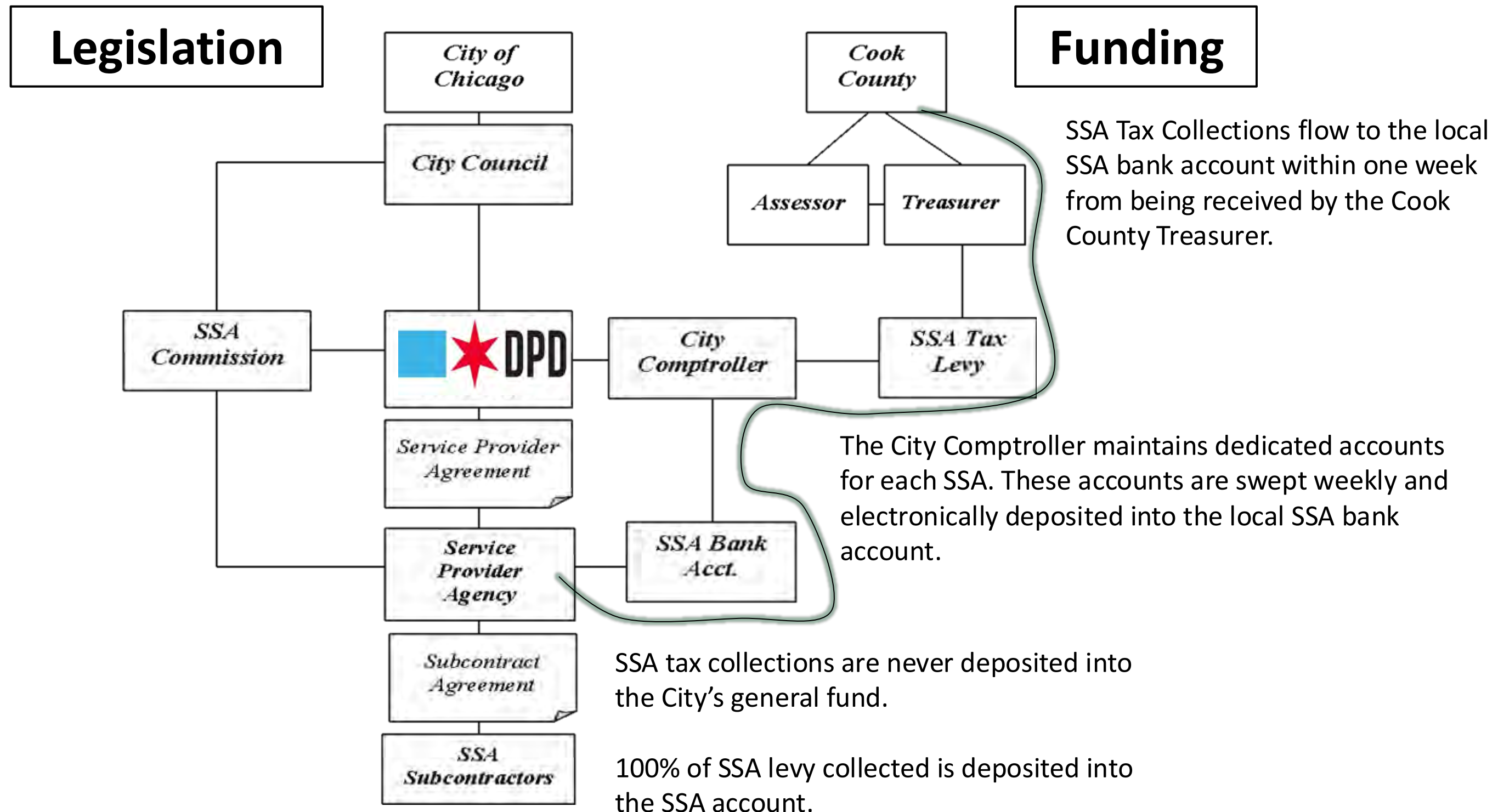
Local Outreach / Support for New & Renewing SSAs

- 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

312-744-7076

Oneida Pate

312-744-7471

Eileen Sweeney

312-742-1836

Gabidel Miranda

312-744-0352

Jennifer Magallanes

312-744-0842 – SSA Commissioner applications/questions



**Ciere Boatright
Commissioner**



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
FRITLAND JACKSON • THE WRONG TONE • SCHOOL OF ROCK ANDERSONVILLE

EDGE CHICAGO WYNYL EDGE podcast

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.

SSA #26 Boundary Map

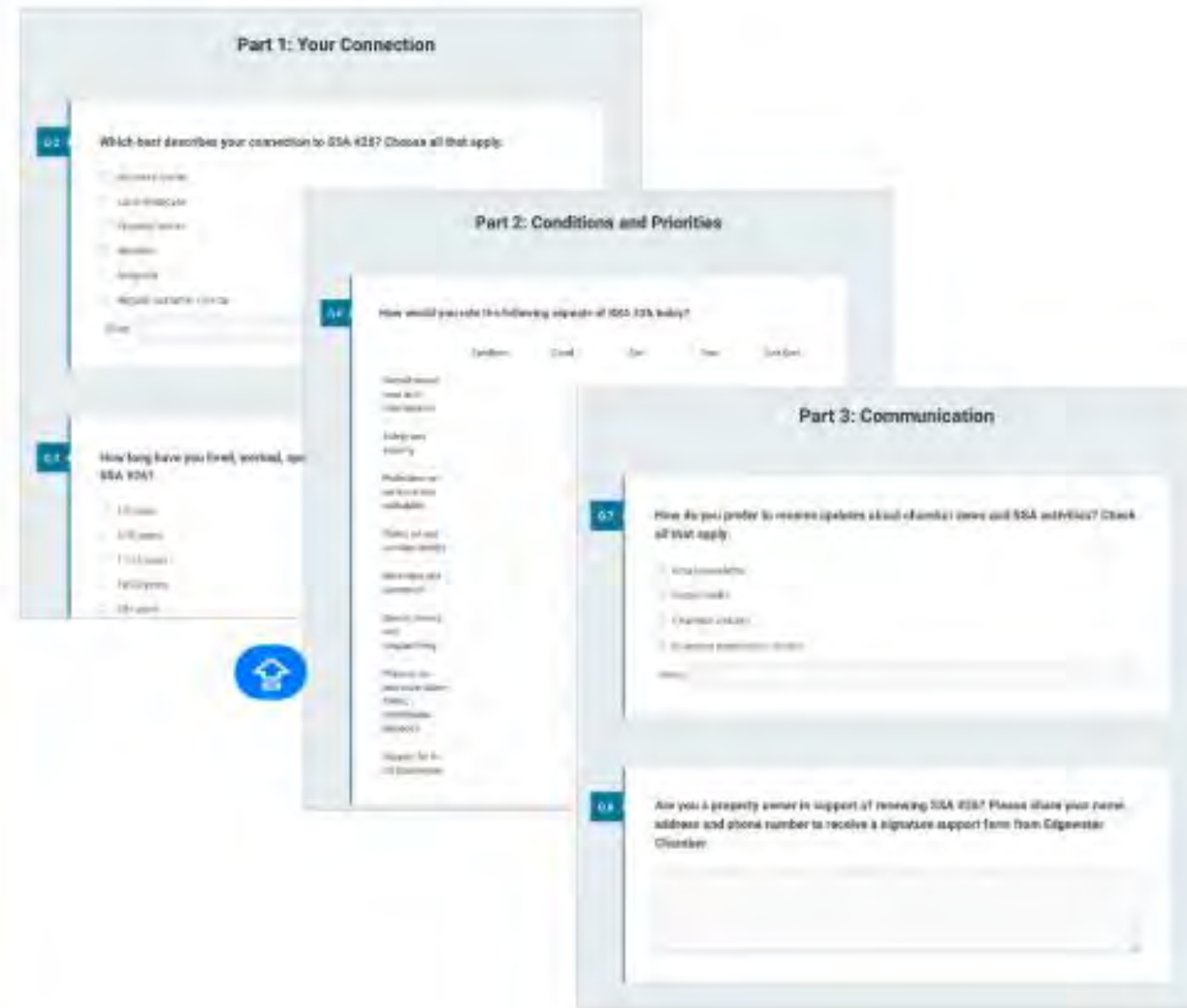
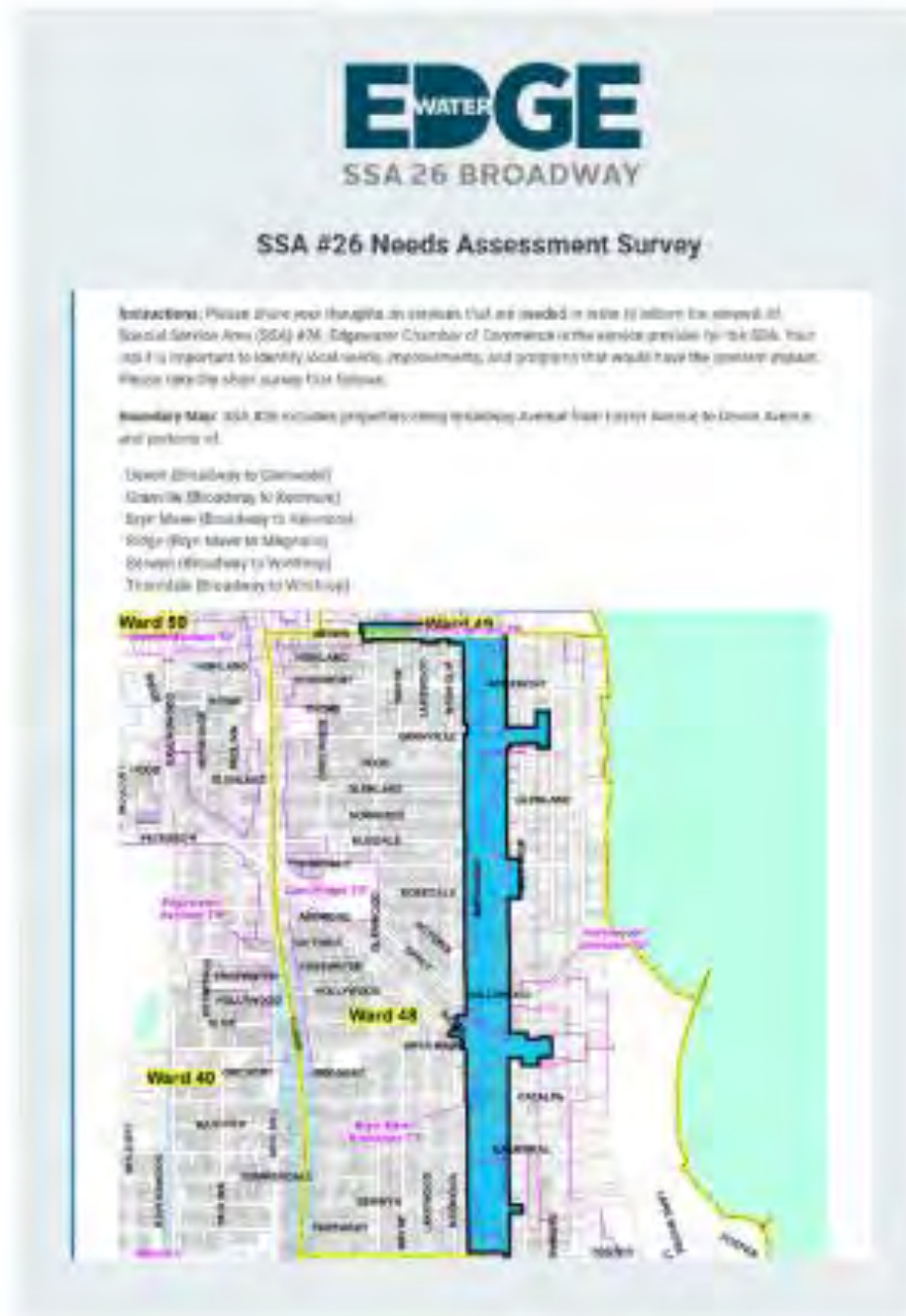
SSA #26 extends north-south along **Broadway Avenue** from Devon to Foster and includes east-west portions of:

- 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.



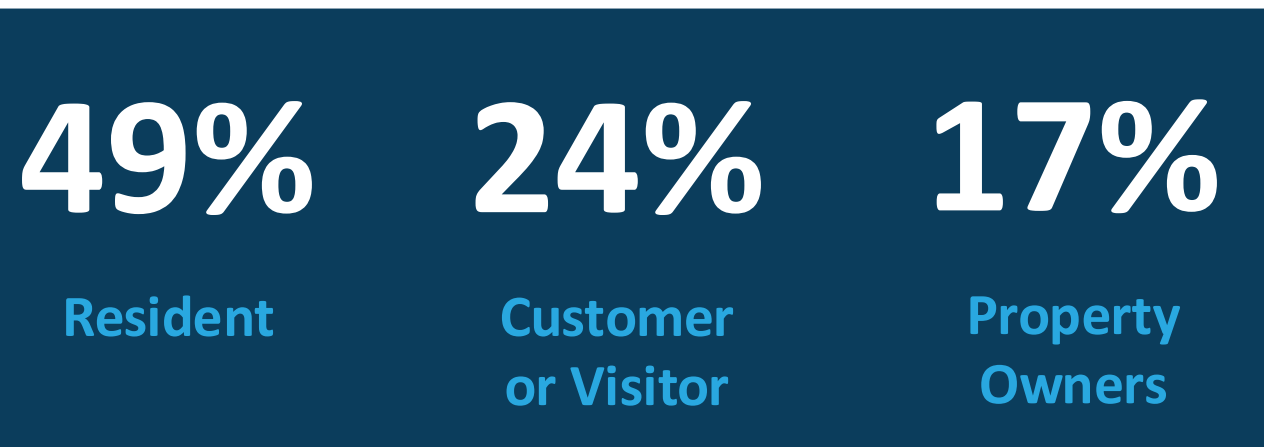
Needs Assessment Survey



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

Needs Assessment Survey Snapshot

170+ responses and counting • Launched March 6, 2026

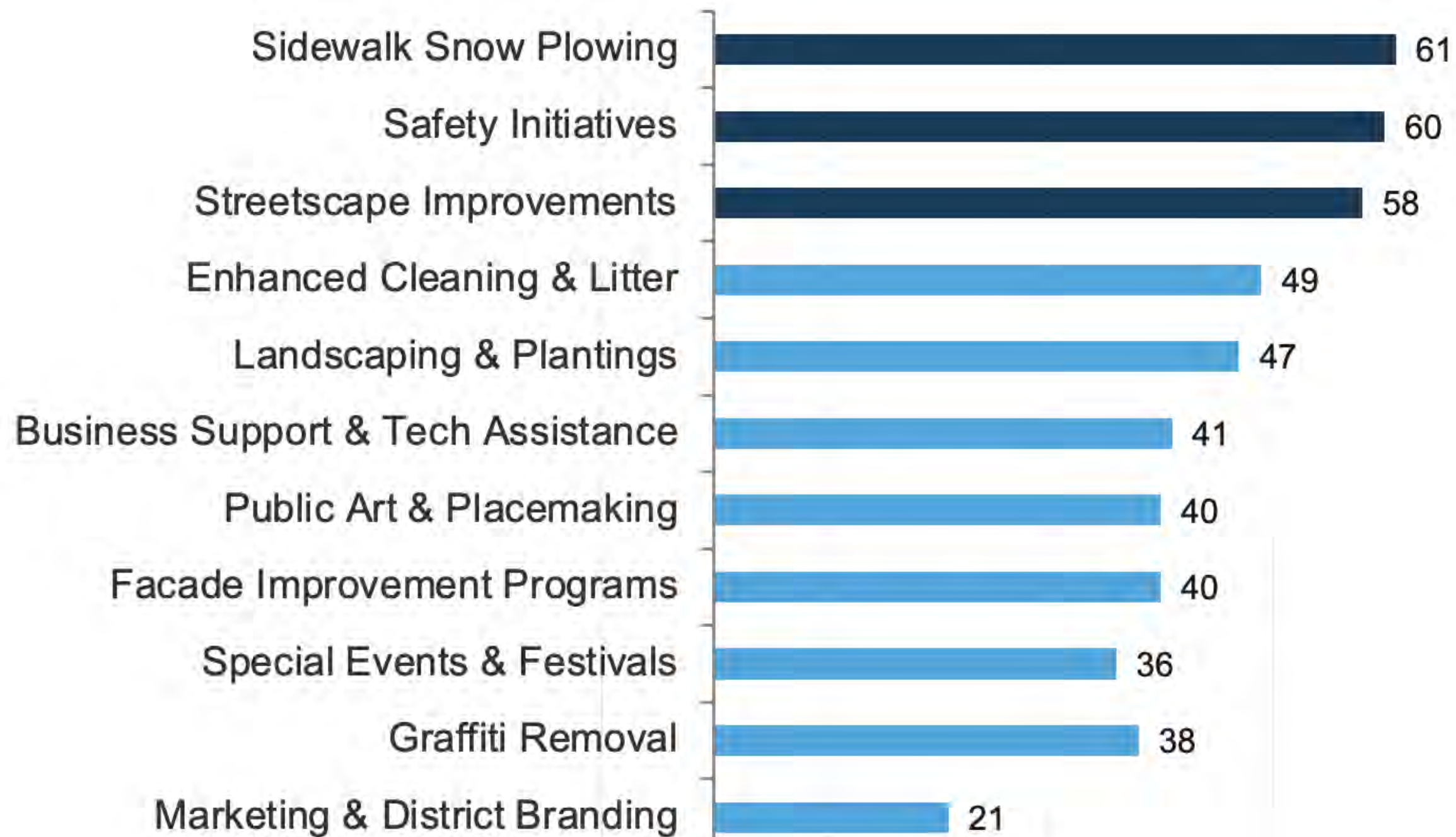


Connection to SSA #26	
Resident	49%
Regular Customer/Visitor	24%
Property Owner	17%
Business Owner	5%
Nonprofit / Other	3%
Local Employee	1%

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%

How Respondents Prioritize + Rate Current SSA Services

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



Overall Cleanliness 60% positive



Pedestrian Experience 56% positive



Special Events & Programs 52% positive

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

“

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

“

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

“

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

“

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

“

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 bump-outs
 - 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.

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.
- Proposed Maximum Tax Rate for SSA #26 is 0.80%

Annual Levy

- SSA Commission meets annually to set the levy.
- **Can change** depending on district needs; it must not exceed the cap.
- The 2026 Annual Rate for SSA #26 is 0.5274%

What does it cost?

	CURRENT RATE	MAXIMUM RATE
SSA Tax Rate	0.55%	0.80%
Cost per \$100K Equalized Assessed Value (Monthly)	\$46	\$66
Maximum Projected SSA Revenue	\$605,000	\$880,000

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

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

Next Steps



- 1. Signature Process**
 - 10% June 10
 - 20% by August 1
- 2. District Plan by June 10**
- 3. Notification for Public Hearing - Fall**
- 4. Public Hearing - Fall**



EDGE
WATER
CHAMBER OF COMMERCE

Thank You!

