

SSA #26 BROADWAY RENEWAL

Community Meeting #2 Summary

Date	April 23, 2026 (In Person / Edgewater Library, 6000 N Broadway)
Meeting Format	Community Meeting #2 of 2 required for SSA Reconstitution
Facilitators	Garrett Karp & Jessica Wobbekind, Edgewater Chamber / SSA #26 Scott Goldstein & Erin Cigliano, Teska Associates, Inc.
City Representative	Mark Roschen, City of Chicago Department of Planning & Development (DPD)
Purpose	Inform property owners and stakeholders about the SSA #26 renewal process, proposed tax rate, boundary expansion, and gather community input and answer questions.



Attendees and Speakers

- Garrett Karp, Executive Director, Edgewater Chamber of Commerce (SSA Service Provider)
- Jessica Wobbekind, Community Development Director, Edgewater Chamber of Commerce
- Mark Roschen, Assistant Commissioner, City of Chicago Dept. of Planning and Development
- Scott Goldstein, President, Teska Associates, Inc.
- Erin Cigliano, Principal, Teska Associates, Inc.
- Zach Joseph, 49th Ward Office
- Agnes Chan, 48th Ward Office
- Tim Harrington, Barr Funeral Home, property owner, resident, former SSA Board President
- Summur Lawson, Director of Neighborhood Initiatives, Loyola University Chicago
- Mark Towns, Business Owner, Edgewater Candles; SSA Board Member
- Brett Barnes, Exposition Flooring
- Tim Later, Resident
- Genell Scheurell, Resident

Meeting Agenda

- Welcome and Introductions
- SSA stakeholder testimonials
- Overview of the SSA program
- SSA #26 current services overview and boundary expansion
- Needs assessment survey update
- Proposed tax rate and budget
- Reconstitution process and next steps
- Q&A

SSA #26 Stakeholder Testimonials

Three stakeholders offered testimonials consistent with Community Meeting #1. Key points:

Tim Harrington, Founding Committee Member, Former Board President

Tim reflected on watching the neighborhood cycle through decline and revitalization over decades at his family's funeral home (established 1923). He was part of the original committee that formed SSA #26, and emphasized that the SSA's invisible-until-it's-gone services (snow removal, litter abatement, clean sidewalks) are most appreciated by visitors from outside the city who consistently comment on how clean and green Broadway is.

Summur Lawson, Director of Neighborhood Initiatives, Loyola University Chicago

Summur noted her 25-year tenure at Loyola and participation in the 2011 reconstitution. She emphasized Loyola's role as both a property taxpayer and institutional anchor, and highlighted SSA-supported marketing initiatives (including dining crawls and Elevate Devon) that bring students, staff, and faculty into the commercial corridor as customers and participants.

Mark Towns, Edgewater Candles, Bryn Mawr

Mark described his evolution from market vendor to brick-and-mortar storefront owner on Bryn Mawr, opened in 2022. He noted that SSA services (planters, snow removal, litter abatement) became visible to him only once he was operating a storefront. He also credited SSA support for the street festival and Farmers Market as instrumental to the growth of his business.

SSA Program Overview (DPD)

Mark Roschen, Assistant Commissioner with DPD's SSA unit and a 39-year Edgewater resident, presented the City's role in the SSA program. His presentation covered the same foundational content as Community Meeting #1, including the SSA structure, authorized service categories, governance and accountability, legal framework, and the reconstitution timeline. A few points of emphasis included:

- Chicago's 58 SSAs collectively raise nearly \$35 million per year; characterized as private investment that is highly effective per dollar.
- Public health and safety has become the fastest-growing SSA expenditure category citywide, growing from roughly 5% to 13% of total spending, driven by increased investment in security cameras, security patrols, and ambassador-type programs; a trend accelerated by the pandemic and the SSA program's flexibility to reallocate funds as community needs shift.
- The citywide average for administrative expenses is ~23% of levy; within the 30% statutory cap.
- Commissioners are appointed by the Mayor and are public officials subject to the Open Meetings Act; commission meetings must be properly noticed and open to public attendance and testimony.
- Tax funds flow from the County Treasurer directly to a dedicated City Controller account for each SSA, then sweep to the SSA's local bank account; typically within two weeks of payment. Funds never pass through the City's general fund.
- Missing the December ordinance filing deadline would result in no SSA levy for the following year, underscoring the importance of the current signature collection timeline.

SSA #26 Current Services and Boundary Expansion

Erin Cigliano provided an overview of SSA #26 services, consistent with Community Meeting #1.

- Core annual services, including sidewalk snow removal, litter abatement, landscape plantings and maintenance, banner program, holiday decorations, and power washing.
- Business rebate programs: café/patio permit fee rebates (one of very few SSAs citywide offering this), facade improvement rebates, vandalism repair rebates, signage rebates, and safety/public health upgrade rebates.
- Programming: Music Fest and street festival, Friday live music, Indoor Winter Market, Farmers Market, corridor-wide promotional campaigns, and mural program.
- Infrastructure: 20 new branded Edgewater bike racks installed in the past year; ongoing streetscape maintenance leveraging CDOT capital investment.
- Facade rebates were highlighted, noting the SSA supports restoration and enhancement of storefronts in ways that preserve the community's architectural character.

The SSA is exploring a westward expansion along Devon Avenue from the current boundary to Clark Street. The Chamber is currently providing services in that corridor outside of SSA funding; the expansion would formalize and fund those services. The expansion connects to the Elevate Devon planning initiative and is roughly budget-neutral; additional revenue and additional service costs are approximately break-even. Outreach to property owners in the expansion area is ongoing.

Needs Assessment Survey Update

Erin Cigliano presented running survey results. The survey was distributed via QR-coded brochures at the meeting and remains open. Key findings consistent with Community Meeting #1:

- Top rated priorities: snow removal, safety initiatives, streetscape improvements, trash can service frequency, and landscape plantings.
- Qualitative themes: strong appreciation for business depth and diversity, enthusiasm for events and visible activations (colorful chairs, murals, festivals), desire for improved pedestrian environment on Broadway, and interest in more shade street trees.
- The SSA does not control roadway infrastructure directly but can serve as a catalyst; commissioning studies and partnering with CDOT (as with Elevate Devon) to channel streetscape investment.

Proposed Tax Rate and Budget

The current Annual Rate is 0.5274% and the maximum tax rate is 0.55%.

	<i>Current</i>	<i>Proposed</i>
<i>SSA Maximum Tax Rate</i>	0.55%	0.80%
<i>Cost per \$100K Equalized Assessed Value (Monthly)</i>	\$46	\$66
<i>SSA Projected Revenue</i>	\$605,000	\$880,000

The SSA #26 Advisory Committee and project team conducted two meetings this renewal. As part of the second meeting, the Advisory Committee voted to extend the proposed boundaries on Devon and recommended the 0.80% tax cap for the 15-year renewal term based on discussion and the following factors: cost inflation, consistent quality service, and long-term planning / renewal window.

- Cost inflation: Service contracts (snow removal, cleaning, landscaping) are increasing 5–10% per year. The cap provides flexibility to maintain service levels without triggering additional required community meetings (>5% levy increase requires one).
- Consistent Quality Service: Current and future activated spaces within the SSA boundaries require SSA services to ensure consistent streetscaping, cleaning, lighting, etc. Based on the Needs Assessment Survey findings to date, there are other geographic areas and priorities that may warrant additional investment.
- 15-Year SSA Renewal Window: This is about planning for the long term and providing a buffer that is reflective of that span of time.

What would \$20 extra per month mean? This could support services such as increased garbage pickup, additional landscaping or more holiday decorations. This maximum tax rate is a ceiling – it does not mean that the annual rate will increase to that level. It does mean that the Commission will have some room to consider a larger budget depending on the impact of those services and the interest in the SSA to pursue those services. Any increase in the proposed budget of more than 5% above the prior year will require an additional community meeting.

Reconstitution Process and Next Steps

Mark Roschen and Scott Goldstein reviewed the reconstitution timeline:

March – May 2026	Needs assessment survey; signature collection; district plan
June 12, 2026	District plan and 10% PIN signatures submitted to DPD
August 1, 2026	Full 20% PIN signature threshold required
October 2026	Formal mailing to all property owners (large-format envelope)
November 2026	Public hearing at Chicago City Hall (advertised in Daily Law Bulletin)
December 2026	Ordinance filed with County; must meet deadline or levy lapses for 2027
January 2027	New 15-year SSA framework takes effect; no disruption in services
March/August 2027	First levy payments distributed under renewed SSA

Questions and Discussion

Are residential properties taxed the same as commercial properties within the SSA?

Mark Roschen responded that all properties within the SSA boundary are subject to the same levy, but residential and commercial properties are assessed at different equalized assessed value (EAV) multipliers. Commercial properties are assessed at 25% of market value; residential properties are assessed at 10%.

Are PIN signatures weighted, does a larger or more valuable property count for more?

Mark Roschen responded that signatures are weighted by PIN, not by property size or value. A large building on a single PIN counts as one signature. That same building subdivided into five PINs; for example, a condo unit and its parking space each having a separate PIN, would count as five signatures. The goal is reaching 20% of total PINs within the boundary.

Can tax-exempt organizations sign in support?

Garrett Karp responded that the City does allow tax-exempt properties to contribute signatures, but caps their contribution at 2% of the required 20% threshold. Nonprofits that do not pay into the SSA levy can show support, but their signatures count only up to that 2% limit toward the minimum.

Does the SSA replace City services like graffiti removal?

Garrett Karp responded noting the SSA supplements but does not displace that City service. Standard service requests (e.g., graffiti on public infrastructure) are still handled through 311 or the alderman's office. The SSA's advantage is speed; the SSA can typically address issues quicker than the City's queue-based timeline. SSA #26 maintains a vandalism rebate program. If an individual business is vandalized (e.g., broken glass, door damage), they can complete the work and apply for reimbursement through the SSA. Graffiti on a private storefront is handled differently than graffiti on a public planter. The SSA may address SSA-owned objects directly or route through 311 depending on the situation.

How are services prioritized across the SSA? Is there going to be more focus on Bryn Mawr?

Jessica Wobbekind and Garrett Karp responded flagging the SSA aims for equitable service delivery across the full district. Bryn Mawr has received some additional investment: a mural installation adjacent to the Red Line tracks, distinct holiday decorations landscaping planters. Trash complaints on Bryn Mawr have increased, likely due to a combination of factors: new food-to-go businesses generating packaging waste, increased foot traffic, and a heavier-than-usual snow season generating post-storm litter. The SSA Commission is reviewing whether to increase service frequency on Bryn Mawr. Concerns from other parts of the district are heard by the Commission, which weighs priorities across the full-service area.