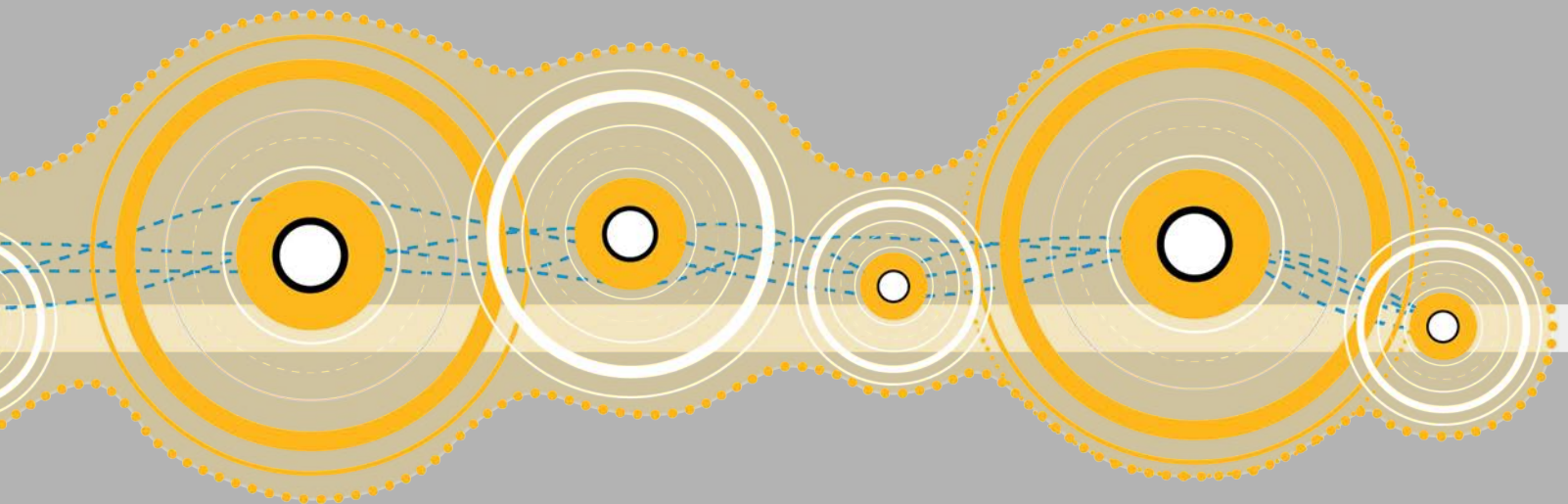


# THE SOUL CITY CORRIDOR

Development Framework:  
Chicago Avenue in Austin

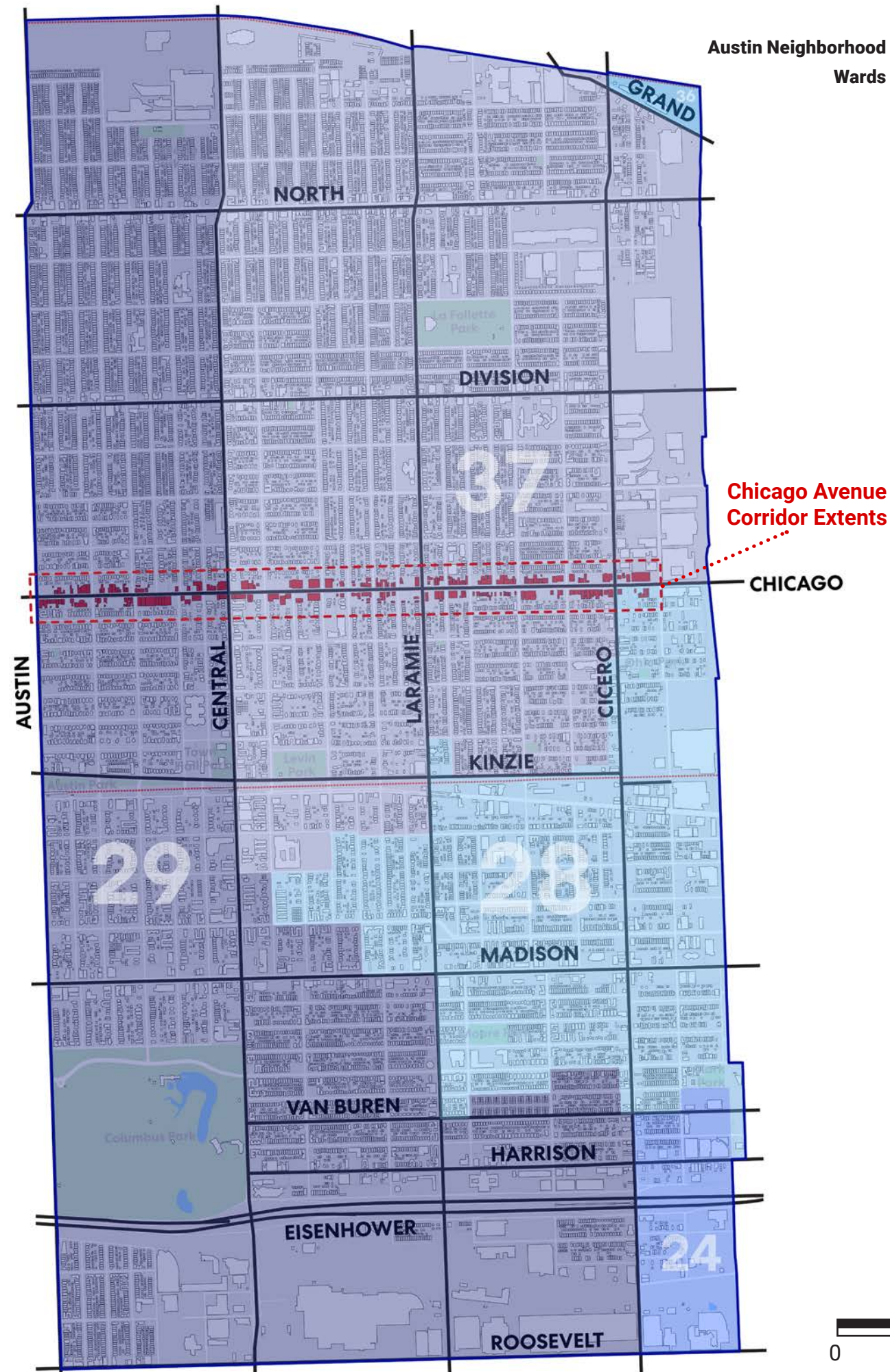
## TECHNICAL APPENDIX



August 14, 2020



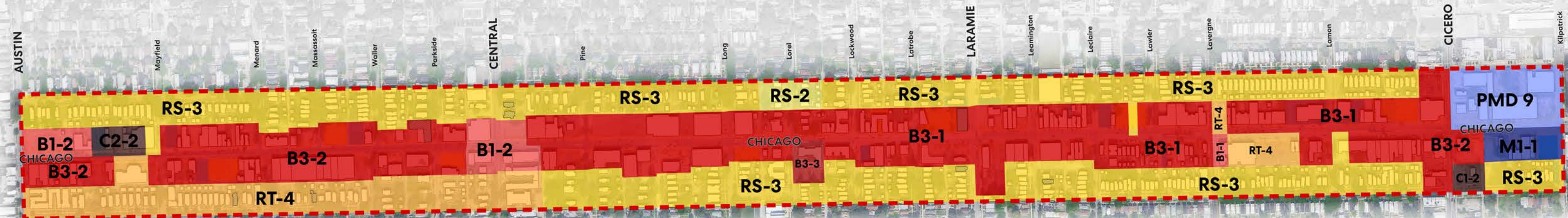






# ZONING

- RS - Residential Single-Unit District
- RT - Residential Two-Flat, Townhouse and Multi-Unit District
- B1 - Neighborhood Shopping District
- B3 - Community Shopping District
- M1 - Limited Manufacturing/Business Park District
- PMD - Planned Manufacturing Development
- C1 - Neighborhood Commercial District
- C2 - Motor Vehicle-Related Commercial District





# TAX INCREMENT FINANCING DISTRICTS

Tax Increment Financing is a special funding tool used by the City of Chicago to promote public and private investment across the city. Funds are used to build and repair roads and infrastructure, clean polluted land and put vacant properties back to productive use, usually in conjunction with private development projects. Funds are generated by growth in the Equalized Assessed Valuation (EAV) of properties within a designated district over a period of 23 years.

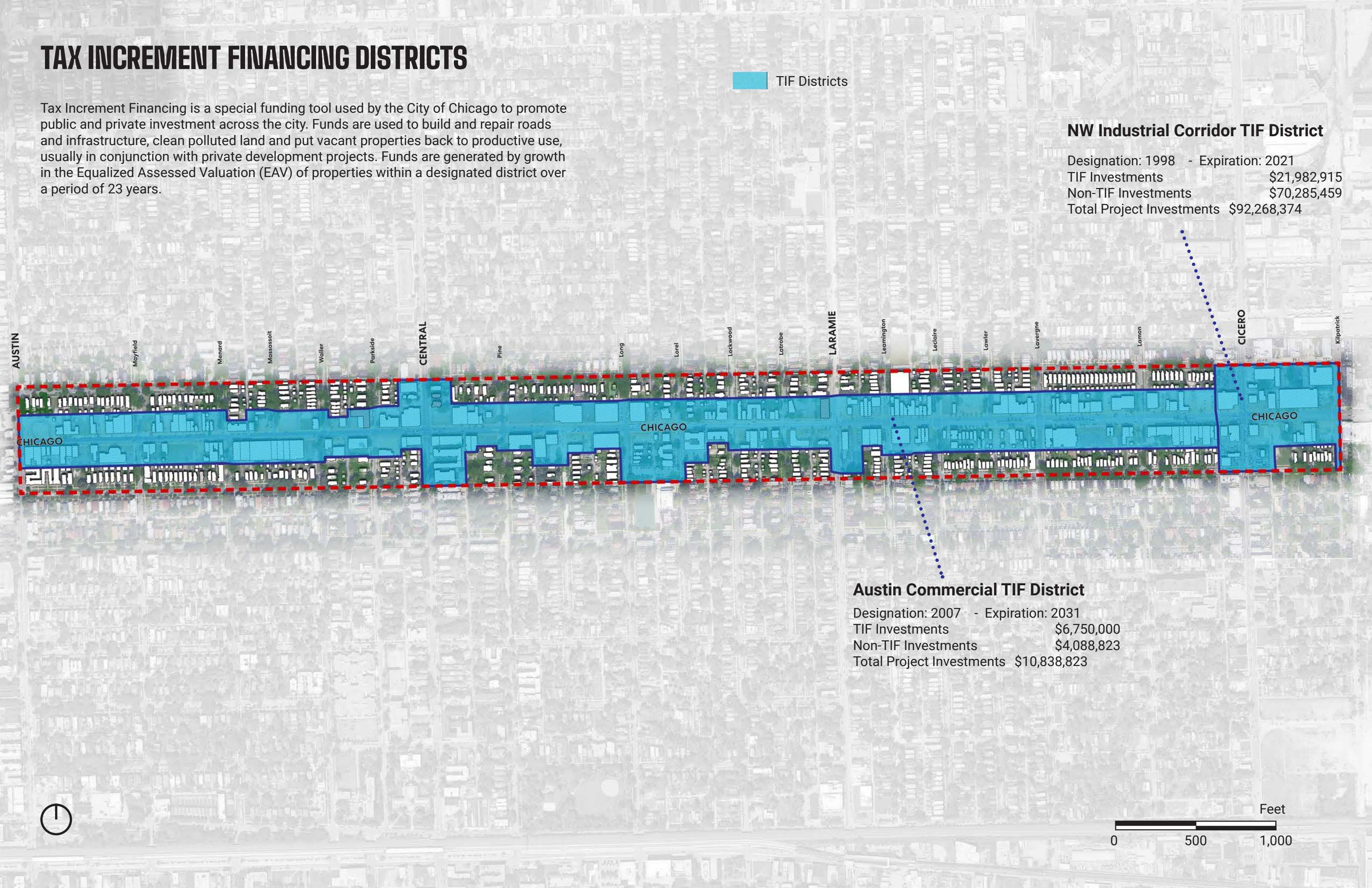
 TIF Districts

## NW Industrial Corridor TIF District

Designation: 1998 - Expiration: 2021  
TIF Investments \$21,982,915  
Non-TIF Investments \$70,285,459  
Total Project Investments \$92,268,374

## Austin Commercial TIF District


Designation: 2007 - Expiration: 2031  
TIF Investments \$6,750,000  
Non-TIF Investments \$4,088,823  
Total Project Investments \$10,838,823

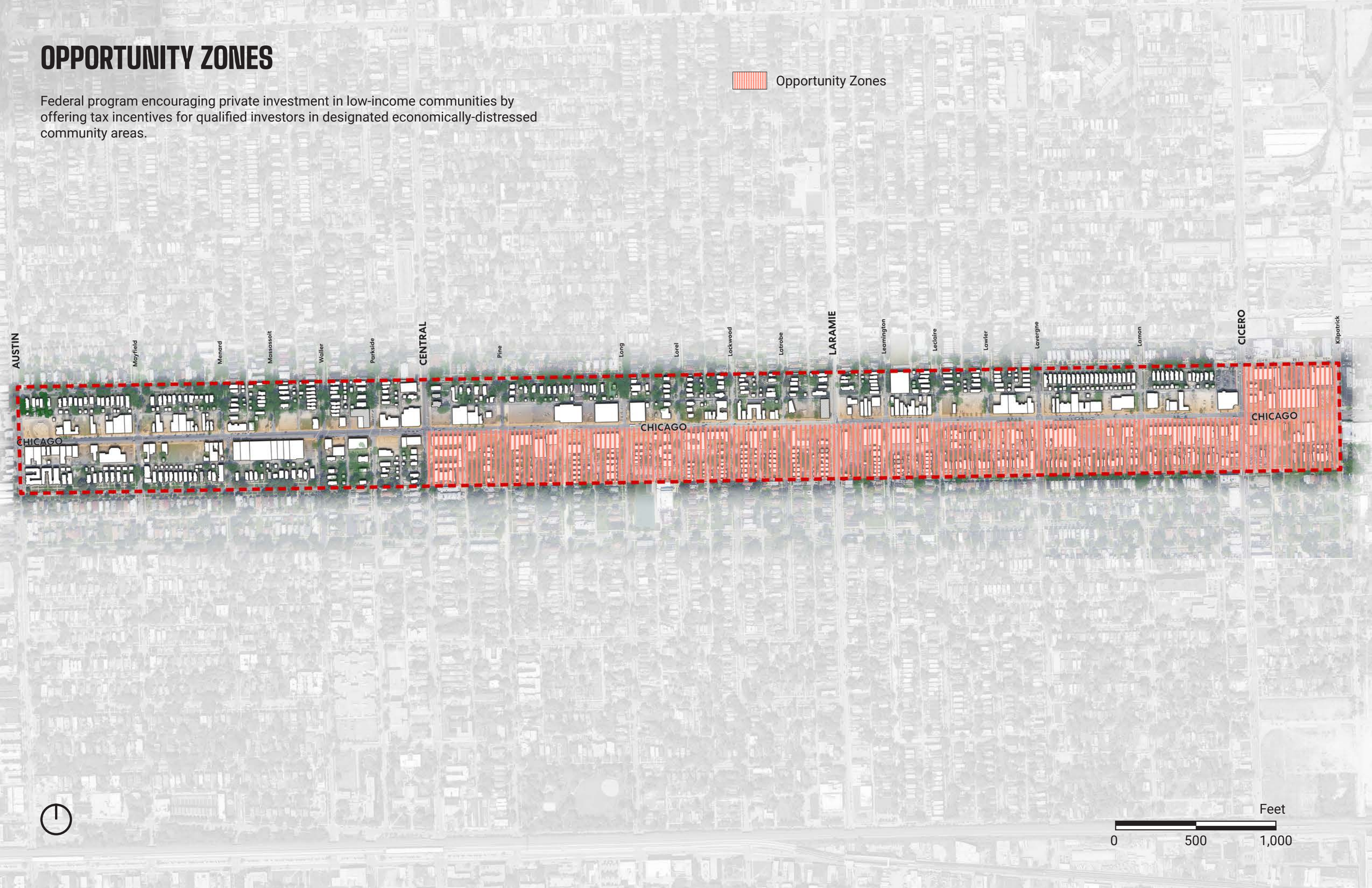




# OPPORTUNITY ZONES

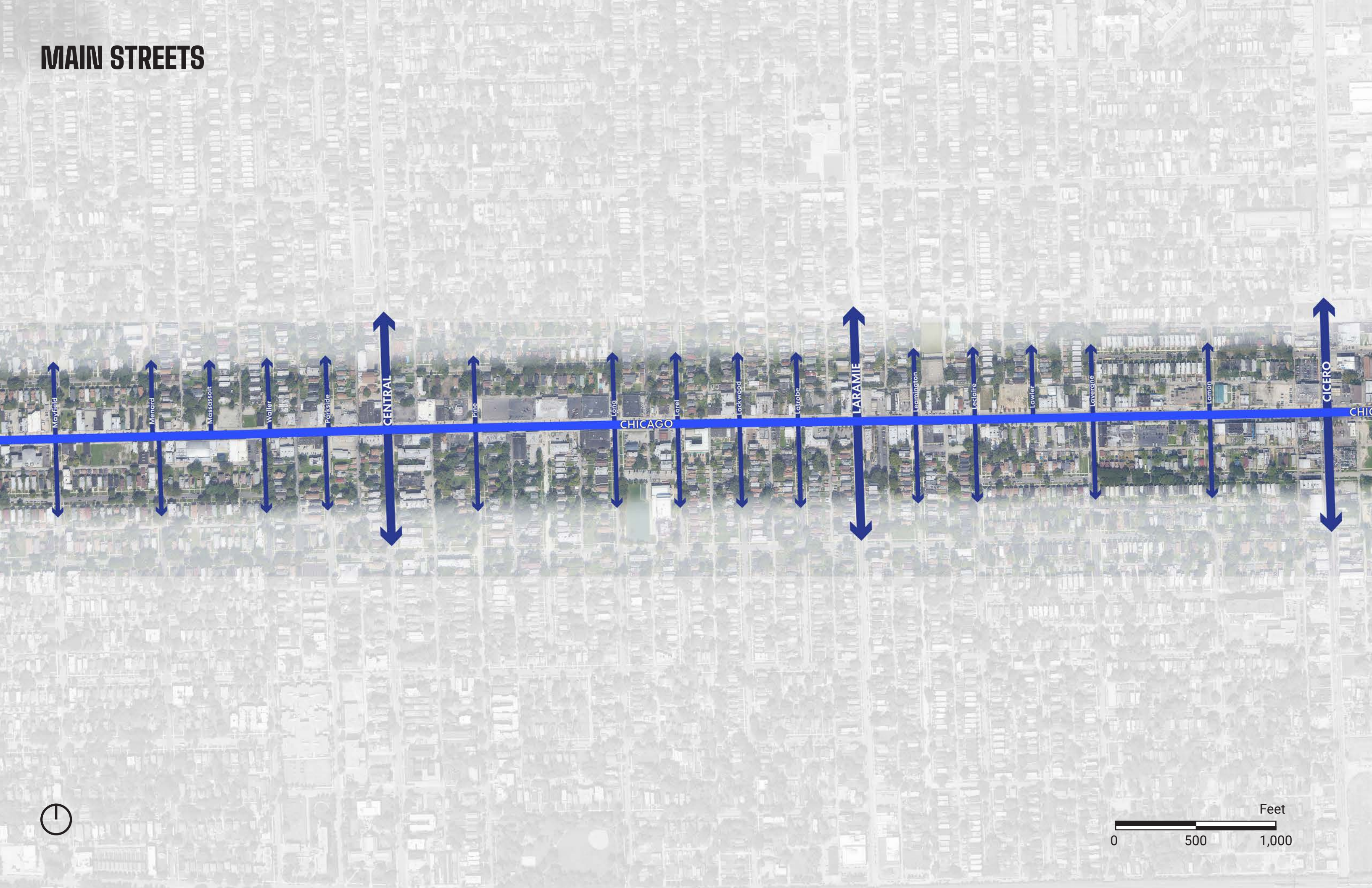
Federal program encouraging private investment in low-income communities by offering tax incentives for qualified investors in designated economically-distressed community areas.

 Opportunity Zones





# MAIN STREETS





# WEST CORRIDOR

AUSTIN

CENTRAL

Mayfield

Menard

Massasoit

Waller



Parkside



91

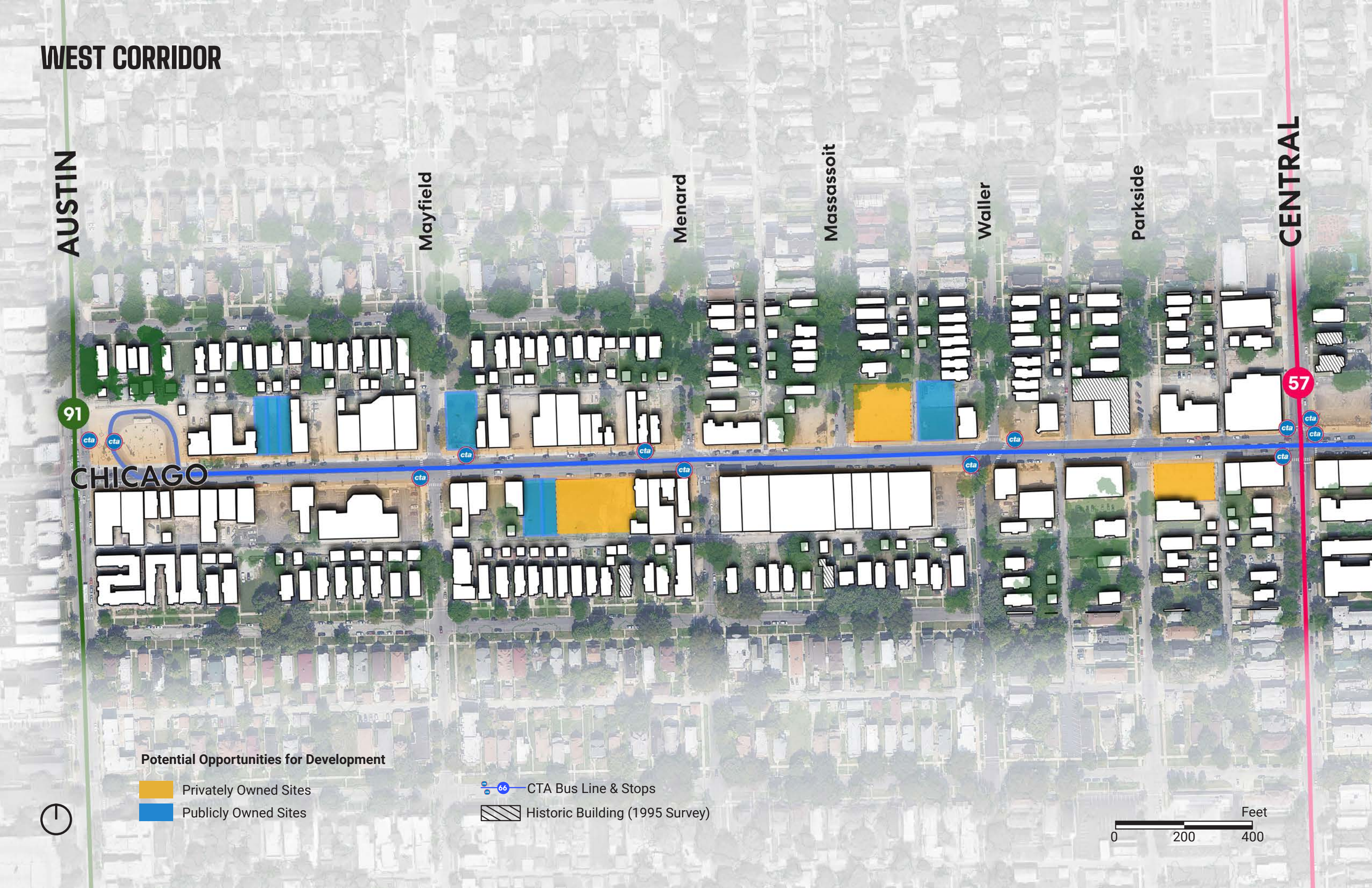
57

CHICAGO

### Potential Opportunities for Development

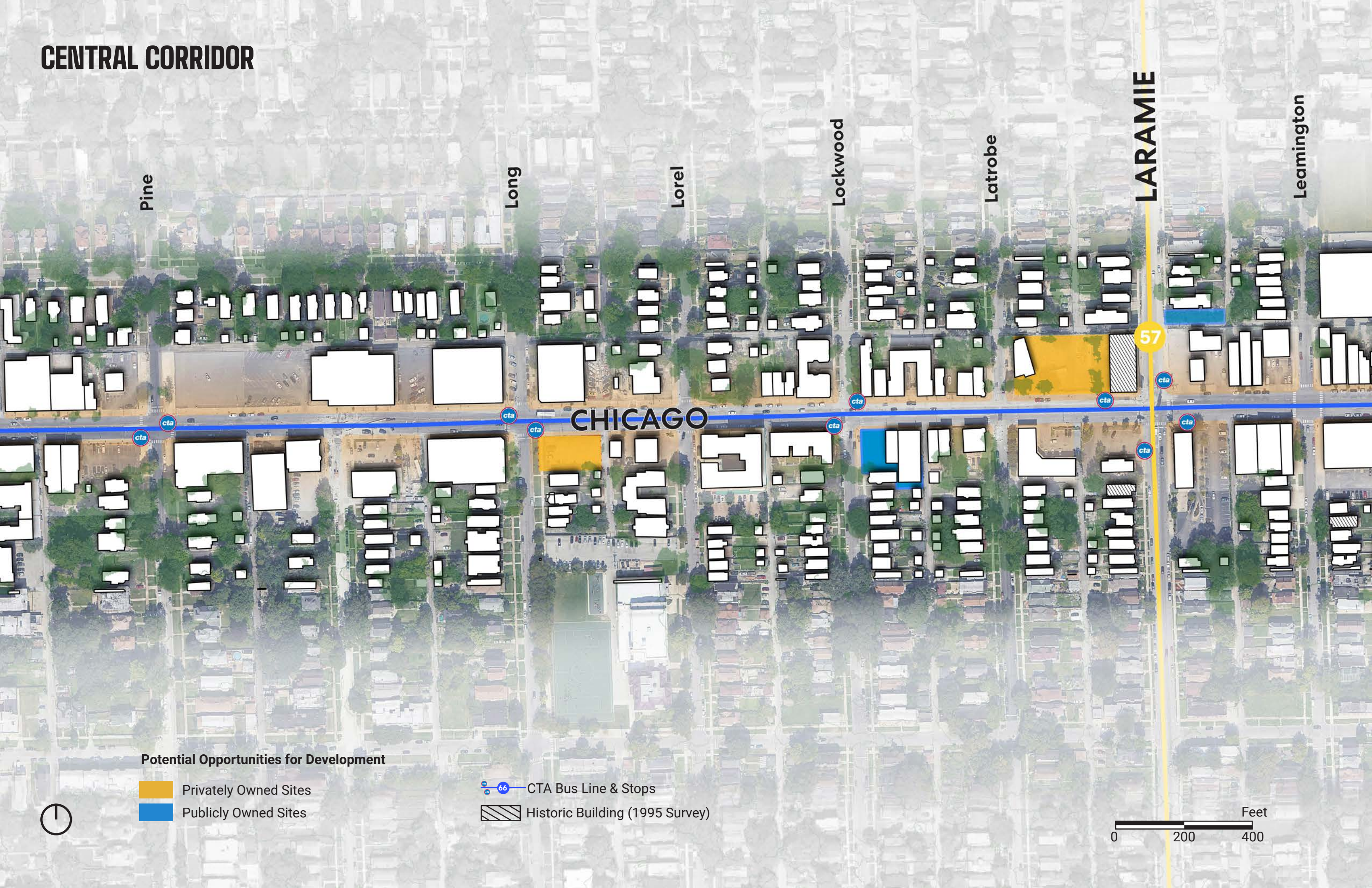
-  Privately Owned Sites
-  Publicly Owned Sites

-  CTA Bus Line & Stops
-  Historic Building (1995 Survey)





# CENTRAL CORRIDOR



Pine

Long

Lorel

Lockwood

Latrobe



LARAMIE



Learnington

CHICAGO

57

### Potential Opportunities for Development

-  Privately Owned Sites
-  Publicly Owned Sites

-  CTA Bus Line & Stops
-  Historic Building (1995 Survey)





# EAST CORRIDOR

Leclaire

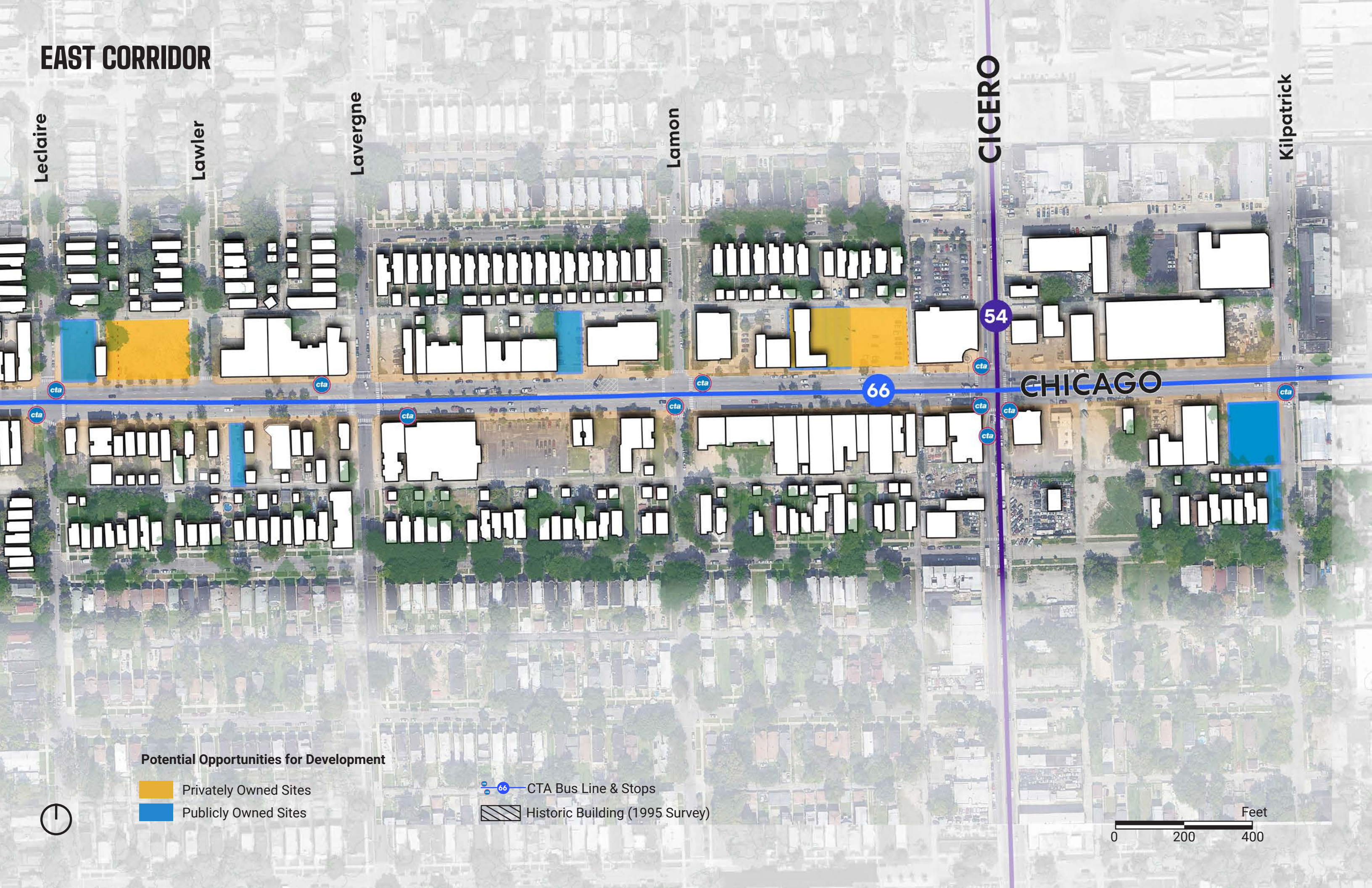
Lawler

Lavergne

Lamon

CICERO

Kilpatrick







54

66

CHICAGO

### Potential Opportunities for Development

-  Privately Owned Sites
-  Publicly Owned Sites

-  CTA Bus Line & Stops
-  Historic Building (1995 Survey)



0 200 400 Feet



# SITES OF INTEREST MATRIX

Assembled Site	Opportunity Site	Address	Size and Shape	Assembled Size	RANK	Assemblage?	Description	RANK	Location	RANK	Environmental	Zoning	Access	Ownership	RANK	PIN	Title	Tax Payer	Suitability Index
			Parcel area			Is it possible to join multiple, adjoining sites?	Is the site vacant? Existing Building? Underdeveloped? Deteriorated?		Corner, mid-block, key intersection?		Potential brownfield? Site clean-up status?	Current zoning allows?	Development Potential	Public or private? If private, willingness to redevelop?		Parcel Identification Number	Is the title clean?		
1	2	5926-30 Chicago Avenue	9,000sf (0.2 acres)	9,000	1	3 parcels are between two existing buildings	Vacant land	3	Mid-block between two existing, occupied buildings	1		B3-1 (FAR is 1.2; 10,800sf of building area; 3 units max)	10800	Public (City Owned)	3	1605426032; 1605426033; 1605426034;		N/A	8
2	3	5831-35 Chicago Avenue	8,269sf (0.19 acres)	28,186	3	There are 3 additional vacant parcels immediately to the east that are privately owned, but could be assembled (see site A)	Vacant land	3	Mid-block	2		B3-2	62009.2	Public (City Owned)	2	1608201005; 1608201006		N/A	10
	A	5815-23 Chicago Avenue	19,917 sf (0.46 acres)			Could be assembled with Site #3	Vacant land	3	Mid-block					Private		1608201007; 1608201008; 1608201008; 1608201026	AUREL LUNGU		
3	B	5714-22 Chicago Avenue	15,350 sf (0.35 acres)	24,580	3	4 parcels; could be assembled with Site C	Vacant land	3	Corner	3		B3-2	54076	Private	2	1605429013; 1605429014; 1605429015; 1605429016		EXEMPT	11
	C	5704 Chicago Avenue	9,230 sf (0.21 acres)			Could be assembled with Site B	Vacant land	3	Mid-block along alley					Public (City-owned)		1605429033	N/A		
5	E	759 Long Avenue	10,203 sf (0.23 acres)	10,203	2		Vacant land (gravel lot)	3	Corner	2		B3-2	22446.6	Private	1	1609103001		EXEMPT	8
6	5.2	5249 Chicago Avenue	9,810 sf (0.23 acres)	9,810	1		Vacant land	3		1		B3-2	21582	Public (Land Bank)	3	1609105044		ABDUS S KHAN	8
7	1	5200 Chicago Avenue	34,212sf (0.79 acres)	34,212	3	Required (8PINs)	Laramie State Bank Building and adjacent vacant parcels	2	Corner and parcels to alley	3		B3-1 (FAR is 1.2; 41,054sf of building)	41054.4	4 PINS owned by Ruffin and Young; 4 PINS owned by Young	1	1604331038; 1604331037; 1604331036; 1604331035; 1604425028		John Young	9
8	F	5058 Chicago Avenue	8,383 sf (0.19 acres)	33,364	3	Could assemble with G and H	Vacant land	2	Corner	3		B3-1	40036.8	Public (City-owned)	2	1604425029		N/A	10
	G	5050 Chicago Avenue	3,123 sf (0.07 acres)			Could assemble with F and H	Existing, occupied building (FoodMart)		Mid-block					Private		1604425029	PHILLIPS		
	H	5046-48 Chicago Avenue	21,858 sf (0.50 acres)			Could assemble with F and G	vacant land, recently demolished; "Old Ship of Zion"		Corner					Private		1604425030; 1604425031	GREGORY FREFMAN		
9	I-1	4836-26 W Chicago Ave	12,416 sf (0.28 acres)	27,941	3	Could assemble with I-2	Dep of Sanitation Lot	2	Mid-block	3		B3-1	33529.2	Public (City-owned)	3	1604430019; 1604430020; 1604430021; 1604430022; 1604430023		N/A	11
	I-2	4824-14 W Chicago Ave	15,525 sf (0.35 acres)			Could assemble with I-1	Austin Heath Lot		Mid-block					Private		1604430024; 1604430025; 1604430026	Westside Health Authority (2); Morris Reed (1)		





# CITY OWNED SITES ON CORRIDOR

PIN10	Address	Date_of_Acquisition	Ward	Zoning	Zip Code	Last Update	Area (SF)
16044240270000	5108 W CHICAGO AVE	2017-07-03	37	B3-1	60651	2018-09-07	3143
16044250280000	5058 W CHICAGO AVE	2004-06-21	37	B3-1	60651	2020-01-08	8383
16044300170000	4844 W CHICAGO AVE		37	B3-1	60651	2019-05-16	3103
16044300210000	4830 W CHICAGO AVE		37	B3-1	60651	2019-05-16	3104
16044300190000	4836 W CHICAGO AVE		37	B3-1	60651	2019-05-16	3105
16044300230000	4826 W CHICAGO AVE		37	B3-1	60651	2019-05-16	3106
16044230150000	815 N LARAMIE AVE		37	RS-3	60651	2018-08-01	3131
16043260100000	822 N PINE AVE	2006-01-23	37	RS-3	60651	2020-02-21	2432
16054270140000	5846 W CHICAGO AVE	1999-01-27	29	B3-2	60651	2019-04-10	7431
16044290300000	4914 W CHICAGO AVE		37	B3-1	60651	2019-05-16	9375
16044290310000	4906 W CHICAGO AVE		37	B3-1	60651	2019-05-16	12490
16044300200000	4832 W CHICAGO AVE		37	B3-1	60651	2019-05-16	3103
16044300220000	4828 W CHICAGO AVE		37	B3-1	60651	2019-05-16	3103
16054260340000	5926 W CHICAGO AVE	1981-12-17	29	C2-2	60651	2019-06-28	2998
16054260320000	5930 W CHICAGO AVE		29	C2-2	60651	2020-01-08	2998
16054260330000	5928 W CHICAGO AVE	1981-12-17	29	C2-2	60651	2019-06-28	2994
16054290330000	5704 W CHICAGO AVE	2000-02-29	29	B3-2	60651	2020-01-08	9231
16044290290000	4920 W CHICAGO AVE		37	B3-1	60651	2019-05-16	6249
16044300160000	4848 W CHICAGO AVE		37	B3-1	60651	2019-05-16	15521
16043310300000	816 N LARAMIE AVE		37	RS-3	60651	2019-05-16	6276
16082060160000	734 N PARKSIDE AVE		29	RT-4	60644	2018-08-01	5112
16101000360000	4700 W SUPERIOR ST		28	RS-3	60644	2018-08-01	2978
16092020140000	5025 W CHICAGO AVE	1999-05-18	37	B3-1	60651	2020-01-08	3144
16082010050000	5835 W CHICAGO AVE	2000-11-17	29	B3-2	60651	2020-01-08	4716
16082010060000	5831 W CHICAGO AVE	2000-11-17	29	B3-2	60651	2020-01-08	3535



