

MIDWEST REDEVELOPMENT PROJECT AREA (WARD 28) - Request authority for Department of Planning and Development's intention to enter into a land sale with Tamekia Jenkins, for the disposition of the property located at 4441 W. Adams Street in the Midwest Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Tamekia Jenkins.

Meg Gustafson

**COMMUNITY DEVELOPMENT COMMISSION
OF THE
CITY OF CHICAGO**

**RESOLUTION
NO.21-CDC-_____**

**REQUEST TO SELL PROPERTIES LOCATED AT
4441 W. ADAMS STREET
LOCATED WITHIN THE MIDWEST
TIF REDEVELOPMENT AREA
TO TAMEKIA JENKINS
FOR OPEN SPACE THROUGH THE CHIBLOCKBUILDER PLATFORM**

WHEREAS, Chapter 2-124 of the Municipal Code of the City of Chicago (the “City”) established the Community Development Commission (the “Commission”); and

WHEREAS, the Chicago City Council approved the “Midwest” Increment Financing Redevelopment Project and Plan” on May 17, 2000; and

WHEREAS, the City owns a parcel of vacant land located at 4441 W. Adams Street having the Property Identification Number of 16-15-115-008 (the “Property”) within the Midwest Increment Financing Redevelopment Project and Plan; and

WHEREAS, the Department of Planning and Development of the City of Chicago (the “Department”) offered the Property for sale from November 17, 2022 to February 3, 2023 on ChiBlockBuilder, the City’s platform for the sale of City-owned property; and

WHEREAS, a public notice directing prospective applicants to ChiBlockBuilder for listings of City-owned properties for sale was advertised in the Chicago Tribune on January 20, January 27 and February 3, 2023; and

WHEREAS, pursuant to its application on ChiBlockBuilder, the Department has entered into discussions with Tamekia Jenkins (the “Developer”) concerning the sale of the Property for open space; and

WHEREAS, the Developer has agreed to pay \$913 for the purchase of the Property, which is the price listed on ChiBlockBuilder; and

WHEREAS, the Department has determined that the sale is consistent with the Redevelopment Plan; and

WHEREAS, the sale of the Property will be subject to City Council approval; now, therefore,

IT IS HEREBY RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:

Section 1. The Department advertised the sale of the Property pursuant to the terms described herein, which included requesting alternative proposals.

Section 2. The Department determined that it is in the best interest of the City to proceed with the pending proposal.

Section 3. The sale of the Property to the Developer is recommended to the City Council without further Commission action subject to the following terms:

Address	PIN	Price
4441 W. Adams Street	16-15-115-008	\$913

Section 4. The Chairman of the Commission is authorized to transmit a certified copy of this resolution to the Chicago City Council.

ADOPTED: February 13, 2024 _____

**City of Chicago
Department of Planning and Development**

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REGARDING
A PROPOSED SALE OF CITY-OWNED PROPERTY LOCATED
AT 4441 W. ADAMS STREET
TO TAMEKIA JENKINS
IN THE
MIDWEST TIF
FINANCING DISTRICT**

February 13, 2024

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	4441 W. Adams Street: Open Space Land Sale
Applicant Name:	Tamekia Jenkins
Project Address:	4441 W. Adams Street, PIN 16-15-115-008
Project Size	3,042 sq ft
Ward:	Alderman Jason C. Ervin - 28
Community Area	West Garfield Park
TIF Redevelopment Area:	Midwest
Requested Action:	Sale of City land
Appraised Market Value:	10% of value
Sale Price:	\$913

II. PROPERTY DESCRIPTION

City parcel:

#	Tax Parcel Numbers	Addresses	Sq Ft	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
1	16-15-115-008	4441 W. Adams St	3,042	Vacant	1/16/02	RT-4	RT-4

Zoning: RT-4

Environmental Condition: Cleared by AIS

City Acquisition Method: The property was acquired by a Tax Sale Scavenger Deed on January 16, 2002. TIF funds were not used in this acquisition.

III. BACKGROUND

The Department of Planning and Development of the City of Chicago offered the Property for sale from November 17, 2022 to February 3, 2023 on ChiBlockBuilder, the City's platform for the sale of City-owned property.

IV. PROPOSED DEVELOPMENT TEAM

Tamekia Jenkins, Individual

V. PUBLIC BENEFITS

The proposed land sale supports the neighborhood by creating new open space.

VI. COMMUNITY SUPPORT

This land sale is supported by Alderman Ervin.

VII. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The project is located within the Midwest Tax Increment Financing District, which was initially established by Council ordinance on May 17, 2000

VIII. CONDITIONS OF SALE

The Department of Planning and Development of the City of Chicago offered the Property for sale from November 17, 2022 to February 3, 2023 on ChiBlockBuilder, the City's platform for the sale of City-owned property; and a public notice directing prospective applicants to ChiBlockBuilder for listings of City-owned properties for sale was advertised in the Chicago Tribune on January 20, January 27 and February 3, 2023.

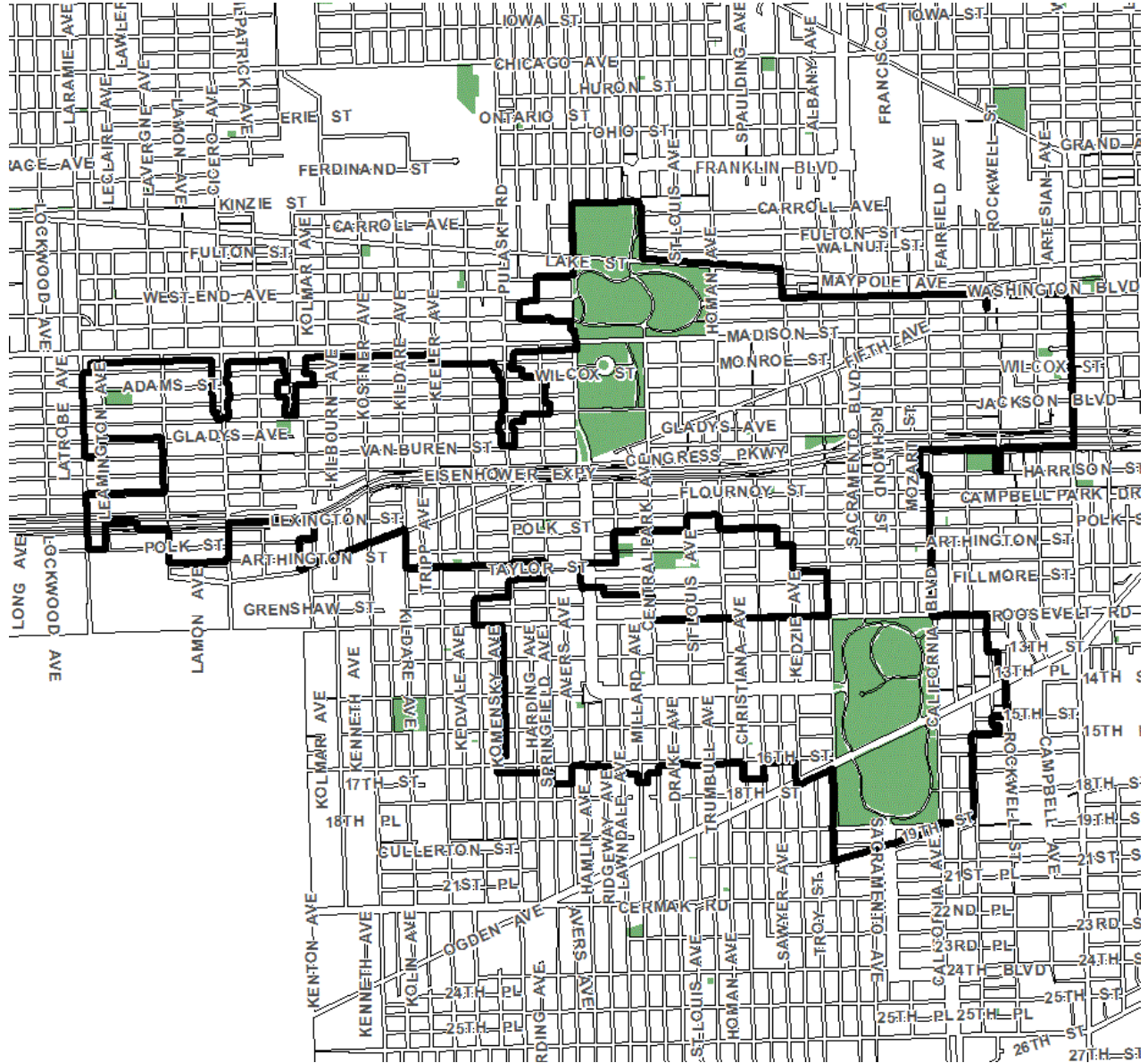
IX. RECOMMENDATION

The Department of Planning and Development has thoroughly reviewed the proposed project, its public benefits, and the project's conformance with the redevelopment area plan. The Department of Planning and Development recommends that the CDC approve the sale of the following parcel located at 4441 W. Adams Street

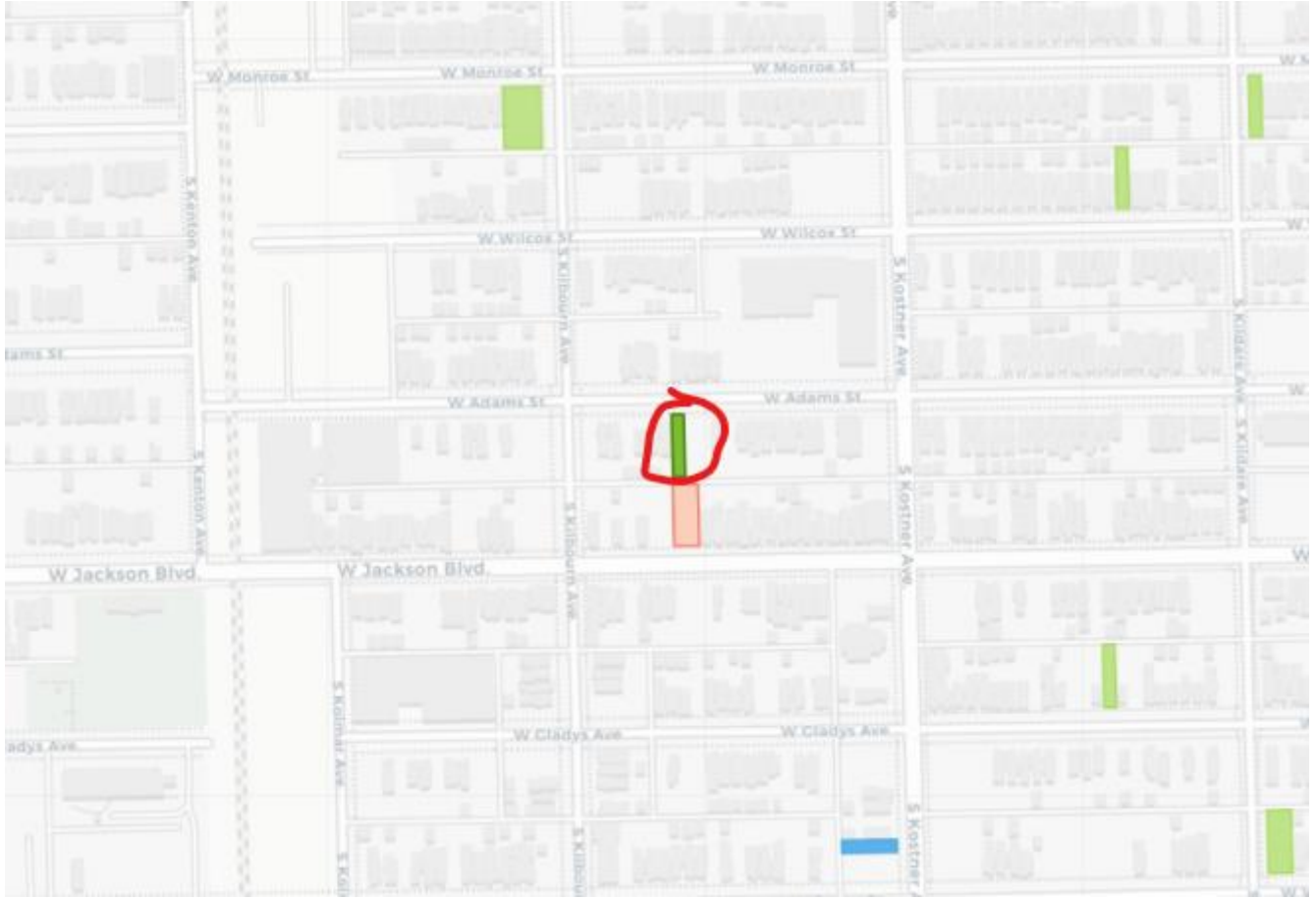
EXHIBITS

Redevelopment Area Maps
Neighborhood Context Maps
Development Plan
Site Photos

REDEVELOPMENT AREA MAP



LOCATION MAP



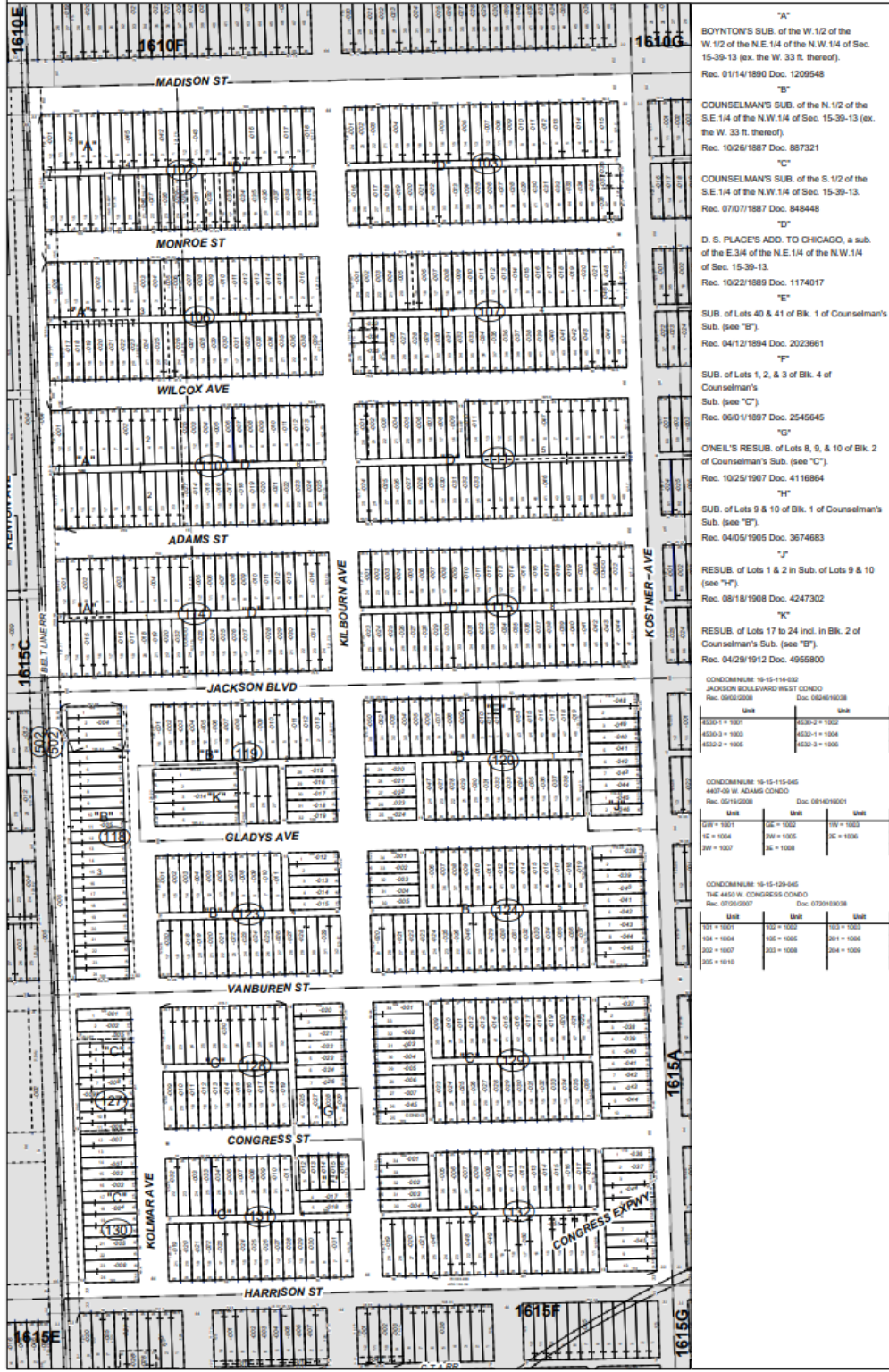
SIDWELL MAP

Cook County, Illinois E 1/2 NW 1/4 Section 15 - 39 - 13 WEST

2021 Tax Map
Page 1615D
39-13-15D



© 2021 Cook County, Illinois



"A"
BOYNTON'S SUB. of the W. 1/2 of the W. 1/2 of the N.E. 1/4 of the N.W. 1/4 of Sec. 15-39-13 (ex. the W. 33 ft. thereof).
Rec. 01/14/1890 Doc. 1209548

"B"
COUNSELLMAN'S SUB. of the N. 1/2 of the S.E. 1/4 of the N.W. 1/4 of Sec. 15-39-13 (ex. the W. 33 ft. thereof).
Rec. 10/26/1887 Doc. 887321

"C"
COUNSELLMAN'S SUB. of the S. 1/2 of the S.E. 1/4 of the N.W. 1/4 of Sec. 15-39-13.
Rec. 07/07/1887 Doc. 848448

"D"
D. S. PLACE'S ADD. TO CHICAGO, a sub. of the E. 3/4 of the N.E. 1/4 of the N.W. 1/4 of Sec. 15-39-13.
Rec. 10/22/1889 Doc. 1174017

"E"
SUB. of Lots 40 & 41 of Blk. 1 of Counselman's Sub. (see "B").
Rec. 04/12/1894 Doc. 2023661

"F"
SUB. of Lots 1, 2, & 3 of Blk. 4 of Counselman's Sub. (see "C").
Rec. 06/01/1897 Doc. 2545645

"G"
O'NEIL'S RESUB. of Lots 8, 9, & 10 of Blk. 2 of Counselman's Sub. (see "C").
Rec. 10/25/1907 Doc. 4116864

"H"
SUB. of Lots 9 & 10 of Blk. 1 of Counselman's Sub. (see "B").
Rec. 04/05/1905 Doc. 3674683

"J"
RESUB. of Lots 1 & 2 in Sub. of Lots 9 & 10 (see "H").
Rec. 08/18/1908 Doc. 4247302

"K"
RESUB. of Lots 17 to 24 incl. in Blk. 2 of Counselman's Sub. (see "B").
Rec. 04/29/1912 Doc. 4955800

CONDOMINIUM 16-15-114-632
JACKSON BOULEVARD WEST CONDO
Rec. 06/02/2008 Doc. 682468038

Unit	Unit
4330-1 + 1001	4330-2 + 1002
4330-3 + 1003	4330-4 + 1004
4330-5 + 1005	4330-6 + 1006

CONDOMINIUM 16-15-115-645
4637-08 W. ADAMS CONDO
Rec. 02/16/2008 Doc. 081408001

Unit	Unit	Unit
101 + 1001	102 + 1002	103 + 1003
104 + 1004	105 + 1005	106 + 1006
107 + 1007	108 + 1008	

CONDOMINIUM 16-15-129-645
THE 4632 W. CONGRESS CONDO
Rec. 07/26/2007 Doc. 072010038

Unit	Unit	Unit
101 + 1001	102 + 1002	103 + 1003
104 + 1004	105 + 1005	106 + 1006
107 + 1007	108 + 1008	109 + 1009
110 + 1010		

DEVELOPMENT PLAN

Community Garden

CURRENT SITE PHOTO





COMMUNITY DEVELOPMENT COMMISSION – FEBRUARY 13, 2024

4441 W. ADAMS STREET

MIDWEST REDEVELOPMENT AREA (WARD 28)

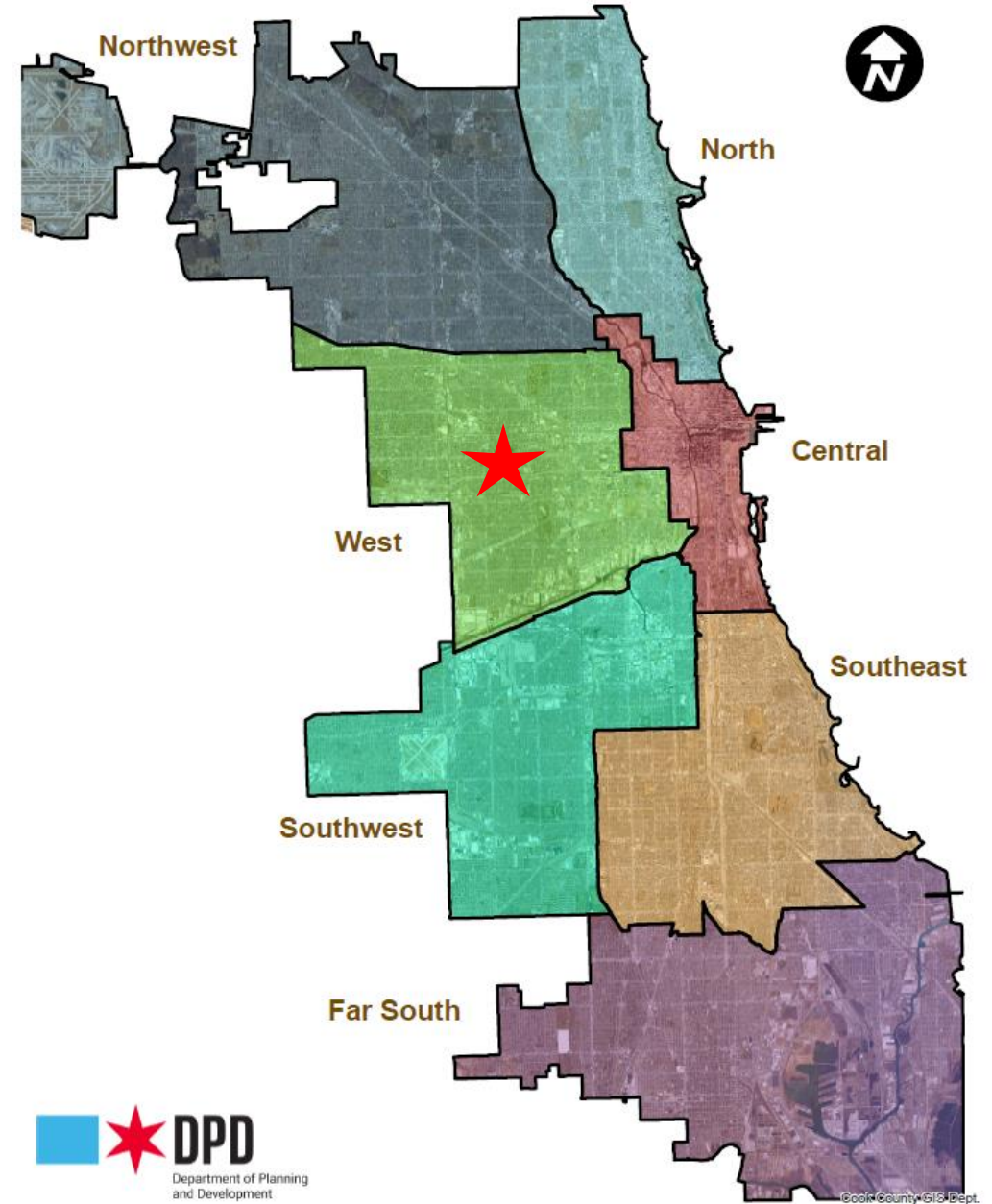
OPEN SPACE LAND DISPOSITION

PRESENTED BY MEG GUSTAFSON

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	4441 W. Adams Street: Open Space Land Sale
Applicant Name:	Tamekia Jenkins
Project Address:	4441 W. Adams Street, PIN 16-15-115-008
Project Size	3,042 sq ft
Ward:	Alderman Jason C. Ervin - 28
Community Area	West Garfield Park
TIF Redevelopment Area:	Midwest
Requested Action:	Sale of City land
Appraised Market Value:	10% of value
Sale Price:	\$913



II. PROPERTY DESCRIPTION

City parcel:

#	Tax Parcel Numbers	Addresses	Sq Ft	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
1	16-15-115-008	4441 W. Adams St	3,042	Vacant	1/16/02	RT-4	RT-4

Zoning: RT-4

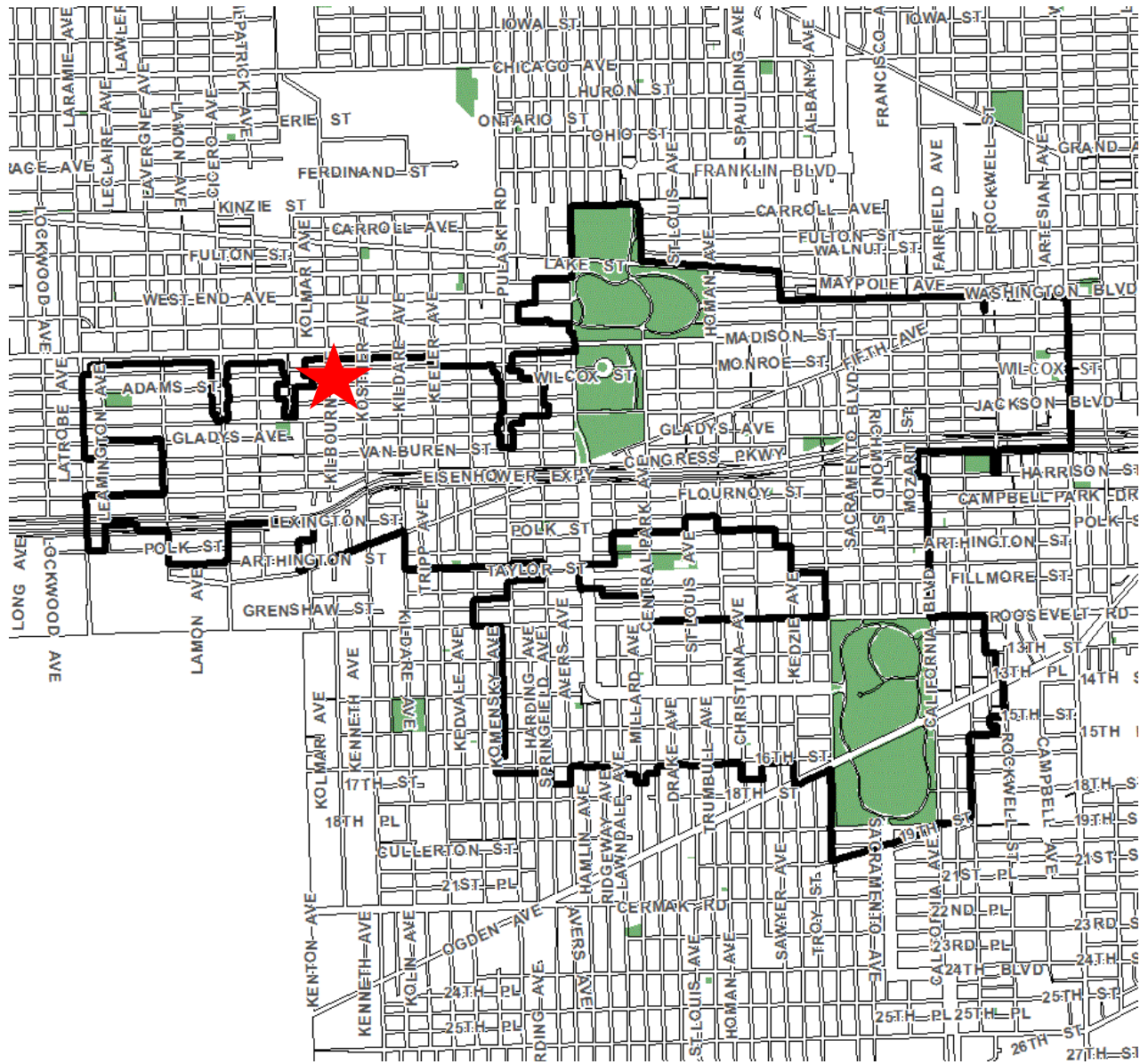
Environmental Condition: Cleared by AIS

City Acquisition Method: The property was acquired by a Tax Sale Scavenger Deed on January 16, 2002. TIF funds were not used in this acquisition.

III. BACKGROUND

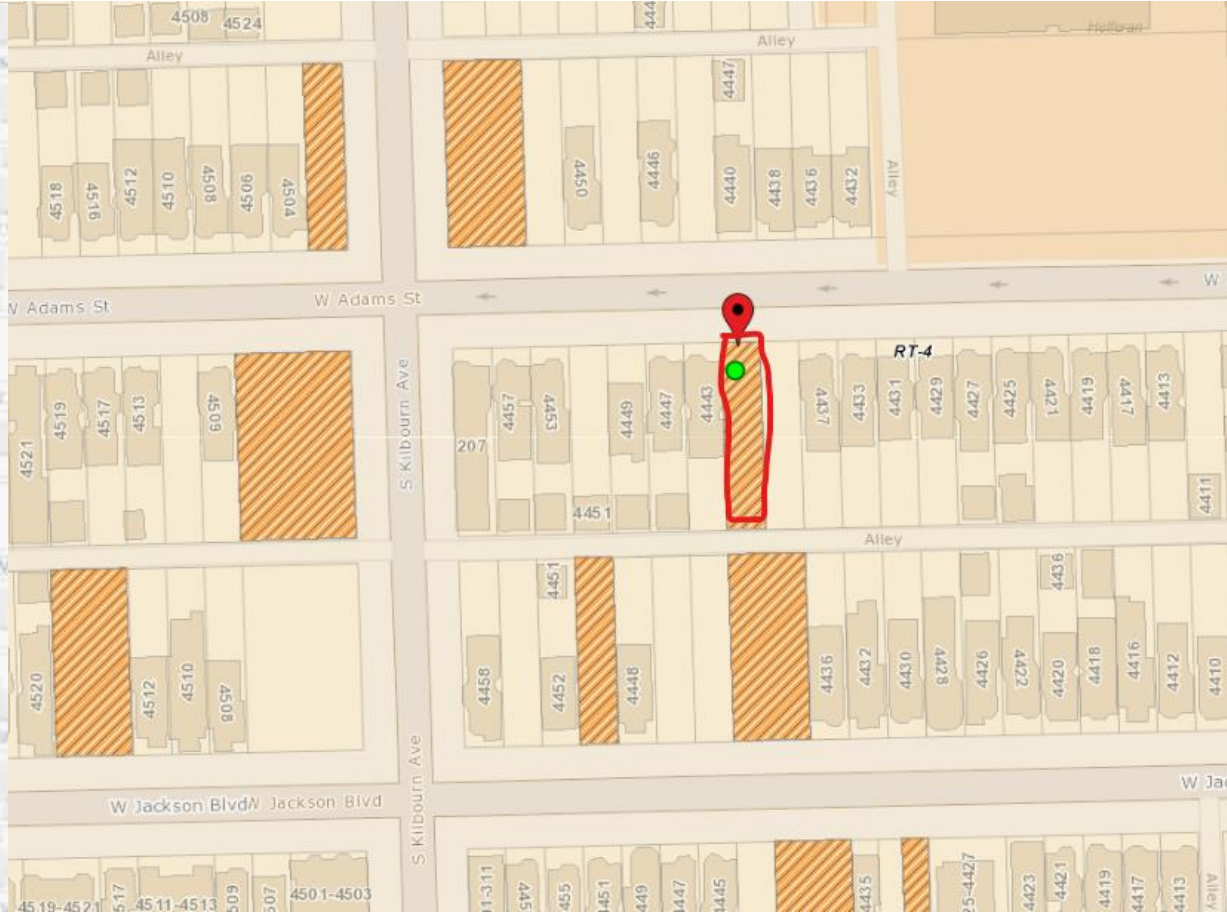
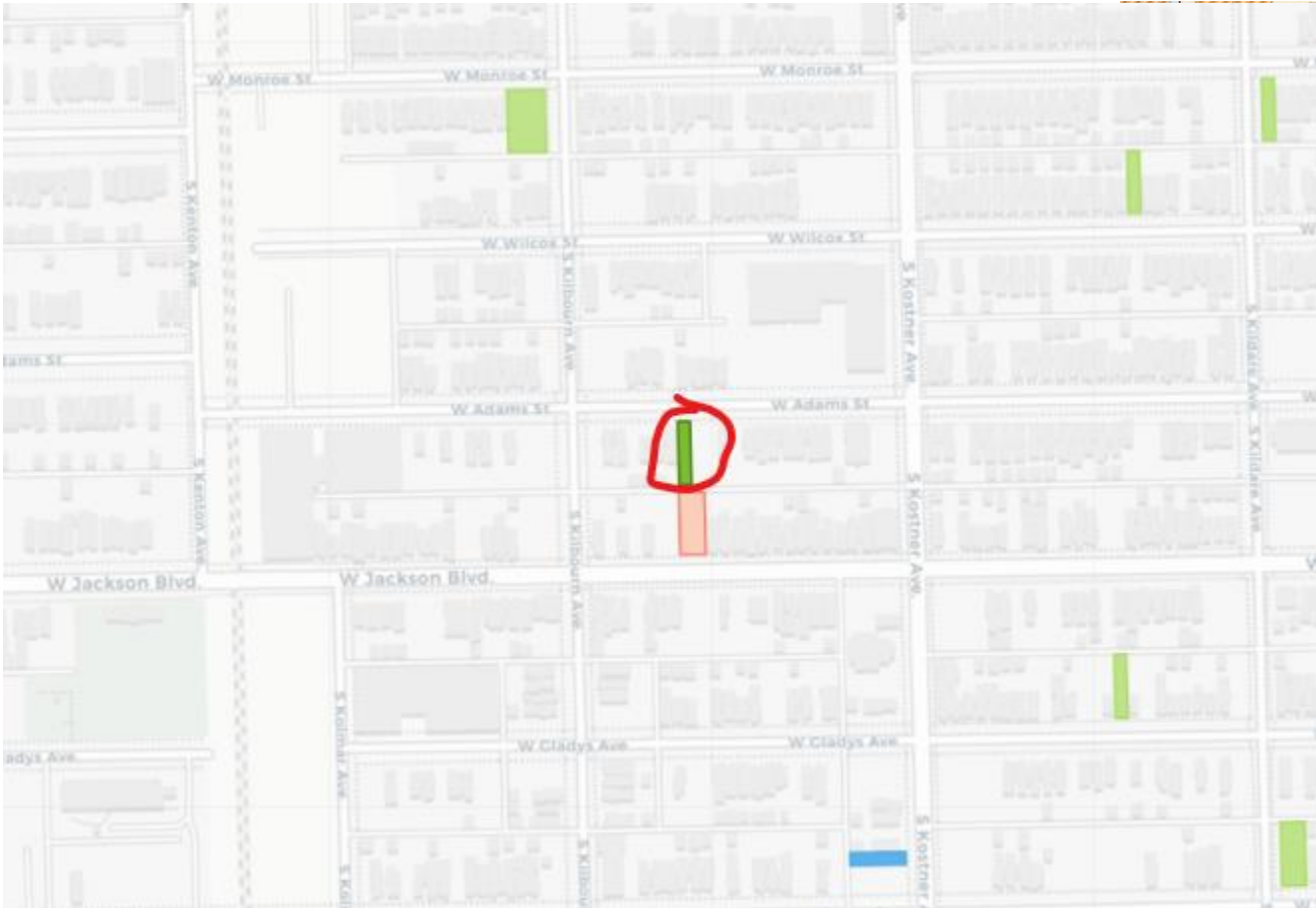
The Department of Planning and Development of the City of Chicago offered the Property for sale from November 17, 2022 to February 3, 2023 on ChiBlockBuilder, the City's platform for the sale of City-owned property.

REDEVELOPMENT AREA MAP



LOCATION MAP

ZONING MAP



SITE PHOTOS AND PLANS

Tamekia Jenkins has lived at 4443 W. Adams directly next door to the vacant lot for over 10 years.

She plans on fencing the property, removing the illegally parked cars, and keeping it clean for neighborhood children to play.

Her budget is \$1,200.

