

MADISON-AUSTIN CORRIDOR REDEVELOPMENT PROJECT AREA (WARD 28) - Request authority for Department of Planning and Development's intention to enter into a land sale with Nehemiah Group, for the disposition of the property located at 3927 W. Adams Street in the Madison-Austin Corridor Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Nehemiah Group.

Meg Gustafson

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

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

**REQUEST TO SELL PROPERTIES LOCATED AT
3927 W. ADAMS STREET
LOCATED WITHIN THE MADISON-AUSTIN CORRIDOR
TIF REDEVELOPMENT AREA
TO NEHEMIAH GROUP
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 “Madison-Austin Corridor” Increment Financing Redevelopment Project and Plan” on September 29, 1999; and

WHEREAS, the City owns a parcel of vacant land located at 3927 W. Adams having the Property Identification Number of 16-14-106-006 (the “Property”) within the Madison-Austin Corridor Tax 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 Nehemiah Group (the “Developer”) concerning the sale of the Property for open space; and

WHEREAS, the Developer has agreed to pay \$2,104 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
3927 W. Adams Street	16-14-106-006	\$2,104

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 _____

MADISON-AUSTIN CORRIDOR REDEVELOPMENT PROJECT AREA (WARD 28) - Request authority for Department of Planning and Development's intention to enter into a land sale with Nehemiah Group, for the disposition of the property located at 3927 W. Adams Street in the Madison-Austin Corridor Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Nehemiah Group.

Meg Gustafson

**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 3927 W. ADAMS STREET
TO NEHEMIAH GROUP
IN THE
MADISON-AUSTIN CORRIDOR TIF
FINANCING DISTRICT**

February 13, 2024

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	3927 W. Adams Street: Open Space Land Sale
Applicant Name:	Nehemiah Group
Project Address:	3927 W. Adams Street – 16-14-106-006
Project Size	7,014 sq ft
Ward:	Alderman Jason C. Ervin - 28
Community Area	West Garfield Park
TIF Redevelopment Area:	Madison-Austin Corridor
Requested Action:	Sale of City land
Appraised Market Value:	10% of value
Sale Price:	\$2,104

II. PROPERTY DESCRIPTION

City parcel:

#	Tax Parcel Numbers	Addresses	Sq Ft	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
1	16-14-106-006	3927 W. Adams Street	7,104	Vacant	8/17/01	RM-5	RM-5

Zoning: RM-5

Environmental Condition: Cleared by AIS

City Acquisition Method: The property was acquired by Judicial Deed on August 17, 2001. 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

Nehemiah Group, Non-Profit Organization

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 Madison-Austin Corridor Tax Increment Financing District, which was initially established by Council ordinance on September 9, 1999.

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.

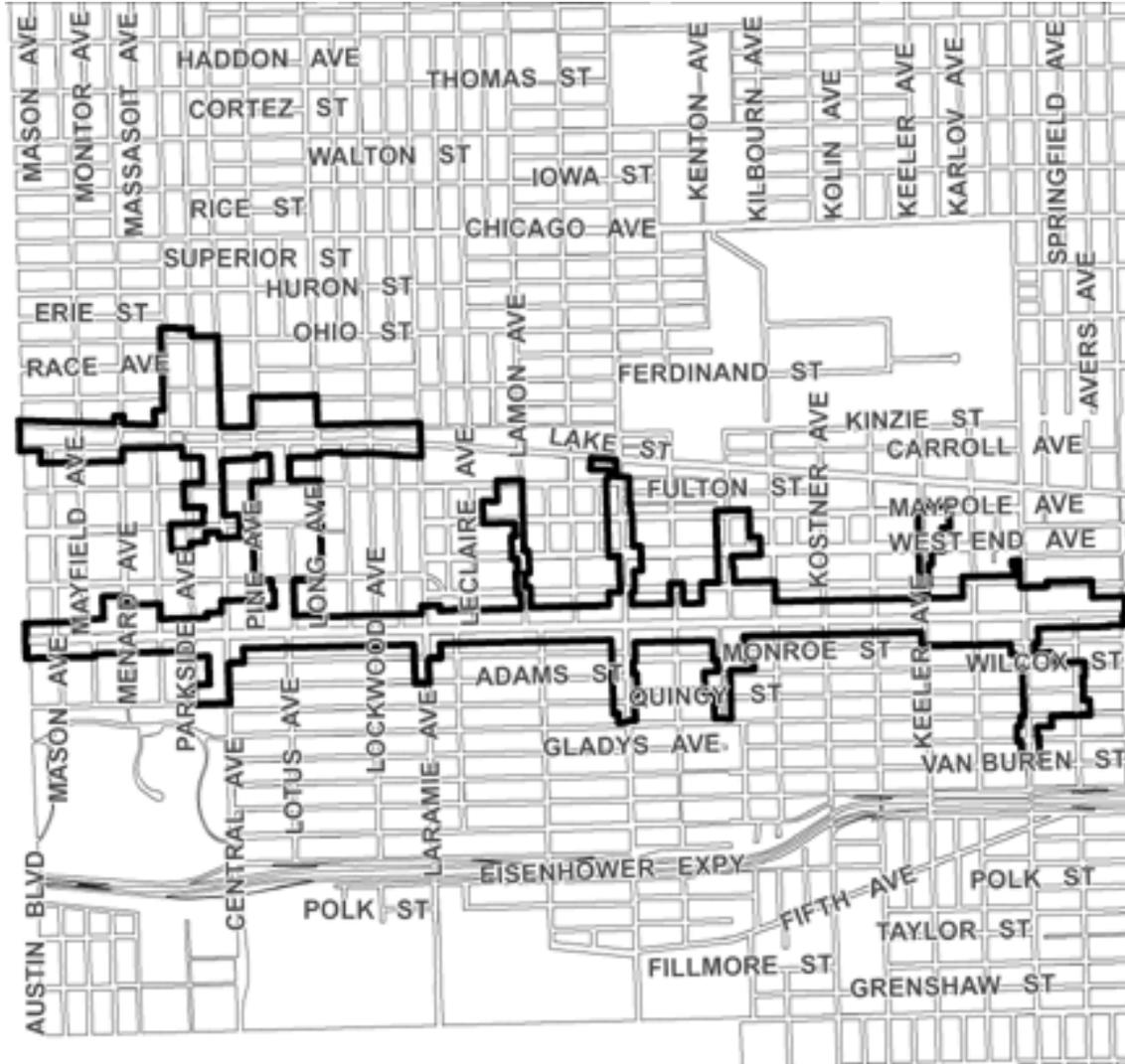
IX. RECOMMENDATION

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 3927 W. Adams Street.

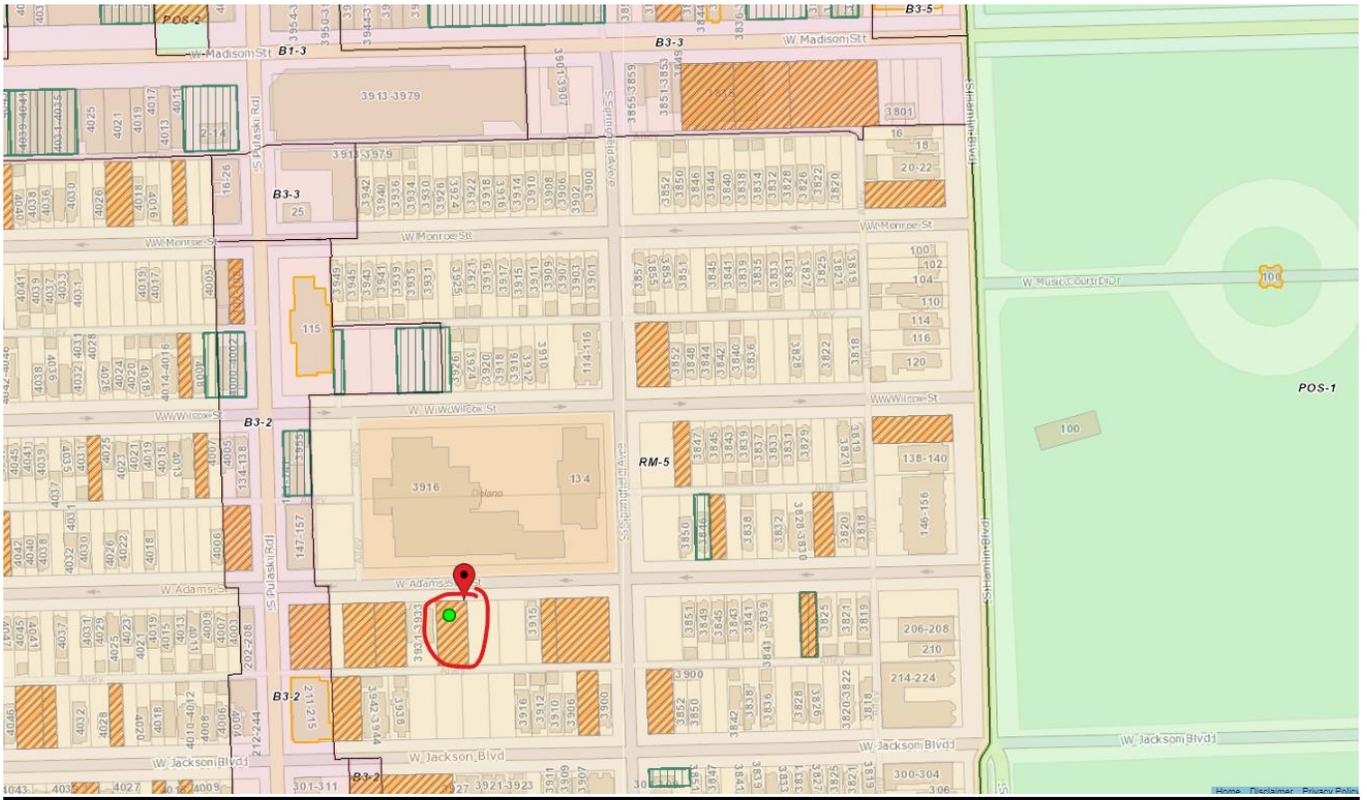
EXHIBITS

Redevelopment Area Maps
Neighborhood Context Maps
Development Plan
Site Photos

REDEVELOPMENT AREA MAP



ZONING MAP



SIDWELL MAP

Cook County, Illinois

W 1/2 NW 1/4 Section 14 - 39 - 13

WEST



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"A"
LAMBERT TREE'S SUB. of the W.1/2 of the N.W. 1/4 of Sec. 14-39-13.
Rec. 07/23/1896 Doc. 2253192

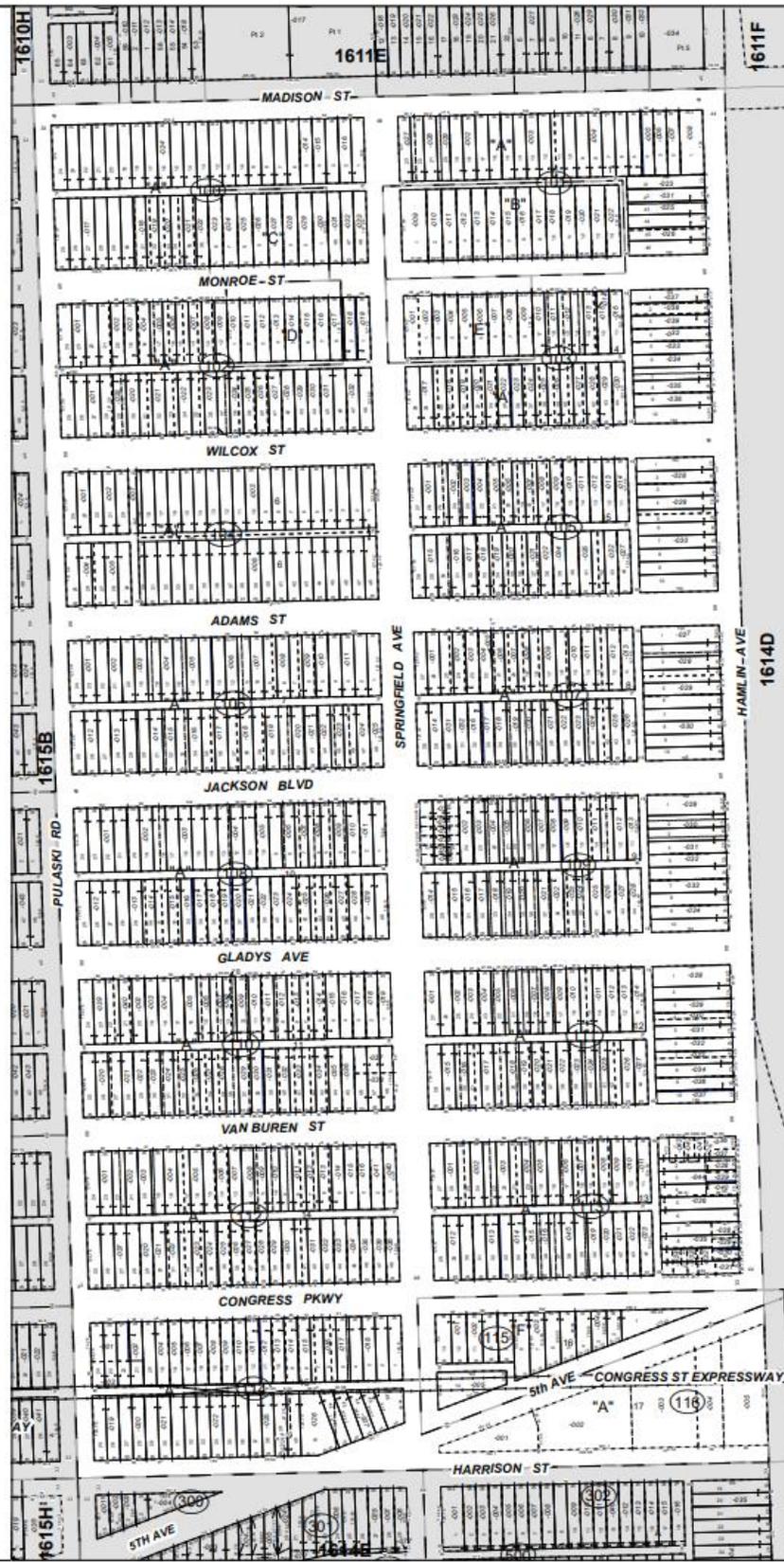
"B"
JOHN J. LYONS' RESUB. of Lots 24 to 40, both incl., in Bk. 1 of Lambert Tree's Sub. (see "A").
Rec. 03/30/1908 Doc. 4179367

"C"
RESUB. of the E. 5 ft. 11 ins. of Lot 36 and all of Lots 37 to 45 incl. in Bk. 2 in Lambert Tree's Sub. (see "A").
Rec. 05/11/1909 Doc. 4373296

"D"
RESUB. of the W. 21 ft. of Lot 3 and all of Lots 4 to 11, both incl., in Bk. 3 of Lambert Tree's Sub. (see "A").
Rec. 03/31/1910 Doc. 4532323

"E"
JOHN J. LYONS' RESUB. of the W. 1.33 ft. of Lot 17 and all of Lots 18 to 27, both incl., in Bk. 4 of Lambert Tree's Sub. (see "A").
Rec. 10/20/1908 Doc. 4277264

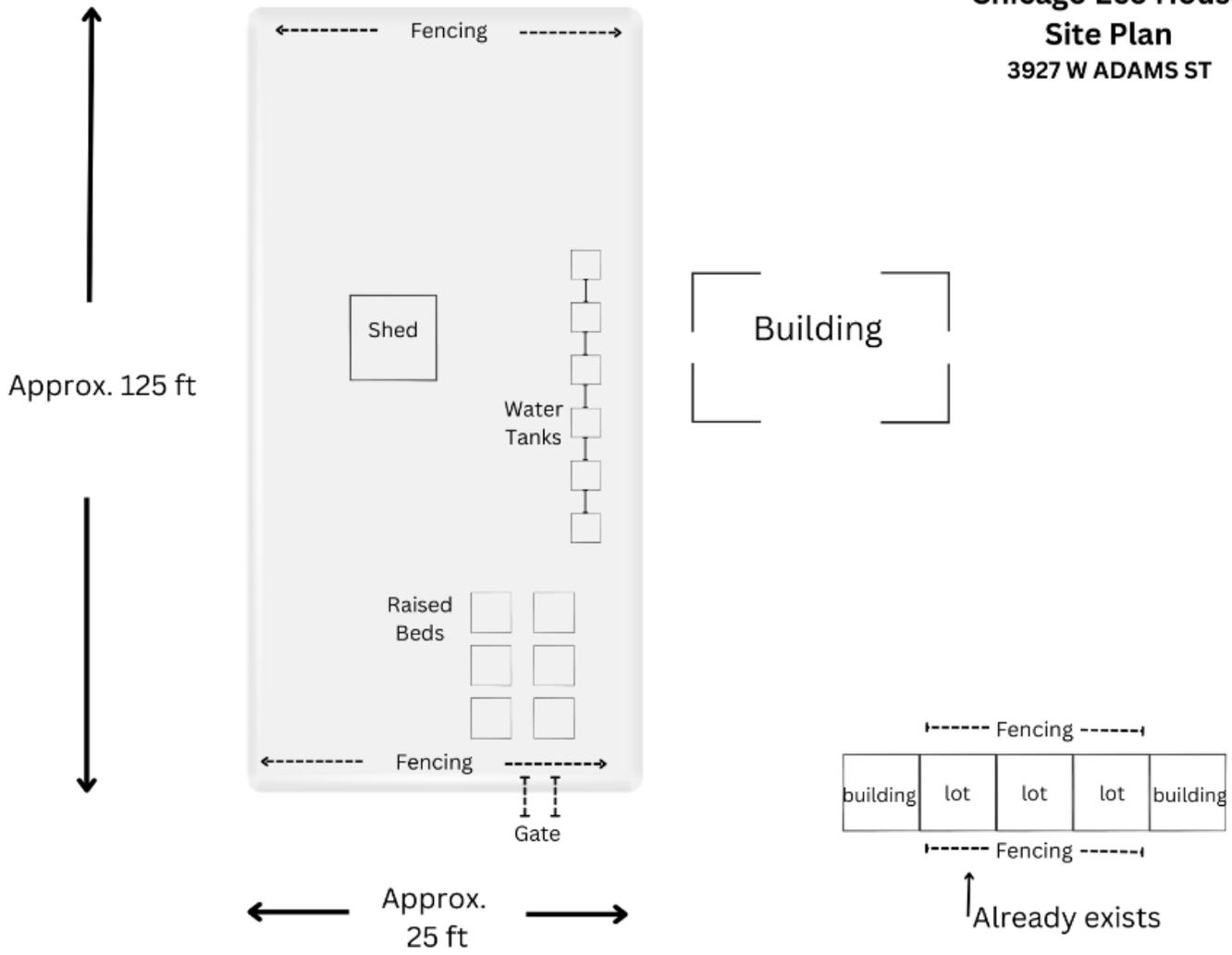
"F"
SUB. of Bk. 16 of Lambert Tree's Sub. (see "A").
Rec. 03/11/1912 Doc. 4926313



DEVELOPMENT PLAN

Community Garden

**Chicago Eco House
Site Plan
3927 W ADAMS ST**



CURRENT SITE PHOTO



COMMUNITY DEVELOPMENT COMMISSION – FEBRUARY 13, 2024

3927 W. ADAMS STREET

MADISON–AUSTIN CORRIDOR REDEVELOPMENT AREA (WARD 28)

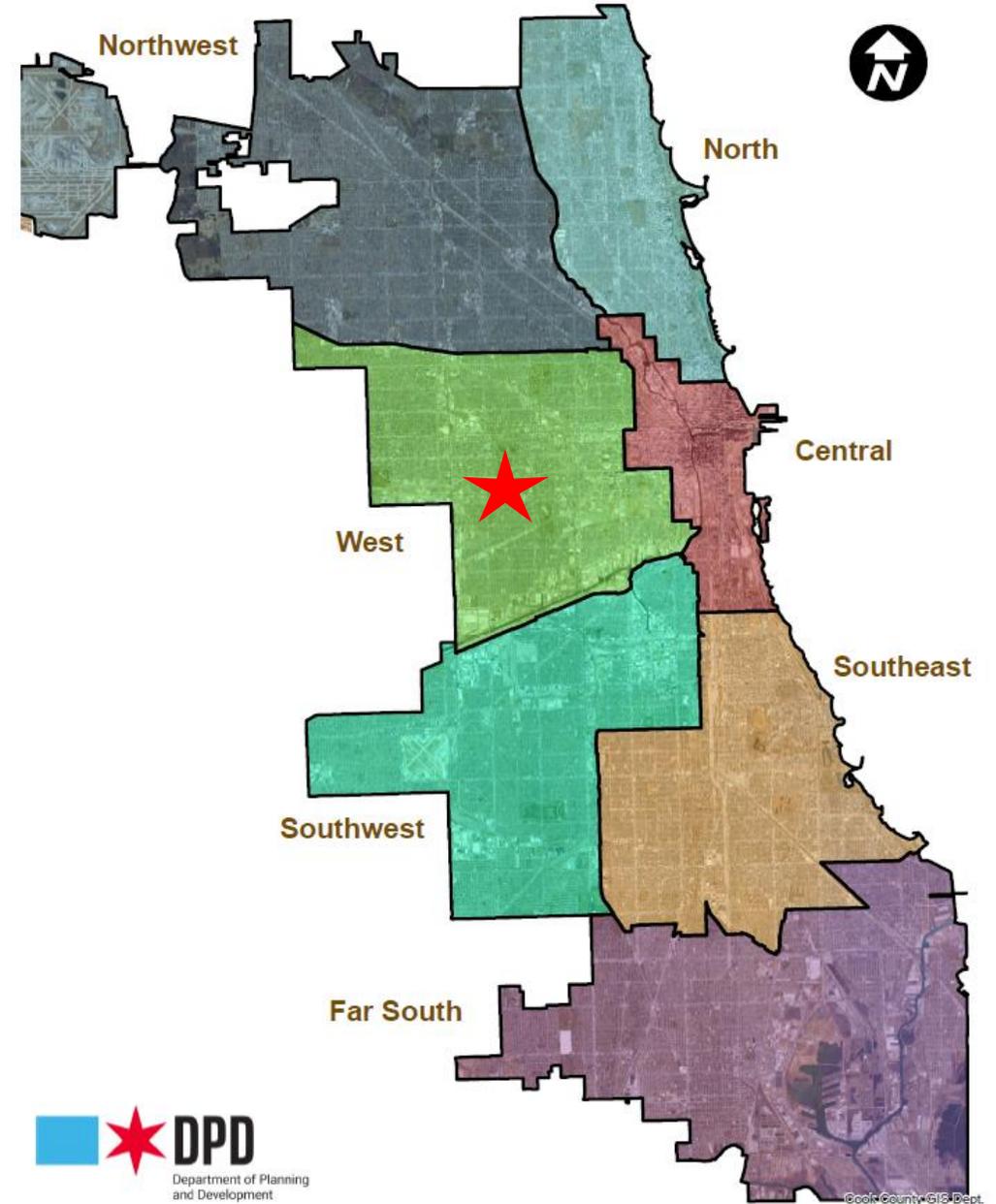
OPEN SPACE LAND DISPOSITION

PRESENTED BY MEG GUSTAFSON

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

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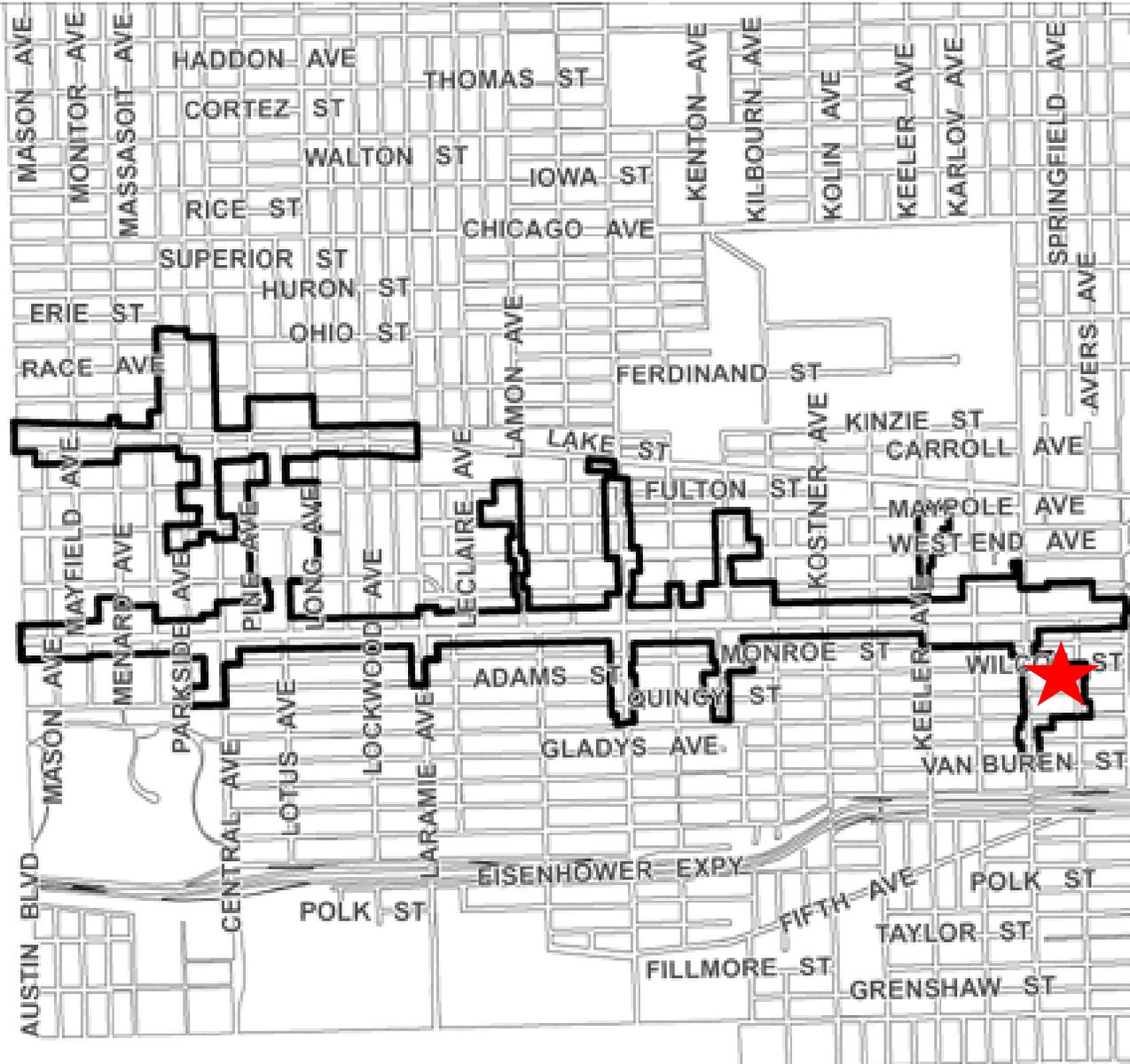
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III. BACKGROUND

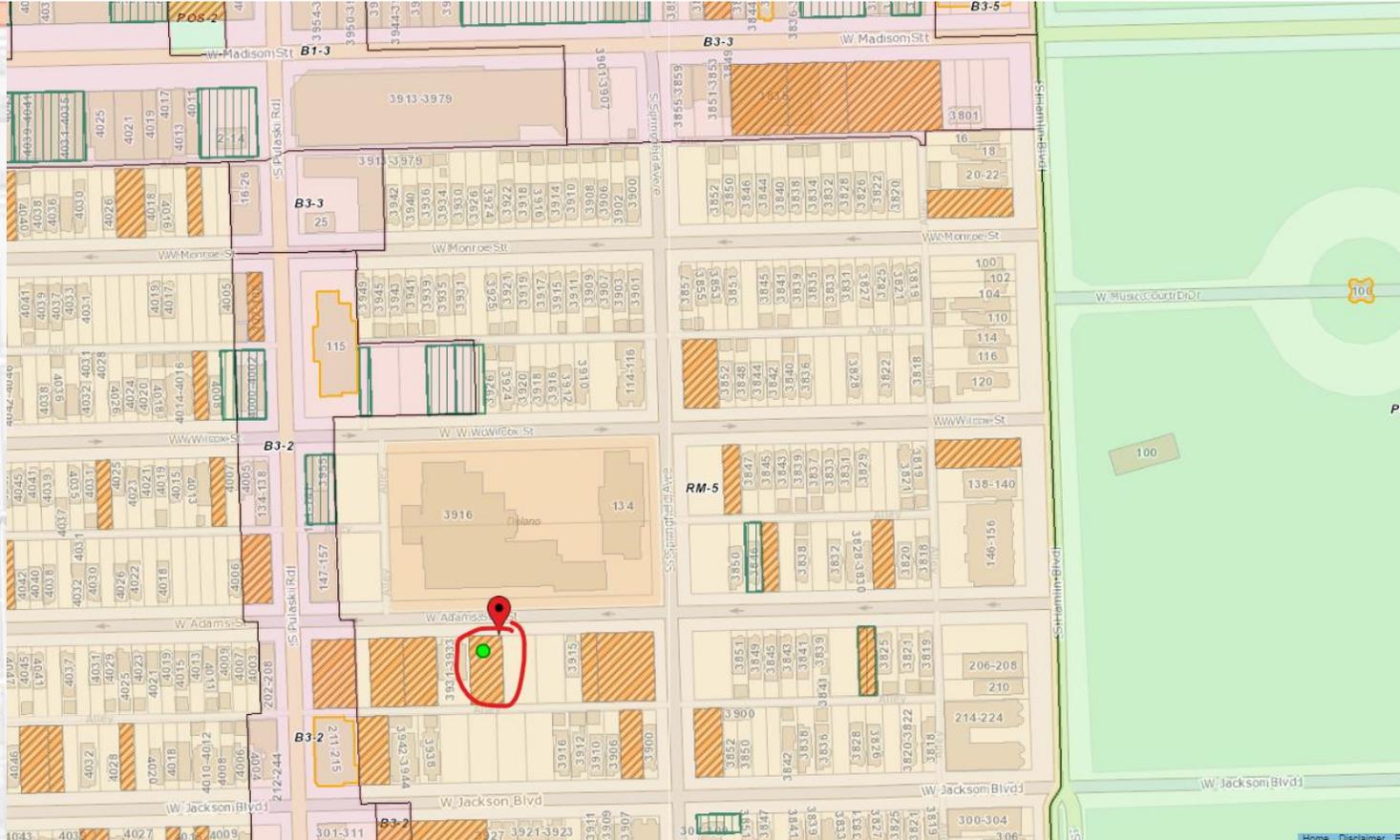
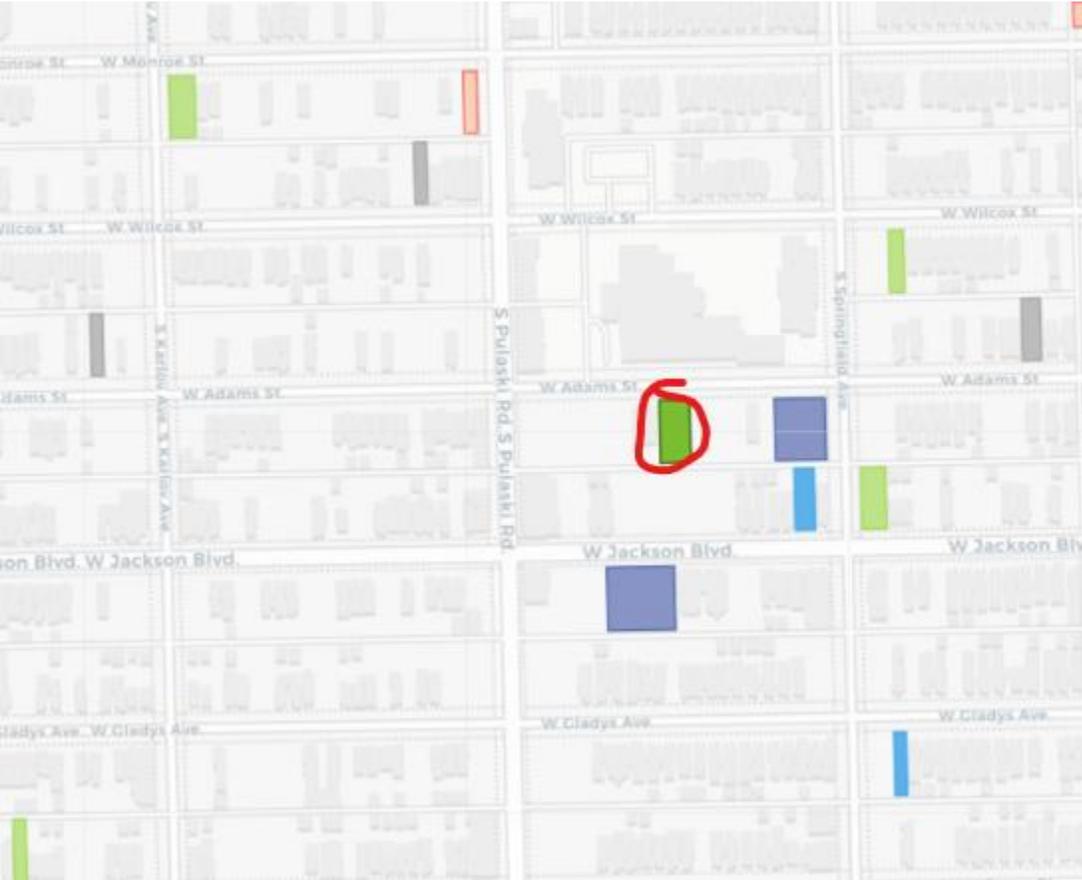
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REDEVELOPMENT AREA MAP

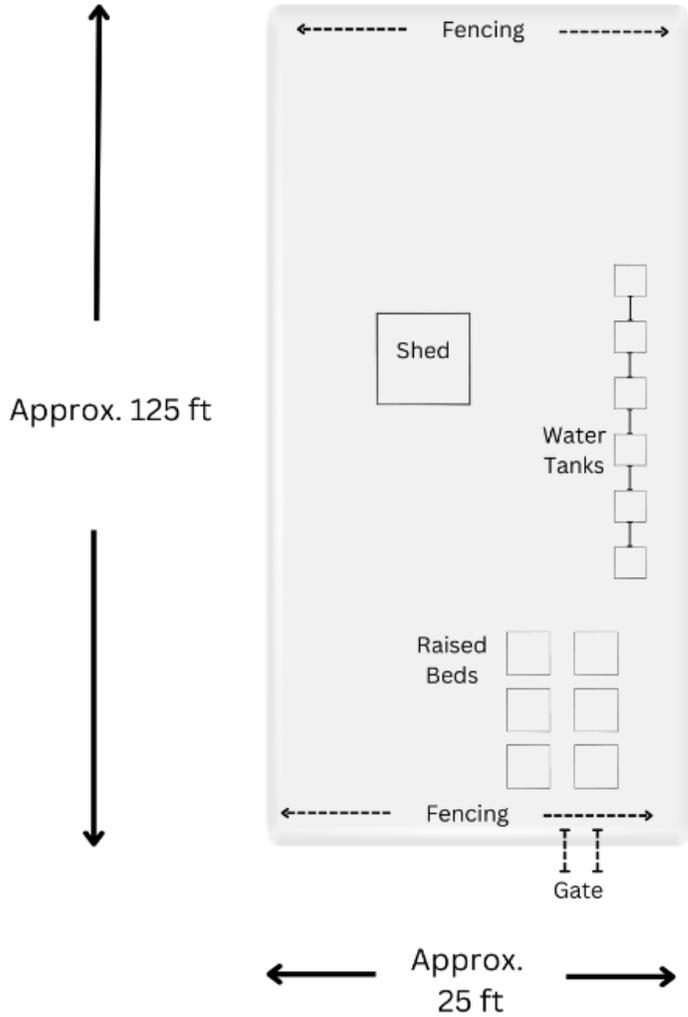


LOCATION MAP

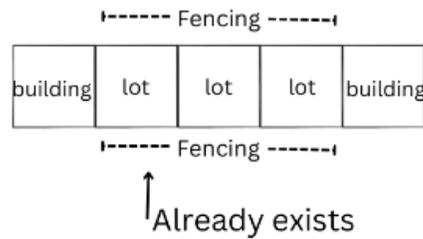
ZONING MAP



SITE PHOTOS AND PLANS



**Chicago Eco House
Site Plan
3927 W ADAMS ST**



The Chicago Eco House already operates an urban farm on this site and has done so since 2018. They use a solar powered rainwater catchment system for irrigation and have fenced in the site. They grow flowers and proceeds from these sales has enabled them to maintain the site for the last 5 years.