

**MIDWEST TIF REDEVELOPMENT PROJECT AREA (WARD 24)**

Request authority for the Department of Planning and Development's intention to enter into a negotiated sale with *Cocina Compartida De Trabajadores Cooperativistas, LWCA, LLC*, for the disposition of the property located at 3652, 3658 W 16<sup>th</sup> Street in the Midwest Tax Increment Financing Redevelopment Project Area.

**Ernest Bellamy**

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

**RESOLUTION  
NO. \_\_\_-CDC-\_\_\_\_\_**

**AUTHORIZATION TO ENTER INTO A NEGOTIATED SALE WITH COCINA  
COMPARTIDA DE TRABAJADORES COOPERATIVISTAS, LWCA, LLC FOR THE  
DISPOSITION OF THE PROPERTY LOCATED AT 3652, 3658 W 16TH STREET  
WITHIN THE MIDWEST TAX INCREMENTAL FINANCING REDEVELOPMENT  
PROJECT AREA**

**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 Tax Increment Financing Redevelopment Project and Plan” on May 17, 2000; and

**WHEREAS**, the City owns the property located at 3652 W 16<sup>th</sup> Street, 3658 W 16<sup>th</sup> Street (the “Property”) having the Property Identification Number (PIN) 16-23-128-034-0000, and 16-23-128-032 -0000, and desires that it be redeveloped for Commercial uses; and

**WHEREAS**, staff of the Department of Planning and Development of the City of Chicago (the “Department”) has entered into discussions with Cocina Compartida de Trabajadores Cooperativistas, LWCA, LLC (the “Developer”) concerning the sale of the Property for a one-story and two-story commercial building addition to an existing one-story commercial building; and

**WHEREAS**, the Developer has submitted a project budget and evidence of having the financial capacity to complete the project, and the staff of the Department have reviewed these and found them to be satisfactory; and

**WHEREAS**, the Developer has proposed to pay \$2 as consideration for the purchase of the Property, which is below the fair market value; and

**WHEREAS**, staff of the Department have determined that the Developer’s proposal conforms to the Plan; and

**WHEREAS**, the Department has placed a public notice for three consecutive weeks in a Chicago metropolitan newspaper inviting alternative development proposals; and

**WHEREAS**, such alternative proposals must describe the general plan for redevelopment of the Property, the names of the party or parties making the proposal, the price offered, evidence of financial qualifications and capacity to complete the redevelopment, the timetable for implementation, and that alternative proposals be received in writing within 30 days of the date of first publication of the public notice by the Department; and

**WHEREAS**, the Department received no responsive alternative proposal at the conclusion of the advertising period; 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 of Planning and Development is hereby authorized to proceed with the pending proposal, and the sale of the land described herein to the Developer shall be recommended to the City Council without further Commission action subject to the following terms:

Address PIN

3652 W 16<sup>th</sup> Street.....PIN: 16-23-128-034-0000  
3658 W 16<sup>th</sup> Street.....PIN: 16-23-128-032-0000

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

**ADOPTED:** \_\_\_\_\_

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

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REGARDING**

**AUTHORIZATION TO ENTER INTO A NEGOTIATED SALE WITH COCINA COMPARTIDA DE TRABAJADORES COOPERATIVISTAS, LWCA, LLC FOR THE DISPOSITION OF THE PROPERTY LOCATED AT 3652, 3658 W 16TH STREET WITHIN THE MIDWEST TAX INCREMENTAL FINANCING AREA**

**February 13, 2024**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name: 3652, 3658 W 16<sup>th</sup> Street – Land Disposition

Property Address: 3652 W 16<sup>th</sup> Street, 3658 W 16<sup>th</sup> Street

Ward and Alderman: 24<sup>th</sup> Ward, Alderman Monique Scott

Community Area: North Lawndale

Redevelopment Area: Midwest

Requested Action: Sale of City land to Cocina Compartida De Trabajadores Cooperativistas, LWCA, LLC

Appraised Market Value: \$25,548

Sale Price: \$ \$2

**II. PROPERTY DESCRIPTION**

**City parcel:**

#	Tax Parcel Numbers	Address	Land Area (acre)	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
1	16-23-128-034-0000	3652 W 16 <sup>th</sup> Street	0.07	Vacant	03-19-91	B3-2	B3-2
2	16-23-128-032 - 0000	3658 W 16 <sup>th</sup> Street	0.07	Vacant	01-22-96	B3-2	B3-2

**Zoning:** B3-2

**Environmental Condition:** .

**City Acquisition Method:** Tax Deed

### **III. BACKGROUND**

Via the Land sales process, Cocina Compartida de Trabajadores Cooperativistas, LWCA, LLC submitted interest to acquire the city owned lot at 3652, 3658 W 16<sup>th</sup> Street on April 11, 2022.

### **IV. PROPOSED DEVELOPMENT TEAM**

Cocina Compartida de Trabajadores Cooperativistas, LWCA, LLC is developer proposing to build a one-story and two-story commercial building addition to an existing one-story commercial building. The project will cost \$4.6 Million dollars and be financed by a mix of grants, private loans, and private funds from the developer. The developer is experienced in making similar developments in the North Lawndale Community Area.

### **V. PUBLIC BENEFITS**

The proposed land sale supports the neighborhood by providing infill development in character to the surrounding block. The project will comply with MWBE and city residency requirements. The projected number of jobs to be created from this development will be between 40-50 persons.

### **VI. COMMUNITY SUPPORT**

The site is currently in the 24th Ward. Alderman Monique Scott is supportive of the project.

### **VII. CONFORMANCE WITH REDEVELOPMENT AREA PLAN**

The acquisition property is located in the Midwest TIF Redevelopment Project Area which was initially established by Council ordinance on May 17, 2000.

### **VIII. CONDITIONS OF SALE**

DPD has previously released a public notice announcing the proposed sale and seek alternative development proposals for three consecutive weeks in the Chicago Tribune during October 2023. No responsive alternative proposals were received within 30 days of publishing of the first notice. If the CDC approves the proposed resolution, the department is proceeding with the sale of the property to Cocina Compartida de Trabajadores Cooperativistas, LWCA, LLC for a one-story and two-story commercial building addition to an existing one-story commercial building described in this report.

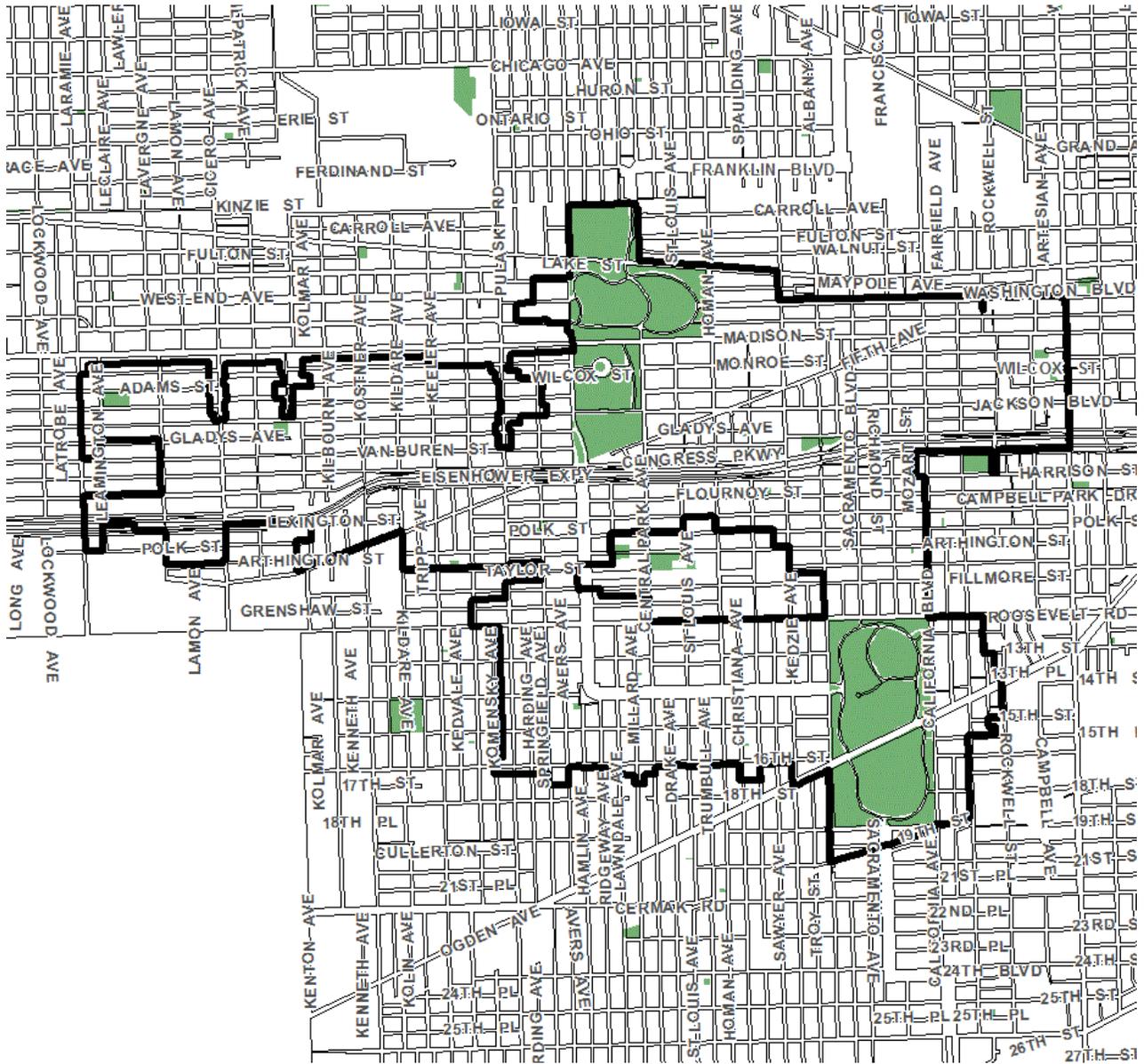
### **IX. RECOMMENDATION**

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 parcels located at 3652, 3658 W 16<sup>th</sup> Street to Cocina Compartida de Trabajadores Cooperativistas, LWCA, LLC

**EXHIBITS**

Redevelopment Area Maps  
Neighborhood Context Maps  
Development Plan  
Site Photos  
Sample MBWE Letter  
Letters of Support

# REDEVELOPMENT AREA MAP



LOCATION MAP



# 3652, 3658 W 16th Street

TIF	SBIF	Enterprise Zone	Opportunity Zone	Ward	Community Area	Zoning	NOF	NMTC	SSA
Midwest	Y	1	Y	24	North Lawndale	B3-2	Y	Y	NA



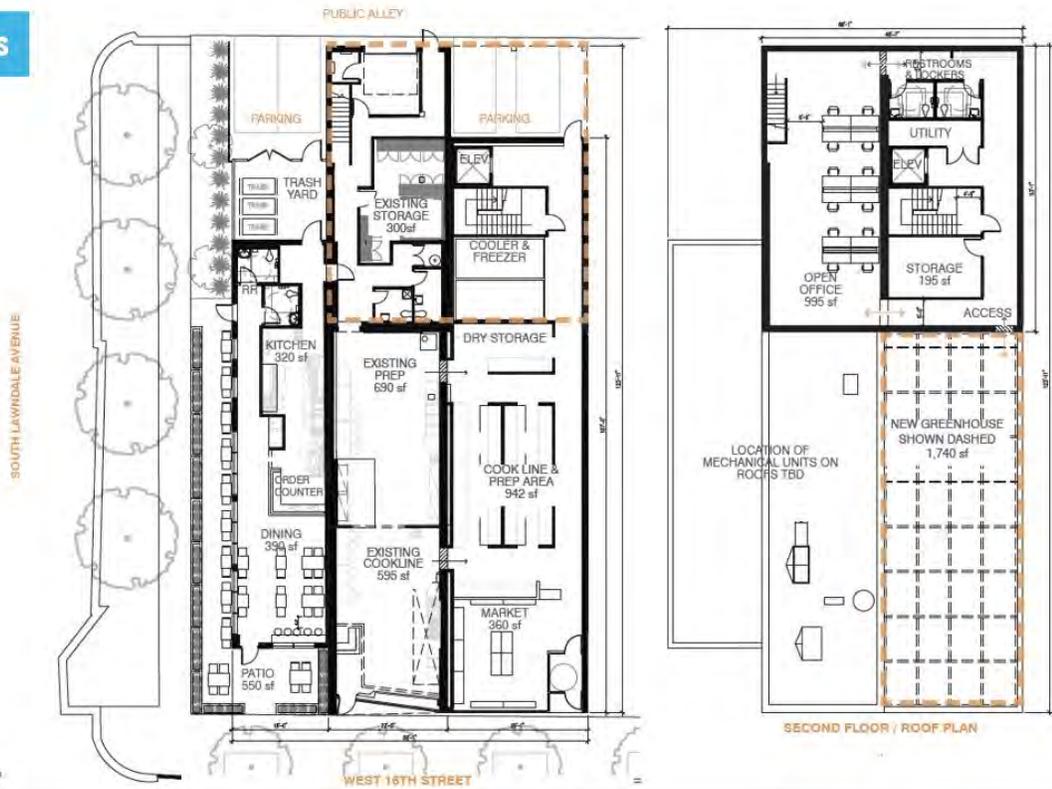
## ZONING MAP



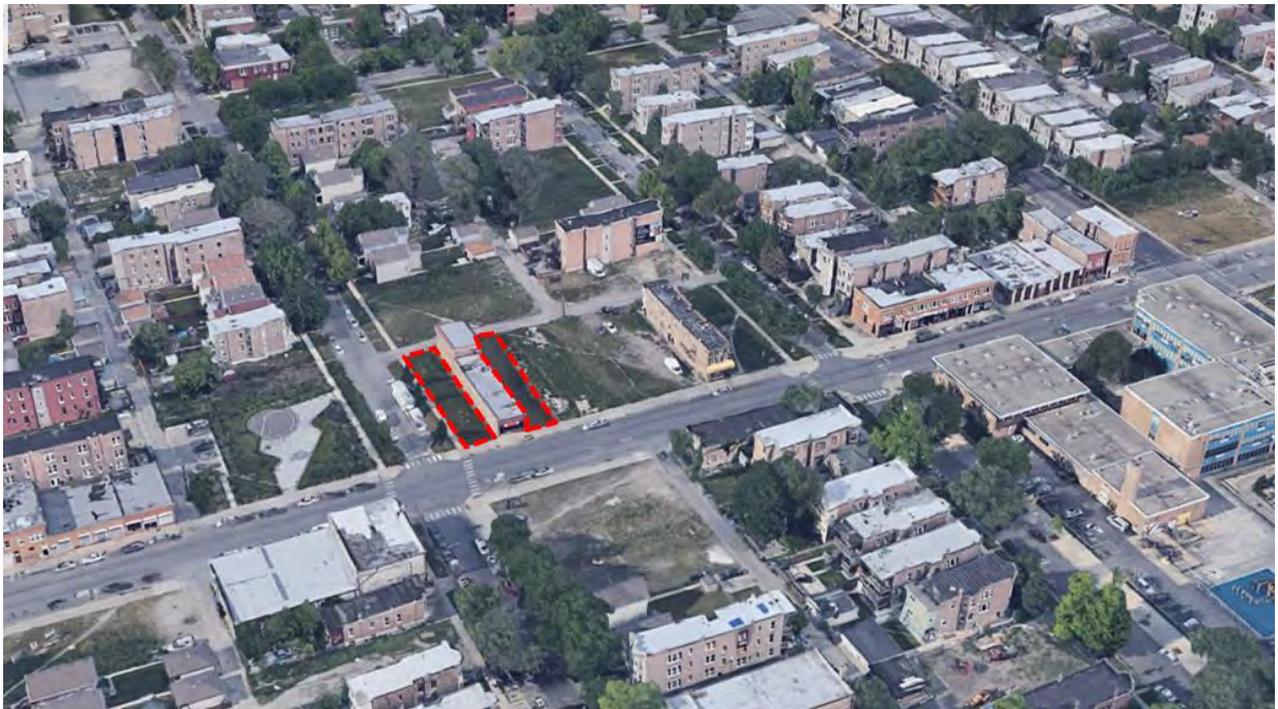
# DEVELOPMENT PLAN



## Floor Plans



**CURRENT SITE PHOTOS**



**PUBLIC NOTICE**

**INVITATION FOR PROPOSALS FOR  
3652 & 3658 W. 16th St.  
Chicago, Illinois**

**PUBLIC NOTICE** is hereby given that the City of Chicago (the "City"), through its Department of Planning and Development, Real Estate Division (the "Department"), intends to enter into a negotiated sale with Cocina Compartida de Trabajadores Cooperativistas, LWCA (the "Developer") for the disposition of City-owned property containing a total area of approximately 8,712 square feet, located at the following addresses:

**3652 & 3658 W. 16th St.;** PIN 16-23-128-032, -034 (the "Property")

The Developer proposes to purchase the Property for \$1.00, which is the appraised value, in order to improve the Property with a shared cooperative commercial kitchen.

Prior to further consideration of the proposed purchase, the Department of Planning and Development invites alternative proposals for consideration from others interested in the acquisition of this property.

The document entitled "Midwest Redevelopment Project Area Tax Increment Finance Program" constitutes the redevelopment plan for the subject area and is available for review at the Department of Planning and Development, City Hall, Room 1000, 121 North LaSalle Street, Chicago, Illinois 60602, on business days between the hours of 9:00 am and 4:00 pm. Please contact Ernest Bellamy at (312) 744-4461 to arrange an appointment to review the redevelopment plan.

All proposals are required to be submitted in writing to the:

**Department of Planning and Development**  
Attention: Ernest Bellamy  
121 North LaSalle Street, Room 1006  
Chicago, Illinois 60602

On or before November 20, 2023 at 4:00 p.m. local time. Each proposal must describe the general plan for development of the property, the price offered for the property, the names of the party or parties making the proposal, evidence of financial qualifications and capacity to complete said development and timetable for implementation of the proposal.

The City of Chicago reserves the right to reject any or all proposals or to request additional information in clarification of any proposal. No proposal will be accepted from any person, firm or corporation who is in default on any loan or debt owed to the City of Chicago, either as principal or surety, or is otherwise in breach of any contract or obligation to the City.

The City of Chicago, Department of Planning and Development is an Equal Employment Opportunity/Affirmative Action Employer. If you are a developer with a disability or need assistance regarding the invitation, please call the Real Estate Division at (312) 744-5263.

**Patrick Murphy**  
Acting Commissioner



**Brandon Johnson**  
Mayor

## MWBE NOTICE

### SAMPLE MBE/WBE LETTER

February 1, 2024

Mr. John Smith  
MBE/WBE Contractor's Association  
123 W. East St.  
Chicago, IL 60601

BY CERTIFIED MAIL

Re: 3652,3658 W 16<sup>th</sup> Street

Dear Mr. Smith:

Cocina Compartida de Trabajadores Cooperativistas is pleased to announce the redevelopment of the property located at 3652-3658 W 16<sup>th</sup> Street, Chicago, Illinois. The property consists of a one-story and two-story commercial building addition to an existing one-story commercial building with on-site parking for four vehicles.

Cocina Compartida de Trabajadores Cooperativistas has chosen XXXXXXXXXXXXXXXX to be the general contractor for the project. The project will require participation of trades such as carpentry, electrical, mechanical, plumbing, paving roofing and others. Attached to this letter is the project budget, which identifies the items subject to minority business enterprise (MBE) participation of 26 percent and women business enterprise (WBE) participation of six percent. The attachment also includes the estimated project schedule and contact information for the general contractor.

At your request, the general contractor will meet with a representative of your organization to present the project budget and schedule. At your request, the general contractor will also provide your organization with one copy of the project bid documents (including plans and specifications).

Cocina Compartida de Trabajadores Cooperativistas. is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities.

Should you have any questions, please do not hesitate to call.

Sincerely,  
Cocina Compartida de Trabajadores Cooperativistas

John Doe, President

Cc: (Ernest Bellamy, DPD)

## LETTER OF SUPPORT

MONIQUE L. SCOTT  
ALDERWOMAN, 24<sup>TH</sup> WARD  
1156 SOUTH KEELER AVE  
CHICAGO, ILLINOIS 60624  
PHONE: 773-533-2400  
FAX: 773-732-2400  
E-MAIL: WARD24@CITYOFCHICAGO.ORG



### CITY OF CHICAGO CITY COUNCIL

★  
CITY HALL ROOM 300  
121 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602  
PHONE: 312-744-6839  
FAX: 312-744-6572

#### COMMITTEE MEMBERSHIPS

BUDGET AND GOVERNMENT OPERATIONS  
COMMITTEE AND RULES  
ENVIRONMENTAL PROTECTION  
AND ENERGY  
ETHICS AND GOVERNMENT OVERSIGHT  
FINANCE  
HOUSING AND REAL ESTATE  
ECONOMIC, CAPITAL AND TECHNOLOGY  
DEVELOPMENT  
HUMAN RELATIONS  
LICENSE AND CONSUMER PROTECTION  
SPECIAL EVENTS, CULTURAL AFFAIRS  
AND RECREATION

January 8, 2024

Ciere Boatright, Acting Commissioner  
Department of Planning and Development, City of Chicago  
City Hall  
121 N. LaSalle St.  
Room 1000  
Chicago, IL 60602

**Re: Letter of Support for 3652, 3658 W 16<sup>th</sup> Street Land Disposition to Cocina Compartida de Trabajadores Cooperativities, LWCA**

Dear Commissioner, Boatright:

I am writing to give my support to the Department of Planning and Development in its plans to dispose of the two (2) city lots located at 3652, 3658 W 16<sup>th</sup> Street.

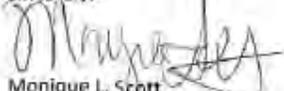
3652, 3658 W 16<sup>th</sup> Street is an integral part of the 3654 W 16<sup>th</sup> Street development to expand the services of "Cocina Compartida de Trabajadores Cooperativistas (CCTC).

3652, 3658 W 16<sup>th</sup> Street has been vacant since 1991 and is a blight in the community. With the expansion of their facilities, CCTC hopes to add up to 20 jobs to Chicago.

Therefore, I support the Department of Planning and Development's request for land disposition to Cocina Compartida de Trabajadores Cooperativistas, LWCA, for these parcels.

Your attention to this matter is greatly appreciated. If you have any questions, please contact me at 773-533-2400 at your earliest convenience.

Sincerely,

  
Monique L. Scott  
24<sup>th</sup> Ward Alderwoman

**COMMUNITY DEVELOPMENT COMMISSION – FEBRUARY 13<sup>TH</sup>, 2024**

**3652, 3658 W 16<sup>TH</sup> STREET**

**MIDWEST REDEVELOPMENT PROJECT AREA**

**(WARD 24)**

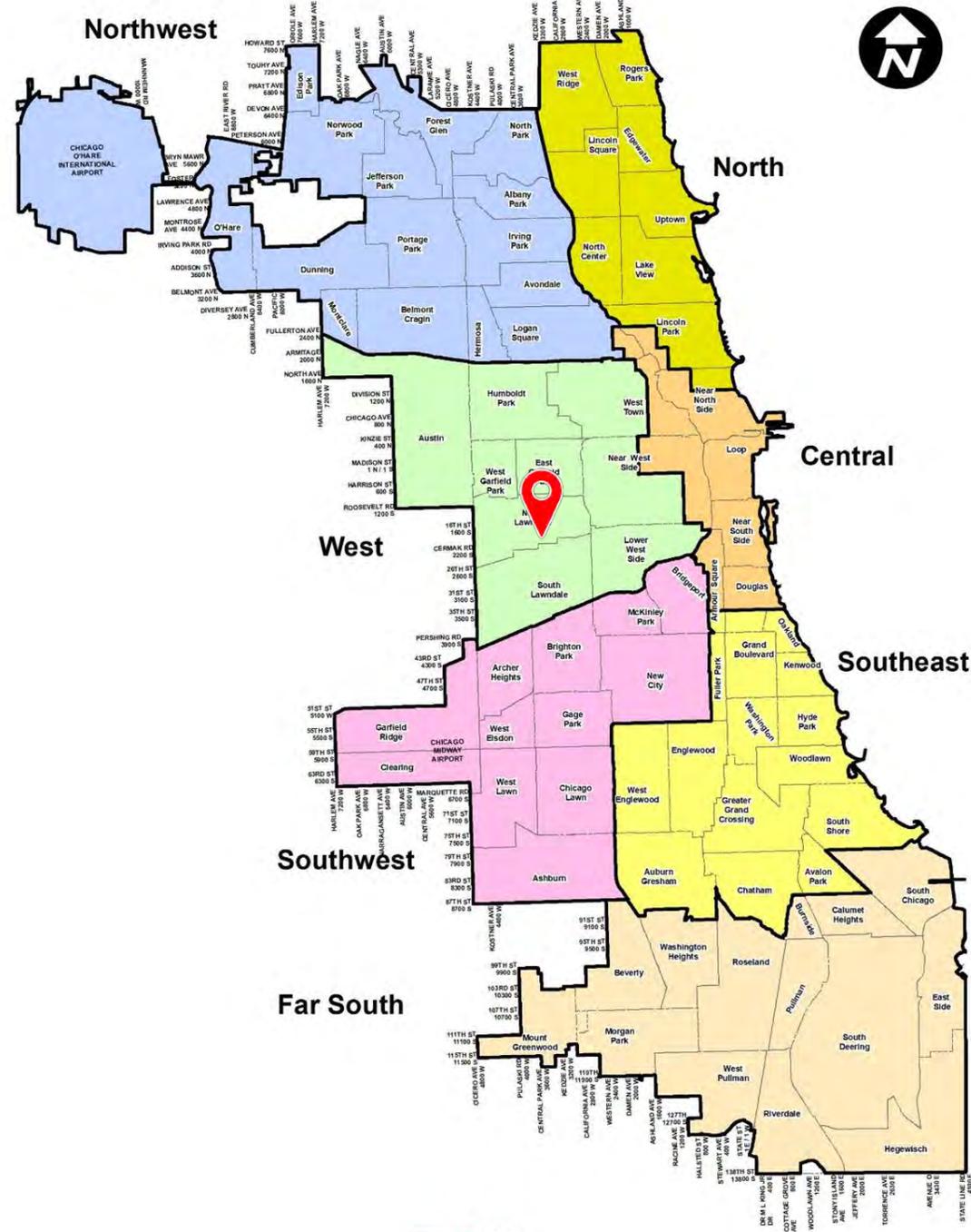
**LAND DISPOSITION**

PRESENTED BY ERNEST BELLAMY

DEPARTMENT OF PLANNING AND DEVELOPMENT  
COMMISSIONER CIERE BOATRIGHT

# Property Location

Address: 3652, 3658 W 16<sup>th</sup> Street  
Parcels: 16-23-128-034-0000, 16-23-128-032 -0000  
Area: 6,146 ft<sup>2</sup> | 0.14 acres  
Ward/Ald: 24th Ward; Ald. Monique Scott  
Community: Near West Side  
TIF: Midwest  
Sale Price: \$2 (Market value: \$25,548)  
Purchaser: Cocina Compartida de Trabajadores Cooperativistas, LWCA, LLC  
Land Sale Start Date: 4/11/22  
Total Dev. Cost: \$4.6 million



## 3652, 3658 W 16<sup>TH</sup> ST DISPOSITION



**The Street Vendors Association of Chicago (SVAC)** opened a shared kitchen located in the North Lawndale neighborhood in 2016. The kitchen eventually became a cooperative, called **“Cocina Compartida de Trabajadores Cooperativistas” (CCTC)**, where the street vendors take turns preparing food in an inspected and certified kitchen to be sold across the city.



# Project Details

Cocina Compartida de Trabajadores Cooperativistas, LWCA, LLC

Luis Melendez      President

Maria Ochoa      Owner

Ana Galindo      Treasurer

Fernando Huerta      Secretary

## Project Funding Sources

Total Project Cost: \$4,620,002

The developer proposes to fund the project entirely through grants

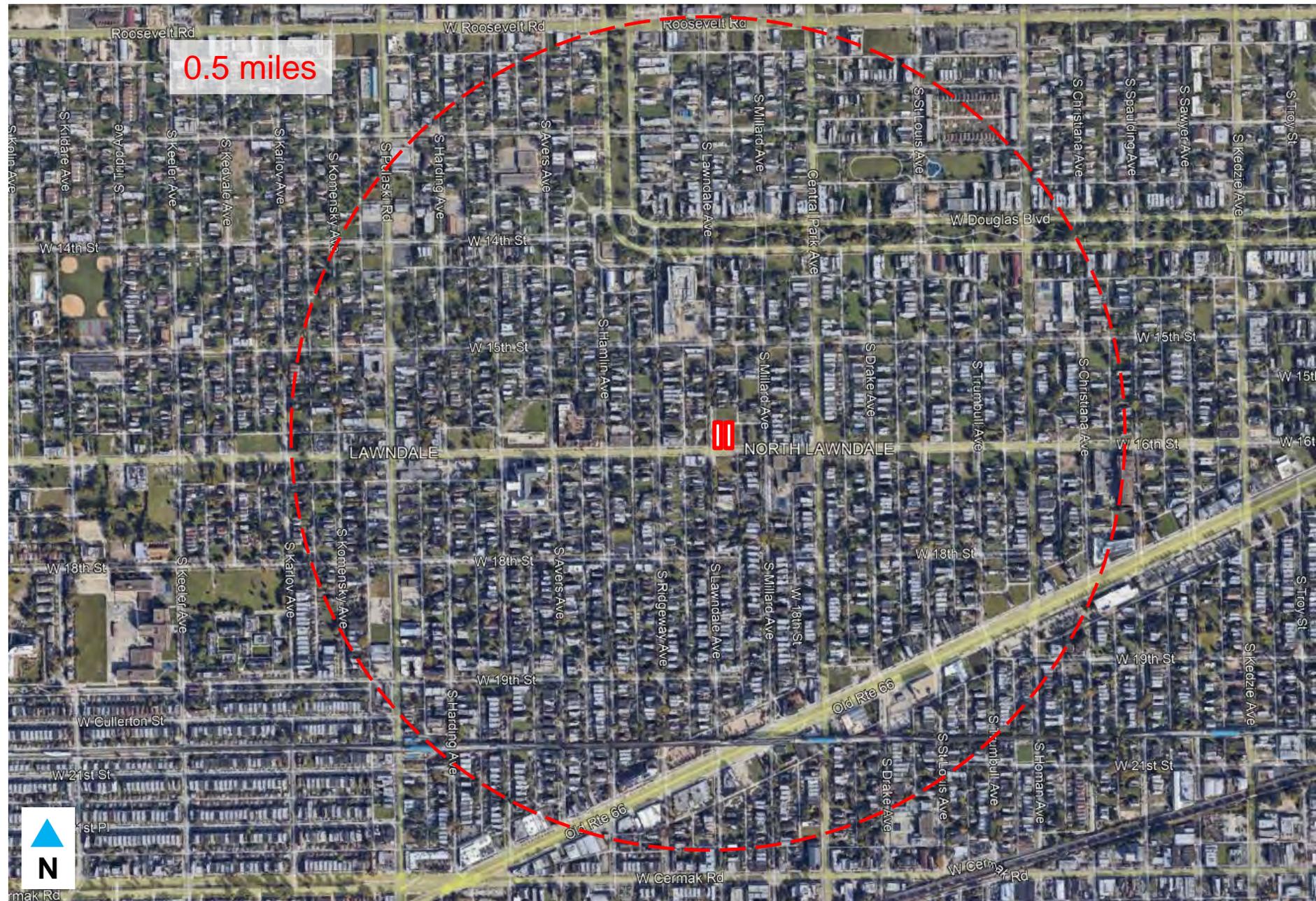
35%    Secured

65%    Anticipated

# Neighborhood Aerial

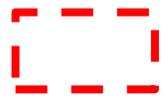


City Parcel Disposition



## 3652, 3658 W 16<sup>TH</sup> ST DISPOSITION

# Neighborhood Aerial



City Parcel Disposition



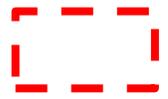
Applicant Parcel



**3652, 3658 W 16<sup>TH</sup> ST DISPOSITION**

# Street view

View Looking Northeast



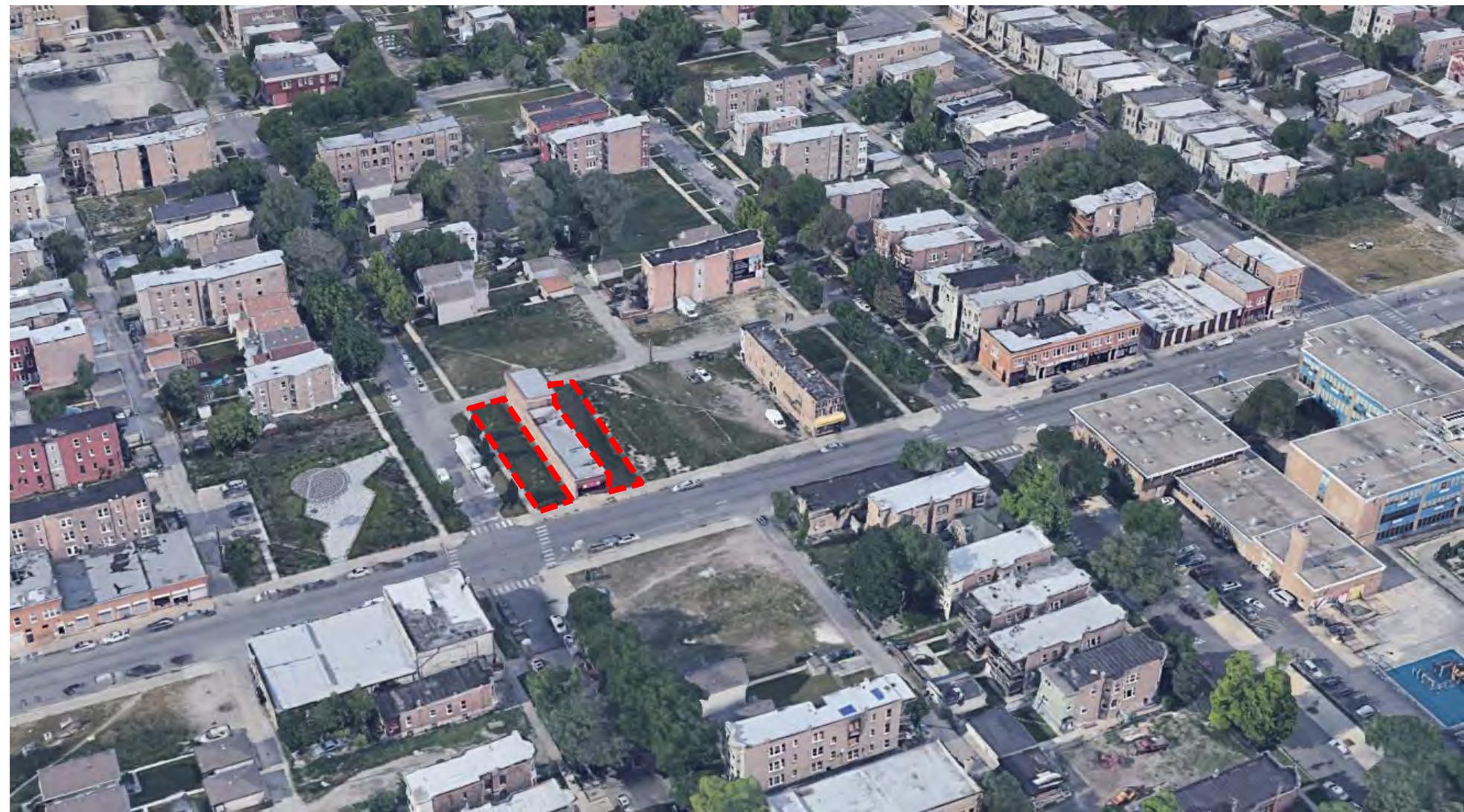
City Parcel  
Disposition



**3652, 3658 W 16<sup>TH</sup> ST DISPOSITION**

# 3D Site Aerials

View Looking Northeast



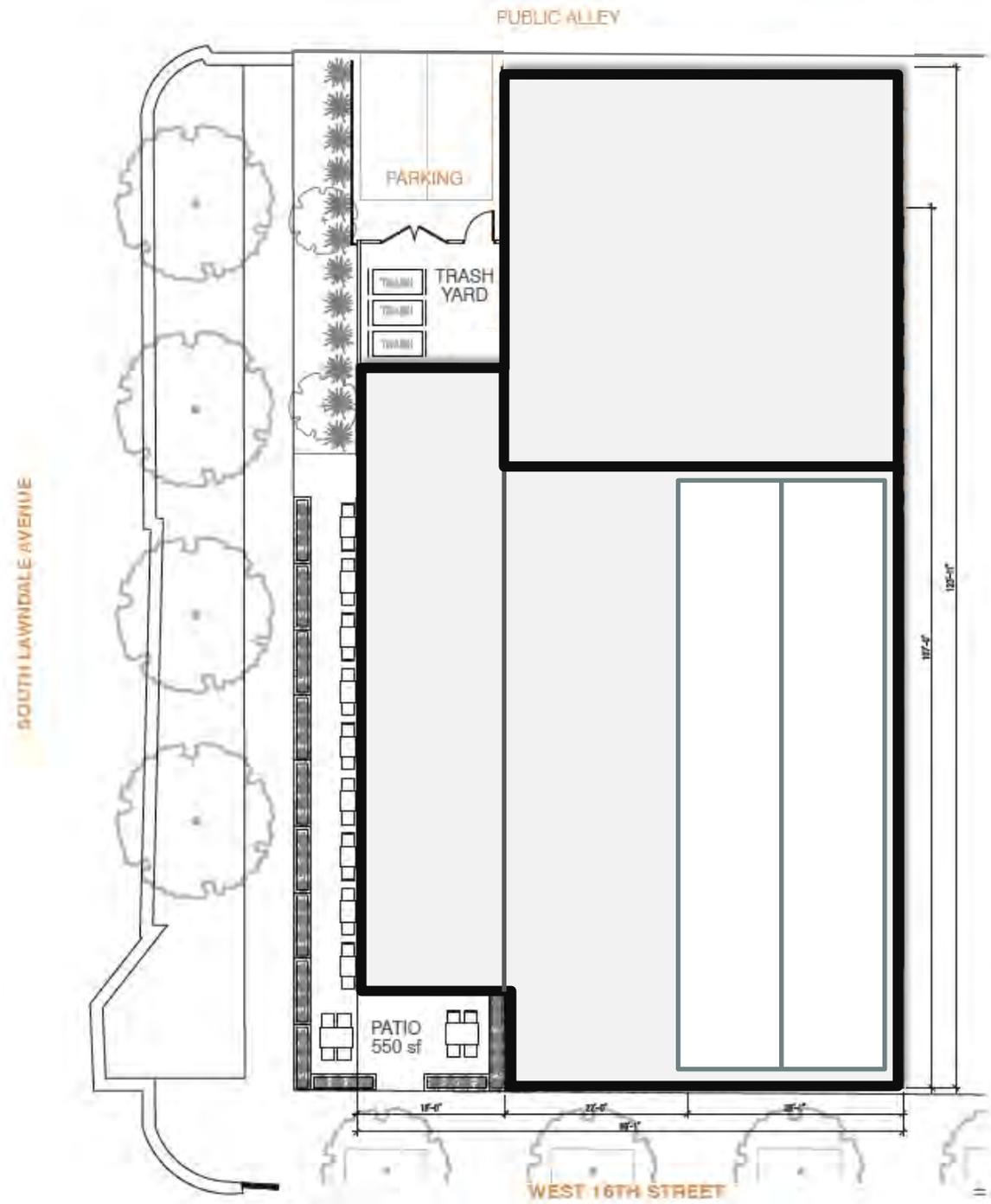
**3652, 3658 W 16<sup>TH</sup> ST DISPOSITION**

Rendering



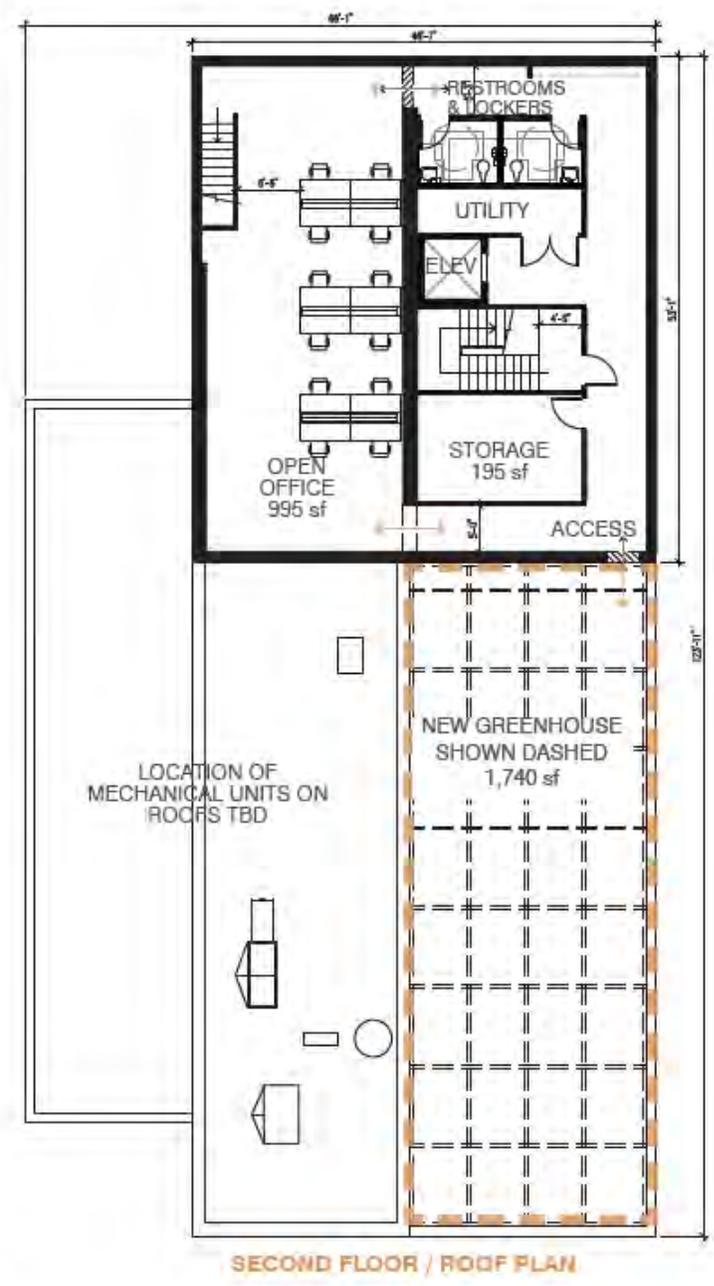
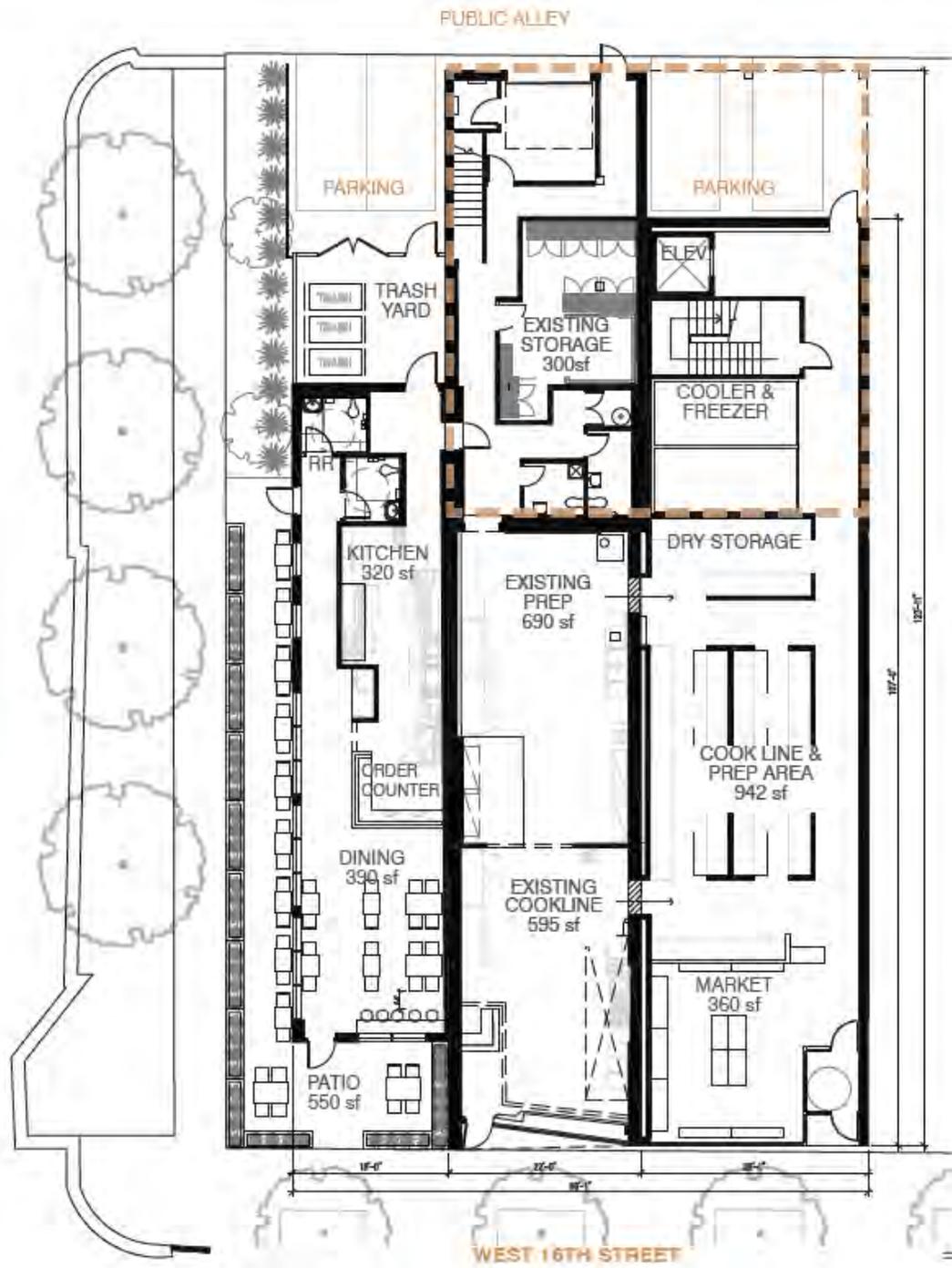
**3652, 3658 W 16<sup>TH</sup> ST DISPOSITION**

# Site Plan



# Floor Plans

SOUTH LAWNDALE AVENUE



# Elevations - South



# Elevations - West



# DPD Recommendation

The Department of Planning and Development recommends that the CDC **approve the land disposition of 3652, 3658 W 16th Street**