

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:

<b>Address</b>	<b>PIN</b>	<b>Price</b>
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**

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

## **II. PROPERTY DESCRIPTION**

### **City parcel:**

<b>#</b>	<b>Tax Parcel Numbers</b>	<b>Addresses</b>	<b>Sq Ft</b>	<b>Current Use</b>	<b>City Acquisition Date</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
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.

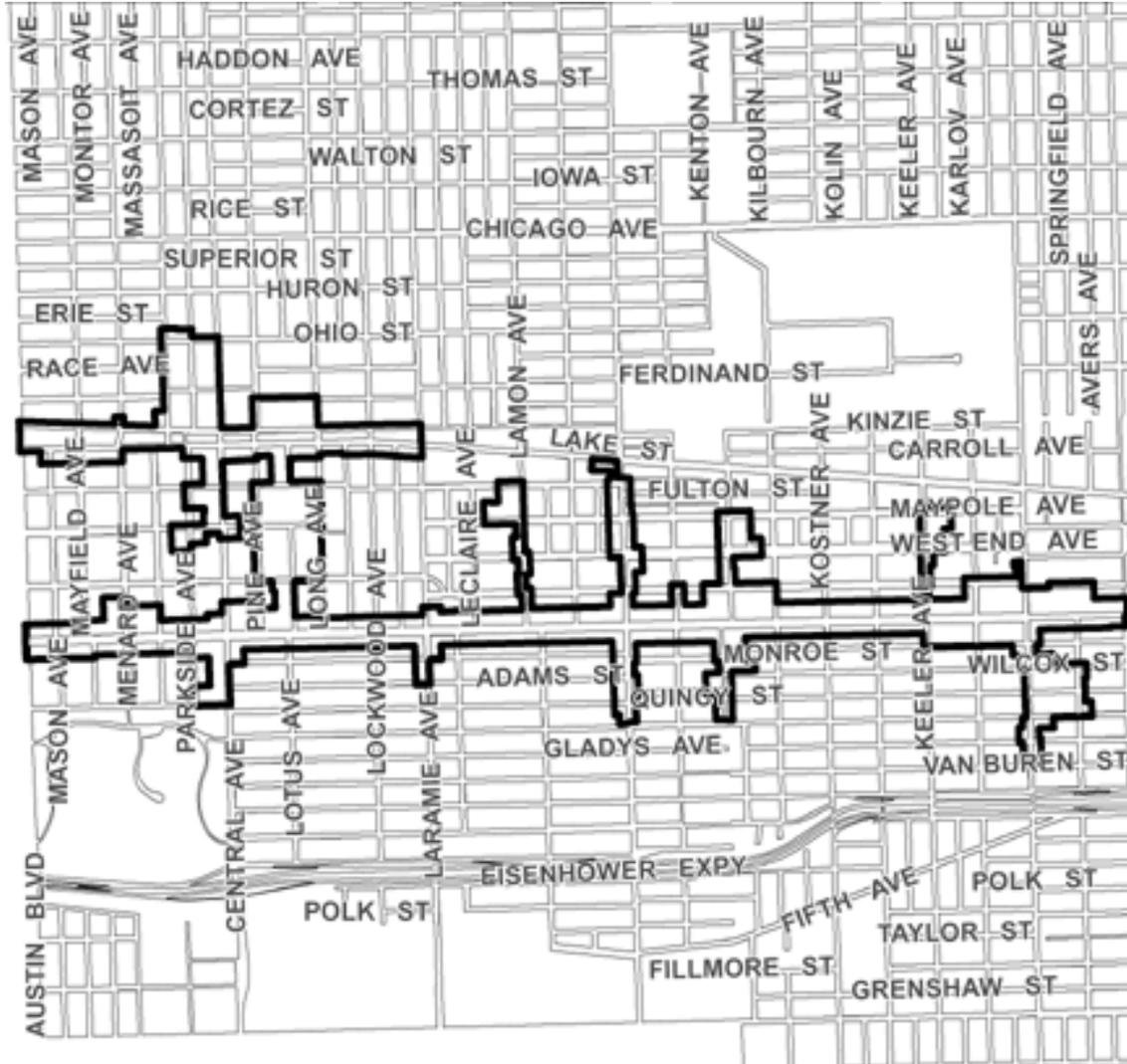
## **IX. RECOMMENDATION**

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**

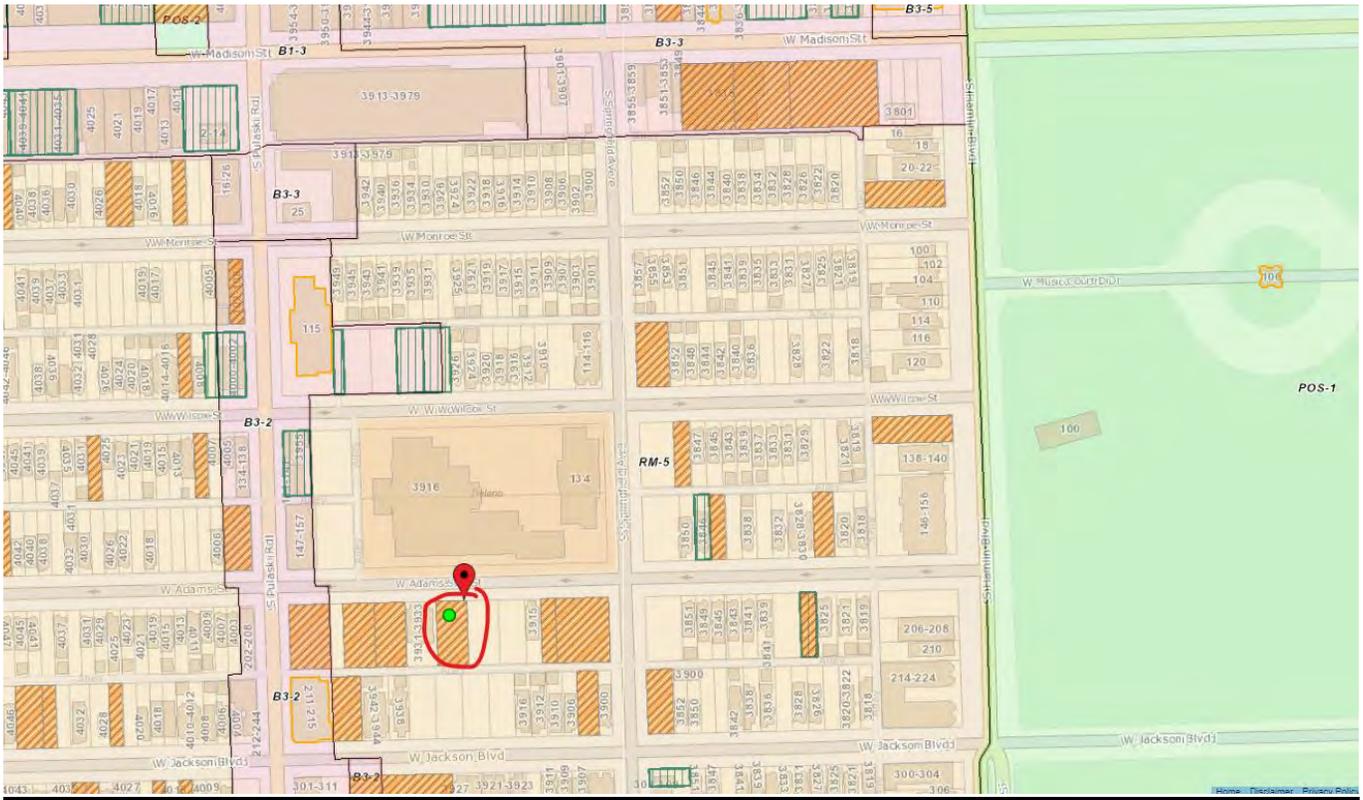
Redevelopment Area Maps  
Neighborhood Context Maps  
Development Plan  
Site Photos

**REDEVELOPMENT AREA MAP**





# ZONING MAP



**SIDWELL MAP**

# Cook County, Illinois

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

### WEST



© 2021 Cook County, Illinois

"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

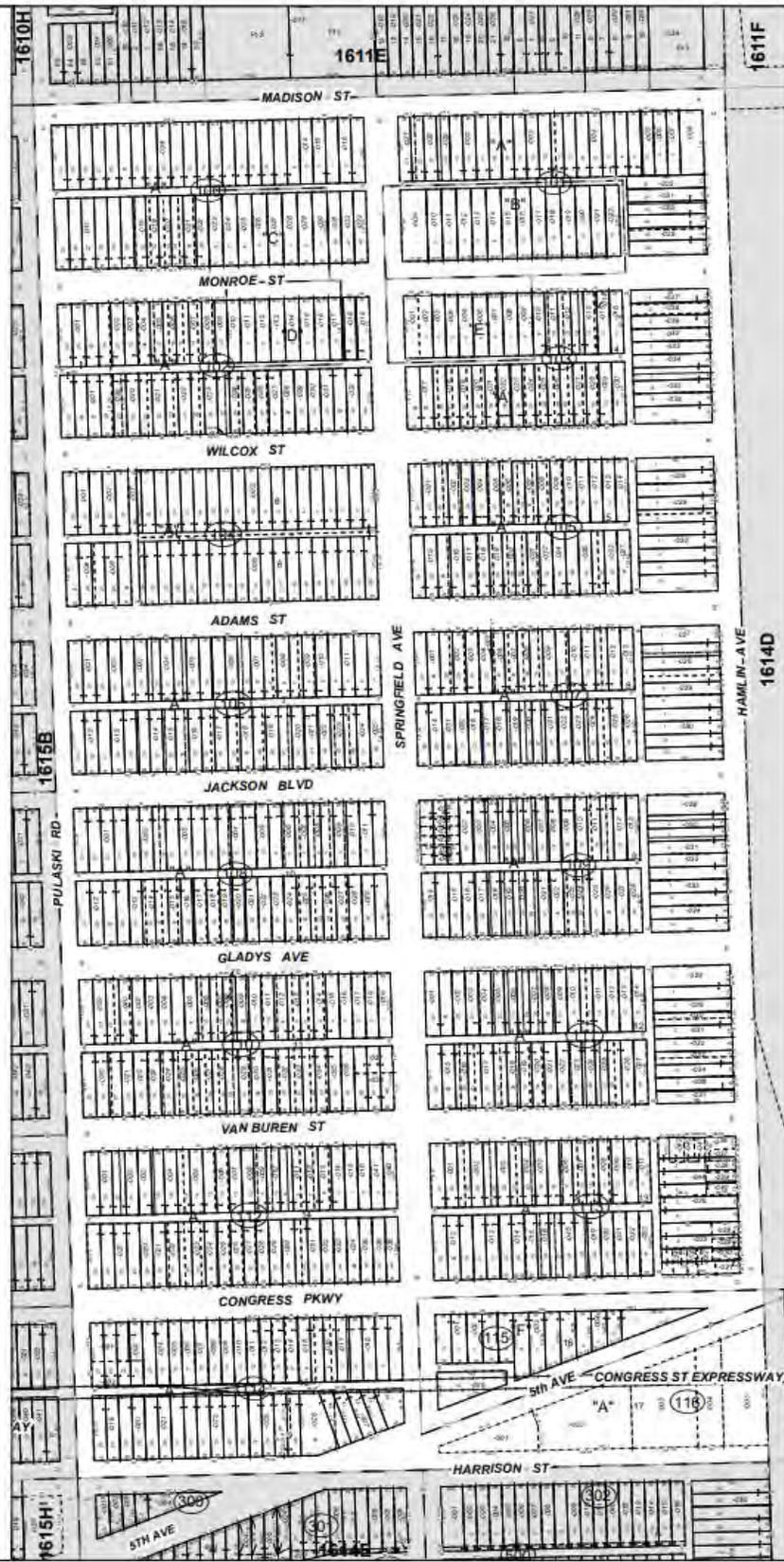
"B"  
JOHN J. LYONS' RESUB. of Lots 24 to 40, both incl., in Bk. 1 of Lambert Tree's Sub., (see "A").  
Rec. 03/30/1908 Doc. 4179367

"C"  
RESUB. of the E. 5 ft. 11 in. 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. 4522323

"E"  
JOHN J. LYONS' RESUB. of the W. 1.23 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. 4277294

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



1615H

1615B

1610H

1611E

1614D

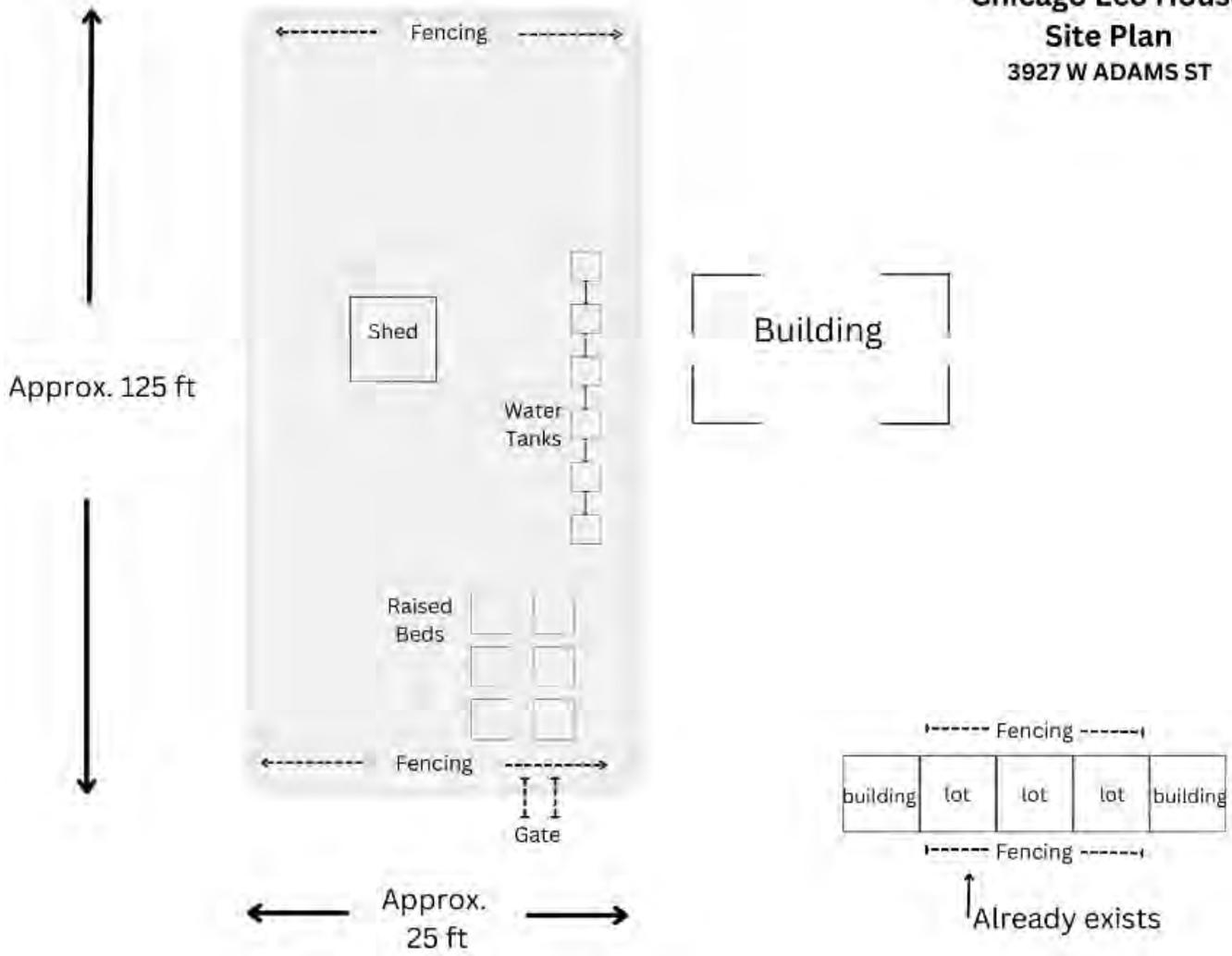
1611F

1614D

# 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)**

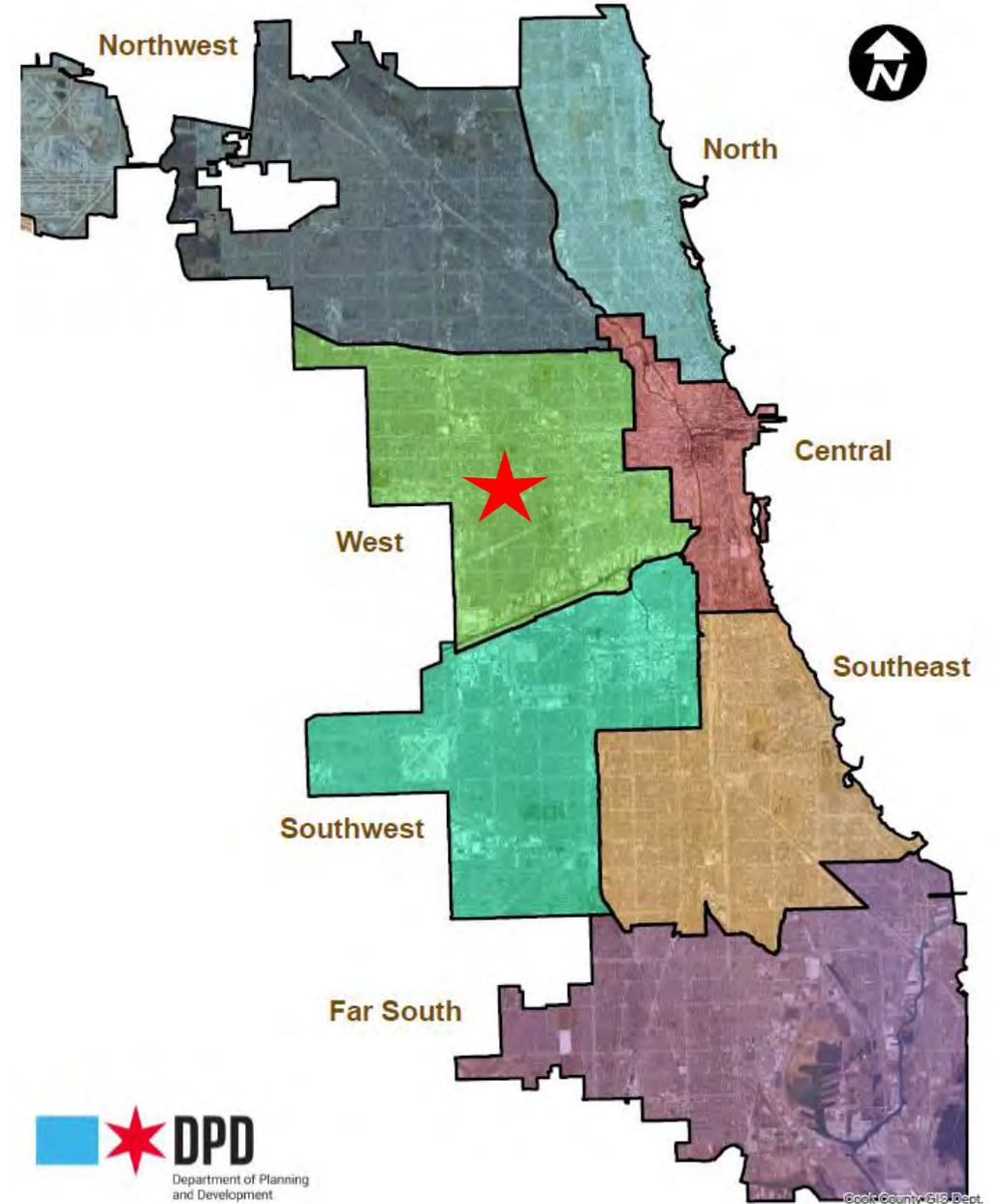
## **OPEN SPACE LAND DISPOSITION**

PRESENTED BY MEG GUSTAFSON

DEPARTMENT OF PLANNING AND DEVELOPMENT  
COMMISSIONER CIERE BOATRIGHT

## I. PROJECT IDENTIFICATION AND OVERVIEW

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



## **II. PROPERTY DESCRIPTION**

### **City parcel:**

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

**Zoning:** RM-5

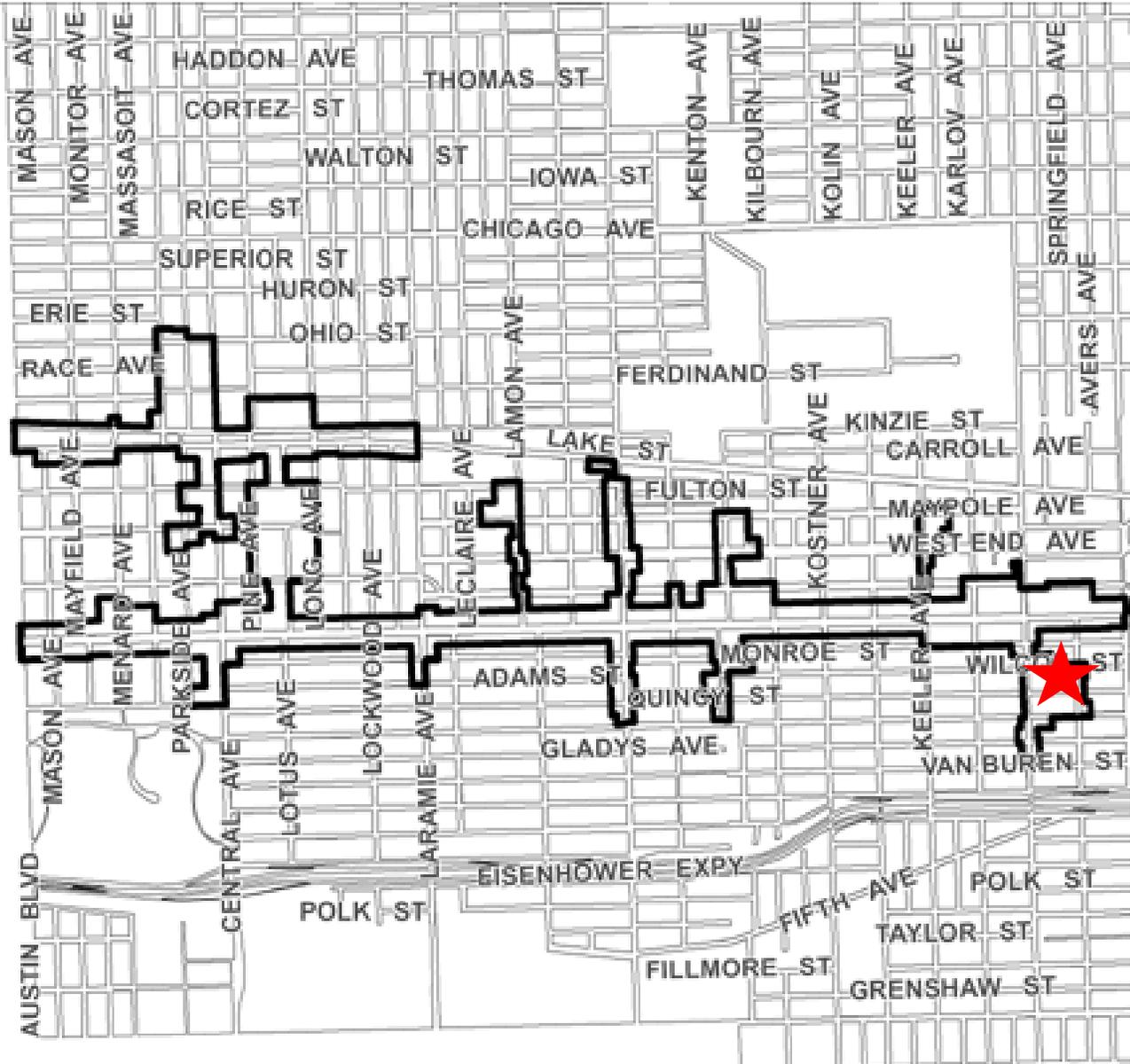
**Environmental Condition:** Cleared by AIS

**City Acquisition Method:** The property was acquired by Judicial Deed on August 17, 2001. TIF funds were not used in this acquisition.

## **III. BACKGROUND**

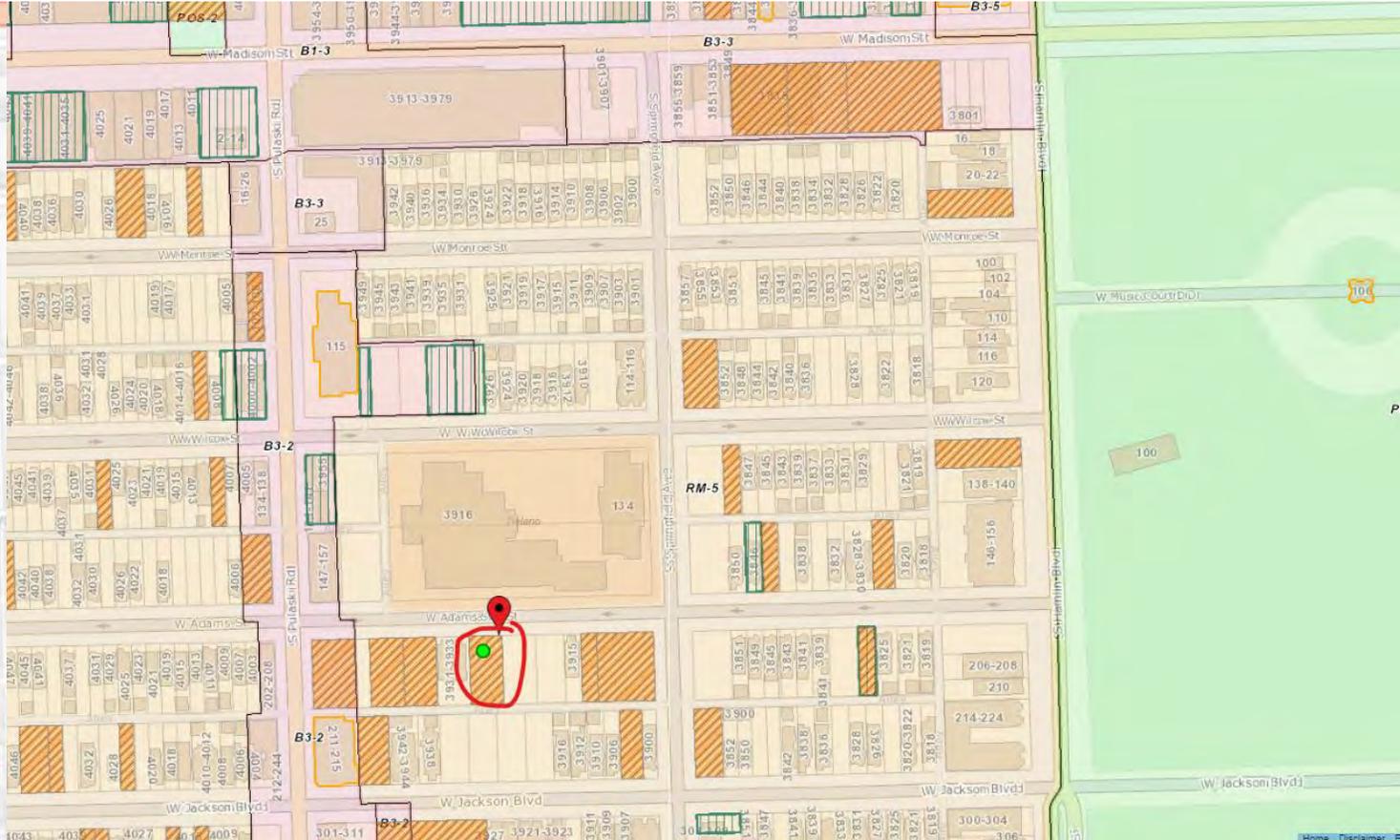
The Department of Planning and Development of the City of Chicago offered the Property for sale from November 17, 2022 to February 3, 2023 on ChiBlockBuilder, the City's platform for the sale of City-owned property.

# REDEVELOPMENT AREA MAP

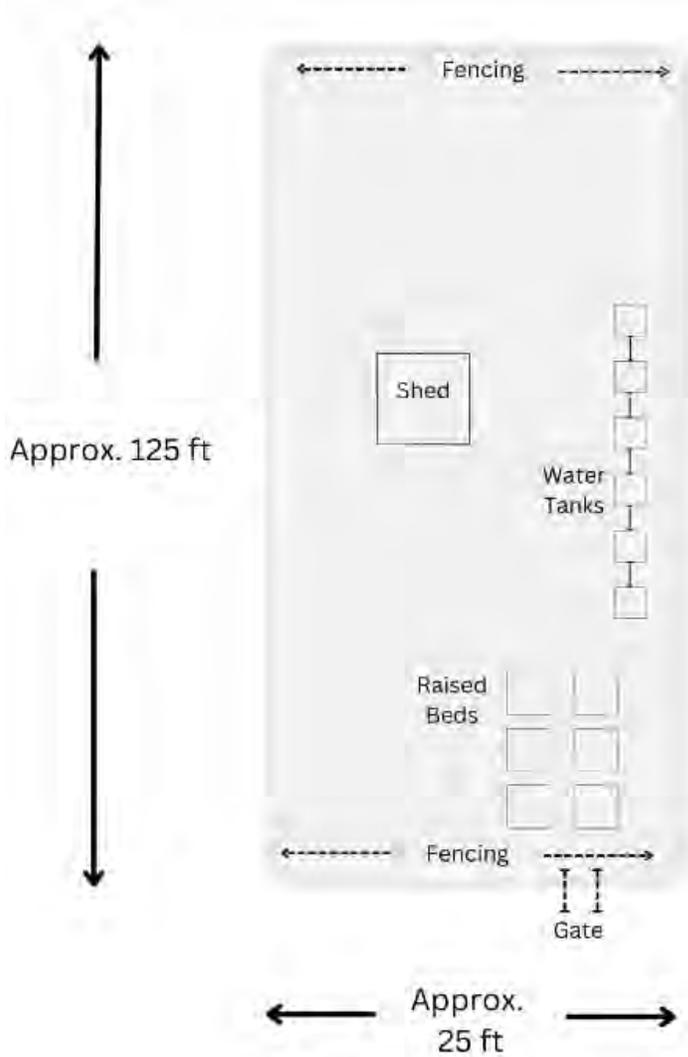


# LOCATION MAP

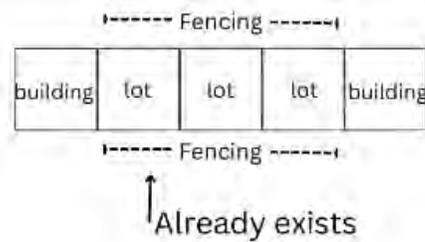
# ZONING MAP



# 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.