

SOUTH CHICAGO REDEVELOPMENT PROJECT AREA (WARD 10)

Request authority for Department of Planning and Development to enter into a negotiated sale with Stalwart Market LLC, for the disposition of the property located at 3320-22 E. 90th Street in the South Chicago Tax Increment Financing Redevelopment Project Area.

Meg Gustafson

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

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

**REQUEST TO SELL PROPERTIES LOCATED AT
3320-22 E. 90TH STREET
LOCATED WITHIN THE SOUTH CHICAGO
TIF REDEVELOPMENT AREA
TO STALWART MARKET, LLC
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 “South Chicago” Increment Financing Redevelopment Project and Plan” on April 12, 2000; and

WHEREAS, the City owns parcels of vacant land located at 3320-22 E. 90th Street having the Property Identification Numbers of 26-05-105-044 and -045 (the “Property”) within the South Chicago 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 Stalwart Market, LLC (the “Developer”) concerning the sale of the Property for open space; and

WHEREAS, the Developer has agreed to pay \$1.00 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
3320 E. 90 th Street	26-05-105-044	\$1.00
3322 E. 90 th Street	26-05-105-045	\$1.00

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

ADOPTED: April 9, 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 3320-22 E. 90TH STREET
TO STALWART MARKET, LLC
IN THE
SOUTH CHICAGO TIF
FINANCING DISTRICT**

April 9, 2024

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	3320-22 E. 90 th Street: ChiBlockBuilder Land Sale
Applicant Name:	Stalwart Market LLC
Project Address:	3320-22 E. 90 th Street – 26-05-105-044 and 26-05-105-045
Project Size	4,640 sq ft
Ward:	Alderman Peter Chico -10
Community Area	South Chicago
TIF Redevelopment Area:	South Chicago
Requested Action:	Sale of City land
Appraised Market Value:	10% of value
Sale Price:	\$1,392

II. PROPERTY DESCRIPTION

City parcel:

#	Tax Parcel Numbers	Addresses	Sq Ft	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
1	26-05-105-044	3320 E 90 th Street	2,321	Vacant	12/9/99	RS-2	RS-2
2	20-05-105-045	3322 E 90 th Street	2,319	Vacant	12/9/99	RS-2	RS-2

Zoning: RS-2

Environmental Condition: Cleared by AIS

City Acquisition Method: Both properties were acquired by Tax Deed-Scavenger Sale from Cook County on December 9, 1999. 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

Stalwart Market, LLC

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 Chico.

VII. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The project is located within the South Chicago Tax Increment Financing District, which was initially established by Council ordinance on April 12, 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.

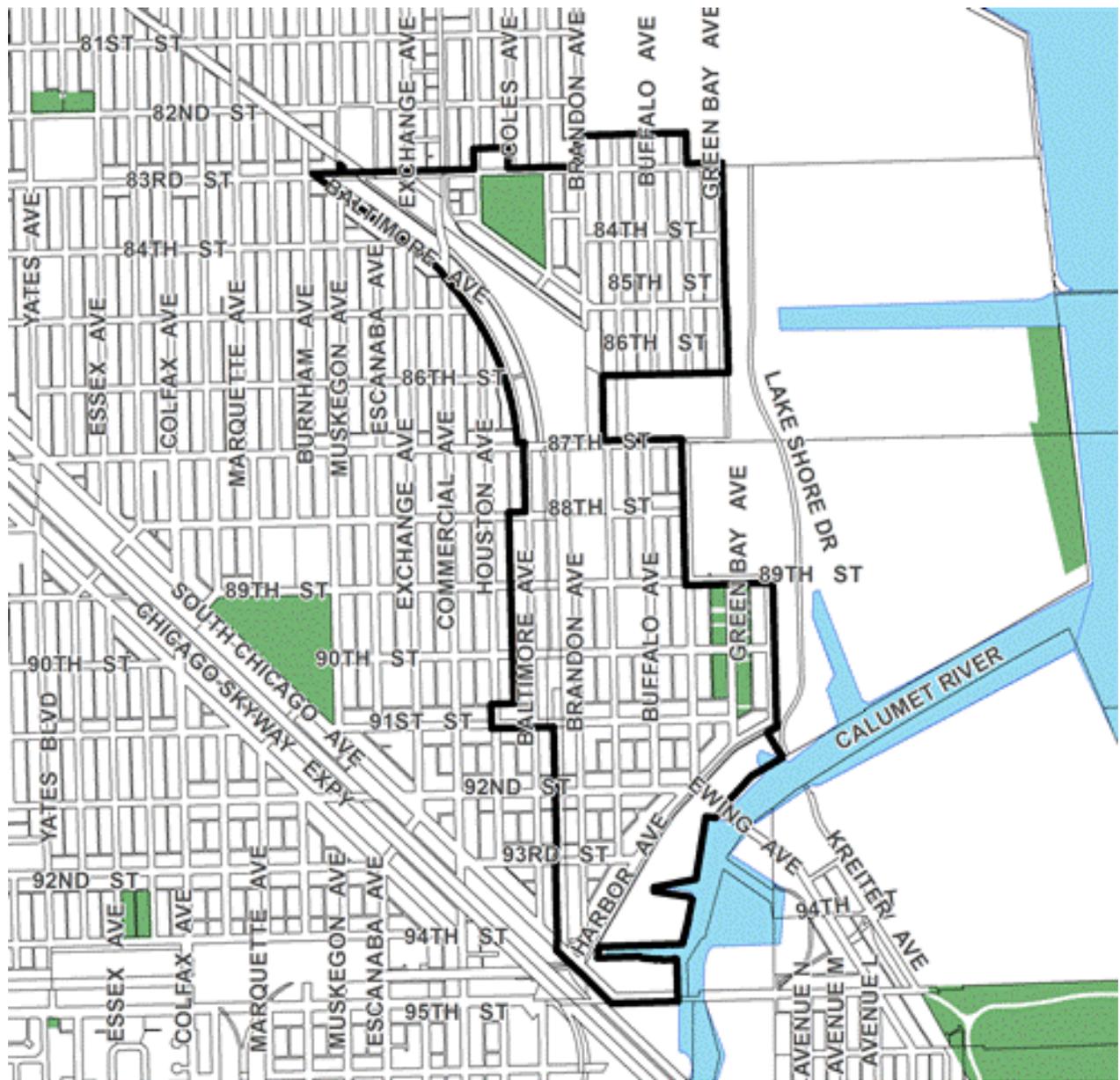
IX. RECOMMENDATION

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 parcels located at 3320-22 E. 90th Street.

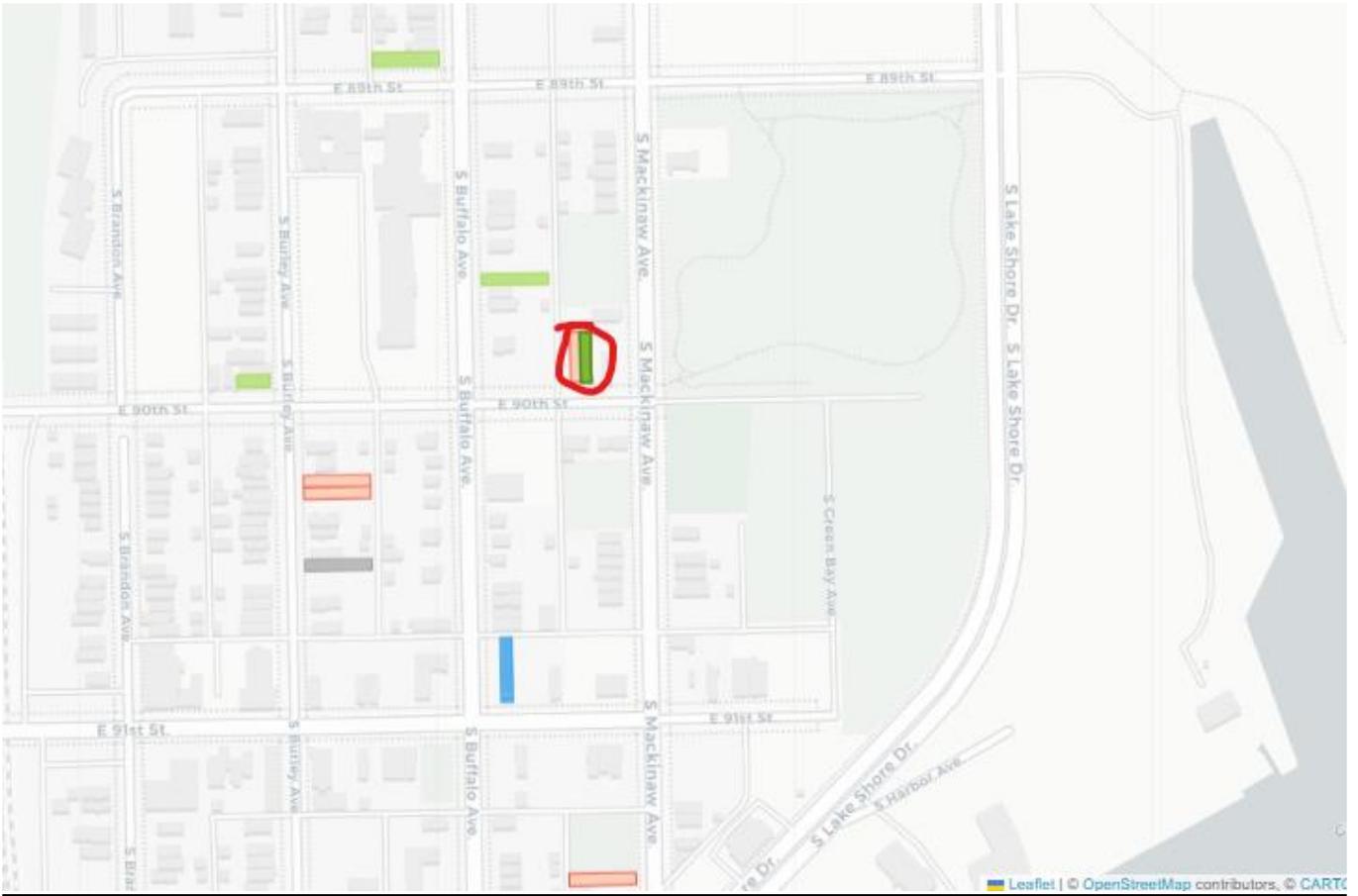
EXHIBITS

Redevelopment Area Maps
Neighborhood Context Maps
Development Plan
Site Photos

REDEVELOPMENT AREA MAP



LOCATION MAP



ZONING MAP



SIDWELL MAP

2021 Tax Map
 Page 2605CNS
 37-15-5C

Cook County, Illinois
 W½ NW¼ Section 5 - 37 - 15
 HYDE PARK



© 2021 Cook County, Illinois

"K"
 SOUTH CHICAGO, a sub. by the Caterer & Chicago Canal & Dock Co. of the S. 1/2 of the W 1/2 and parts of the E. Fract. 1/2 of Fract. Sec. 6, N. of the Indian Boundary Line, and that part of Fract. Sec. 6, S. of the Indian Boundary Line, lying N. of the Michigan Southern R.R. and Fract. Sec. 5, N. of the Indian Boundary Line, as in T. 37, R. 15, Book 7, pages 7 to 10.
 Rec. 01171674 Doc. 145621

"L"
 S&L of Lots 18 to 29 incl. in Blk. 3 and of Lots 18 to 29 incl. in Blk. 4 of Sub. made by the Caterer & Chicago Canal & Dock Co. of South Chicago in Secs. 5 & 6, T. 37, R. 15, Book 15, Page 97.
 Rec. 05281881 Doc. 329616

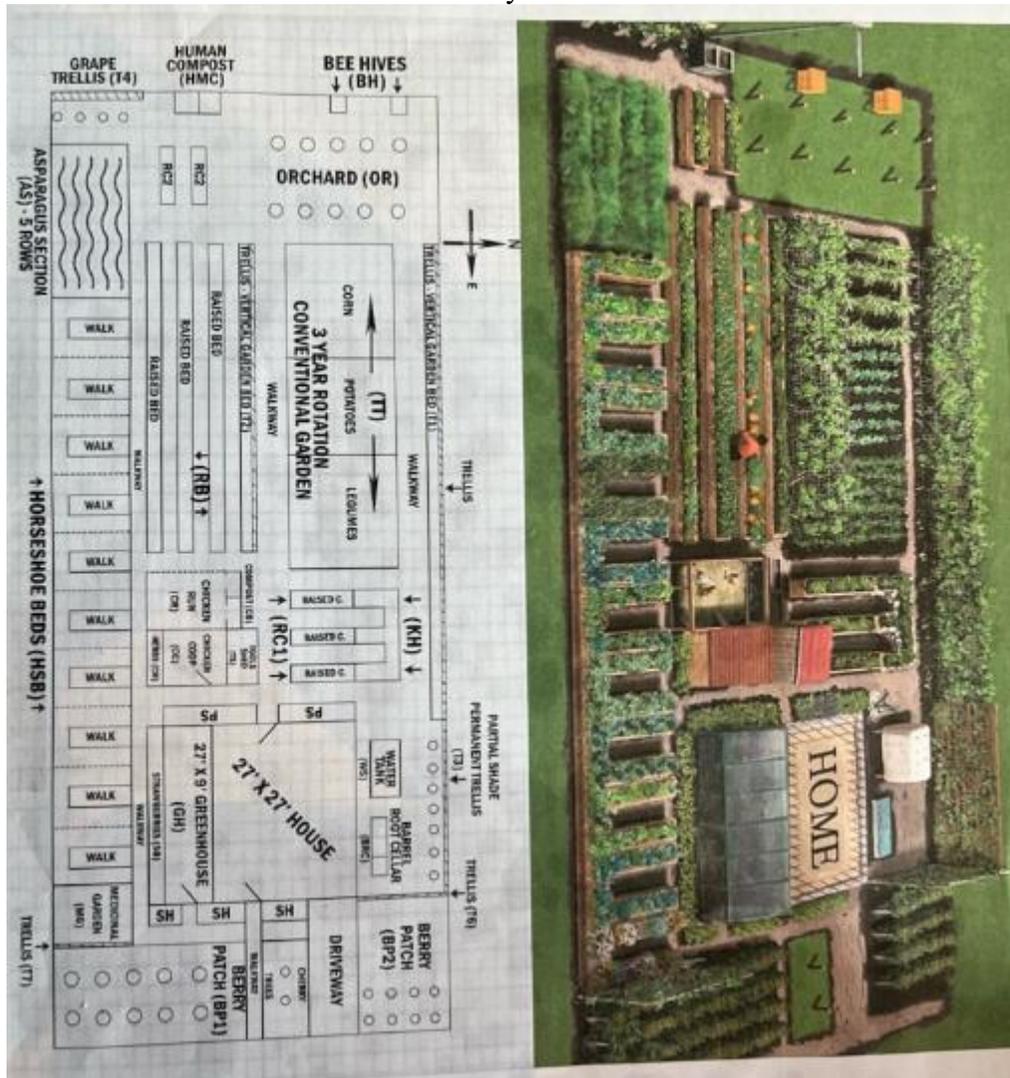
"C"
 ILLINOIS STEEL CO.'S SOUTH WORKS RESUB. of lots, pieces, and parcels of land in Sec. 30-38-15 and in Sec. 5, N. of the Indian Boundary Line in T. 37, R. 15.
 Rec. 030271614 Doc. 0384942

Block	Sub	Sub	Sub
18-1727	18-1728	18-1729	18-1730
18-1731	18-1732	18-1733	18-1734
18-1735	18-1736	18-1737	18-1738
18-1739	18-1740	18-1741	18-1742
18-1743	18-1744	18-1745	18-1746



DEVELOPMENT PLAN

Community Garden



CURRENT SITE PHOTO



COMMUNITY DEVELOPMENT COMMISSION – APRIL 9TH, 2024

NEW BUSINESS – ITEM D

3320-22 E. 90TH ST.

SOUTH CHICAGO REDEVELOPMENT PROJECT AREA

(WARD 10)

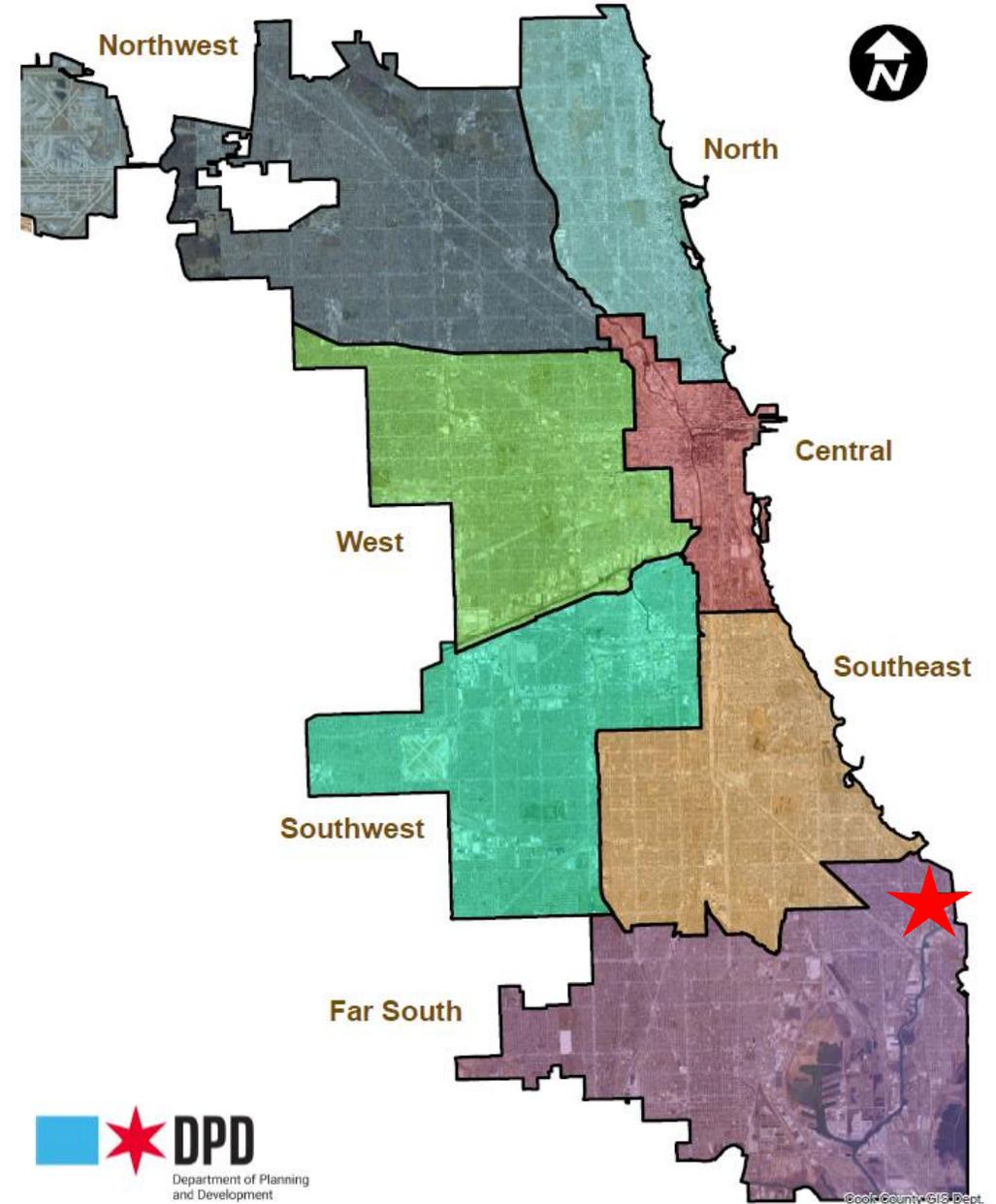
OPEN SPACE LAND DISPOSITION

PRESENTED BY MEG GUSTAFSON

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

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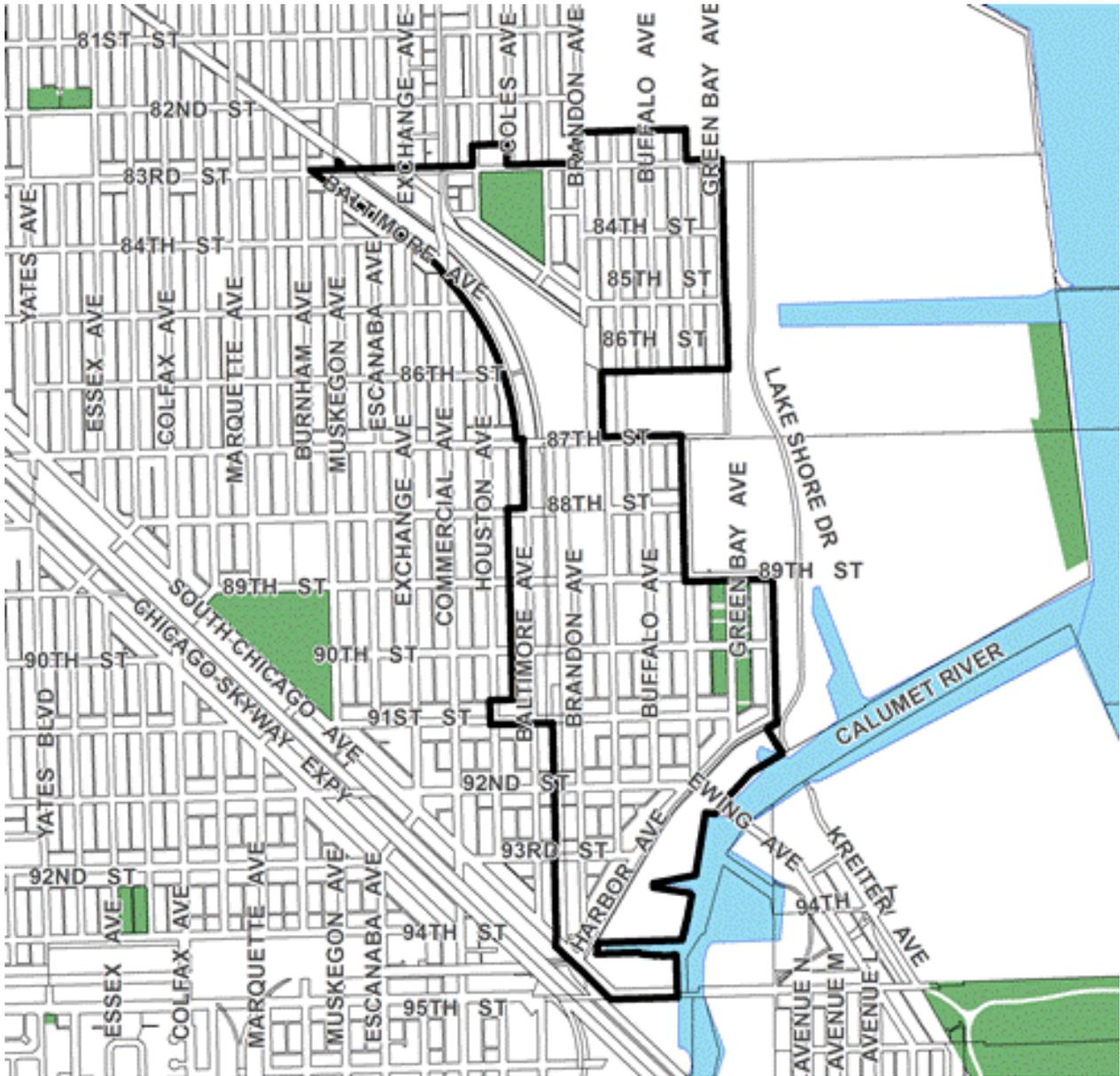
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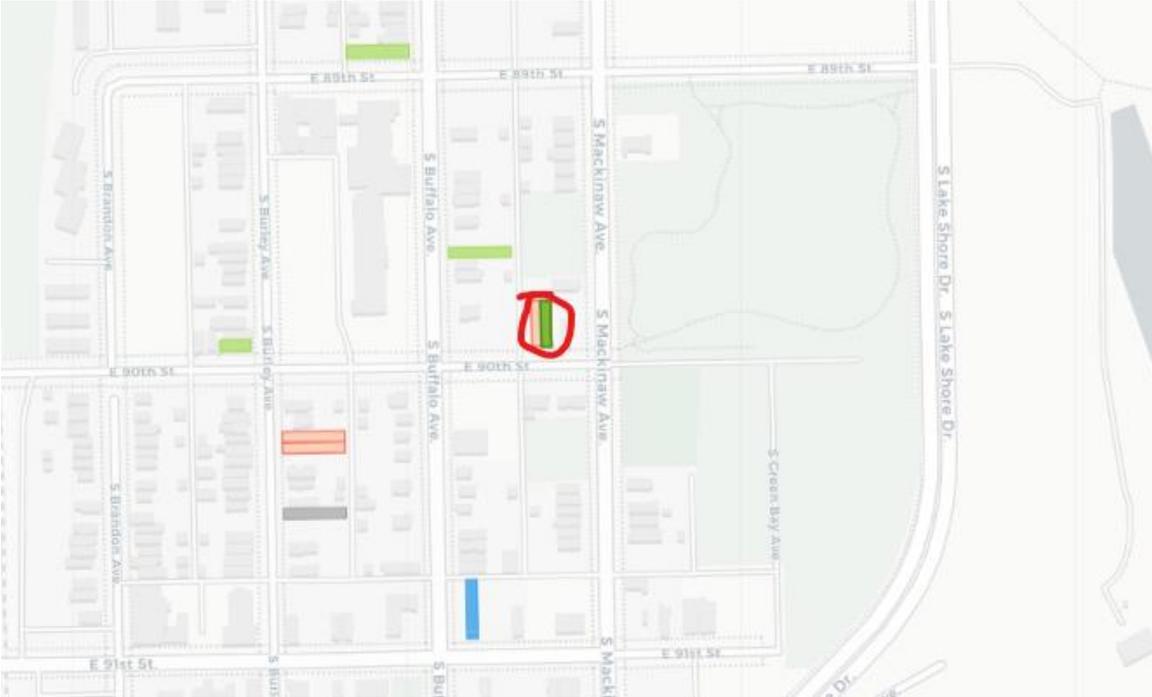
Stalwart Market, LLC

REDEVELOPMENT AREA MAP

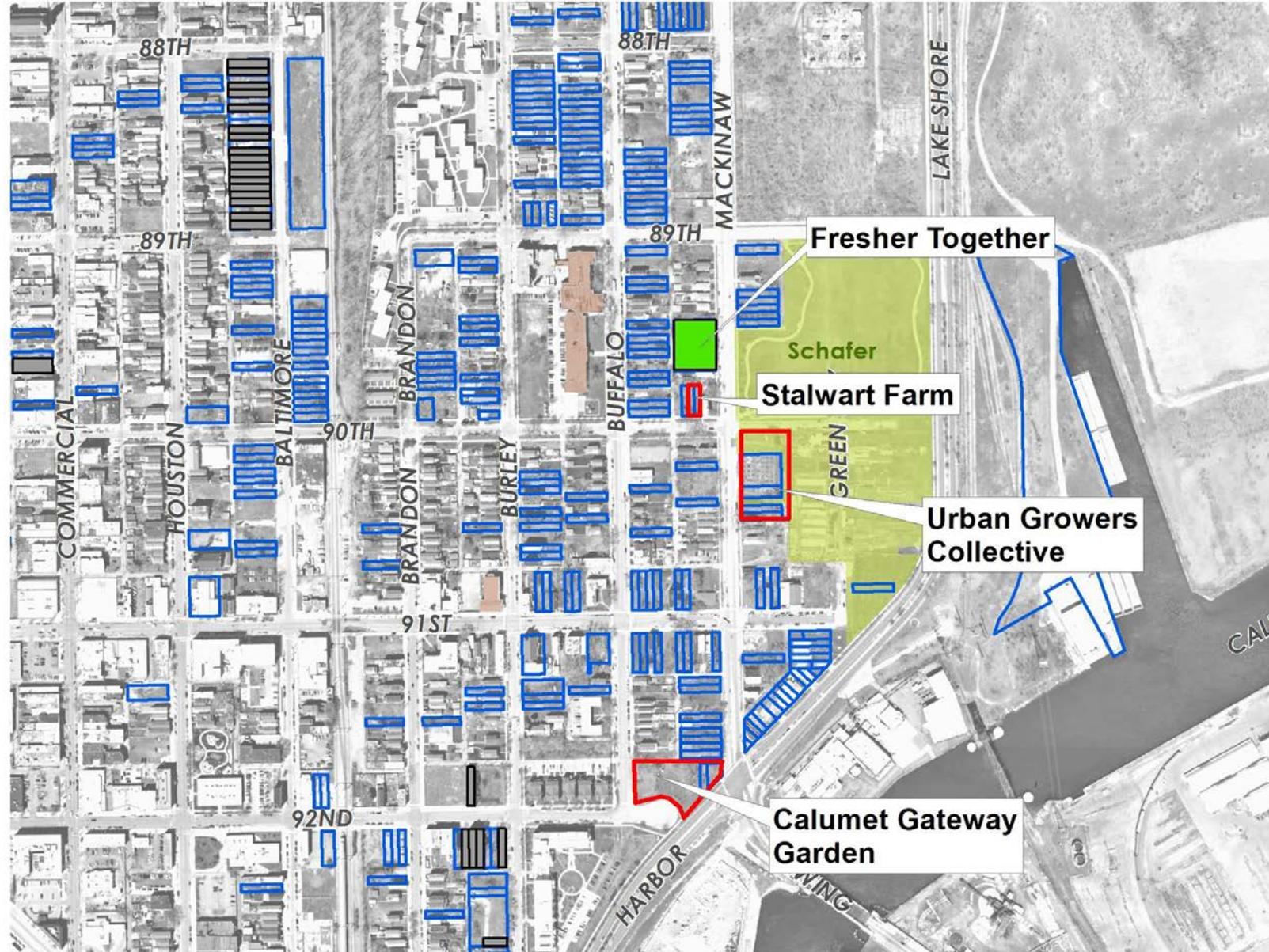


LOCATION MAP

ZONING MAP



CONTEXT MAP



SITE PHOTO AND DESCRIPTION

Stalwart Market, LLC is Felicia Kimber a long-time resident of the 10th Ward who plans to build a community garden featuring an orchard, berry patch, raised beds, beehives, and a tool shed.

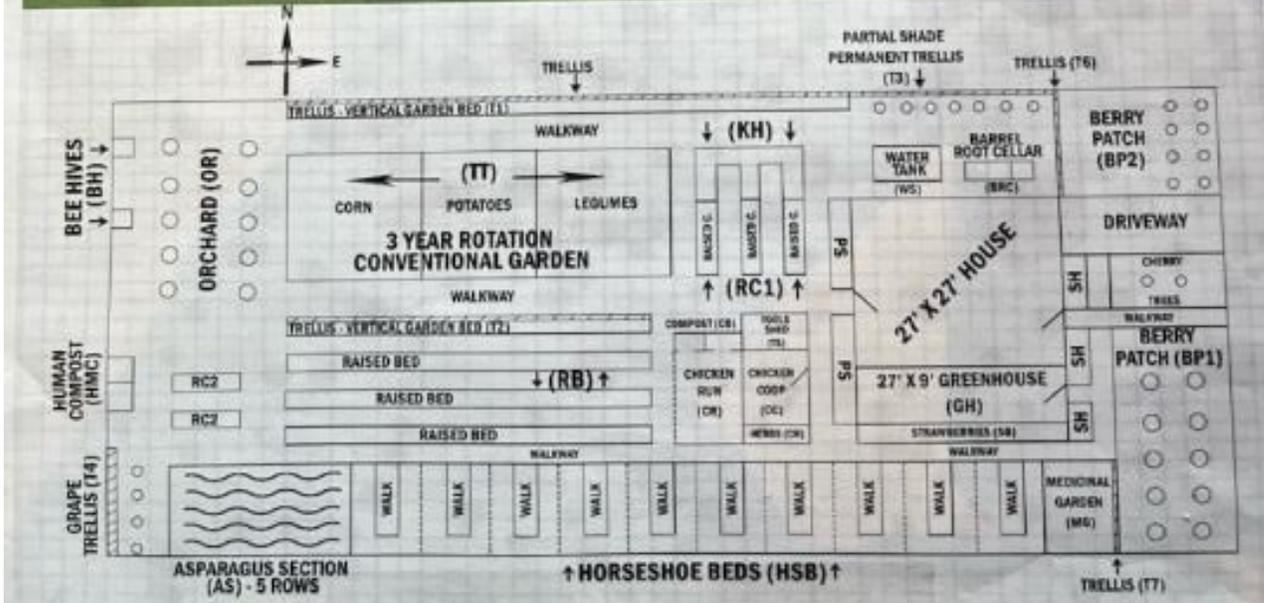
She was the recipient of the BACP Community Growers Program grant. Her budget is approximately \$128,000.

Project Goals

1. Promote Community Engagement by creating a space where residents can come together to grow food, share knowledge, and build relationships.
2. Encourage Healthy Living by providing access to fresh produce, promoting outdoor activity, and educating on sustainable gardening practices.
3. Enhance the Local Environment by Improving air quality, supporting biodiversity, and beautifying the neighborhood.



PLANS AND BUDGET:



Phase One 2024	
Item	Phase One
Water Accesss	\$47,000
Construction Costs	\$5,000
Fencing	\$27,000
Other Infrastructure	\$7,500
Soil/Mulch/Aggragate	\$8,300.00
Seeds/Seedling/Planting	\$400
Labor/ Design Costs	\$7,000
Other Costs	\$26,061
Total Project Budget	\$128,261

*with \$80k from the Community Growers Program