

SOUTH CHICAGO REDEVELOPMENT PROJECT AREA (WARD 10)

Request authority for Department of Planning and Development to enter into a negotiated sale with NeighborSpace, for the disposition of the property located at 8926-40 S. Mackinaw Avenue 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
8926-40 S. MACKINAW AVENUE
LOCATED WITHIN THE SOUTH CHICAGO
TIF REDEVELOPMENT AREA
TO NEIGHBORSPACE
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 8926-40 S. Mackinaw Avenue having the Property Identification Numbers of 26-05-105-034 through -040 (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 1, 2023 to November 31, 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 November 2, November 9, November 16, November 30, December 7, December 14, December 21, 2023 and January 4, January 11, 2024; and

WHEREAS, pursuant to its application on ChiBlockBuilder, the Department has entered into discussions with NeighborSpace (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
8926 S. MACKINAW AVENUE	26-05-105-034	\$1.00
8928 S. MACKINAW AVENUE	26-05-105-035	\$1.00
8930 S. MACKINAW AVENUE	26-05-105-036	\$1.00
8934 S. MACKINAW AVENUE	26-05-105-037	\$1.00
8936 S. MACKINAW AVENUE	26-05-105-038	\$1.00
8938 S. MACKINAW AVENUE	26-05-105-039	\$1.00
8940 S. MACKINAW AVENUE	26-05-105-040	\$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 8926-40 S. MACKINAW AVENUE
TO NEIGHBORSPACE
IN THE
SOUTH CHICAGO TIF
FINANCING DISTRICT**

April 9, 2024

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	8926-40 S. Mackinaw Avenue: ChiBlockBuilder Land Sale
Applicant Name:	NeighborSpace
Project Address:	8926-40 S. Mackinaw: 26-05-105-034 through -040 (7 PINs)
Project Size	0.57 acres
Ward:	Alderman Peter Chico -10
Community Area	South Chicago
TIF Redevelopment Area:	South Chicago
Requested Action:	Sale of City land
Appraised Market Value:	\$69,591
Sale Price:	\$1.00

II. PROPERTY DESCRIPTION

City parcel:

#	Tax Parcel Number	Addresses	Sq Ft	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
1	26-05-105-034	8926 S. MACKINAW AVE	3,516	Vacant	11/1/2002	RS-2	RS-2
2	26-05-105-035	8928 S. MACKINAW AVE	3,516	Vacant	11/1/2002	RS-2	RS-2
3	26-05-105-036	8930 S. MACKINAW AVE	3,517	Vacant	11/1/2002	RS-2	RS-2
4	26-05-105-037	8934 S. MACKINAW AVE	3,517	Vacant	11/1/2002	RS-2	RS-2
5	26-05-105-038	8936 S. MACKINAW AVE	3,516	Vacant	11/1/2002	RS-2	RS-2
6	26-05-105-039	8938 S. MACKINAW AVE	3,523	Vacant	11/1/2002	RS-2	RS-2
7	26-05-105-040	8940 S. MACKINAW AVE	3,514	Vacant	11/1/2002	RS-2	RS-2

Zoning: RS-2

Environmental Condition: Cleared by AIS

City Acquisition Method: All 7 properties were acquired by Tax Deed-Scavenger Sale from Cook County on November 1, 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 1, 2023 to November 31, 2023 on ChiBlockBuilder, the City's platform for the sale of City-owned property.

IV. PROPOSED DEVELOPMENT TEAM

NeighborSpace

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 November 2, November 9, November 16, November 30, December 7, December 14, December 21, 2023 and January 4, January 11, 2024.

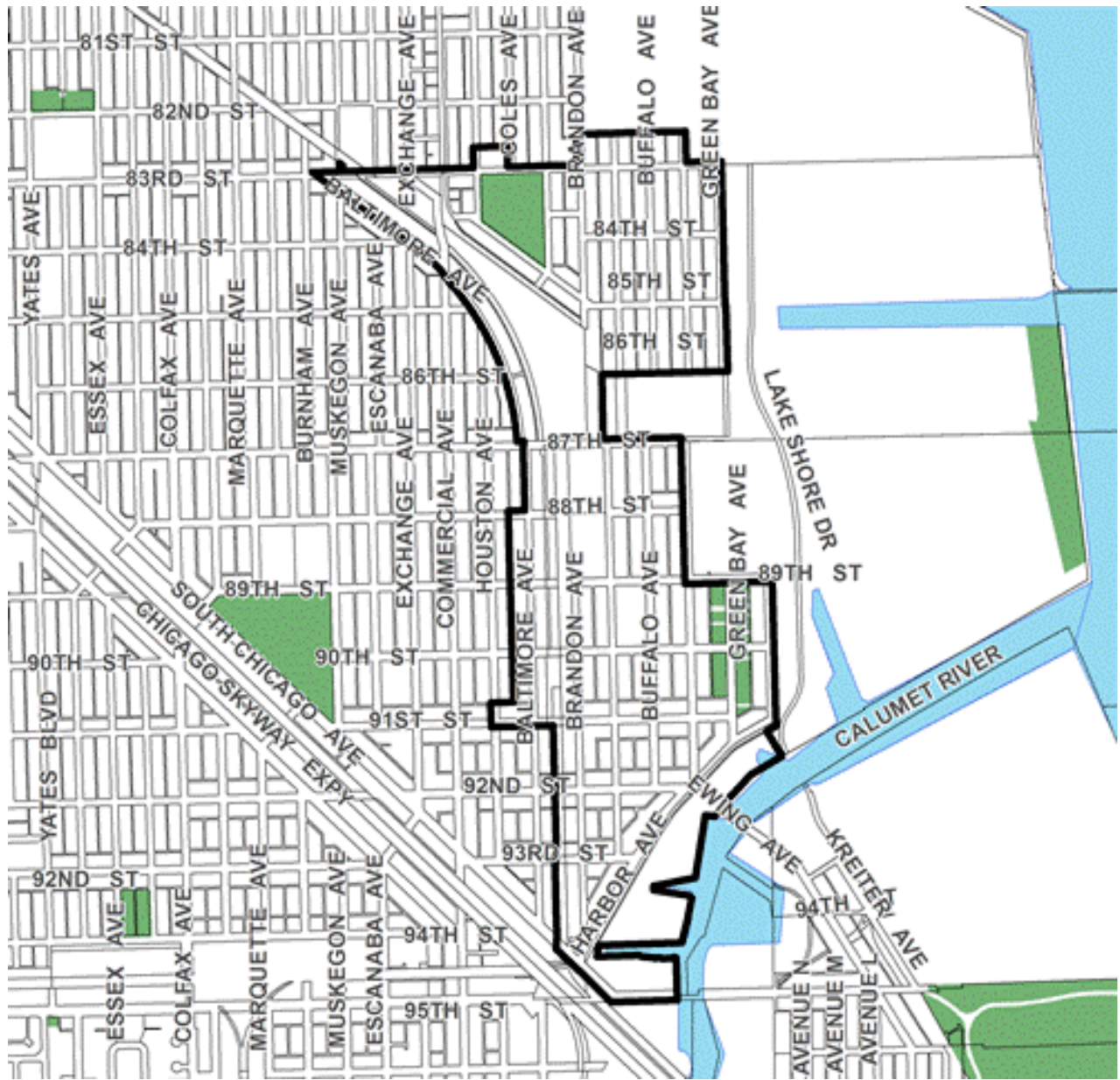
IX. RECOMMENDATION

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 8926-40 S. Mackinaw Avenue.

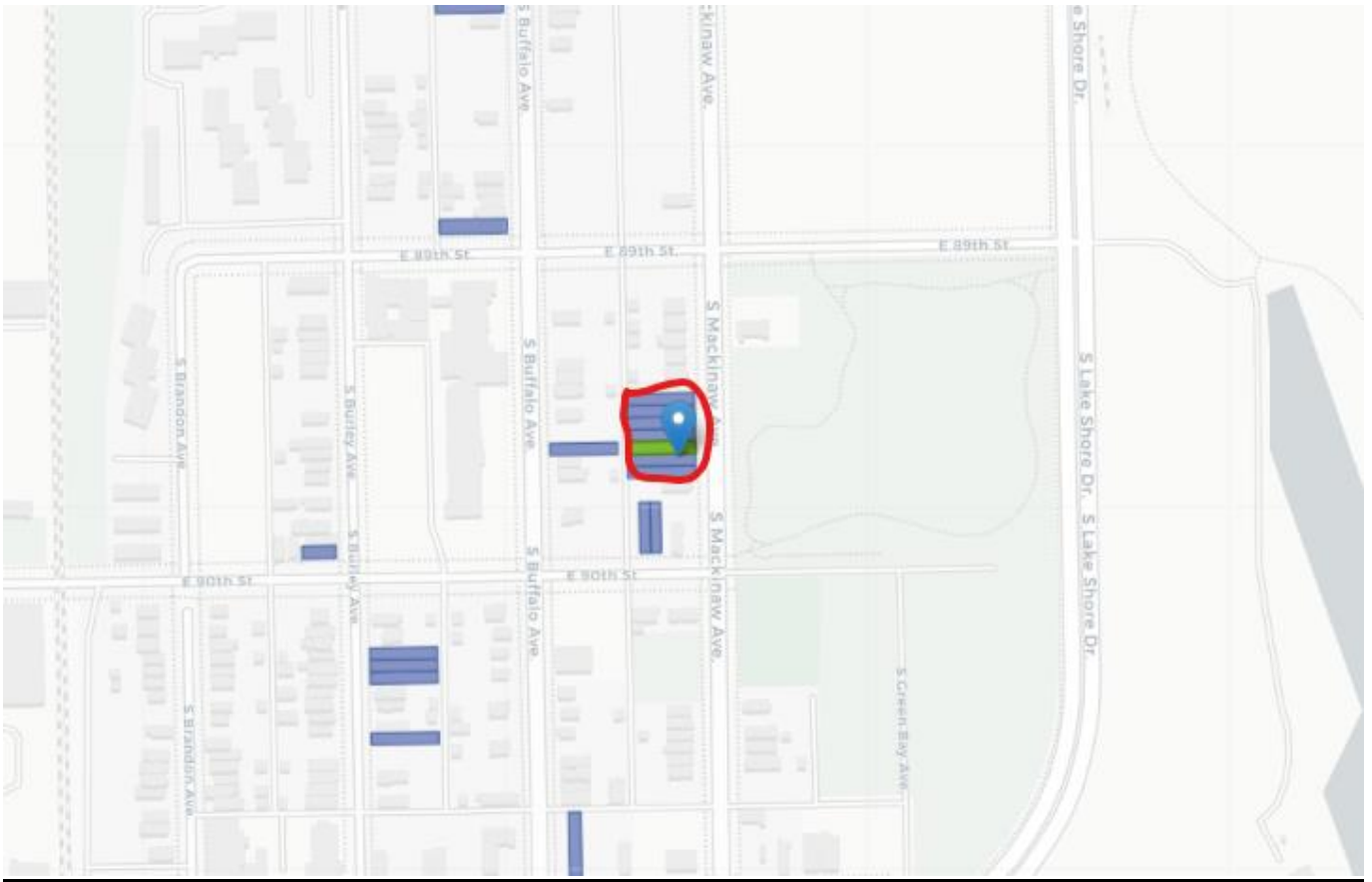
EXHIBITS

Redevelopment Area Maps
Neighborhood Context Maps
Development Plan
Site Photos

REDEVELOPMENT AREA MAP



LOCATION MAP



ZONING MAP



SIDWELL MAP

Cook County, Illinois
 W 1/2 NW 1/4 Section 5 - 37 - 15
 HYDE PARK



© 2021 Cook County, Illinois

"A"
 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. 102 of Fract. Sec. 6, N. of the Indian Boundary Line, and that part of Fract. Sec. 8, 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. 01171874 Doc. 145621

"B"
 S.M. of Lots 18 to 29 inc. in Blk. 3 and of Lots 18 to 29 inc. 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. 05221881 Doc. 329616

"C"
 ILLINOIS STEEL CO.'S SOUTH WORKS REG'D. of lots, pieces, and parcels of land in Sec. 30-38-15 and in Sec. 6, N. of the Indian Boundary Line in T. 37, R. 15.
 Rec. 03221814 Doc. 538422

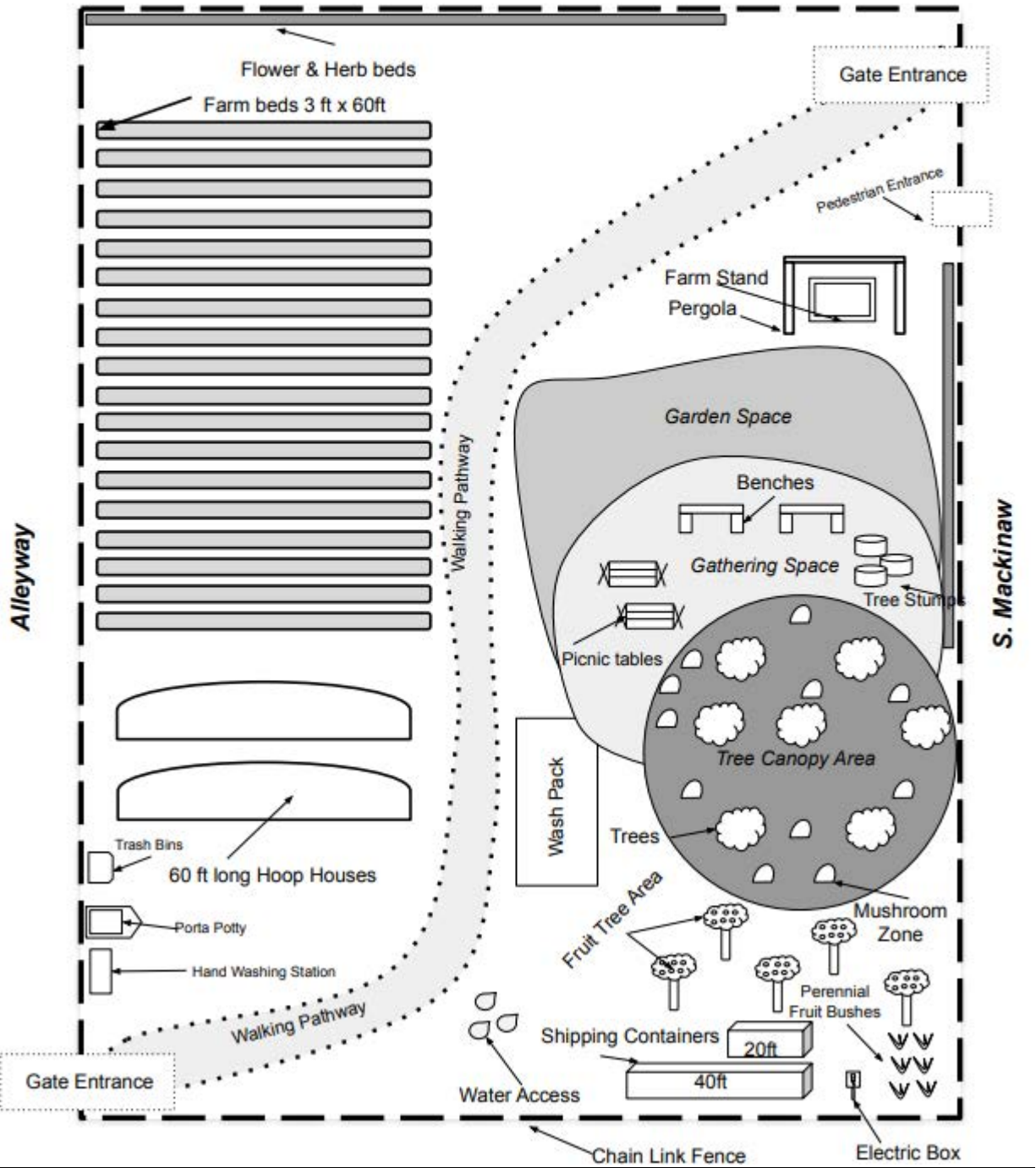
CONDORWAY SUB. 44-223
 ASSETS DEVELOPMENT COMPANY
 Rec. 10242222 Doc. 822272

Block	Sub	Lot
10-11-21	10-11-21	10-11-21
10-11-22	10-11-22	10-11-22
10-11-23	10-11-23	10-11-23
10-11-24	10-11-24	10-11-24
10-11-25	10-11-25	10-11-25

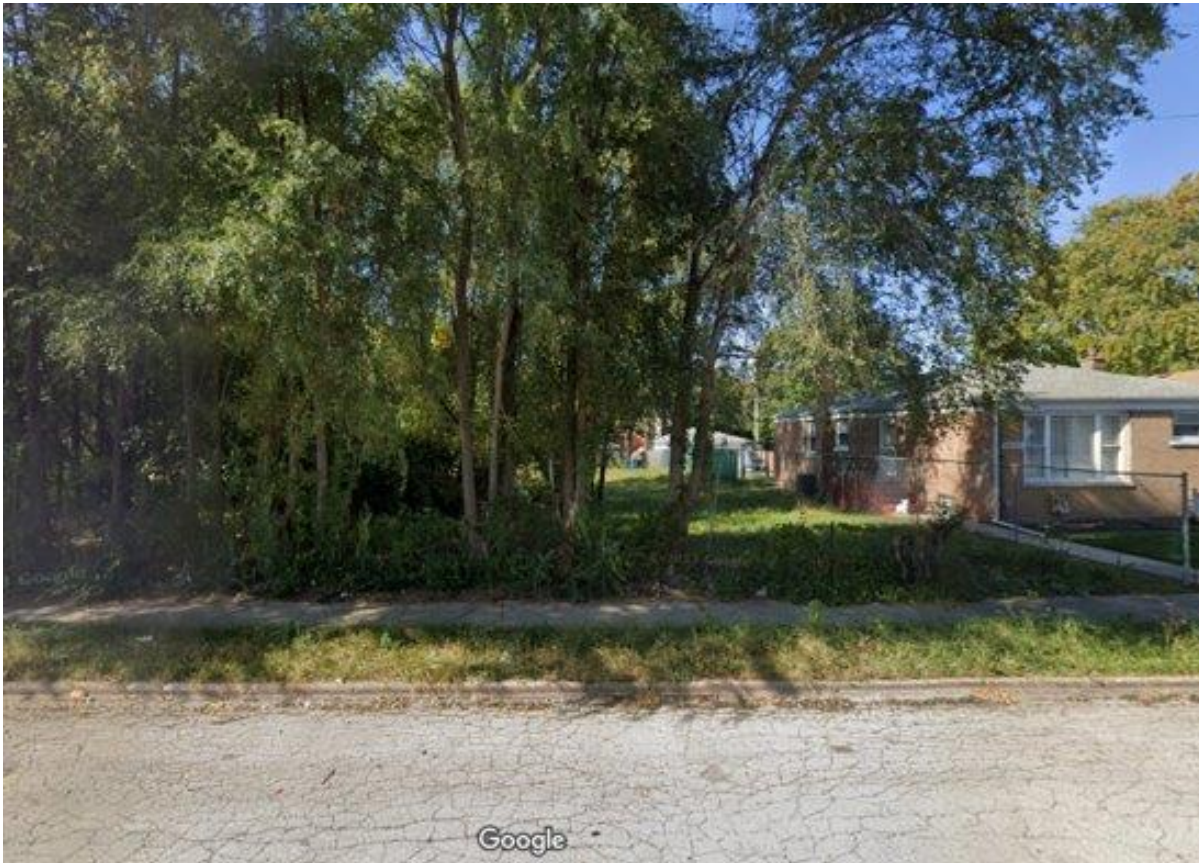


Community Garden, Urban Agriculture

Fresher Together
Garden Map
November 29th, 2023



CURRENT SITE PHOTO



COMMUNITY DEVELOPMENT COMMISSION – APRIL 9TH, 2024

NEW BUSINESS – ITEM E

8926-40 S. MACKINAW AVE.

SOUTH CHICAGO REDEVELOPMENT PROJECT AREA

(WARD 10)

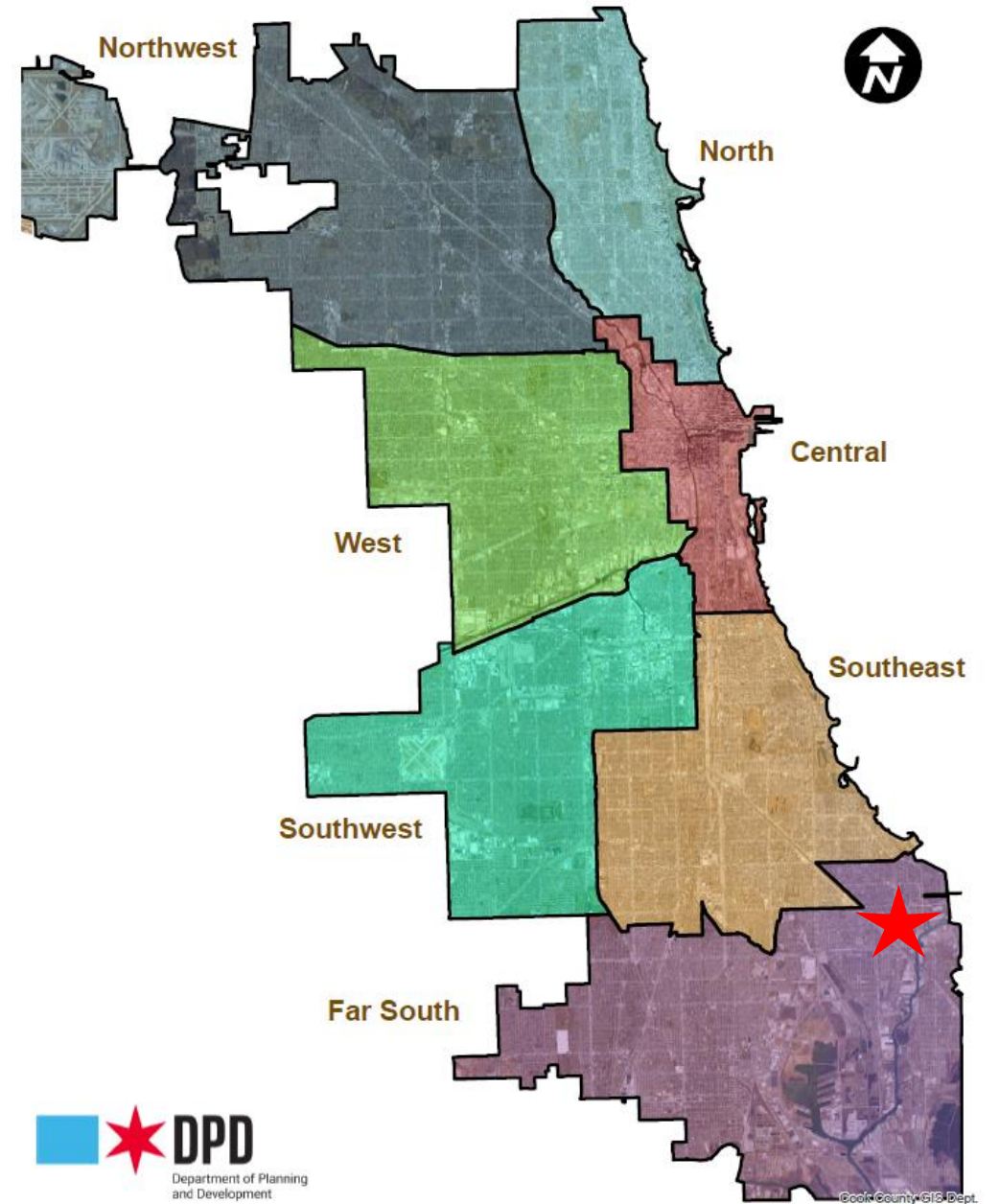
OPEN SPACE LAND DISPOSITION

PRESENTED BY MEG GUSTAFSON

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	8926-40 S. Mackinaw Avenue: ChiBlockBuilder Land Sale
Applicant Name:	NeighborSpace
Project Address:	8926-40 S. Mackinaw: 26-05-105-034 through -040 (7 PINs)
Project Size	0.57 acres
Ward:	Alderman Peter Chico -10
Community Area	South Chicago
TIF Redevelopment Area:	South Chicago
Requested Action:	Sale of City land
Appraised Market Value:	\$69,591
Sale Price:	\$1.00



II. PROPERTY DESCRIPTION

City parcel:

#	Tax Parcel Number	Addresses	Sq Ft	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
1	26-05-105-034	8926 S. MACKINAW AVE	3,516	Vacant	11/1/2002	RS-2	RS-2
2	26-05-105-035	8928 S. MACKINAW AVE	3,516	Vacant	11/1/2002	RS-2	RS-2
3	26-05-105-036	8930 S. MACKINAW AVE	3,517	Vacant	11/1/2002	RS-2	RS-2
4	26-05-105-037	8934 S. MACKINAW AVE	3,517	Vacant	11/1/2002	RS-2	RS-2
5	26-05-105-038	8936 S. MACKINAW AVE	3,516	Vacant	11/1/2002	RS-2	RS-2
6	26-05-105-039	8938 S. MACKINAW AVE	3,523	Vacant	11/1/2002	RS-2	RS-2
7	26-05-105-040	8940 S. MACKINAW AVE	3,514	Vacant	11/1/2002	RS-2	RS-2

Zoning: RS-2

Environmental Condition: Cleared by AIS

City Acquisition Method: All 7 properties were acquired by Tax Deed-Scavenger Sale from Cook County on November 1, 2002. TIF funds were not used in this acquisition.

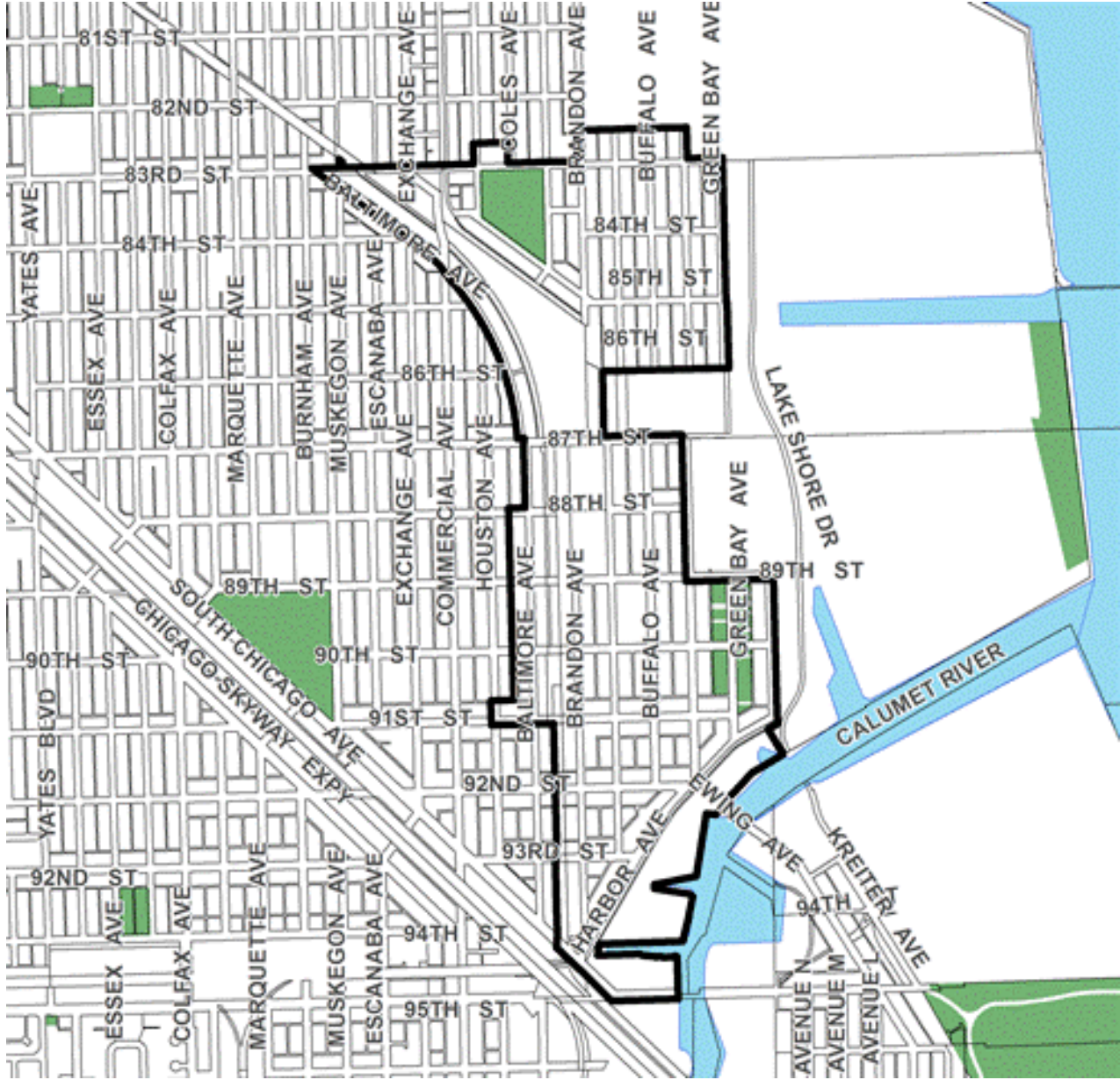
III. BACKGROUND

The Department of Planning and Development of the City of Chicago offered the Property for sale from November 1, 2023 to November 30, 2023 on ChiBlockBuilder, the City's platform for the sale of City-owned property.

IV. PROPOSED DEVELOPMENT TEAM

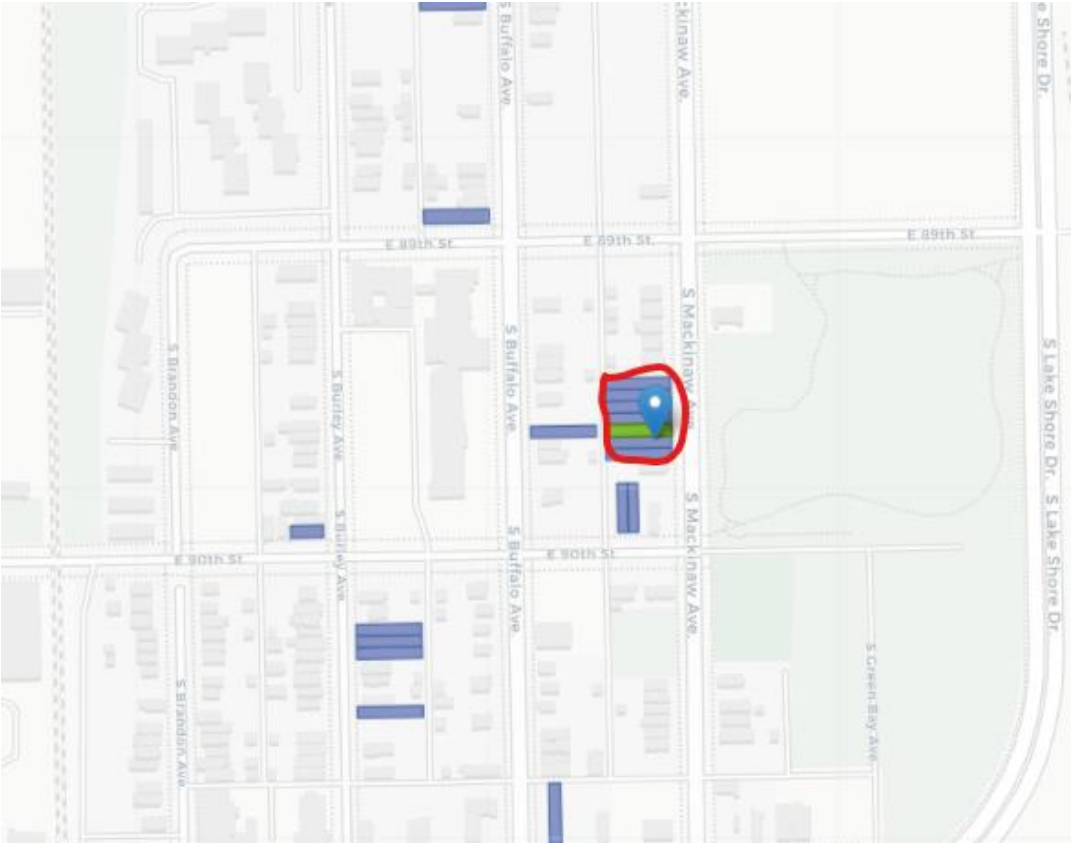
NeighborSpace

REDEVELOPMENT AREA MAP

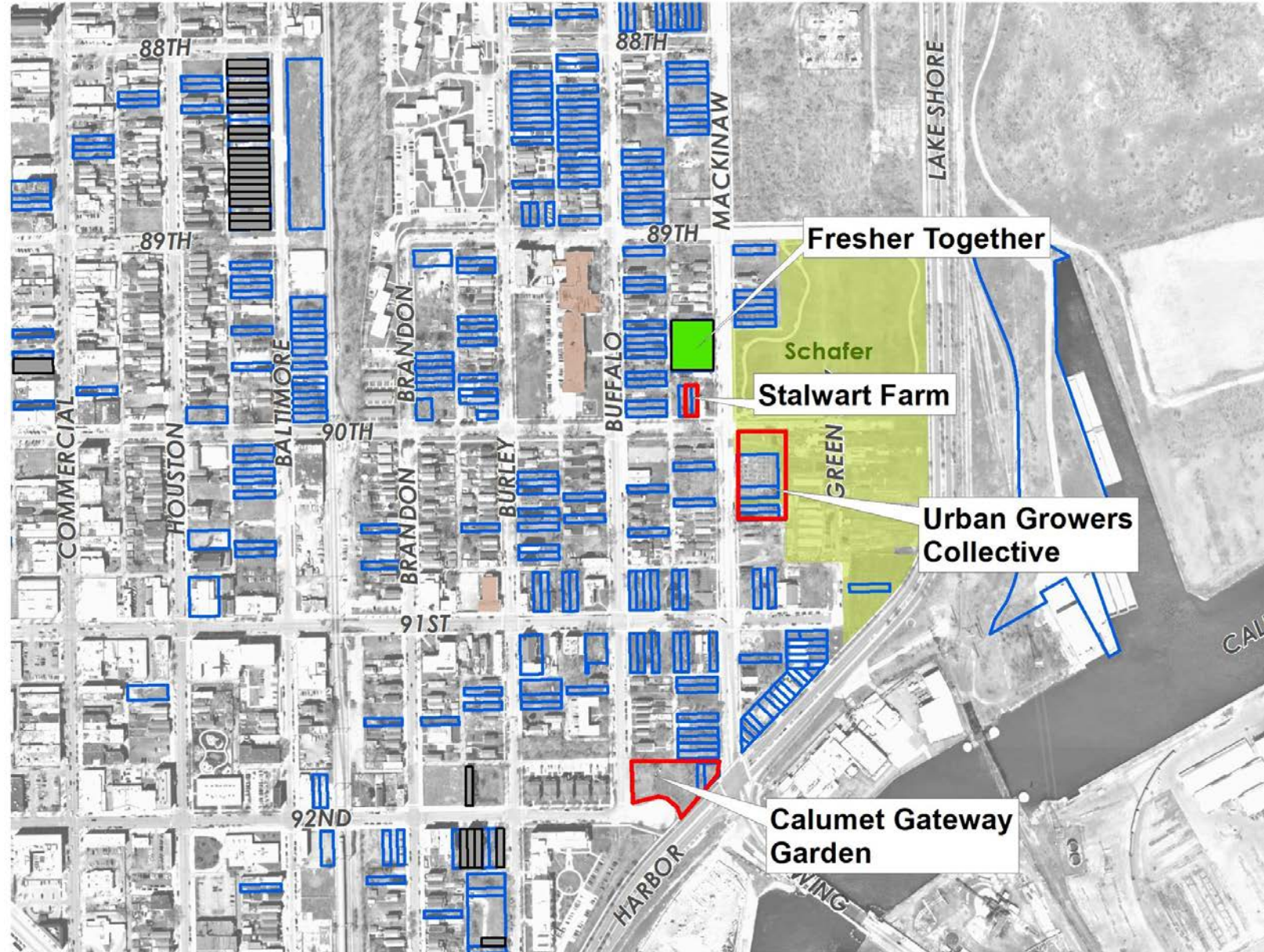


LOCATION MAP

ZONING MAP



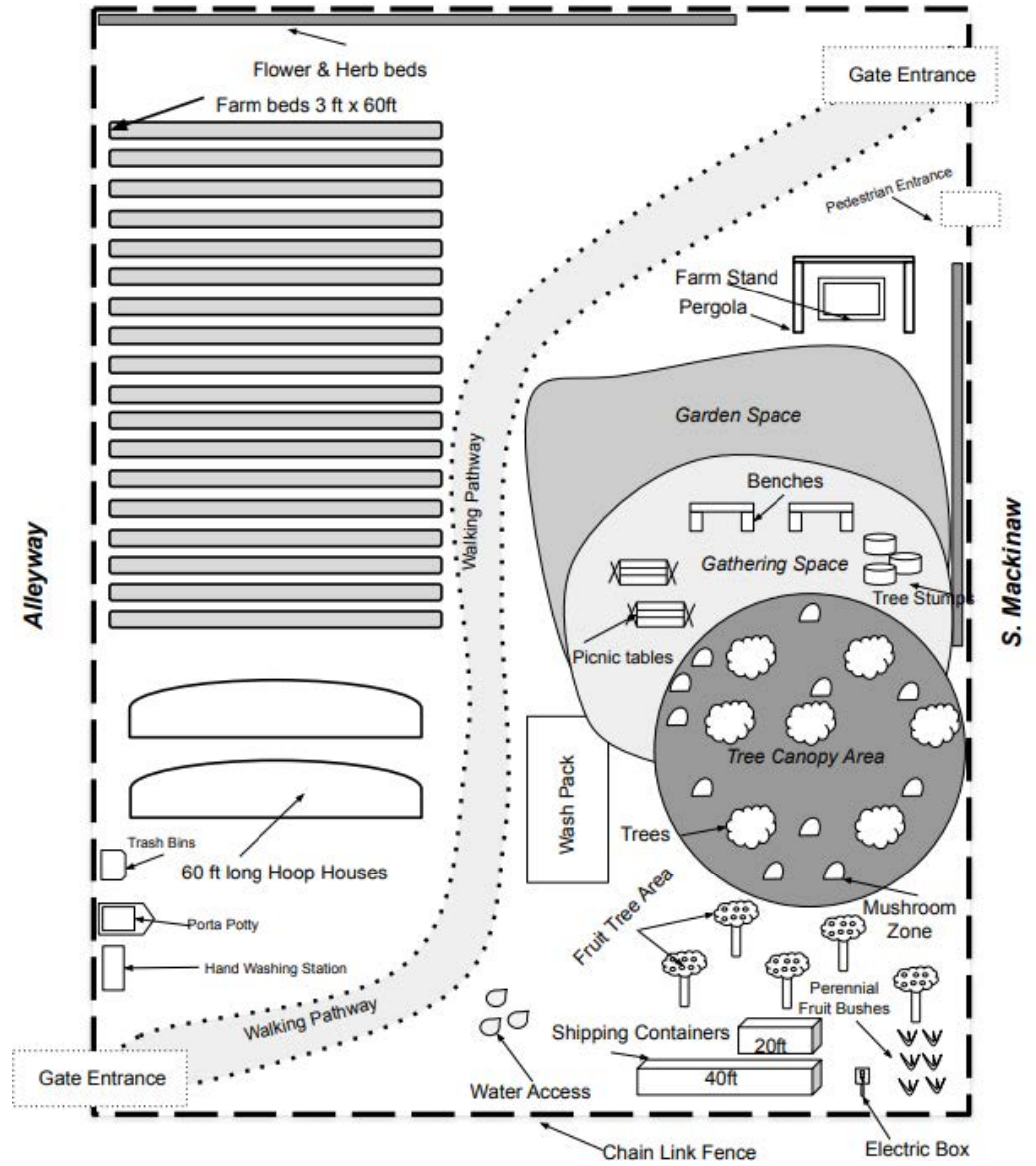
CONTEXT MAP



SITE PHOTOS AND PLANS



Fresher Together
Garden Map
November 29th, 2023



DESCRIPTION AND BUDGET

Fresher Together(FT) is a collaborative food and farming project for healing, economic development, training and retreat. They grow culinary and medicinal herbs, mushrooms, small grains, beans, and other vegetables.

FT is dedicated to creating equity across food and agricultural systems. Their work centers LGBTQ+, Black and communities of color, elders, and youth with a commitment to make nutritious food accessible to all.

Partners include:

Brave Space Alliance, Farm Food Familias, Howard Brown Health, Love Fridge, Midwest Vegetable Growers Network, Artisan Grain Collaborative, South Side Birth Center, Let Us Breathe Collective

	Phase One: Site Stabilization	Phase Two: Site Activation	Phase Three: Farm Build Out
Water Access		\$ 61,000	
Site Prep/ Tree Removal	\$ 7,000		
Construction Costs		\$ 21,025	
Remediation			
Temporary/ Permanent Fencing	\$ 37,800		
Other Infrastructure			\$ 91,440
Soil/Mulch	\$ 6,000	\$ 15,060	
Seeds/Seedling/ Planting		\$ 1,540	
Labor/ Design Costs	\$ 7,000	\$ 5,000	\$ 4,000
Contingency	\$ 2,890	\$ 5,181	\$ 4,772
Project Management	\$ 6,069	\$ 10,363	\$ 9,544
TOTAL USES	\$ 66,759	\$ 108,806	\$ 109,756
NeighborSpace	\$ 25,000		
Chicago Community Growers Program	\$ 100,000		
Grower Led Fundraising	\$ 25,000		
TOTAL SOURCES	\$ 150,000		