

71ST & STONY ISLAND REDEVELOPMENT PROJECT AREA (WARD 5)

Request authority for Department of Planning and Development to enter into a negotiated sale with NeighborSpace, for the disposition of the property located at 6801 S. Dante Avenue in the 71st & Stony Island 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
6801 S. DANTE
LOCATED WITHIN THE 71ST & STONY ISLAND
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 “71st & Stony Island” Increment Financing Redevelopment Project and Plan” on October 7, 1998; and

WHEREAS, the City owns a parcel of vacant land located at 6801 S. Dante Avenue having the Property Identification Number of 20-23-407-001 (the “Property”) within the 71st & Stony Island 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
6801 S. Dante Avenue	20-23-407-001	\$1

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 6801 S. DANTE AVENUE
TO NEIGHBORSPEACE
IN THE
71st & STONY ISLAND TIF
FINANCING DISTRICT**

April 9, 2024

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	6801 S. Dante Avenue: ChiBlockBuilder Land Sale
Applicant Name:	NeighborSpace
Project Address:	6801 S. Dante Avenue – 20-23-407-001
Project Size	11,760 sq ft
Ward:	Alderman Desmon C. Yancy
Community Area	South Shore
TIF Redevelopment Area:	71 st & Stony Island
Requested Action:	Sale of City land
Appraised Market Value:	\$23,520
Sale Price:	\$1

II. PROPERTY DESCRIPTION

City parcel:

#	Tax Parcel Numbers	Addresses	Sq Ft	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
1	20-23-407-001	6801 S. Dante Avenue	11,760	Vacant	6/12/2001	RT-4	RT-4

Zoning: RT-4

Environmental Condition: Cleared by AIS

City Acquisition Method: The property was acquired from Dante Neighbors Limited Partnership by quitclaim deed in lieu of foreclosure of a demolition lien in the amount of \$40,900 on June 12, 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 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 Yancy.

VII. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The project is located within the 71st & Stony Island Tax Increment Financing District, which was initially established by Council ordinance on October 7, 1998.

VIII. CONDITIONS OF SALE

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; 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.

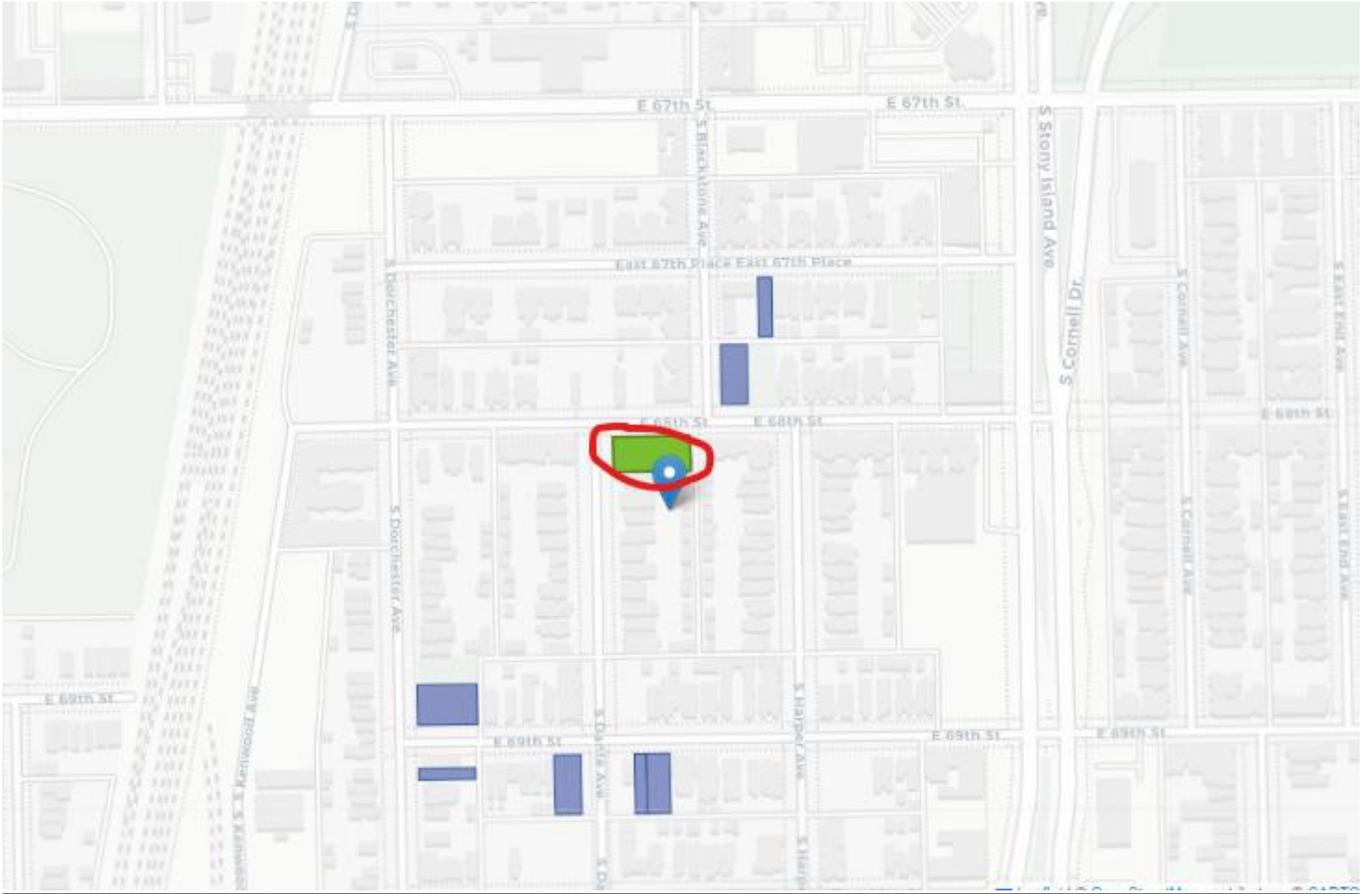
IX. RECOMMENDATION

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 6801 S. Dante Avenue.

EXHIBITS

Redevelopment Area Maps
Neighborhood Context Maps
Development Plan
Site Photos

LOCATION MAP



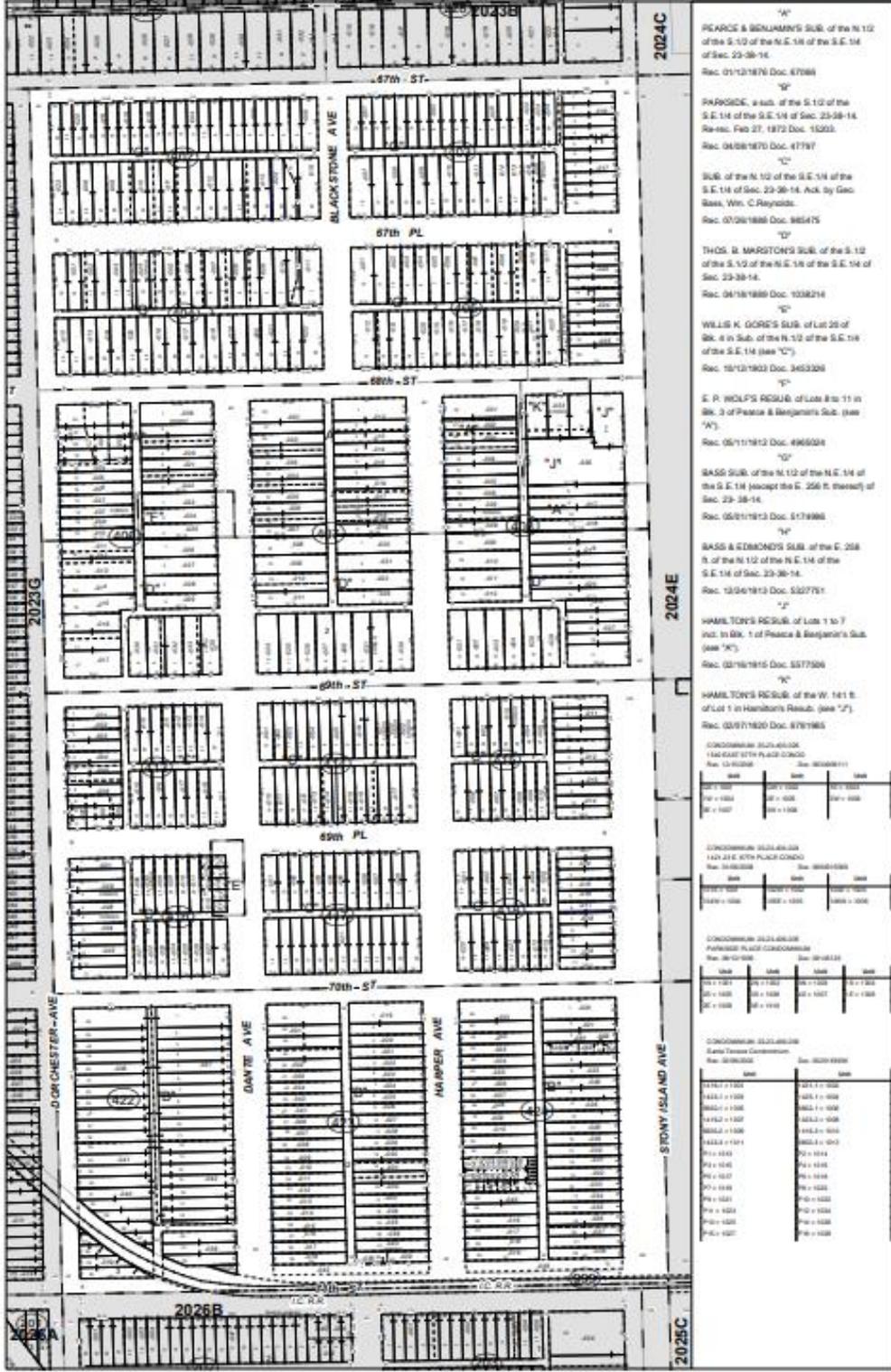
SIDWELL MAP



Cook County, Illinois E 1/2 SE 1/4 Section 23 - 38 - 14 HYDE PARK

2021 Tax Map
Page 2023H
38-14-23H

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2024C

"A"
PEARCE & BENJAMINS SUB. of the N. 1/2 of the S. 1/2 of the N.E. 1/4 of the S.E. 1/4 of Sec. 23-38-14.
Rec. 01/12/1876 Doc. 67888

"B"
PARSONS, a sub. of the S. 1/2 of the S.E. 1/4 of the S.E. 1/4 of Sec. 23-38-14.
Re-ec. Feb 27, 1872 Doc. 15203.
Rec. 04/08/1870 Doc. 47787

"C"
SUB. of the N. 1/2 of the S.E. 1/4 of the S.E. 1/4 of Sec. 23-38-14. Ack. by Geo. Bass, Wm. C Reynolds.
Rec. 07/26/1886 Doc. 96475

"D"
THOS. B. MARSTON'S SUB. of the S. 1/2 of the S. 1/2 of the N.E. 1/4 of the S.E. 1/4 of Sec. 23-38-14.
Rec. 04/18/1889 Doc. 1038214

"E"
WILLIS K. GORE'S SUB. of Lot 25 of Blk. 4 in Sub. of the N. 1/2 of the S.E. 1/4 of the S.E. 1/4 (see "C").
Rec. 10/12/1903 Doc. 3453368

"F"
E. P. WOLFF'S RESUB. of Lots 8 to 11 in Blk. 3 of Pearce & Benjamin's Sub. (see "A").
Rec. 05/11/1912 Doc. 4969338

"G"
BASS SUB. of the N. 1/2 of the N.E. 1/4 of the S.E. 1/4 (except the E. 256 ft. thereof) of Sec. 23-38-14.
Rec. 05/01/1913 Doc. 5174866

"H"
BASS & EDMONDS SUB. of the E. 256 ft. of the N. 1/2 of the N.E. 1/4 of the S.E. 1/4 of Sec. 23-38-14.
Rec. 10/04/1913 Doc. 5327761

"I"
HAMILTON'S RESUB. of Lots 1 to 7 incl. in Blk. 1 of Pearce & Benjamin's Sub. (see "A").
Rec. 02/16/1915 Doc. 5377326

"J"
HAMILTON'S RESUB. of the W. 141 ft. of Lot 1 in Hamilton's Resub. (see "I").
Rec. 03/07/1920 Doc. 6791965

CONDOMINIUM 3323-491-006
140 E. 67th PLACE CONDO
Rec. 12/05/2006 Doc. 952009111

Unit	Area	Area	Area
67-1-100	67-1-100	67-1-100	67-1-100
67-1-101	67-1-101	67-1-101	67-1-101
67-1-102	67-1-102	67-1-102	67-1-102

CONDOMINIUM 3323-491-008
140 E. 67th PLACE CONDO
Rec. 12/05/2006 Doc. 952009104

Unit	Area	Area	Area
67-1-103	67-1-103	67-1-103	67-1-103
67-1-104	67-1-104	67-1-104	67-1-104
67-1-105	67-1-105	67-1-105	67-1-105

CONDOMINIUM 3323-491-007
PARSONS PLACE CONDOMINIUM
Rec. 08/10/2006 Doc. 9418113

Unit	Area	Area	Area
67-1-106	67-1-106	67-1-106	67-1-106
67-1-107	67-1-107	67-1-107	67-1-107
67-1-108	67-1-108	67-1-108	67-1-108

CONDOMINIUM 3323-491-009
Karlo Taves Condos
Rec. 03/06/2008 Doc. 922693368

Unit	Area	Area	Area
67-1-109	67-1-109	67-1-109	67-1-109
67-1-110	67-1-110	67-1-110	67-1-110
67-1-111	67-1-111	67-1-111	67-1-111
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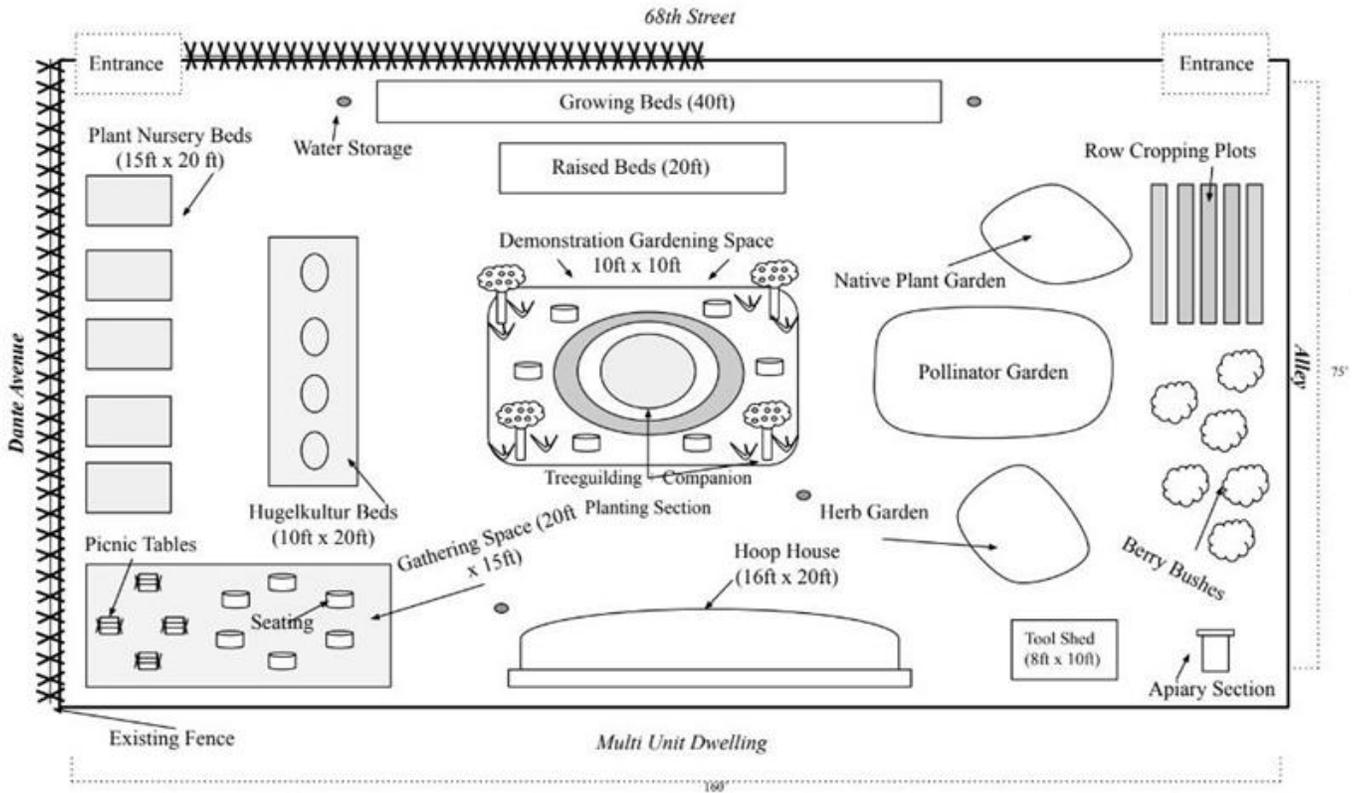
2024E

2026B

2025C

DEVELOPMENT PLAN

Community Garden



CURRENT SITE PHOTO



COMMUNITY DEVELOPMENT COMMISSION – APRIL 9TH, 2024

NEW BUSINESS – ITEM F

6801 S. DANTE AVE.

71ST & STONY ISLAND REDEVELOPMENT PROJECT AREA

(WARD 5)

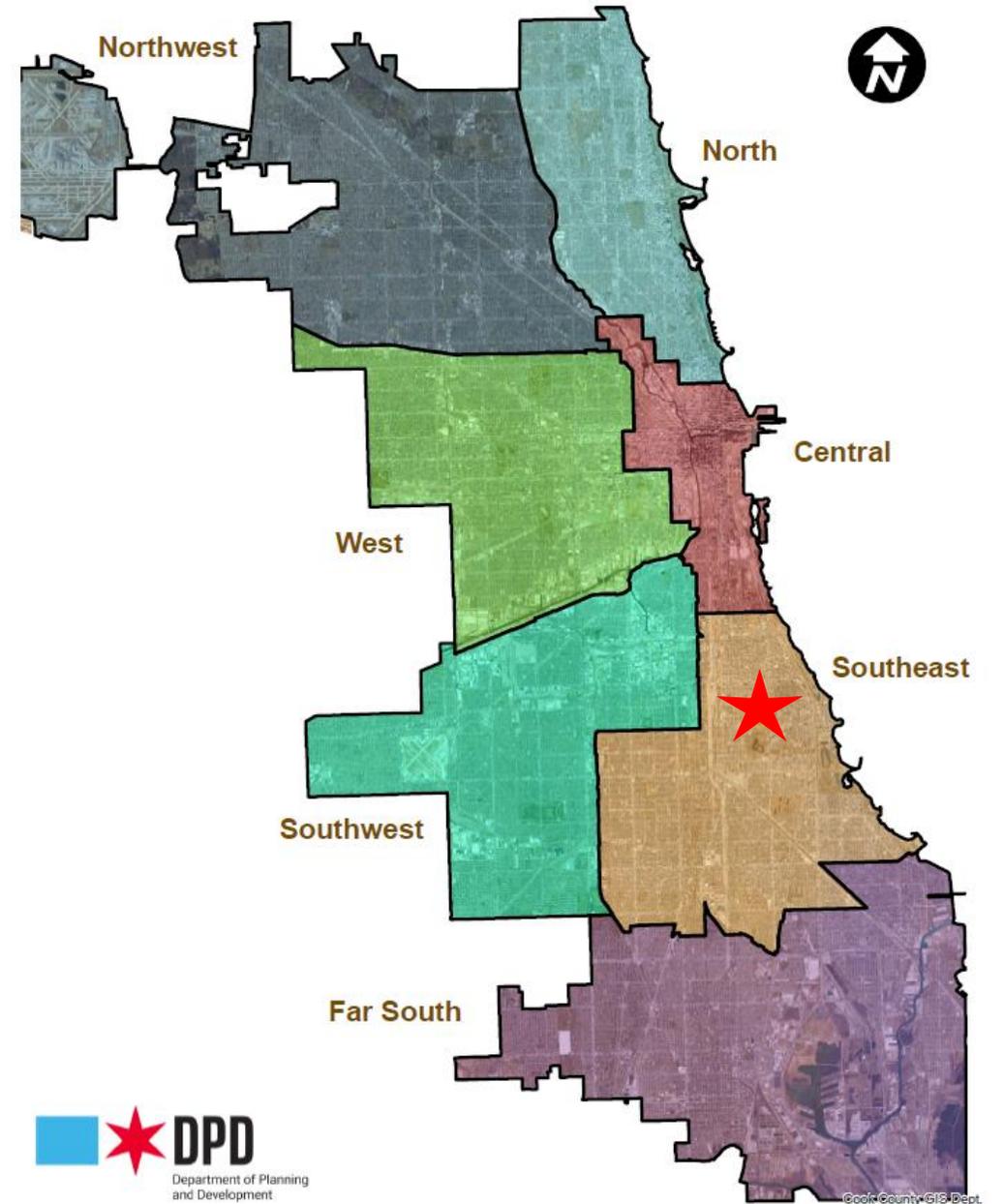
OPEN SPACE LAND DISPOSITION

PRESENTED BY MEG GUSTAFSON

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

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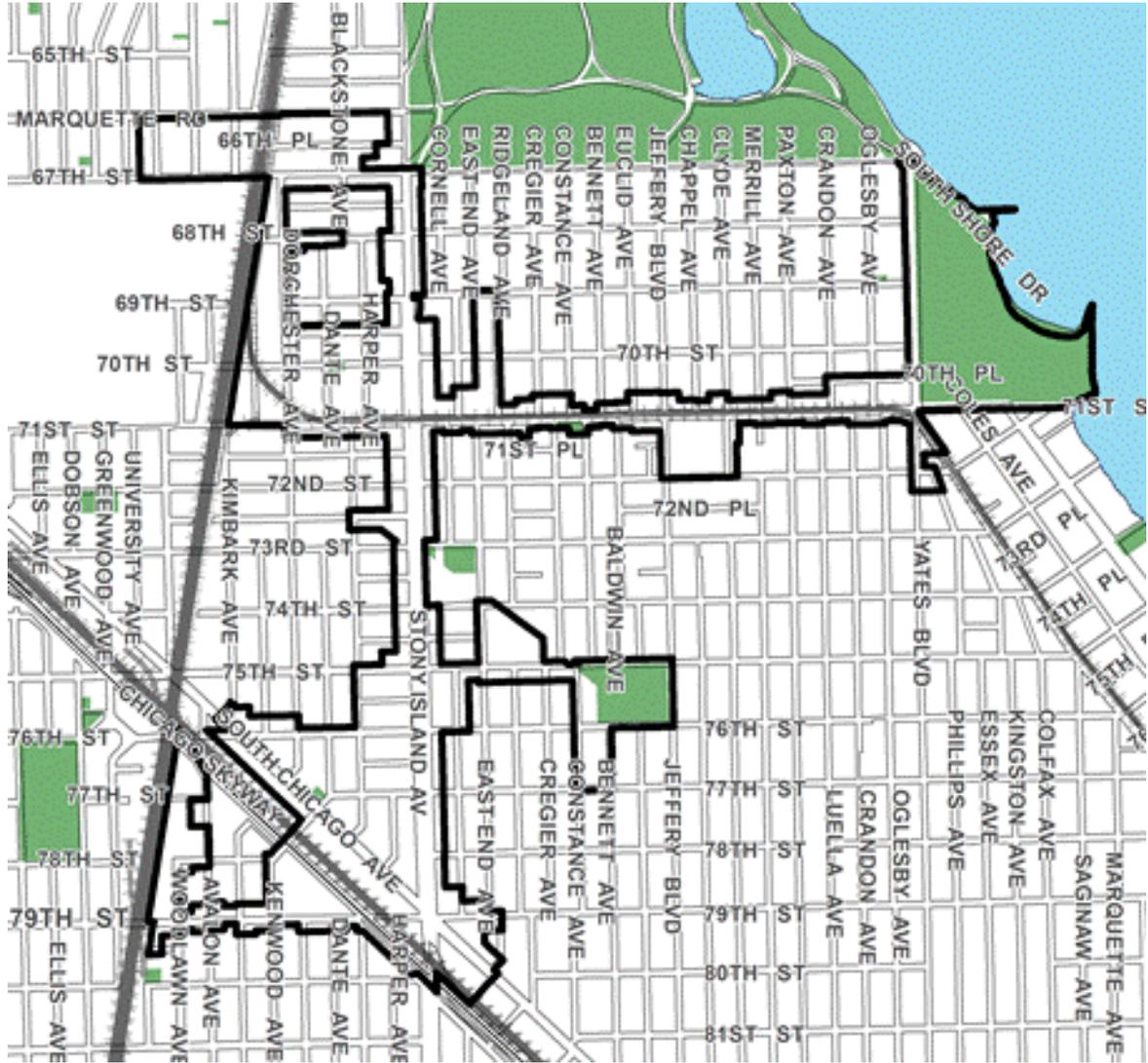
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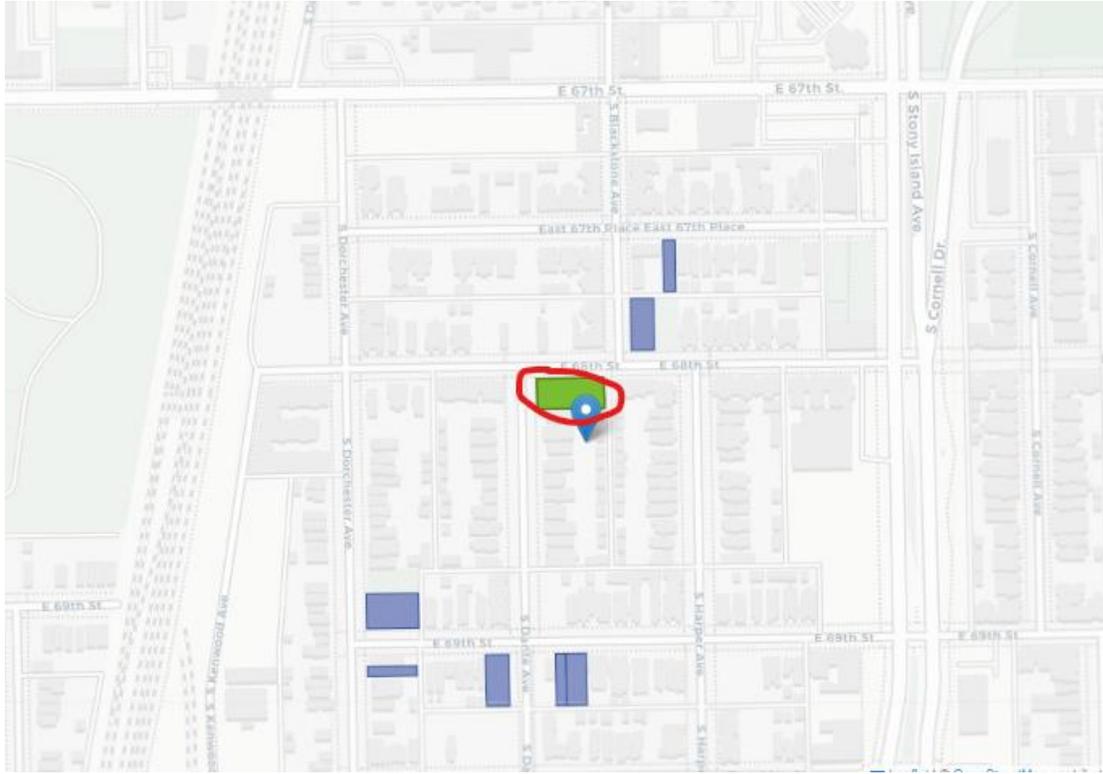
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NeighborSpace

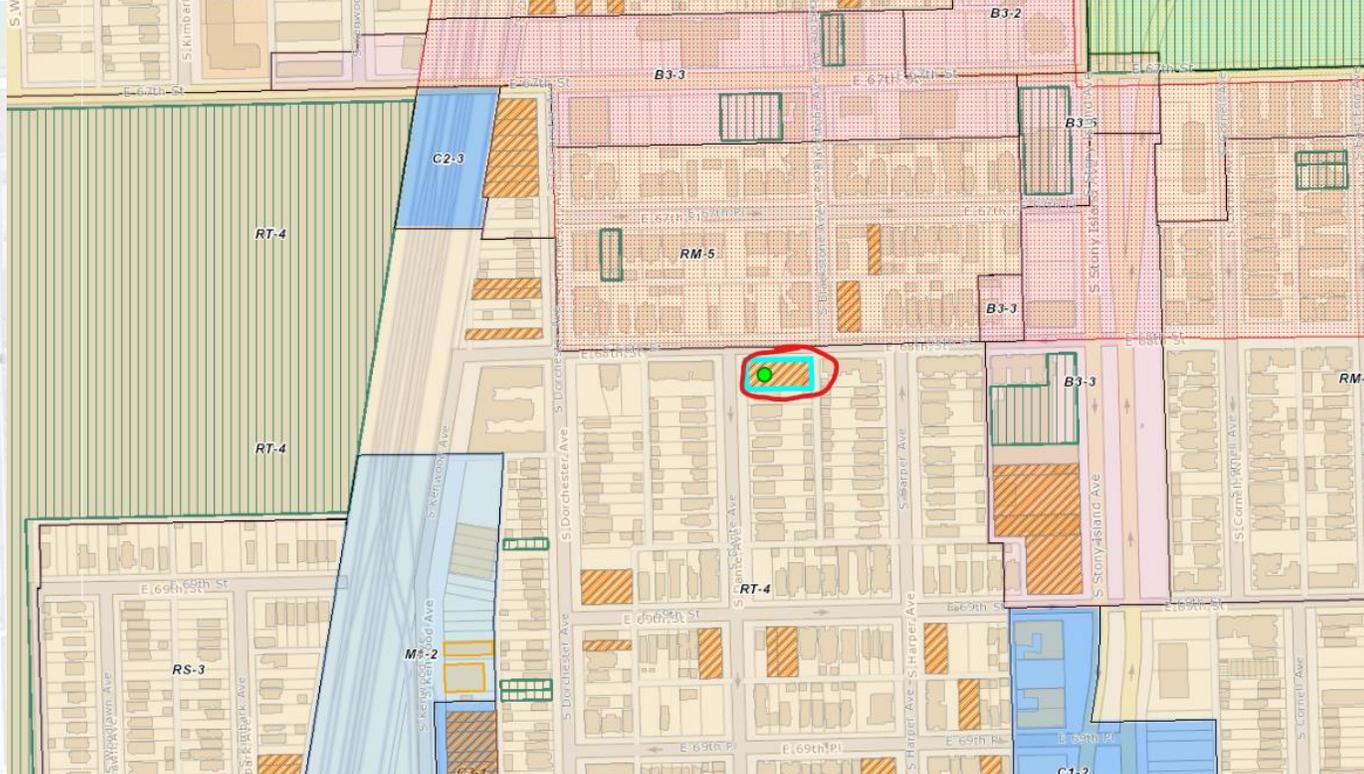
REDEVELOPMENT AREA MAP



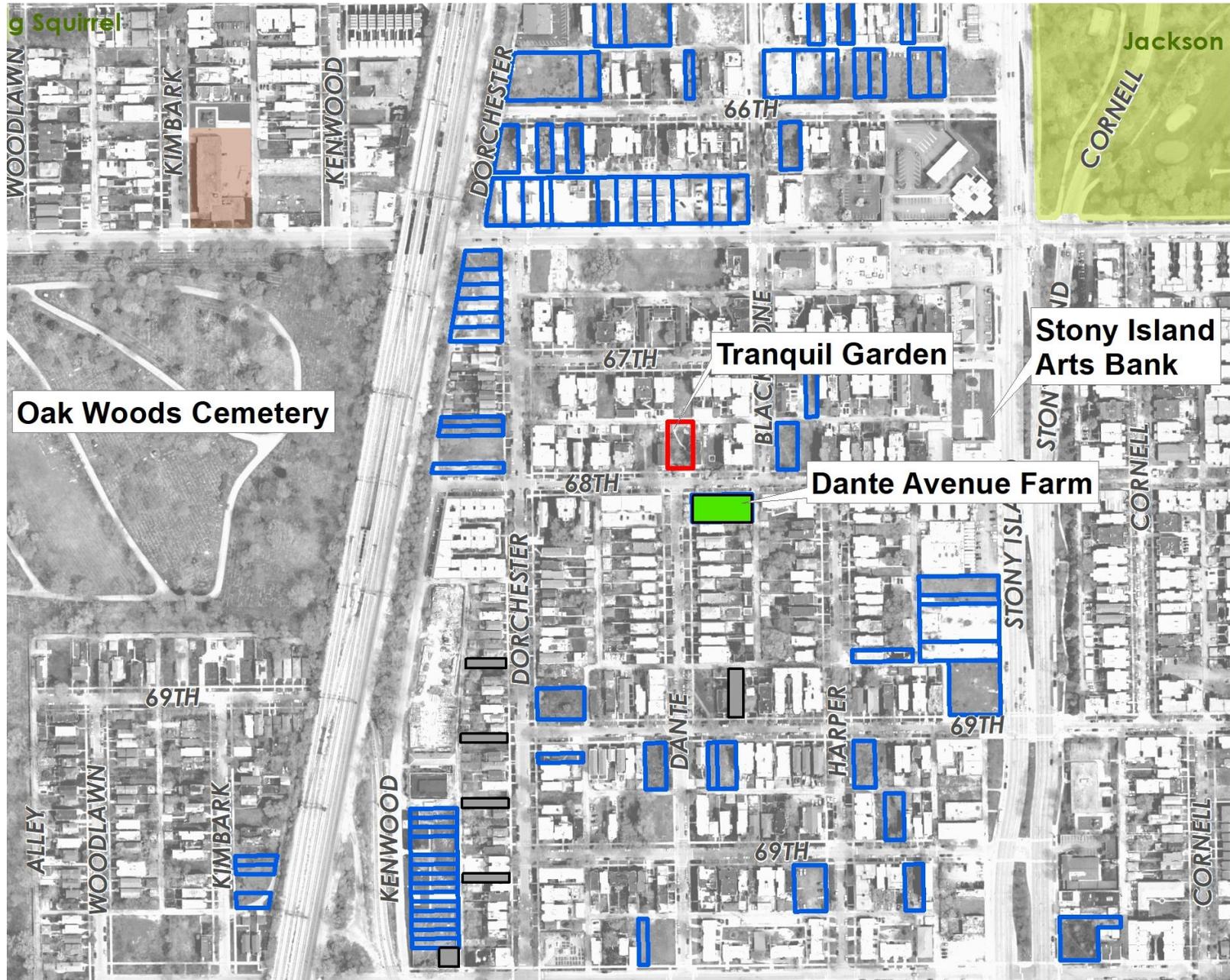
LOCATION MAP



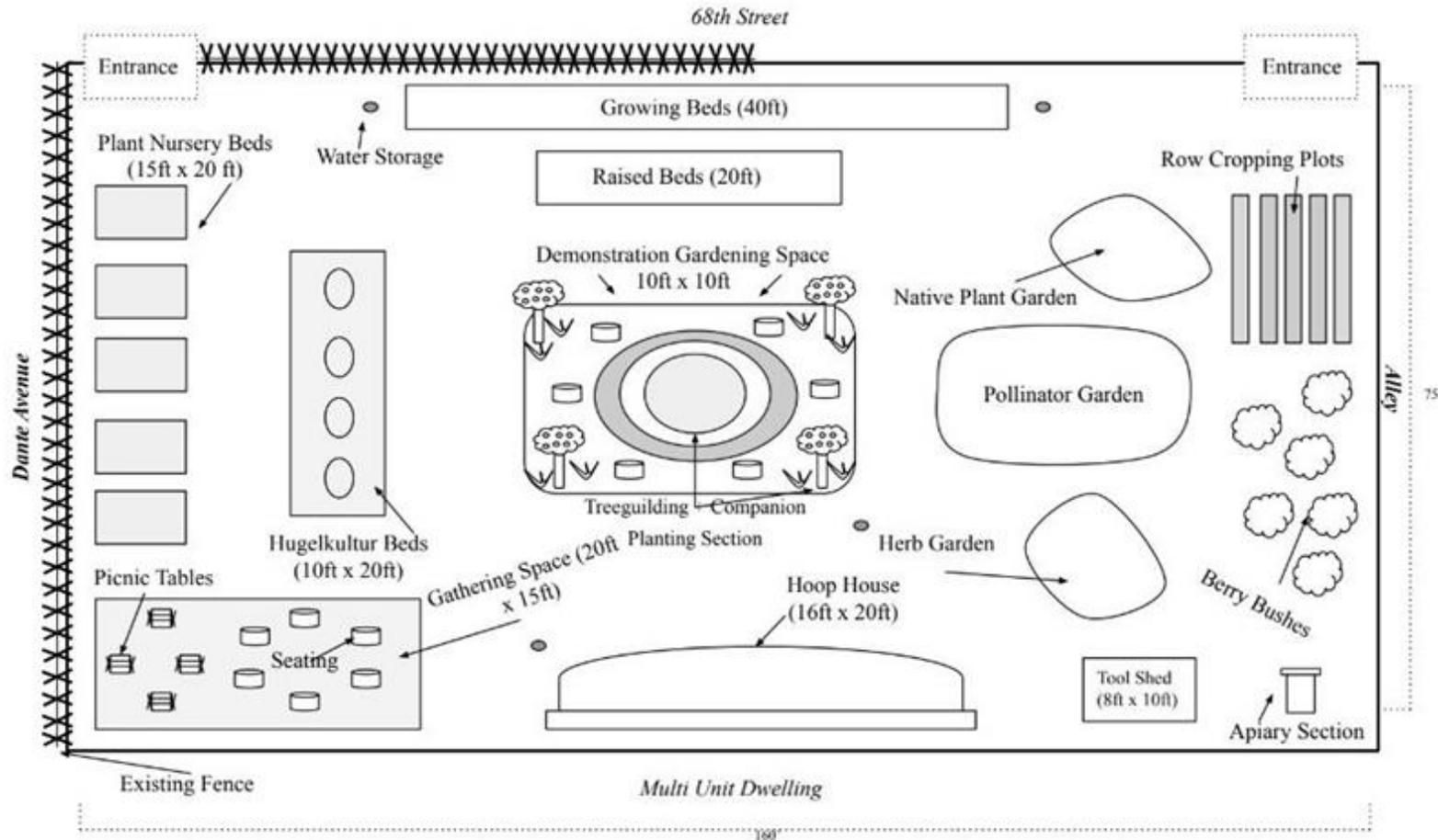
ZONING MAP



CONTEXT MAP



SITE PHOTOS AND PLANS



DESCRIPTION AND BUDGET

- Farm will grow fresh produce for sale and donation. It will distribute produce at local food pantries (Windsor Park Evangelical Lutheran Church and Parkside Elementary) and sell to South Shore restaurants.
- Builds off the success of the nearby Windsor Park Community Garden (76th and Saginaw), which will serve as the lead community partner. Technical support provided by Archer Urban Farm Initiative and the Southeast Chicago Garden Instigators.
- Build-out over three years as funding allows, beginning with fencing and raised beds and adding in storage, seating, a farm stand, a hoop house, an apiary, and a pollinator garden.
- Initial water access through existing NeighborSpace-protected Tranquil Garden across the street.
- Lead farmer Alwyn Walker is seeking funding through the Samuel deWitt Proctor Fund, Windsor Park Evangelical Lutheran Church, The Safe and Peaceful Communities Fund, the Greening the Church Fund, Community Growers Program and the Chicago Region Food Systems Fund.

	Phase One: Site Stabilization	Phase Two: Site Activation	Phase Three: Farm Build Out
Water Access			\$ 45,000
Site Prep/ Tree Removal			
Construction Costs		\$ 25,000	\$ 25,000
Remediation			
Temporary/ Permanent Fencing	\$ 25,000		
Soil/Mulch		\$ 6,000	
Seeds/Seedling/Planting		\$ 10,000	
Labor/ Design Costs	\$ 6,000		
Contingency	\$ 1,550	\$ 2,050	\$ 3,500
Project Management	\$ 3,100	\$ 4,100	\$ 7,000
TOTAL USES	\$ 35,650	\$ 47,150	\$ 80,500
NeighborSpace	\$ 25,000		
Grower Led Fundraising	\$ 15,000		
TOTAL SOURCES	\$ 40,000		