

SOUTH CHICAGO TIF REDEVELOPMENT PROJECT AREA (WARD 10)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Pilgrim Baptist Church of South Chicago, Inc. for the disposition of the property located at 9121 South Burley Avenue in the South Chicago Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Pilgrim Baptist Church of South Chicago, Inc. if no responsive alternative proposals are received.

James Michaels

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

**RESOLUTION
NO. 24-CDC-XX**

**REQUEST TO SELL PROPERTIES LOCATED AT
9121 SOUTH BURLEY AVENUE
LOCATED WITHIN THE SOUTH CHICAGO
TIF REDEVELOPMENT AREA
TO PILGRIM BAPTIST CHURCH OF SOUTH CHICAGO, INC.
FOR ACCESSORY AND NON-ACCESSORY OFF STREET PARKING**

WHEREAS, The Department of Planning and Development, Real Estate Division, proposes to dispose of 9121 S Burley Avenue to Pilgrim Baptist Church of South Chicago, Inc; and

WHEREAS, The Chicago Plan Commission has reviewed the Report of the Department of Planning and Development which finds this proposal is consistent with the City's policy to return vacant property to private use and development.

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 9121 S Burley Avenue having the Property Identification Number of 26-06-112-010 (the "Property") within the South Chicago Increment Financing Redevelopment Project and Plan; and

WHEREAS, This proposal has been circulated to various public agencies for review and no objections have been received; and

WHEREAS, the Developer has agreed to pay \$4,750.00 for the purchase of the Property; 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
9121 S. Burley Avenue	26-06-112-010	\$4,750.00

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

ADOPTED:

**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 9121 SOUTH BURLEY AVENUE
TO PILGRIM BAPTIST CHURCH OF SOUTH CHICAGO, INC.
IN THE
SOUTH CHICAGO TAX INCREMENT
FINANCING DISTRICT**

April 9, 2024

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	9121 South Burley Avenue
Applicant Name:	Pilgrim Baptist Church of South Chicago, Inc.
Project Address:	One (1) City owned parcel located at 9121 South Burley Avenue
Project Size	Acreage of City parcels = 0.08ac
Ward:	(10) Peter Chico
Community Area	South Chicago
TIF Redevelopment Area:	South Chicago
Requested Action:	Sale of City land to the Pilgrim Baptist Church of South Chicago, Inc. to support non-accessory off street parking for the building at 9127-31 South Burley that houses the youth church, administrative wing, classrooms, and rental venue openly shared with a commitment to the revitalization of the community.
Appraised Market Value:	The appraised value of the city parcel is \$4,750.00.
Sale Price:	Property will be sold to Pilgrim Baptist Church of South Chicago, Inc for \$4,750.00, which is the appraised fair market value.

II. PROPERTY DESCRIPTION

City parcel:

#	Tax Parcel Numbers	Addresses	Land Area	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
1	26-06-112-010	9121 S. Burley Avenue	0.08 ac	Vacant	7/23/87	RS-2	RS-2

Planned Development:

Pilgrim Baptist Church of South Chicago, Inc submitted an application for accessory and non-accessory parking, which is scheduled to be heard at the next April 18th Chicago Plan Commission. The Plan Commission will review and approve the development and landscape site plan.

CDC action is needed for the proposed land sale of a City parcel to Pilgrim Baptist Church of South Chicago, Inc. By acquiring the City parcel, Pilgrim Baptist Church of South Chicago, Inc will secure property control of the site. The City parcel comprise of approximately 0.08 acres.

Environmental Condition:

The site has obtained environmental clearance to proceed.

City Acquisition Method:

The City initially acquired the sale parcels through a Judicial Sale in 1987.

III. BACKGROUND

The proposed sale of the city parcel to Pilgrim Baptist Church of South Chicago, Inc is located within the South Chicago Community Area which is one of Chicago's 16 lakefront neighborhoods near the southern rim of Lake Michigan 10 miles south of downtown. It is bordered by East 79th Street on the north, South Chicago Avenue (the Chicago Skyway) on the southwest, a small stretch of East 95th Street on the south. With the Calumet River on the community's southeast side, South Chicago can be considered the gateway to the Calumet Region and the one of the four Chicago neighborhoods (East Side, Hegewisch and South Deering) that are considered by the locals as part of Chicago's Southeast Side.

IV. PROPOSED DEVELOPMENT TEAM AND PROPOSED PROJECT

Pilgrim Baptist Church of South Chicago, Inc is proposing accessory and non-accessory off-street parking, generally located at 9121 S. Burley Avenue.

Pilgrim Baptist Church of South Chicago, Inc have been working Alderman Peter Chico and Ron Daye Chief Landscape Architect/Examiner with the Department of Planning and Development on parking lot layout and approval.

V. PUBLIC BENEFITS

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and has concluded that this proposal would be in compliance with the applicable Policies of the Chicago Zoning Ordinance and appropriate for this site based on the following reasons:

The project meets the purpose and relevant criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety, or welfare. Following are the ways that this proposed development meets the following provisions of Chapter 17-8:

- a. Ensure adequate public review of major development proposals (17-8-0101). This project has been reviewed but the Mayor's Office for People with Disabilities, the Chicago Department of Transportation, the Chicago Fire Department, and the Department of Planning and Development.
- b. Encourages unified planning and development (17-8-0102). The proposal will not adversely affect nearby developments.
- c. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103).
- d. Allow flexibility in application of selected use, bulk, and development standards in order to promote excellence and creativity in building design and high-quality urban design (17-8-0105).
- e. Planned developments should promote the safe and efficient circulation of pedestrians, cyclists and motor vehicles (17-8-0904-A-1); promote transit, pedestrian and bicycle use (17-8-0904-A-2); ensure accessibility for persons with disabilities (17-8-0904-A-3); minimize and mitigate traffic congestion associated with the proposed development (17-8-0904-A-5); and provide adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas (17-8-0904-A-7).
- f. Encourages shared parking (17-8-0904-C)
- g. Buildings should be aligned with neighboring buildings, located close to the sidewalk and close to one another. Where a street wall exist, its continuity must be reinforced with the new development)17-8-0906-B 2-3)

VI. COMMUNITY SUPPORT

Alderman Peter Chico is supportive of the land sale and the proposed accessory and non-accessory parking for Pilgrim Baptist Church of South Chicago, Inc.

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. The redevelopment plan goals include encouraging private sector investment and facilitating property assembly which supports new development. The proposed Pilgrim Baptist Church of South Chicago, Inc is consistent with the South Chicago Redevelopment Area Land Use plan for commercial development.

VIII. CONDITIONS OF SALE

If the CDC approves the proposed resolution, DPD will release a public notice announcing the proposed sale and seek alternative development proposals. The public notice will be published in one of Chicago's metropolitan newspapers at least once for each of three consecutive weeks. If no responsive alternative proposals are received within 30 days of publishing of the first notice, the department will proceed with the sale of the property to Pilgrim Baptist Church of South Chicago, Inc for development of the project 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 parcel located at 9121 South Burley Avenue to Pilgrim Baptist Church of South Chicago, Inc as assemblage for accessory and non-accessory parking.

EXHIBITS

Redevelopment Area Maps
Neighborhood Context Maps
Development Plan
Site Photos

REDEVELOPMENT AREA MAP



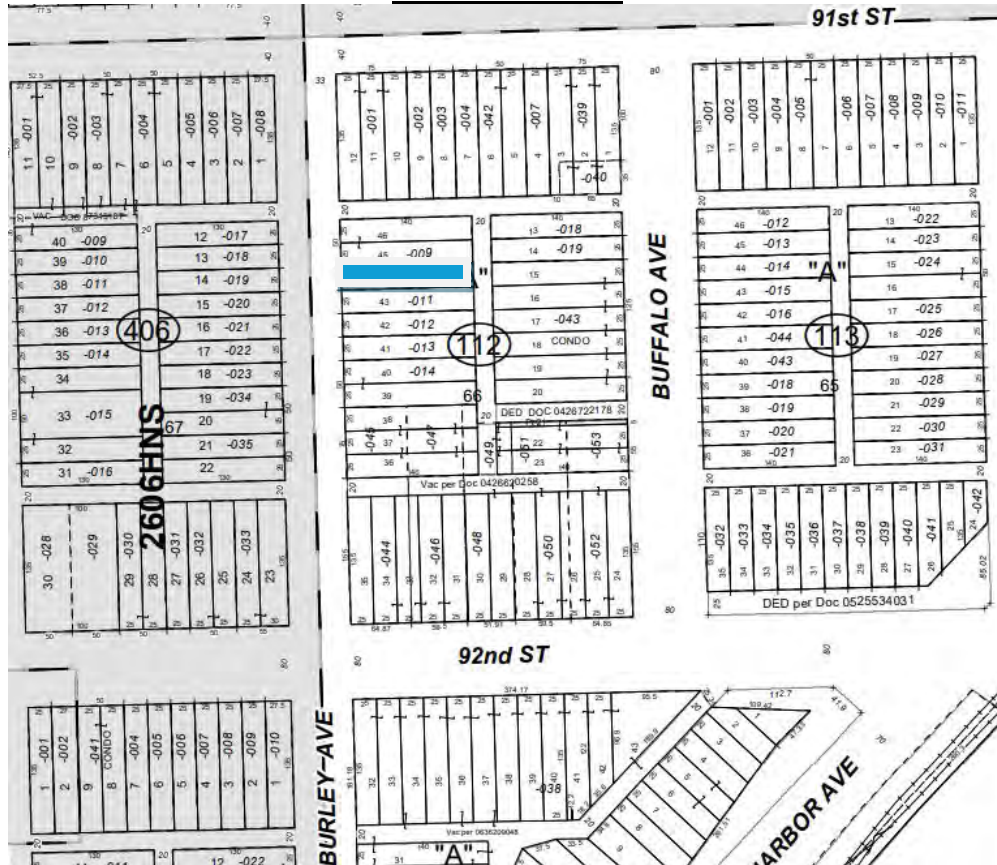
LOCATION MAP



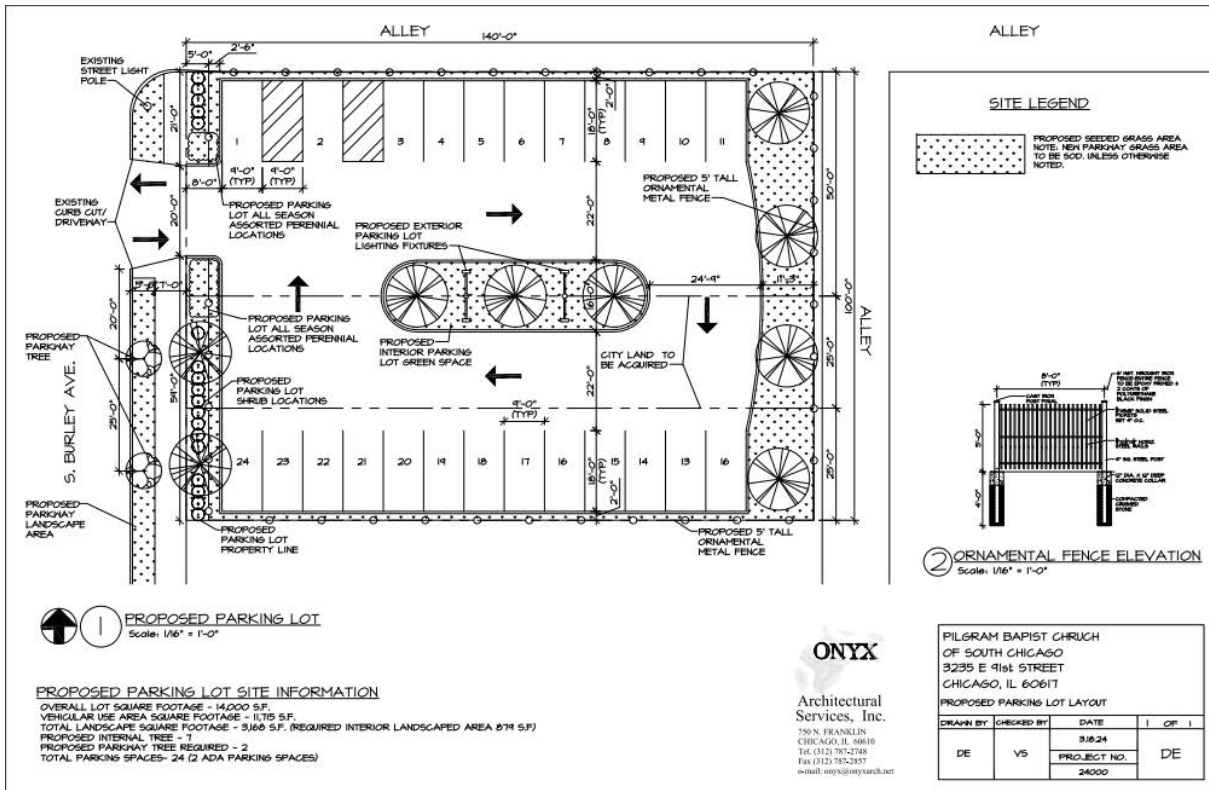
ZONING MAP



SIDWELL MAP



DEVELOPMENT PROPOSAL



SITE MAP



CURRENT SITE PHOTO



Public Notice

INVITATION FOR PROPOSALS FOR
9121 S. Burley Avenue
Chicago, Illinois

PUBLIC NOTICE is hereby given by the City of Chicago (the “City”), pursuant to section 5/11-74.4-4 (c) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.), that the City, through its Department of Planning and Development, Real Estate Division (the “Department”), has received an offer from Pilgrim Baptist Church of South Chicago, Inc, 3235 East 91st Street, Chicago, IL 60617, to purchase City-owned properties containing a total area of approximately 3,500 square feet, located at the following addresses:

9121 S. Burley Avenue.....PIN: 26-06-112-010-0000

The property at 9121 S. Burley Avenue is located in the South Chicago Redevelopment Project Area (“Area”) established pursuant to an ordinance adopted by the City Council of the City of Chicago on April 12, 2000, published in the Journal of Proceedings of the City Council for such date at pages 28776 through 28896.

Pilgrim Baptist Church of South Chicago, Inc has proposed to acquire the subject property for accessory and non-accessory parking and has agreed to pay \$4,750.00 for the property which is equivalent to the appraised fair market value and is the minimum price acceptable to the Department of Planning and Development, Real Estate Division.

Prior to further consideration of the proposed purchase, the Department of Planning and Development desires to invite proposals from others interested in the acquisition of the properties.

The City may require that the buyer obtain a Phase I Environmental Site Assessment (ESA) and if warranted a Phase II ESA. If the Phase II ESA identifies contamination above remediation objectives as determined by Title 35 of the Illinois Administrative Code Part 742, then the Site must be enrolled in the Illinois Environmental Protection Agency’s Site Remediation Program and a comprehensive No Further Remediation Letter obtained prior to use of the land or occupancy of any building developed on the property. The City may credit the buyer for the cost of the reports and remediation but in no case will the City provide reimbursement in excess of the sale price.

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

Department of Planning and Development

Real Estate Division
Attention: James Michaels
121 North LaSalle Street, Room 905
Chicago, Illinois 60602

on or before Friday April 26, 2024, by 4:00 p.m. 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.

Ciere Boatright
Commissioner

Brandon Johnson
Mayor

COMMUNITY DEVELOPMENT COMMISSION – MAY 14TH, 2024

OLD BUSINESS – ITEM A

9121 S BURLEY AVE

SOUTH CHICAGO REDEVELOPMENT AREA

(WARD 10)

MARKET RATE LAND DISPOSITION

PRESENTED BY JAMES MICHAELS

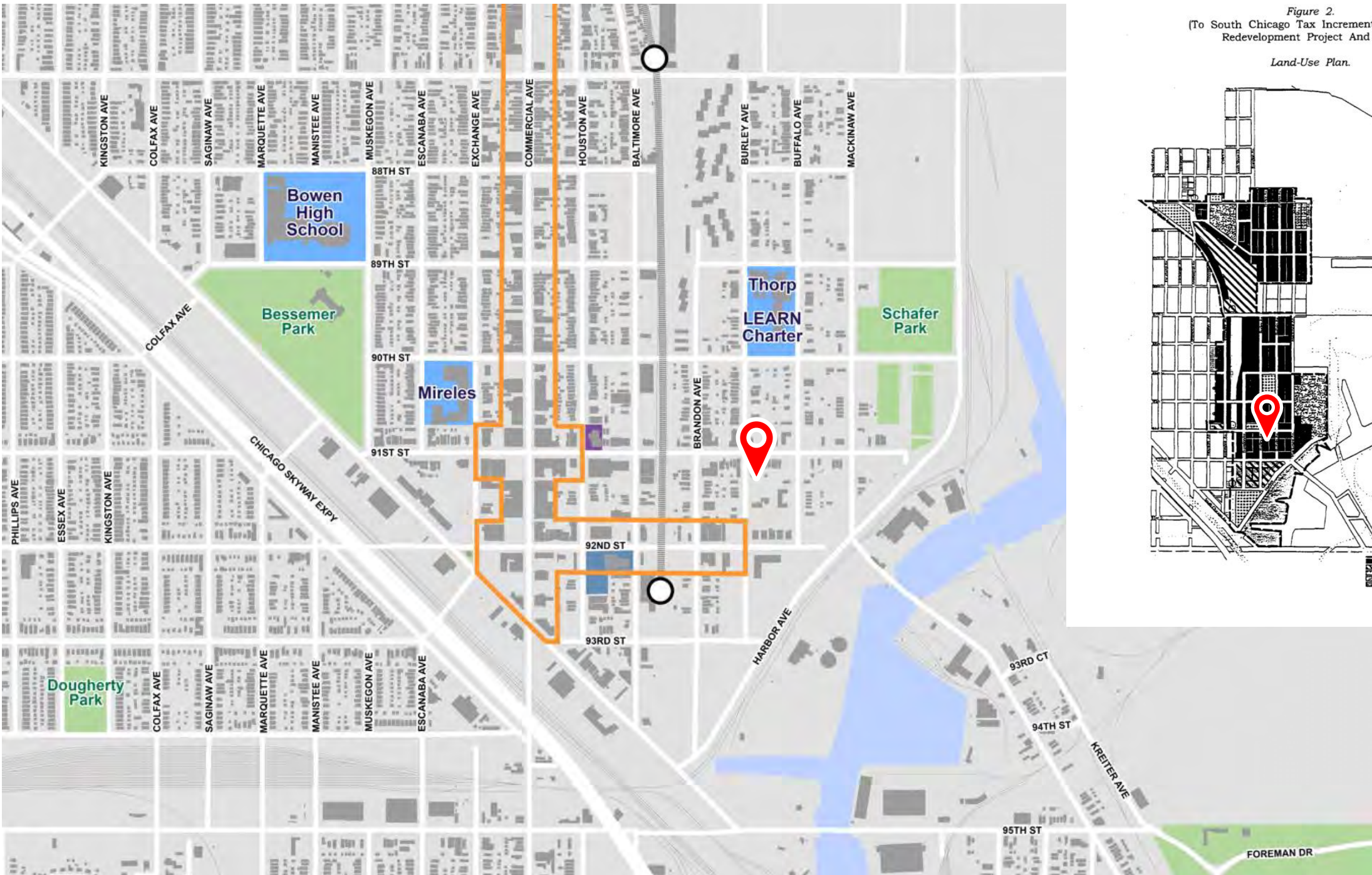
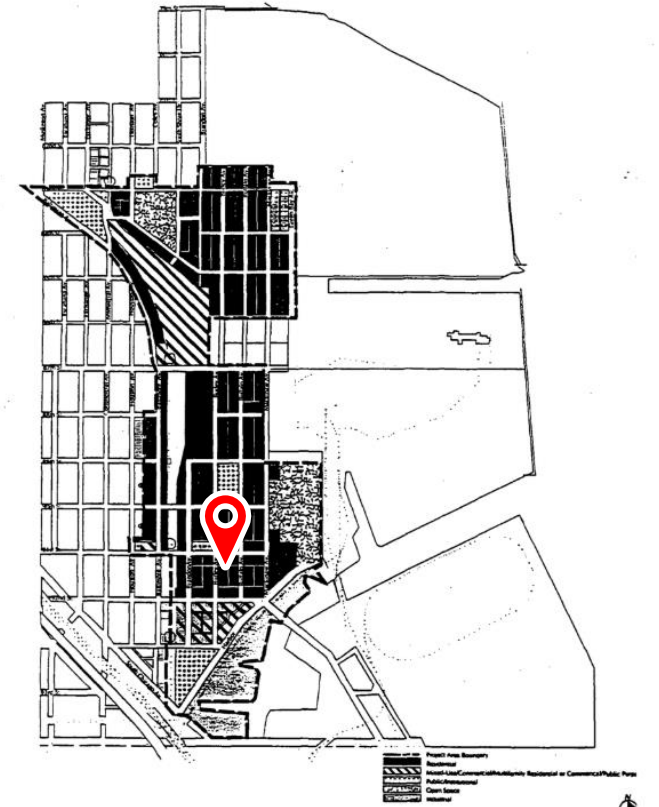
DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

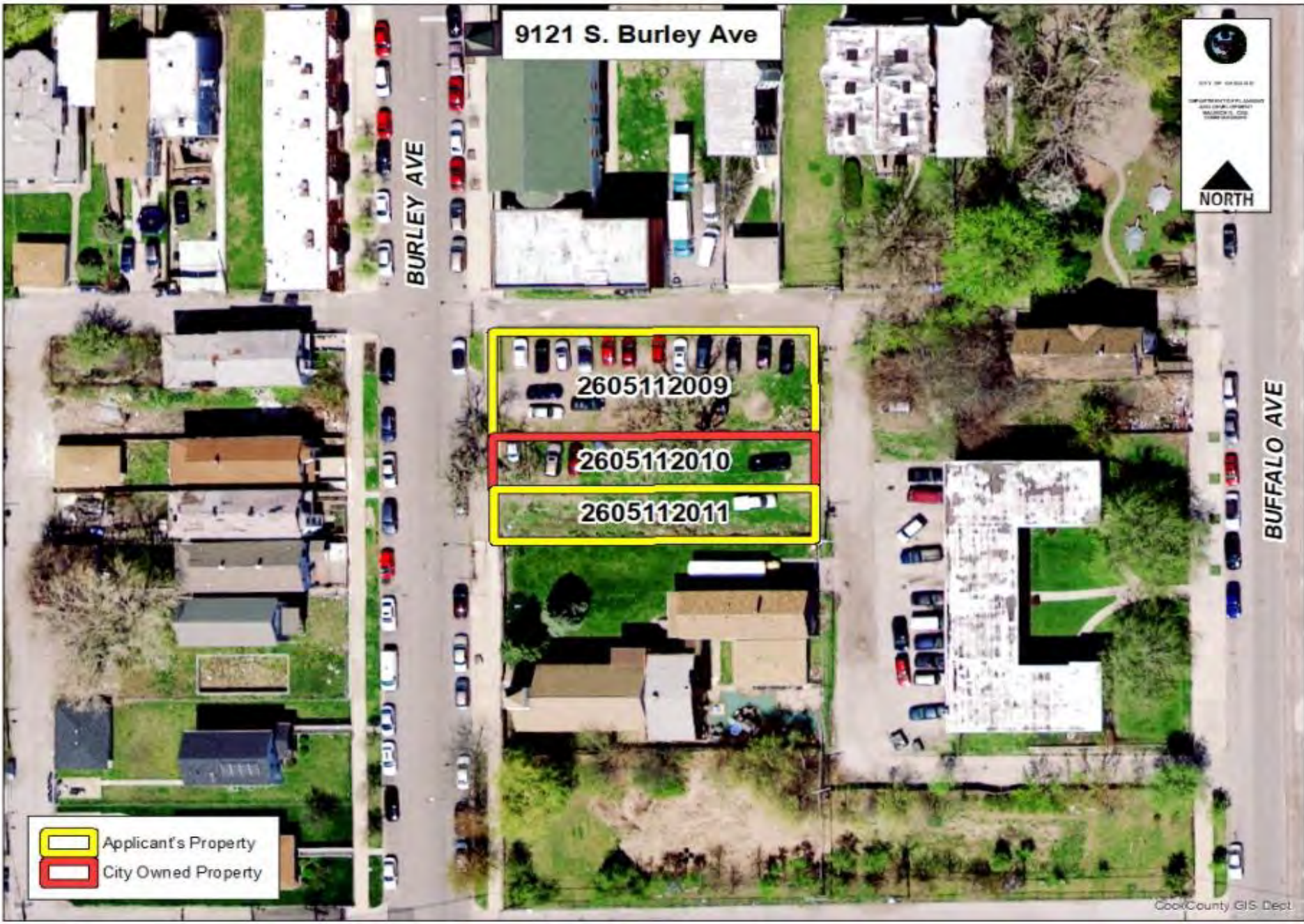
Land Sale Overview

PROJECT	9121 S Burley Av (PIN 26-05-112-010) 3,500 sf (25' wide x 140' deep) South Chicago community area Ward 10
APPLICANT	Pilgrim Baptist Church of South Chicago 3235 E 91° St
TYPE	Land Sale
PURCHASE PRICE	\$4,750.00 (appraised market value) Church proposing to assemble City lot with their own lots to construct 16-space parking lot, supporting church ministry programming, classrooms, and community use.
PROJECT BENEFITS	Improving city vacant lot with limited developability
ENVIRONMENTAL	Dept Fleet reviewed environmental, and is clear for sale.
ZONING REVIEW	Property is zoned RS-2
DESIGN REVIEW	Proposed parking lot is in conformance with Chicago Landscape Ordinance

Figure 2.
 (To South Chicago Tax Increment Financing
 Redevelopment Project And Plan)

Land-Use Plan.





9121 S. Burley Ave

BURLEY AVE





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BUFFALO AVE

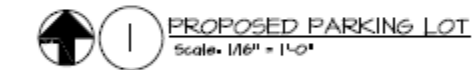
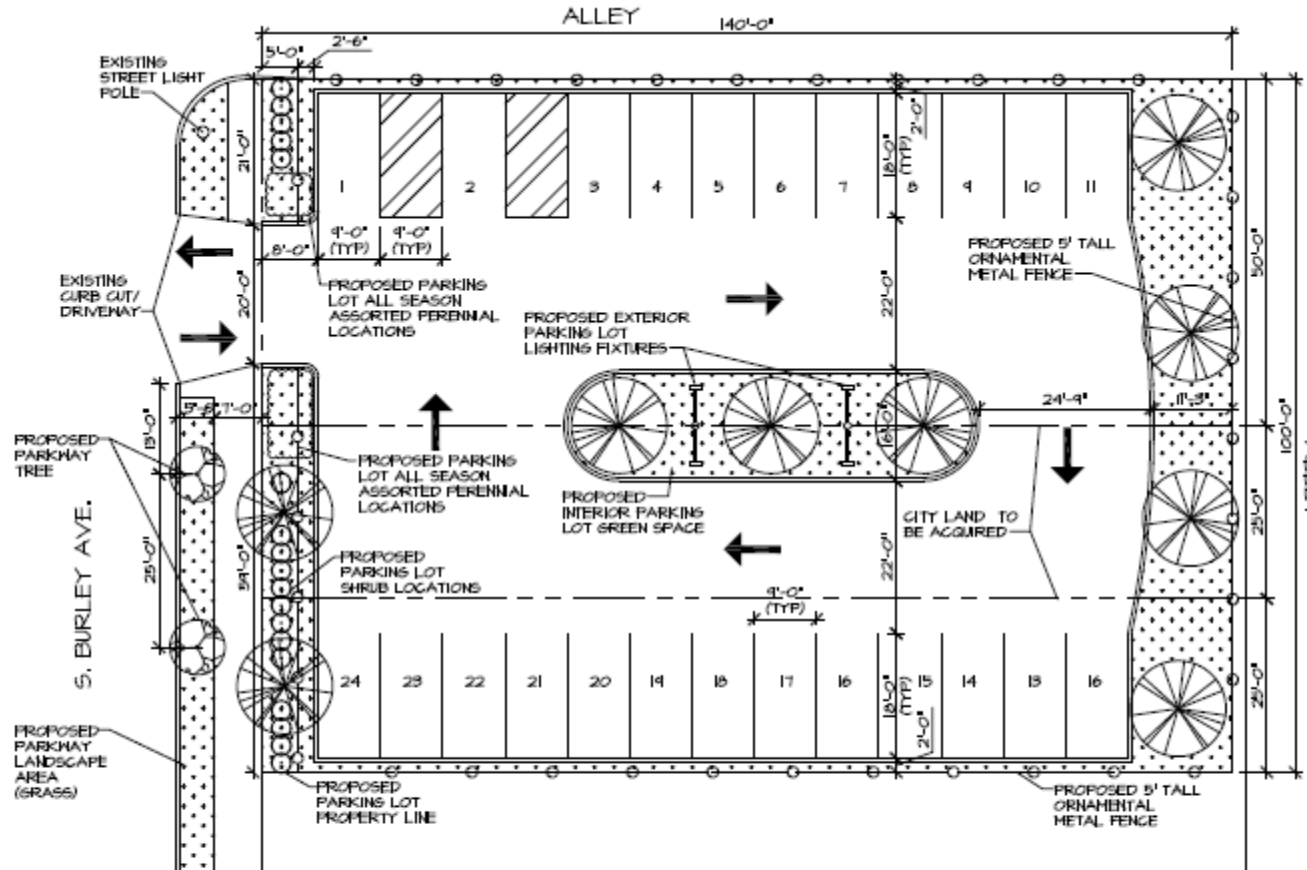
 Applicant's Property
 City Owned Property





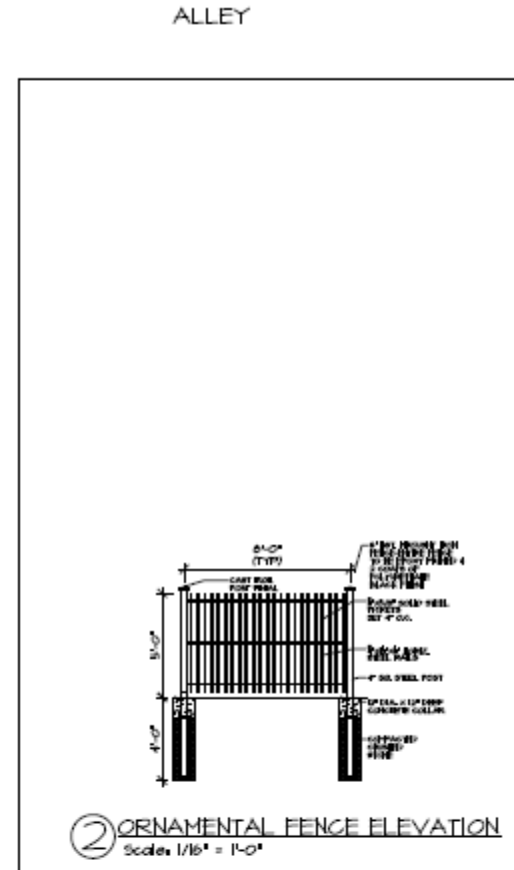


5/9/2024



PROPOSED PARKING LOT SITE INFORMATION

OVERALL LOT SQUARE FOOTAGE - 14,000 S.F.
 VEHICULAR USE AREA SQUARE FOOTAGE - 11,715 S.F.
 INTERIOR ISLAND SQUARE FOOTAGE - 904 SF.
 TOTAL LANDSCAPE SQUARE FOOTAGE - 3,160 S.F. (REQUIRED INTERIOR LANDSCAPED AREA 7.5% OF 11,715 S.F.)
 PROPOSED INTERNAL TREE - 4
 PROPOSED PARKWAY TREE REQUIRED - 2
 TOTAL PARKING SPACES - 24 (2 ADA PARKING SPACES)



ONYX
Architectural
Services, Inc.
750 N. FRANKLIN
CHICAGO, IL 60610
Tel. (312) 787-2748
Fax (312) 787-2857
e-mail: onyx@onyxarch.net

PILGRIM BAPTIST CHURCH OF SOUTH CHICAGO 3235 E 91st STREET CHICAGO, IL 60617 PROPOSED PARKING LOT LAYOUT			
DRAWN BY	CHECKED BY	DATE	1 OF 1
DE	VS	02/24	DE
PROJECT NO. 24000			