

**ENGLEWOOD NEIGHBORHOOD REDEVELOPMENT PROJECT AREA
(WARD 16)**

Request authority for Department of Planning and Development's intention to enter into a land sale with Gloria Allen, for the disposition of the property located at 6337 S. Carpenter Street in the Englewood Neighborhood Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Gloria Allen

Meg Gustafson

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

**RESOLUTION
NO.24-CDC-_____**

**REQUEST TO SELL PROPERTIES LOCATED AT
6337 S. CARPENTER STREET
LOCATED WITHIN THE ENGLEWOOD NEIGHBORHOOD
TIF REDEVELOPMENT AREA
TO GLORIA ALLEN
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 “Englewood Neighborhood” Increment Financing Redevelopment Project and Plan” on June 27, 2001; and

WHEREAS, the City owns a parcel of vacant land located at 6337 S. Carpenter Street having the Property Identification Number of 20-20-203-016 (the “Property”) within the Englewood Neighborhood 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 Gloria Allen (the “Developer”) concerning the sale of the Property for open space; and

WHEREAS, the Developer has agreed to pay \$1,573 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 |
|--------------------------|---------------|--------------|
| 6337 S. Carpenter Street | 20-20-203-016 | \$1,573 |

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 6337 S. CARPENTER STREET
TO GLORIA ALLEN
IN THE
ENGLEWOOD NEIGHBORHOOD TIF
FINANCING DISTRICT**

May 14, 2024

I. PROJECT IDENTIFICATION AND OVERVIEW

| | |
|--------------------------------|--|
| Project Name: | 6337 S. Carpenter Street: Open Space Land Sale |
| Applicant Name: | Gloria Allen |
| Project Address: | 6337 S. Carpenter Street, PIN 20-20-203-016 |
| Project Size | 3,146 sq ft |
| Ward: | Alderwoman Stephanie D. Coleman |
| Community Area | Englewood |
| TIF Redevelopment Area: | Englewood Neighborhood |
| Requested Action: | Sale of City land |
| Appraised Market Value: | 10% of value |
| Sale Price: | \$1,573 |

II. PROPERTY DESCRIPTION

City parcel:

| # | Tax Parcel Numbers | Addresses | Sq Ft | Current Use | City Acquisition Date | Current Zoning | Proposed Zoning |
|---|--------------------|----------------------|-------|-------------|-----------------------|----------------|-----------------|
| 1 | 20-20-203-016 | 6337 S. Carpenter St | 3,146 | Vacant | 5/20/2011 | RS-3 | RS-3 |

Zoning: RS-3

Environmental Condition: Cleared by AIS

City Acquisition Method: The property was acquired by a Judicial Sale Deed on May 20, 2011. 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

Gloria Allen, Individual

V. PUBLIC BENEFITS

The proposed land sale supports the neighborhood by creating new open space.

VI. COMMUNITY SUPPORT

This land sale is supported by Alderwoman Coleman.

VII. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The project is located within the Englewood Neighborhood Tax Increment Financing District, which was initially established by Council ordinance on June 27, 2001

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.

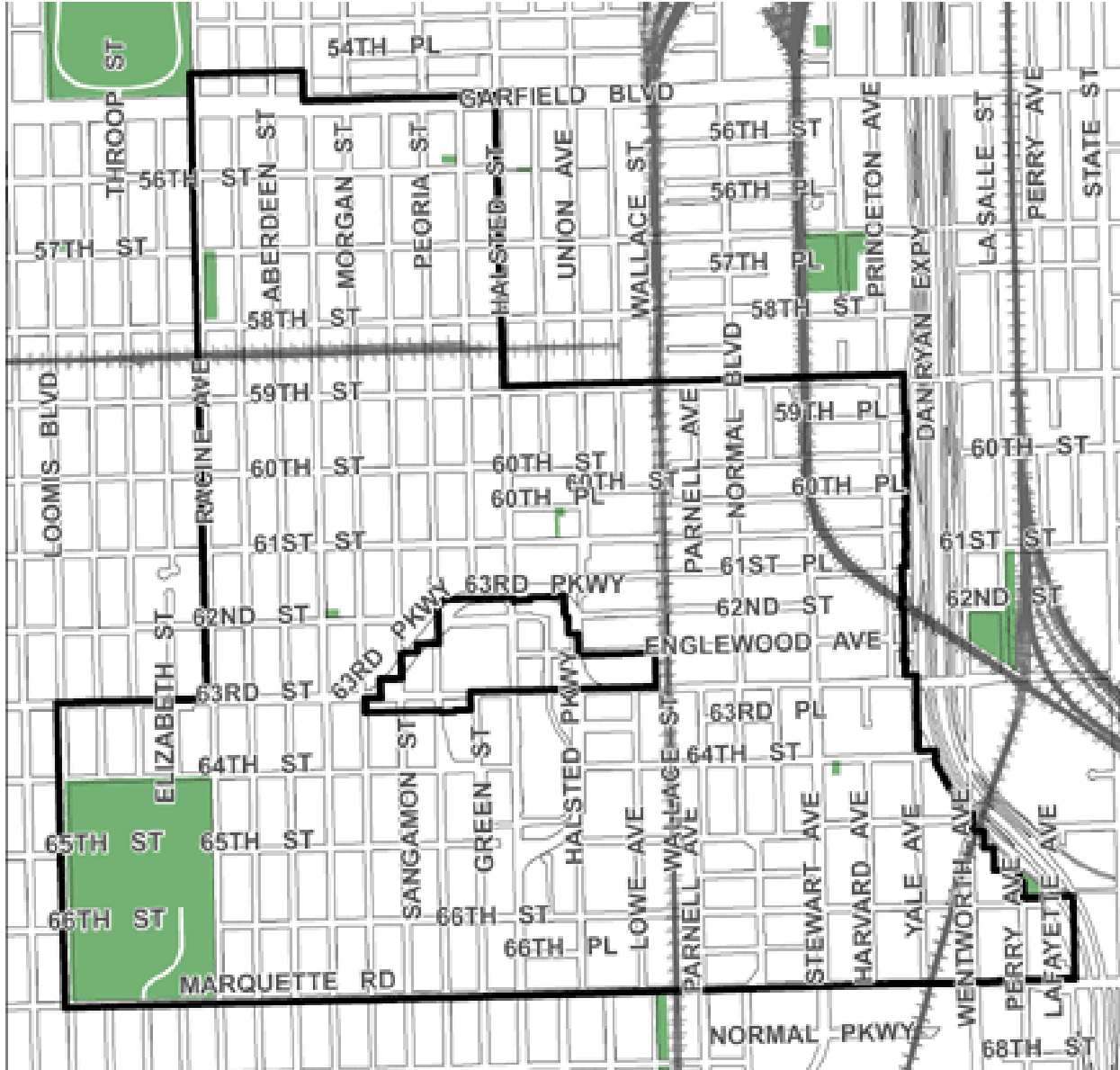
IX. RECOMMENDATION

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 6337 S. Carpenter Street.

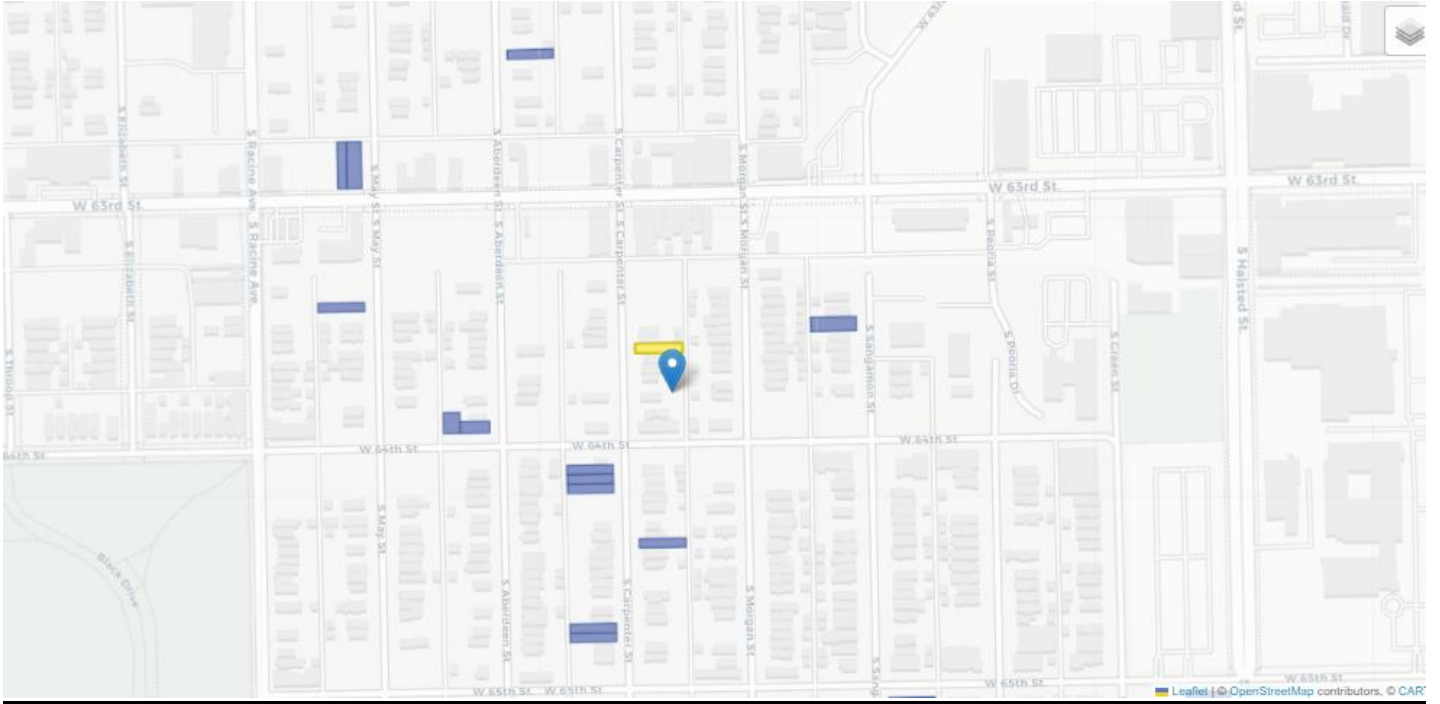
EXHIBITS

Redevelopment Area Maps
Neighborhood Context Maps
Development Plan
Site Photos

REDEVELOPMENT AREA MAP



LOCATION MAP



ZONING MAP



SIDWELL MAP

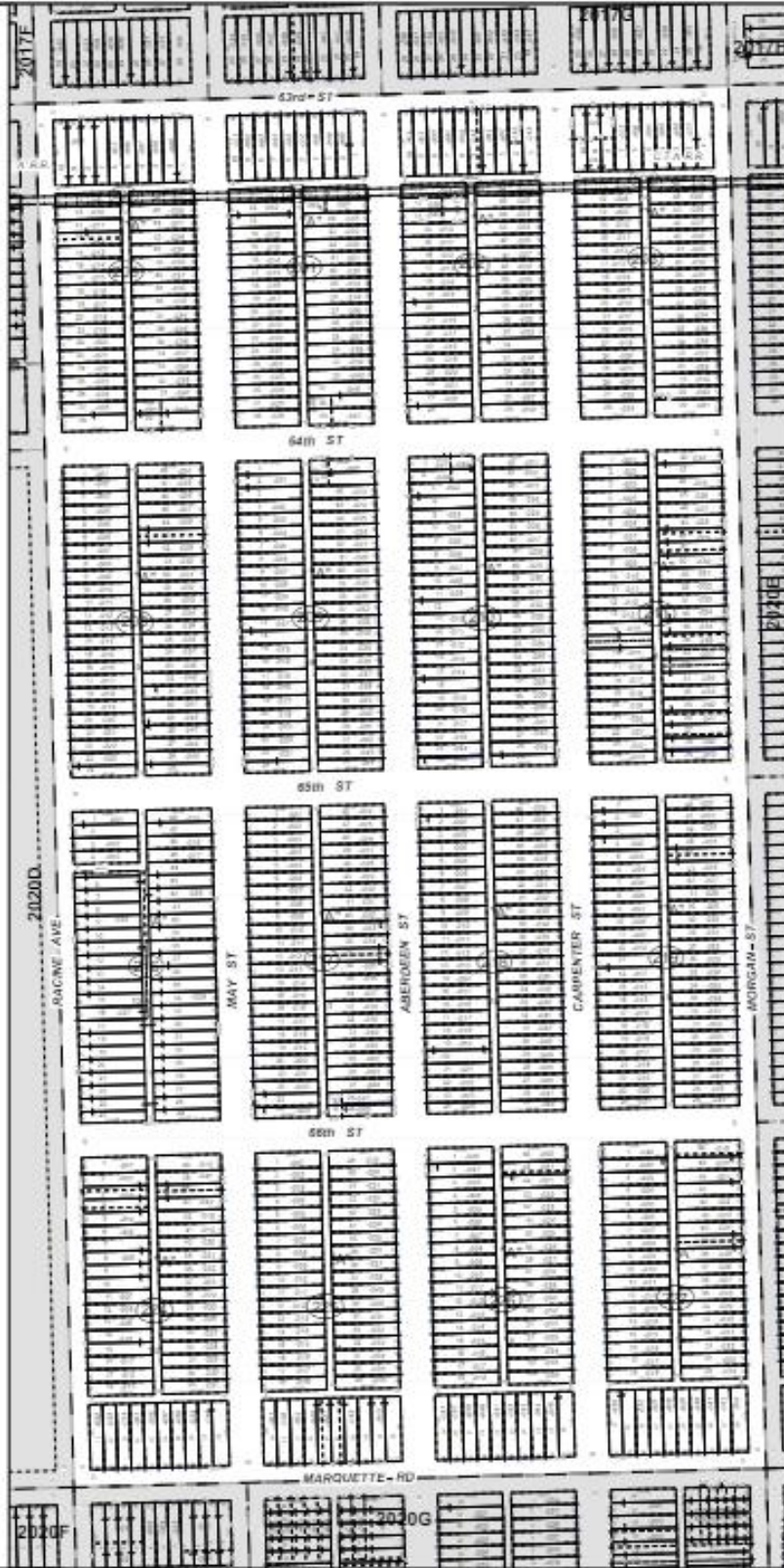
2021 Tax Map
Page 2020A
38-14-20A

Cook County, Illinois
W½ NE¼ Section 20 - 38 - 14
LAKE



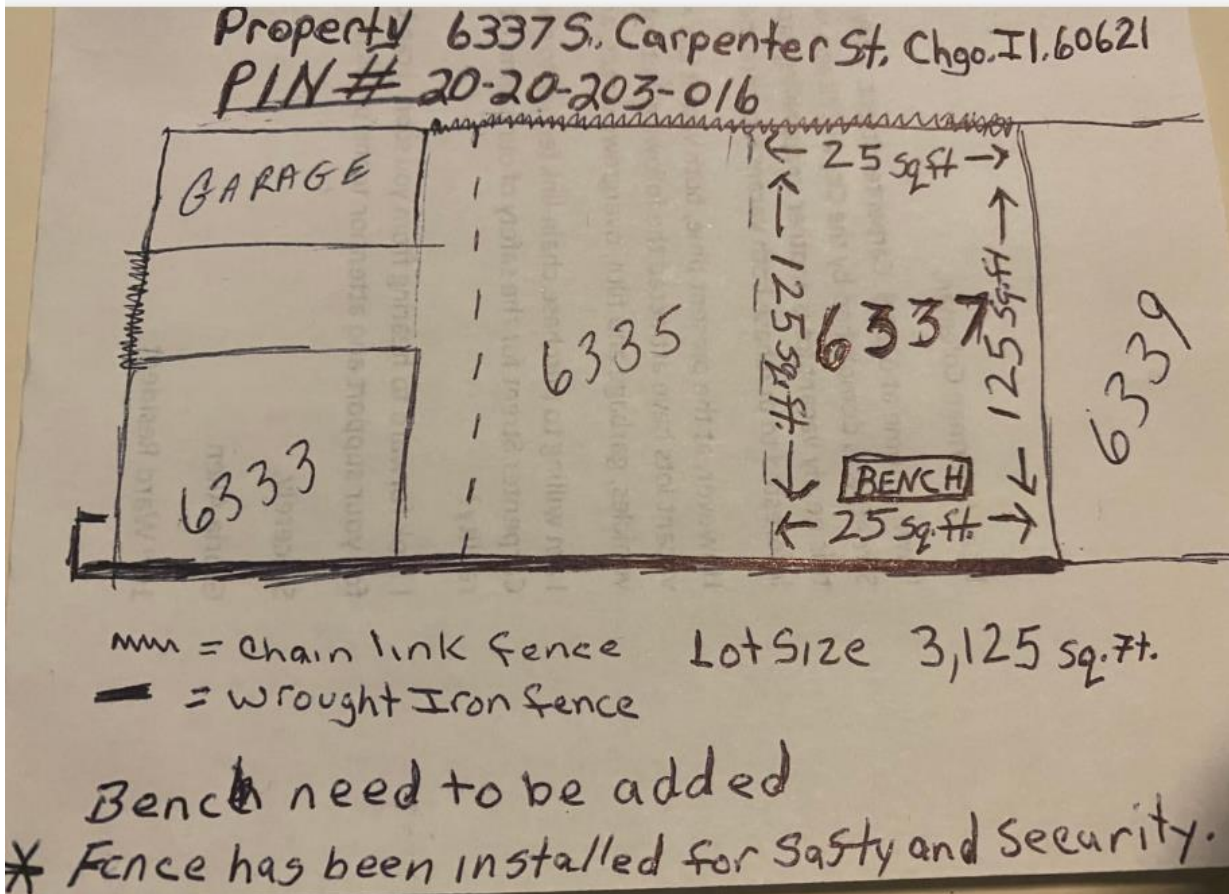
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REDEVELOPMENT ACT OF 1960
SECTION 111 OF THE ILLINOIS CONSTITUTION
REVISOR: 05/22/1967 DEC. 04/2004



DEVELOPMENT PLAN

Fenced Open Space



CURRENT SITE PHOTO



COMMUNITY DEVELOPMENT COMMISSION – MAY 14TH, 2024

NEW BUSINESS – ITEM B

6337 S CARPENTER ST

ENGLEWOOD NEIGHBORHOOD REDEVELOPMENT AREA

(WARD 16)

MARKET RATE LAND DISPOSITION

PRESENTED BY MEG GUSTAFSON

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGT

ChiBlockBuilder - Open Space



Application materials include:

Project description

- Individuals, non-profits, or businesses must provide a detailed project description, site plan, and itemized budget.

Proof of community support

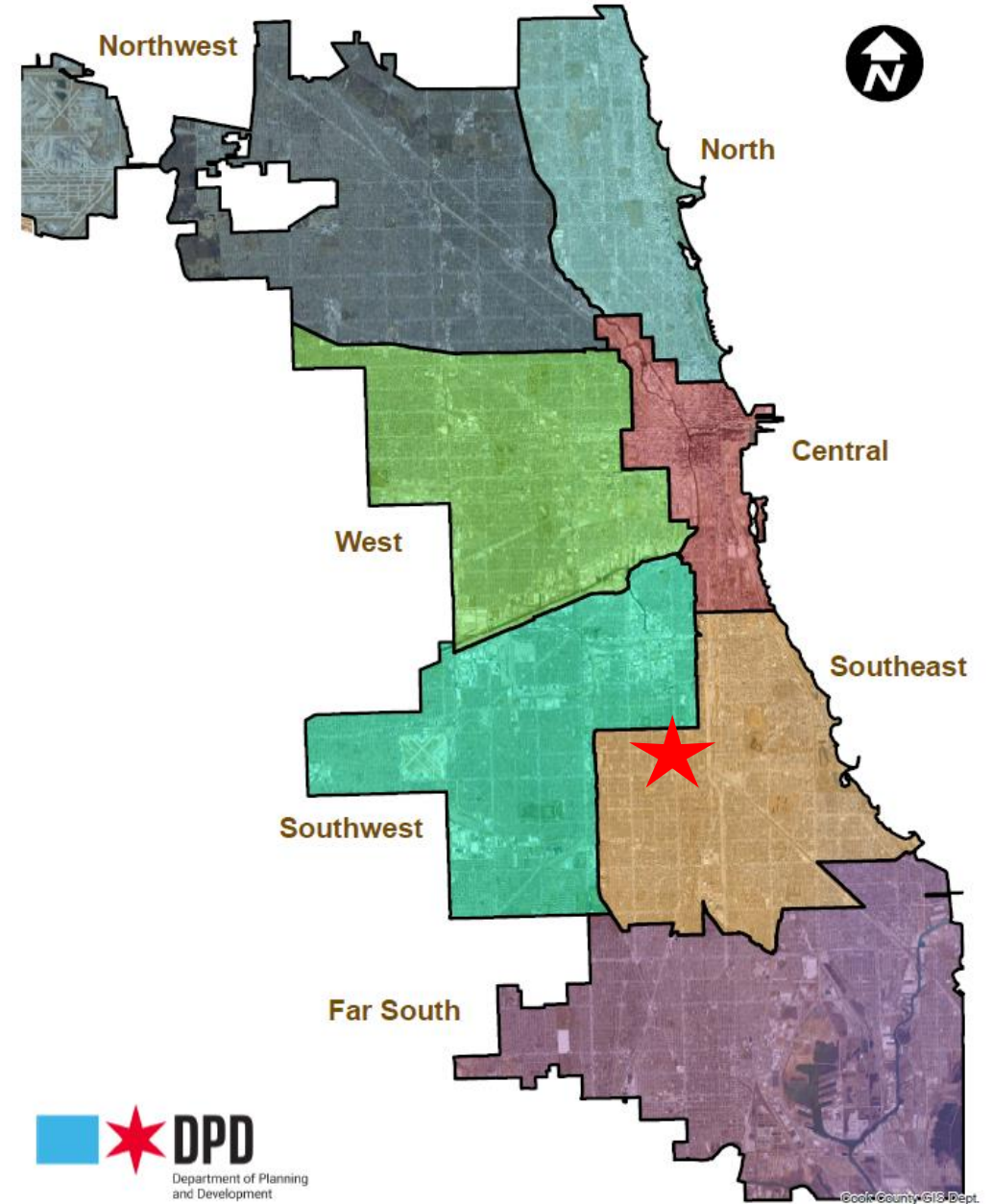
- Any combination of letters of support from residents, property owners, business owners, local alderpeople, and institutions proximate; presentations from community meetings; and consistency with neighborhood plans fulfills this requirement.

Once approved by City Council:

- Must be completed on the property within one year of closing.
- Cannot be sold for at least five years after closing.
- Must pay property taxes.
- Must maintain the property as proposed in their application materials.

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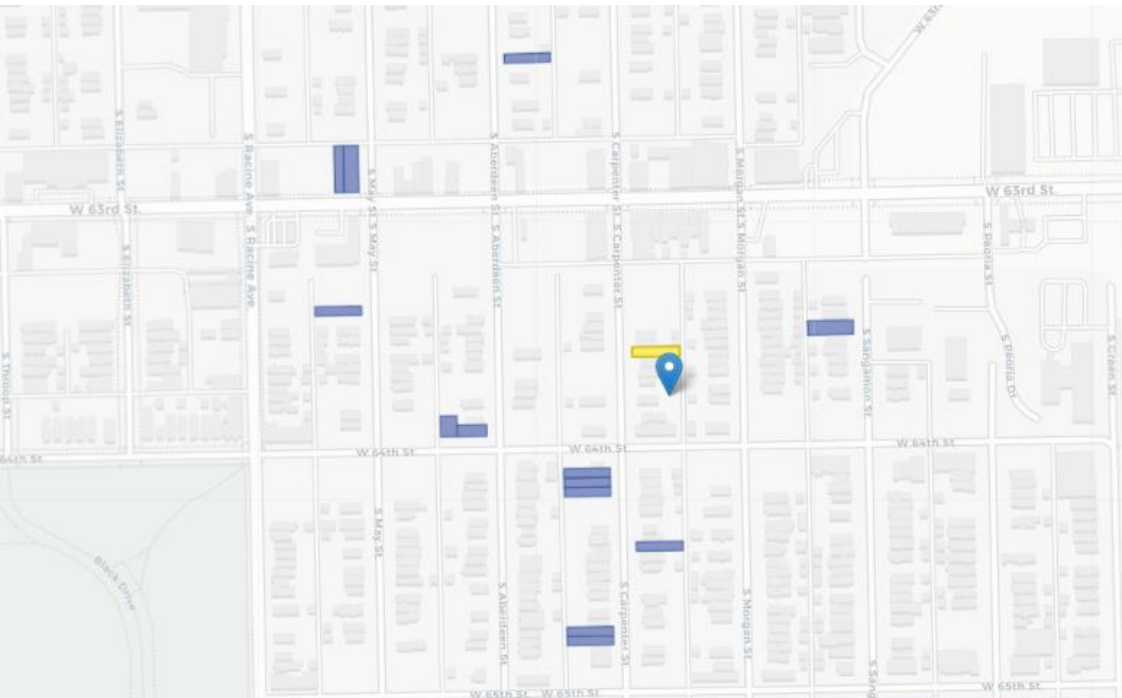
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REDEVELOPMENT AREA MAP



LOCATION MAP



ZONING MAP



SITE PHOTOS AND PLANS

Gloria Allen has lived in Englewood for over 10 years. She owns a house on the block at 6333 S. Carpenter. She has fenced the lot with chain link and wrought iron. She plans to maintain the grass and install seating.

Her budget is approximately \$1,500.

