

City of Chicago  
Department of Housing and Economic Development

STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REGARDING  
A PROPOSED SALE OF CITY-OWNED PROPERTY  
TO THE CHICAGO PARK DISTRICT  
IN THE  
CENTRAL WEST TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

October 11, 2011

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name:	City Land Disposition of 1358 W. Monroe Street to the Chicago Park District for the expansion of Skinner Park
Applicant Name:	City of Chicago
Project Address:	One City owned parcel on the 1358 Block of West Monroe Street
Ward and Alderman:	27th Ward, Alderman Walter Burnett, Jr.
Community Area:	Near West Side Community Area, CA No. 28
Redevelopment Project Area:	Central West Tax Increment Financing Redevelopment Project Area
Requested Action:	Transfer of City land to the Chicago Park District
Proposed Project:	The City is seeking disposition of land to the Park District as the appropriate entity responsible for the redevelopment and long-term maintenance of the proposed park expansion site.
Appraised Market Value:	N/A
Sale Price:	\$1.00 per parcel
Acquisition Assistance:	N/A
TIF Assistance:	\$525,000 from the Central West TIF

## **II. PROPERTY DESCRIPTION**

Addresses:	The project address is as follows: 1358 W. Monroe Street.
Location:	The proposed expansion site is located at the Northeast intersection of North Loomis Avenue and West Monroe Street. The parcel is north of and immediately across the street from Skinner Park.
Tax Parcel Numbers:	17-17-104-002 (1358 W. Monroe Street)
Land Area:	17,280 square feet (.40 acres)
Current Use:	Vacant Land
Current Zoning:	M1-3 (Limited Manufacturing/Business Park District). Parks and open spaces are permitted uses in the district.
Proposed Zoning:	POS-1 (Neighborhood, Mini and Playlot Parks)
Environmental Condition:	<p>The parcel was improved with a building for the Department of Public Works as a maintenance and repair shop. That structure has since been demolished. Under the direction of the Department of Environment, an underground storage tank has been removed from the site.</p> <p>The City will seek City Council authority to enter into an intergovernmental agreement with the Park District for the expenditure of TIF and Open Space Impact Fee Funds for site remediation and redevelopment. The Park District will accept the disposition site after remediation.</p>
Inventory Profile:	The City acquired the parcel through condemnation on July 19, 1924.

## **III. BACKGROUND**

Skinner Park is surrounded by residential and institutional (Skinner Elementary School and Whitney Young High School) structures. The Skinner Park Advisory Council has been working with Chicago Park District staff on plans to expand the existing park (located south of the proposed site) to incorporate a dog friendly area on the parcel.

## **IV. PROPOSED DEVELOPMENT TEAM**

**Management Entity:** The Chicago Park District

## **V. PROPOSED PROJECT**

**Project Overview:** The Chicago Park District Board (CPD) will entertain a recommendation for the agency to enter into an intergovernmental agreement with the City of Chicago to accept site preparation and redevelopment funds, and to acquire the parcel during its meeting scheduled for October 12, 2011. The Chicago Park District and the Skinner Park Advisory Council preliminary plans for the site include the development of a dog-friendly area (Please refer to the Chicago Park District exhibit).

**Environmental Features:** The site is vacant.

## **VI. FINANCIAL STRUCTURE**

The City and the Chicago Park District estimate the remediation and redevelopment costs for the expansion site will be \$775,000 - \$250,000 in Open Space Impact Fee Funds and \$525,000 in Central West TIF Funds.

## **VII. PUBLIC BENEFITS**

The need for additional open space within the City of Chicago and within each of the City's 77 community areas was specifically outlined in the *CitySpace Plan*, adopted by the Chicago Plan Commission in September 1997 and the Chicago City Council in April 1998. The CitySpace Plan goals for open space include obtaining a minimum of 2 acres of public open space per 1,000 residents by the year 2010 and balancing the regional and local open space opportunities for all residents.

The *CitySpace Plan* includes open spaces such as neighborhood and regional parks, school campus parks, wetlands and natural areas, lakefront open space improvements, greenways, and community-managed gardens, min-parks and green plazas. The Plan recommends that a public open space should be available within a short walk of all residents.

The proposed park expansion will provide the surrounding residents and visitors with a dog-friendly area associated with but not in conflict with the amenities and current uses of Skinner Park.

The proposed park expansion will provide the Near West Side Community with a 17,280 square foot (.40 acre) recreational and dog-friendly area within walking distance of residential developments. The Near West Side has an open space need of 42.07 areas.

## **VIII. COMMUNITY SUPPORT**

The Chicago Park District has been meeting with the Skinner Park Advisory Council to ascertain the community's specific open space amenity and programming needs. Once acquired, the Park District will hold additional community meetings to refine the site redevelopment plans.

## **IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN**

The disposition property is located in the Central West Tax Increment Financing Redevelopment Project Area. The Illinois TIF Act empowers local governments to acquire and dispose of property to achieve the goals and objectives of the TIF plan.

The proposed neighborhood park is in conformance with the goals and objectives of the **Central West Redevelopment Project and Plan Amendment No. 1** (adopted by the Chicago City Council on February 16, 2000). The Plan goals, objectives and strategies include the following language: “Facilitate the improvement and expansion of existing public facilities as needed, such as schools and parks, and facilitate the development of new public facilities in appropriate locations throughout the PRA as needed and in accordance with the Redevelopment Plan.”; and “Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be for the purpose of,.....(b) sale, lease, conveyance or dedication for the construction of public improvements or facilities.”

Additionally, the Proposed Future Land Use Map of Central West RPA identifies the proposed park parcel as “Mixed-Use 2” and that residential, commercial, industrial, public/institutional and open space land uses are deemed appropriate.

## **X. CONDITIONS OF SALE**

If the proposed resolution is approved by the CDC, HED will release a public notice announcing the proposed sale and seeking 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 the Park District for development of the project described in this report.

## **XI. RECOMMENDATION**

The Department of Housing and Economic Development has thoroughly reviewed the proposed project, its public benefits, and the project’s conformance with the redevelopment area plan, and HED recommends that the CDC approve the sale of 1358 W. Monroe Street to the Chicago Park District for development and management of the site as an expansion of Skinner Park.

## EXHIBITS

Redevelopment Area Map  
Neighborhood Context Map  
Site Photos and Concept Plans  
Alderman's Letter of Support