

**CHICAGO/CENTRAL PARK REDEVELOPMENT PROJECT AREA (WARD 27)**

Request authority for Department of Planning and Development to enter into a land sale with the Chicago Park District for the disposition of the property located at 714-726 N. Kedzie Avenue in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to the Chicago Park District.

**Meg Gustafson**

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

**RESOLUTION  
NO. \_\_\_\_-CDC-\_\_\_\_**

**REQUEST TO SELL PROPERTIES LOCATED AT  
714-726 N. KEDZIE AVENUE  
LOCATED WITHIN THE CHICAGO/CENTRAL PARK  
TIF REDEVELOPMENT AREA  
TO CHICAGO PARK DISTRICT  
FOR KELLS PARK EXPANSION**

**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 “Chicago/Central Park” Increment Financing Redevelopment Project and Plan” on February 27, 2002; and

**WHEREAS**, the City owns three parcels of vacant land located at 714-726 N. Kedzie Avenue having the Property Identification Number of 16-11-207-010, -011, and -012 (the “Property”) within the Chicago/Central Park Increment Financing Redevelopment Project and Plan; and

**WHEREAS**, the Department of Planning and Development of the City of Chicago (the “Department”) offered the Property public notice from June 3, 2024 to July 1, 2024 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 June 3<sup>rd</sup>, June 10<sup>th</sup>, June 17<sup>th</sup>, and June 24<sup>th</sup>, 2024.

**WHEREAS**, pursuant to its application on ChiBlockBuilder, the Department has entered into discussions with Chicago Park District (the “Developer”) concerning the sale of the Property for open space; and

**WHEREAS**, the Developer has agreed to pay \$1.00 per PIN for the purchase of the Property,

**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:

<b>Address</b>	<b>PIN</b>	<b>Price</b>
726 N. Kedzie Avenue	16-11-207-010	\$1
724 N. Kedzie Avenue	16-11-207-011	\$1
714 N. Kedzie Avenue	16-11-207-012	\$1

**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 6714-726 N. KEDZIE AVENUE  
TO CHICAGO PARK DISTRICT  
IN THE  
CHICAGO/CENTRAL PARK TIF  
FINANCING DISTRICT**

**July 9, 2024**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

<b>Project Name:</b>	Kells Park Expansion – Land Disposition to Chicago Park District
<b>Applicant Name:</b>	Chicago Park District
<b>Project Address:</b>	714, 724, and 726 N. Kedzie Avenue
<b>Project Size</b>	0.54 acres
<b>Ward:</b>	Alderman Walter Burnett, Jr.
<b>Community Area</b>	Humboldt Park
<b>TIF Redevelopment Area:</b>	Chicago/Central Park
<b>Requested Action:</b>	Sale of City land
<b>Appraised Market Value:</b>	NA
<b>Sale Price:</b>	\$1/parcel

## **II. PROPERTY DESCRIPTION**

City parcels:

<b>#</b>	<b>Tax Parcel Numbers</b>	<b>Addresses</b>	<b>Land Area</b>	<b>Current Use</b>	<b>City Acquisition Date</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
1	16-11-207-010	726 N. Kedzie	0.07	Vacant	4/2/2020	RS-3	POS-1
2	16-11-207-011	724 N. Kedzie	0.07	Vacant	4/2/2020	RS-3	POS-1
3	16-11-207-012	714 N. Kedzie	0.35	Firehouse	NA	RS-3	POS-1

**Zoning:** RS-3 to POS-1

**Environmental Condition:** TIF will fund the clean up costs.

**City Acquisition Method:** The Department of Planning acquired PINs -010 and -011 from the Trust for Public Land in 2020 to expand Kells Park. PIN -012 is a vacant firehouse.

## **III. BACKGROUND**

The Department of Planning and Development of the City of Chicago (the “Department”) posted the property public notice from June 3, 2024 to July 1, 2024 on ChiBlockBuilder, the City’s platform for the sale of City-owned property.

## **IV. PROPOSED DEVELOPMENT TEAM**

Chicago Park District

## **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 Burnett

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

The project is located within the Chicago/Central Park Tax Increment Financing District, which was initially established by Council ordinance on February 27, 2002.

## **VIII. CONDITIONS OF SALE**

The Department of Planning and Development of the City of Chicago listed the Property public notice from June 3, 2024 to July 1, 2024 on ChiBlockBuilder, the City's platform for the sale of City-owned property.

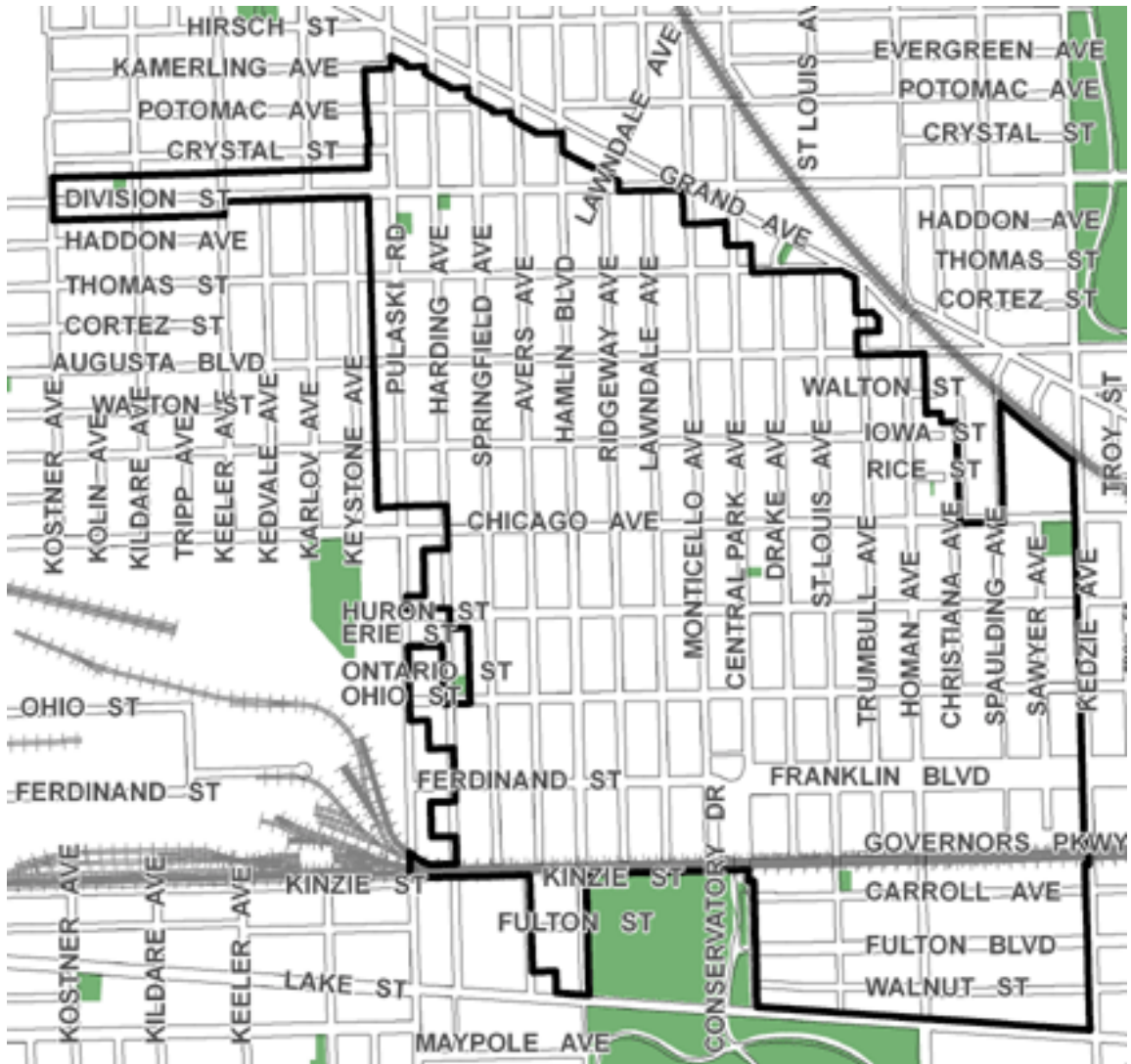
## **IX. RECOMMENDATION**

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 711-726 N. Kedzie Avenue.

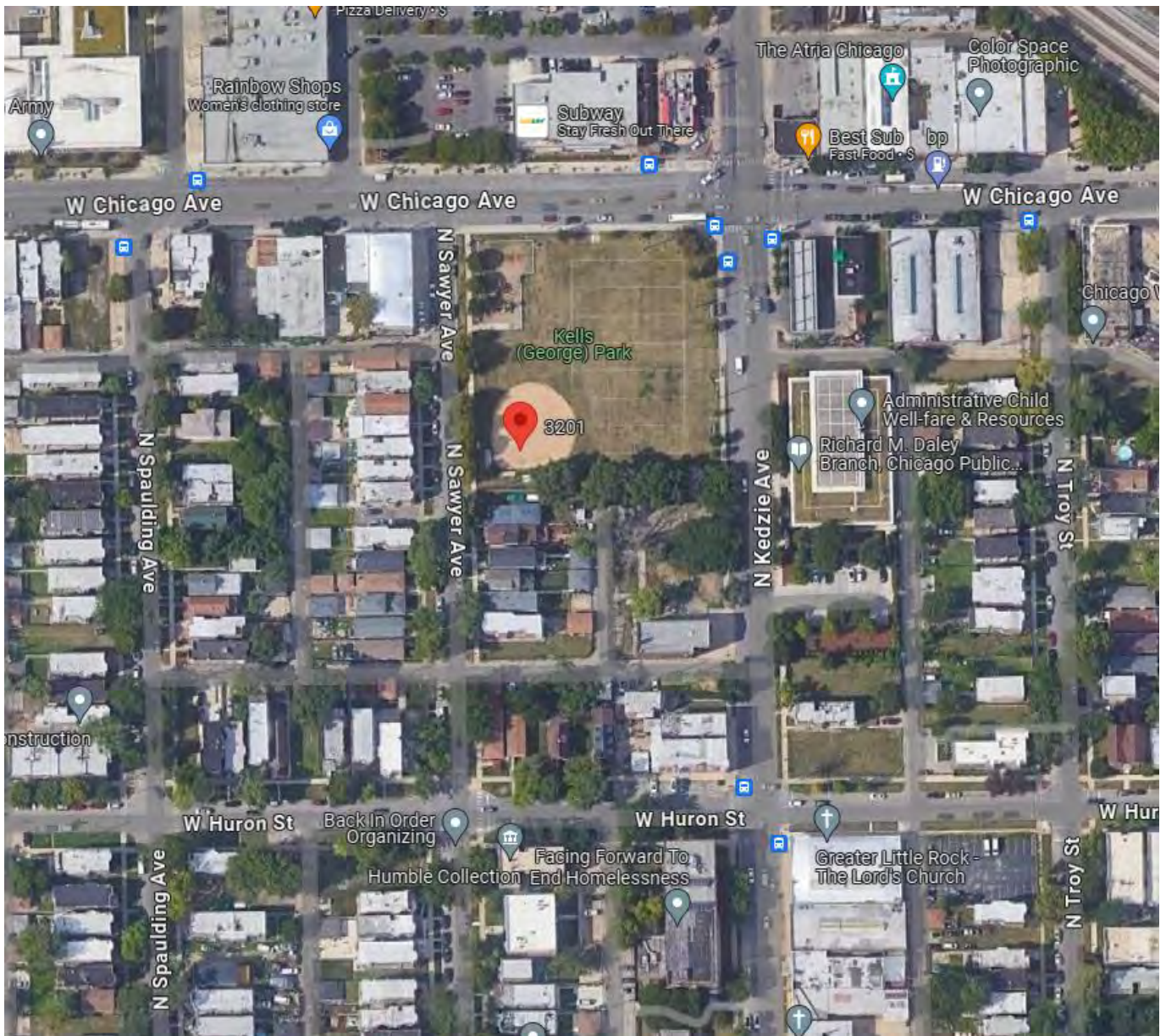
### **EXHIBITS**

Redevelopment Area Maps  
Location Map  
Zoning Map  
Sidwell Map

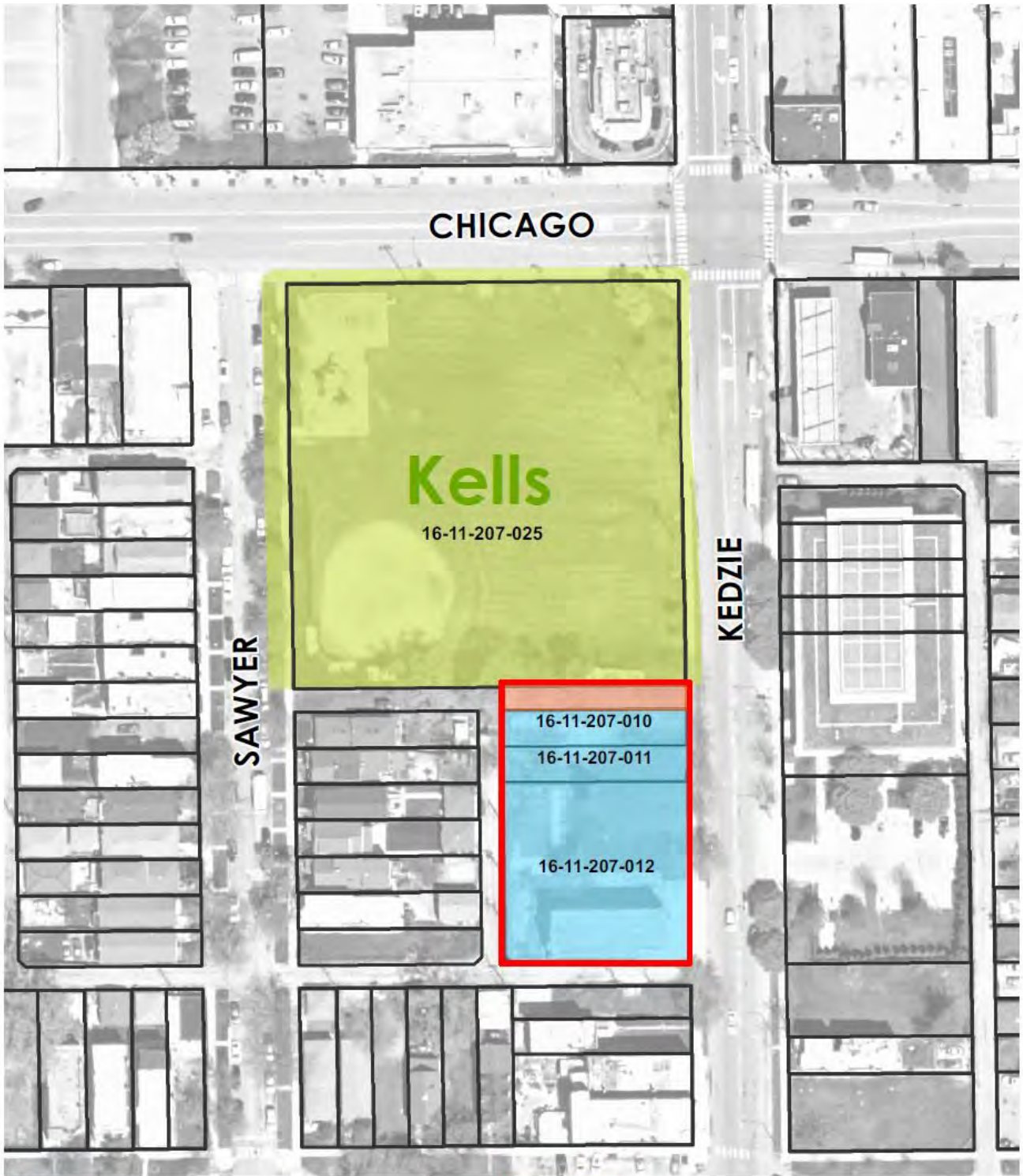
**REDEVELOPMENT AREA MAP**




## LOCATION MAP







 City Owned PINs - Transfer to CPD

 Zoning Change to POS-1

 Vacated Alley - Transfer to CPD

 Kells Park

# ZONING MAP





**COMMUNITY DEVELOPMENT COMMISSION – JULY 9, 2024**

# **KELLS PARK EXPANSION**

## **CHICAGO CENTRAL PARK REDEVELOPMENT AREA (WARD 27)**

### **LAND DISPOSITION TO THE CHICAGO PARK DISTRICT**

PRESENTED BY MEG GUSTAFSON

DEPARTMENT OF PLANNING AND DEVELOPMENT  
COMMISSIONER CIERE BOATRIGHT

**I. PROJECT IDENTIFICATION AND OVERVIEW**

**Project Name:** Kells Park Expansion – Land Disposition to Chicago Park District

**Applicant Name:** Chicago Park District

**Project Address:** 714, 724, and 726 N. Kedzie Avenue

**Project Size:** 0.54 acres

**Ward:** Alderman Walter Burnett, Jr.

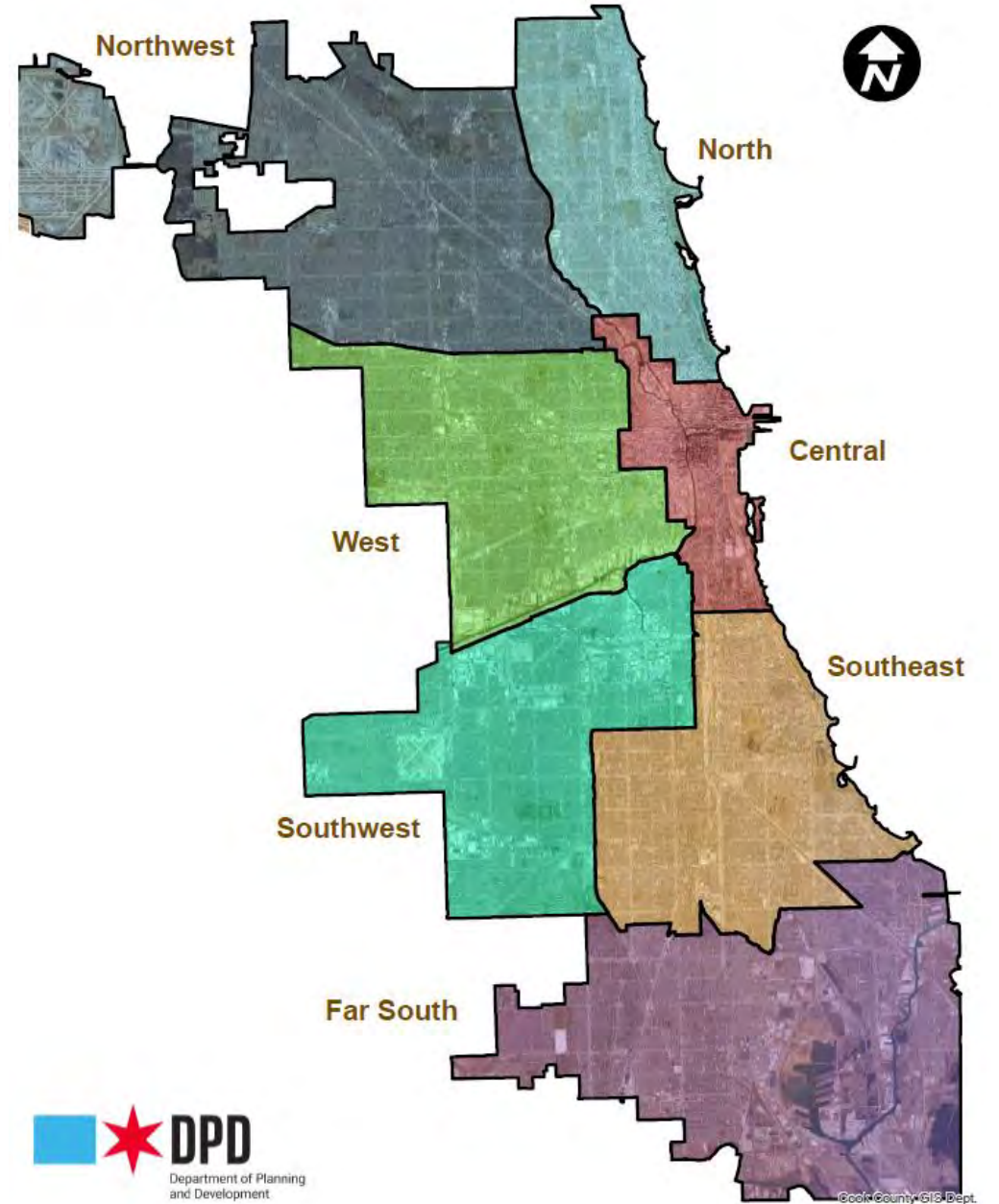
**Community Area:** Humboldt Park

**TIF Redevelopment Area:** Chicago/Central Park

**Requested Action:** Sale of City land

**Appraised Market Value:** NA

**Sale Price:** \$1/parcel



## II. PROPERTY DESCRIPTION

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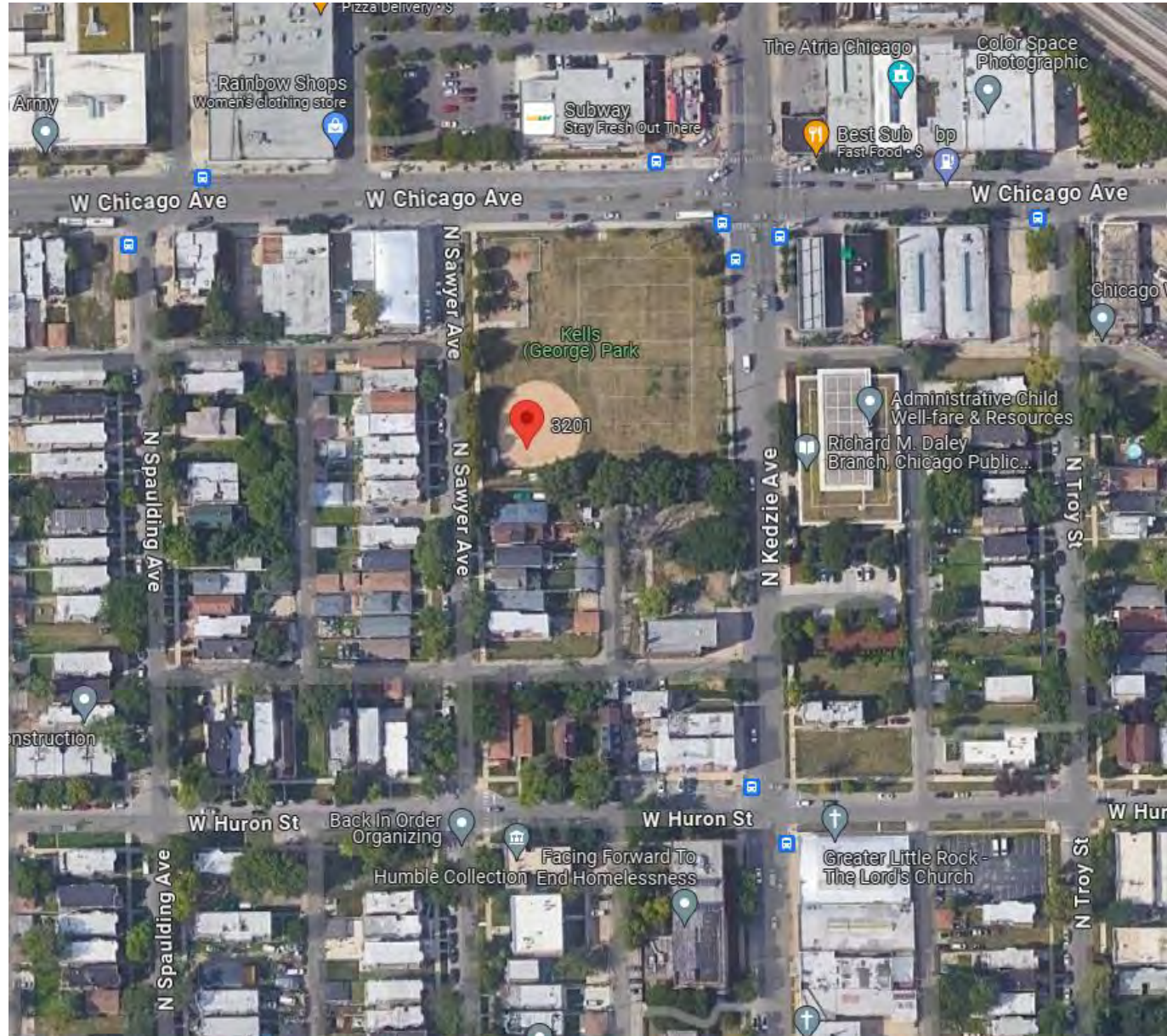
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# REDEVELOPMENT AREA MAP



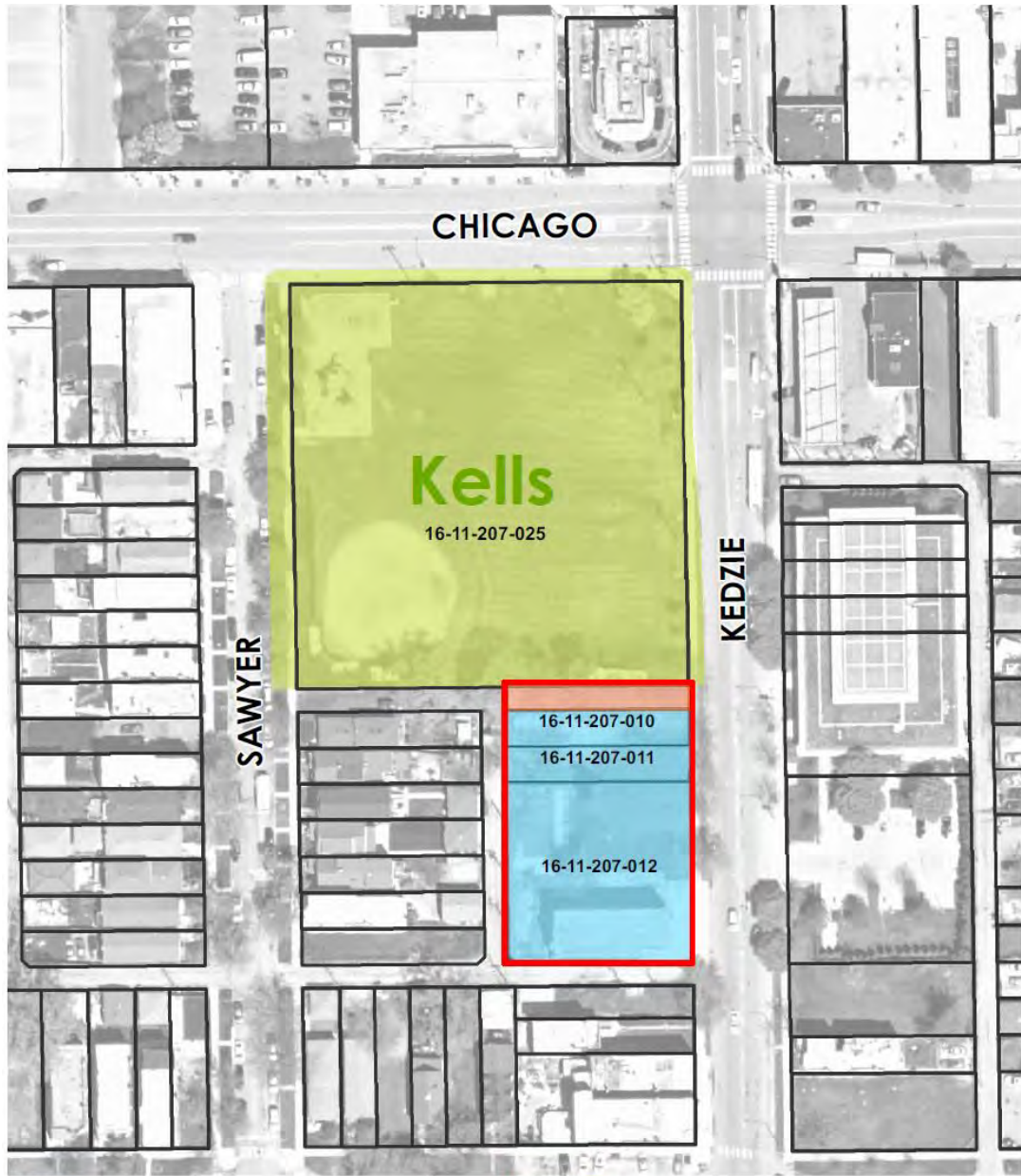
# LOCATION MAP





# ZONING MAP





-  City Owned PINs - Transfer to CPD
-  Vacated Alley - Transfer to CPD
-  Kells Park
-  Zoning Change to POS-1



## Chicago Park District

Program: new fieldhouse to include community club rooms, offices and gymnasium

Timeline: design and community meetings (2024), construction (2025-2026)