

**ARCHER/CENTRAL TIF REDEVELOPMENT PROJECT AREA  
(WARD 13)**

Request authority for the Department of Planning and Development to enter into a land sale agreement with Matthew Skowronski and Kathryn McIlvain for the disposition of the property located at 6411 S. Central Avenue in the Archer/Central Tax Increment Financing Redevelopment Project Area.

**Nolan Zaroff**

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

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

**AUTHORIZATION FOR THE DISPOSITION OF THE  
PROPERTY LOCATED AT 6411 S. CENTRAL AVENUE WITHIN THE  
ARCHER/CENTRAL REDEVELOPMENT AREA TO  
MATTHEW SKOWRONSKI AND KATHRYN MCILVAIN**

- 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 Archer/Central Tax Increment Financing Redevelopment Project and Plan (the “Plan”) on May 17, 2000; and
- WHEREAS,** the City owns the property located at 6411 S. Central Avenue having the Property Identification Number (PIN) of 19-21-109-005-0000, which is improved with a 2-story, 4,064 square foot former Chicago Fire Department station house (the “Property”); and
- WHEREAS,** public notices advertising the sale of the Property appeared in the Chicago Tribune on April 26, May 10, May 24, June 7, and June 21, 2021, requesting proposals for the redevelopment of the station house in accordance with the requirements of the indicated zoning district and the goals and objectives of the Plan; and
- WHEREAS,** the Department of Planning and Development of the City of Chicago (the “Department”) received three proposals by June 30, 2021, the deadline for submission of responses to the advertisement; and
- WHEREAS,** the Department reviewed the proposals and found that the proposal submitted by Matthew Skowronski and Kathryn McIlvain (together, the “Developer”), which proposes to redevelop the Property into a single-family home with three bedrooms, a kitchen, dining room and living room on the second floor, and garage, storage and home office on the first floor, best satisfies the goals and objectives of the advertisement and the Plan; and
- WHEREAS,** staff of the Department entered into discussions with the Developer concerning the sale of the Property for a single-family residence; and
- WHEREAS,** the Developer has submitted a project budget and evidence of having the financial capacity to complete the project, and the staff of the Department have reviewed these and found them to be satisfactory; and
- WHEREAS,** the Developer has proposed to pay \$65,000.00 as consideration for the purchase of the Property, which is equal to an updated valuation dated April 12, 2024; and

**WHEREAS,** staff of the Department have determined that the Developer's proposal conforms to the 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 sale of the Property to the Developer shall be recommended to the City Council without further Commission action.

**Section 2.** The Chairman of the Commission is authorized to transmit a certified copy of this resolution to the City Council.

**ADOPTED:** \_\_\_\_\_

**City of Chicago  
Department of Planning and Development**

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REGARDING**

**AUTHORIZATION TO ENTER INTO A LAND SALE AGREEMENT WITH MATTHEW  
SKOWRONSKI AND KATHRYN MCILVAIN FOR THE DISPOSITION OF THE PROPERTY  
LOCATED AT 6411 S. CENTRAL AVENUE WITHIN THE ARCHER/CENTRAL TAX  
INCREMENTAL FINANCING REDEVELOPMENT PROJECT AREA**

**AUGUST 13, 2024**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name: 6411 S. Central Avenue – Land Disposition  
Property Address: 6411 S. Central Avenue  
Ward and Alderman: 13th Ward, Alderman Martin Quinn  
Community Area: Clearing  
Redevelopment Area: Archer/Central  
Requested Action: Sale of City land to Matthew Skowronski and Kathryn McIlvain  
Appraised Market Value: \$65,000  
Sale Price: \$65,000

**II. PROPERTY DESCRIPTION**

City parcel:

#	Tax Parcel Number	Address	Land Area (sq. ft.)	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
1	19-21-109-005-0000	6411 S. Central Ave	6,500	Vacant building	N/A	B1-1	RS-1

**Current Zoning:** B1-1

**Proposed Zoning:** RS-1

**Environmental Condition:** A Phase I and Phase II report were reviewed by 2FM. The land will be sold as-is with no warranties or representations as to its environmental condition, and it will be the responsibility of the applicant to complete

any remediation that is required by the City or the Illinois EPA. The developer will work with 2FM to prepare a Remedial Action Plan (RAP) prior to construction. The redevelopment agreement with the selected respondent will include release and indemnification language protecting the City from liability.

**City Acquisition Method:** Former CFD firehouse; transferred to DPD from 2FM in 2019 as surplus property

### **III. BACKGROUND**

Via a DPD-issued request for redevelopment proposals in the *Chicago Tribune*, Matthew Skowronski and Kathryn McIlvain submitted interest to acquire 6411 S. Central Avenue on June 30, 2021.

### **IV. PROPOSED DEVELOPMENT TEAM**

Matthew Skowronski and Kathryn McIlvain are the developers proposing to renovate the existing approximately 4,064 sq. ft firehouse into a private single-family residence. The proposed redevelopment will include three bedrooms, a kitchen, dining room and living room on the 2nd floor. The 1st floor will include a garage for two automobiles, storage and a home office. The total cost will be \$305,440, and the developers have secured CJ Architects Inc. and Ujamaa Construction Inc. to complete the work.

### **V. PUBLIC BENEFITS**

The proposed land sale supports the neighborhood by renovating and reoccupying a long-vacant building and returning it to the tax rolls.

### **VI. COMMUNITY SUPPORT**

The site is currently in the 13th Ward. Alderman Martin Quinn is supportive of the project.

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

The property is located in the Archer/Central TIF Redevelopment Project Area which was initially established by Council ordinance on May 17, 2000. The proposed project meets the following goals and objectives:

- Stabilize and enhance the real estate tax base
- Improve the property through building renovation/restoration
- Reduce or eliminate those conditions that qualify the Areas as a conservation area.

### **VIII. CONDITIONS OF SALE**

DPD has previously released a public notice announcing the proposed sale for eight consecutive weeks in the *Chicago Tribune* on April 26, May 10, May 24, June 7, and June 21, 2021. Three proposals were received, and the subject proposal was selected through an internal evaluation process. If the CDC approves the proposed resolution, the Department is proceeding with the sale of the property at market value with an environmental escrow to Matthew Skowronski and Kathryn McIlvain to renovate the property into a single-family residence as 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 6411 S. Central Avenue to Matthew Skowronski and Kathryn McIlvain.

**EXHIBITS**

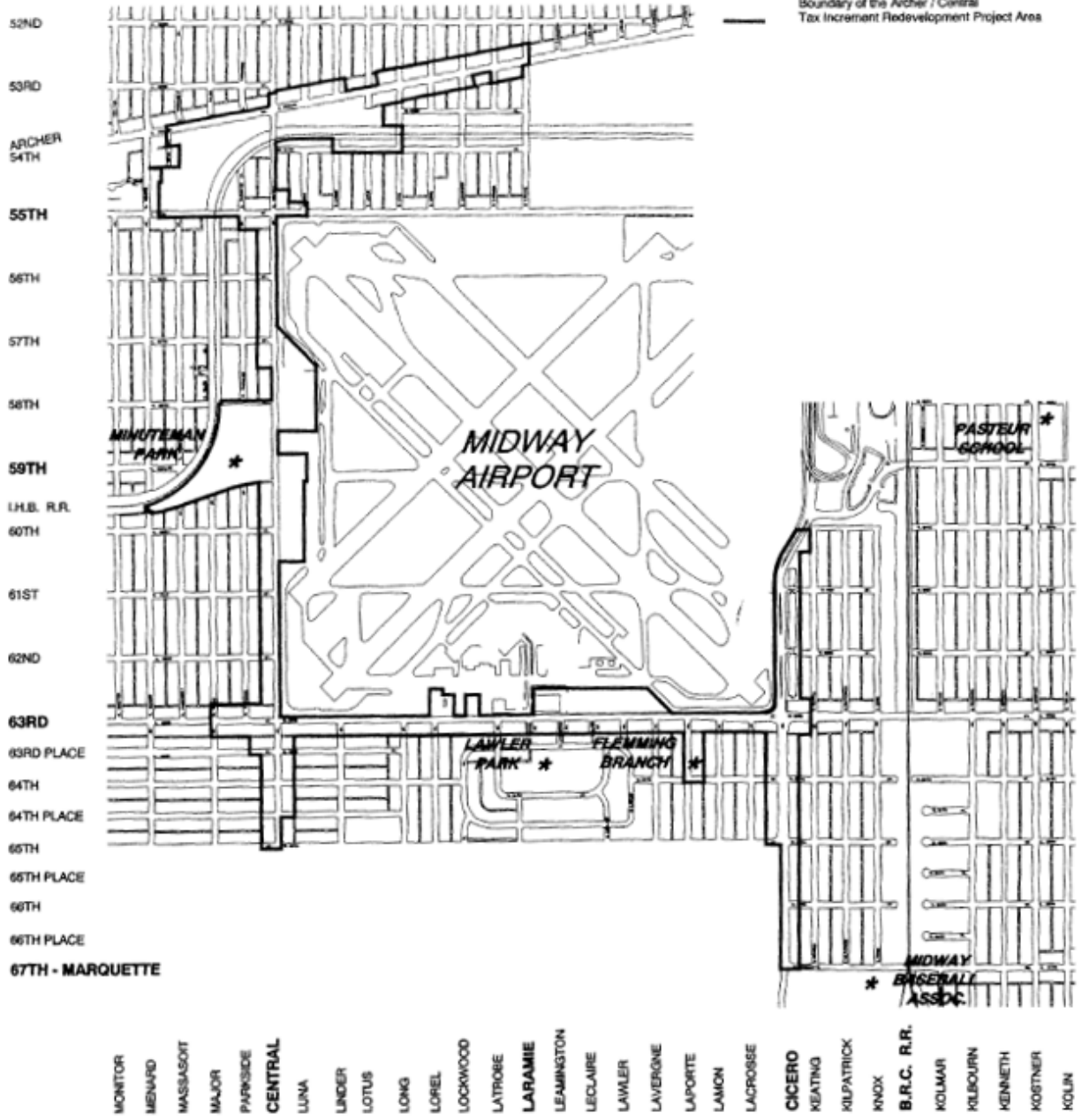
Redevelopment Area Map  
Neighborhood Context Maps  
Development Plan  
Site Photos  
Public Notice

# REDEVELOPMENT AREA MAP



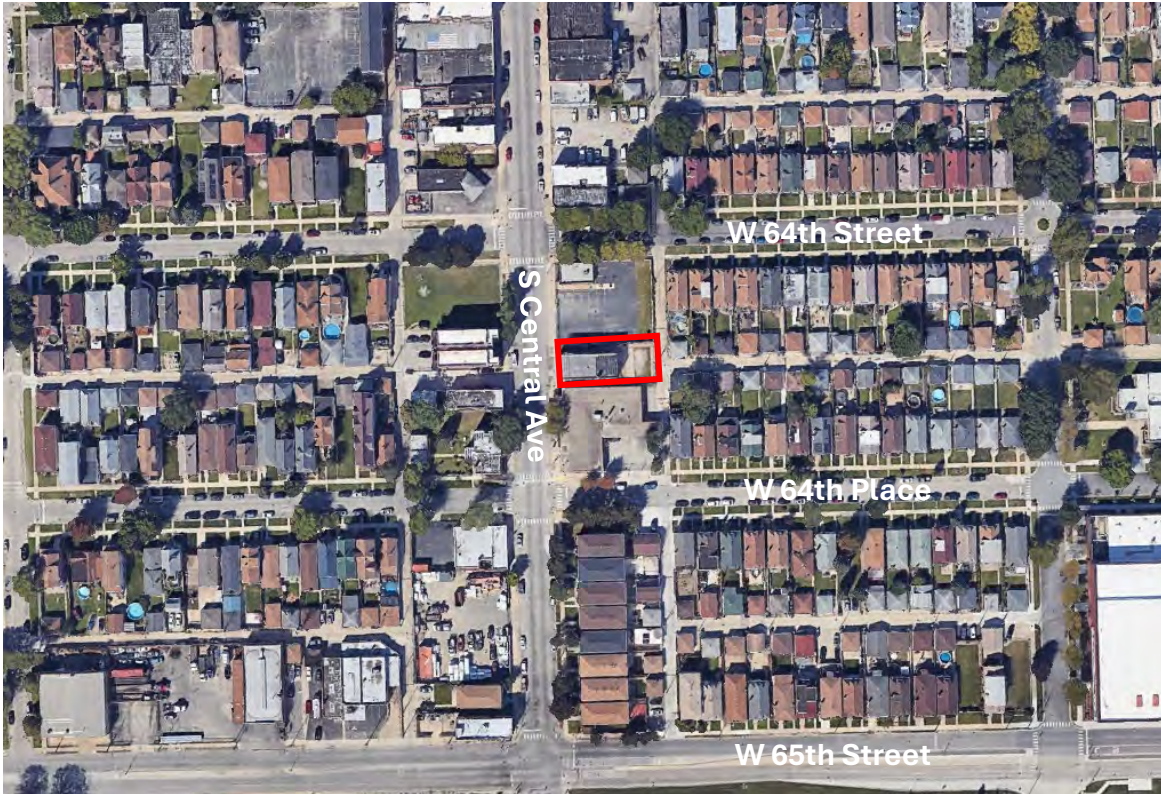
### LEGEND

— Boundary of the Archer / Central Tax Increment Redevelopment Project Area





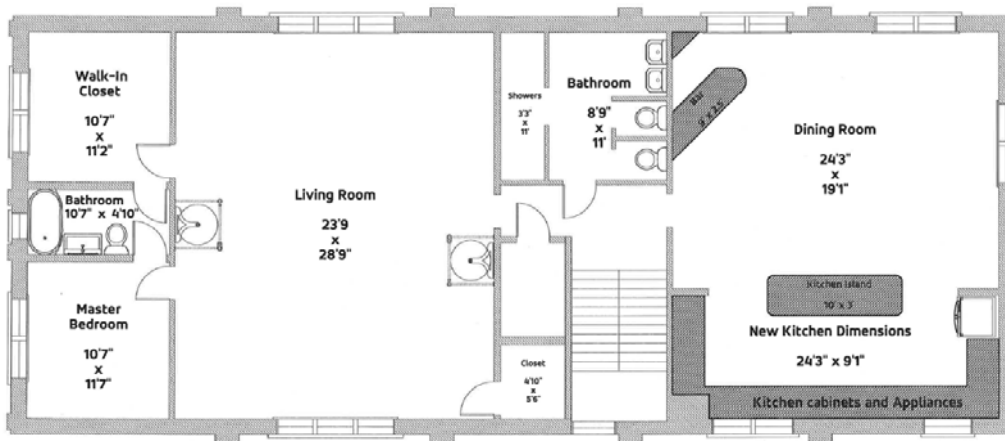
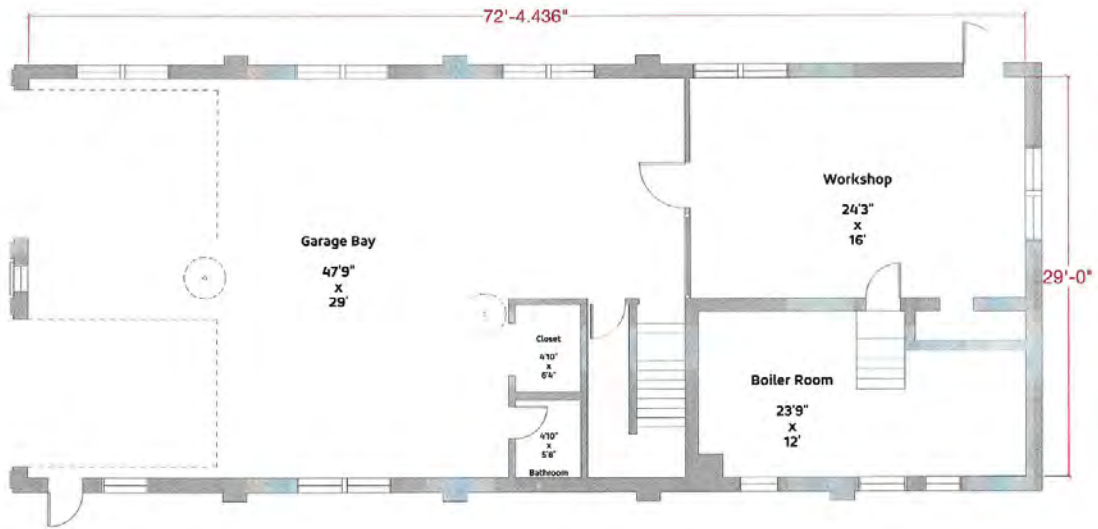
## LOCATION MAP



## ZONING MAP



# DEVELOPMENT PLAN



**CURRENT SITE PHOTOS**



## PUBLIC NOTICE

### **LAND OFFERED FOR SALE BY THE CITY OF CHICAGO**

Public notice is hereby given that the Department of Planning and Development of the City of Chicago is offering for sale to the public the surplus property described below.

Address 6411 S. Central Ave.  
Property Index Numbers 19-21-109-005  
Land Size 6,500 sf  
Building Two-Story, Vacant, Former Firehouse (approx. 4,064 sf)  
Zoning B1-1(current); with consideration for potential rezoning up to B2-2 to accommodate residential dwelling units on or above ground floor

The City seeks redevelopment proposals in accordance with the requirements of the indicated zoning district and the goals and objectives of the Archer/Central Tax Increment Financing Redevelopment Project Area. The property is also located in the Midway Height Restriction Zone, and all development proposals are subject to FAA approval. The sale will not close until the buyer is prepared to commence the project as indicated below. The City will accept proposals for any use allowed by zoning that is also in accordance with the goals and objectives of the TIF plan.

The property is currently improved with a vacant, two-story, plus lower-level boiler room, masonry, former firehouse building containing approximately 4,064 square feet of above grade building area. The estimated building construction date is circa 1920. The building exterior is in average overall condition, while the interior is in poor condition. The building layout includes three restrooms and a kitchen (non-operational). The building has 120/480-volt electrical service, and all utilities have been shut off. The building has been vacant since 2014. Upon request, interior photos can be provided to prospective bidders.

The successful proposer will be required to obtain a Phase I Environmental Site Assessment (ESA) compliant with ASTM E1527-13 and conducted within 180 days prior to the conveyance of the property.

In the event the Phase I ESA identifies recognized environmental conditions, the City may require soil sampling and enrollment of the site in the Illinois Environmental Protection Agency's Site Remediation Program to ensure the property will be safe for use. The Abatement of identified hazardous materials, which include asbestos and lead based paint, as required by and in accordance with local, state and/or federal regulations must occur prior to occupancy. Costs for environmental remediation may be considered credited against the purchase price. If environmental costs exceed the purchase price, the amount exceeding the purchase price is the responsibility of the purchaser.

The City will require the successful proposer to close on the sale of the property within 3 months following the effective date of the land sale ordinance and begin hazardous material abatement and redevelopment of the property within 6 months of purchase, unless such dates are extended by the City in accordance with the sales ordinance. The sale will not close until the buyer provides proof of project financing (e.g., closed or concurrently closing loan documents). The property will be sold in as-is condition without warranty. Sales will be all cash, and the City will not offer the purchaser financial assistance of any kind. The sale will be made by quitclaim deed. All offers must be accompanied by a 10% good faith deposit payable to the City of Chicago and include a descriptive narrative of the intended use, respondent qualifications, project timeline, and proposed site plan and architectural drawings.

The proposal due date is shown below. The list price is not a minimum bid. In addition to purchase price, proposals will be evaluated based on buyer qualifications, and the extent to which the proposal enhances the commercial corridor and neighborhood quality of life.

Address: 6411 S. Central Ave.  
List Price: \$90,000  
Bid Due Date at 4:00 p.m. Chicago Time:  
June 25, 2021

Property information and questions should be directed to John Molloy at [john.molloy@cityofchicago.org](mailto:john.molloy@cityofchicago.org) or (312) 744-7223.

The City reserves the right, at any time and in its sole and absolute discretion, to reject any or all submissions, or to withdraw the request for development proposals without notice. In no event shall the City be liable to respondents for any cost or damages incurred by the respondents, team members, consultants, or other interested parties in connection with the

request for development proposal process, including by not limited to an and all costs of preparing the preliminary cost budget, architectural drawings and renderings or other submitted materials, and participation in any conferences, oral presentations or negotiations.

The City further reserves the right, but shall have no obligation, to extend the proposal due date, seek clarification of any element of a proposal, and negotiate with any of the responsive proposers subsequent to the due date. The City will not be authorized to sell the property until approved by City Council and published in the Journal of Council Proceedings. It is the responsibility of the offeror that his or her offer is received by the Department of Planning and Development on or before the designated time.  
4/26, 5/10, 5/24, 6/7 & 6/21/2021 6936559