

ENGLEWOOD NEIGHBORHOOD REDEVELOPMENT PROJECT AREA (WARD 16)

Request authority for the Department of Planning and Development to enter into a land sale agreement with Steven Hunter for the disposition of the property located at 6642-44 S. Aberdeen Street in the Englewood Neighborhood Tax Increment Financing Redevelopment Project Area.

Meg Gustafson

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

**RESOLUTION
NO.21-CDC-_____**

**REQUEST TO SELL PROPERTIES LOCATED AT
6642-44 S. ABERDEEN STREET
LOCATED WITHIN THE ENGLEWOOD NEIGHBORHOOD
TIF REDEVELOPMENT AREA
TO STEVEN HUNTER
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 two parcels of vacant land located at 6642-44 S. Aberdeen Street having the Property Identification Number of 20-20-225-035 and -036 (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 Steven Hunter (the “Developer”) concerning the sale of the Property for open space; and

WHEREAS, the Developer has agreed to pay \$3,139 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
6642 S. Aberdeen	20-20-225-035-0000	\$1,561
6644 S. Aberdeen	20-20-225-036-0000	\$1,578

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

ADOPTED: August 13, 2024 _____

**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 6642-44 S. ABERDEEN
TO STEVEN HUNTER
IN THE
ENGLEWOOD NEIGHBORHOOD TIF
FINANCING DISTRICT**

AUGUST 13, 2024

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	6642-44 S. Aberdeen Street: Open Space Land Sale
Applicant Name:	Steven Hunter
Project Address:	6642-44 S. Aberdeen PINs 20-20-225-035 and -036
Project Size	6,279 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:	\$3,139

II. PROPERTY DESCRIPTION

City parcel:

#	Tax Parcel Numbers	Addresses	Sq Ft	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
1	20-20-225-035	6642 S. Aberdeen	3,122	Vacant	1/4/2011	RS-3	RS-3
2	20-20-225-036	6644 S. Aberdeen	3,157	Vacant	1/4/2011	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 September 26, 1994. 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

Steven Hunter, 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.

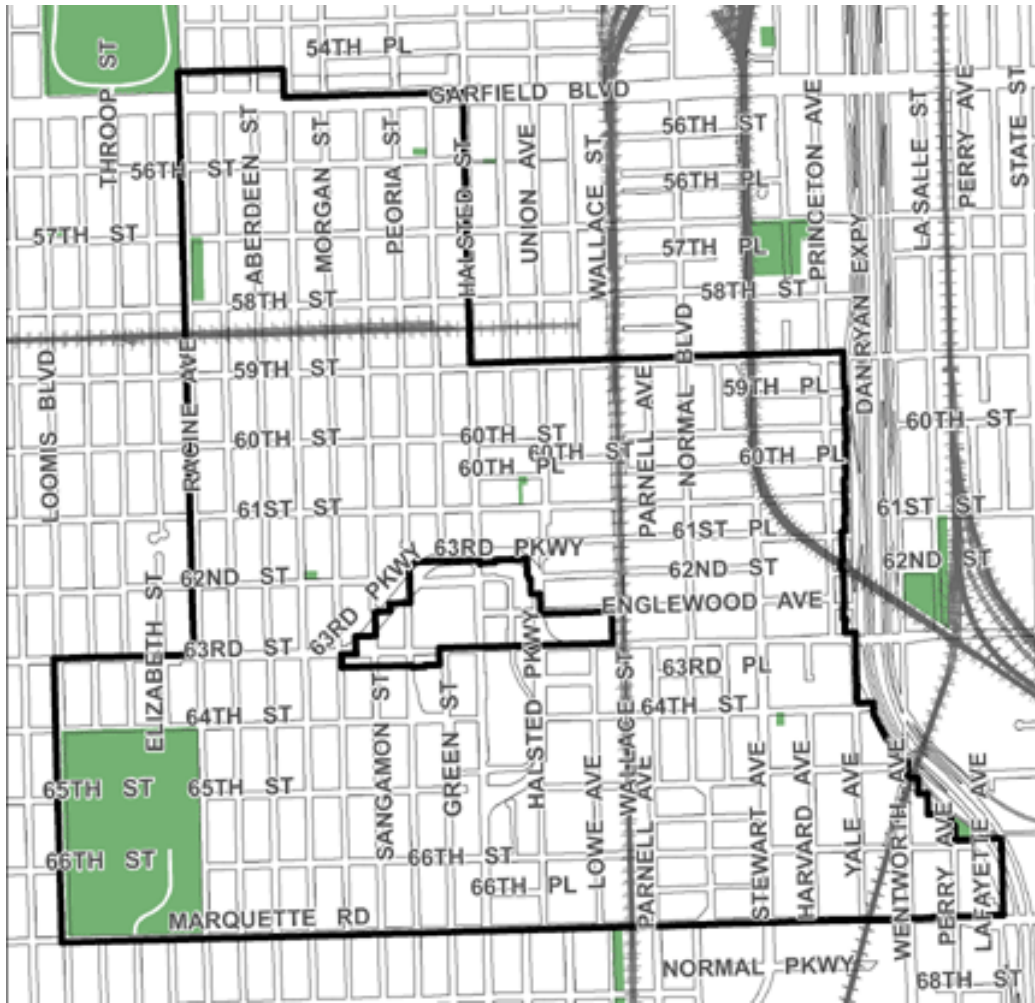
IX. RECOMMENDATION

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 parcels (2) located at 6642-44 S. Aberdeen.

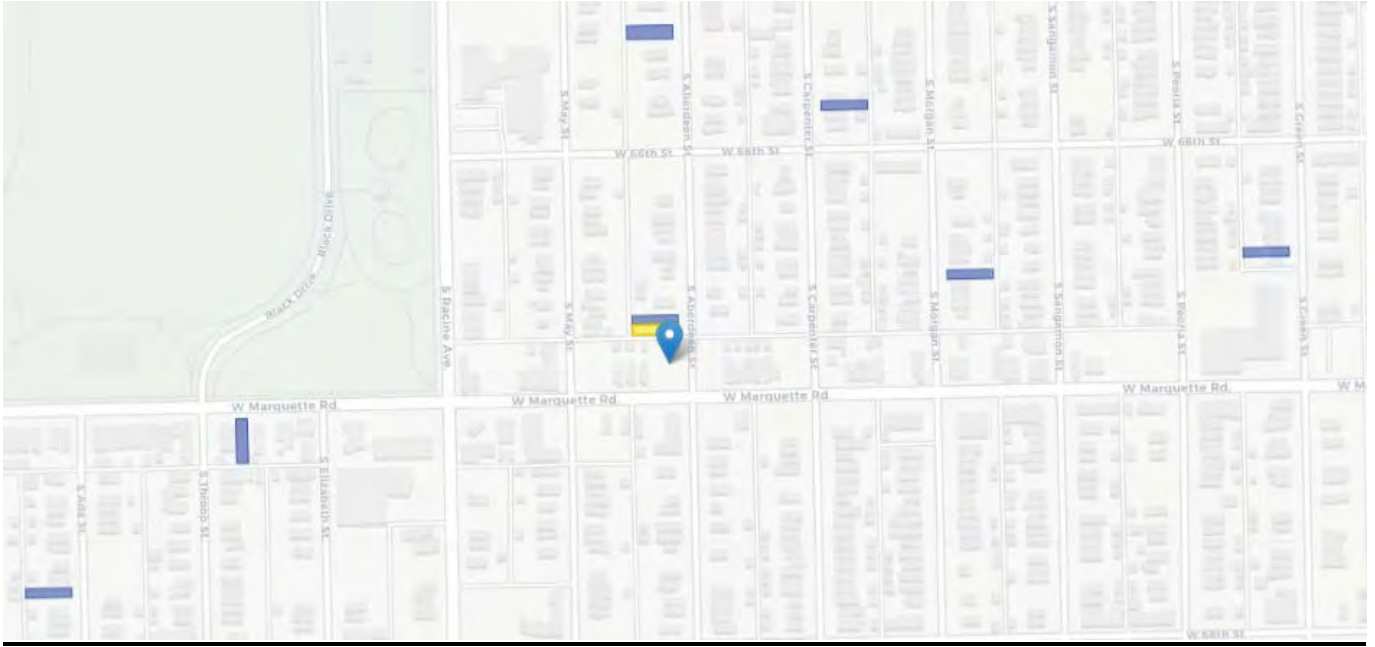
EXHIBITS

Redevelopment Area Maps
Neighborhood Context Maps
Development Plan
Site Photos

REDEVELOPMENT AREA MAP



LOCATION MAP



ZONING MAP



SIDWELL MAP

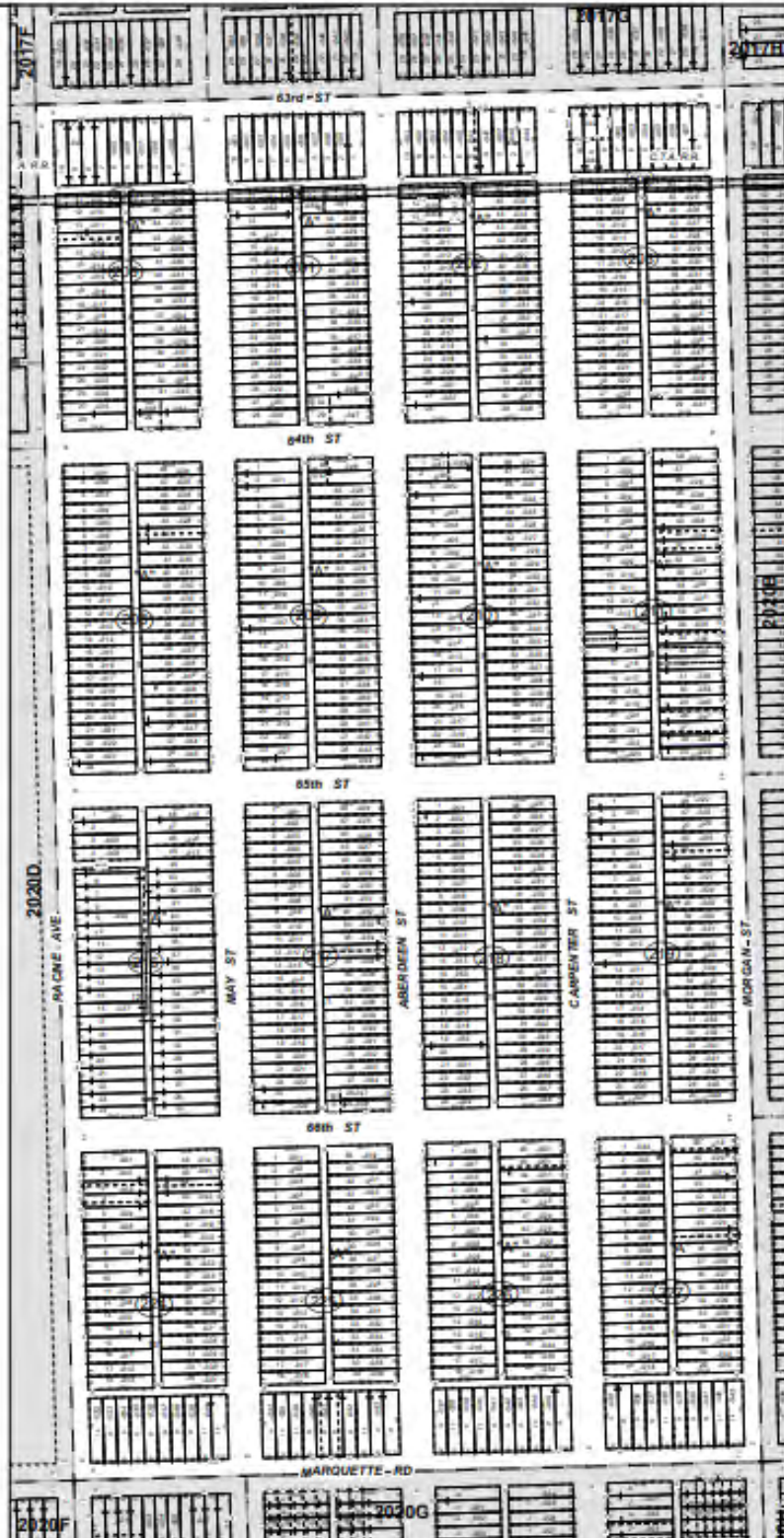
2021 Tax Map
Page 2020A
38-14-20A

Cook County, Illinois
W $\frac{1}{2}$ NE $\frac{1}{4}$ Section 20 - 38 - 14
LAKE



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"S"
WIDGELL & OOKS SUB. of the N.E. 1/4 of the
S.E. 1/4 of Sec. 20-38-14.
Rec. 06/20/1987 Doc. 643394



DEVELOPMENT PLAN

▼ Ground Floor

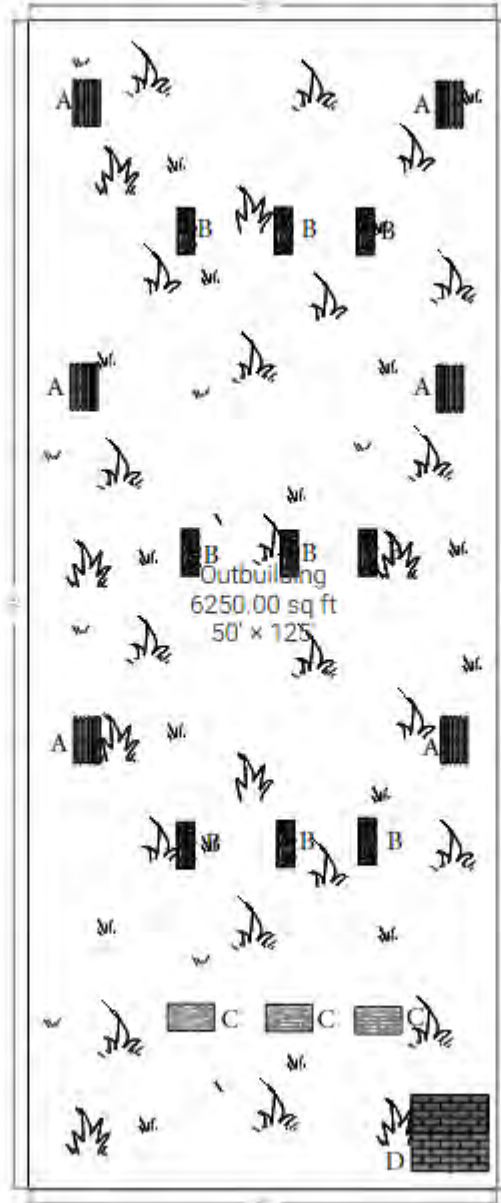
TOTAL AREA: 0.00 sq ft - LIVING AREA: 0.00 sq ft - ROOMS: 1

6642-44 South Aberdeen Street
Proposed Site Plan
Prepared for
Steven L. Hunter

North
←-----

Legend

- Bench (A)
- Garden Box (B)
- Table (C)
- Shed (D)



CURRENT SITE PHOTO

