

47TH/ASHLAND REDEVELOPMENT PROJECT AREA (WARD 16)

Request authority for the Department of Planning and Development to enter into a land sale agreement with Luis Gomez for the disposition of the property located at 1841 W. 51st Street in the 47th/Ashland 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
1841 W. 51ST STREET
LOCATED WITHIN THE 47TH/ASHLAND
TIF REDEVELOPMENT AREA
TO LUIS GOMEZ
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 “47th/Ashland” Increment Financing Redevelopment Project and Plan” on March 27,2002; and

WHEREAS, the City owns a parcel of vacant land located at 1841 W. 51st Street having the Property Identification Number of 20-07-402-007 (the “Property”) within the 47th/Ashland 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 Luis Gomez (the “Developer”) concerning the sale of the Property for open space; and

WHEREAS, the Developer has agreed to pay \$937 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
1841 W. 51 st Street	20-07-402-007-0000	\$937

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 1841 W. 51ST STREET
TO LUIS GOMEZ
IN THE
47TH/ASHLAND TIF
FINANCING DISTRICT**

AUGUST 13, 2024

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	1841 W. 51 st Street: Open Space Land Sale
Applicant Name:	Luis Gomez
Project Address:	1841 W. 51 st Street, PIN 20-07-402-007-0000
Project Size	3,123 sq ft
Ward:	Alderwoman Stephanie D. Coleman
Community Area	New City
TIF Redevelopment Area:	47 th /Ashland
Requested Action:	Sale of City land
Appraised Market Value:	10% of value
Sale Price:	\$937

II. PROPERTY DESCRIPTION

City parcel:

#	Tax Parcel Numbers	Addresses	Sq Ft	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
1	20-07-402-007	1841 W. 51 st Street	3,123	Vacant	1/4/2011	B3-1	B3-1

Zoning: B3-1

Environmental Condition: Cleared by AIS

City Acquisition Method: The property was acquired by a Judicial Sale Deed on January 4, 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

Luis Gomez, 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 47th/Ashland Tax Increment Financing District, which was initially established by Council ordinance on March 27, 2002.

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.

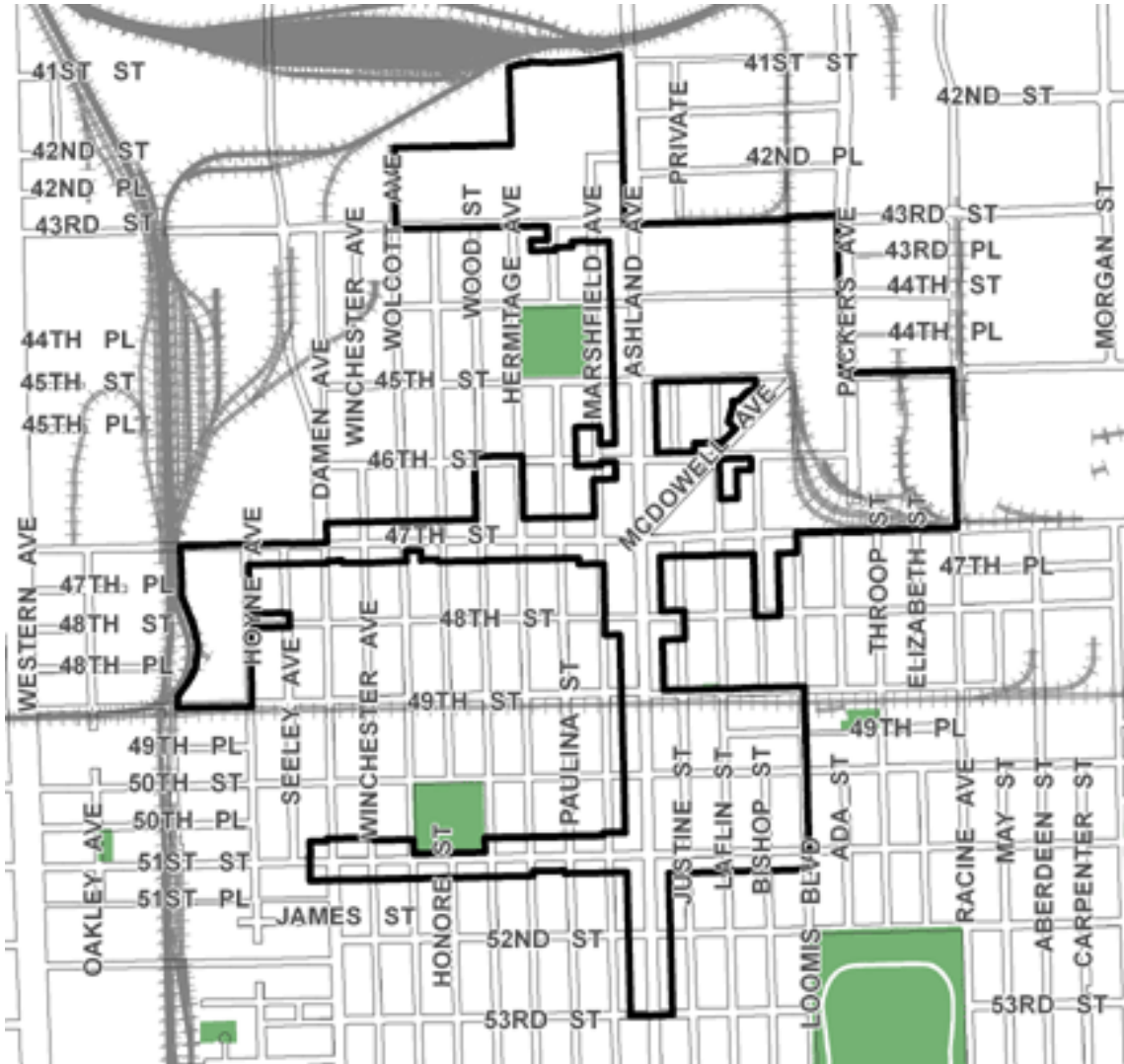
IX. RECOMMENDATION

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 1841 W. 51st Street.

EXHIBITS

Redevelopment Area Maps
Neighborhood Context Maps
Development Plan
Site Photos

REDEVELOPMENT AREA MAP



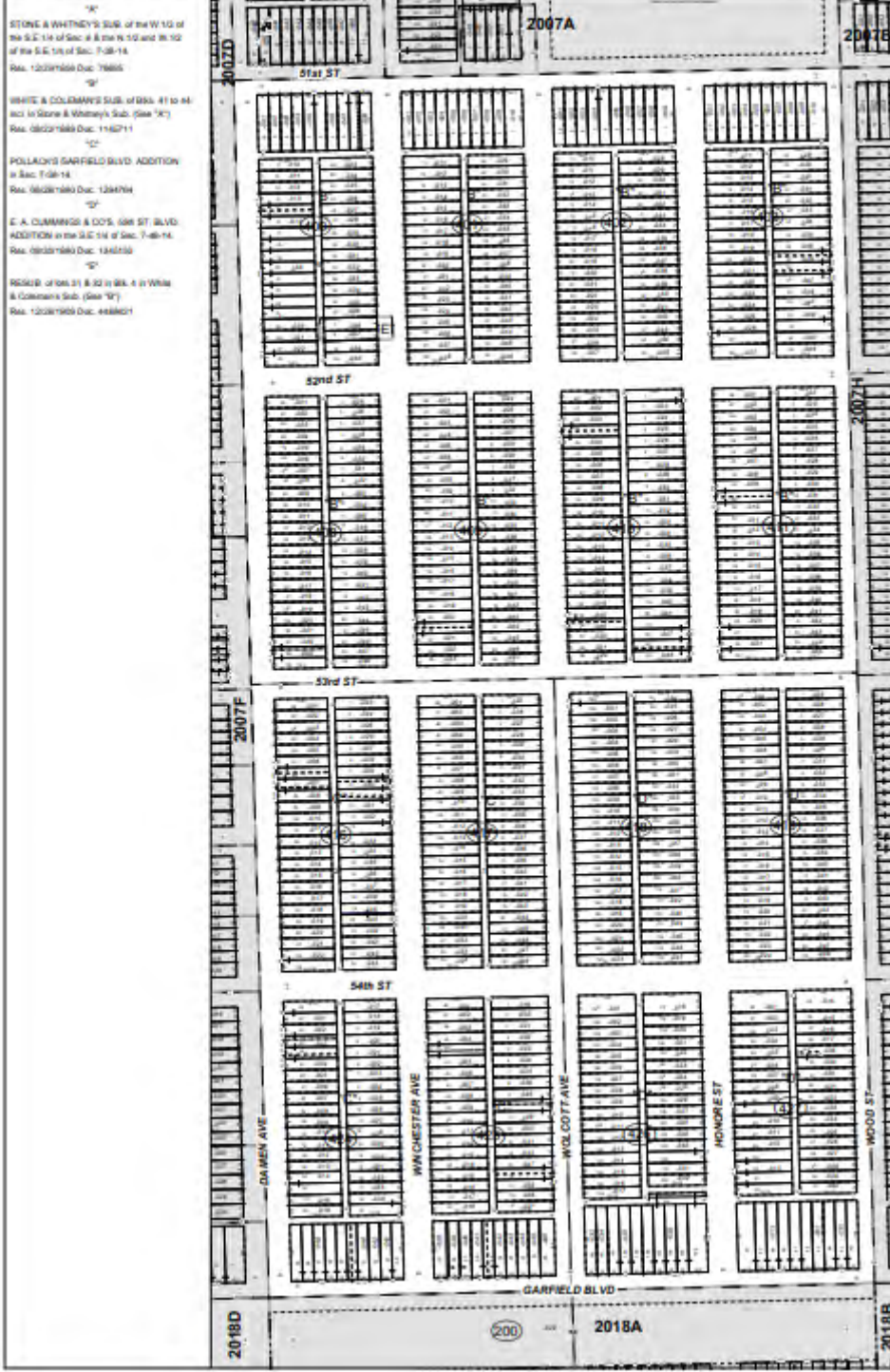
SIDWELL MAP

2021 Tax Map
Page 2007G
38-14-7G

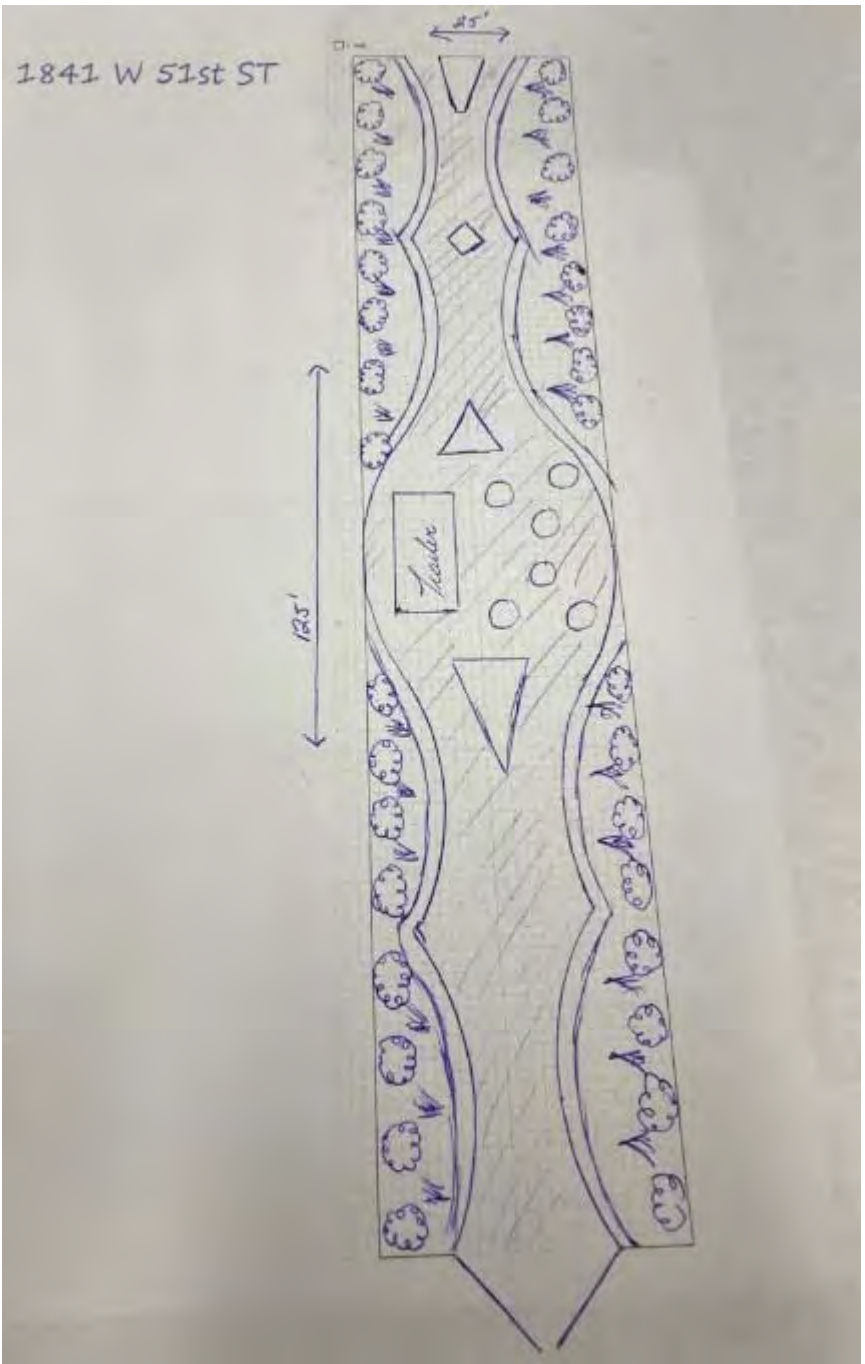
Cook County, Illinois
W 1/2 SE 1/4 Section 7 - 38 - 14
LAKE



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DEVELOPMENT PLAN



CURRENT SITE PHOTO

