

MIDWEST REDEVELOPMENT PROJECT AREA (WARD 28) - Request authority for Department of Planning and Development's intention to enter into a land sale with Bryan Ramson, for the disposition of the property located at 352 S. Kostner Avenue in the Midwest Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Bryan Ramson.

Meg Gustafson

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

**RESOLUTION  
NO.21-CDC-\_\_\_\_\_**

**REQUEST TO SELL PROPERTIES LOCATED AT  
352 S. KOSTNER AVENUE  
LOCATED WITHIN THE MIDWEST  
TIF REDEVELOPMENT AREA  
TO BRYAN RAMSON  
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 “Midwest” Increment Financing Redevelopment Project and Plan” on May 17, 2000; and

**WHEREAS**, the City owns a parcel of vacant land located at 352 S. Kostner Avenue having the Property Identification Number of 16-15-124-044 (the “Property”) within the Midwest 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 Bryan Ramson (the “Developer”) concerning the sale of the Property for open space; and

**WHEREAS**, the Developer has agreed to pay \$882 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:

<b>Address</b>	<b>PIN</b>	<b>Price</b>
352 S. Kostner Avenue	16-15-124-044	\$882

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

**ADOPTED:** February 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 352 S. KOSTNER AVENUE  
TO BRYAN RAMSON  
IN THE  
MIDWEST TIF  
FINANCING DISTRICT**

**February 13, 2024**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

<b>Project Name:</b>	352 S. Kostner Avenue: Open Space Land Sale
<b>Applicant Name:</b>	Bryan Ramson
<b>Project Address:</b>	352 S. Kostner Avenue, PIN 16-15-124-044
<b>Project Size</b>	2,939 sq ft
<b>Ward:</b>	Alderman Jason C. Ervin - 28
<b>Community Area</b>	West Garfield Park
<b>TIF Redevelopment Area:</b>	Midwest
<b>Requested Action:</b>	Sale of City land
<b>Appraised Market Value:</b>	10% of value
<b>Sale Price:</b>	\$882

## **II. PROPERTY DESCRIPTION**

### **City parcel:**

<b>#</b>	<b>Tax Parcel Numbers</b>	<b>Addresses</b>	<b>Sq Ft</b>	<b>Current Use</b>	<b>City Acquisition Date</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
1	16-15-124-044	352 S. Kostner Ave	2,939	Vacant	10/15/96	RT-4	RT-4

**Zoning:** RT-4

**Environmental Condition:** Cleared by AIS

**City Acquisition Method:** The property was acquired by Sherrif's Deed on October 15, 1996. 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**

Bryan Ramson, 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 Alderman Ervin.

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

The project is located within the Midwest Tax Increment Financing District, which was initially established by Council ordinance on May 17, 2000

## **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.

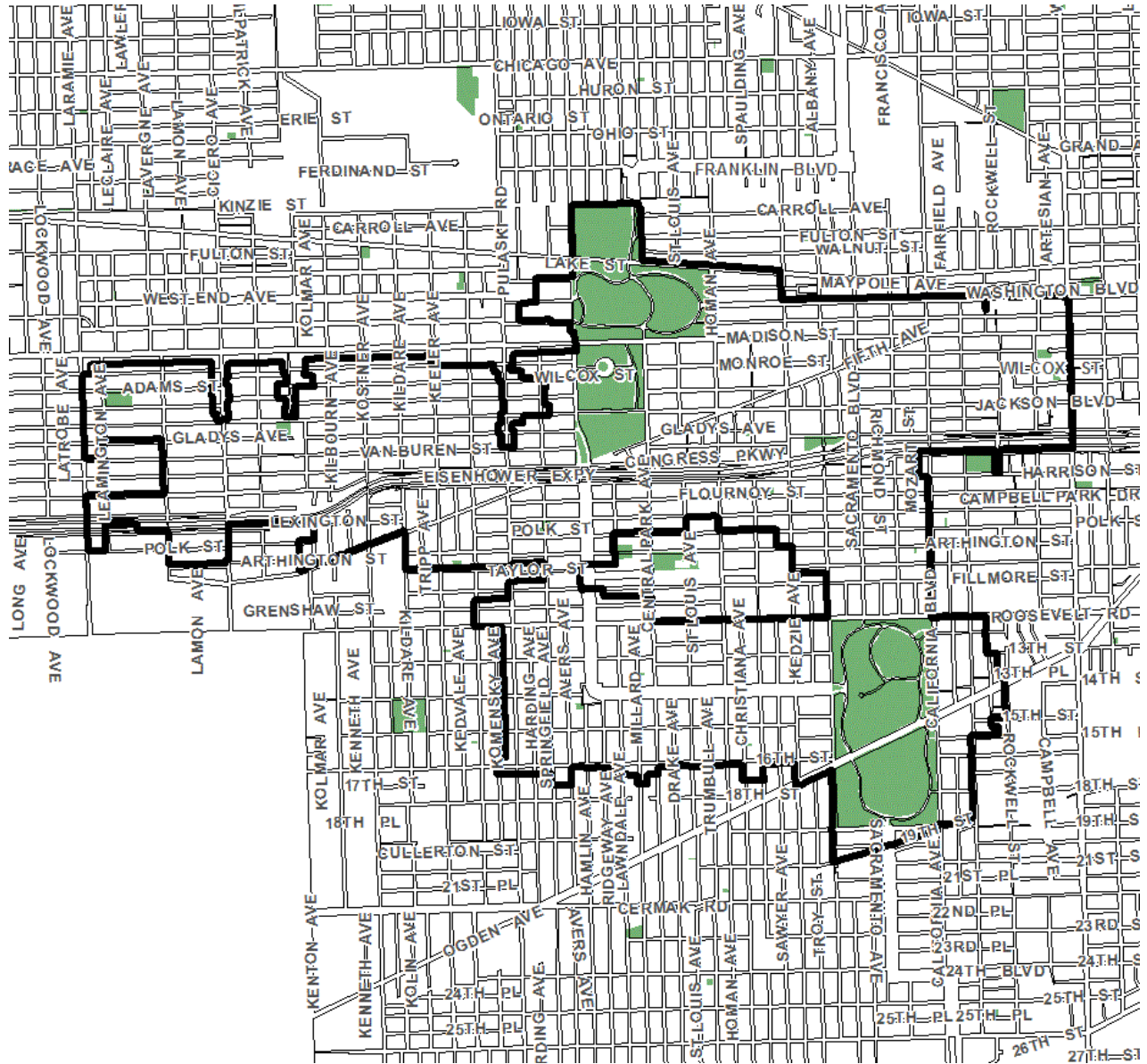
## **IX. RECOMMENDATION**

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 352 S. Kostner Avenue.

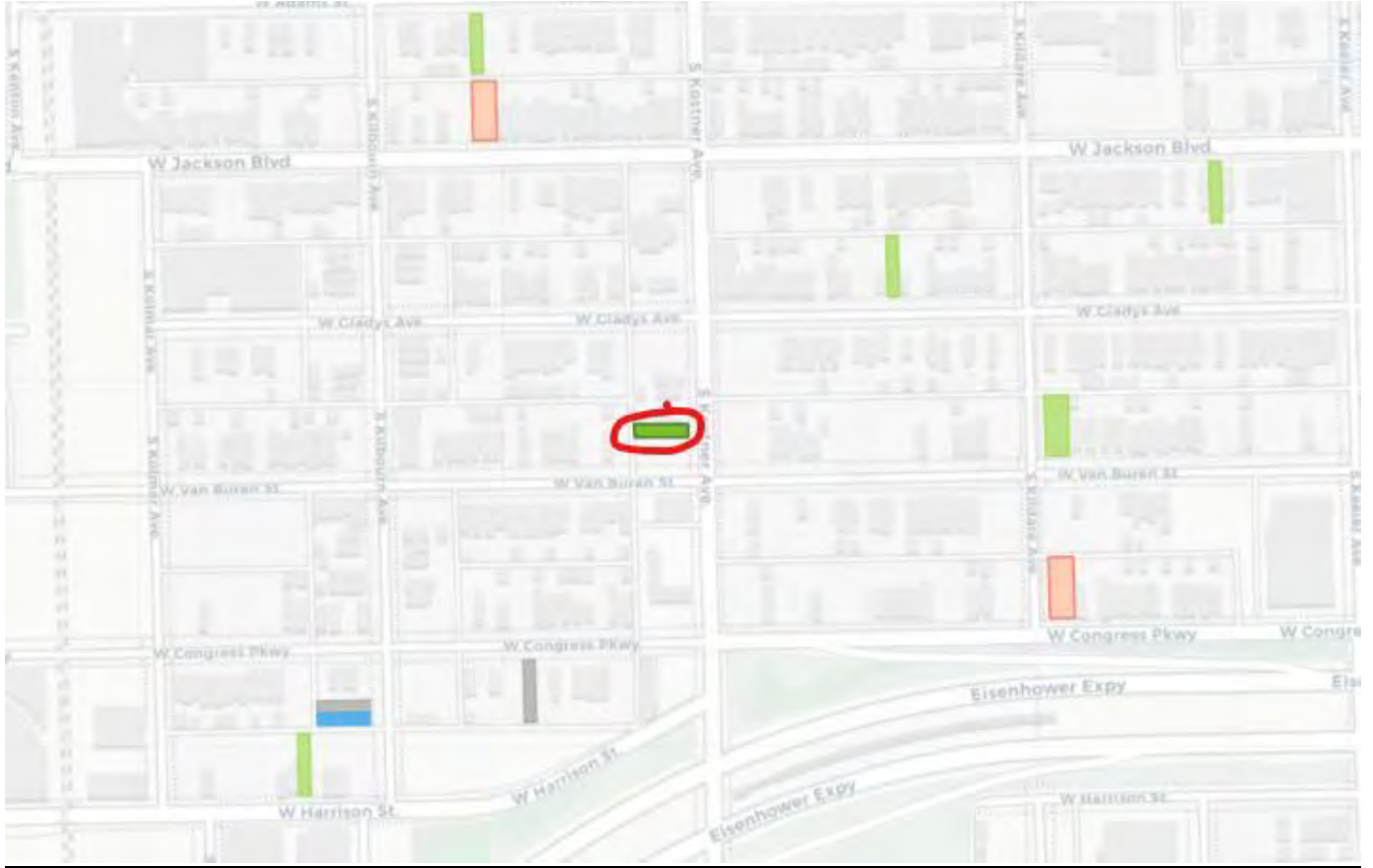
### **EXHIBITS**

Redevelopment Area Maps  
Neighborhood Context Maps  
Development Plan  
Site Photos

# REDEVELOPMENT AREA MAP



# LOCATION MAP





# ZONING MAP



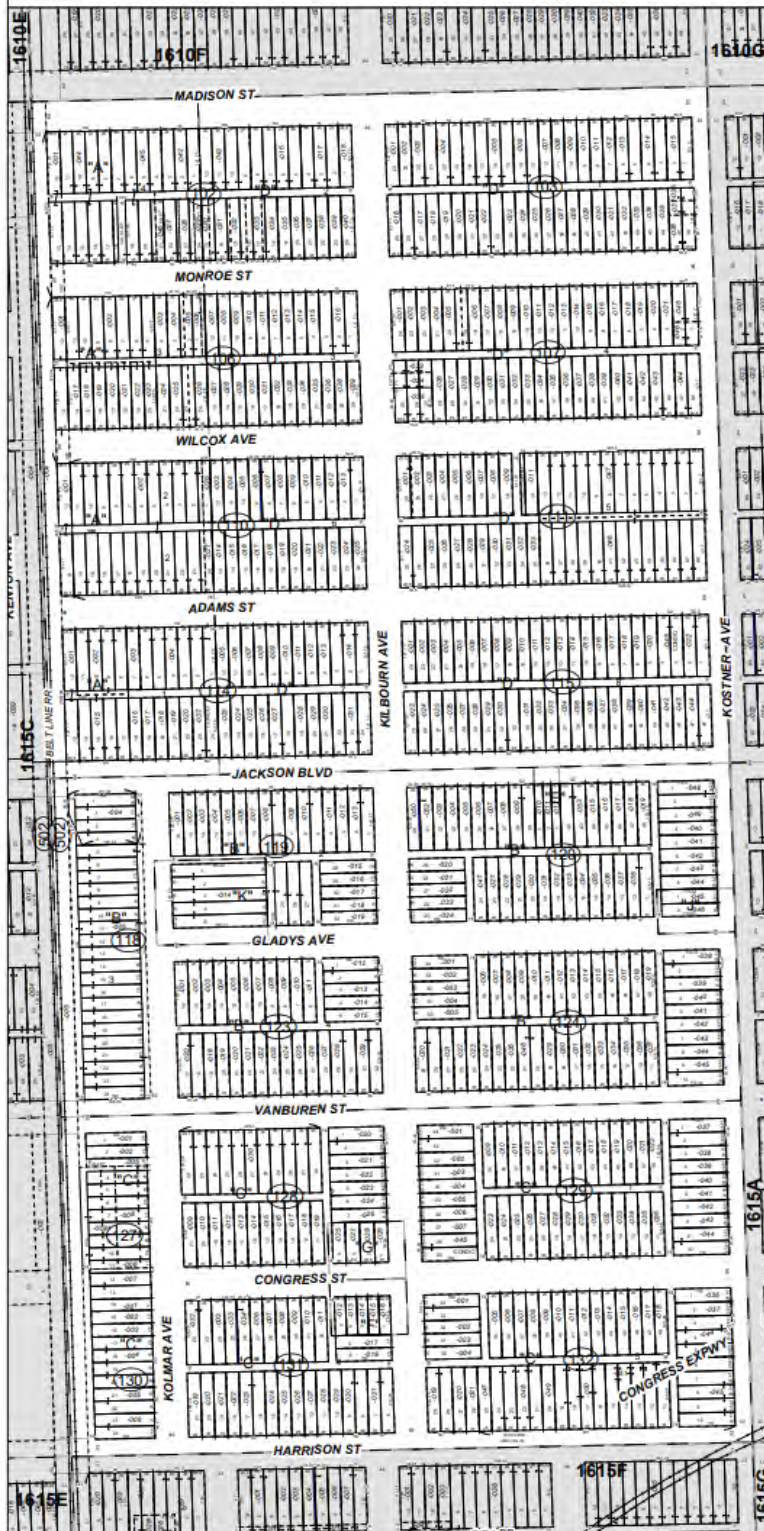
# SIDWELL MAP

## Cook County, Illinois E 1/2 NW 1/4 Section 15 - 39 - 13 WEST

2021 Tax Map  
Page 1615D  
39-13-15D



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"A"  
BOYNTON'S SUB. of the W. 1/2 of the W. 1/2 of the N.E. 1/4 of the N.W. 1/4 of Sec. 15-39-13 (ex. the W. 33 ft. thereof).  
Rec. 01/14/1890 Doc. 1209548

"B"  
COUNSELMAN'S SUB. of the N. 1/2 of the S.E. 1/4 of the N.W. 1/4 of Sec. 15-39-13 (ex. the W. 33 ft. thereof).  
Rec. 10/26/1887 Doc. 887321

"C"  
COUNSELMAN'S SUB. of the S. 1/2 of the S.E. 1/4 of the N.W. 1/4 of Sec. 15-39-13.  
Rec. 07/07/1887 Doc. 848448

"D"  
D. S. PLACE'S ADD. TO CHICAGO, a sub. of the E. 3/4 of the N.E. 1/4 of the N.W. 1/4 of Sec. 15-39-13.  
Rec. 10/22/1889 Doc. 1174017

"E"  
SUB. of Lots 40 & 41 of Bk. 1 of Counselman's Sub. (see "B").  
Rec. 04/12/1894 Doc. 2032661

"F"  
SUB. of Lots 1, 2, & 3 of Bk. 4 of Counselman's Sub. (see "C").  
Rec. 06/01/1887 Doc. 2546645

"G"  
O'NEIL'S RESUB. of Lots 8, 9, & 10 of Bk. 2 of Counselman's Sub. (see "C").  
Rec. 10/25/1907 Doc. 4116984

"H"  
SUB. of Lots 9 & 10 of Bk. 1 of Counselman's Sub. (see "B").  
Rec. 04/05/1905 Doc. 3674683

"J"  
RESUB. of Lots 1 & 2 in Sub. of Lots 9 & 10 (see "H").  
Rec. 08/18/1908 Doc. 4247302

"K"  
RESUB. of Lots 17 to 24 incl. in Bk. 2 of Counselman's Sub. (see "B").  
Rec. 04/29/1912 Doc. 4956800

CONDOMINIUM: 15-15-114-832  
JACKSON AVENUE WEST CONDO.  
Rec. 09/02/2008 Doc. 060916038

Unit	Unit	Unit
8320-1 + 1301	8320-2 + 1302	8320-3 + 1303
8320-4 + 1304	8320-5 + 1305	8320-6 + 1306

CONDOMINIUM: 15-15-114-845  
1437-05 IN ADAMS CONDO.  
Rec. 05/16/2008 Doc. 051918801

Unit	Unit	Unit
1437-01	1437-02	1437-03
1437-04	1437-05	1437-06
1437-07	1437-08	1437-09

CONDOMINIUM: 15-15-129-942  
THE 483 IN CONGRESS CONDO.  
Rec. 07/05/2007 Doc. 072018308

Unit	Unit	Unit
1017 + 1021	1017 + 1022	1017 + 1023
1017 + 1024	1017 + 1025	1017 + 1026
1017 + 1027	1017 + 1028	1017 + 1029
1017 + 1030	1017 + 1031	1017 + 1032

**DEVELOPMENT PLAN**

Community Garden



**CURRENT SITE PHOTO**



**COMMUNITY DEVELOPMENT COMMISSION – FEBRUARY 13, 2024**

# **352 S. KOSTNER AVENUE**

**MIDWEST REDEVELOPMENT AREA (WARD 28)**

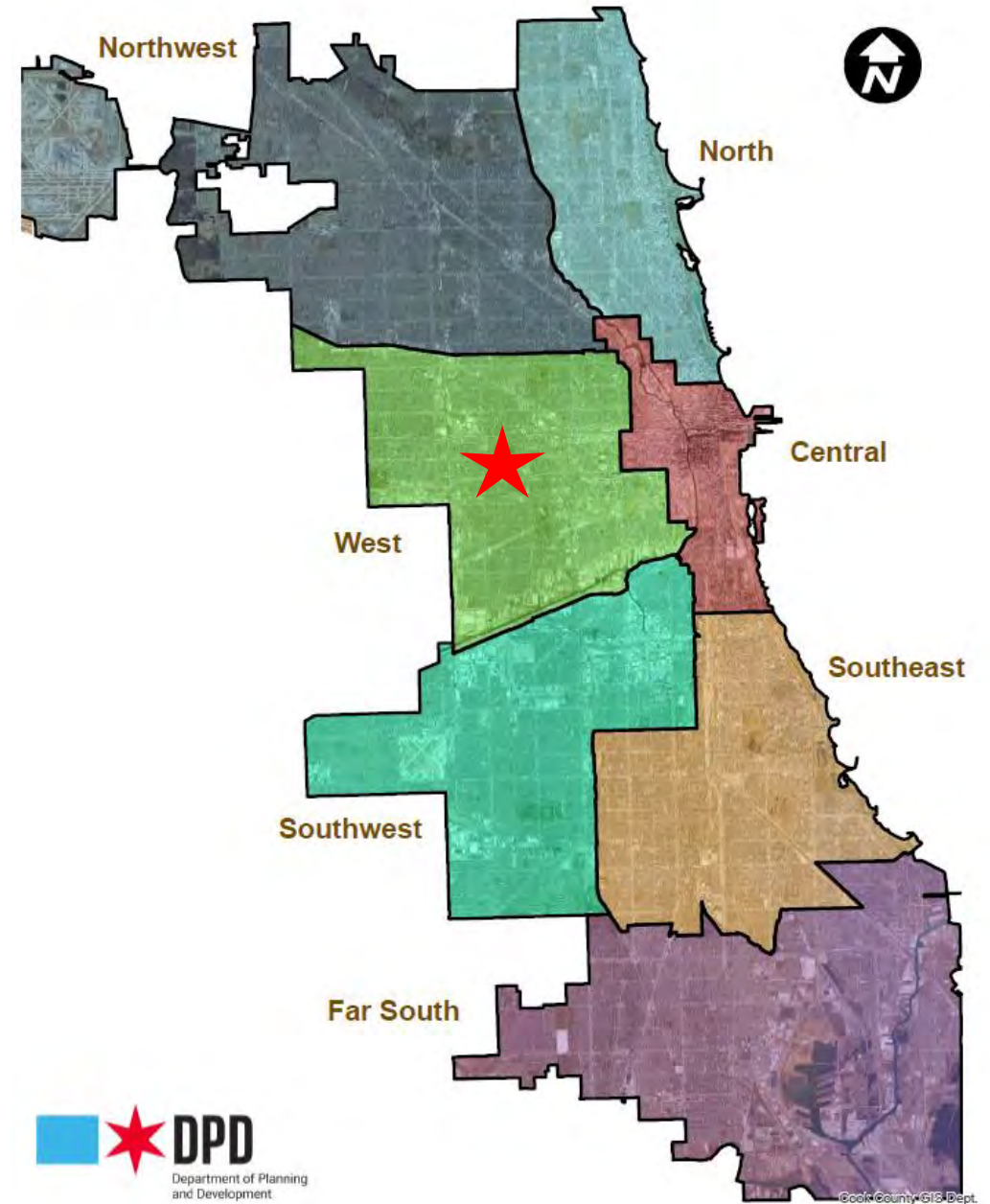
## **OPEN SPACE LAND DISPOSITION**

PRESENTED BY MEG GUSTAFSON

DEPARTMENT OF PLANNING AND DEVELOPMENT  
COMMISSIONER CIERE BOATRIGHT

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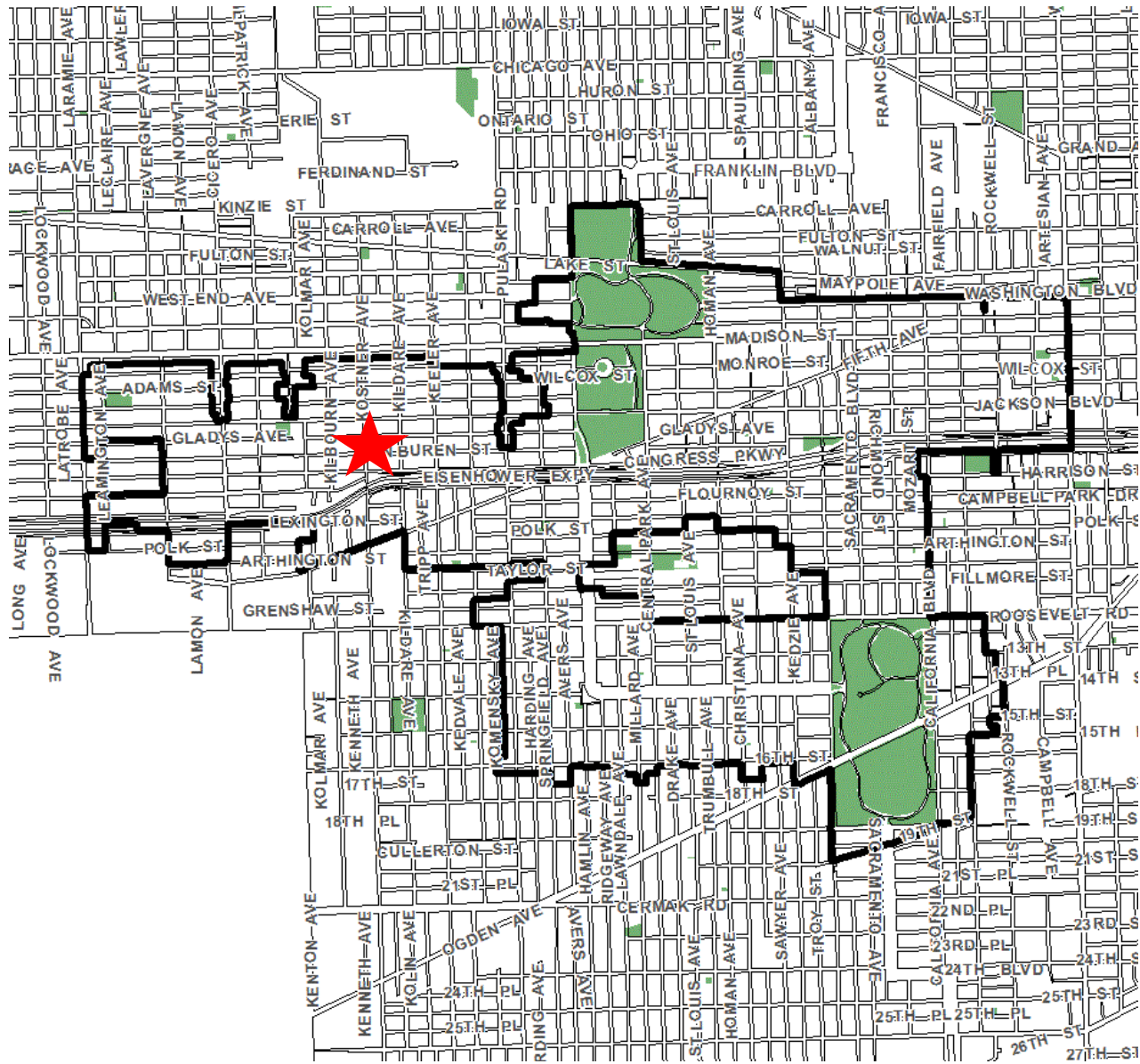
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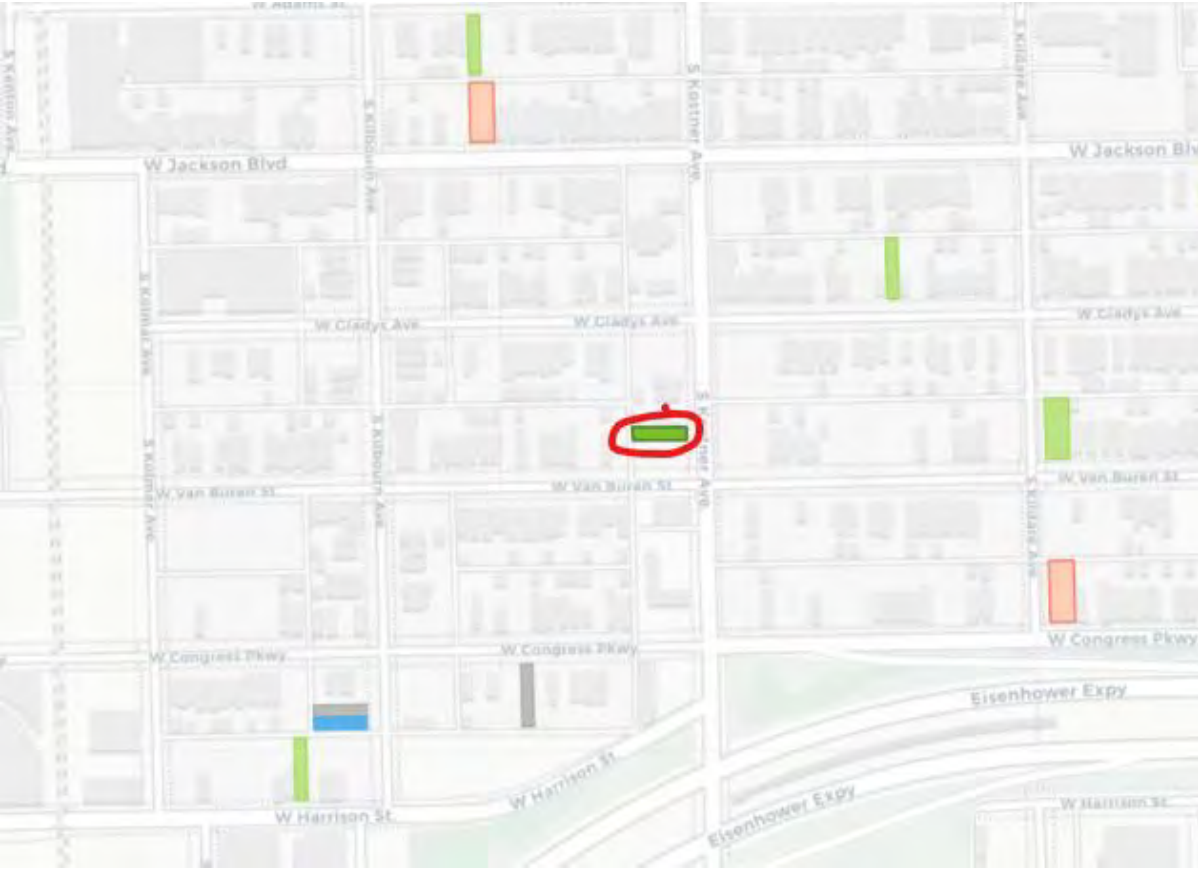
# REDEVELOPMENT AREA MAP



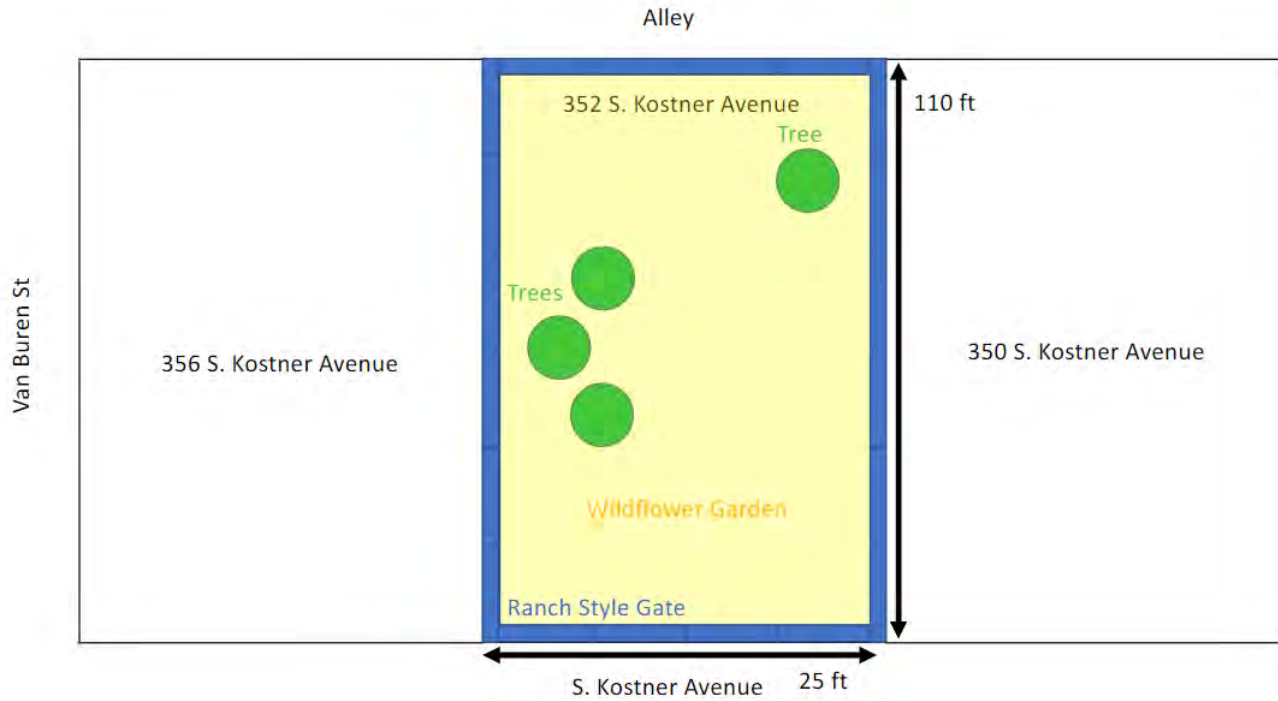


# LOCATION MAP

# ZONING MAP



# SITE PHOTOS AND PLANS



Byran Ramsom intends to fence off the lot with a high quality ranch-style wooden fence, landscape it with wildflowers, maintain the trees onsite, and keep it clean for the community. Bryan lives around the block from the site and will program the site with help from his block club.

Cost Category	Amount (US Dollar)	Additional Notes
32xPressure Treated 6x6x8	\$1,099.70	Posts for Fence
60xPressure Treated 2x6x8	\$460.68	Planks for Fence
2xScrews 1lb Outdoor Screws	\$19.73	Screws for Fence
Concrete	\$9.86	Concrete for Setting Posts
Wildflower Seeds	\$571.56	40lbs of Wildflower Seed Mix
Labor	\$2,000.00	Labor From GC
Title, etc.	\$817.00	Extra Costs for Titling, etc.
Property Acquisition Cost	\$817.00	At community purchase discount
<b>Total Project Costs</b>	<b>\$5,795.53</b>	