

MIDWEST REDEVELOPMENT PROJECT AREA (WARD 28) - Request authority for Department of Planning and Development's intention to enter into a land sale with Victoria Giddens, for the disposition of the property located at 4236 W. Monroe Street in the Midwest Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Victoria Giddens.

Meg Gustafson

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

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

**REQUEST TO SELL PROPERTIES LOCATED AT
4236 W. MONROE STREET
LOCATED WITHIN THE MIDWEST
TIF REDEVELOPMENT AREA
TO VICTORIA GIDDENS
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 4236 W. Monroe Street having the Property Identification Number of 16-15-201-026 (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 Victoria Giddens (the “Developer”) concerning the sale of the Property for open space; and

WHEREAS, the Developer has agreed to pay \$915 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
4236 W. Monroe Street	16-15-201-026	\$915

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 4236 W. MONROE STREET
TO VICTORIA GIDDENS
IN THE
MIDWEST TIF
FINANCING DISTRICT**

February 13, 2024

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	4236 W. Monroe Street: Open Space Land Sale
Applicant Name:	Victoria Giddens
Project Address:	4236 W. Monroe Street – 16-15-201-026
Project Size	3,049 sq ft
Ward:	Alderman Jason C. Ervin - 28
Community Area	West Garfield Park
TIF Redevelopment Area:	Midwest
Requested Action:	Sale of City land
Appraised Market Value:	10% of value
Sale Price:	\$915

II. PROPERTY DESCRIPTION

City parcel:

#	Tax Parcel Numbers	Addresses	Sq Ft	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
1	16-15-201-026	4236 W. Monroe St	3,049	Vacant	1/16/02	RT-4	RT-4

Zoning: RT-4

Environmental Condition: Cleared by AIS

City Acquisition Method: The property was acquired by Tax-Deed Scavenger Sale on January 16, 2002. 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

Victoria Giddens, 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.

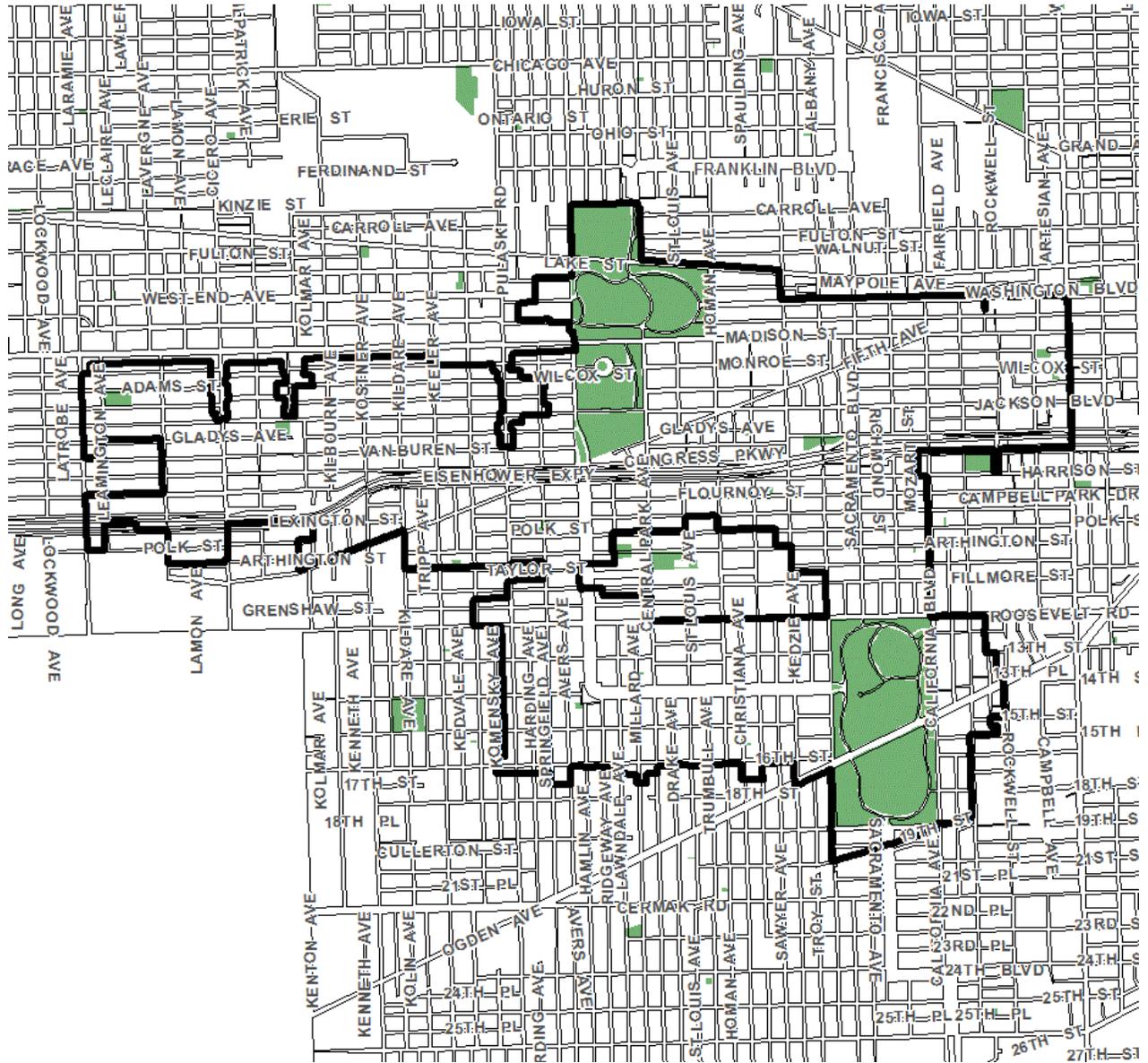
IX. RECOMMENDATION

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 4236 W. Monroe Street.

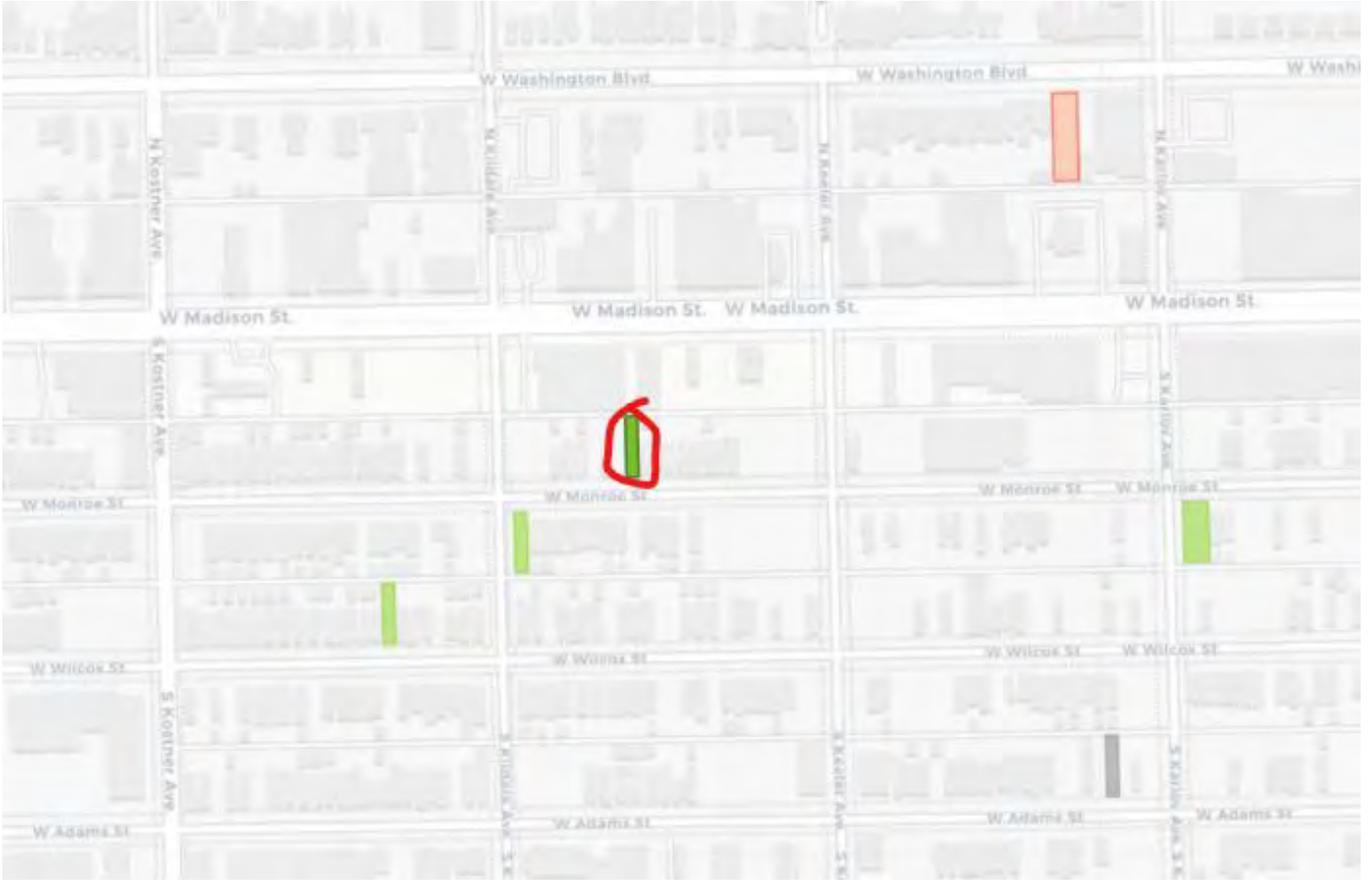
EXHIBITS

Redevelopment Area Maps
Neighborhood Context Maps
Development Plan
Site Photos

REDEVELOPMENT AREA MAP



LOCATION MAP



SIDWELL MAP

Cook County, Illinois W 1/2 NE 1/4 Section 15 - 39 - 13 WEST



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

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"A"
COMMISSIONER'S PARTITION of the E. 1/2 of the S.W. 1/4 of the N.E. 1/4 of Sec. 15-39-13. Circuit Court Case 69487. Entered Rec. 06/02/1888 Doc. 999999999

"B"
PARTITION of the W. 1/2 of the W. 1/2 of the N.E. 1/4 and of that part of the W. 1/2 of the W. 1/2 of the S.E. 1/4 lying N. of Barry Point Road of Sec. 15-39-13. Rec. 06/02/1886 Doc. 722753

"C"
GUNDERSON & GAUGER'S ADD. TO CHICAGO in Sec. 15-39-13, a sub. of Lots 1 & 6 of Blk. 1, of Lots 1 & 6 of Blk. 2, of Lots 1 & 6 of Blk. 3, of Lots 1 & 6 of Blk. 4, of Lots 1, 2, 5, & 6 of Blk. 5, of Lots 1, 2, 5, & 6 of Blk. 6, of Lots 1, 2, 5, & 6 of Blk. 7 and of Lots 1, 2, 5, & 6 of Blk. 8. Rec. 05/29/1889 Doc. 1108377

"D"
MADISON ST. ADD. TO CHICAGO in Sec. 15-39-13, a sub. of Lots 2 & 5 in Blks. 1, 2, 3, & 4, Lots 3 & 4 in Blks. 5, 6, 7, & 8, also Lots 2, 3, 4, & 5 in Blks. 9 & 10, all in Partition of the W. 1/2 (see "B"). Rec. 05/26/1889 Doc. 1161949

"E"
D. S. PLACE'S SUB. of the E. 1/2 of the E. 1/2 of the N.W. 1/4 of the N.E. 1/4 of Sec. 15-39-13. Rec. 10/22/1889 Doc. 1174916

"F"
PLACE & WHITESIDE'S SUB. of the W. 1/2 of the E. 1/2 of the N.W. 1/4 of the N.E. 1/4 of Sec. 15-39-13. Rec. 05/01/1889 Doc. 1093906

"G"
A. F. DOREMUS' SUB. of Lot 2 in Commissioner's Partition (see "A"). Rec. 06/23/1891 Doc. 1540697

"H"
A. F. DOREMUS' ADD. TO CHICAGO in the N.E. 1/4 of Sec. 15-39-13. Rec. 05/24/1892 Doc. 1689889

"I"
COLORADO SECOND ADD. TO CHICAGO, a sub. of Lots 3 & 4 of Circuit Court Partition (see "A"). Rec. 06/28/1888 Doc. 10009781

"J"
CHAS. N. DUTTON'S SUB. a sub. of that part of Lot 1 lying between the S. line of Jackson St. and the N. line of Van Buren St. except the N. 140.8 ft. and the S. 124.8 ft. thereof in Commissioner's Partition (see "A"). Rec. 04/13/1888 Doc. 2871844

"K"
MARCIA A. PATRICK'S SUB. of the N. 140.8 ft. of Lot 1 in Circuit Court Partition (see "A"). Rec. 02/26/1896 Doc. 2351388

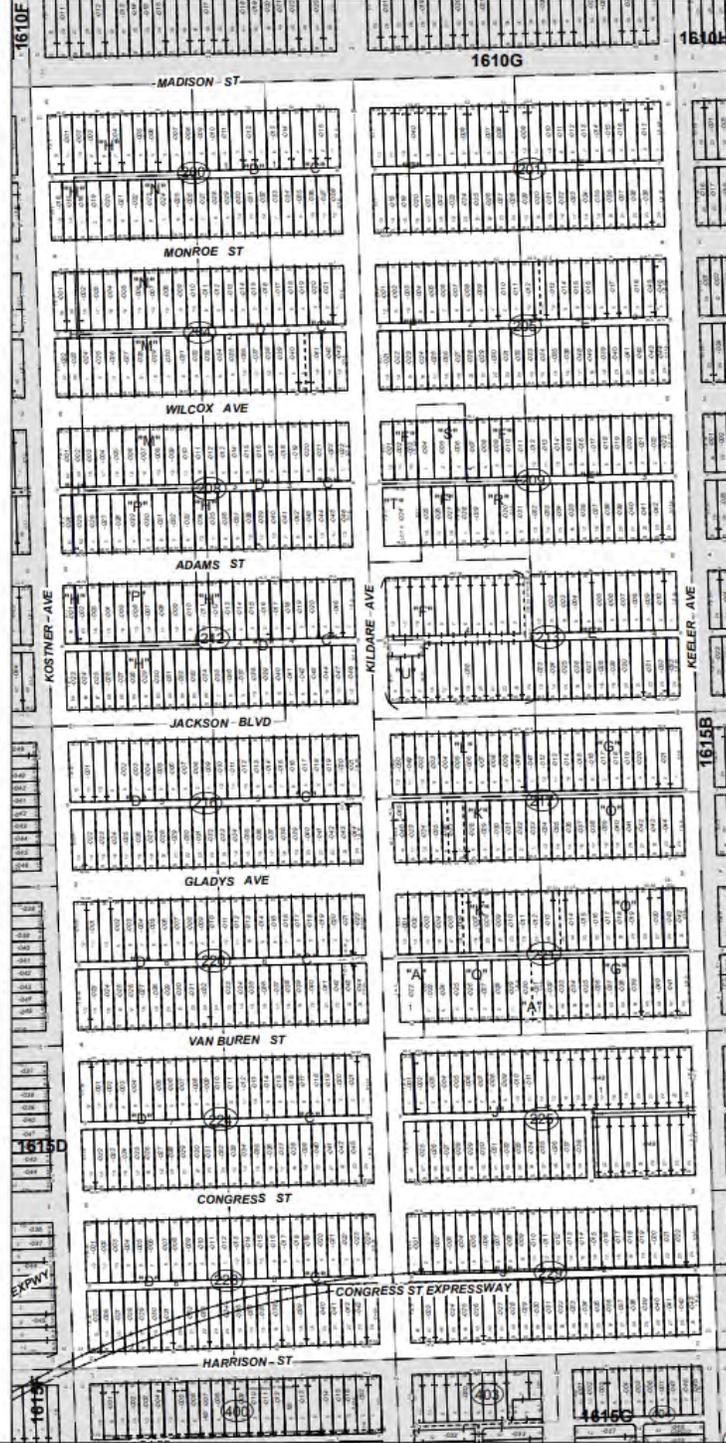
"L"
RESUB. of Lots 39 to 43 incl. and 46 to 58 incl. in A. F. Doremus' Add. (see "H"). Rec. 09/10/1906 Doc. 3021293

"M"
RESUB. of Lots 15 to 24 incl. and 25 to 34 incl. in A. F. Doremus' Add. (see "H"). Rec. 03/19/1906 Doc. 3833682

"N"
OWNER'S RESUB. of Lots 13 to 36, both incl., of A. F. Doremus' Sub. of Lot 2 (see "G") except Lots 20 and 22 thereof. Rec. 03/26/1901 Doc. 3079128

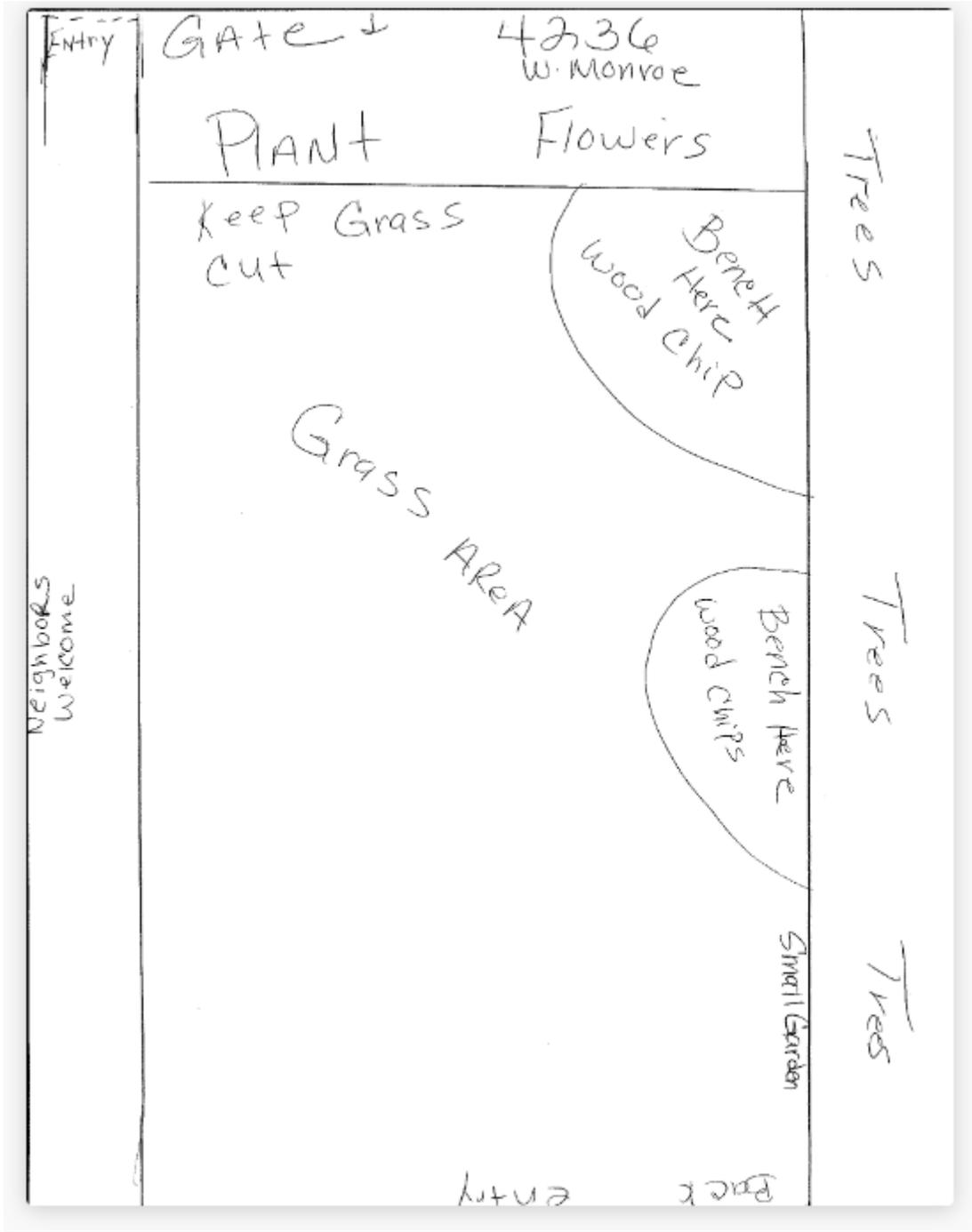
"O"
RESUB. of Lots 63 to 71 incl. and 74 to 82 incl. in A. F. Doremus' Add. (see "H"). Rec. 07/15/1907 Doc. 4066465

"P"
MARCIA A. PATRICK'S SUB. of the S. 124.8

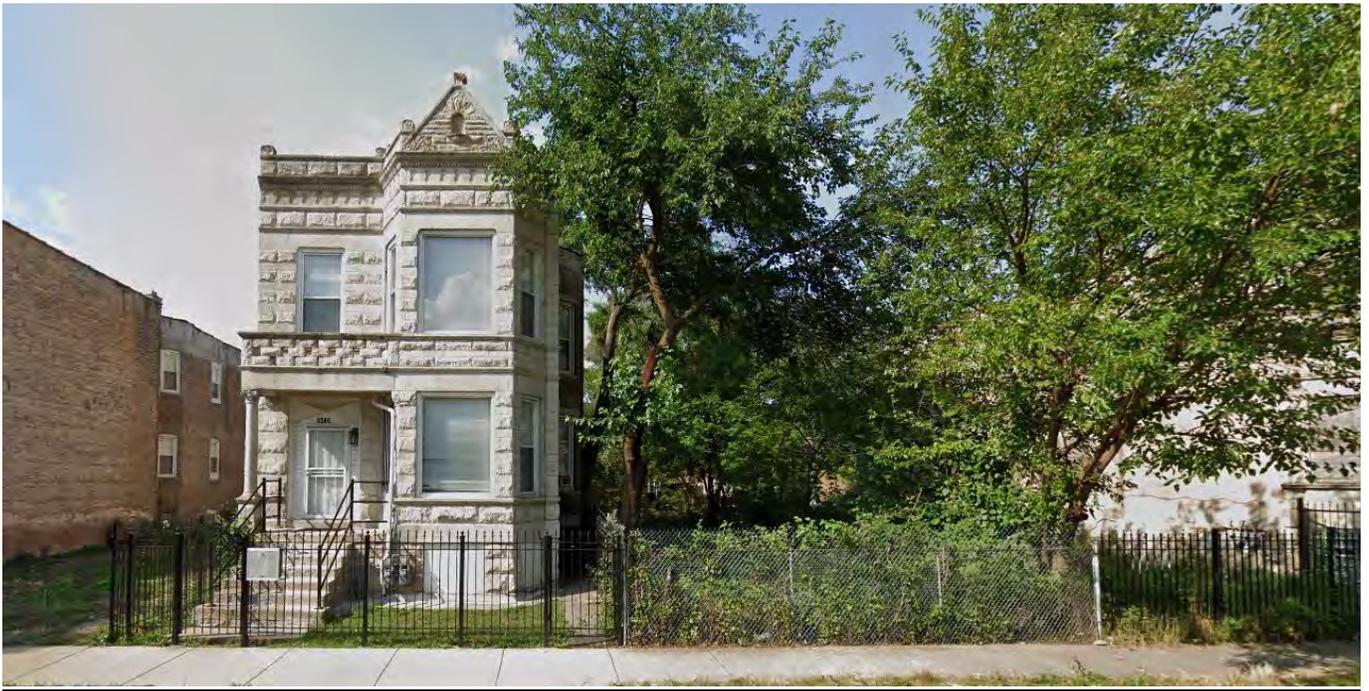


DEVELOPMENT PLAN

Community Garden



CURRENT SITE PHOTO



COMMUNITY DEVELOPMENT COMMISSION – FEBRUARY 13, 2024

4236 W. MONROE STREET

MIDWEST REDEVELOPMENT AREA (WARD 28)

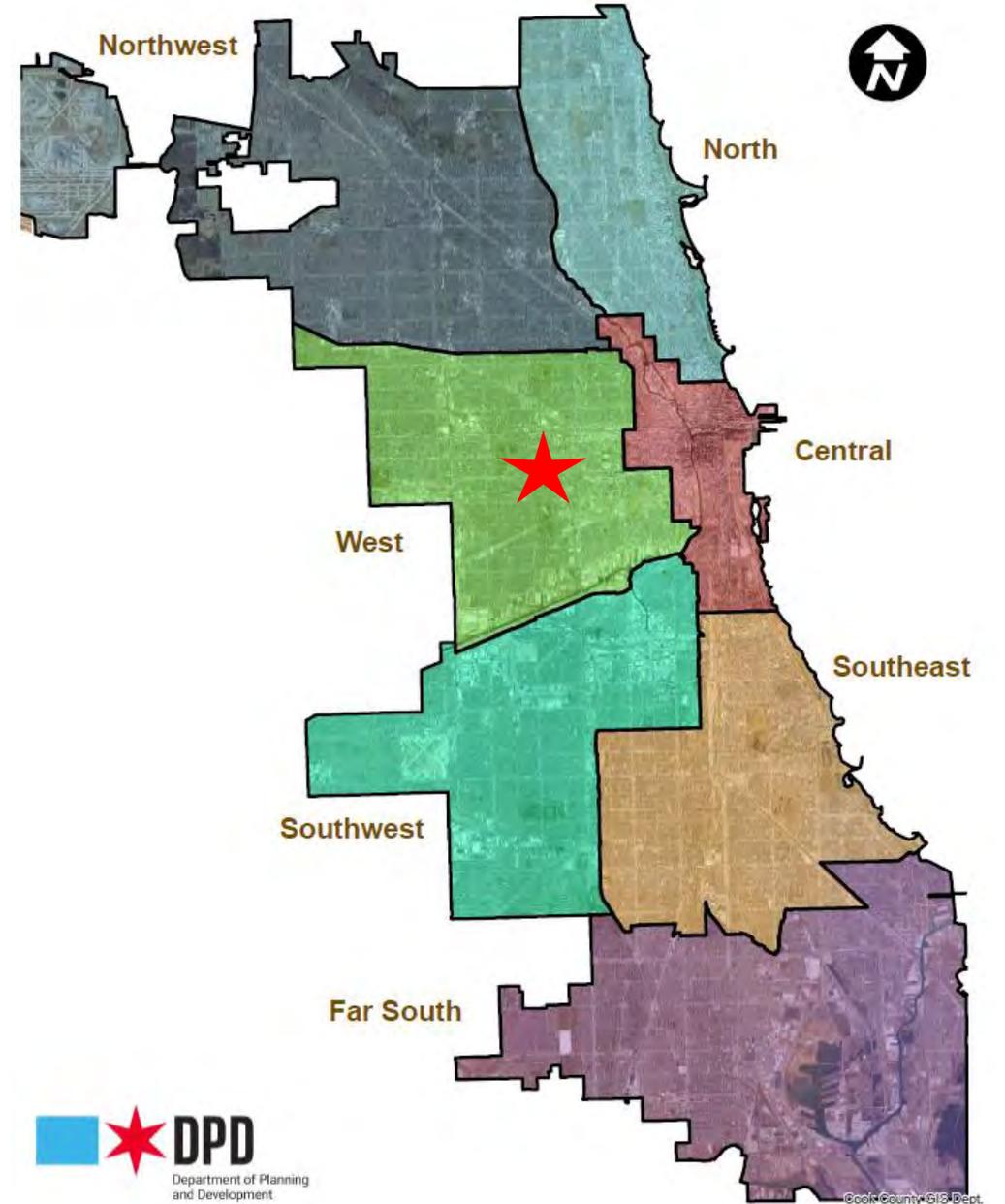
OPEN SPACE LAND DISPOSITION

PRESENTED BY MEG GUSTAFSON

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

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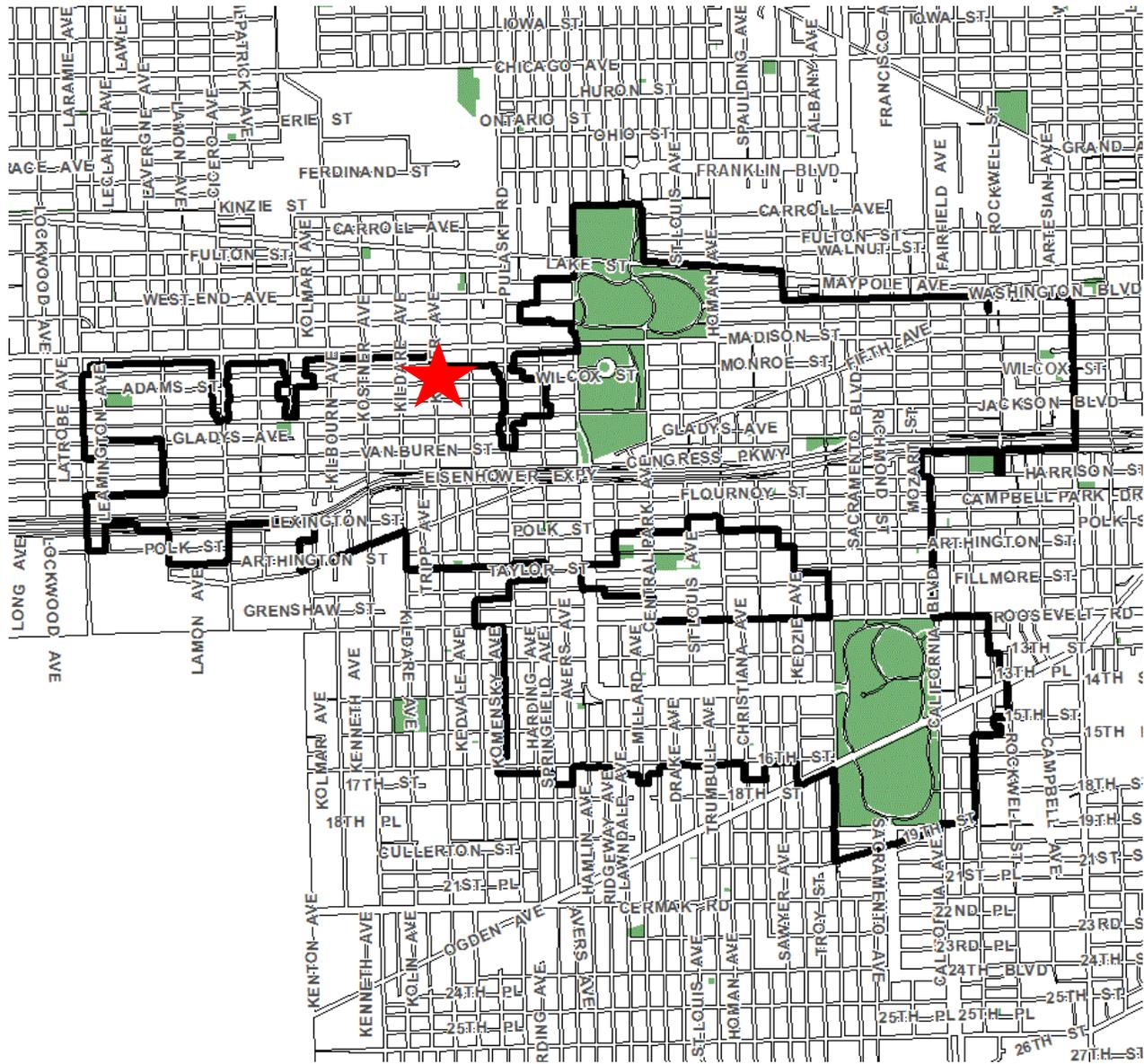
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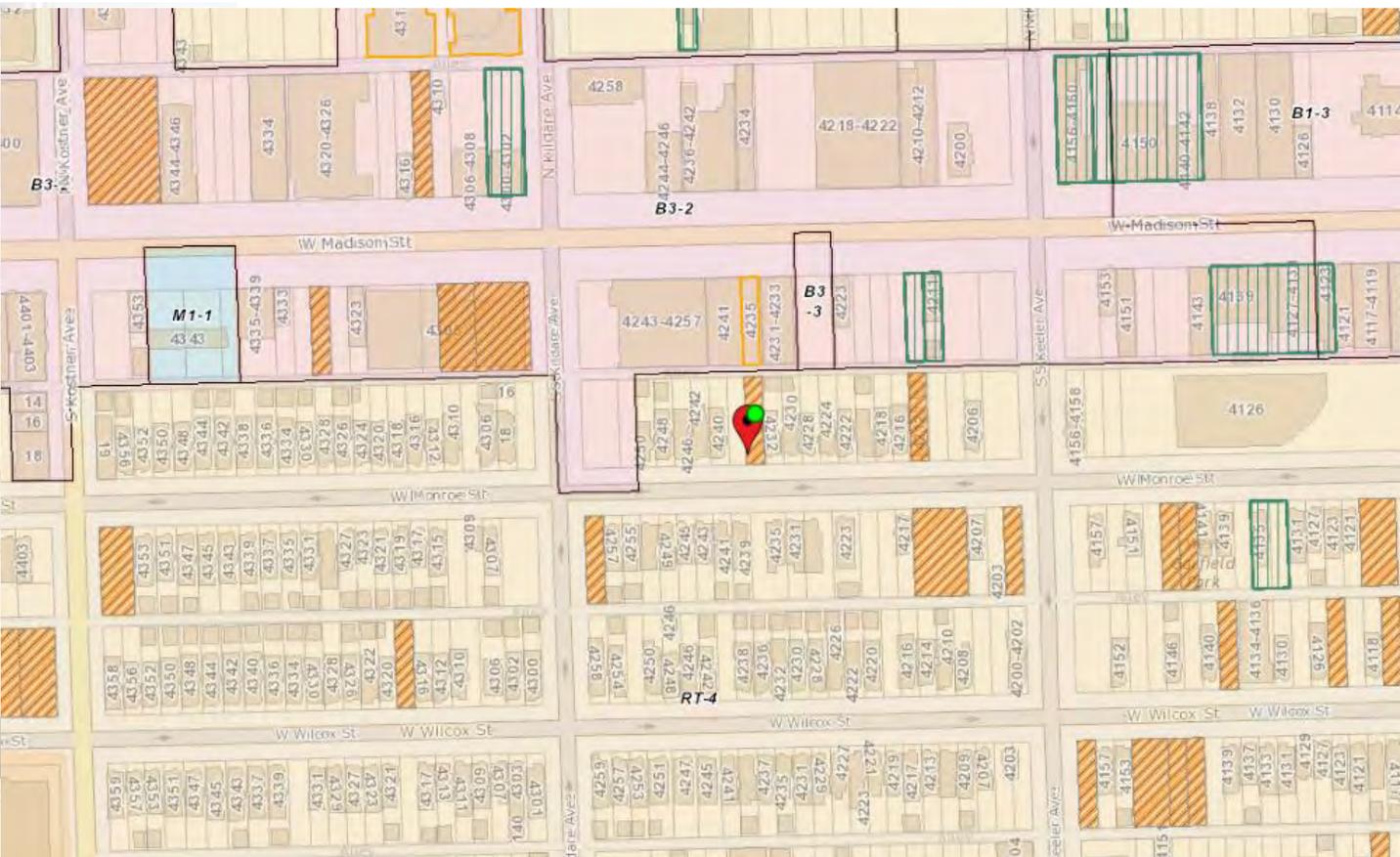
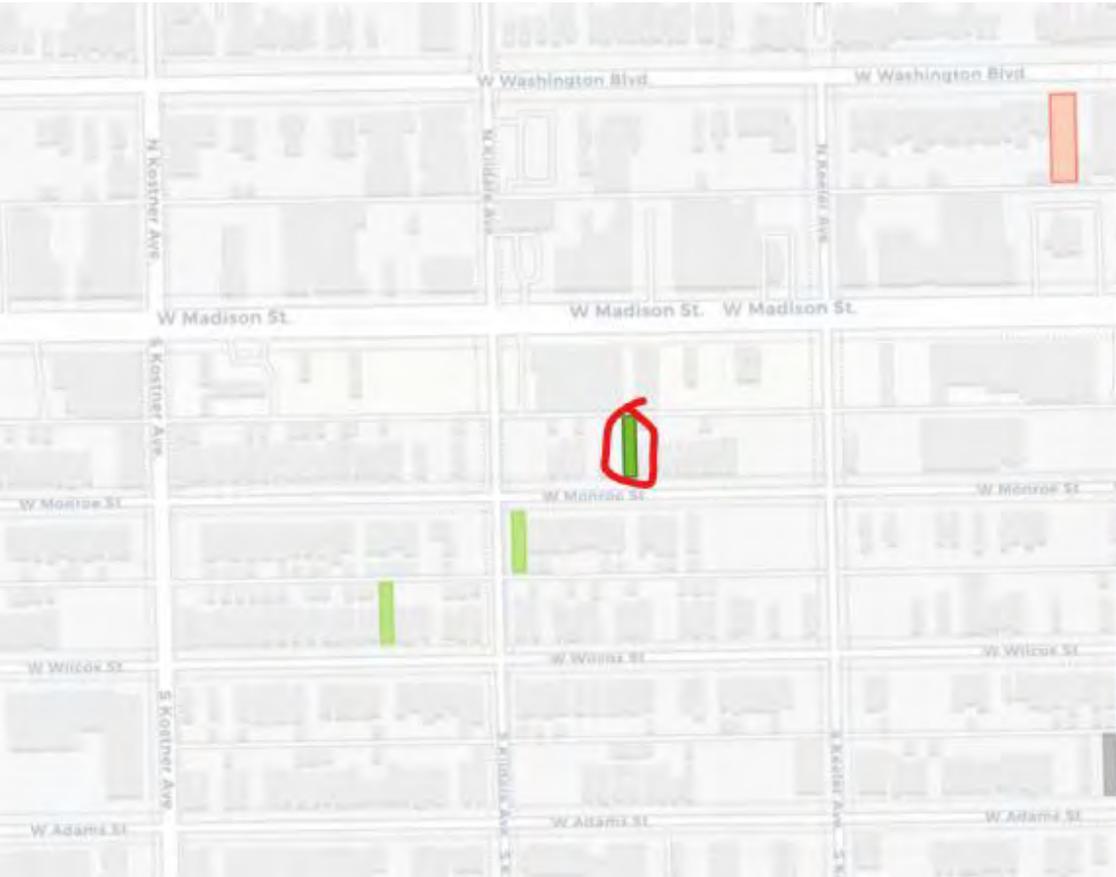
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REDEVELOPMENT AREA MAP

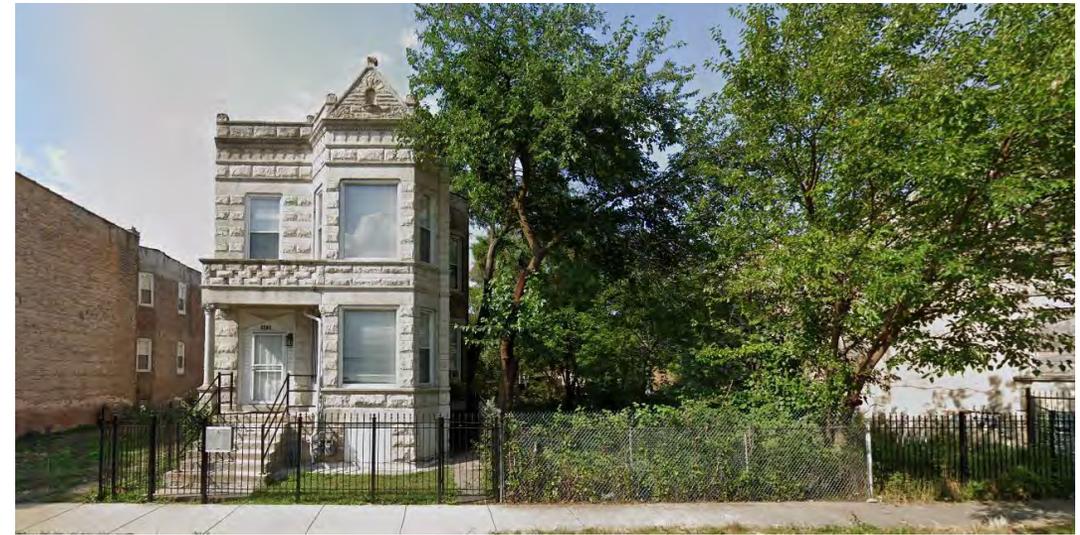
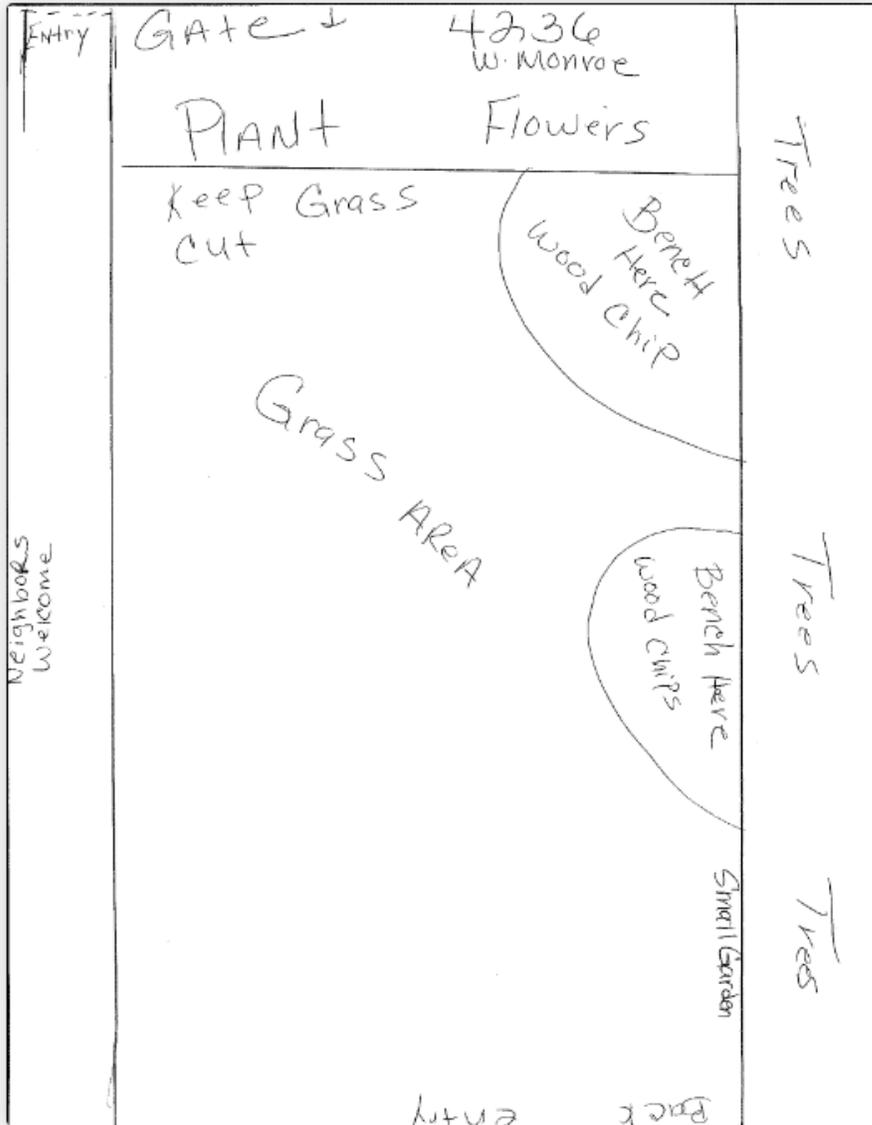


LOCATION MAP

ZONING MAP



SITE PHOTOS AND PLANS



Cost Category	Amount (US Dollar)
park bench	\$500.00
flowers	\$200.00
tables	\$500.00
plants	\$200.00
back fence	\$1,000.00
Property Acquisition Cost	\$915.00
Total Project Costs	\$3,315.00

Victoria Giddens has lived two houses down at 4228 W. Monroe for over ten years. She wants to plant flowers and maintain a lawn with benches and tables for community use.