

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:

Address	PIN	Price
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

Project Name:	352 S. Kostner Avenue: Open Space Land Sale
Applicant Name:	Bryan Ramson
Project Address:	352 S. Kostner Avenue, PIN 16-15-124-044
Project Size	2,939 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:	\$882

II. PROPERTY DESCRIPTION

City parcel:

#	Tax Parcel Numbers	Addresses	Sq Ft	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
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.

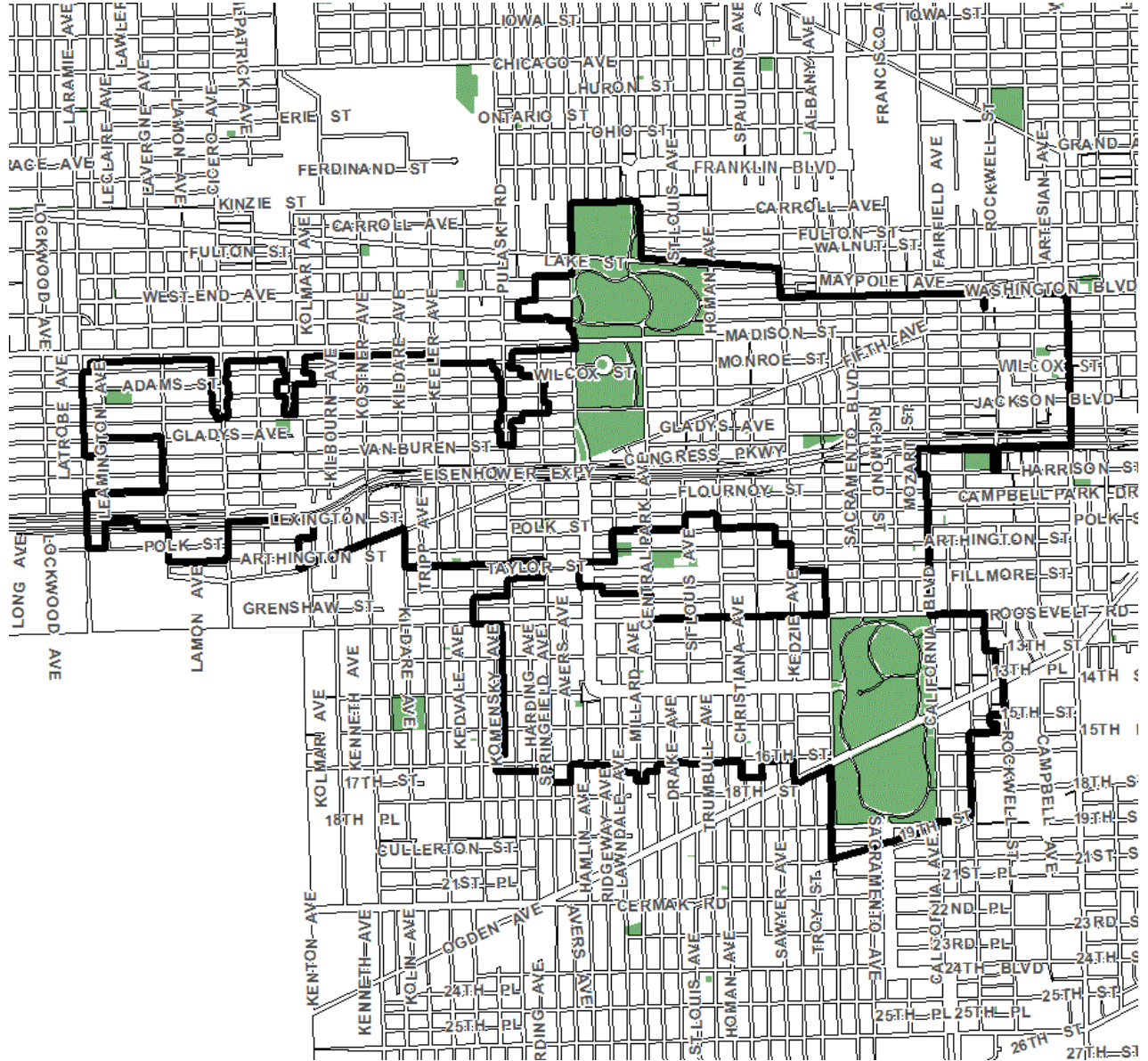
IX. RECOMMENDATION

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.

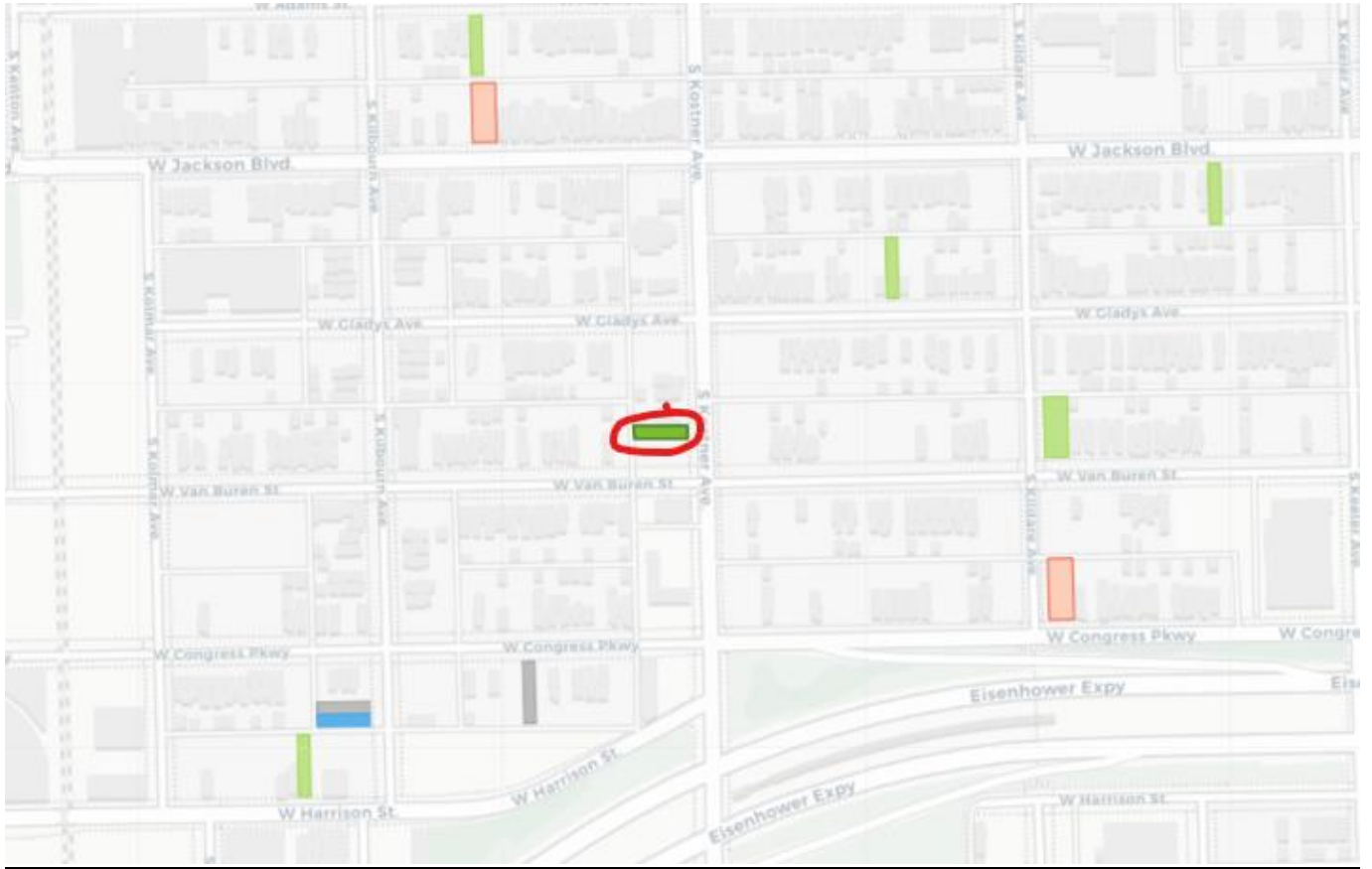
EXHIBITS

Redevelopment Area Maps
Neighborhood Context Maps
Development Plan
Site Photos

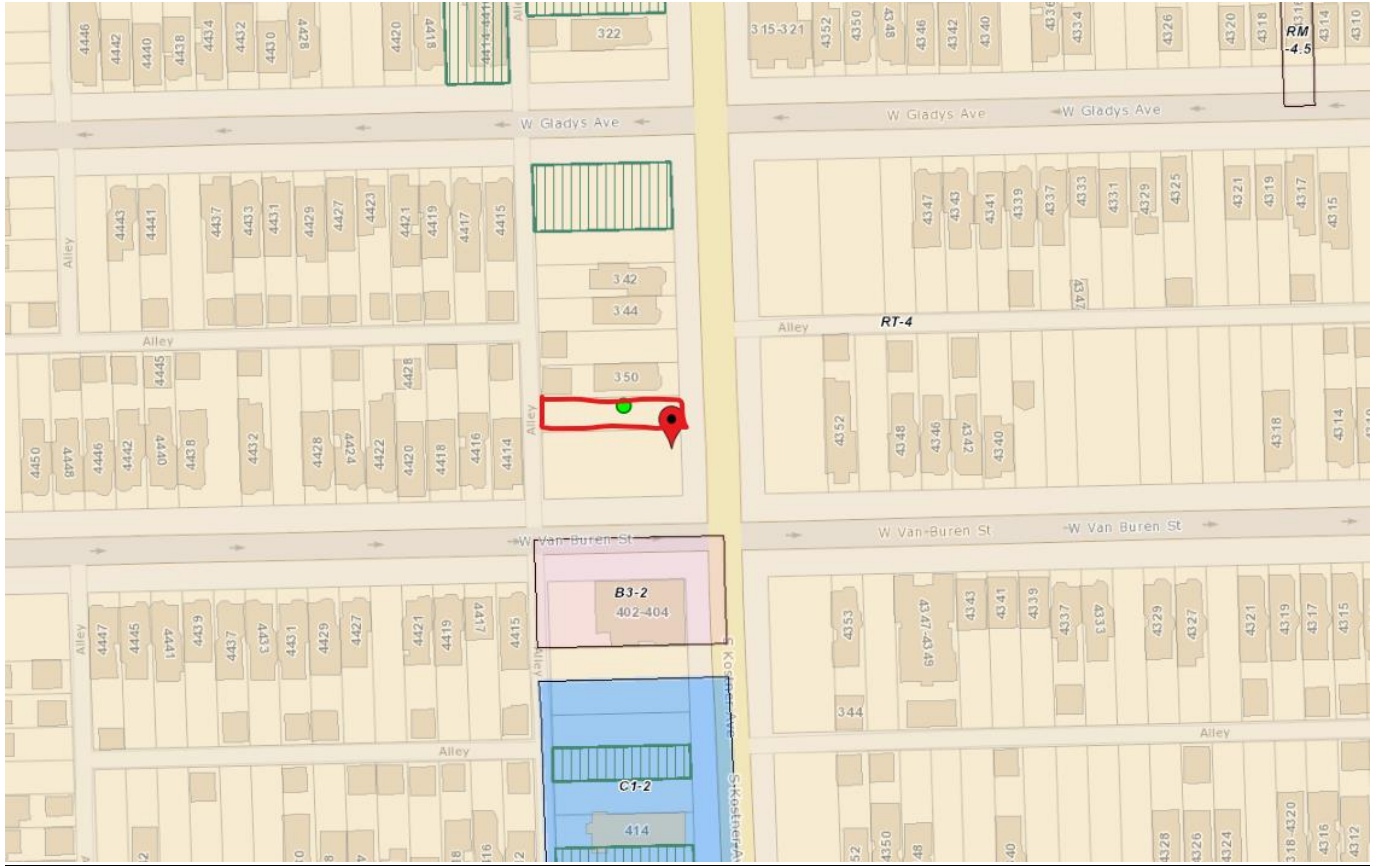
REDEVELOPMENT AREA MAP



LOCATION MAP



ZONING MAP



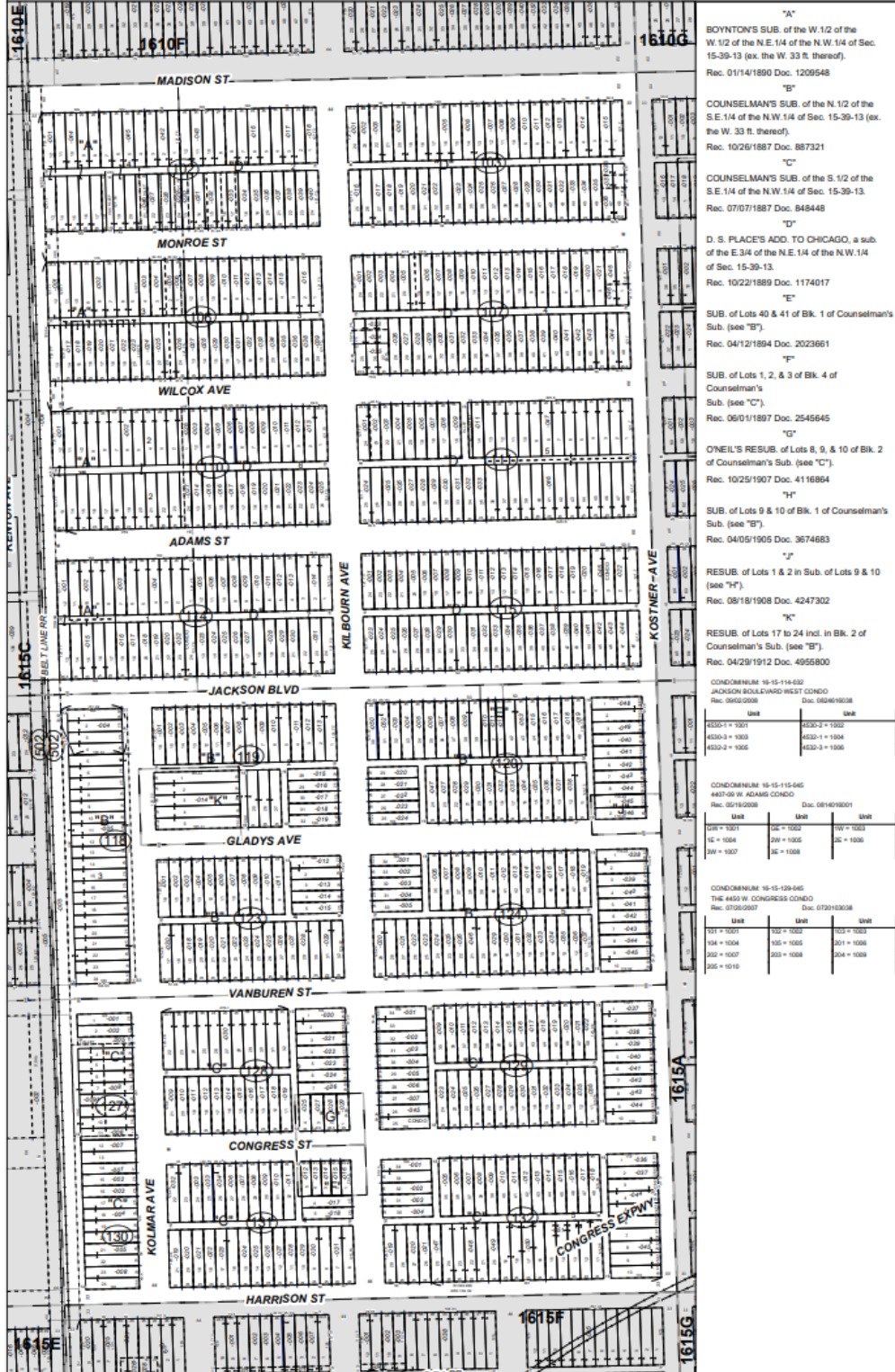
SIDWELL MAP

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 Blk. 1 of Counselman's Sub. (see "B").
Rec. 04/12/1894 Doc. 2023661

"F"
SUB. of Lots 1, 2, & 3 of Blk. 4 of Counselman's Sub. (see "C").
Rec. 06/01/1897 Doc. 2545645

"G"
O'NEIL'S RESUB. of Lots 8, 9, & 10 of Blk. 2 of Counselman's Sub. (see "C").
Rec. 10/25/1907 Doc. 4116864

"H"
SUB. of Lots 9 & 10 of Blk. 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 Blk. 2 of Counselman's Sub. (see "B").
Rec. 04/29/1912 Doc. 4955800

CONDOMINIUM 16-15-114-832
JACKSON BOULEVARD WEST CONDO
Rec. 09/02/2008 Doc. 0624616038

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

CONDOMINIUM 16-15-115-945
4437-05 W. ADAMS CONDO
Rec. 05/18/2008 Doc. 0818016001

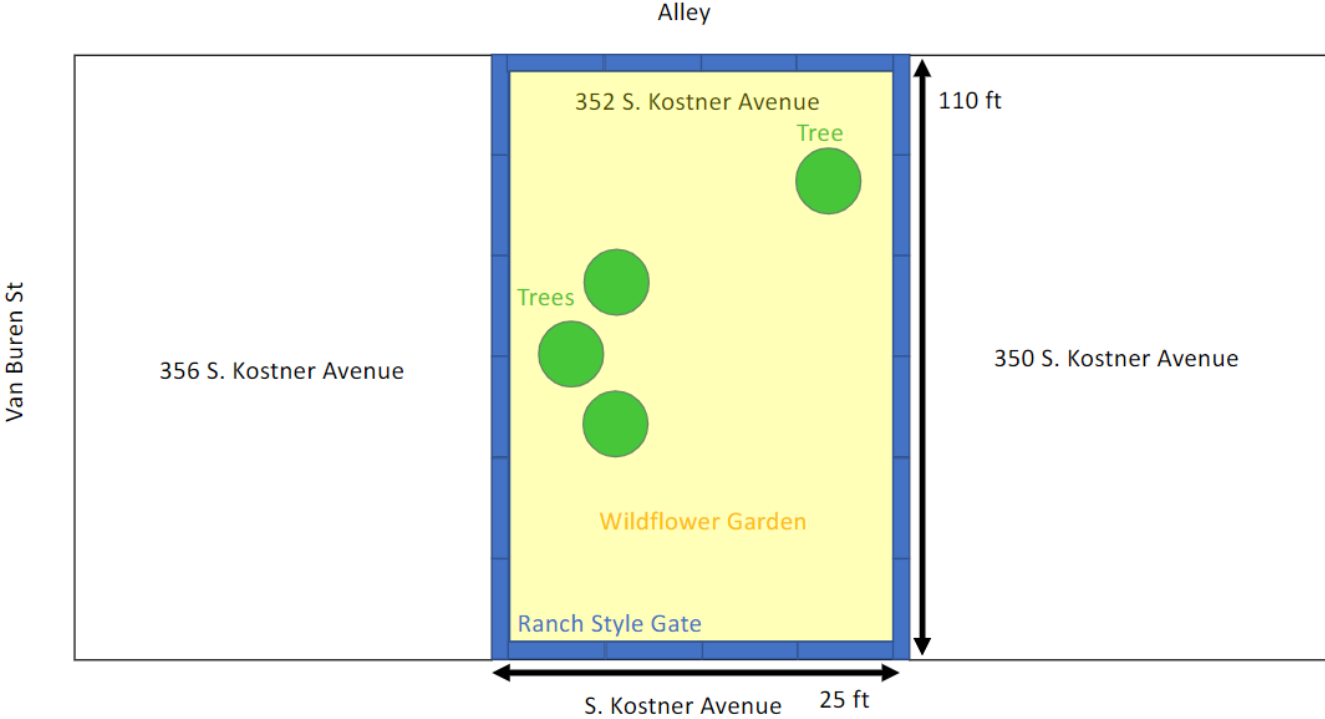
Unit	Unit	Unit
101 + 1301	102 + 1302	103 + 1303
104 + 1304	105 + 1305	106 + 1306
107 + 1307	108 + 1308	109 + 1309

CONDOMINIUM 16-15-129-945
716 4433 W. CONGRESS CONDO
Rec. 07/05/2007 Doc. 0720183038

Unit	Unit	Unit
101 + 1301	102 + 1302	103 + 1303
104 + 1304	105 + 1305	106 + 1306
107 + 1307	108 + 1308	109 + 1309

DEVELOPMENT PLAN

Community Garden



CURRENT SITE PHOTO



COMMUNITY DEVELOPMENT COMMISSION – FEBRUARY 13, 2024

352 S. KOSTNER AVENUE

MIDWEST REDEVELOPMENT AREA (WARD 28)

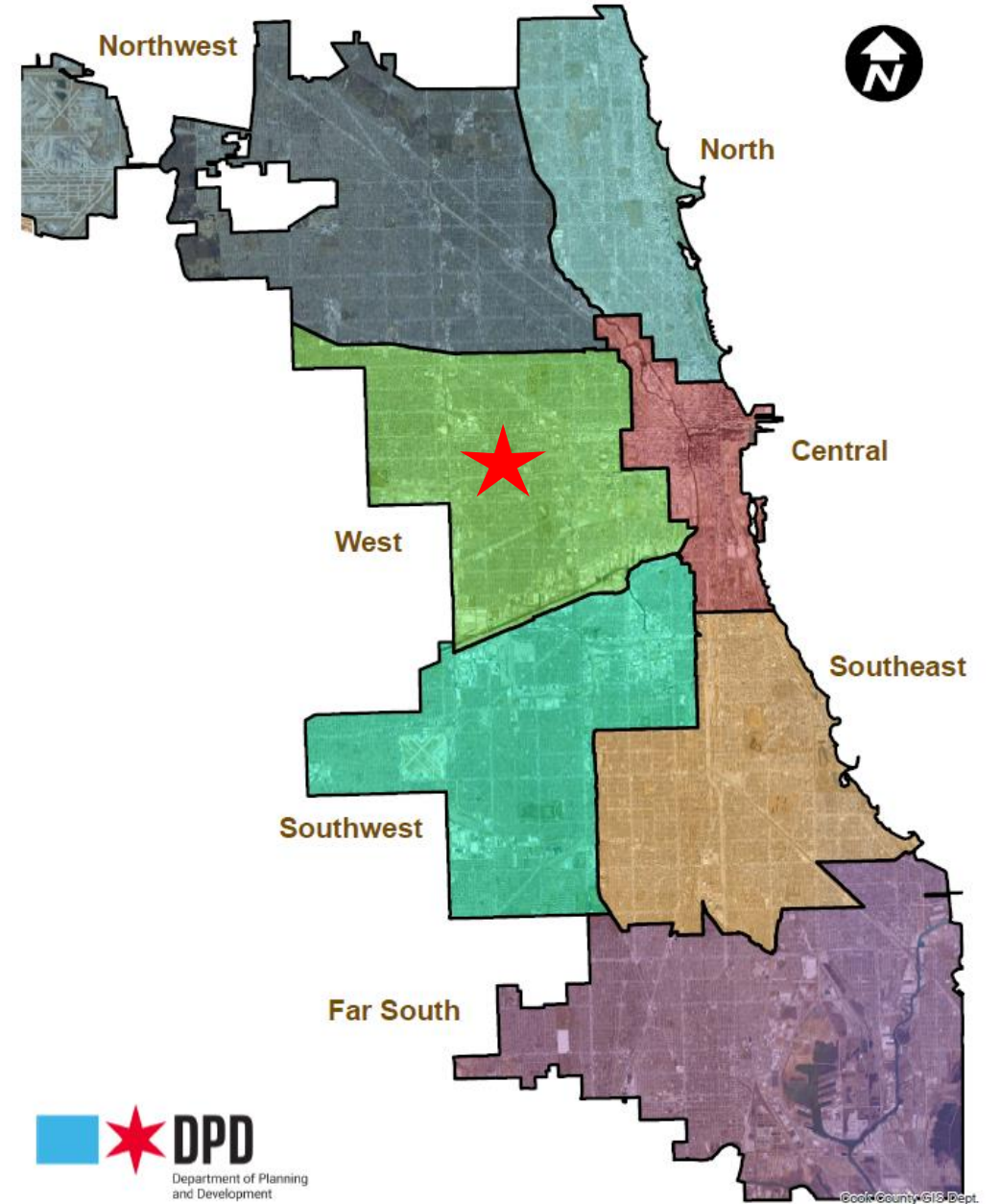
OPEN SPACE LAND DISPOSITION

PRESENTED BY MEG GUSTAFSON

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGT

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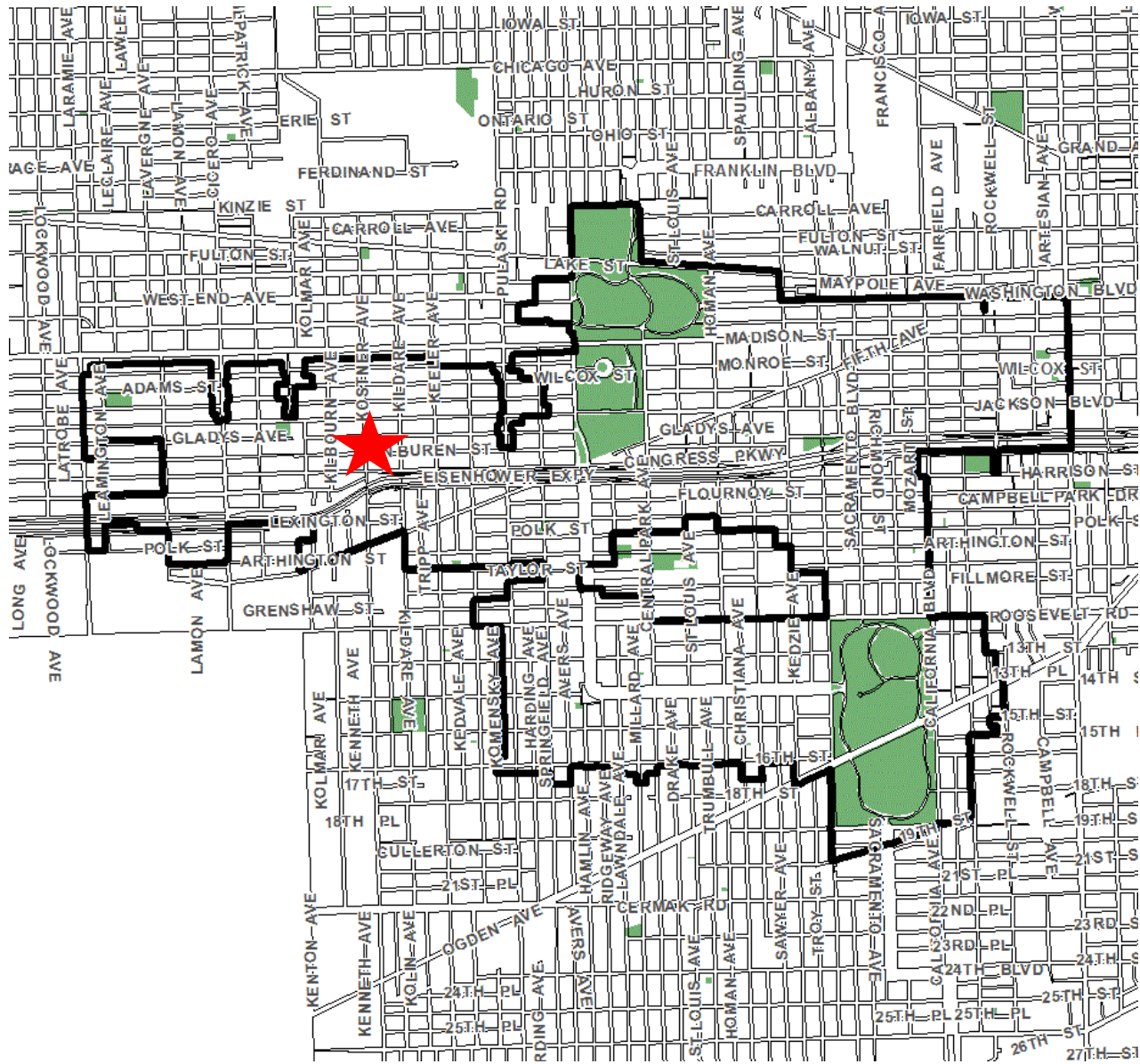
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III. BACKGROUND

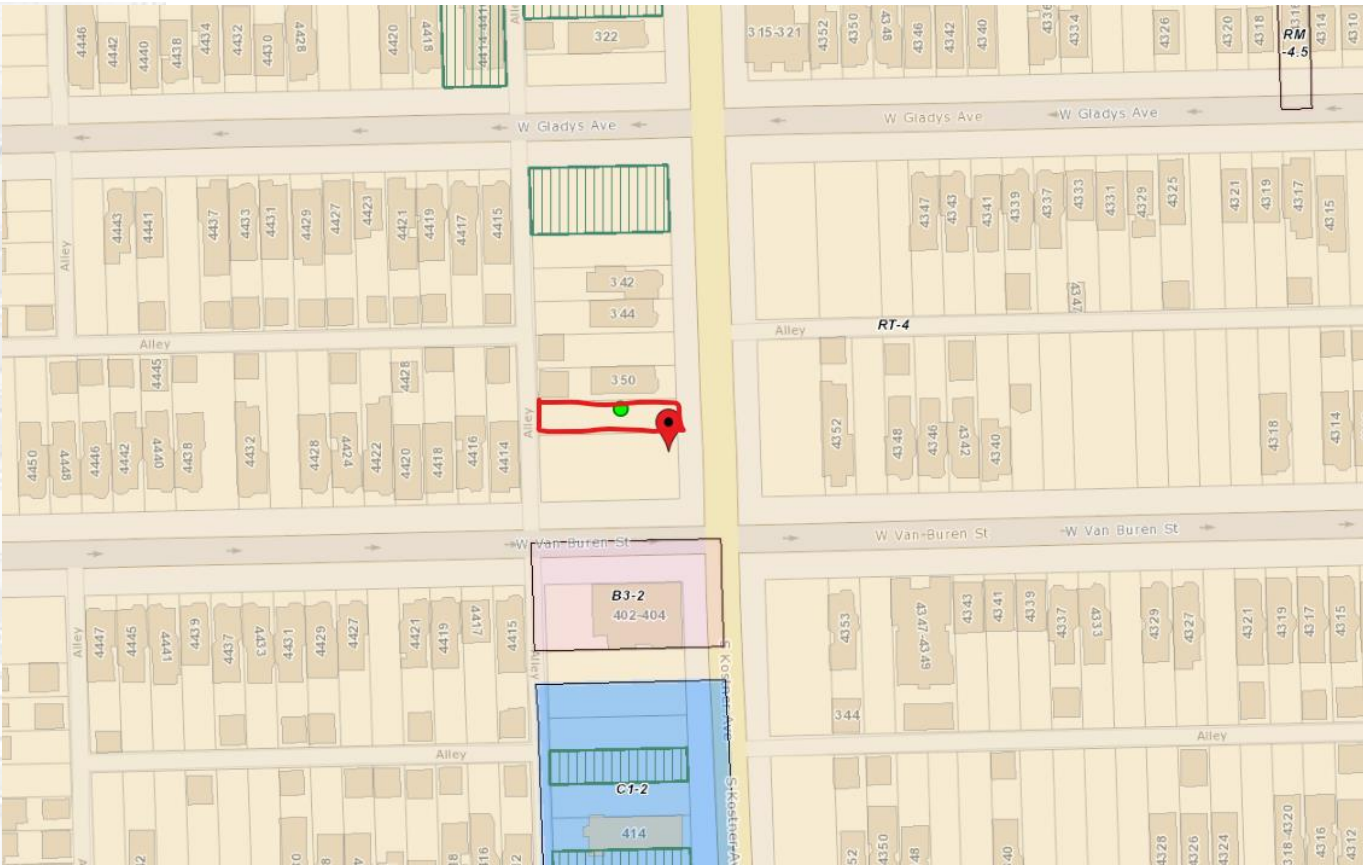
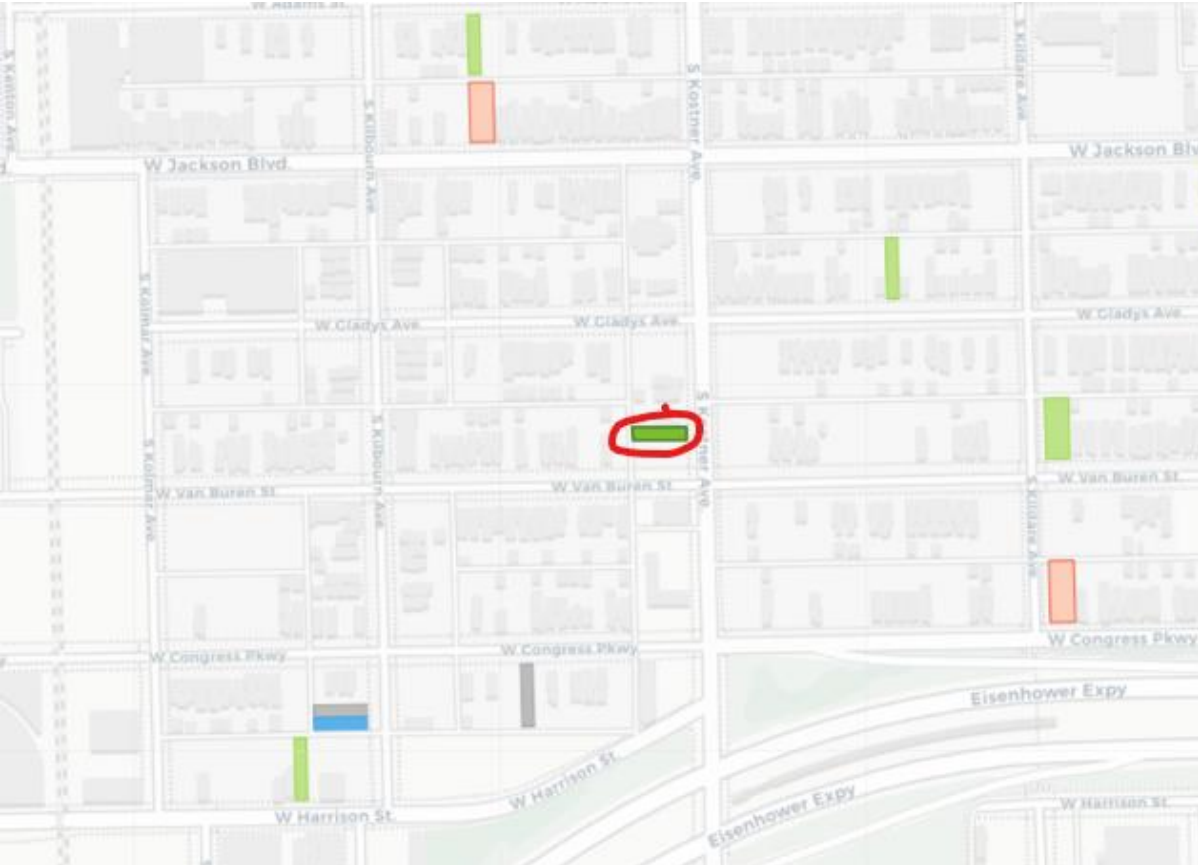
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REDEVELOPMENT AREA MAP

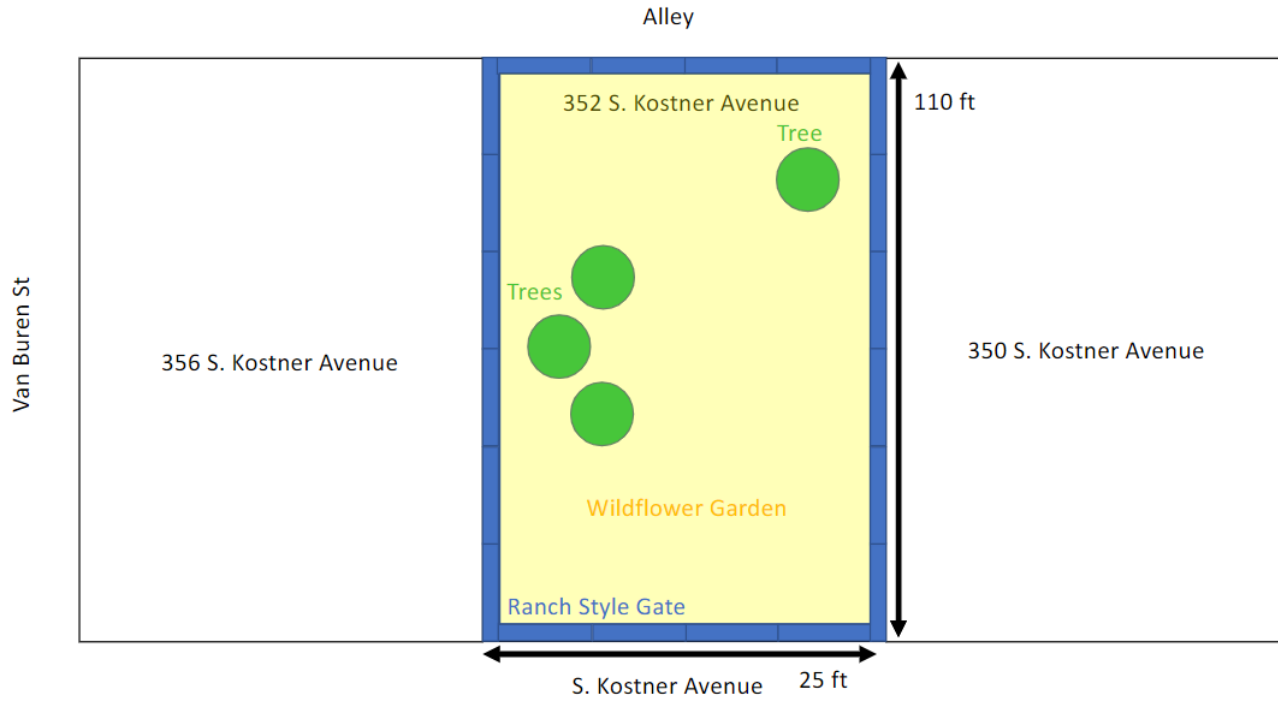


LOCATION MAP

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
Total Project Costs	\$5,795.53	