

MIDWEST TIF REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority for the Department of Planning and Development's intention to enter into a negotiated sale with "Work of His Hands" Ministries, NFP for the disposition of the properties located at 1314-1316 S. Pulaski Rd. in the Midwest Tax Increment Financing Redevelopment Project Area.

Ernest Bellamy

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

**RESOLUTION
NO. ___-CDC-_____**

**AUTHORIZATION TO ENTER INTO A NEGOTIATED SALE WITH WORK OF HIS
HANDS MINISTRY, NFP FOR THE DISPOSITION OF THE PROPERTY LOCATED
AT 1314-1316 S PULASKI ROAD WITHIN THE MIDWEST TAX INCREMENTAL
FINANCING REDEVELOPMENT PROJECT AREA**

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 Tax Increment Financing Redevelopment Project and Plan” on May 17, 2000; and

WHEREAS, the City owns the property located at 1314 S Pulaski Road, 1316 S Pulaski Road Street (the “Property”) having the Property Identification Number (PIN) 16-22-215-025-0000, 16-22-215-026-0000 and desires that it be redeveloped for a parking lot; and

WHEREAS, staff of the Department of Planning and Development of the City of Chicago (the “Department”) has entered into discussions with "Work of His Hands", Ministries, NFP (the “Developer”) concerning the sale of the Property for a non-accessory parking lot; and

WHEREAS, the Developer has submitted a project budget and evidence of having the financial capacity to complete the project, and the staff of the Department have reviewed these and found them to be satisfactory; and

WHEREAS, the Developer has proposed to pay \$25,000 as consideration for the purchase of the Property, which is equal to the fair market value; and

WHEREAS, staff of the Department have determined that the Developer’s proposal conforms to the Plan; and

WHEREAS, the Department has placed a public notice for three consecutive weeks in a Chicago metropolitan newspaper inviting alternative development proposals; and

WHEREAS, such alternative proposals must describe the general plan for redevelopment of the Property, the names of the party or parties making the proposal, the price offered, evidence of financial qualifications and capacity to complete the redevelopment, the timetable for implementation, and that alternative proposals be received in writing within 30 days of the date of first publication of the public notice by the Department; and

WHEREAS, the Department received no responsive alternative proposal at the conclusion of the advertising period; 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 of Planning and Development is hereby authorized to proceed with the pending proposal, and the sale of the land described herein to the Developer shall be recommended to the City Council without further Commission action subject to the following terms:

Address PIN

1314 S Pulaski Road.....PIN: 16-22-215-025-0000
1316 S Pulaski Road.....PIN: 16-22-215-026-0000

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

ADOPTED: _____

**City of Chicago
Department of Planning and Development**

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REGARDING
AUTHORIZATION TO ENTER INTO A NEGOTIATED SALE WITH WORK OF HIS HANDS
MINISTRY, NFP FOR THE DISPOSITION OF THE PROPERTY LOCATED AT 1314-16 S
PULASKI ROAD WITHIN THE MIDWEST TAX INCREMENTAL FINANCING
REDEVELOPMENT PROJECT AREA**

February 13, 2024

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name: 1314-16 S Pulaski Rd – Land Disposition
Property Address: 1314-16 S Pulaski Rd
Ward and Alderman: 24th Ward, Alderman Monique Scott
Community Area: North Lawndale
Redevelopment Area: Midwest
Requested Action: Sale of City land
Appraised Market Value: \$25,000
Sale Price: \$ \$25,000

II. PROPERTY DESCRIPTION

City parcel:

#	Tax Parcel Numbers	Address	Land Area (acre)	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
1	16-22-215-025-0000	1314 S Pulaski Rd	0.07	Vacant	03/14/06	C1-2	C1-2
2	16-22-215-026-0000	1316 S Pulaski Rd	0.07	Vacant	11/8/05	C1-2	C1-2

Zoning: C1-2
Environmental Condition: 2FM approved an SRP exemption
City Acquisition Method: Tax Deed

III. BACKGROUND

Via the Land sales process, Work Of His Hands Ministry, NFP submitted interest to acquire the city owned lots at 1314, 1316 S Pulaski Road on January 8, 2021.

IV. PROPOSED DEVELOPMENT TEAM

“Work Of His Hands”, Ministries, NFP is developer proposing to build a non-accessory parking lot. The parking lot will be self-funded by the and will consist of 12 parking stalls. The total development cost is \$28,220. The developer is NFP religious entity with long standing history within the North Lawndale Community Area.

V. PUBLIC BENEFITS

The proposed land sale supports the neighborhood by providing infill development in character to the surrounding block.

VI. COMMUNITY SUPPORT

The site is currently in the 24th Ward. Alderman Monique Scott is supportive of the project.

VII. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The acquisition property is located in the Midwest TIF Redevelopment Project Area which was initially established by Council ordinance on May 17, 2000.

VIII. CONDITIONS OF SALE

DPD has previously released a public notice announcing the proposed sale and seek alternative development proposals for three consecutive weeks in the Chicago Tribune during October 2023. No responsive alternative proposals were received within 30 days of publishing of the first notice. If the CDC approves the proposed resolution, the department is proceeding with the sale of the property at market value to Work of His Hands Ministry for a non-accessory parking lot described in this report.

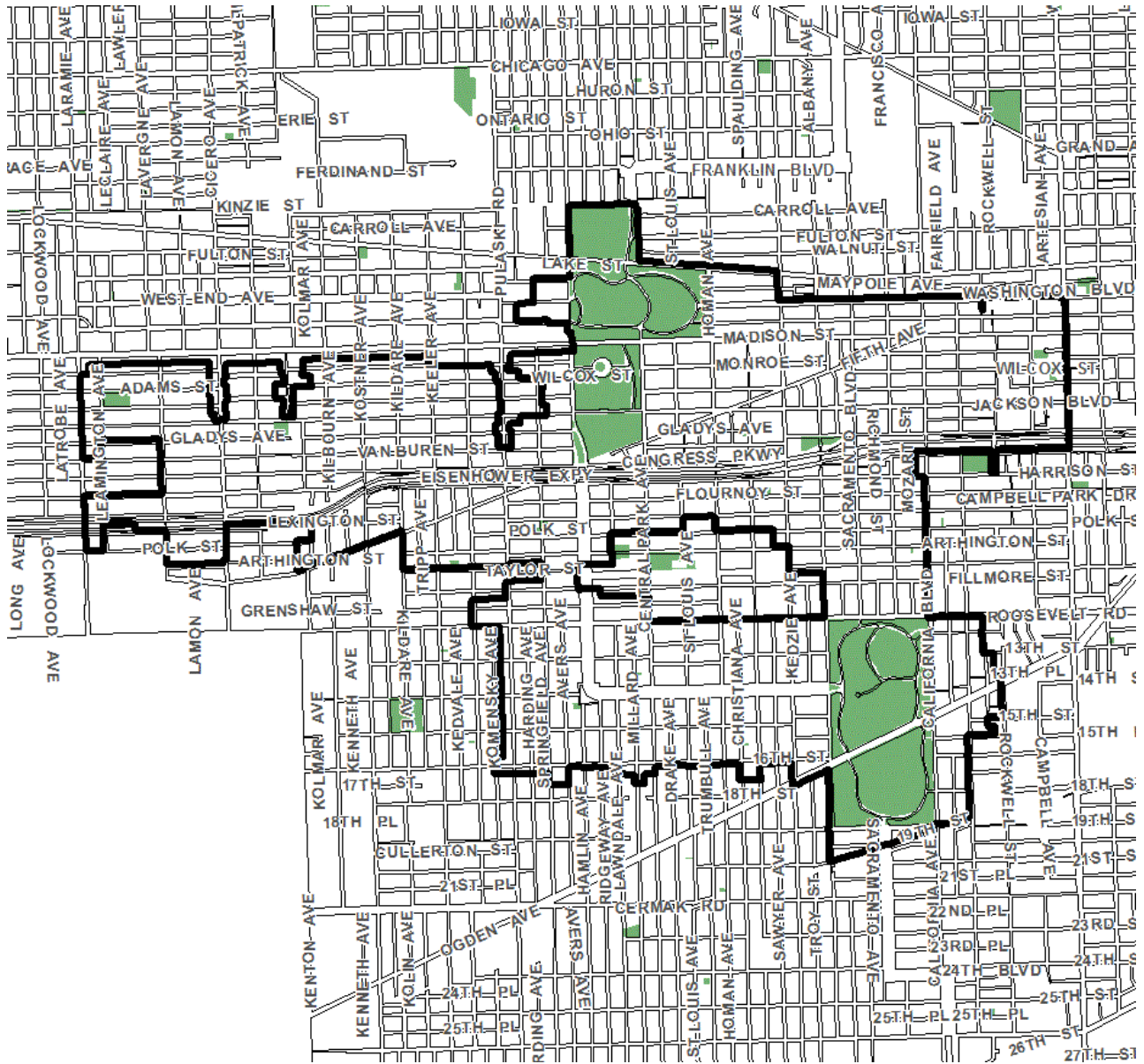
IX. RECOMMENDATION

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 located at 1314, 1316 S Pulaski Road to “Work of His Hands”, Ministries.

EXHIBITS

Redevelopment Area Maps
Neighborhood Context Maps
Development Plan
Site Photos
Letters of Support

REDEVELOPMENT AREA MAP

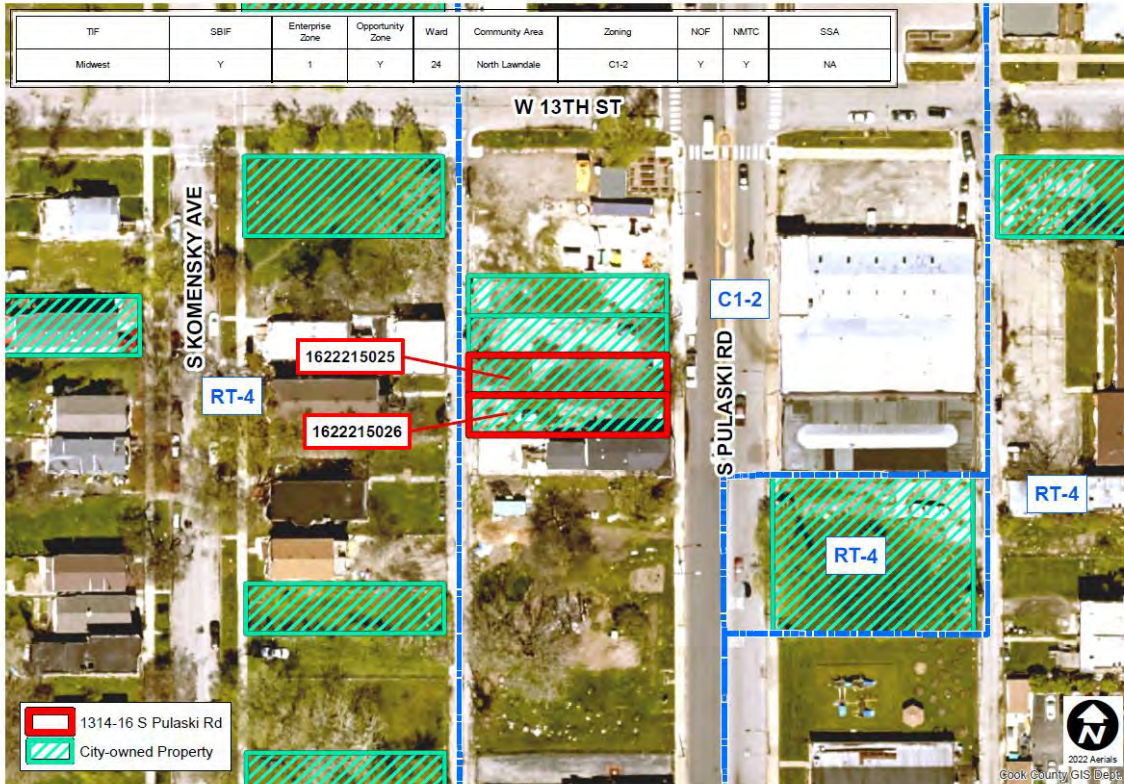


LOCATION MAP



1314-16 S Pulaski Rd

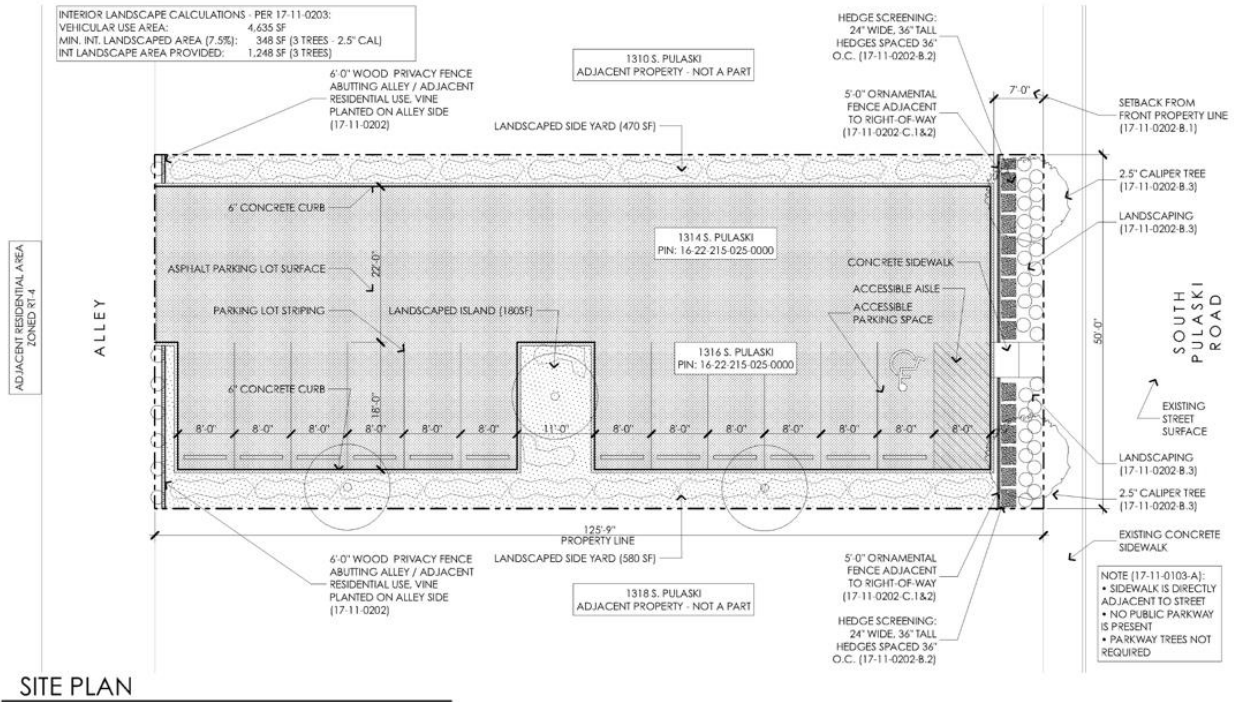

DEPARTMENT OF PLANNING AND DEVELOPMENT
 CERIC BOARD/STAFF COMMISSIONER
Work Product Copyright, 2022, City of Chicago



ZONING MAP



DEVELOPMENT PLAN



SITE PLAN

SCALE: 3/32" = 1'-0"

Surface Parking Lot
 1314-1316 South Pulaski Road
 Chicago, Illinois 60623



SITE PLAN | A100

Owner Review 6.19.23
 Revised Per City Comments 9.26.23

8/16/2023 10:00 AM

CURRENT SITE PHOTOS



PUBLIC NOTICE

**INVITATION FOR PROPOSALS FOR
1314-1316 S. Pulaski Rd.
Chicago, Illinois**

PUBLIC NOTICE is hereby given that the City of Chicago (the "City"), through its Department of Planning and Development, Real Estate Division (the "Department"), intends to enter into a negotiated sale with Work of His Hands Ministries (the "Developer") for the disposition of City-owned property containing a total area of approximately 6,226 square feet, located at the following addresses:

1314-1316 S. Pulaski Rd.; PIN 16-22-215-025,-026 (the "Property")

The Developer proposes to purchase the Property for \$25,000.00, which is the appraised value, in order to improve the Property with an accessory parking for a church.

Prior to further consideration of the proposed purchase, the Department of Planning and Development invites alternative proposals for consideration from others interested in the acquisition of this property.

The document entitled "Midwest Redevelopment Project Area Tax Increment Finance Program" constitutes the redevelopment plan for the subject area and is available for review at the Department of Planning and Development, City Hall, Room 1003, 121 North LaSalle Street, Chicago, Illinois 60602, on business days between the hours of 9:00 am and 4:00 pm. Please contact Ernest Bellamy at (312) 744-4461 to arrange an appointment to review the redevelopment plan.

All proposals are required to be submitted in writing to the:

Department of Planning and Development
Attention: Ernest Bellamy
121 North LaSalle Street, Room 1006
Chicago, Illinois 60602

On or before November 20, 2023 at 4:00 p.m. local time. Each proposal must describe the general plan for development of the property, the price offered for the property, the names of the party or parties making the proposal, evidence of financial qualifications and capacity to complete said development and timetable for implementation of the proposal.

The City of Chicago reserves the right to reject any or all proposals or to request additional information in clarification of any proposal. No proposal will be accepted from any person, firm or corporation who is in default on any loan or debt owed to the City of Chicago, either as principal or surety, or is otherwise in breach of any contract or obligation to the City.

The City of Chicago, Department of Planning and Development is an Equal Employment Opportunity/Affirmative Action Employer. If you are a developer with a disability or need assistance regarding the invitation, please call the Real Estate Division at (312) 744-5263.

Patrick Murphy
Acting Commissioner



Brandon Johnson
Mayor

LETTER OF SUPPORT

MONIQUE L. SCOTT
ALDERWOMAN, 24TH WARD
1168 SOUTH KEELER AVE
CHICAGO, ILLINOIS 60624
PHONE: 773-533-2400
FAX: 773-722-2400
E-MAIL: WA924@CITYOFCHICAGO.ORG



CITY OF CHICAGO CITY COUNCIL

CITY HALL ROOM 300
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
PHONE: 312-744-6839
FAX: 312-744-6572

COMMITTEE MEMBERSHIPS

BUDGET AND GOVERNMENT OPERATIONS
COMMITTEE AND RULES
ENVIRONMENTAL PROTECTION
AND ENERGY
ETHICS AND GOVERNMENT OVERSIGHT
FINANCE
HOUSING AND REAL ESTATE
ECONOMIC, CAPITAL AND TECHNOLOGY
DEVELOPMENT
HUMAN RELATIONS
LICENSE AND CONSUMER PROTECTION
SPECIAL EVENTS, CULTURAL AFFAIRS
AND RECREATION

January 8, 2024

Ciere Boatright, Acting Commissioner
Department of Planning and Development, City of Chicago
City Hall
121 N. LaSalle St.
Room 1000
Chicago, IL 60602

Re: Letter of Support for 1314-16 S Pulaski Road Land Disposition to "Work Of His Hands", Ministries NFP

Dear Commissioner, Boatright:

I am writing to give my support to the Department of Planning and Development in its plans to dispose of the two (2) city lots located at 1314-16 S Pulaski Road.

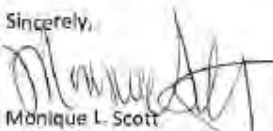
1314-16 S Pulaski Road is an integral part of "Work of His Hands", Ministries ability to provide services to their parishioners and greater community through events at their Building located at 1318 S Pulaski Road.

1314-16 S Pulaski Road has been part of the city inventory since 2006 and is a blight in the community. With the land disposition, "Work of His Hands", Ministries will be able to provide safe and secure parking to their parishioners.

Therefore, I support the Department of Planning and Development's request for land disposition to "Work of His Hands", Ministries, NFP for these parcels.

Your attention to this matter is greatly appreciated. If you have any questions, please contact me at 773-533-2400 at your earliest convenience.

Sincerely,


Monique L. Scott
24th Ward Alderwoman

COMMUNITY DEVELOPMENT COMMISSION – FEBRUARY 13TH, 2024

1314–1316 S PULASKI RD

MIDWEST REDEVELOPMENT PROJECT AREA

(WARD 24)

MARKET RATE LAND DISPOSITION

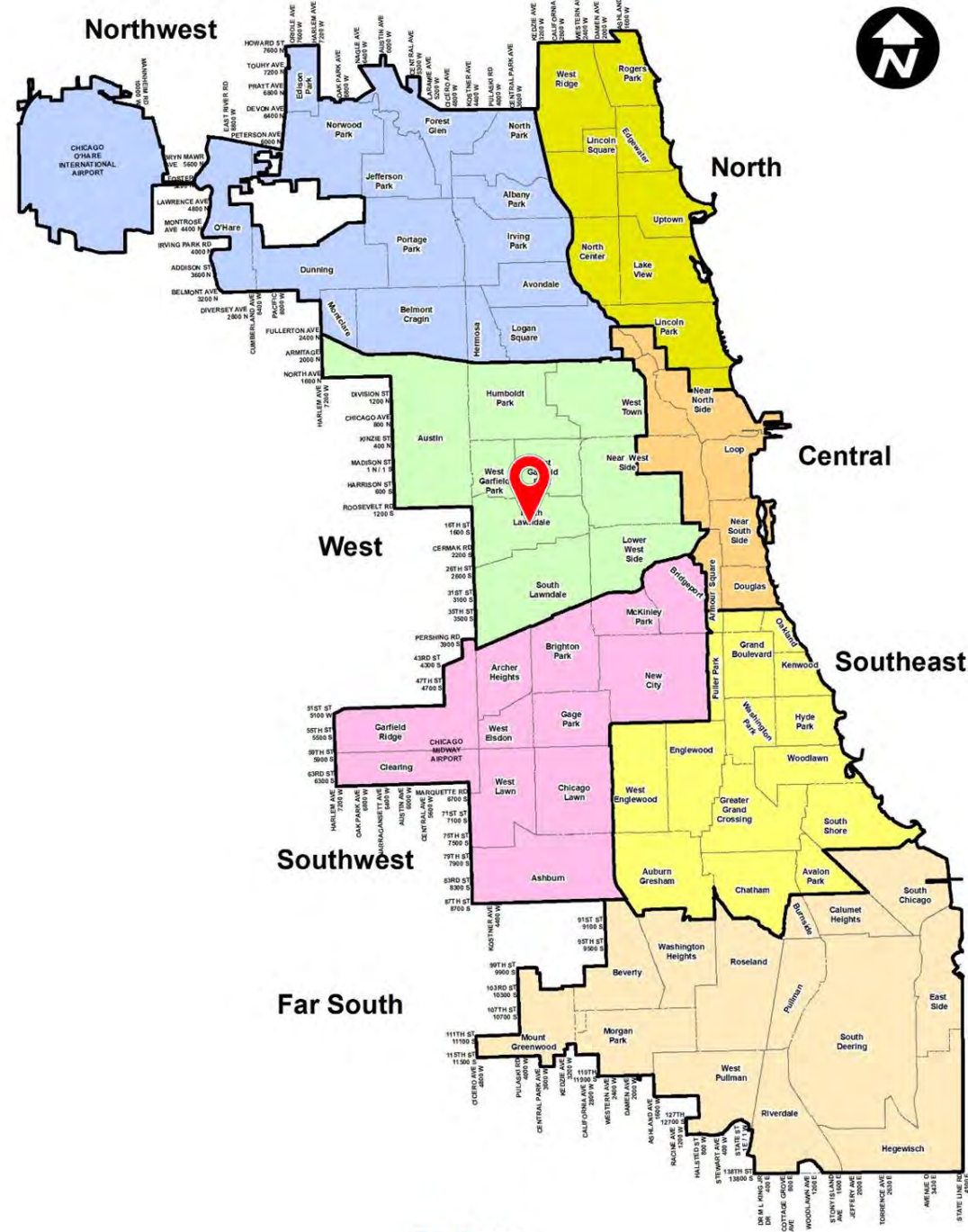
PRESENTED BY ERNEST BELLAMY

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGT



Property Location

Address: 1314 – 1316 S Pulaski Rd
Parcels: 16-22-215-025-0000, 16-22-215-026-0000
Area: 6,288 ft² | 0.14 acres
Ward/Ald: 24th Ward; Ald. Monique Scott
Community: North Lawndale
TIF: Midwest
Sale Price: Market-Rate Sale (\$25,000)
Purchaser: “Work of His Hands”, Ministries, NFP
Land Sale Start Date: 1/8/21
Total Dev. Cost: \$28.2K



1314-1316 S PULASKI RD DISPOSITION

Project Details

“Work of His Hands”, Ministries, NFP

Tracey E. Brim President

Frank Brim Director

Project Funding Sources

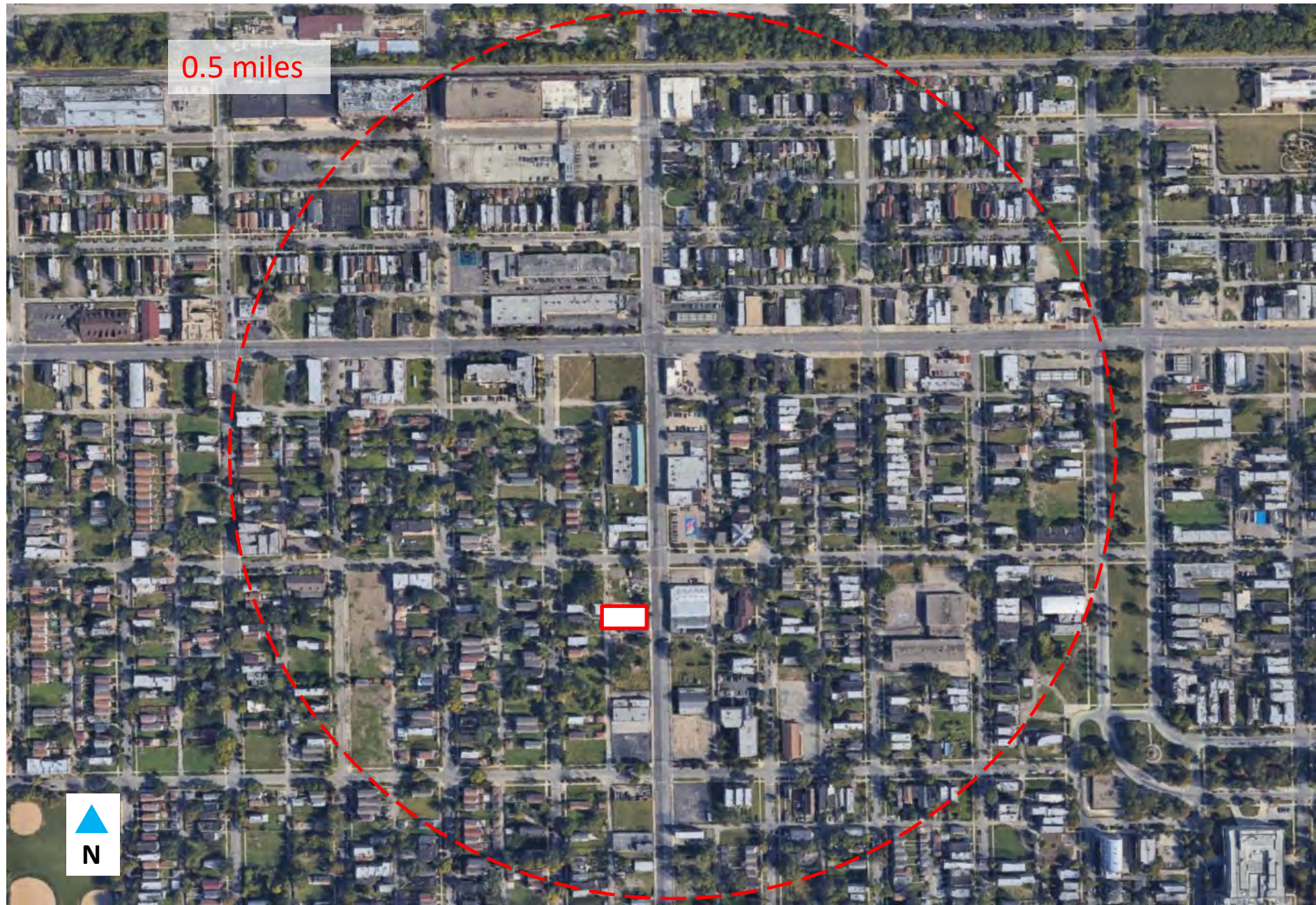
Total Project Cost: \$28,220

The developer proposes to fund the project entirely through cash equity

Neighborhood Aerial

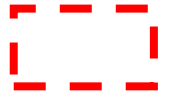


City Parcel
Disposition



1314-1316 S PULASKI RD DISPOSITION

Neighborhood Aerial



City Parcel
Disposition



1314-1316 S PULASKI RD DISPOSITION

Street View



1314-1316 S PULASKI RD DISPOSITION



INTERIOR LANDSCAPE CALCULATIONS - PER 17-11-0203:
 VEHICULAR USE AREA: 4,635 SF
 MIN. INT. LANDSCAPED AREA (7.5%): 348 SF (3 TREES - 2.5' CAL)
 INT LANDSCAPE AREA PROVIDED: 1,248 SF (3 TREES)

1310 S. PULASKI
 ADJACENT PROPERTY - NOT A PART

HEDGE SCREENING:
 24" WIDE, 36" TALL
 HEDGES SPACED 36"
 O.C. (17-11-0202-B.2)

6'-0" WOOD PRIVACY FENCE
 ABUTTING ALLEY / ADJACENT
 RESIDENTIAL USE. VINE
 PLANTED ON ALLEY SIDE
 (17-11-0202)

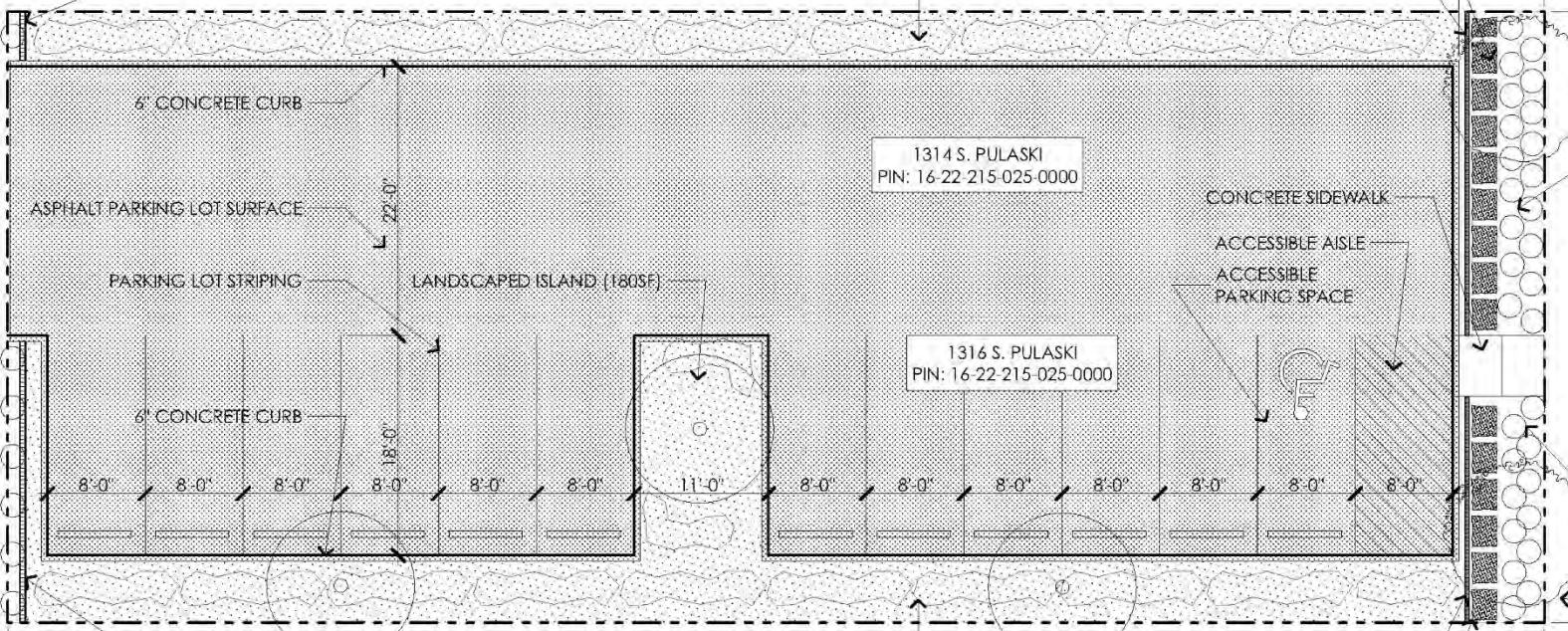
5'-0" ORNAMENTAL
 FENCE ADJACENT
 TO RIGHT-OF-WAY
 (17-11-0202-C.1&2)

7'-0"
 SETBACK FROM
 FRONT PROPERTY LINE
 (17-11-0202-B.1)

LANDSCAPED SIDE YARD (470 SF)

2.5' CALIPER TREE
 (17-11-0202-B.3)

LANDSCAPING
 (17-11-0202-B.3)



ADJACENT RESIDENTIAL AREA
 ZONED RT-4

ALLEY

1314 S. PULASKI
 PIN: 16-22-215-025-0000

1316 S. PULASKI
 PIN: 16-22-215-025-0000

SOUTH
 PULASKI
 ROAD

EXISTING
 STREET
 SURFACE

LANDSCAPING
 (17-11-0202-B.3)

2.5' CALIPER TREE
 (17-11-0202-B.3)

EXISTING CONCRETE
 SIDEWALK

NOTE (17-11-0103-A):
 • SIDEWALK IS DIRECTLY
 ADJACENT TO STREET
 • NO PUBLIC PARKWAY
 IS PRESENT
 • PARKWAY TREES NOT
 REQUIRED

6'-0" WOOD PRIVACY FENCE
 ABUTTING ALLEY / ADJACENT
 RESIDENTIAL USE. VINE
 PLANTED ON ALLEY SIDE
 (17-11-0202)

LANDSCAPED SIDE YARD (580 SF)

5'-0" ORNAMENTAL
 FENCE ADJACENT
 TO RIGHT-OF-WAY
 (17-11-0202-C.1&2)

1318 S. PULASKI
 ADJACENT PROPERTY - NOT A PART

HEDGE SCREENING:
 24" WIDE, 36" TALL
 HEDGES SPACED 36"
 O.C. (17-11-0202-B.2)

SITE PLAN

SCALE: 3/32" = 1'-0"

Surface Parking Lot
 1314-1316 South Pulaski Road
 Chicago, Illinois 60623



SITE PLAN A100

Owner Review 6.19.23
 Revised Per City Comments 9.26.23

ARTUR PROJECTS #02/05

DPD Recommendation

The Department of Planning and Development recommends that the CDC **approve the market-rate disposition of 1314-1316 S Pulaski Rd**