

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:

<b>Address</b>	<b>PIN</b>	<b>Price</b>
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**

<b>Project Name:</b>	4236 W. Monroe Street: Open Space Land Sale
<b>Applicant Name:</b>	Victoria Giddens
<b>Project Address:</b>	4236 W. Monroe Street – 16-15-201-026
<b>Project Size</b>	3,049 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>	\$915

## **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	16-15-201-026	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.

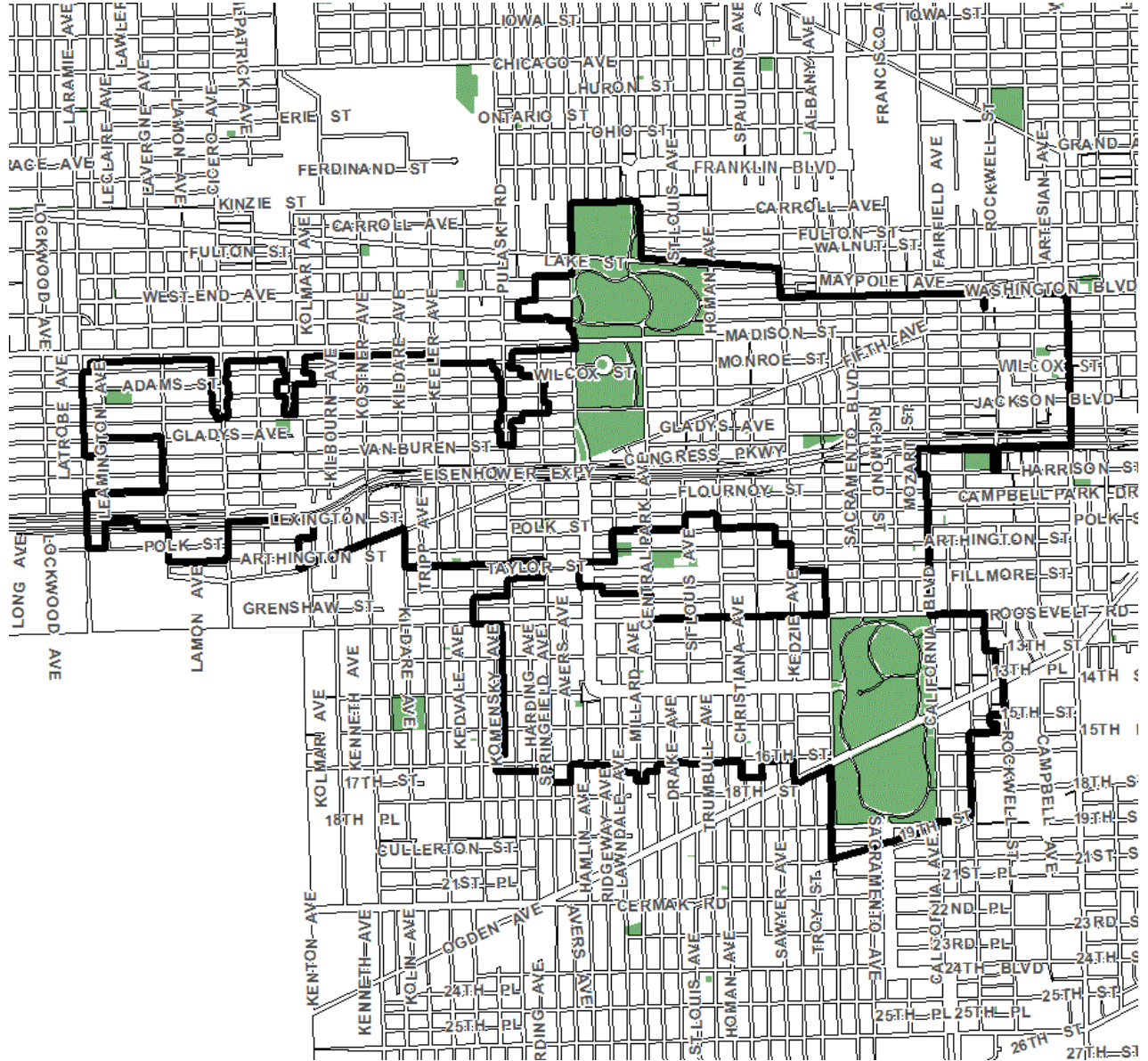
## **IX. RECOMMENDATION**

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.

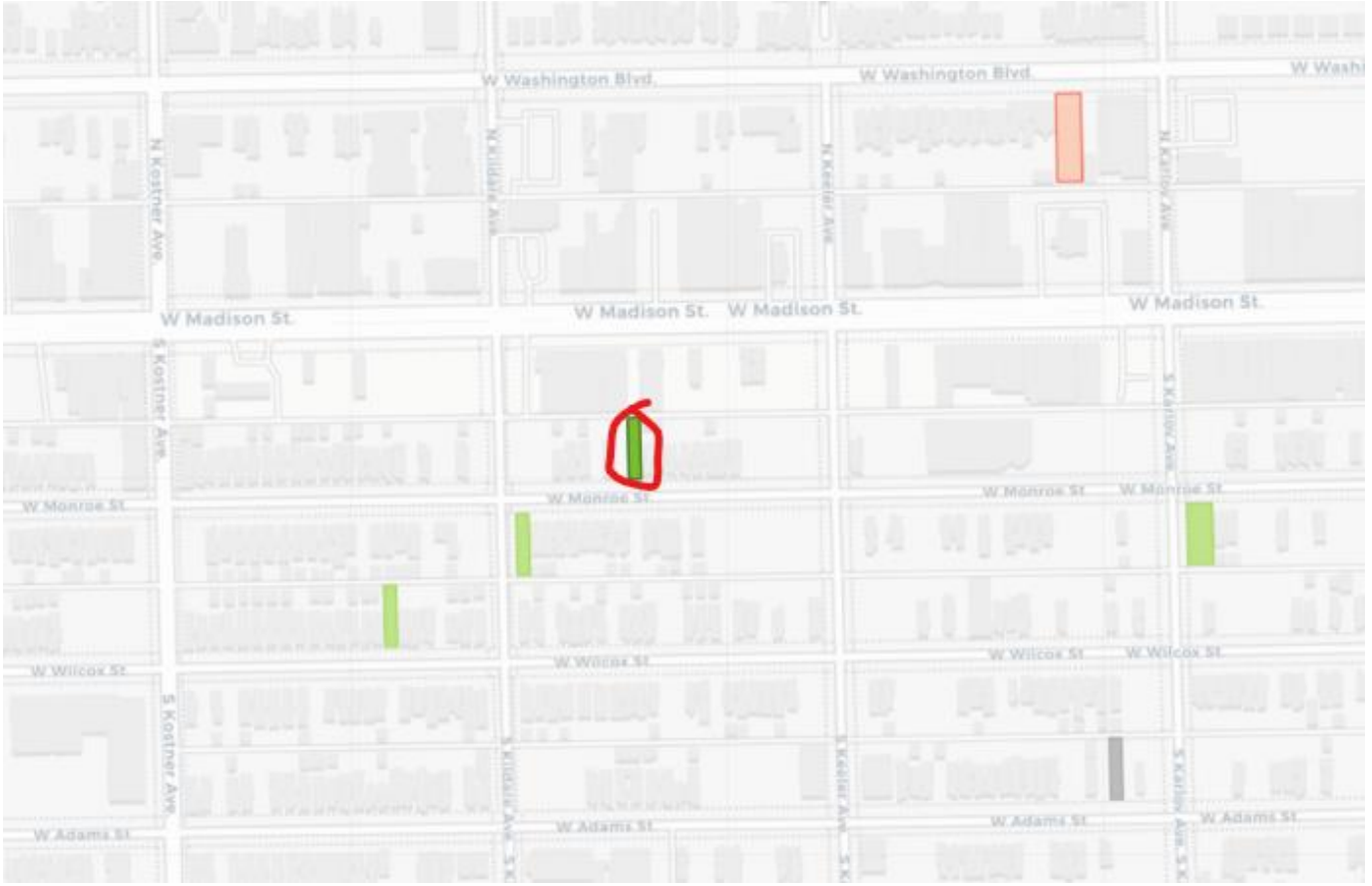
### **EXHIBITS**

Redevelopment Area Maps  
Neighborhood Context Maps  
Development Plan  
Site Photos

# REDEVELOPMENT AREA MAP

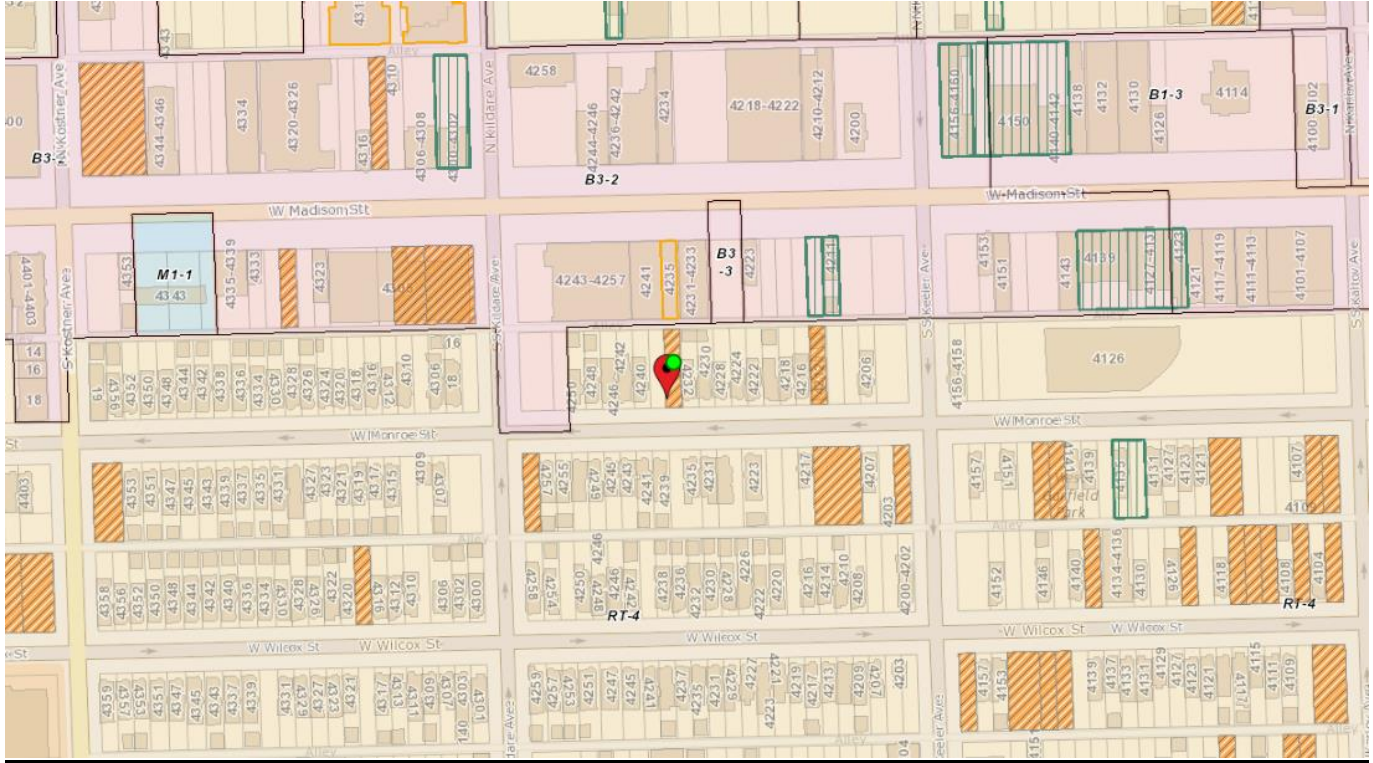


## LOCATION MAP





# ZONING 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 66487. 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. 09/26/1889 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. 1174016

"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. 1093806

"G"  
A. F. DOREMUS' SUB. of Lot 2 in Commissioner's Partition (see "A"). Rec. 09/23/1891 Doc. 1540697

"H"  
A. F. DOREMUS' ADD. TO CHICAGO in the N.E. 1/4 of Sec. 15-39-13. Rec. 06/24/1892 Doc. 1689889

"I"  
COLORADO SECOND ADD. TO CHICAGO, a sub. of Lots 3 & 4 of Circuit Court Partition (see "A"). Rec. 09/28/1888 Doc. 1000781

"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. 04/13/1898 Doc. 2671844

"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

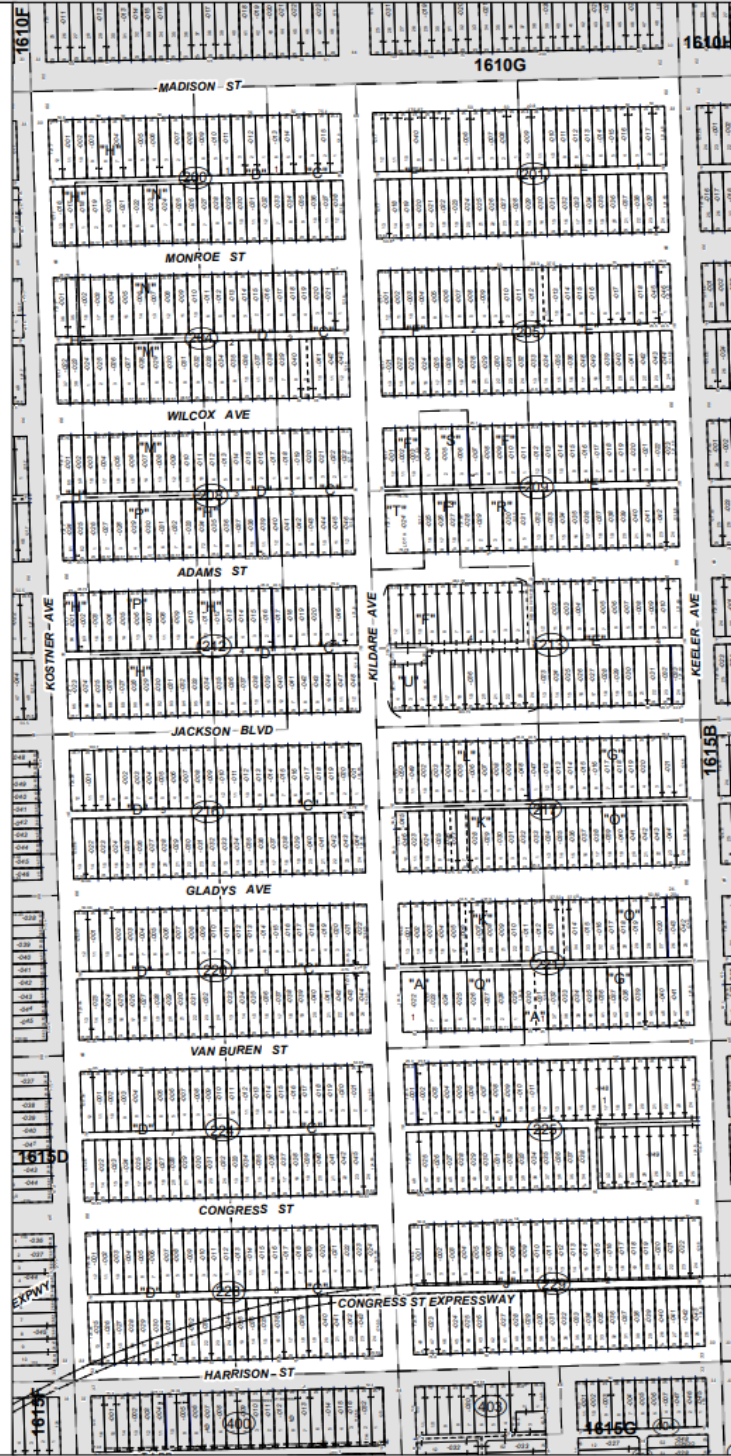
"L"  
RESUB. of Lots 39 to 48 incl. and 49 to 58 incl. in A. F. Doremus' Add. (see "H"). Rec. 09/10/1906 Doc. 3921293

"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

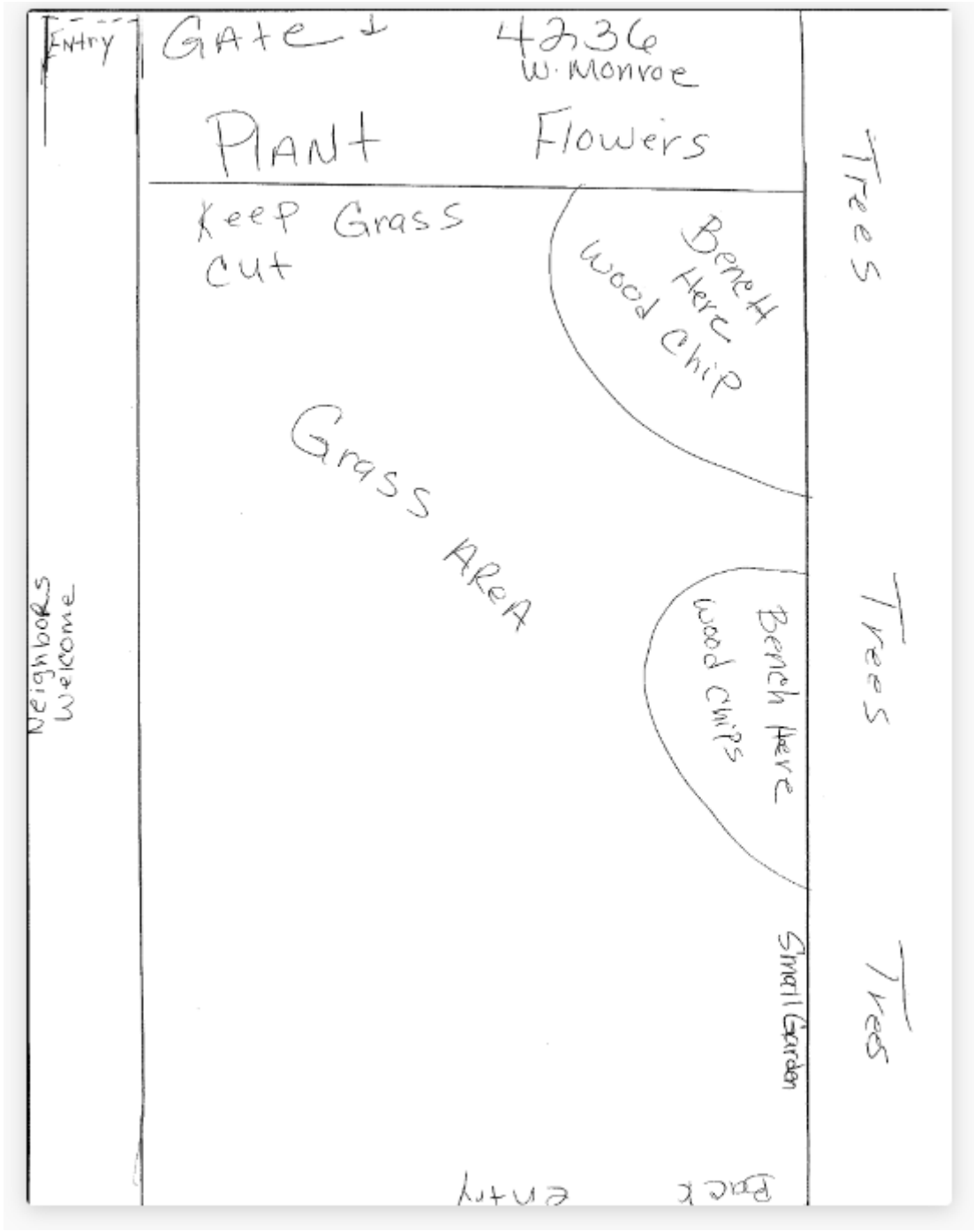
"O"  
RESUB. of Lots 63 to 71 incl. and 74 to 82 incl. in A. F. Doremus' Add. (see "H"). Rec. 07/15/1907 Doc. 4066465

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



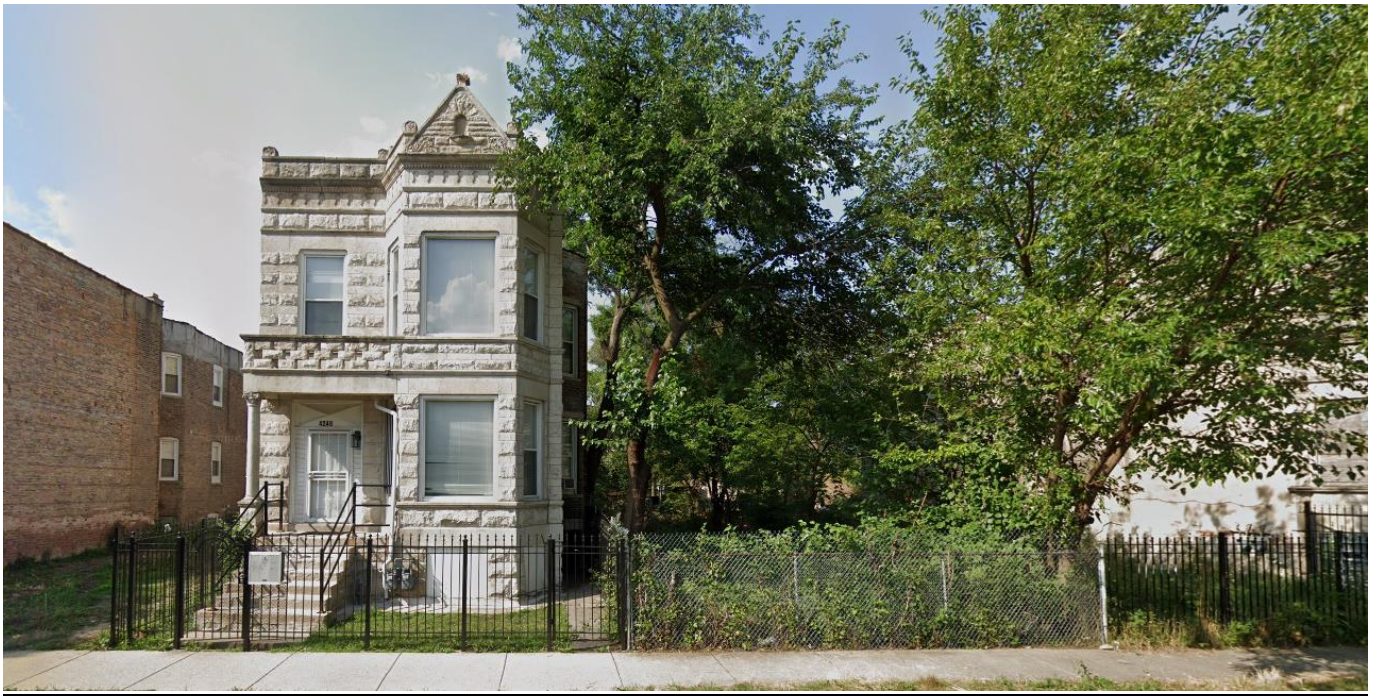
**DEVELOPMENT PLAN**

Community Garden





**CURRENT SITE PHOTO**



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

# **4236 W. MONROE STREET**

**MIDWEST REDEVELOPMENT AREA (WARD 28)**

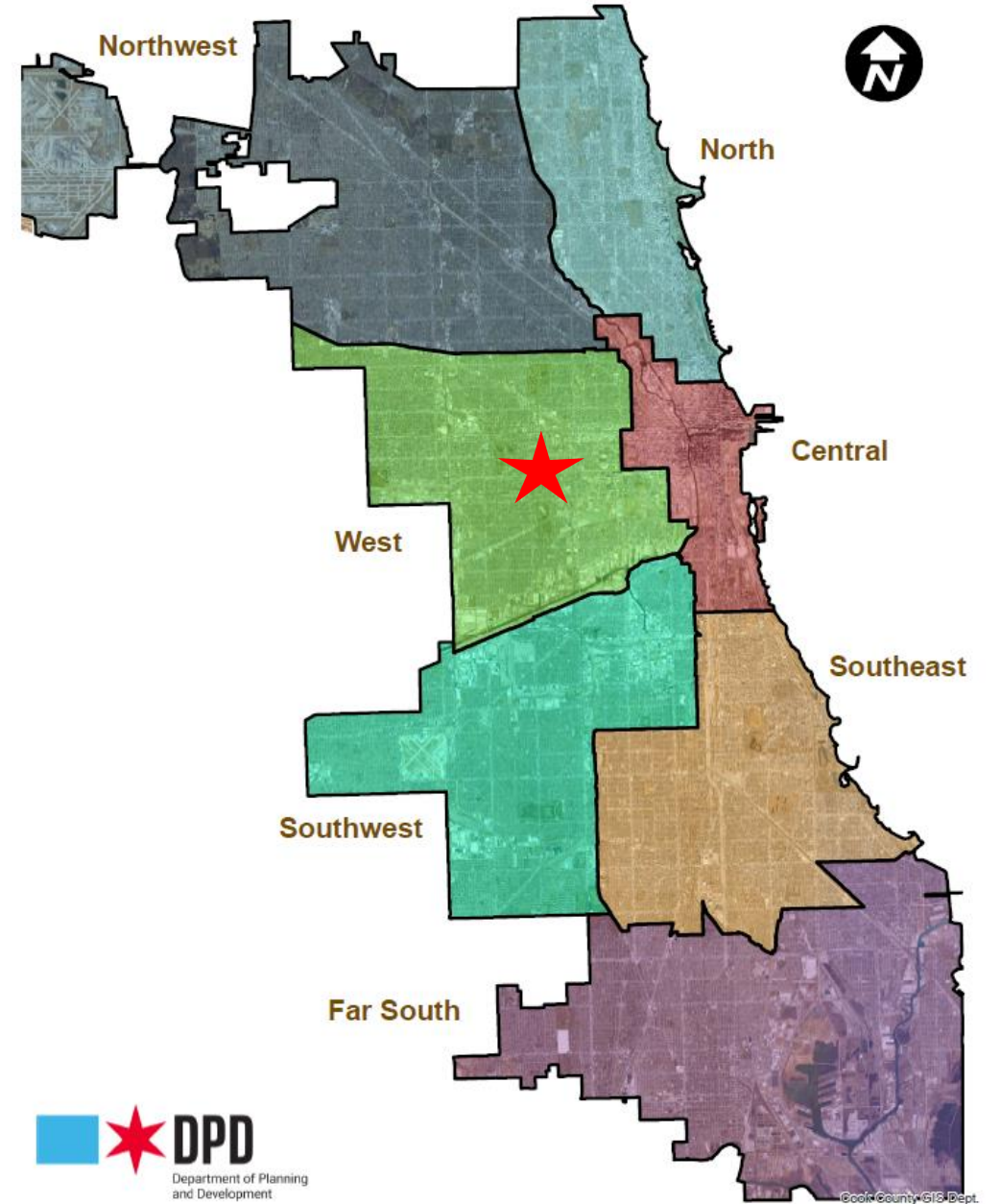
## **OPEN SPACE LAND DISPOSITION**

PRESENTED BY MEG GUSTAFSON

DEPARTMENT OF PLANNING AND DEVELOPMENT  
COMMISSIONER CIERE BOATRIGHT

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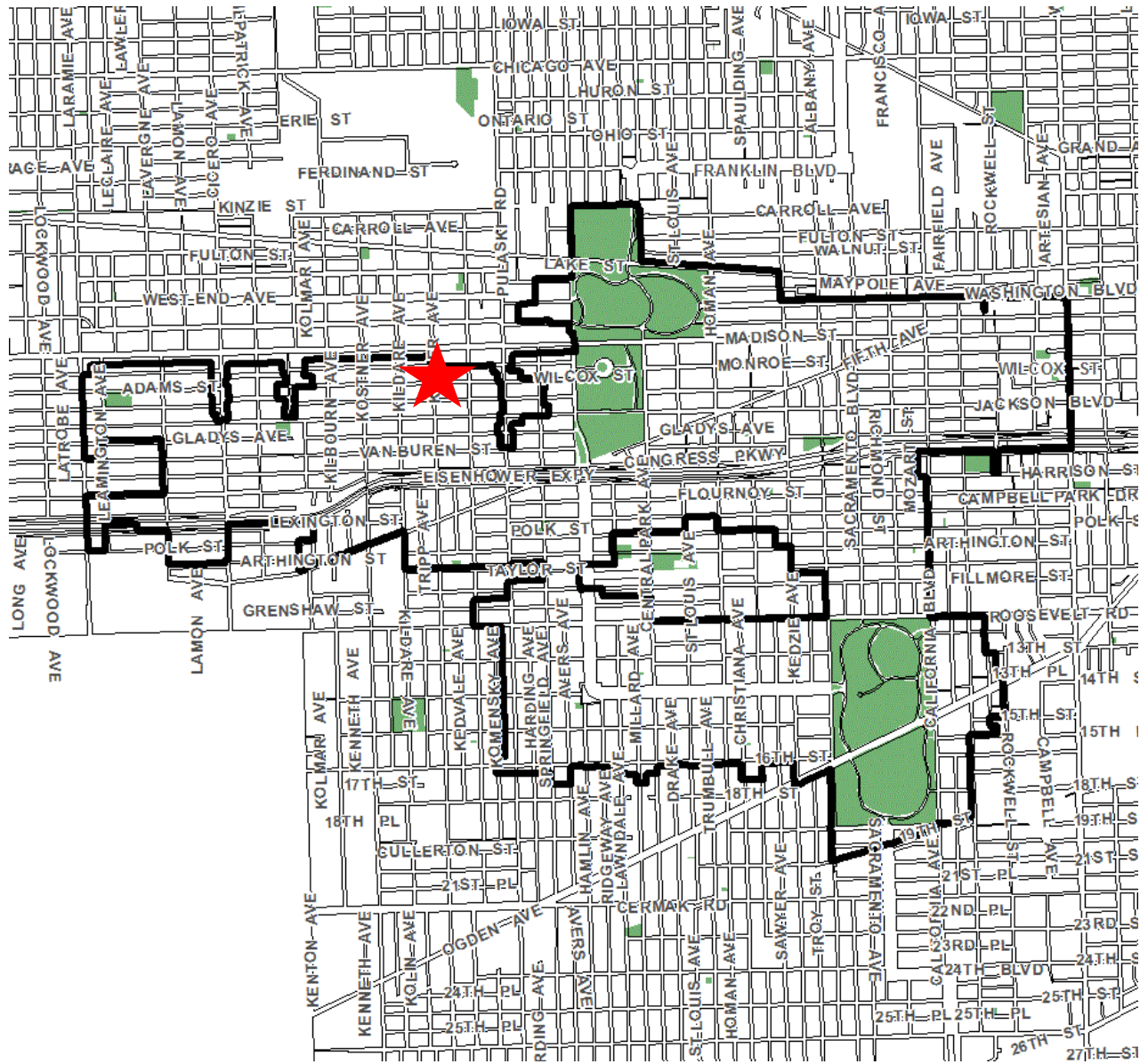
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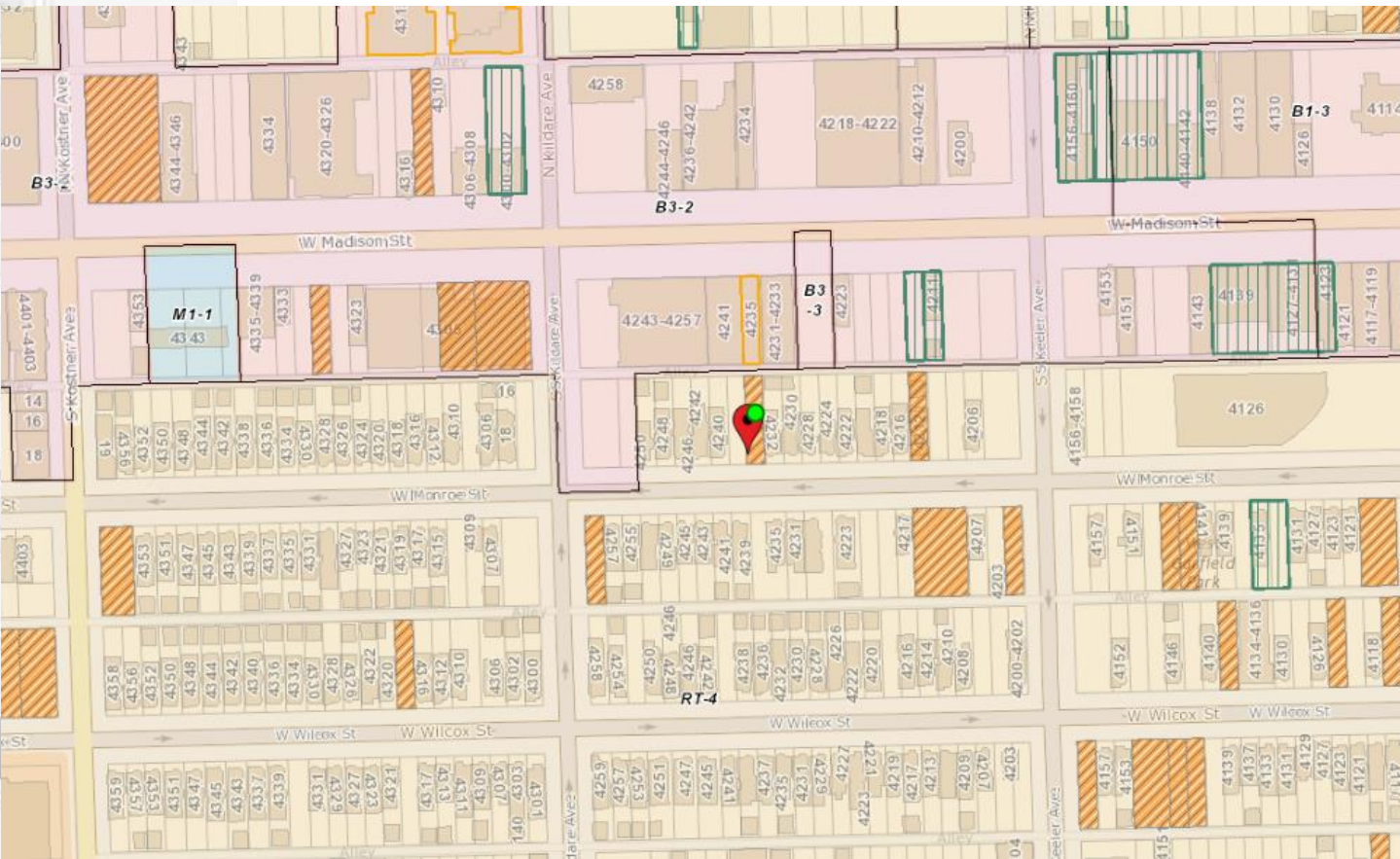
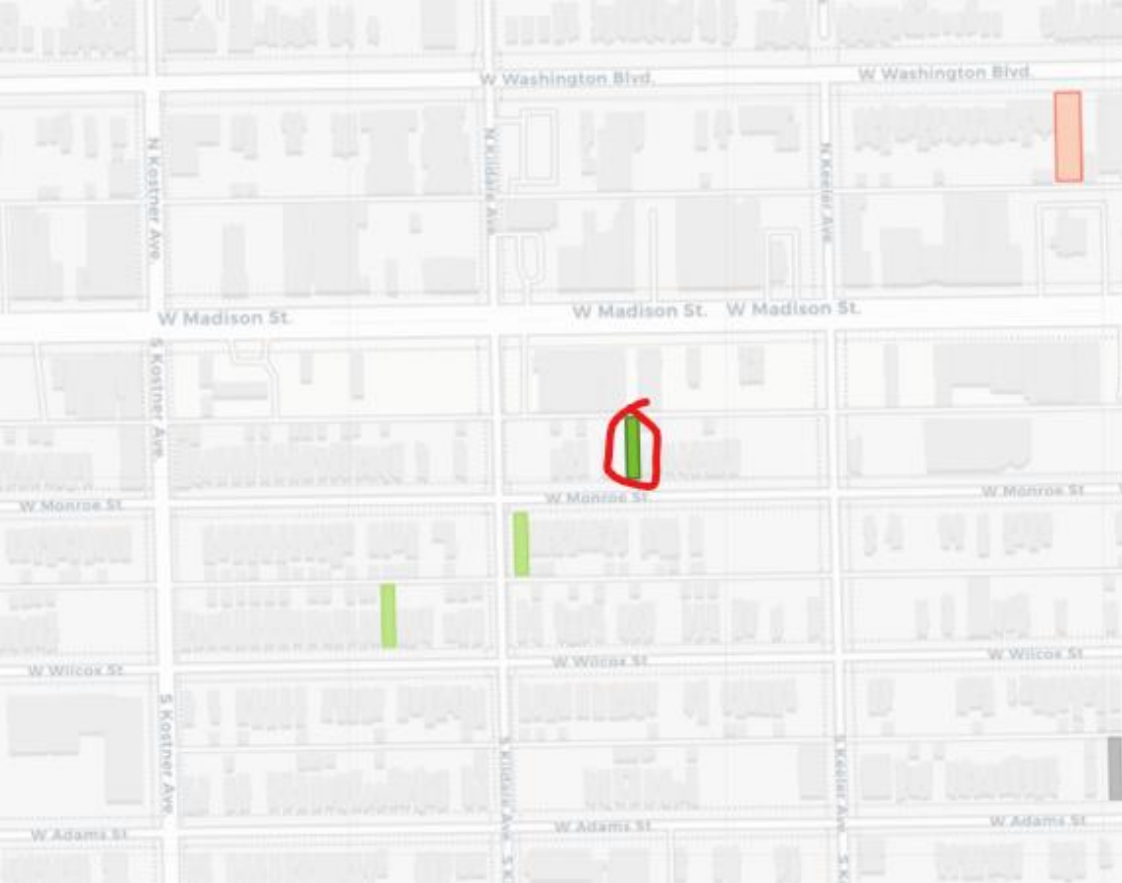
# REDEVELOPMENT AREA MAP



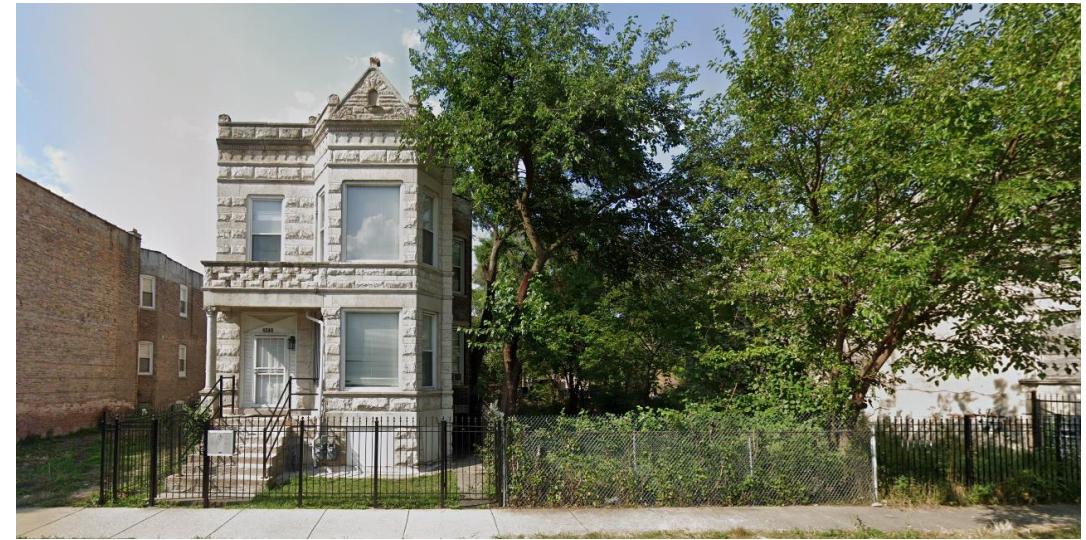
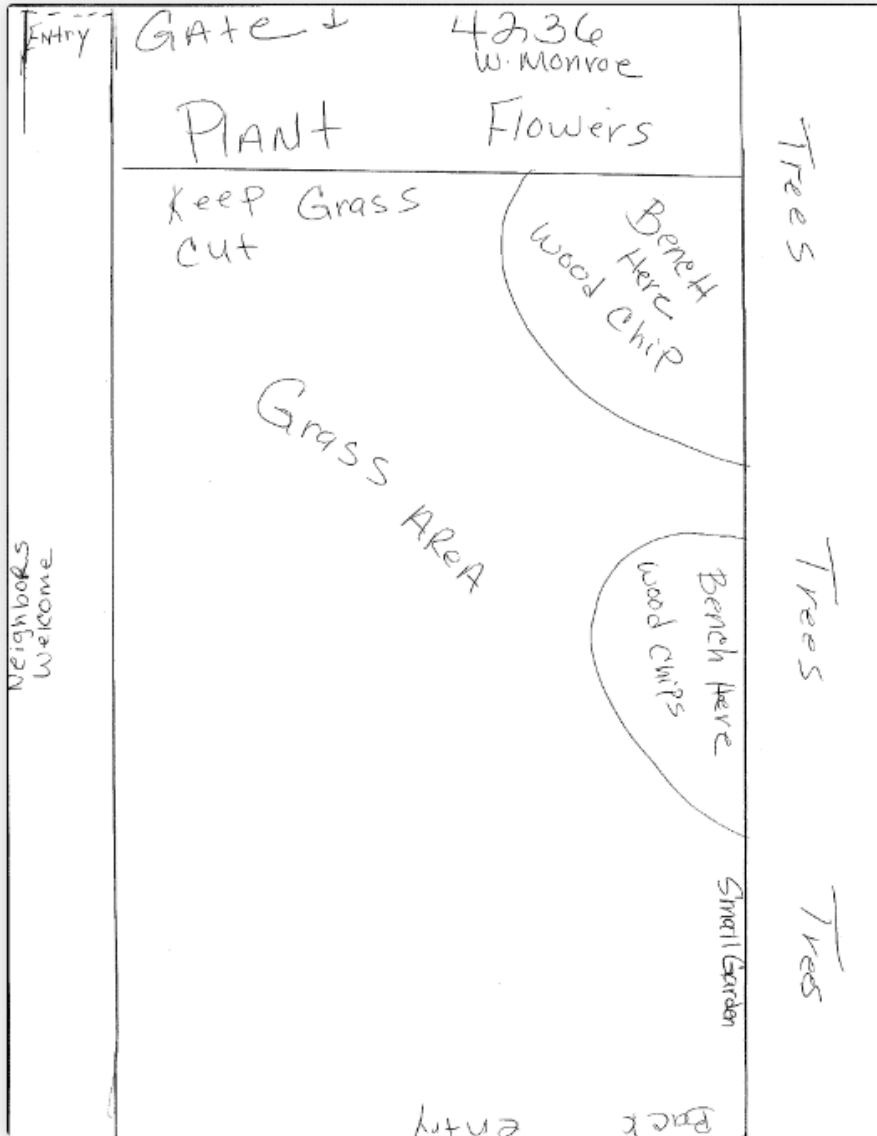


# LOCATION MAP

# 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
<b>Total Project Costs</b>	<b>\$3,315.00</b>

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.