

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

RESOLUTION NO. 04-CDC-64

**AUTHORITY TO NEGOTIATE A REDEVELOPMENT AGREEMENT FOR THE USE OF
INCREMENTAL TAXES FOR THE REDEVELOPMENT OF PROPERTY LOCATED WITHIN
THE MIDWEST TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA**

AND

**APPROVAL OF SALE OF 25 CITY-OWNED PARCELS IN THE MIDWEST TAX INCREMENT
FINANCING (TIF) REDEVELOPMENT PROJECT AREA
TO NEW WEST-KEDZIE LLC**

WHEREAS, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council referred to herein collectively with the Mayor as the "Corporate Authorities") as codified in Section 2-124 of the City's Municipal Code; and

WHEREAS, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS5/11-74.4-1 et seq.), (as amended from time to time, the "Act"); and

WHEREAS, the City Council upon the Commission's recommendation pursuant to Resolution No. 00-CDC-28 and pursuant to the Act, enacted three ordinances on May 17, 2000 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Midwest Redevelopment Project Area (the "Area"), designated the Area as a redevelopment project area and adopted tax increment allocation financing for the Area. The street boundaries are described in Exhibit A hereto; and

WHEREAS, in March, 2003, the Commission authorized the advertisement of a Request for Proposals ("RFP") for the redevelopment of 25 parcels (the "Parcels") as described in Exhibit A hereto within the Area; and

WHEREAS, the advertisement appeared in the Chicago Sun Times dated March 14, 2003 and March 23, 2003 and RFP's were made available to interested parties as of March 26, 2003; and

WHEREAS, on April 29, 2003 a pre-proposal conference was held and attended by interested parties; and

WHEREAS, on June 26, 2003 the deadline for submission of proposals to the RFP, New West-Kedzie LLC (the "Developer") submitted the only response to the RFP; and

WHEREAS, THE Developer has proposed to construct approximately one hundred units of market-rate and affordable housing on the Parcels; and

WHEREAS, the Department of Planning and Development ("DPD") has reviewed said proposal and found that it satisfied the criteria established for evaluation purposes; and

WHEREAS, the Developer has proposed to pay \$1,000,001 for the Parcels; and

WHEREAS, DPD has concluded that the Developer will achieve the objectives of the RFP and the Plan; and

WHEREAS, DPD requests that the Commission recommend to the City Council that the Developer be designated as the developer for the Project and that DPD be authorized to negotiate, execute and deliver a redevelopment agreement with the Developer for the Project; now, therefore,

BE IT HEREBY RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. The Commission hereby recommends to the City Council the designation of New West-Kedzie LLC as developer of 25 parcels as described in Exhibit A attached hereto and that DPD is authorized to negotiate, execute and deliver a redevelopment agreement with the Developer of the Project. The sales price of \$1,000,001 is approved.

Section 3. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not effect any of the remaining provisions of this resolution.

Section 4. All resolutions, motions, or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be effective as of the date of its adoption.

Section 6. A certified copy of this resolution shall be transmitted to the city Council.

ADOPTED: August 10, 2004

Attachments: Exhibit A, Street Addresses and P.I.N.'s of the 25 Parcels and TIF Area Street Boundary Description

GREAT REALTY ADVISORS

Ms. Blanca Beauchamp
Director of Land Acquisition and Disposition
Department of Planning and Development
City of Chicago
121 North LaSalle, Room 1008
Chicago, Illinois 60604

December 2, 2002

Re: Lawndale Disposition Parcel R-71
Chicago, IL

Ms. Beauchamp,

In accordance with your request, we have prepared a complete appraisal process reported in a self-contained format for the above referenced property. The purpose of this appraisal is to estimate the market value of the subject property as of November 26, 2002, the date of inspection. The function or intended use of this appraisal is to assist the client in their internal decisions regarding the property.

The **location** of the subject parcels is along the 700 Block of S. Kedzie Avenue, 800 Block of S. Kedzie Avenue, 900 Block of S. Kedzie Avenue and the 3200 Block of W. Flournoy Street, in the City of Chicago, Cook County, Illinois. The subject parcels are located west of Sacramento Boulevard, south of the Eisenhower Expressway, north of Roosevelt Road and east of Homan Avenue. The "Loop", Chicago's Central Business District (CBD) is located three miles east of the subject parcels.

The subject **sites** are vacant land. The rectangular shaped parcels are level and at grade with the surrounding streets. The sites have average access and visibility with frontage along S. Kedzie Avenue and W. Flournoy Street. The subject properties are zoned B4-2, Restricted Service District and C1-2, Restricted Commercial District. For tax purposes, the property identification numbers (P.I.N.) are:

16-13-304-002, -003, & -004
16-13-308-001, -002, -003, -004, -008, -009 & -010
16-13-312-002, -003, -044 & -046
16-13-316-001, -002, -006, -007, -008 & -010
16-14-407-038, -039, -040 & -043
16-14-411-032

Presented below are the subject's Sales Comparable Summary Chart's and Summary of Valuation Salient Facts.

<u>Comparable Land Sales Summary</u>						
<u>#</u>	<u>Location</u>	<u>Sale Date</u>	<u>Size SF</u>	<u>Zoning</u>	<u>Sale Price</u>	<u>\$/SF</u>
1	3119 W. Flournoy	9/02	3,100	R-4	\$31,000	\$10.00
2	3515 W. Polk	7/02	22,275	RBPD	\$100,000	\$4.49
3	3158 W. Fillmore	6/02	27,000	RPD	\$190,000	\$7.04
4	3255 W. Lexington	5/02	7,000	R-4	\$55,000	\$7.86
5	3100 W. Fillmore	4/02	6,100	M1-2	\$60,000	\$9.84
6	3015 W. Arthington	1/02	3,100	R-4	\$25,000	\$8.06
7	3114 W. Lexington	12/01	27,500	R-4	\$27,500	\$8.79
8	3127 W. Polk	11/01	3,100	R-4	\$20,000	\$6.45
9	3008 Flournoy	10/01	6,200	R-4	\$44,000	\$7.10
10	3241 W. Lexington	7/01	3,600	R-4	\$20,000	\$5.56
11	3009 W. Lexington	5/01	6,000	R-4	\$40,000	\$6.67
S.	Lawndale R-71 Chicago, IL	11/02	141,417	<u>To Be</u> R	<u>Estimated</u> \$1,000,000	<u>Estimated</u> \$7.00

The detailed sales sheets are included in the addenda.

An additional sale occurred of 1226, 1236, 1238 and 1250 SW. Kedzie and 1239 S. Sawyer in December of 2001. This sale was of 5 lots totaling 15,625 SF, which sold for \$180,000, or \$11.52/SF. The purchaser also owns 20 additional lots in this block, and we have not considered this sale in our analysis.

The location of the subject, the subject's average access and visibility and the subject's size enhances the utility of the site. This would leave the value of the subject's parcels in the middle of the \$/SF range.

After adjustments were made to the Sale Comparables for size, location, etc., a value of \$7.00/SF was indicated for the subject's parcels. The calculations are shown below.

$$\begin{array}{rclclcl} \text{Price/SF} & \times & \text{SF} & = & \text{Value Estimate} \\ \$7.00 & \times & 141,417 & = & \$ 989,919 \end{array}$$

Rounded: \$1,000,000

Estimated Market Value (Rounded): \$1,000,000

On the following page we have separated the entire property into separate parcels, to show individual values.

✓ DGS = DPD

ADDRESS	PIN #	SIZE	\$/SF	VALUE
709 S. Kedzie	16-13-304-002	3,125	\$ 7.00	\$ 21,875
711 S. Kedzie	16-13-304-003	3,166	\$ 7.00	\$ 22,162
713 S. Kedzie	16-13-304-004	9,333	\$ 7.00	\$ 65,331
735 S. Kedzie	16-13-308-001 ✓	4,493	\$ 7.00	\$ 31,451
737 S. Kedzie	16-13-308-002 ✓	3,404	\$ 7.00	\$ 23,828
741 S. Kedzie	16-13-308-003	3,404	\$ 7.00	\$ 23,828
743 S. Kedzie	16-13-308-004	3,404	\$ 7.00	\$ 23,828
753 S. Kedzie	16-13-308-008	3,389	\$ 7.00	\$ 23,723
755 S. Kedzie	16-13-308-009	3,389	\$ 7.00	\$ 23,723
759 S. Kedzie	16-13-308-010	4,473	\$ 7.00	\$ 31,311
809 S. Kedzie	16-13-312-002	3,382	\$ 7.00	\$ 23,674
811 S. Kedzie	16-13-312-003	3,382	\$ 7.00	\$ 23,674
803 S. Kedzie	16-13-312-044	7,007	\$ 7.00	\$ 49,049
817 S. Kedzie	16-13-312-046	17,990	\$ 7.00	\$ 125,930
901 S. Kedzie	16-13-316-001	4,428	\$ 7.00	\$ 30,996
905 S. Kedzie	16-13-316-002	3,370	\$ 7.00	\$ 23,590
915 S. Kedzie	16-13-316-006	3,360	\$ 7.00	\$ 23,520
917 S. Kedzie	16-13-316-007	3,360	\$ 7.00	\$ 23,520
919 S. Kedzie	16-13-316-008	3,360	\$ 7.00	\$ 23,520
925 S. Kedzie	16-13-316-010	4,415	\$ 7.00	\$ 30,905
706 S. Kedzie	16-13-407-038	15,250	\$ 7.00	\$ 106,750
718 S. Kedzie	16-13-407-039	3,500	\$ 7.00	\$ 24,500
720 S. Kedzie	16-13-407-040	7,125	\$ 7.00	\$ 49,875
3207 W. Flournoy	16-13-407-043	3,284	\$ 7.00	\$ 22,988
734 S. Kedzie	16-13-411-032	16,624	\$ 7.00	\$ 116,368
Total		141,417		\$ 989,919
			Rounded:	\$1,000,000

Summary Valuation of Salient Facts

Subject Size: 141,417 SF

Estimated Price per Square Foot: \$7.00

Estimated Market Value: \$ 989,919

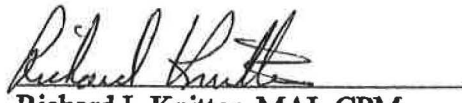
Total Estimated Market Value (Rounded): \$1,000,000

We have performed a thorough investigation and analysis of local market conditions to arrive at a sound opinion of value. The attached report contains a summary of the data gathered in our investigation and describes in detail our analysis and conclusions. The appraisal is prepared according to the appraisal guidelines established by Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and conforms to the Uniform Standards of Professional Appraisal Practice (USPAP). The appraisal report should only be used by sophisticated users who have the opportunity to obtain a full understanding of the assumptions underlying the analysis.

Based upon the information researched for this appraisal report, it is our opinion that the market value of the subject property, based on the accompanying assumptions and limiting conditions, as of November 26, 2002, is:

One Million Dollars (\$1,000,000)

Respectfully Submitted,



Richard I. Knitter, MAI, CPM
Principal
IL State Certified Appraiser # 153-000586



Timothy J. Bailey
Appraiser
IL State Certified Appraiser # 153-001394

Summary of Original EAV's for select redevelopment parcels

	ADDRESS	PIN	1998 EAV	COMMENT	APPRAISAL
Site #1	706 S. Kedzie	16-14-407-038	\$73,171		106,750
	718 S. Kedzie	16-14-407-039	\$0	exempt	24,500
	720 S. Kedzie	16-14-407-040	\$50,005		49,875
	3207 W. Flournoy	16-14-407-043	\$0	exempt	22,988

Site #2	734 S. Kedzie	16-14-411-032	\$12,757		116,368
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	ADDRESS	PIN	1998 EAV	COMMENT	APPRAISAL
Site #3	709 S. Kedzie	16-13-304-002	\$18,167		21,875
	711 S. Kedzie	16-13-304-003	\$20,267		22,162
	713 S. Kedzie	16-13-304-004	\$7,161		65,331

	ADDRESS	PIN	1998 EAV	COMMENT	APPRAISAL
Site #4	735 S. Kedzie	16-13-308-001	\$0	exempt	31,451
	737 S. Kedzie	16-13-308-002	\$0	exempt	23,828
	741 S. Kedzie	16-13-308-003	\$28,581		23,828
	743 S. Kedzie	16-13-308-004	\$23,066		23,828
	753 S. Kedzie	16-13-308-008	\$2,459		23,723
	755 S. Kedzie	16-13-308-009	\$2,459		23,723
	759 S. Kedzie	16-13-308-010	\$3,246		31,311

	ADDRESS	PIN	1998 EAV	COMMENT	APPRAISAL
Site #5	803 S. Kedzie	16-13-312-044	\$5,986		49,049
	809 S. Kedzie	16-13-312-002	\$17,267		23,674
	811 S. Kedzie	16-13-312-003	\$0	exempt	23,674
	817 S. Kedzie	16-13-312-046	\$0	exempt	125,930

	ADDRESS	PIN	1998 EAV	COMMENT	APPRAISAL
Site #6	901 S. Kedzie	16-13-316-001	\$7,168		30,996
	905 S. Kedzie	16-13-316-002	\$0	exempt	23,590
	915 S. Kedzie	16-13-316-006	\$2,448		23,520
	917 S. Kedzie	16-13-316-007	\$16,624		23,520
	919 S. Kedzie	16-13-316-008	\$2,448		
	925 S. Kedzie	16-13-316-010	\$3,954		30,905

TOTAL EAV IN 1998 = \$297,234

\$966,399

Notes:

- PIN's, addresses, and appraised values are taken from the 12/2/2002 Great Realty Advisors report. The Cook County Assessor website was used for clarification where typos occurred in the GRA report.
- The 1998 EAV are taken from the Midwest IF Redevelopment Project and Plan dated October 12, 1999 (with revisions through March 15, 2000); prepared by Trkla, Pettigrew, Allen & Payne, Inc.)

**CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT
PROJECT SUMMARY FORM
October 13, 2004**

Project Name: Kedzie-Flournoy RFP
 Project Location or Address: Kedzie Avenue/Flournoy to Taylor
 Redevelopment Area: Midwest TIF Redevelopment Project Area
 Ward and Alderman: 24th Ward/Alderman Michael Chandler
 Developer/Applicant: New West Kedzie, LLC (New West Realty-Ted Mazola/Gus Mauro)

Lead Division: Neighborhoods/West District
 Project Manager: Amy Lozano Phone: 4-5822
 Deputy Commissioner: Mary Bonome Phone: 4-0765

Type of Project: Residential/Single-family, townhouses and two and three-flat condominiums

Type of Action: Developer designation in response to an RFP

Required Approvals:	<u>Type of Approval</u>	<u>Status</u>	<u>Date</u>
	CDC	Approved	8/04
	City Council	TBD	9/04

Background

- DPD issued an RFP in March, 2003 for 25 City-owned parcels on Kedzie Avenue in the immediate vicinity of the Homan Square project, the Lawndale Plaza shopping center, and the 4th District Police Station and Cook County Courts
- The RFP called for market-rate housing on six sites comprised of 25 parcels totaling 3.25 acres
- The appraised price of the parcels was \$989,919 or \$7.00 per sq. ft.
- One response was received from New West Kedzie, LLC (New West Realty)

Project Description

- New West Kedzie LLC proposes to construct approximately 100 units of primarily market-rate housing; 25 % of the units will be priced in the affordable range (standards provided by

DOH)

- The developer proposes to construct masonry exterior townhouses, two and three-flats which will be compatible with the North Lawndale housing stock in terms of scale, materials and design; units will range from one to three bedrooms and many will be accessible
- The developer has offered to pay \$1,000,001 or \$7.07 per sq. ft.
- \$3.5 million in TIF assistance is being requested by the developer
- Prices points range from \$103,500 to \$130,500 for the affordable units and \$121,500 to \$385,500 for the market-rate units
- Alderman Chandler and community residents strongly support New West Kedzie's proposal

Environmental Features

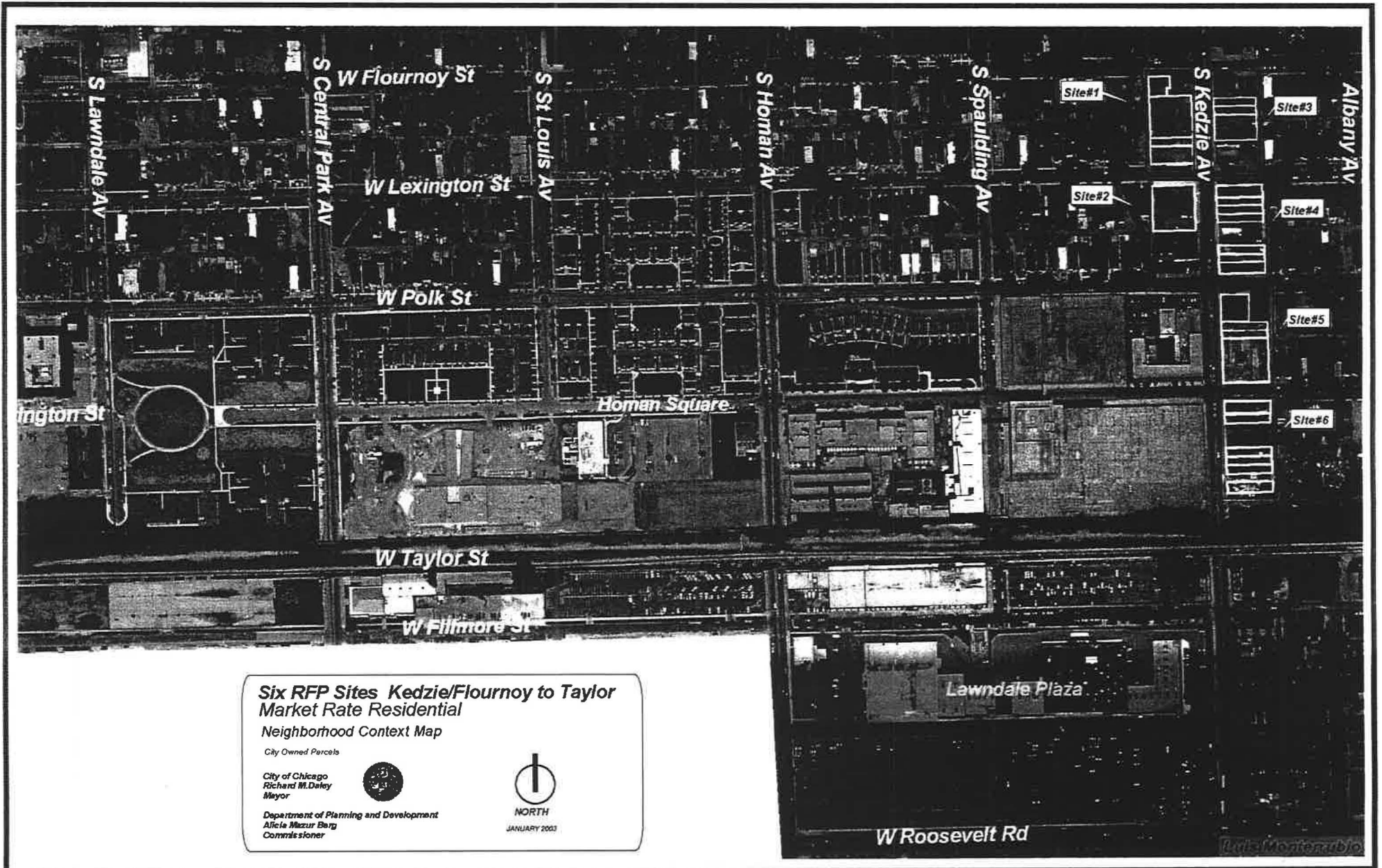
- The developer will incorporate green design elements the project

Outstanding Issues

- Terms of RDA to be negotiated and RDA to be drafted in advance of the September City Council meeting

Next Steps

- Present to City Council in September
- Execute RDA



Six RFP Sites Kedzie/Flournoy to Taylor
Market Rate Residential
 Neighborhood Context Map

City Owned Parcels

City of Chicago
 Richard M. Daley
 Mayor



Department of Planning and Development
 Alicia Mazur Berg
 Commissioner



NORTH
 JANUARY 2003

Luis Montenegro

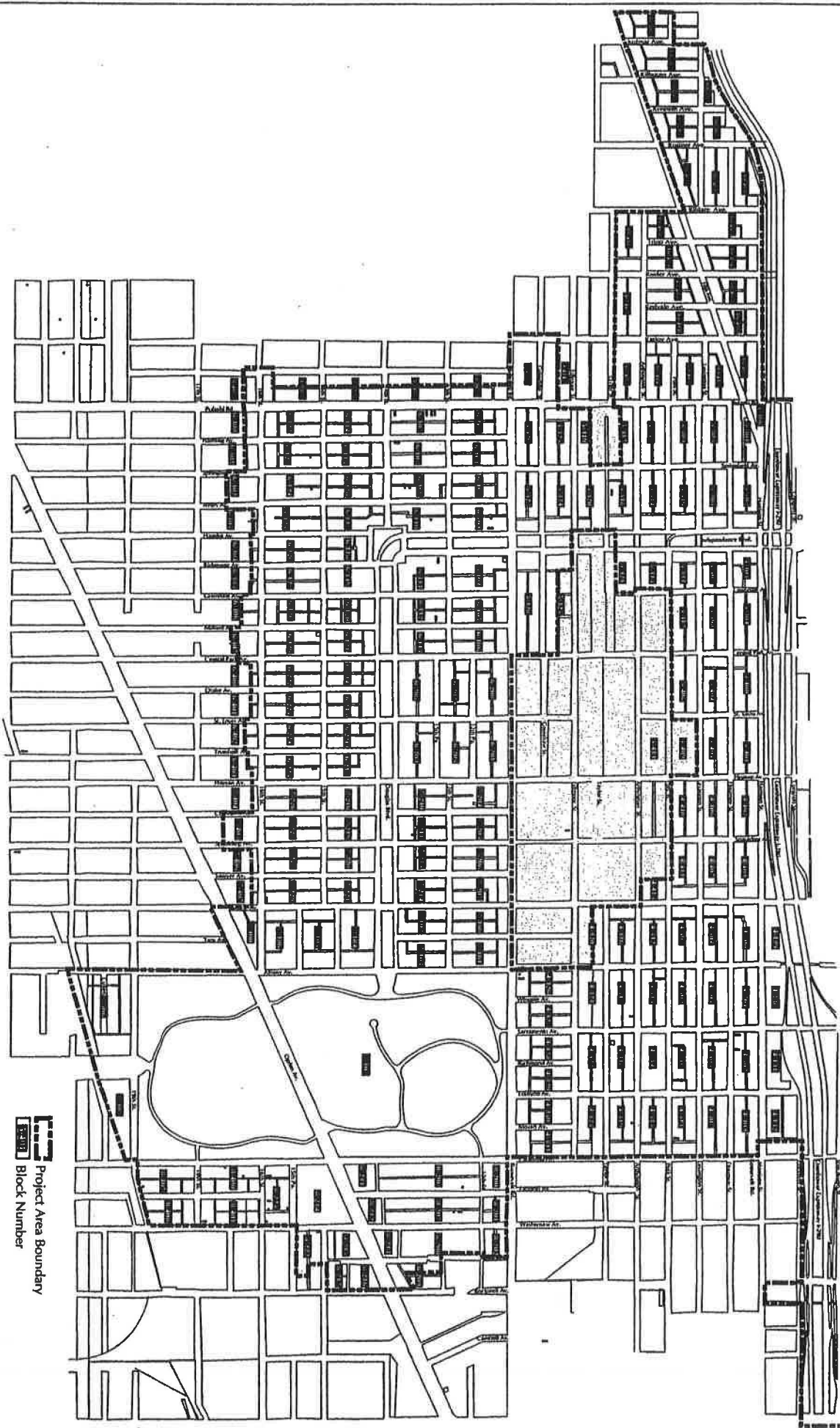


Figure 1b
BOUNDARY

Project Area Boundary
Block Number

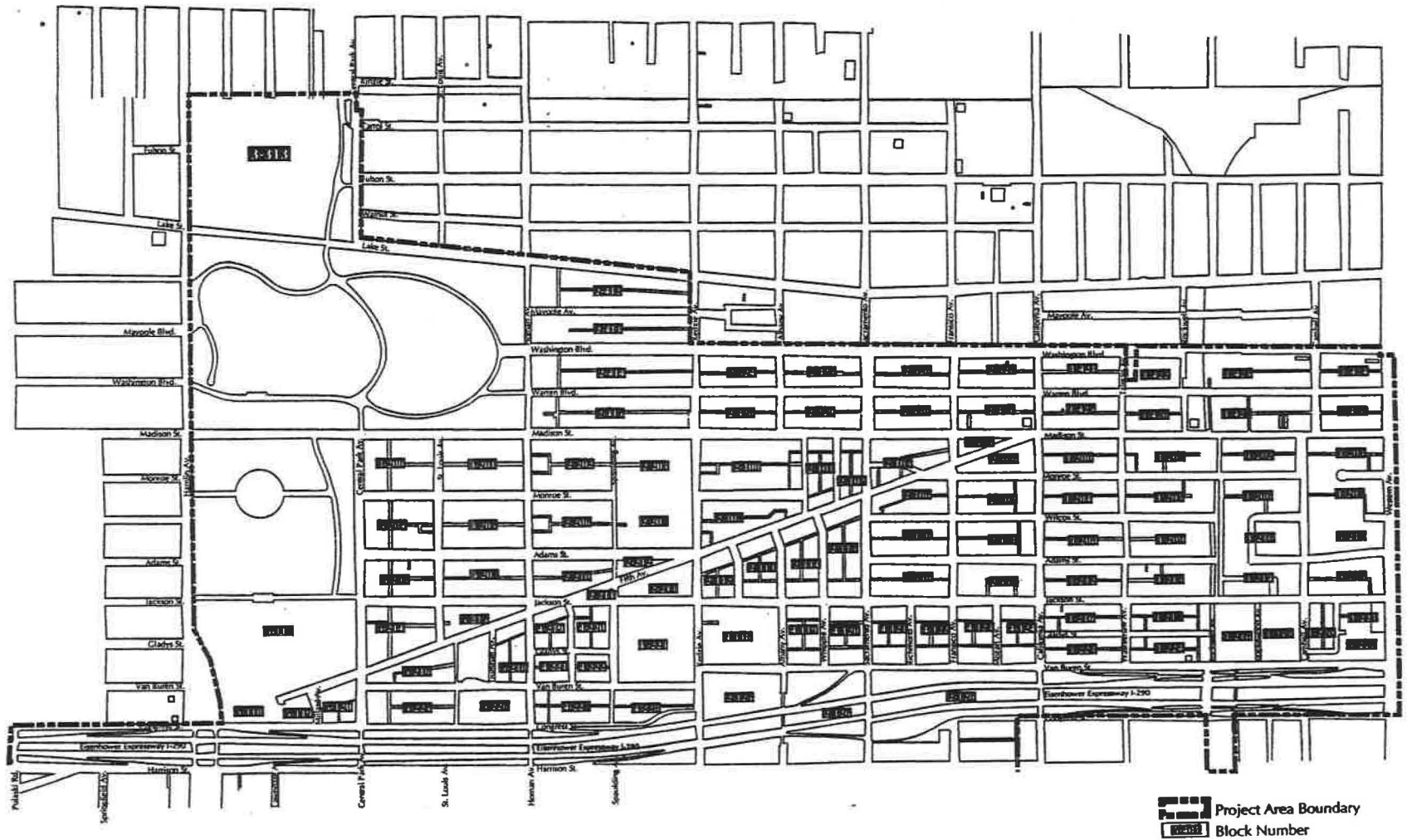


Figure 1a
BOUNDARY

MIDWEST

Tax Increment Financing Redevelopment Project

Chicago, IL



Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.

NOTES

CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC) AS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

NEW WEST HOMES
 NEW WEST HOMES LLC,
 DEVELOPER

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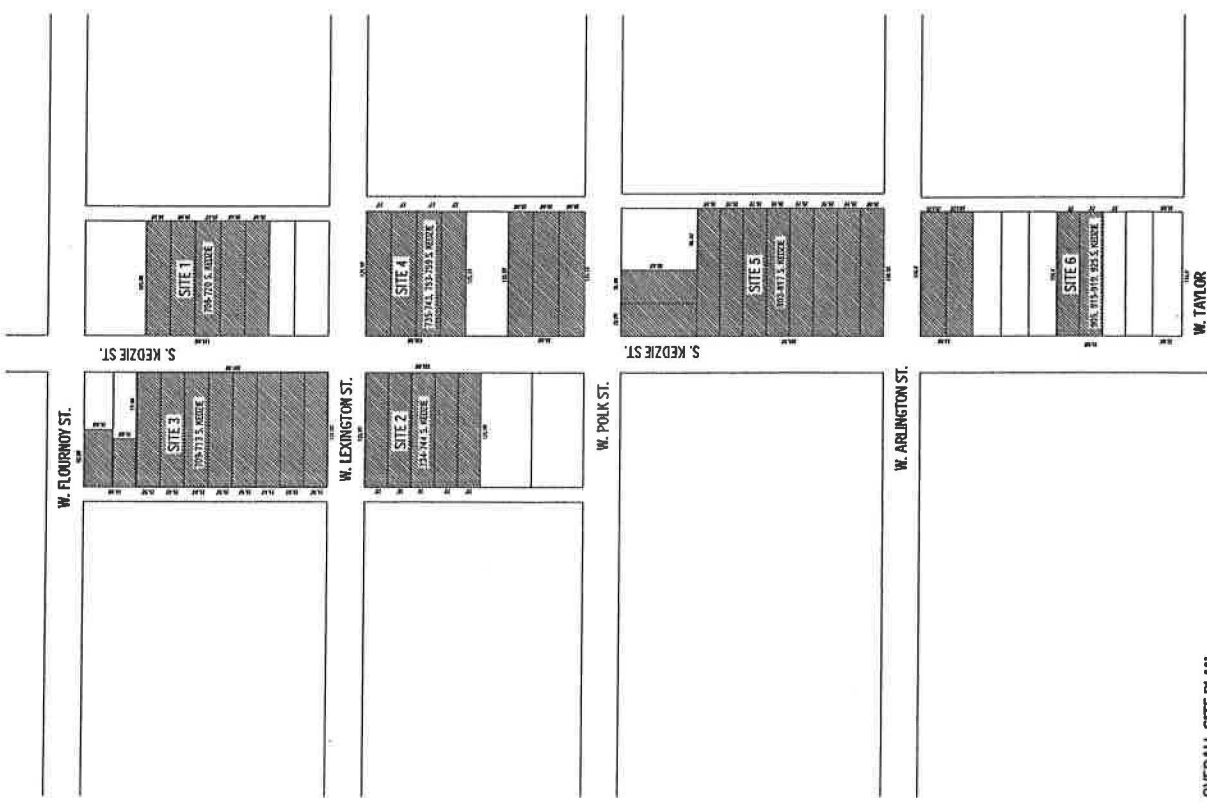
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 Oklahoma City, OK 73102
 P: 405.232.4444
 F: 405.232.4444
 www.newwesthomes.com

hardware + planland
 architecture

DATE: 11/17/20
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 SCALE: AS SHOWN

OVERALL
SITE PLAN

A0.0



1 OVERALL SITE PLAN
 N.T.S.

11/17/2020 11:17 AM P:\Projects\2020\1700-1790 S. Kedzie\1700-1790 S. Kedzie - Overall Site Plan.dwg

