

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

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REGARDING
THE NEGOTIATED SALE OF CITY-OWNED PROPERTY
LOCATED AT 11505 S WESTERN AVENUE TO
THE CHICAGO PARK DISTRICT FOR THE MORGAN PARK SPORTS CENTER

SEPT 9, 2014**

I. PROJECT IDENTIFICATION AND OVERVIEW

| | |
|-----------------------------|---|
| Project Name: | Morgan Park Sports Center |
| Applicant Name: | Chicago Park District |
| Project Address: | 11505 S Western Avenue and 2330 W 115 th Street |
| Ward and Alderman: | 19 th (Matthew O'Shea) |
| Community Area: | Morgan Park |
| Redevelopment Project Area: | Western Avenue Rock Island TIF |
| Requested Action: | Disposition of City owned vacant land to the Chicago Park District for development of the Morgan Park Sports Center |
| Appraised Market Value: | N/A |
| Sale Price: | \$1 |
| TIF Assistance: | \$10M TIF assistance will be provided to the Chicago Park District for the construction of the sports center |

II. PROPERTY DESCRIPTION

| | |
|-----------|---|
| Address: | 11505 S Western Avenue and 2330 W 115 th Street |
| Location: | The property is located at the east side of the intersection of |

115th Street and Western Avenue.

| | | | |
|---------------------------------|---------------|---------------------------------|------------|
| Tax Parcel Numbers / Land Area: | 25-19-109-039 | 2330 W 115 th Street | 0.50 acres |
| | 25-19-300-001 | 11505 S Western Ave | 1.86 acres |

Current Use: The property is currently unimproved.

Current Zoning: RS-3 and B1-1

Proposed Zoning: POS-2 (zoning change in process)

Inventory Profile: The property was initially acquired by the City through condemnation in 1997.

Environmental Condition: Environmental reports indicate a gas station occupied on the northern property, and that the site has since been remediated in accordance with IEPA. The Chicago Park District will be completing additional environmental investigation as needed during the construction phase of the project.

III. PROPOSED DEVELOPMENT TEAM

Development Entity: Chicago Park District

IV. PROPOSED PROJECT

Project Overview:

The Chicago Park District proposes to construct a new 64,000 square foot sports facility within the Beverly and Morgan Park community areas. This facility will include an indoor ice rink and a gymnastics center. Programs include skate rental, concessions, meeting and party rooms, viewing areas, offices, and locker rooms.

The facility will accommodate a range of ages from preschool to club level athletes, and can accommodate USGA gymnastics competition events for men and women. The ice skating rink will have a seating capacity of 850 spectators, and will allow for year round competitive hockey, figure skating and ice skating.

The Chicago Park District currently operates (1) ice skating rink located at McFetridge in the north side, and has (8) gymnastics centers in the City. The nearest gymnastics center is located in Calumet Park.

The proposed project is located on property owned by the City of Chicago. To accommodate the construction of the facility, 115th Street will be cul-de-sac, and a parking lot will be constructed on the north side of 115th for park patrons. A traffic study was completed, which supported the closure of the street.

The site has been vacant for some time, and is a blight to the neighborhood. Plans for the Morgan Park Sports Center were presented to the community, and has their strong support.

Total cost for the facility is \$18M. The Illinois Department of Commerce and Economic Opportunity is providing a grant of \$4M, the Chicago Park District is providing \$4M, and the City will provide \$10M TIF.

The project is anticipated to be completed summer 2015.

The transfer of the property to the Park District enables them to operate and program the sports center. The Chicago Park District Board of Commissioners approved the conveyance of property at their Sept 12, 2012 meeting.

The Morgan Park community area is located in the southwest part of the City, south and adjacent to Beverly. 70% of the residences are family households, and approximately 80% residents have white collar jobs. Housing stock is mostly single family homes.

V. FINANCIAL STRUCTURE

The Department is proposing to provide \$10M from the Western Ave Rock Island TIF to the Chicago Park District for the construction of the Morgan Park Sports Center.

The following table identifies the sources and uses of funds.

Sources and Uses of Funds

| <u>Sources</u> | <u>Amount</u> | <u>% of total</u> |
|-----------------------|---------------|-------------------|
| TIF | \$10,000,000 | 55% |
| DCEO | \$4,000,000 | 22% |
| Chicago Park District | \$4,236,206 | 23% |
| Total Sources | \$18,236,206 | 100% |

| <u>Uses</u> | <u>Amount</u> |
|--------------------------------------|---------------|
| Design | \$1,047,706 |
| General Conditions | \$600,000 |
| Demolition, concrete, masonry, metal | \$4,299,500 |
| Thermal moisture protection | \$900,000 |
| Openings, finishes, furnishings | \$1,770,000 |
| Special construction | \$1,370,000 |
| Plumbing, HVAC | \$2,579,000 |
| Electrical | \$1,300,000 |
| Communications and safety | 220,000 |

| | |
|---------------------------|---------------------|
| Earthwork, utilities | 1,900,000 |
| Special work | \$750,000 |
| Furnishings and equipment | \$1,500,000 |
| Construction | <u>\$17,188,500</u> |
| Total | \$18,236,206 |

VI. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

Land Use: Currently vacant. Transferring the property to the Chicago Park District removes a long blighted site, and creates a new recreational amenity for residents of the southwest side. The proposed gymnastics and ice skating rink will serve the entire south / southwest side.

Construction Jobs: The project will produce 198 temporary construction jobs.

Affirmative Action: The Park District will comply with the requirements of Chicago's affirmative action ordinance, which requires contract participation of 24% by minority-owned business enterprises (MBEs) and 4% by woman-owned business enterprises (WBEs).

City Residency: The Park District will comply with the requirements of Chicago's city residency ordinance, which requires that at least half of all construction-worker hours be filled by Chicago residents.

VII. COMMUNITY SUPPORT

Alderman Matt O'Shea endorses the project and has provided a letter of support (see exhibits for copy). The project was presented to the community in January 2014, and has their support.

VIII. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is located in the Western Avenue Rock Island TIF. The proposed project will satisfy the following goals of the area's redevelopment plan by eliminating blighted and vacant conditions, and providing public improvements and benefits for the surrounding community.

IX. CONDITIONS OF SALE

If the proposed resolution is approved by the CDC, DPD will release a public notice announcing the proposed sale and seeking alternative development proposals. The public notice will be published in one of Chicago's metropolitan newspapers at least once for each of three consecutive weeks. If no responsive alternative proposals are received within 30 days of the publishing of the first notice, the Department will prepare an intergovernmental agreement with the Chicago Park District. The intergovernmental agreement will incorporate the parameters of

the proposed project as described in this staff report.

X. 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, and DPD recommends that the CDC approve the sale of 11505 S Western Avenue and 2330 W 115th Street to the Chicago Park District for development of the Morgan Park Sports Center.

EXHIBITS

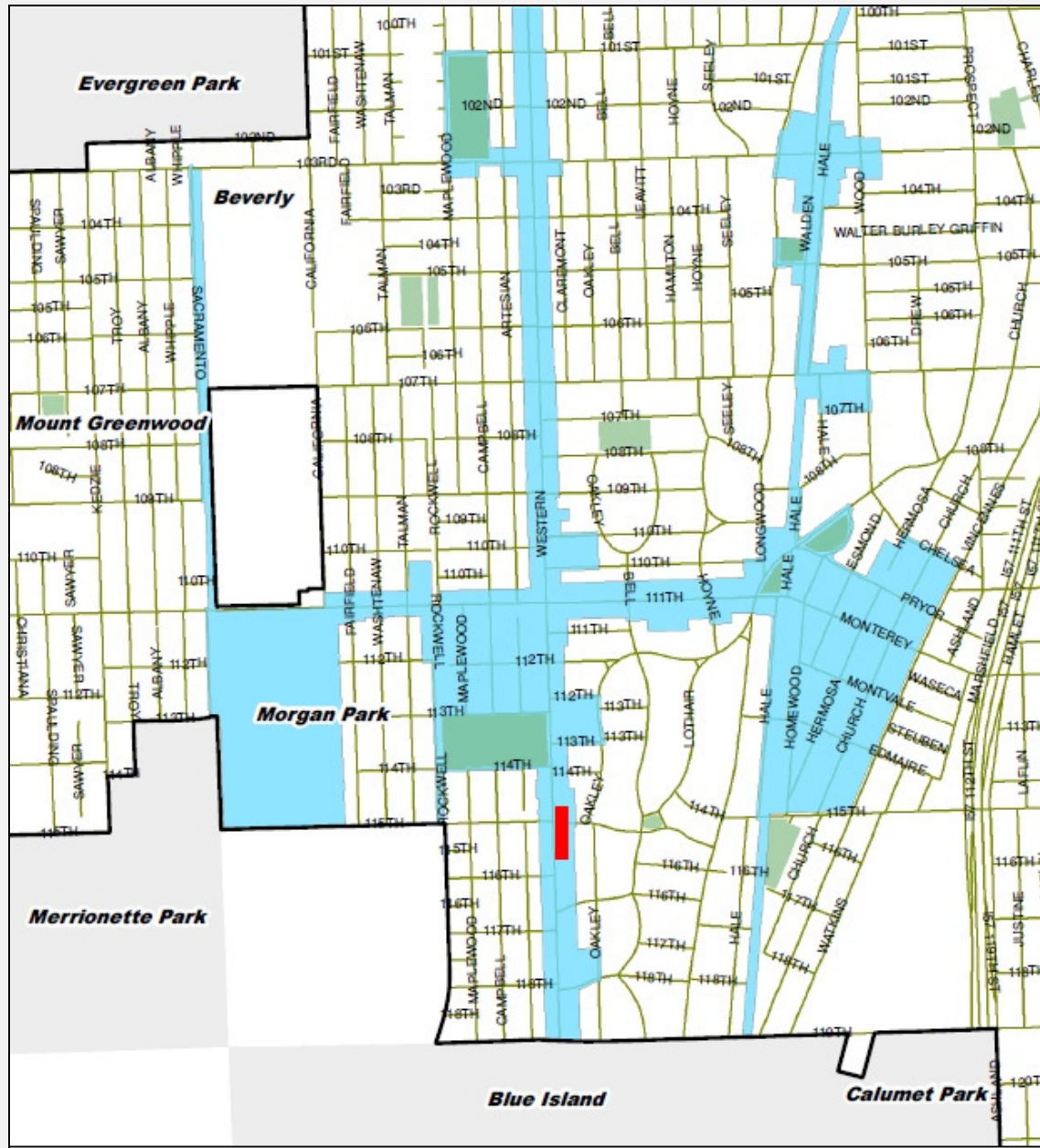
Redevelopment Area Map
Neighborhood Map or Aerial
Survey
Site Plan
Concept Plan
Alderman's Letter of Support

**Negotiated Sale of Property to the
Chicago Park District for the Morgan
Park Sports Center
(11505 S Western Avenue)**

Community Development Commission

Sept 9, 2014

Context map and location within TIF



Project Location



Design Program

Training Gymnasium

- USGA men's & women's' events
- In-ground landing pit & trampolines
- Pre-school to club level programming

Ice Arena

- 85' x 200' Skating Rink (NHL Standard)
- 800 – 1,000 bleacher seat capacity
- Competitive hockey, figure-skating & recreational skating

Support Facilities

- Community Rooms
- Skate Rental
- Concessions

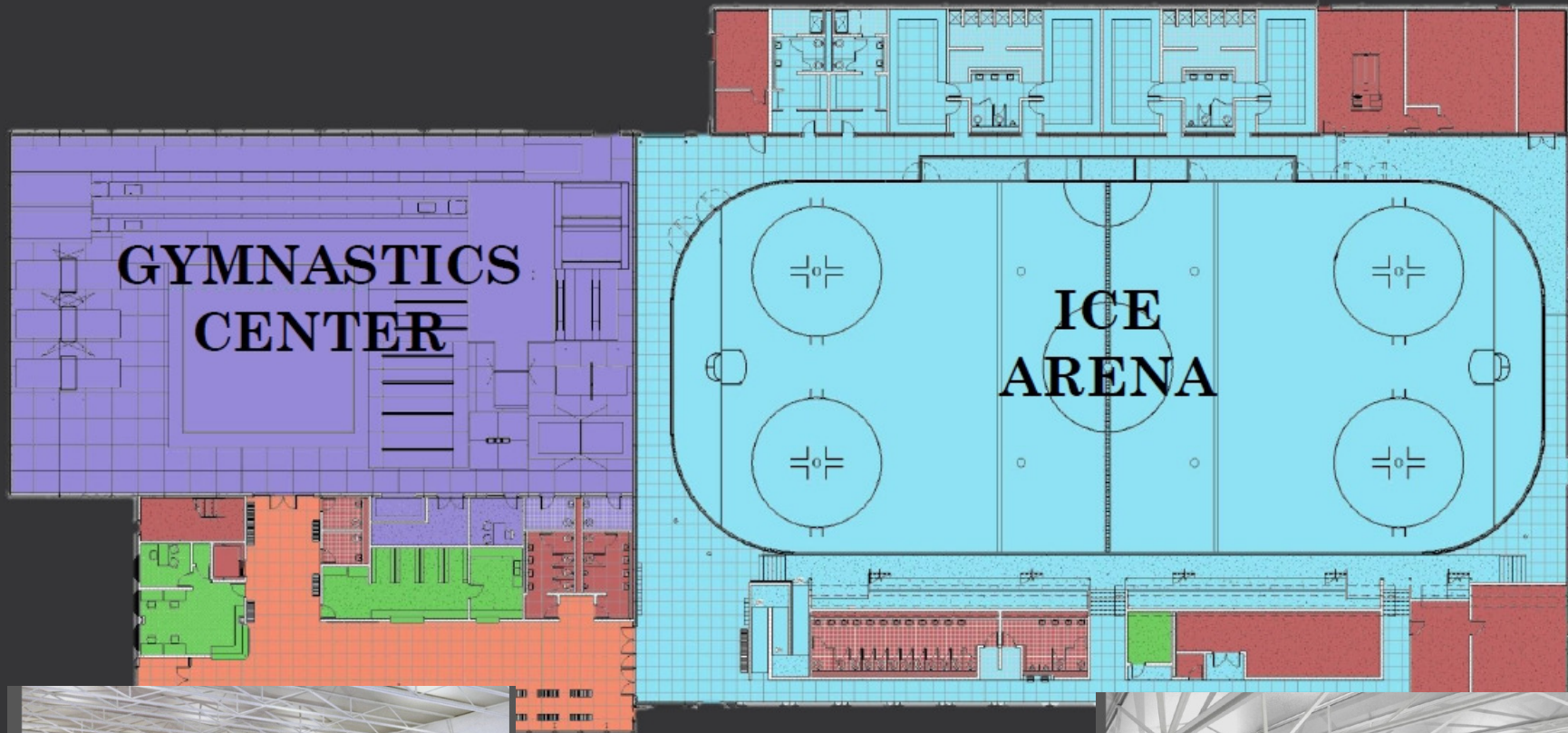
Parking

LEED Certified Building

Site Plan



Main Level Plan





Gymnastics Gym



Ice Arena

West Facade

