

2358 S WHIPPLE STREET

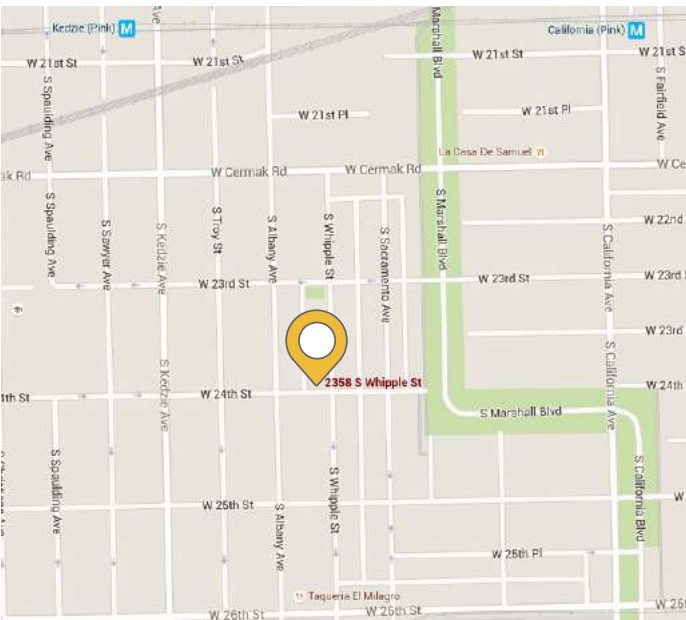
Former Firehouse



▲ Site street view (above)



▲ Site aerial view (above)



▲ Site location (above)

SITE CHARACTERISTICS

- 🟢 **Owner:** City of Chicago For sale
- 🟢 **Sale/Lease Status:** sale
- 🟡 **Site Size:** 0.14 acres
- 🟡 **TIF:** No
- 🟡 **Contamination:** Likely - Moderate*
- 🟡 **Zoning:** RT-4
- 🟡 **Ward:** 12 (Ald. Cardenas)

BUILDING CHARACTERISTICS

- 🟢 **Square Footage:** 8,110 square feet
- 🟡 **Stories:** 2
- 🟡 **FAR**:** 1.46
- 🟡 **Condition:** Extensive rehab needed
- 🟡 **Description:** Building with flexible interior space and basement

TRANSPORTATION

- 🟢 **Transit:** 54 bus stops (within 0.5 mi)
1 train stop

CRIME AND ADJACENT SITES

- 🟡 **Crime:** Above average
- 🟡 **Adjacent Conditions:** Maintained to blighted

AMENITIES

- 🟡 **Nearby Amenities:** Discount mall

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- 🟢 Potential strength of the property
 - 🟡 Potential challenge of the property
 - *This classification reflects Delta's subjective view of risk based on information it reviewed and is not a statement of fact.
 - ** Floor to Area Ratio (FAR) equals the area of building footprint times number of stories divided by the property area. A FAR greater than 1 may suggest the need for additional parking off site.

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WHAT COULD THIS PROPERTY BECOME?

Community Based Site Reuse Strategies

Shared Commercial Kitchen, Vendor Cart Sanitizing and Storage Space, Community Based Biodiesel, Urban Indoor Farm, Commercial Composting, Mixed Use of two or more of the aforementioned reuse strategies.

Private Market Based Site Reuse Strategies

From the community's perspective, this site is not conducive to private market-based reuse.

Zoning

This property is Zoned RT-4. Referring to Chapter 17-2 Residential Districts of the Chicago Zoning Ordinance, none of the specific community-based site reuse strategies are explicitly allowed by the current zoning for this property. However, non-residential uses that may include some similar operational features (Community Center, Day Care, Hospital) are considered Special Use that may be allowed based on approval. Other uses with similar or analogous operations (Community Garden, Bed & Breakfast, and Minor Utility Services) are Permitted by Right. It is recommended that the applicability of the RT-4 zoning to the community-based reuse strategies be first discussed with Alderman Cardenas and the City of Chicago Zoning Administrator to determine if a zoning change is needed. Department of Planning and Development (DPD) has indicated that a previous party who had shown interest in purchasing this property had approached the Zoning Administrator regarding a zoning change, and the city seemed to be open to this idea.

 [See the Zoning Guidance attachment for further information](#)

WHAT NEEDS TO BE DONE?

Gaining Site Control

This property is owned by the City of Chicago and is managed by DPD. DPD has no current plans for this building. Sale to a for-profit entity will be at market value. The property needs to be re-appraised; the most recent 2012 appraisal value is \$200,000. Sale to a non-profit entity will occur through a Negotiated Sale Application: See attached application. As noted in the application, the applicant/potential owner will need to include with the application details regarding the plans for the redevelopment of the property. To gain access to the property, the champion or entrepreneur should complete the right-of-entry process through the Department of Fleet and Facilities Management at http://www.cityofchicago.org/city/en/depts/dqs/provdrs/asset_management/svcs/right_of_entry.html.

 [See Funding Sources and Resources attachment for contact information](#)

Addressing Contamination Through Site Assessment and Cleanup

The likelihood of contamination for this property has been conservatively classified as Moderate. This classification reflects Delta's subjective view of risk based on information it reviewed and is not a statement of fact. The past long-term use of this property was as a municipal fire station (dating back to the early 1920s) during a time frame when the regulations for handling and disposal of chemical and petroleum products were not in existence or, if existing, not strictly regulated and enforced. Based on the past use, there is a potential for residual contamination to be present underneath the building. In addition, a site visit has confirmed that what is likely lead-based paint has fallen/flaked off a tin ceiling and presents a potential exposure risk. In addition, significant flooding of the basement (up to four feet in depth) was present in November 2015 due to the sump pump no longer being in operation. Prior to a transfer of ownership, a formal Phase I environmental assessment will need to be conducted in accordance with ASTM standards to establish liability protection. A focused Phase II environmental site assessment may also be needed followed by risk-based cleanup.

 [See the Environmental Assessment and Cleanup attachment for further information](#)

Strategies to Support Site Redevelopment

Use negotiated sale strategy to acquire property from the City for less than market price to subsidize the redevelopment.

Commit local resources and collaborators for in-kind rehabilitation of the interior.

Explore installation of a building security system during building rehabilitation.

Consider developing a policy for vehicle loading and unloading and/or parking.