

MEMORANDUM
COMMUNITY & ECONOMIC DEVELOPMENT

TO: John C. Phillips, City Manager

SUBJECT: Sale of City Owned Property at 1023 3rd Avenue

DATE: 9/15/11

The City took deed to the property at 1023 Third Avenue in November of 2009 to support the goals of the New/Old Chicago Redevelopment Plan and to remove a blighting influence. The structure on the parcel was demolished in July of 2010.

The City sold the property to the east at 1029 Third Avenue to John and Katherine Viren in July of 2009. The Virens purchased the former Shriver House from the City as part of a development agreement to redevelop the historical property as their residence. Mr. Viren contacted staff earlier this year to inquire about the purchase of the 1023 lot as he is interested in placing an orchard and garden on the property. A letter of request from Mr. Viren and a location map are provided for your review.

Given the cost to purchase and to remove the structure at 1023 Third Avenue, staff had the 4,500 sq. ft. property appraised to determine a market value. The lot was appraised at \$3,600.00 (or \$.08 sq. ft.). Based on square footage, the 2007 sale of a 7,350 sq. ft. lot at 1128 4th Avenue was the closest comparable in the area. The cost per square foot for this sale was \$0.14. Mr. Viren has made an offer to purchase the adjacent 4,500 sq. ft. lot at 1023 Third Avenue for \$0.14 a sq. ft. for a total purchase price of \$630.00.

Staff recommends approval of this request as it will return the property to an active use, support an investment of a historic property, save staff time in maintaining the property, and place the lot back on the tax rolls. Staff further suggests the property be conveyed with a Quit Claim Deed and that the cost to purchase be set at \$630.00 plus closing costs. The total cost to purchase is estimated at \$1,200.00.

RECOMMENDATION

Staff recommends that City Council approve the sale of the City owned property at 1023 Third Avenue to adjacent property owner at 1029 Third Avenue based on the above terms, authorize the City Manager to execute the contract documents and refer to the City Attorney for an ordinance.

Submitted by: Mary Chappell, Land & Development Programs Coordinator
Greg Champagne, Community and Economic Development Director

Action for New Old Chicago District Vacant Lot

Submitted by Dr. John Viren February 4, 2011

Category: Lot

Region: Old Chicago District

Target: City of Rock Island, Illinois

Background (Preamble):

I am renovating and will live in the historically significant home at 1029 3rd Avenue, commonly known as the "Schrivier House". You can see on Graphic01 (to the right) my property (highlighted in yellow) in the center of the picture and adjacent Rock Island city owned property (highlighted in red).

Graphic02 (directly below Graphic01) shows the "Planned New Old Chicago Redevelopment" area. Note that the city owned lots (red) and the Viren home (yellow) are not included in the redevelopment plan.

My Request (Petition):

I respectfully request that the city sell me, Dr John Viren, the two adjacent lots, outlined in red, for consideration of reasonable legal fees incurred by the city during the preparation of the required documents and deeding the property to me. I will develop the lots as an important extension of the historically significant Schrivier house estate.

Development (Plan):

In 1865, when the Schrivier house was built, land was plentiful and cheap. Rock Island residents were self-reliant, growing gardens and planting fruit trees. In fact the Schrivier house had various fruit and nut trees on the property when I acquired it. Unfortunately, the trees age and/or location necessitated their removal.

I would like to keep that pioneer spirit alive, planting a small orchard and garden on the newly acquired lots and selling excess produce at local farmers markets. It is likely I would need to erect a small building on the lots to support the enterprise. This plan would make productive use of the existing vacant lots and provide a living example of Rock Island's heritage and self-reliance.

Benefits to Rock Island:

Deeding the property to Dr. John Viren would benefit the city in several ways:

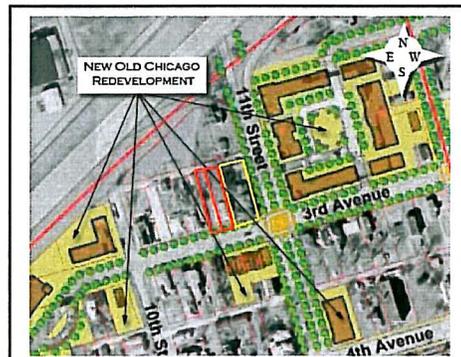
1. No cost to the city: I pay all the fees associated with transferring ownership of the land.
2. Property would revert back to the tax rolls.
3. Property maintenance would shift from the city to me, the homeowner.
4. Illegal (trash) dumping would lessen or stop: I would provide 24/7 security.
5. Improvements to the property will:
 - Increase property value thereby increase property tax
 - Improve the neighborhood with better "curb appeal"
 - Improve the overall perception of the district through improved "curb appeal"
 - Help attract new business to the New Old Chicago district.
6. The large lot, garden, orchard, and turn-of-the-century home, emphasizes the history, heritage, and self-reliance of Rock Island residents and attracts attention to Rock Island's New Old Chicago Redevelopment efforts.

Petition:

Deed the city owned -3rd avenue property, described above, to Dr. John Viren, 1029 3rd Avenue, Rock Island, IL



Graphic01: Two city lots (red) are next to the Viren lot (Yellow) on 11th Street & 3rd Avenue



Graphic02: New Old Chicago Redevelopment Plan does not include the Viren home or city lots.

LOCATION MAP



LOCATION MAP

1023 3rd Avenue

Legend

 Subject Property

* Note: Aerial Flown April 2005



0 20 40 80 120
Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

