



## Misericordia Home Expansion Project

1925 West Thome Avenue

### Timeline and Community Accommodation Efforts

- In April 2018, Misericordia purchased the property at 1925 West Thome Avenue, which is directly across Thome Avenue from Misericordia's main campus. There are thousands of people with intellectual and developmental disabilities waiting for residential services in Illinois, with over 300 people on Misericordia's waiting list alone, and it was determined that this 3-acre site could be a beautiful residential setting for this deserving population. At the time, a decision on the building was deferred in order to perform a feasibility study. That study concluded that the building could not be adapted to meet the needs of the population Misericordia serves, particularly with respect to compliance with the ADA and related provisions of law. Plans for redevelopment of the site were therefore begun based on removal of the building.
- Misericordia provided the seller, Unity Church, with the opportunity to remain in the property for 18 months rent-free to give them the opportunity to find an alternate site.
- In October 2019, Misericordia shared with an interested preservation group that we would be open to the idea of giving the building to an interested, qualified party as long as the building would be moved off its existing site by a date certain at no expense to Misericordia.
- On December 11, 2019, an interested preservation group provided Misericordia a detailed, itemized estimate of \$9,033,287 from an experienced engineering firm and construction company. The estimate included moving the building from its existing site and reassembling it on another site within 1/8 of a mile of Misericordia. Since then, no other estimates have been provided to us by this preservation group, nor have we received any other estimates from any other preservation group or entity. Thus it was determined that any qualified party would have to demonstrate a level of financial wherewithal at or near \$9,033,287 to be able to take the building.
- Misericordia submitted a demolition permit application to the City of Chicago on December 20, 2019, and was notified that the building would need to be vetted for landmark designation since it was listed as possibly significant on the Chicago Historic Resources Survey.

- On January 8, 2020, Alderman Andre Vasquez held a community meeting at Misericordia at which Misericordia shared its plans with those in attendance. The alderman shared Misericordia's plans on his website prior to the meeting, at the meeting and after the meeting. The meeting was posted on the alderman's website weeks in advance, and everyone in the community was invited to attend. In addition to community residents, preservation group members attended and spoke at the meeting. Misericordia representatives again indicated that we were willing to listen to any proposal from a qualified party to take and move the building.
- On March 19, 2020, after giving careful consideration to the building's possible significance, the Historic Preservation Division of the City of Chicago's Department of Planning and Development issued a letter releasing the demolition hold on the building, a definitive statement that the building does not warrant historic recognition and preservation. The demolition permit was subsequently issued.
- At the City of Chicago's request, Misericordia agreed to delay demolition for an additional 90 days to allow time for a qualified party to come forward and take the building. Information pertaining to that additional 90-day delay, as well as to the terms and conditions under which we would give the building to a qualified party, was released to interested preservation groups, was included on the Misericordia website and continues to be on the website today. That information was also posted on the website of the city's Department of Planning and Development.
- To date, under the terms and conditions agreed upon as part of the additional 90 day courtesy, there has not been an interested, qualified party (including individuals, corporations, preservation groups, government agencies or any other entities) who has made an offer to take and remove the building, nor has Misericordia received communication of any kind from any such party with respect to its interest in the building.

*Sharing life with children and adults with intellectual and developmental disabilities through a full continuum of care. Misericordia is a 501(c)3 organization.*