

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting
May 11th, 2021

MINUTES

I. ROLL CALL OF COMMISSIONERS

Chairman Jorge Perez called the meeting to order at 1:05 p.m. and then undertook a roll call to establish the presence of a quorum.

Present

Jorge Perez, Chairman
Shirley Newsome, Vice Chairman
Gwendolyn Butler, Secretary
Marc Brooks
Adela Cepeda
Maurice Cox
Leslie Davis
Eileen Rhodes
Latasha Thomas
Chris Wheat

Not Present

Robert Buford
Dwight Curtis
Cornelius Griggs

In response to the COVID-19 Public Health Emergency, prior to the meeting, the Chairman determined that an in-person meeting was not prudent or practical, and thus issued “Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation” to conduct the meeting remotely on Zoom. The meeting was available to be viewed by the public via live stream through the CDC website.

The CDC also accepted written comments from the public through the CDC website, up to twenty-four (24) hours prior to the meeting, and members of the public wishing to speak on a matter were given an opportunity to register in advance, also up to 24 hours before the meeting. Three attendees were present for public comment; however, they spoke during their specific project. There were no general comments.

II. APPROVAL OF MINUTES OF THE APRIL 20TH MEETING

Motioned by Butler, seconded by Brooks. Approved 10-0. Yeas: Newsome, Butler, Brooks, Cepeda, Cox, Davis, Rhodes, Thomas, Wheat, Perez. Abstain/Not Present: Buford, Curtis, Griggs.

III. NEW BUSINESS

A. BRONZEVILLE REDEVELOPMENT PROJECT AREA (WARD 4)

Request authority for the Department of Planning and Development’s intention to enter into a negotiated sale with GRIT Chicago, LLC for the disposition of the property located at 2929 S. Ellis Avenue; parcels generally span from 26th Street to 31st Street and from Lake Park Avenue to Vernon Avenue, in the Bronzeville Redevelopment Project Area.

Project Managers: Terrence Johnson, William Grams, & Beth McGuire

Nine (9) individuals from the public signed up to speak on this matter, and all were given a chance to speak. This group included: Marie Reynolds, Akeem Anderson, David Rudd, David Winters, Tracey Y Bey, Thomas McElroy, Amiel Harper, Porchia Davis, and Desmond Orr. The majority of comments were in support of the project and the land sale.

Alderman Sophia King (4th Ward) also gave public statements supporting both the project and the lengthy community process, while the developer (GRIT Chicago, LLC) answered questions about the development plans.

Motioned by Thomas, seconded by Butler. Approved 9-1-3. Yeas: Newsome, Butler, Brooks, Cox, Davis, Rhodes, Thomas, Wheat, Perez. Nays: Cepeda. Abstain/Not Present: Buford, Curtis, Griggs.
21-CDC-12

B. MIDWEST REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority to advertise the Department of Housing's intention to enter into a City Lots for Working Families sale and redevelopment agreement with GMP Development, LLC, or to a related entity, for the disposition of the property located at 1217 S Troy St, 1220 S Troy St, 1225 S Troy St, 1227 S Troy St, 1235 S Troy St, 1237 S Troy St, 1239 S Troy St, 1245 S Troy St, 1247 S Troy St, and 1249 S Troy St, in the Midwest Redevelopment Area, to request alternative proposals, and to approve the sale of the property to GMP Development, LLC, or to a related entity if no responsive alternative proposals are received.

Project Manager: Brian O'Donnell

Alderman Michael Scott Jr. spoke in favor of the proposal.

Motioned by Newsome, seconded by Cox. Approved 9-0-4. Yeas: Butler, Brooks, Cepeda, Cox, Newsome, Rhodes, Thomas, Perez, and Wheat. Abstain/Not Present: Buford, Curtis, Davis, Griggs.
21-CDC-13

**C. CHICAGO/CENTRAL PARK REDEVELOPMENT PROJECT AREA
(WARDS 27 & 28)**

**KINZIE INDUSTRIAL CORRIDOR REDEVELOPMENT PROJECT AREA
(WARD 27)**

Request authority to advertise the Department of Housing's intention to enter into a City Lots for Working Families redevelopment agreement with Nath Construction LLC, or to a related entity, for the disposition of the property located at 428 N Troy St in the Kinzie Industrial Corridor Redevelopment Project Area; and 600 N Central Park Ave, 3401 W Fulton Blvd, 625 N Christiana Ave, 636 N Trumbull, 637 N Trumbull Ave, 639 N Trumbull Ave, 640 N Trumbull Ave, and 643 N Trumbull Ave, in the Chicago/Central Park Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Nath Construction LLC, or to a related entity, if no responsive alternative proposals are received.

Project Manager: Brian O'Donnell

Motioned by Butler, seconded by Newsome. Approved 9-0-4. Yeas: Newsome, Butler, Brooks, Cepeda, Cox, Rhodes, Thomas, Perez, and Wheat. Abstain/Not Present: Buford, Curtis, Davis, Griggs.
21-CDC-14

**D. ENGLEWOOD NEIGHBORHOOD REDEVELOPMENT PROJECT AREA
(WARD 16)**

Request authority to advertise the Department of Housing's intention to enter into a negotiated sale with Keith B. Key Enterprises, LLC for the disposition of the property located at 6100-36 South Halsted / 801-11 West 61st Street in the Englewood Neighborhood Redevelopment Area, to request alternative proposals, and to approve the sale of the property to Keith B. Key Enterprises, LLC if no responsive alternative proposals are received.

**Project Manager: Anna Booth
21-CDC-15**

Motioned by Thomas, seconded by Brooks. Approved 9-0-4. Yeas: Newsome, Butler, Brooks, Cepeda, Cox, Rhodes, Thomas, Perez, and Wheat. Abstain/Not Present: Buford, Curtis, Davis, Griggs.

IV. ADJOURNMENT