

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street, Chicago, Illinois**  
**Regular Meeting**  
**December 14, 2021**

**MEETING MINUTES**

**I. ROLL CALL**

Chairman Gwendolyn Hatten Butler called the meeting to order at 1:02 p.m. and then undertook a roll call to establish the presence of a quorum.

Gwendolyn Hatten Butler, Chair  
Chris Wheat, Secretary  
Marc Brooks  
Grace Chan McKibben  
Maurice Cox  
Dwight Curtis  
Leslie Davis  
Jacqueline Gomez  
Eileen Rhodes  
Latasha Thomas

**Late**

Shirley Newsome, Vice Chair  
Robert Buford

**Not Present**

Adela Cepeda  
Cornelius Griggs  
Ivette Trevino

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 provided an opportunity for members of the public to submit written comments, up to twenty-four (24) hours prior to the meeting, through the CDC website. Members of the public wishing to speak on a matter were also given an opportunity to register in advance, also up to 24 hours before the meeting. No members of the public provided written comments or registered to speak at the meeting.

**APPROVAL OF MINUTES OF THE NOVEMBER 9<sup>th</sup> MEETING**

Motioned by Brooks, seconded by Chan McKibben. Approved 9-0-6. Yeas: Wheat, Brooks, Buford, Chan McKibben, Cox, Gomez, Rhodes, Thomas, Butler. Abstain/Not Present: Newsome, Cepeda, Curtis, Davis, Griggs, Trevino.

## **II. NEW BUSINESS**

### **A. ROOSEVELT/RACINE TIF REDEVOLPMENT PROJECT AREA (WARD 25)**

Request authority for the Department of Housing to negotiate and enter into a redevelopment agreement with BJ Wright Preservation LP for redevelopment of property located at 1354 S. Morgan St. in the Roosevelt / Racine Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of BJ Wright Preservation LP as Developer.

**Dinah Wayne**

Motioned by Cox, seconded by Chan McKibben. Approved 11-0-4. Yeas: Newsome, Wheat, Brooks, Buford, Chan McKibben, Cox, Curtis, Davis, Gomez, Thomas, Butler. Abstain/Not Present: Cepeda, Griggs, Rhodes, Trevino.

**21-CDC-36**

### **B. PILSEN INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 25)**

Request authority to acquire the property roughly bound by 16th Street to the North; Newberry Avenue to the East; 18th Street to the South; and Sangamon Street to the West; and in a Pilsen Industrial Corridor Tax Increment Financing Redevelopment Project Area.

**Michael Parella**

Motioned by Brook, seconded by Rhodes. Approved 12-0-3. Yeas: Newsome, Wheat, Brooks, Buford, Chan McKibben, Cox, Curtin, Davis, Gomez, Rhodes, Thomas, Butler. Abstain/Not Present: Cepeda, Griggs, Trevino.

**21-CDC-37**

### **C. ROOSEVELT/CICERO REDEVELOPMENT PROJECT AREA (WARD 24)**

Request authority to advertise the Department of Planning and Development's intention to enter into a sale with Industrial Fence, Inc for the disposition of the property located at 1318 S Kilbourn and 1256 S Kilbourn in the Roosevelt/Cicero Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Industrial Fence, Inc. if no responsive alternative proposals are received.

**Michael Parella**

Motioned by Thomas, seconded by Davis. Approved 12-0-3. Yeas: Newsome, Wheat, Brooks, Buford, Chan McKibben, Cox, Curtin, Davis, Gomez, Rhodes, Thomas, Butler. Abstain/Not Present: Cepeda, Griggs, Trevino.

**21-CDC-38**

### **D. MADISON/AUSTIN CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 28)**

Request authority to acquire the property located at 3811 to 3841 W Madison Street in the Madison/Austin Corridor Tax Increment Financing Redevelopment Project Area.

**Michael Parella**

Motioned by Wheat, seconded by Thomas. Approved 11-0-4. Yeas: Newsome, Wheat, Brooks, Buford, Chan McKibben, Cox, Curtin, Davis, Rhodes, Thomas, Butler. Abstain/Not Present: Cepeda, Gomez, Griggs, Trevino.

**21-CDC-39**

**E. MIDWEST REDEVELOPMENT PROJECT AREA (WARD 28)**

Request authority to advertise the Department of Planning and Development's intention to enter into a sale with 914 S California LLC for the disposition of the property located at 912 S California Ave in the Midwest Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to 914 S California LLC if no responsive alternative proposals are received.

**Michael Parella**

Motioned by Thomas, seconded by Brooks. Approved 11-0-4. Yeas: Newsome, Wheat, Brooks, Buford, Chan McKibben, Cox, Curtin, Davis, Rhodes, Thomas, Butler. Abstain/Not Present: Cepeda, Gomez, Griggs, Trevino.

**21-CDC-40**

**IV. ADJOURNMENT**

1  
2 MEETING  
3 OF THE  
4 COMMUNITY DEVELOPMENT COMMISSION  
5  
6  
7  
8  
9

10 Zoom Video Teleconference

11 Tuesday, December 14, 2021  
12 1:02 p.m.  
13

14 GWENDOLYN HATTEN BUTLER, Chairwoman  
15 SHIRLEY NEWSOME, Vice Chair  
16 CHRIS WHEAT, Secretary  
17 MARC B. BROOKS  
18 ROBERT BUFORD  
19 DWIGHT CURTIS  
20 MAURICE COX  
21 LESLIE DAVIS  
22 JACQUELINE GOMEZ  
23 GRACE CHAN McKIBBEN  
24 LATASHA THOMAS

Reported by: Nick D. Bowen

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1 CHAIRWOMAN BUTLER: Good afternoon. And  
 2 welcome to the December 14th regular meeting of  
 3 the Community Development Commission of Chicago.  
 4 I am Gwendolyn Hatten Butler, Chair  
 5 of the CDC and the host of today's virtual meeting.  
 6 On November 12th, Governor Pritzker  
 7 renewed his executive order proclaiming that all  
 8 counties of the state of Illinois are in a disaster  
 9 area. Section 7 of the Illinois Open Meetings Act  
 10 allows the CDC, along with other City boards and  
 11 commissions, to host virtual meetings during this  
 12 COVID-19 public health emergency provided that  
 13 certain conditions are met. One of those  
 14 conditions is that the Chair of this Commission  
 15 determines that an in-person meeting on the  
 16 scheduled meeting date would not be practical or  
 17 prudent.  
 18 To ensure that today's virtual  
 19 meeting meets all conditions of the Open Meetings  
 20 Act, I am hereby making the determination pursuant  
 21 to section 7 (e)(2) of the act that due to the  
 22 COVID-19 public health emergency an in-person  
 23 meeting would not have been practical or prudent  
 24 today.

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1 Therefore, in accordance with the  
 2 Commission's emergency rules, this meeting is being  
 3 held virtually on Zoom and can be viewed live via  
 4 the Commission's website.  
 5 A court reporter is present today to  
 6 record the proceedings.  
 7 Commissioners, you have all been  
 8 designated as panelists, which means that you will  
 9 be able to control your microphone. Please  
 10 remember to place your microphone on mute unless  
 11 you need to speak. If you want to be recognized  
 12 by the Chair, please activate the raise-your-hand  
 13 feature, and you will be called in order.  
 14 The agenda for today's meeting was  
 15 posted on December 8th both online at the CDC's  
 16 website and physically in City Hall.  
 17 I will now begin the meeting with a  
 18 call of the roll.  
 19 Commissioners, when your name is  
 20 called, please turn your microphone on, respond by  
 21 saying present, and please also indicate that you  
 22 can hear me.  
 23 Vice Chair Newsome.  
 24 (No response.)

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1 Secretary Wheat.  
 2 COMMISSIONER WHEAT: Present, and I can hear  
 3 you.  
 4 CHAIRWOMAN BUTLER: Commissioner Brooks.  
 5 COMMISSIONER BROOKS: Present, and I can hear  
 6 you.  
 7 CHAIRWOMAN BUTLER: Commissioner Buford.  
 8 (No response.)  
 9 Commissioner Cepeda.  
 10 (No response.)  
 11 Commissioner Chan McKibben.  
 12 COMMISSIONER CHAN MCKIBBEN: Present, and I  
 13 can hear you.  
 14 CHAIRWOMAN BUTLER: Commissioner Cox.  
 15 COMMISSIONER COX: Present. I can hear you.  
 16 CHAIRWOMAN BUTLER: Commissioner Curtis.  
 17 COMMISSIONER CURTIS: Present, and I can hear  
 18 you.  
 19 CHAIRWOMAN BUTLER: Commissioner Davis.  
 20 COMMISSIONER DAVIS: Present, and I can hear  
 21 you.  
 22 CHAIRWOMAN BUTLER: Commissioner Gomez.  
 23 COMMISSIONER GOMEZ: Present. I can hear you.  
 24 CHAIRWOMAN BUTLER: Commissioner Griggs.

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1 (No response.)  
 2 Commissioner Rhodes.  
 3 COMMISSIONER RHODES: I'm here, and I can  
 4 hear you.  
 5 CHAIRWOMAN BUTLER: Commissioner Thomas.  
 6 COMMISSIONER THOMAS: Present, and I can hear  
 7 you.  
 8 CHAIRWOMAN BUTLER: Commissioner Trevino.  
 9 (No response.)  
 10 And Chairwoman Butler is present.  
 11 We have a quorum.  
 12 The first item on our agenda requests  
 13 approval of the minutes from our previous meeting  
 14 held on November 9th. The Commissioners have had  
 15 an opportunity to review the minutes, and if there  
 16 are no corrections, I am looking for a motion to  
 17 approve.  
 18 Do I have a motion?  
 19 COMMISSIONER BROOKS: So move. Commissioner  
 20 Brooks.  
 21 CHAIRWOMAN BUTLER: So moved by Commissioner  
 22 Brooks.  
 23 Do I have a second?  
 24 COMMISSIONER CHAN MCKIBBEN: Second.

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1 Commissioner Chan McKibben.  
 2 CHAIRWOMAN BUTLER: Seconded by Commissioner  
 3 Chan McKibben.  
 4 In accordance with the Open Meetings  
 5 Act, all votes are to be conducted by roll call so  
 6 that each member's vote on each issue can be  
 7 identified and recorded. If you were not present  
 8 at the November 9th meeting, please indicate that  
 9 you abstain on this motion when your name is called.  
 10 Vice Chair Newsome.  
 11 (No response.)  
 12 Secretary Wheat.  
 13 COMMISSIONER WHEAT: Yes.  
 14 CHAIRWOMAN BUTLER: Commissioner Brooks.  
 15 COMMISSIONER BROOKS: Yes.  
 16 CHAIRWOMAN BUTLER: Commissioner Buford.  
 17 COMMISSIONER BUFORD: Yes.  
 18 CHAIRWOMAN BUTLER: Commissioner Cepeda.  
 19 (No response.)  
 20 Commissioner Chan McKibben.  
 21 COMMISSIONER CHAN McKIBBEN: Yes.  
 22 CHAIRWOMAN BUTLER: Commissioner Cox.  
 23 COMMISSIONER COX: Yes.  
 24 CHAIRWOMAN BUTLER: Commissioner Curtis.

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1 COMMISSIONER CURTIS: Abstain.  
 2 CHAIRWOMAN BUTLER: Commissioner Davis.  
 3 COMMISSIONER DAVIS: Abstain.  
 4 CHAIRWOMAN BUTLER: Commissioner Gomez.  
 5 COMMISSIONER GOMEZ: Yes.  
 6 CHAIRWOMAN BUTLER: Commissioner Griggs.  
 7 (No response.)  
 8 Commissioner Rhodes.  
 9 COMMISSIONER RHODES: Yes.  
 10 CHAIRWOMAN BUTLER: Commissioner Thomas.  
 11 COMMISSIONER THOMAS: Yes.  
 12 CHAIRWOMAN BUTLER: Commissioner Trevino.  
 13 (No response.)  
 14 And Chair Butler votes yes.  
 15 The motion passes.  
 16 The public was given an opportunity  
 17 to provide written comments up to 24 hours prior to  
 18 the start of this meeting through the CDC email  
 19 address, which is cdc@cityofchicago.org. There  
 20 were no written comments in the CDC mailbox for  
 21 today's meeting.  
 22 The CDC's emergency rules require  
 23 that any member of the public wishing to comment  
 24 on an agenda item could do so by registering in

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1 advance at the CDC's mailbox up to 24 hours before  
 2 the start of today's meeting. No members of the  
 3 public signed up to speak at today's meeting.  
 4 Therefore, for our first item of new  
 5 business, the Department of Housing is requesting  
 6 authority to negotiate and enter into a TIF  
 7 redevelopment agreement with developer BJ Wright  
 8 Preservation, LP for the redevelopment of property  
 9 located at 1354 South Morgan Street. The subject  
 10 property is located within the Roosevelt/Racine TIF  
 11 Redevelopment Project Area.  
 12 Dinah Wayne will present the staff  
 13 report on behalf of the Department of Housing.  
 14 Dinah, when you -- you may begin  
 15 your presentation when you're ready.  
 16 MR. McKENNA: Dinah was having some technical  
 17 problems before. Let's see.  
 18 CHAIRWOMAN BUTLER: And I apologize for  
 19 mispronouncing her last name -- I mean, her first  
 20 name.  
 21 Dinah, are you there?  
 22 MR. McKENNA: Kamal.  
 23 MR. KAMAL: I believe we lost her. I think  
 24 she was having some issues with her computer.

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1 CHAIRWOMAN BUTLER: Okay. So, Tech Support,  
 2 can you let me know when she comes back on?  
 3 And we will move to the second item  
 4 of new business if Mike Parella's on.  
 5 Mike, are you on?  
 6 MR. PARELLA: I am. Can you hear me?  
 7 CHAIRWOMAN BUTLER: I can. So we'll come  
 8 back to Dinah for the first item of new business.  
 9 So we're going to, Commissioners,  
 10 and for everyone else on this call, we're going to  
 11 move to item B, as in boy, on the agenda, which is  
 12 for our second item of new business, the Department  
 13 of Planning and Development is requesting authority  
 14 to acquire a 6.3 vacant site located at 1600 to  
 15 1800 South Peoria Street in the Pilsen Industrial  
 16 Corridor TIF. The site includes 28 separate but  
 17 contiguous parcels and is currently owned by PMG  
 18 Investment, LLC, which has agreed to sell the  
 19 property to the City.  
 20 Michael Parella will present the  
 21 staff report on behalf of the Planning Department.  
 22 Mike, you may begin your  
 23 presentation when ready.  
 24 MR. PARELLA: All right. I'm attempting to

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1 share my screen. It says it's paused. Can you see  
 2 it now?  
 3 CHAIRWOMAN BUTLER: Yes.  
 4 MR. PARELLA: Great. All right.  
 5 Good afternoon, Chairman and members  
 6 of the Commission.  
 7 For the record, my name is Michael  
 8 Parella, project manager with the Department of  
 9 Planning and Development.  
 10 The resolution before you requests  
 11 authorization for the City to acquire acquisition  
 12 authority for the property located roughly at 1600  
 13 to 1800 South Peoria so that the City can purchase  
 14 those properties from PMG Investments, LLC as part  
 15 of a larger commitment to deliver affordable  
 16 housing to the Pilsen neighborhood.  
 17 The proposed land is located in the  
 18 Lower West Side community area, the Pilsen  
 19 neighborhood, in the Pilsen Industrial TIF in the  
 20 25th Ward led by Alderman Sigcho-Lopez.  
 21 The site consists of 26 PINs  
 22 comprising roughly 6.3 acres roughly bound by 16th  
 23 Street to the north, Newberry Ave to the east, 18th  
 24 Street to the south, and Sangamon Street to the

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1 west.  
 2 Here is the site in question. And  
 3 these properties represent the last and certainly  
 4 the largest -- or one of the last and certainly the  
 5 largest vacant parcels in the Pilsen neighborhood,  
 6 which is a dense, diverse, and culturally rich area.  
 7 The neighborhood has as of late been  
 8 undergoing significant development pressure that  
 9 have upset the socioeconomic balance of the rich  
 10 Mexican heritage of the community. This  
 11 gentrification has raised the cost of housing  
 12 forcing many long-term residents from their homes.  
 13 The site is a location proposed but  
 14 never built 500-unit market-rate apartment complex.  
 15 In 2015, the current owner, PMG  
 16 Investments, LLC, proposed a market-rate apartment  
 17 complex on the site, but failed to win community  
 18 and aldermanic support. As a result, PMG abandoned  
 19 plans for the project.  
 20 In an effort to combat  
 21 gentrification in support of affordable housing,  
 22 the City began negotiations with PMG Investments to  
 23 acquire the 6.3-acre site. In October of this  
 24 year, 2021, PMG and the City reached an agreement

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1 for the City to purchase the properties for \$12  
 2 million.  
 3 The City is using previously approved  
 4 TIF and DOH funds to complete this \$12 million  
 5 purchase. Acquiring acquisition authority now will  
 6 grant the City authority to purchase the property  
 7 and will allow the City to close on the agreed upon  
 8 purchase and sale agreement and turn this property  
 9 over to the City so they can develop it.  
 10 Once acquired, the City, led by the  
 11 Department of Housing and Development -- Department  
 12 of Planning and Development -- sorry, Department of  
 13 Housing and the support of the Department of  
 14 Planning and Development will embark on a multiyear  
 15 project to first remediate and redevelop the  
 16 property.  
 17 The site is former home of a  
 18 national lead paint and will need extensive  
 19 remediation to clean the contaminated soil and  
 20 ensure that it's safe for residential uses.  
 21 Additional environmental testing is needed to  
 22 determine the scope of the work. The cleanup is  
 23 expected to run through 2022.  
 24 No specific plans for the

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1 development of the site to date. The City plans to  
 2 engage in a robust community planning process to  
 3 develop a plan for the land with the goal of  
 4 developing at least 280 units on site.  
 5 It is expected that the project will  
 6 proceed in phases. Depending on available  
 7 financing and public approval, groundbreaking can  
 8 occur as early as 2023.  
 9 Pardon me. Sorry about that.  
 10 So as I said, actually as early as  
 11 2023, provided that the public approval and  
 12 financing are aligned, we could see maybe the start  
 13 of the first phase of the project.  
 14 So in conclusion, approving  
 15 acquisition authority now will allow the City to  
 16 purchase and remediate a vacant and environmentally  
 17 contaminated property with the goal of delivering  
 18 hundreds of new affordable housing units and over a  
 19 hundred million dollars of development activity on  
 20 the site.  
 21 The project is in conformance with  
 22 the Pilsen Industrial TIF Redevelopment Plan, and  
 23 Alderman Sigcho-Lopez is in full support.  
 24 Therefore, the Department of

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1 Planning and Development recommends the Community  
 2 Development Commission recommend approval of  
 3 acquisition authority for the land roughly 1600 to  
 4 1800 South Peoria Ave.  
 5 That concludes my presentation now.  
 6 I'll take any questions.  
 7 CHAIRWOMAN BUTLER: Thank you, Michael.  
 8 And before we ask the Commissioners  
 9 if they have questions, I'd like to recognize  
 10 Alderman Sigcho-Lopez from the 25th Ward, and I  
 11 would like to ask the alderman if he has any  
 12 comments he'd like to share with the Commission  
 13 on behalf of this project.  
 14 ALDERMAN SIGCHO-LOPEZ: Yeah. Thank you so  
 15 much to all the members of the Commission.  
 16 I just want to thank the Department  
 17 of Housing, Department of Planning, and all the  
 18 City agencies that have been involved in this -- in  
 19 this transaction. This has been a historic moment.  
 20 As you know, Pilsen is in a pivotal  
 21 moment. We've seen the effects of displacement  
 22 that has taken a big hit in our community. Over  
 23 14,000 residents left the community because of lack  
 24 of affordable housing options in the last decade or

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1 so.  
 2 We are thankful for the Department  
 3 of Housing, Department of Planning, the Law  
 4 Department for hearing from the community directly  
 5 the priorities that we have.  
 6 It was clear that we could not reach  
 7 an agreement. We done our due diligence with PMG,  
 8 but it was clear that we could not reach an  
 9 agreement. And luxury housing in the area would  
 10 add fuel what is already a big fire of displacement  
 11 in our community.  
 12 Community groups, all the community  
 13 groups overwhelmingly support this transaction. We  
 14 received a letter of support with every single  
 15 community group. Overwhelmingly residents want to  
 16 see affordable housing as a priority, bring back  
 17 families to our neighborhood from those 14,000  
 18 residents who did not get an opportunity to stay in  
 19 the neighborhood that they helped build over time.  
 20 It is a historic moment. So I want  
 21 to thank you for taking this into consideration.  
 22 This is a pivotal moment, and we're making history  
 23 here together by helping with this community  
 24 prerogative, I'll call it. This is what the

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1 community heard. We done our due diligence trying  
 2 to get a compromise. When that didn't work, I  
 3 think that we're doing the right thing. Building  
 4 affordable housing in Pilsen will bring back some  
 5 of our families and give us a little bit of hope  
 6 that, you know, our City can build inclusive  
 7 neighborhoods, neighborhoods that reflect the  
 8 social fabric of who we are.  
 9 So I want to just thank you for  
 10 making this possible. Overwhelmingly the residents  
 11 have said, We don't want empty lots, but we also  
 12 don't want more displacement. And this is the  
 13 right thing to do. This is the right fit for the  
 14 community. And I want to thank you for making this  
 15 a priority. And I want to ask you for the  
 16 favorable support for this item. We're fully  
 17 behind this. And I look forward to continue to  
 18 work with the Department of Housing, Planning to  
 19 build a historic project for the neighborhood.  
 20 Thank you so much.  
 21 CHAIRWOMAN BUTLER: Thank you, Alderman, for  
 22 your remarks and for spending time with us this  
 23 afternoon to express your support. We -- it's  
 24 greatly appreciated.

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1 Commissioners, any questions for  
 2 City staff?  
 3 COMMISSIONER GOMEZ: I have a question, Chair.  
 4 CHAIRWOMAN BUTLER: Yes, please.  
 5 COMMISSIONER GOMEZ: Sorry. I wasn't able  
 6 to --  
 7 CHAIRWOMAN BUTLER: Commissioner Gomez,  
 8 please.  
 9 COMMISSIONER GOMEZ: -- raise my hand.  
 10 I think this is a great transaction.  
 11 I do have a question. The alderman mentioned that  
 12 there were people displaced. I'm curious as to is  
 13 there any work being done to -- for those folks  
 14 that have been displaced, are we looking to reach  
 15 out to them to see if they're interested in coming  
 16 back to the community or to the neighborhood when  
 17 this is completed, which probably will take some  
 18 time? But I wonder if there were any thoughts or  
 19 efforts on that front just ...  
 20 ALDERMAN SIGCHO-LOPEZ: I can add a little  
 21 bit if possible, Commissioners.  
 22 One of the things that we -- and,  
 23 again, this is -- the RFP will probably go out  
 24 probably third quarter of, you know, 2022. So it's



<p style="text-align: right;">Page 18</p> <p>1 still in the making.</p> <p>2 But this is something that we want</p> <p>3 to do intentionally as a community, right, that --</p> <p>4 an open RFP that allow us to have that. One of the</p> <p>5 ideas that is circulating, for instance, is because</p> <p>6 we need family-size units where there's been a big</p> <p>7 shortage in our community, and these are the</p> <p>8 families having left, there's under-enrollment in</p> <p>9 some of our schools. So connecting, for instance,</p> <p>10 these units to CPS families, you know, how do we</p> <p>11 make that a possibility? How we work as a</p> <p>12 community to prioritize that so that we can help</p> <p>13 making sure that our schools don't continue to lose</p> <p>14 enrollment. And we give that possibility to our</p> <p>15 families.</p> <p>16 That's why I think the RFP is</p> <p>17 important to know. Commissioner Cox and</p> <p>18 Commissioner Novara are working very closely with</p> <p>19 our office to discuss this policy so that we can</p> <p>20 really make sure that people from our community</p> <p>21 have an opportunity to apply and have a priority.</p> <p>22 So it is -- again, it is an open</p> <p>23 project for everyone, but we do want to find a way</p> <p>24 to help our community have this vibrancy and this</p>	<p style="text-align: right;">Page 20</p> <p>1 just a little history on the land. When did PMG</p> <p>2 acquire it, and how much did they pay for the land?</p> <p>3 MR. PARELLA: I'm not sure when exactly they</p> <p>4 acquired it. I know they first proposed the</p> <p>5 development back in 2015.</p> <p>6 In terms of the value, I'm not sure,</p> <p>7 again, how much they paid for it. But we had an</p> <p>8 independent appraiser take -- value the property</p> <p>9 prior to making a deal. And they valued it -- it's</p> <p>10 the Praedium Valuation Group. They valued it at</p> <p>11 \$15 million.</p> <p>12 COMMISSIONER CURTIS: I would guess that the</p> <p>13 value that they paid for it was public record, huh?</p> <p>14 MR. PARELLA: Potentially, yes. But I don't</p> <p>15 have it.</p> <p>16 COMMISSIONER CURTIS: Thank you.</p> <p>17 CHAIRWOMAN BUTLER: Commissioner Curtis,</p> <p>18 additional questions?</p> <p>19 COMMISSIONER CURTIS: No. That's all. Thank</p> <p>20 you.</p> <p>21 CHAIRWOMAN BUTLER: Thank you.</p> <p>22 Commissioner Wheat.</p> <p>23 COMMISSIONER WHEAT: Thank you, Madam Chair.</p> <p>24 Two questions for -- actually let</p>
<p style="text-align: right;">Page 19</p> <p>1 mix between families and young professionals that I</p> <p>2 think is possible.</p> <p>3 So we would look forward to making</p> <p>4 maybe some of these, you know, in our RFP. That's</p> <p>5 why we're talking our time, and I welcome that,</p> <p>6 because we have to be very intentional. This is a</p> <p>7 great opportunity.</p> <p>8 And I do think that Commissioner</p> <p>9 Cox and Commissioner Novara have been very</p> <p>10 collaboratively on their effort. They even visited</p> <p>11 the site with us, they toured the site with us a</p> <p>12 while ago. So we are in conversations about that.</p> <p>13 It's still -- again, it's really early, but we're</p> <p>14 certainly committed to do that.</p> <p>15 COMMISSIONER GOMEZ: Thank you, Alderman.</p> <p>16 I think the idea of connecting with the schools is</p> <p>17 great. Thank you.</p> <p>18 CHAIRWOMAN BUTLER: Commissioner Gomez, any</p> <p>19 additional questions?</p> <p>20 COMMISSIONER GOMEZ: No.</p> <p>21 CHAIRWOMAN BUTLER: Great. Thank you so much.</p> <p>22 Commissioner Curtis.</p> <p>23 COMMISSIONER CURTIS: Yes. Thank you.</p> <p>24 Just wondering if you can give me</p>	<p style="text-align: right;">Page 21</p> <p>1 me -- two questions.</p> <p>2 So first, I know that there has been</p> <p>3 litigation between the City and PMG, I think,</p> <p>4 particularly with respect to this parcel. Is the</p> <p>5 expectation that with this transaction that that</p> <p>6 litigation would be settled, or are there other</p> <p>7 outstanding issues between the City and PMG?</p> <p>8 MR. PARELLA: My understanding -- and I have</p> <p>9 our Corporation Counsel on the line as well. But</p> <p>10 that's part of the settlement agreement, so that</p> <p>11 the acquisition would put an end to any litigation.</p> <p>12 COMMISSIONER WHEAT: Got it.</p> <p>13 Sorry. Was someone else going to</p> <p>14 chime in?</p> <p>15 COMMISSIONER CURTIS: I'm sorry. I didn't</p> <p>16 hear the answer. Thank you.</p> <p>17 CHAIRWOMAN BUTLER: Michael, you're going in</p> <p>18 and out. So if you wouldn't mind getting --</p> <p>19 MR. PARELLA: Sure.</p> <p>20 CHAIRWOMAN BUTLER: -- your mic --</p> <p>21 MR. PARELLA: Can I -- is it good now?</p> <p>22 CHAIRWOMAN BUTLER: Better, yes. Thank you.</p> <p>23 MR. PARELLA: Okay. My understanding is</p> <p>24 that -- and I have the Corporation Counsel -- I</p>

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1 believe I saw him on the line. But that this is  
 2 part of a settlement agreement. So the acquisition  
 3 is a settlement agreement. Thus, any future  
 4 litigation would be -- would not occur.  
 5 MR. GAYNOR: Yes. This is Mike Gaynor,  
 6 general counsel for Department of Planning and  
 7 Department of Housing.  
 8 Yes. The goal of the acquisition is  
 9 to settle the -- settle the litigation.  
 10 COMMISSIONER WHEAT: Thank you.  
 11 And then a second question to staff.  
 12 The alderman talked a little bit about a potential  
 13 RFP going out at some point in 2022. But would be  
 14 curious about to the extent there have been plans  
 15 in terms of community engagement around the site,  
 16 if the Commission can hear more about that,  
 17 particularly given -- I assume at some point in the  
 18 future this parcel may come back to the Commission  
 19 for additional -- for additional support.  
 20 Commissioner Cox, I saw your hand  
 21 up, and I believe you have some thoughts there.  
 22 COMMISSIONER COX: Certainly. Thank you for  
 23 the question.  
 24 We've been working very closely,

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1 the Department of Housing and Planning, with the  
 2 alderman's office to try to set the framework for  
 3 how this site is envisioned by the community. As  
 4 you heard, there's a need for housing for families  
 5 with children, but there's a real attention to  
 6 trying to create a mix that really represents what  
 7 Pilsen is made of.  
 8 So the Planning Department, together  
 9 with our partners, will be crafting a framework  
 10 vision. We anticipate that there will be multiple  
 11 sub development sites. There might be up to six or  
 12 seven discrete sites with multiple housing types  
 13 for multiple types of households.  
 14 So we're going to take the lead in  
 15 crafting the RFP. And part of the reason why the  
 16 RFP might not come out until the third quarter is  
 17 because we'd like to actually craft the RFP content  
 18 with a community-based process.  
 19 We've had some practice with that  
 20 with the various RFPs that went out for Invest  
 21 South/West, and we'd like to replicate that here so  
 22 that developers, when they respond, know exactly  
 23 what the community's expectations are and they can  
 24 more clearly meet those goals. So that's a little

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1 bit how we've been thinking about it.  
 2 I think the alderman said it. This  
 3 is an unprecedented opportunity to bring his agenda  
 4 for affordable housing with the Mayor's agenda for  
 5 affordable housing. Rarely do we get a chance to  
 6 do something of this scale and magnitude in an area  
 7 that is, as the alderman stated, very quickly  
 8 gentrifying. So we're talking about hundreds of  
 9 units. We're talking about a variety of housing  
 10 types. And we're talking about giving residents  
 11 a say how we put this call out. If that helps  
 12 answers some of your questions.  
 13 COMMISSIONER WHEAT: It does. That was very  
 14 helpful, Commissioner. Thanks for the additional  
 15 detail.  
 16 I don't have any other questions,  
 17 Madam Chair.  
 18 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 19 Wheat.  
 20 Are there other questions from the  
 21 Commissioners?  
 22 (No response.)  
 23 I don't see any hands raised. So we  
 24 will call the item now for a vote.

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1 The resolution before us requests  
 2 CDC's authority to allow the Department of Planning  
 3 and Development to acquire 28 continuous parcels  
 4 generally located at 1600 to 1800 South Peoria  
 5 Street in the Pilsen Industrial Corridor TIF  
 6 Redevelopment Project Area.  
 7 Do I have a motion?  
 8 COMMISSIONER BROOKS: So move. Commissioner  
 9 Brooks.  
 10 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 11 Brooks.  
 12 Do I have a second?  
 13 COMMISSIONER RHODES: Second. Commissioner  
 14 Rhodes.  
 15 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 16 Rhodes.  
 17 I will now call the item for a voice  
 18 vote.  
 19 Vice Chair Newsome.  
 20 COMMISSIONER NEWSOME: Yes.  
 21 CHAIRWOMAN BUTLER: Thank you. Good to see  
 22 you.  
 23 COMMISSIONER NEWSOME: Thank you.  
 24 CHAIRWOMAN BUTLER: Secretary Wheat.

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1 COMMISSIONER WHEAT: Yes.  
 2 CHAIRWOMAN BUTLER: Commissioner Brooks.  
 3 COMMISSIONER BROOKS: Yes.  
 4 CHAIRWOMAN BUTLER: Commissioner Buford.  
 5 COMMISSIONER BUFORD: Yes.  
 6 CHAIRWOMAN BUTLER: Commissioner Cepeda.  
 7 (No response.)  
 8 Commissioner Chan McKibben.  
 9 COMMISSIONER CHAN MCKIBBEN: Yes.  
 10 CHAIRWOMAN BUTLER: Commissioner Cox.  
 11 COMMISSIONER COX: Yes.  
 12 CHAIRWOMAN BUTLER: Commissioner Curtis.  
 13 COMMISSIONER CURTIS: Yes.  
 14 CHAIRWOMAN BUTLER: Commissioner Davis.  
 15 COMMISSIONER DAVIS: Yes.  
 16 CHAIRWOMAN BUTLER: Commissioner Gomez.  
 17 COMMISSIONER GOMEZ: Yes.  
 18 CHAIRWOMAN BUTLER: Commissioner Griggs.  
 19 (No response.)  
 20 Commissioner Rhodes.  
 21 COMMISSIONER RHODES: Yes.  
 22 CHAIRWOMAN BUTLER: Commissioner Thomas.  
 23 COMMISSIONER THOMAS: Yes.  
 24 CHAIRWOMAN BUTLER: Commissioner Trevino.

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1 (No response.)  
 2 And Chair Butler votes yes.  
 3 The motion passes unanimously.  
 4 Thank you so much.  
 5 For our third item of new business,  
 6 which is actually the second item of new business  
 7 that we are handling today so far, the Department  
 8 of Planning and Development is requesting the  
 9 authority to sell City-owned property located at  
 10 1256 South Kilbourn Avenue and 1318 South Kilbourn  
 11 Avenue in the Roosevelt/Cicero TIF to Industrial  
 12 Fence, Incorporated at a price equal to the  
 13 properties' appraised value.  
 14 Michael Parella will present the  
 15 staff report on behalf of the Planning Department.  
 16 Mike, you may begin your  
 17 presentation when ready.  
 18 MR. PARELLA: Thank you. Just a moment while  
 19 I get this up. I apologize. The lights are going  
 20 out. I'm in a room with a motion sensor. I'll try  
 21 to wave my arms every now and then.  
 22 Okay. I believe you should be able  
 23 to see my screen now.  
 24 MR. McKENNA: Yes.

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1 MR. PARELLA: Wonderful.  
 2 CHAIRWOMAN BUTLER: Yes. Thank you.  
 3 MR. PARELLA: Good afternoon, Madam  
 4 Chairwoman and members of the Commission.  
 5 For the record, my name is Michael  
 6 Parella, project manager with the Department of  
 7 Planning and Development.  
 8 The resolution before you requests  
 9 authorization to enter into a market-rate land sale  
 10 with Industrial Fence, Inc. for the disposition of  
 11 City-owned --  
 12 CHAIRWOMAN BUTLER: Mike, I'm going to ask  
 13 you to move a little bit closer to your microphone.  
 14 Thank you.  
 15 MR. PARELLA: Sure. Better now? I'll just  
 16 speak up.  
 17 MR. McKENNA: Yes.  
 18 MR. PARELLA: All right. Good afternoon.  
 19 For the record, my name is Michael  
 20 Parella.  
 21 The resolution before you requests  
 22 authorization to enter into a market-rate land sale  
 23 with Industrial Fence, Inc. for the disposition of  
 24 City-owned property at 1256 to 1318 South Kilbourn

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1 Avenue.  
 2 With -- here with me today is Mike  
 3 Saltijeral, Al Tutje, and -- from Industrial Fence,  
 4 and their consultants, David Hulseberg. Apologize  
 5 for your all last names.  
 6 The proposed land sale is located in  
 7 the North Lawndale neighborhood, Roosevelt/Cicero  
 8 TIF, in the 25th -- sorry, 24th Ward, Alderman  
 9 Scott.  
 10 Here you see the site outlined in  
 11 blue. It consists of three City-owned parcels.  
 12 Approximately 128,235 square feet in size. The  
 13 City has owned this land since 1999. And it sits  
 14 about .75 miles south of the Eisenhower Expressway  
 15 and immediately abuts a rail line and the western  
 16 border of the City of Chicago, which you see is  
 17 Cicero to the west.  
 18 The properties are bordered on  
 19 the north -- to the north by the headquarters,  
 20 production facility, and showroom of Industrial  
 21 Fence. Industrial Fence has been in business  
 22 since 1999. They are a disadvantaged business  
 23 enterprise, a veteran-owned business, and an MBE.  
 24 They have several clients across the U.S. and many

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1 here in Chicago, including Com Ed, Peoples Gas,  
 2 IDOT, public schools, CHA, CTA, City of Chicago,  
 3 of course, MWRD, Metra, and the airports.  
 4 They currently employ 68 full-time  
 5 workers, and their total sales are \$17 million  
 6 annually.  
 7 You see a little bit of the facility  
 8 here on the screen on the left.  
 9 They recently just completed  
 10 expansion of that facility up to 200- -- well, now  
 11 it is 242,000 square feet large, and they added a  
 12 retail showroom as well as an additional office and  
 13 training space.  
 14 The City-owned land, which you see  
 15 on the right side of the screen, is actually  
 16 heavily contaminated. It was the former home of a  
 17 Valspar paint facility. Environmental testing back  
 18 in 1999 revealed contamination, including under-  
 19 ground storage tanks, lead dust, contaminated  
 20 backfill, asbestos, PCBs.  
 21 So the City, which bought the land  
 22 around that time, remediated the site by adding an  
 23 engineered barrier. And that was approved by the  
 24 Illinois Environmental Protection Agency. And the

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1 site received a no further remediation letter.  
 2 Unfortunately, since that time, the property has  
 3 been neglected and the engineered barriers are  
 4 cracked and broken and therefore not in compliance  
 5 with the IEPA standards set by the remedial action  
 6 plan and the standards set by the no further  
 7 remediation letter.  
 8 So the sale overview. Industrial  
 9 Fence approached the City looking to secure the  
 10 City-owned land because their current footprint was  
 11 insufficient to meet their growing needs. Despite  
 12 their recent expansion, their headquarters still  
 13 lacks secure parking that allows employees and  
 14 customer easy access to their facility. In  
 15 addition, they needed more space for material  
 16 storage and for a lay down yard, thus freeing up  
 17 additional production at their facility.  
 18 The City obtained an appraisal, and  
 19 the property -- of the property, and it was  
 20 appraised for \$4.80 per square foot. And in total  
 21 the land sale will be for 615,528.  
 22 The sale will also facilitate the  
 23 restoration of the engineered barrier on site. As  
 24 part of the agreement, Industrial Fence will

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1 restore the conditions necessary to maintain a no  
 2 further remediation letter on site. In exchange,  
 3 the City has agreed to place the proceeds of the  
 4 land sale into an escrow account from which  
 5 Industrial Fence can use to draw down upon their  
 6 costs to restore that engineered barrier. The  
 7 total amount of environmental remediation costs is  
 8 not expected to exceed \$125,000, and any remaining  
 9 balance will be due towards the City.  
 10 Industrial Fence expects to spend  
 11 \$3 million in total on the project and are not  
 12 requesting any additional City funding. What they  
 13 will build is a 43,780 square foot parking lot with  
 14 a water retention area and paved material storage  
 15 area. There'll be 85 parking spaces on site, 77  
 16 for parking -- parking spaces for employees and  
 17 customers and an additional eight parking spaces  
 18 for commercial vehicles. The site will be  
 19 landscaped in accordance with the Chicago Landscape  
 20 Ordinance. The sidewalk and parkway abutting the  
 21 site, which are in very poor condition, will be  
 22 restored and additional parkway trees will be added  
 23 in order to enhance the look of Kilbourn Avenue,  
 24 which is, you know, a generally industrial corridor

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1 in some disrepair.  
 2 In addition, as part of the  
 3 agreement, Industrial Fence will be required to  
 4 keep and maintain the material storage in good  
 5 order, free from clutter and associated looks that  
 6 aren't pleasing to the community and otherwise  
 7 would bring down the value of the area.  
 8 Overall, in addition, you know,  
 9 retaining the 68 jobs on site, they expect to add  
 10 eight new full-time jobs as a result of the  
 11 expanded land with additional plan in the future  
 12 provided that their expansion plan continues for  
 13 maybe 20 to maybe even 30 more industrial new jobs  
 14 as their company grows in the future. And in  
 15 addition, you know, they have expressed interest  
 16 of using this land to expand their production  
 17 facilities as needed in the future.  
 18 So this will, again, provide a great  
 19 opportunity to retain this business and allow them  
 20 to grow in the future and meet the needs of their  
 21 customers.  
 22 The project will return a vacant  
 23 City parcel back to the tax rolls and improve the  
 24 physical appearance of Kilbourn Ave and -- with new

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1 sidewalks and landscaping, retain the disadvantaged-  
 2 owned business, the veteran-owned business, and  
 3 MBE, you know, retain those 68 jobs, create at  
 4 least eight new jobs and potentially more, and, of  
 5 course, ensure that a contaminated parcel is capped  
 6 and won't become a hazard to the community.  
 7       The project is in conformance with  
 8 the Roosevelt/Cicero TIF Redevelopment Plan.  
 9       And Alderman Scott has reviewed the  
 10 proposal, and it has his support.  
 11       As a result of all those factors,  
 12 the Department of Planning and Development  
 13 requests -- or recommends that the Community  
 14 Development Commission approve the market-rate sale  
 15 of both 1256 and 1318 South Kilbourn to Industrial  
 16 Fence, Inc.  
 17       Thank you. And myself and the --  
 18 Industrial Fence are happy to answer any questions.  
 19       CHAIRWOMAN BUTLER: Thank you, Michael.  
 20       Before we get to questions from the  
 21 Commission, I don't know if Alderman Michael Scott  
 22 from the 24th Ward or anyone from his office is  
 23 available on the call today. But, Alderman Scott,  
 24 if you are on or someone from your office is on and

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1 would like to make comments, now is the appropriate  
 2 time.  
 3       (No response.)  
 4       Okay. So we will move to the  
 5 questions from the members of the Commission, of  
 6 the CDC. And, Commissioners, both the City staff  
 7 as well as individuals representing Industrial  
 8 Fence are available to answer your questions.  
 9       Secretary -- excuse me. Vice Chair  
 10 Newsome.  
 11       Vice Chair Newsome, I see your hand  
 12 is up, and you are now off mute.  
 13       COMMISSIONER NEWSOME: I'm sorry. Can you  
 14 hear me now?  
 15       CHAIRWOMAN BUTLER: Yes.  
 16       COMMISSIONER NEWSOME: I apologize first to  
 17 the Commission and to staff and our presenters in  
 18 that I am in the midst of an administrative  
 19 hearing, so I'm dodging back and forth.  
 20       I have a question with regard to the  
 21 division of the one PIN. And I guess my question  
 22 centers around the potential use for the portion of  
 23 the land that is left over after the division.  
 24       MR. PARELLA: Thank you. Yeah. I'm happy to

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1 answer that.  
 2       So what I didn't mention -- yes, it  
 3 is. What I didn't mention in the presentation was  
 4 that PIN 017, which is -- we're going to partially  
 5 convey to the applicant. The PIN is actually  
 6 divided. I'll go back to a map here. You see 14th  
 7 Street here. The PIN is actually divided between  
 8 an unused right of way, the north of 14th Street  
 9 and to the south of 14th Street. So Industrial  
 10 Fence only requested the area to the north of 14th  
 11 Street. They obtained a survey, and we have those,  
 12 and that is the basis of the market-rate sale.  
 13       To the south -- this industrial  
 14 facility to the south here was originally purchased  
 15 by another user who is looking to expand their  
 16 parking and their storage for a paint supply  
 17 company. And we're currently in contact with them,  
 18 and they are committed to purchasing the property  
 19 on the south end of PIN 017. So they will find a  
 20 use hopefully soon once we go through the  
 21 particulars of that land sale.  
 22       COMMISSIONER NEWSOME: Thank you for that  
 23 explanation.  
 24       CHAIRWOMAN BUTLER: Vice Chair Newsome,

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1 additional questions?  
 2       COMMISSIONER NEWSOME: No. Thank you, Madam  
 3 Chair. I just wanted to assure that once the  
 4 division was made that we actually were left with  
 5 a usable piece of land. And I believe Mike has  
 6 addressed that in that one of the other owners will  
 7 be acquiring that piece. Thank you.  
 8       CHAIRWOMAN BUTLER: Thank you.  
 9       Commissioner Curtis.  
 10       COMMISSIONER CURTIS: Yes. Thank you.  
 11       I'm just curious if Industrial Fence  
 12 owns their building.  
 13       CHAIRWOMAN BUTLER: Is there a representative  
 14 from Industrial Fence that would like to respond to  
 15 Commissioner Curtis' question?  
 16       MR. SALTJERAL: Yes, we do. Mike Saltjeral.  
 17       COMMISSIONER CURTIS: Thank you.  
 18       CHAIRWOMAN BUTLER: Thank you.  
 19       Are there other questions from the  
 20 Commissioners?  
 21       (No response.)  
 22       Okay. Given that there are no  
 23 additional questions, we will now call the item  
 24 for a vote.

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1 The resolution before us requests  
 2 the CDC's authority to allow the Department of  
 3 Planning to sell City-owned property located at  
 4 1256 and 1318 South Kilbourn Avenue in the  
 5 Roosevelt/Cicero Redevelopment Project Area to  
 6 Industrial Fence, Incorporated.  
 7 Do I have a motion?  
 8 COMMISSIONER THOMAS: So move. Commissioner  
 9 Thomas.  
 10 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 11 Thomas.  
 12 Do I have a second?  
 13 COMMISSIONER DAVIS: Second. Commissioner  
 14 Davis.  
 15 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 16 Davis.  
 17 I will now call the item for a vote.  
 18 Vice Chair Newsome.  
 19 COMMISSIONER NEWSOME: Yes.  
 20 CHAIRWOMAN BUTLER: Secretary Wheat.  
 21 COMMISSIONER WHEAT: Yes.  
 22 CHAIRWOMAN BUTLER: Commissioner Brooks.  
 23 COMMISSIONER BROOKS: Yes.  
 24 CHAIRWOMAN BUTLER: Commissioner Buford.

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1 (No response.)  
 2 Commissioner Buford, are you still  
 3 on?  
 4 COMMISSIONER BUFORD: I'm sorry. Yes.  
 5 CHAIRWOMAN BUTLER: Thank you.  
 6 Commissioner Cepeda.  
 7 (No response.)  
 8 Commissioner Chan McKibben.  
 9 COMMISSIONER CHAN MCKIBBEN: Yes.  
 10 CHAIRWOMAN BUTLER: Commissioner Cox.  
 11 COMMISSIONER COX: Yes.  
 12 CHAIRWOMAN BUTLER: Commissioner Curtis.  
 13 COMMISSIONER CURTIS: Yes.  
 14 CHAIRWOMAN BUTLER: Commissioner Davis.  
 15 COMMISSIONER DAVIS: Yes.  
 16 CHAIRWOMAN BUTLER: Commissioner Gomez.  
 17 COMMISSIONER GOMEZ: Yes.  
 18 CHAIRWOMAN BUTLER: Commissioner Griggs.  
 19 (No response.)  
 20 Commissioner Rhodes.  
 21 COMMISSIONER RHODES: Yes.  
 22 CHAIRWOMAN BUTLER: Commissioner Thomas.  
 23 COMMISSIONER THOMAS: Yes.  
 24 CHAIRWOMAN BUTLER: Commissioner Trevino.

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1 (No response.)  
 2 And Chair Butler votes yes.  
 3 The motion passes unanimously.  
 4 Thank you.  
 5 MR. McKENNA: Madam Chair -- Madam Chairman.  
 6 CHAIRWOMAN BUTLER: Yes.  
 7 MR. McKENNA: We were able to get Dinah back  
 8 on. So if you want to go to her while she's  
 9 hopefully --  
 10 CHAIRWOMAN BUTLER: While she's connected.  
 11 MR. McKENNA: Yes, exactly.  
 12 CHAIRWOMAN BUTLER: So, Mike, we're going to  
 13 give you a break so you can move around and make  
 14 sure that your motion detector knows that you're  
 15 still in the room and still need the lights.  
 16 So we -- Commissioners, we will go  
 17 back to on your agenda the first item of new  
 18 business, which is the Department of Housing is  
 19 requesting authority to negotiate and enter into  
 20 a TIF redevelopment agreement with developer BJ  
 21 Wright Preservation, LC for the redevelopment of  
 22 property located at 1354 South Morgan Street. The  
 23 subject property is located within the Roosevelt/  
 24 Racine TIF Redevelopment Project Area.

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1 I'm sorry. If you're not  
 2 presenting, put your phone on mute. Okay.  
 3 Dinah Wayne will present the staff  
 4 report on behalf of the Department of Housing.  
 5 Dinah, you may begin your  
 6 presentation when ready. Welcome back.  
 7 MS. WAYNE: Thank you. All right. Thanks  
 8 very much. Sorry for all of this confusion.  
 9 So I'm here today to talk about the  
 10 Barbara Jean Wright Apartments and to ask for the  
 11 CDC to grant a recommendation to recommend to City  
 12 Council approval -- approval of TIF funds.  
 13 So let me tell you about this  
 14 project. The -- it goes by a single address,  
 15 1354 South Morgan Street, but we'll talk later how  
 16 it's really on an 11.5 acre site. It's in the 25th  
 17 Ward, Alderman Sigcho-Lopez is the alderman, the  
 18 Roosevelt/Racine TIF, the Near West Side community  
 19 area.  
 20 The project is being developed by  
 21 Jonathan Rose Companies. They're well known to  
 22 many people particularly in the East. They have a  
 23 Chicago presence, but this is the first project  
 24 that they are going to be redeveloping in the city.

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1 It was -- the company was founded in New York City  
 2 in 1989. They've become a leader in developing and  
 3 managing affordable housing. And as you could see,  
 4 as the PowerPoint says, they've managed over \$1.8  
 5 billion in real estate. And what they specialize  
 6 in is exactly what we're expecting them to do here.  
 7 They're going to acquire this property and allow  
 8 for long-term preservation of these affordable  
 9 rents.

10 Some projects that they've recently --  
 11 well, Archer Courts they've just acquired. Lake  
 12 Grove Village is another LIHTC Section 8 and  
 13 Chicago Low-Income Housing Trust Fund project that  
 14 they have in Chicago. And then there's a HUD  
 15 project with HUD -- with enhanced vouchers that  
 16 they worked on at 2101 South Michigan Avenue.

17 To give you an idea of the site, as  
 18 I mentioned, it's 11.5 acres. It's bounded on the  
 19 north by Maxwell Street, 14th Place on the south,  
 20 Morgan Street on the east, and then it kind of cuts  
 21 through here (indicating), there's Blue Island and  
 22 Ogden, right in this area (indicating).

23 These are two other affordable  
 24 housing projects that were developed separately,

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1 Newberry Park here (indicating), Congressman George  
 2 Collins Apartments here (indicating). And then  
 3 this is -- this is all the Barbara Jean Wright site.

4 Talk a little bit about the budget  
 5 for the project. It's going to be mostly funded  
 6 by bonds. The City is going to issue up to \$46  
 7 million in tax-exempt bonds, housing bonds. Of  
 8 course, the 4 million in TIF that we're here to  
 9 talk about today. They're going to use some of  
 10 their capitalized interest as a source. They're  
 11 required to put in a hundred dollars of general  
 12 partner equity. The bonds are going to generate  
 13 4 percent tax credits, and those tax credits in  
 14 turn are expected to generate 22 million -- some  
 15 problem here with the comma -- \$22,329,000 in tax  
 16 credit equity over a period of ten years. And also  
 17 to support their project, they're going to defer a  
 18 portion of their developer fee.

19 There is an acquisition cost  
 20 involved. They're going to buy the project from  
 21 Jonathan Rose Companies -- sorry, from CCDC, who's  
 22 owned it since the 1990s. What happened to the --  
 23 this slide? CCDC bought the property in 1999. It  
 24 had been built in 1972. Tony Fusco of CCDC is

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1 basically retiring and divesting himself of his  
 2 various properties. So he would sell it basically  
 3 for the acquisition price, and then Jonathan Rose  
 4 would put in this other money to do a really  
 5 substantial renovation of the project.

6 The high renovation costs of about  
 7 \$267,700 per unit just shows all that they're going  
 8 to do. There's going to be both interior work,  
 9 kitchens and baths, flooring, new carpeting. And  
 10 then exterior building repairs, some deferred  
 11 maintenance, HVAC work, repairs to a basketball  
 12 court, upgrade the landscaping. And then they're  
 13 proposing to build about a 4,000 square foot  
 14 community building, and I'll show you slide of that  
 15 momentarily.

16 In terms of the unit mix, all of the  
 17 units -- well, there are going to be a total of 272  
 18 units. 251 of them, or 92 percent, will be  
 19 affordable for people at 60 percent AMI or below.  
 20 There will be a lot of both HUD and CHA vouchers in  
 21 this building. Many of the units will be at 60  
 22 percent AMI, but I will point out the 27 have  
 23 supported units at 50 percent AMI. And then there  
 24 will be some market-rate units here that are for

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1 people who now basically are over income, over that  
 2 60 percent income.

3 In a sense unusually and maybe  
 4 important for this development, there are no  
 5 one-bedroom units. They are all two-, three-,  
 6 and four-bedroom units. So larger units. So very  
 7 good for families, of course.

8 Here's some photos of the existing  
 9 buildings. And here are some elevations of the  
 10 community space that they're building that they're  
 11 referring to as the clubhouse. It will also have  
 12 offices for Jonathan Rose Companies and community  
 13 space for the residents.

14 Just to show you where the clubhouse  
 15 will be, it'll be sort of contained within the  
 16 site. 14th Street runs through a portion of the  
 17 site. So it's somewhat north of there, somewhat  
 18 south of Maxwell Street. And this black box  
 19 apparently illustrates a storage area they're going  
 20 to construct on the back of one of the buildings.

21 I should mention -- just throw it  
 22 out by the presentation from the delays. But  
 23 Karyntha Walsh and maybe Brandon Kearse, both staff  
 24 members who have been working with me extensively

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1 on this project, are here and can answer any  
 2 questions of things that I may have left out or  
 3 that are unclear.  
 4           Here's some floor plans. Four-  
 5 bedroom in a six-unit building. Three-bedroom in  
 6 a six-unit building. I think the next one -- I  
 7 just want to look through to see -- other odds and  
 8 ends that I haven't mentioned, there have been a  
 9 phase 1 and a phase 2 environmental studies done.  
 10 They did show some subsurface environmental  
 11 contamination. And so the site, not unusually,  
 12 will be enrolled in the Illinois State Remediation  
 13 Program, and they will need to get a comprehensive  
 14 no further remediation letter before people can  
 15 come back into the site.  
 16           There will be people relocated as  
 17 construction goes on, you know, as they do sort of  
 18 one building at a time, that kind of thing.  
 19           Let me just see if there's anything  
 20 else I want to ...  
 21           Oh, I'll mention some of the  
 22 consultants, if you saw that in the report, who  
 23 are working on the project. This is a little bit  
 24 unusual from what we've seen.

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1           The architecture firm of Grund and  
 2 Riesterer was founded in Chicago in 1994. They've  
 3 done a lot of large multifamily projects in the  
 4 city, commercial and institutional and financial  
 5 uses. They've done just about everything. But  
 6 in terms of affordable housing, they worked with  
 7 the Lincoln Park Renewal Corporation to renovate  
 8 45 housing units as part of the Ogden Corners  
 9 development at 525 West Eugenie Street.  
 10           The general contractor, GMA, so  
 11 Cornelius Griggs' company, and Weis Construction.  
 12 Weis Construction is a group out of Minnesota. And  
 13 they're -- it's a joint venture there for the  
 14 contractor, general contractor.  
 15           Jonathan Rose itself. So Rose  
 16 Community Management will manage the property.  
 17           The attorneys are well known to us,  
 18 Applegate Thorne-Thomsen.  
 19           Okay. With that, I think I'll  
 20 conclude my presentation and ask if there are,  
 21 you know, questions that I could help answer.  
 22           And, again, the recommendation is  
 23 to recommend approval to the City Council for  
 24 \$4 million in TIF funding for the acquisition and

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1 rehabilitation of Barbara Jean Wright Apartments.  
 2           I believe there may be somebody on  
 3 from the alderman's office also to express their  
 4 support.  
 5           Thank you.  
 6           CHAIRWOMAN BUTLER: Thank you, Dinah.  
 7           I believe that Alderman Sigcho-  
 8 Lopez himself is on the line. And, Alderman, if  
 9 you're still with us, if you'd like to make  
 10 comments regarding this recommendation.  
 11           ALDERMAN SIGCHO-LOPEZ: Yes. Thank you,  
 12 Chairwoman, and thank you, Commissioners.  
 13           Again, and I really am glad to see  
 14 this important project come to fruition. I want to  
 15 also thank the Rose Companies and the CHA and the  
 16 Department of Planning for working with us. We've  
 17 seen -- we all have seen with great concern the  
 18 exodus of black residents from the City of Chicago  
 19 precisely because of the lack of affordable housing  
 20 and public housing options.  
 21           This is a complex site. It was a  
 22 complex transaction. Just given the nature, as you  
 23 heard, we have the current owner who's retiring.  
 24 We want to maintain affordability of the area. But

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1 there's a lot of deferred maintenance. I think  
 2 that many of the residents have come forward on  
 3 many occasions, public meetings to ask for support.  
 4 I'm glad that the tenant association has worked  
 5 with us to find a good fit for the community.  
 6           Rose Companies have gone above and  
 7 beyond working with CHA, our office, HUD, and the  
 8 Department of Planning and the City in general to  
 9 find a solution. I think we're there. And it's  
 10 taken some time, but also a lot of collaborative  
 11 work to make this happen and, again, ensure that we  
 12 have families in our community that otherwise would  
 13 be displaced. This is, again, great news to the  
 14 other project that we are -- that we discussed  
 15 earlier. So it's good that we see more affordable  
 16 and public housing both for black and brown  
 17 residents who are having a very difficult time  
 18 finding housing units in our community that they  
 19 can afford.  
 20           So I ask you to please support this  
 21 request. I think that's what TIF money and public  
 22 money should be serving, blighted communities,  
 23 areas that need investment, and affordable housing,  
 24 public housing is a good use. I tell you and I can



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1 assure you it's been a long process, but we do  
 2 have, I think, a good team that will take care of  
 3 our residents and, again, start giving  
 4 opportunities so our families don't leave our city.  
 5         So I ask you to please support this  
 6 request. I think that we have a great team that  
 7 will do justice on a project that has been a long  
 8 time coming.  
 9         Thank you so much.  
 10        CHAIRWOMAN BUTLER: Thank you, Alderman.  
 11         Are there questions from the  
 12 Commissioners?  
 13         I don't see any hands raised.  
 14        COMMISSIONER WHEAT: Madam Chair.  
 15        CHAIRWOMAN BUTLER: Yes.  
 16        COMMISSIONER WHEAT: It's Commissioner Wheat.  
 17 Few quick questions.  
 18        CHAIRWOMAN BUTLER: Yes, please.  
 19        COMMISSIONER WHEAT: So first, one of the  
 20 concerns raised -- well, I guess raised by  
 21 community members in the pre-re packet was around  
 22 safety. And I was wondering if either staff or the  
 23 development team could speak to any of the funds in  
 24 terms of enhancements of lighting or any other

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1 safety measures on site.  
 2        MS. WAYNE: I'm wondering if maybe one of the  
 3 people from either -- from Jonathan Rose could  
 4 respond to that. I know that one of the things  
 5 they were intending to do in terms of safety is  
 6 just as part of the maintenance, make sure all the  
 7 doors lock, all the, you know, entrances are  
 8 secure, but I don't know specifically about lighting.  
 9         So, Karyntha, if you or Brandon are  
 10 on, would you be able to respond to that?  
 11        MS. WALSH: Sure. Good afternoon, everyone.  
 12 My name is Karyntha Walsh from Jonathan Rose  
 13 Companies.  
 14         And we are absolutely listening to  
 15 residents about their security questions and  
 16 concerns. And we have been to the tenant council.  
 17 In fact, just this Thursday we're hosting a  
 18 resident meeting, a virtual resident meeting to  
 19 speak about security.  
 20         So we have an entire plan to, first  
 21 of all, gate the remainder of the site that is not  
 22 currently gated and the 14th Street and Morgan  
 23 Street access point create a security gate for  
 24 vehicles. Basically residents with either key fob

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1 access or, I guess, stickers on their cars will be  
 2 able to access the site. General, you know, UPS or  
 3 deliveries to the property itself will be able to  
 4 access, like FedEx. But we're looking to basically  
 5 control or have a way to document visitor access or  
 6 unknown visitors coming on site.  
 7         We're also installing pedestrian  
 8 gates at 14th and Morgan. And then also -- I don't  
 9 know -- well, I'm not controlling the slide. But  
 10 at the corner of Morgan and Maxwell, there would be  
 11 another pedestrian gate off of that parking lot  
 12 that would allow access onto the site. To the  
 13 northwest of the site, there's another parking lot  
 14 right off Maxwell Street which we are gating as  
 15 well with electric gates.  
 16         So we are definitely taking all  
 17 security questions very seriously.  
 18         We are installing more cameras and  
 19 more lighting as well so that we can document who's  
 20 coming in and out of the property.  
 21        COMMISSIONER WHEAT: Thank you for that.  
 22         And then the -- my second question  
 23 is around the relocation plan. Staff indicated  
 24 that there will be some relocation necessary during

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1 construction, and you're already pretty -- you're  
 2 pretty much at capacity. Can you speak more to  
 3 that?  
 4        MS. WALSH: Sure. So currently there are --  
 5        CHAIRWOMAN BUTLER: I'm sorry. Could you  
 6 intro- -- reintroduce yourself again?  
 7        MS. WALSH: Okay. Sure.  
 8        CHAIRWOMAN BUTLER: Thank you.  
 9        MS. WALSH: My name is Karyntha Walsh from  
 10 Jonathan Rose Companies.  
 11         And in response to your question  
 12 about relocation, we are anticipating temporary  
 13 relocation. So I just want to be very clear that  
 14 we are not instituting any permanent relocation or  
 15 permanent displacement of the site. Everyone who  
 16 currently lives at the property will be invited to  
 17 continue to live at the property once we acquire  
 18 and go through construction and complete it.  
 19         But during the construction process,  
 20 we are anticipating relocating some residents to  
 21 renovated units on site.  
 22         I should take a step back and note  
 23 that there are about 20 vacancies currently on site  
 24 that will allow us to renovate those units,

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1 relocate residents to those vacated units, and then  
 2 basically renovate and relocate residents, you  
 3 know, over time.  
 4 COMMISSIONER WHEAT: Understood. Thank you.  
 5 That's all the questions I have,  
 6 Madam Chair.  
 7 CHAIRWOMAN BUTLER: Thank you.  
 8 Point of privilege from the Chair  
 9 for the representative from Jonathan Rose. What do  
 10 you anticipate being the length of time that the  
 11 relocated tenants will be in temporary housing?  
 12 MS. WALSH: We are working on our  
 13 construction schedule right now. We haven't ironed  
 14 down exactly how long a resident may be in a  
 15 temporary unit.  
 16 I want to point out that most  
 17 residents will move from their current unit into a  
 18 fully renovated unit permanently. But there are  
 19 maybe 20 to 30 households that may need to move  
 20 into a renovated unit; however, they may be asked  
 21 to move a second time.  
 22 CHAIRWOMAN BUTLER: Okay. And is that -- can  
 23 you make a guesstimate, is that six months, a year,  
 24 two years?

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1 MS. WALSH: Okay. So it will definitely be  
 2 less than a year and hoping that it wouldn't be  
 3 more than a couple months. But I haven't quite  
 4 confirmed that yet with our construction team.  
 5 CHAIRWOMAN BUTLER: Great. Thank you for  
 6 that clarification. It's appreciated.  
 7 Are there other questions from the  
 8 Commission?  
 9 Yes, Commissioner Chan McKibben.  
 10 COMMISSIONER CHAN McKIBBEN: Grace Chan  
 11 McKibben here.  
 12 I have a related question. Is the  
 13 Barbara Jean Wright Courts currently -- what is the  
 14 occupancy rate, and will there be any vacant units  
 15 available for new residents to move in?  
 16 MS. WALSH: Sure. So there are --  
 17 CHAIRWOMAN BUTLER: I'm sorry. Could you --  
 18 I need you to introduce yourself again.  
 19 MS. WALSH: I apologize. I'm new to this.  
 20 My name is Karyntha Walsh from Jonathan Rose  
 21 Companies.  
 22 And in response to your question  
 23 about vacancies, currently there are approximately  
 24 20 vacancies on site; so just under 10 percent

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1 vacancy.  
 2 And can you repeat the next part of  
 3 your question?  
 4 COMMISSIONER CHAN McKIBBEN: Yeah. So  
 5 whether these vacant units will be available for  
 6 new residents or not until after the renovation.  
 7 MS. WALSH: Sure. Once again, Karyntha Walsh  
 8 from Jonathan Rose Companies.  
 9 The vacant units will be available  
 10 after the total renovation is completed.  
 11 COMMISSIONER CHAN McKIBBEN: Thank you.  
 12 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 13 Chan McKibben. Any additional questions?  
 14 COMMISSIONER CHAN McKIBBEN: No additional  
 15 questions. Thank you.  
 16 CHAIRWOMAN BUTLER: Great. Thank you.  
 17 Are there additional questions or  
 18 further questions from any of the Commissioners?  
 19 (No response.)  
 20 Okay. And thank you.  
 21 Dinah, I'm going to ask you to put  
 22 the recommendation page back up on the screen,  
 23 please.  
 24 MS. WAYNE: Wait a minute. Technical --

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1 CHAIRWOMAN BUTLER: Before I call for a vote.  
 2 MS. WAYNE: Oh, dear. As you can tell, my  
 3 computer has -- there we go.  
 4 CHAIRWOMAN BUTLER: Great. Thank you so  
 5 much.  
 6 MS. WAYNE: Sure.  
 7 CHAIRWOMAN BUTLER: So I will now call this  
 8 item for a vote.  
 9 The resolution before us requests  
 10 the CDC authority allowing the Department of  
 11 Housing to enter -- to negotiate and enter into a  
 12 redevelopment agreement with developer BJ Wright  
 13 Preservation, LP for the redevelopment of property  
 14 located at 1354 South Morgan Street in the  
 15 Roosevelt/Racine TIF Redevelopment Project Area.  
 16 In addition, they're requesting the  
 17 CDC approval to recommend approval to the City  
 18 Council for \$4 million in TIF funding for the  
 19 acquisition and rehabilitation of Barbara Jean  
 20 Wright Apartments.  
 21 Do I have a motion?  
 22 COMMISSIONER COX: So move. Commissioner  
 23 Cox.  
 24 CHAIRWOMAN BUTLER: Thank you, Commissioner

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1 Cox.  
 2 Do I have a second?  
 3 COMMISSIONER CHAN MCKIBBEN: Second by  
 4 Commissioner Chan McKibben.  
 5 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 6 Chan McKibben.  
 7 Under the Open Meetings Act, all  
 8 votes are to be conducted by roll call so that each  
 9 member's vote on each issue can be identified and  
 10 recorded.  
 11 Vice Chair Newsome.  
 12 COMMISSIONER NEWSOME: Yes.  
 13 CHAIRWOMAN BUTLER: Secretary Wheat.  
 14 COMMISSIONER WHEAT: Yes.  
 15 CHAIRWOMAN BUTLER: Commissioner Brooks.  
 16 COMMISSIONER BROOKS: Yes.  
 17 CHAIRWOMAN BUTLER: Commissioner Buford.  
 18 COMMISSIONER BUFORD: Yes.  
 19 CHAIRWOMAN BUTLER: Commissioner Cepeda.  
 20 (No response.)  
 21 Commissioner Chan McKibben.  
 22 COMMISSIONER CHAN MCKIBBEN: Yes.  
 23 CHAIRWOMAN BUTLER: Commissioner Cox.  
 24 COMMISSIONER COX: Yes.

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1 CHAIRWOMAN BUTLER: Commissioner Curtis.  
 2 COMMISSIONER CURTIS: Yes.  
 3 CHAIRWOMAN BUTLER: Commissioner Davis.  
 4 COMMISSIONER DAVIS: Yes.  
 5 CHAIRWOMAN BUTLER: Commissioner Gomez.  
 6 COMMISSIONER GOMEZ: Yes.  
 7 CHAIRWOMAN BUTLER: Commissioner Griggs.  
 8 (No response.)  
 9 Commissioner Thomas.  
 10 (No response.)  
 11 Commissioner Trevino.  
 12 (No response.)  
 13 COMMISSIONER THOMAS: Commissioner Thomas.  
 14 Yes.  
 15 CHAIRWOMAN BUTLER: Thank you.  
 16 Commissioner Trevino.  
 17 (No response.)  
 18 And before I vote, I should make  
 19 the Commission aware that Commissioner Rhodes is  
 20 abstaining from voting on this matter.  
 21 Chair Butler votes yes.  
 22 The motion passes unanimously with  
 23 one abstention.  
 24 MS. WAYNE: Thank you.

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1 CHAIRWOMAN BUTLER: Thank you.  
 2 Okay. So we are now moving to what  
 3 on the agenda is item D, which is our fourth item  
 4 of new business.  
 5 The Department of Planning and  
 6 Development is requesting the authority to acquire  
 7 the property at 3811 to 3841 West Madison Street in  
 8 the Madison/Austin Corridor TIF.  
 9 Michael Parella will again present  
 10 the staff report on behalf of the Planning  
 11 Department.  
 12 Michael, you may begin your  
 13 presentation.  
 14 MR. PARELLA: Thank you, Chairwoman.  
 15 You should see the screen.  
 16 CHAIRWOMAN BUTLER: Yes.  
 17 MR. PARELLA: Wonderful.  
 18 All right. Good afternoon again.  
 19 For the record, my name is Michael  
 20 Parella, project manager for the Department of  
 21 Planning and Development.  
 22 The resolution before you requests  
 23 authorization for the City to acquire acquisition  
 24 authority for the properties at 3811 to 3841 West

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1 Madison Street from the current owner, Aldi, Inc.,  
 2 Aldi grocery stores.  
 3 The proposed land acquisition is  
 4 located in the West Garfield Park community area,  
 5 the Madison/Austin TIF Redevelopment Project Area.  
 6 It's in the 28th Ward led by Alderman Irvin.  
 7 The site consists of -- here's the  
 8 location of the site here just west of Garfield  
 9 Park. Excuse me. The site consists of three PINs  
 10 comprising roughly one acre just west of Garfield  
 11 Park, as I said, and Hamlin Boulevard. It is  
 12 located in the Madison Street commercial corridor,  
 13 which is the largest and most vibrant stretch of  
 14 Chicago's commercial corridor on the West Side.  
 15 Up until mid October, the site was  
 16 owned by an Aldi grocery store, which operated at  
 17 that location for 30 years. Or over 30 years, I  
 18 should say.  
 19 Here is the Aldi now. Around  
 20 October 15th, it abrupt- -- Aldi abruptly closed  
 21 its West Garfield Park location. The closure left  
 22 a large vacant store in the center of the Madison  
 23 Street commercial corridor. The commercial  
 24 corridor has been struggling as of late, rising

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1 vacancies, deteriorating buildings, and crime  
 2 sparked by the social unrest of 2020. Despite  
 3 that, the corridor is still a viable and vital  
 4 commercial street, and several nationally  
 5 recognized brands are still located on the  
 6 corridor, including Foot Locker, Family Dollar,  
 7 and Walgreens.

8 The closure also left West Garfield  
 9 Park -- the West Garfield Park neighborhood  
 10 seriously deficient in grocery stores and super-  
 11 markets where fresh food, fruits, and vegetables  
 12 can be obtained by local residents.

13 Shown here on the map in green are  
 14 the supermarkets within the greater area, West  
 15 Garfield Park, East Garfield Park, and Austin  
 16 neighborhoods. As you can see, there are no  
 17 mainstream grocery stores located within a  
 18 reasonable walking distance of the heart of West  
 19 Garfield Park and the site. That serves over  
 20 15,000 residents living in the community. They  
 21 have one small grocery store and Save A Lot Foods  
 22 at Pulaski and the Eisenhower, but otherwise  
 23 there's no real good options.

24 In addition, I would say that East

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1 Garfield Park, West Garfield Park, and Austin  
 2 neighborhoods are only served by maybe four full-  
 3 service grocery stores, and they're all located  
 4 on the fringe of the neighborhood, and that  
 5 neighborhood has over 115,000 people. So  
 6 seriously -- so, you know, the lack of access to  
 7 available fresh food and groceries is one of the  
 8 several determinate factors leading to poor health  
 9 outcomes of residents on Chicago's West Side.

10 Since the closure of the Aldi,  
 11 the community and Alderman Irvin have rallied  
 12 support to bring a grocery store back to the site.  
 13 Through direct discussion with Aldi, DPD during --  
 14 DPD learned that they're not planning to reopen the  
 15 store at this time and are currently marketing the  
 16 property for sale for \$700,000.

17 Given the demand for a new grocery  
 18 at this site and the community's need for grocery  
 19 store options, DPD's first priority is to be  
 20 proactive to do what it can to bring a grocery  
 21 store back to this location.

22 DPD, Aldi, and their broker, CBRE,  
 23 have discussed on several occasions now the City's  
 24 desire to bring a grocery store back to the site

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1 and is actively referring potential grocers to Aldi  
 2 and their broker. DPD is, I should say, actively  
 3 referring potential grocers to the site.

4 What DPD desires here today is to  
 5 obtain acquisition authority to actively facilitate  
 6 the re-tenanting for a new neighborhood grocery  
 7 store or a similar use that the community can  
 8 support. Again, the first priority is a grocery.

9 DPD also wants to ensure that it can  
 10 act quickly should an opportunity to purchase the  
 11 site present itself. By controlling the -- by  
 12 having site -- or acquisition authority, DPD can  
 13 work with neighborhood residents to find a  
 14 community-supported end user. And if the site is  
 15 purchased, DPD could also explore potentially RFP'g  
 16 the site to bring a grocery store and developer to  
 17 the property and redevelop it, something -- mixed  
 18 use perhaps. But to be clear, DPD is not  
 19 considering buying the site at this time. Rather  
 20 we want to ensure that we remain active in the  
 21 re-tenanting effort, and acquiring acquisition  
 22 authority will provide DPD with all our tools  
 23 necessary to ensure that it is in a position to  
 24 influence the end user for the Aldi site.

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1 As part of acquisition authority,  
 2 the Aldi Corporation, Inc., Aldi, Inc., was  
 3 notified of our intention to acquire the  
 4 acquisition authority, and they have no objections  
 5 to us doing so. As previously stated, DPD is  
 6 working with them to bring a grocer back to the  
 7 site and a grocer that will return a grocery to the  
 8 West Garfield Park community.

9 Alderman Irvin is in full support of  
 10 this, and we've briefed him on -- briefed him on  
 11 several occasions.

12 Therefore, we request that the CDC  
 13 recommend approval of acquisition authority for  
 14 3811 to 3841 West Madison Street.

15 I appreciate your time, and I'm  
 16 happy to answer whatever questions you may have.  
 17 Thank you.

18 CHAIRWOMAN BUTLER: Thank you, Michael.  
 19 Before we open up to the Commission  
 20 for -- to the Commissioners for questions, I'd like  
 21 to recognize Alderman Jason Irvin from the 28th  
 22 Ward.

23 And, Alderman Irvin, thank you for  
 24 joining us. Do you have any comments you'd like to

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1 share with the Commission?  
 2 ALDERMAN IRVIN: Thank you, members of the  
 3 Commission. I apologize. Let me get my screen up  
 4 here. Thank you, members of the Commission.  
 5 This acquisition is very key. This  
 6 was the former site of Aldi that left us not too  
 7 long ago. We think this is a very key acquisition  
 8 along this corridor. And the community has been  
 9 hyper-focused on getting a new neighborhood grocery  
 10 store at this particular location.  
 11 I definitely support this action  
 12 that the Department of Planning is making to  
 13 acquire this property so the community can stay in  
 14 control of what happens here at this location.  
 15 Again, the community is meeting -- as a matter of  
 16 fact, I have a meeting later this week to talk  
 17 about how we will re-tenant this space and bring a  
 18 quality neighborhood grocer to the community. So  
 19 we definitely would appreciate the support of the  
 20 CDC in this effort. Thank you.  
 21 CHAIRWOMAN BUTLER: Thank you so much,  
 22 Alderman Irvin.  
 23 So, Commissioners, any questions for  
 24 City staff?

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1 (No response.)  
 2 So I don't see any questions from  
 3 the Commissioners. So I will now ask the  
 4 Commission to consider the resolution before us.  
 5 I'm going to call the matter for a vote.  
 6 The resolution before us requests  
 7 the CDC's authority for the Department of Planning  
 8 to acquire property located at 3811 to 3841 West  
 9 Madison Street in the Madison/Austin Corridor TIF  
 10 Redevelopment Area, the acquisition from the --  
 11 from Aldi, Incorporated.  
 12 Do I have a motion?  
 13 COMMISSIONER WHEAT: So moved. Commissioner  
 14 Wheat.  
 15 COMMISSIONER THOMAS: Second. Commissioner  
 16 Thomas.  
 17 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 18 Wheat and Commissioner Thomas.  
 19 Under the Open Meetings Act, all  
 20 votes are to be conducted by roll call so that each  
 21 member's vote on each issue can be identified and  
 22 recorded.  
 23 I will now call the item for a vote.  
 24 Vice Chair Newsome.

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1 COMMISSIONER NEWSOME: Yes.  
 2 CHAIRWOMAN BUTLER: Secretary Wheat.  
 3 COMMISSIONER WHEAT: Yes.  
 4 CHAIRWOMAN BUTLER: Commissioner Brooks.  
 5 COMMISSIONER BROOKS: Yes.  
 6 CHAIRWOMAN BUTLER: Commissioner Buford.  
 7 COMMISSIONER BUFORD: Yes.  
 8 CHAIRWOMAN BUTLER: Commissioner Cepeda.  
 9 (No response.)  
 10 Commissioner Chan McKibben.  
 11 COMMISSIONER CHAN McKIBBEN: Yes.  
 12 CHAIRWOMAN BUTLER: Commissioner Cox.  
 13 COMMISSIONER COX: Yes.  
 14 CHAIRWOMAN BUTLER: Commissioner Curtis.  
 15 COMMISSIONER CURTIS: Yes.  
 16 CHAIRWOMAN BUTLER: Commissioner Davis.  
 17 COMMISSIONER DAVIS: Yes.  
 18 CHAIRWOMAN BUTLER: Commissioner Gomez.  
 19 (No response.)  
 20 Commissioner Gomez, are you still  
 21 with us?  
 22 (No response.)  
 23 Commissioner Griggs.  
 24 (No response.)

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1 Commissioner Rhodes.  
 2 COMMISSIONER RHODES: Yes.  
 3 CHAIRWOMAN BUTLER: Commissioner Thomas.  
 4 COMMISSIONER THOMAS: Yes.  
 5 CHAIRWOMAN BUTLER: Commissioner Trevino.  
 6 (No response.)  
 7 And Chair Butler votes yes.  
 8 The motion passes unanimously.  
 9 ALDERMAN IRVIN: Thank you, members of the  
 10 Commission.  
 11 CHAIRWOMAN BUTLER: Thank you, Alderman Irvin.  
 12 For our final item of new business,  
 13 the Department of Planning and Development is  
 14 requesting authority to enter into a sale agreement  
 15 with 19 -- excuse me, 914 South California, LLC for  
 16 the disposition of City-owned property at 912 South  
 17 California Avenue in the Midwest TIF Redevelopment  
 18 Project Area.  
 19 Michael Parella will again present  
 20 the staff report on behalf of the Planning  
 21 Department.  
 22 Michael, you may begin your  
 23 presentation.  
 24 MR. PARELLA: Thank you. I have the

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1 presentation up.  
 2 Good afternoon, Chairman -- or  
 3 Chairwoman, I should say, members of the Commission.  
 4 For the record, my name is Michael  
 5 Parella, project manager with the Department of  
 6 Planning and Development.  
 7 As you heard, the resolution before  
 8 you requests authorization to enter into a market-  
 9 rate land sale with 914 South California, LLC for  
 10 the disposition of City-owned property at 912 South  
 11 California Avenue.  
 12 Here with me today is Jordan  
 13 Mirsch -- or Mirch, excuse me, of 914 South  
 14 California, LLC.  
 15 The proposed -- the proposed land  
 16 sale is in the East Garfield Park neighborhood,  
 17 Midwest TIF, and the 28th Ward, Alderman Irvin.  
 18 Here you see the site outlined in  
 19 blue. It consists of a single City-owned lot that  
 20 is 3,000 square feet in size. This lot has been in  
 21 the possession of the City since 1978.  
 22 The neighborhood in which it sits  
 23 has seen some serious disinvestment over those --  
 24 over that time since we acquired the lot. The

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1 population has dropped from a peak of 70,000; now  
 2 it's down to 21,000. This is evident in the  
 3 numerous vacant lots both City owned and privately  
 4 owned that make up a large portion of the land uses  
 5 in the area of the -- of this -- or in this area, I  
 6 should say. And also evident in the California  
 7 Avenue, which previously served as, you know, a  
 8 vital commercial corridor and is now pockmarked  
 9 with vacancies and empty storefronts.  
 10 Despite these challenges, the  
 11 neighborhood is centrally located relative to many  
 12 urban amenities and to the Chicago Loop. It sits  
 13 just a quarter mile from Douglas Park and a half  
 14 mile south of the Eisenhower Expressway. Across  
 15 the street is the Brink's Document Center, Brink's  
 16 center. Two blocks to the east is the future home  
 17 of the Chicago Hope Academy High School and  
 18 redevelopment there. You can see where that blue  
 19 track is. And several blocks south is Cinespace.  
 20 So the neighborhood, of course, has potential and  
 21 one that also needs, you know, reinvestment.  
 22 As stated, the City-owned lot in  
 23 question is a single 24 by 125 foot lot set between  
 24 two existing warehouse buildings. The building to

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1 the north in -- the white one, is owned by the  
 2 applicant as is the building to the south. The  
 3 south building at 914 South California was recently  
 4 purchased by the applicant who's renovating the  
 5 space.  
 6 The applicant, as I said, Jordan  
 7 Mirch of 914 South California, LLC, is a local  
 8 entrepreneur and business owner who has built,  
 9 renovated, and maintains several properties in  
 10 Chicago and the greater Midwest. He also maintains  
 11 several businesses, including an ATM installation  
 12 business and a commercial laundry repair and  
 13 service business.  
 14 The applicant approached the City  
 15 with an offer to purchase the vacant parcel in the  
 16 middle of his two properties for market rate so he  
 17 can link his properties together and create a  
 18 contiguous site.  
 19 The City appraised the property for  
 20 \$25,000, and the applicant agreed to pay market  
 21 rate for that.  
 22 In addition, the applicant obtained  
 23 a phase 2 environmental assessment for the property  
 24 which revealed contamination on the site, and the

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1 City will require him to enroll the site in  
 2 Illinois Site Remediation Program, obtain a  
 3 commercial/industrial no further remediation  
 4 letter. The applicant agreed to fund this cleanup,  
 5 and to assist, the City is escrowing the \$25,000  
 6 sale price at closing. The applicant can use those  
 7 funds to clean up the site. While the estimated  
 8 cost of cleanup has not been determined yet, it is  
 9 pending a remedial action plan, which will be a  
 10 requirement of closing, it is expected that the  
 11 whole \$25,000 has a potential to be used given the  
 12 high cost of SRP enrollment fees and some of the  
 13 soil re- -- soil removal that must be take place on  
 14 the site. That being said, if any funds remain in  
 15 the balance, the City will acquire them. And  
 16 should remediation costs go over, the developer  
 17 will be responsible for paying those costs. And  
 18 proof of financing and the ability to pay, again,  
 19 is a product of closing condition.  
 20 The proposed project will consist of  
 21 a two-story 28- -- approximately 28,000 square foot  
 22 office and warehouse space. The building will be  
 23 20 feet high with a brick facade in the front and a  
 24 garage entry for trucks in the rear. The building

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1 will serve as an office and warehouse storage space  
 2 for the commercial laundry and sales business as  
 3 also being used in the building to the south at 914  
 4 South California, which, as I said, the developer's  
 5 currently renovating.  
 6 This will expand the amount of space  
 7 available for businesses and activate some building  
 8 along California Avenue corridor. And the project  
 9 is expected to cost \$300,000 of which the developer  
 10 will be paying the entire amount with no additional  
 11 assistance from the City.  
 12 The expected jobs generated here are  
 13 about 20.  
 14 As I said, the project will return a  
 15 vacant City lot back to the tax rolls, remediation  
 16 of environmentally contaminated land, add up to  
 17 20 new jobs, and begin to rebuild the physical  
 18 condition of California Avenue in the East Garfield  
 19 Park neighborhood, and, of course, relieve the City  
 20 of a lot it's owned for over 30 -- or over 40 years.  
 21 The project is in conformance with  
 22 the Midwest TIF Redevelopment Plan, and Alderman  
 23 Irvin has reviewed it and supports it as well.  
 24 As a result, the Department of

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1 (No response.)  
 2 Okay. Given that there are no  
 3 questions of either the City staff or the acquirer,  
 4 I will now call the item for a vote.  
 5 The resolution before us requests  
 6 the CDC's authority for the Department of Planning  
 7 and Development to sell City-owned property located  
 8 at 912 South California Avenue in the Midwest TIF  
 9 Redevelopment Project Area to 914 South California,  
 10 LLC.  
 11 Once again, the Open Meetings Act  
 12 requires that we have a voice vote.  
 13 Do I have a motion?  
 14 COMMISSIONER THOMAS: So move. Thomas.  
 15 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 16 Thomas.  
 17 Do I have a second?  
 18 COMMISSIONER BROOKS: Second. Commissioner  
 19 Brooks.  
 20 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 21 Brooks.  
 22 I will now call the vote.  
 23 Vice Chair Newsome.  
 24 COMMISSIONER NEWSOME: Yes.

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1 Planning and Development recommends that the  
 2 Community Development Commission recommend approval  
 3 of the market-rate land sale with the environmental  
 4 escrow to 9 -- of 912 South California to 914 South  
 5 California, LLC.  
 6 Thank you for your time.  
 7 CHAIRWOMAN BUTLER: Great. Thank you. Thank  
 8 you, Michael.  
 9 Is Alderman Irving -- Irvin still on  
 10 the call? Is he on the meeting? I don't see him  
 11 listed. Is there someone from the alderman's  
 12 office who's here with us that would like to speak  
 13 to this recommendation?  
 14 (No response.)  
 15 Okay. I will ask the Commissioners  
 16 are there any questions?  
 17 (No response.)  
 18 I don't see any hands raised from  
 19 the Commissioners.  
 20 I'd like to also mention that Jordan  
 21 Mirch is here to represent 914 South California,  
 22 LLC and to answer your questions to the extent the  
 23 Commissioners have any. We can speak with the  
 24 proposed acquirer directly.


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1 CHAIRWOMAN BUTLER: Secretary Wheat.  
 2 COMMISSIONER WHEAT: Yes.  
 3 CHAIRWOMAN BUTLER: Commissioner Brooks.  
 4 COMMISSIONER BROOKS: Yes.  
 5 CHAIRWOMAN BUTLER: Commissioner Buford.  
 6 COMMISSIONER BUFORD: Yes.  
 7 CHAIRWOMAN BUTLER: Commissioner Cepeda.  
 8 (No response.)  
 9 Commissioner Chan McKibben.  
 10 COMMISSIONER CHAN MCKIBBEN: Yes.  
 11 CHAIRWOMAN BUTLER: Commissioner Cox.  
 12 COMMISSIONER COX: Yes.  
 13 CHAIRWOMAN BUTLER: Commissioner Curtis.  
 14 COMMISSIONER CURTIS: Yes.  
 15 CHAIRWOMAN BUTLER: Commissioner Davis.  
 16 COMMISSIONER DAVIS: Yes.  
 17 CHAIRWOMAN BUTLER: Thank you.  
 18 Commissioner Gomez.  
 19 (No response.)  
 20 Commissioner Griggs.  
 21 (No response.)  
 22 Commissioner Rhodes.  
 23 COMMISSIONER RHODES: Yes.  
 24 CHAIRWOMAN BUTLER: Commissioner Thomas.

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1 COMMISSIONER THOMAS: Yes.  
 2 CHAIRWOMAN BUTLER: Commissioner Trevino.  
 3 (No response.)  
 4 And Chair Butler votes yes.  
 5 The motion passes unanimously.  
 6 I would now like to request a motion  
 7 to adjourn.  
 8 Do I have a motion?  
 9 COMMISSIONER NEWSOME: So move, Madam Chair.  
 10 CHAIRWOMAN BUTLER: Vice Chair Newsome says  
 11 enthusiastically.  
 12 Do I have a second?  
 13 COMMISSIONER CURTIS: Second. Curtis.  
 14 CHAIRWOMAN BUTLER: All right. Great. I  
 15 don't think anyone will be opposed to us adjourning  
 16 the meeting. I'd just like to wish everyone a very  
 17 safe and peaceful holiday season. And we'll see  
 18 everyone in the new year.  
 19 (The proceedings adjourned at  
 20 2:24 p.m.)  
 21  
 22  
 23  
 24

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1  
 2  
 3 REPORTER'S CERTIFICATE  
 4  
 5 I, Nick D. Bowen, do hereby certify that  
 6 I reported in shorthand the proceedings of said  
 7 hearing as appears from my stenographic notes so  
 8 taken and transcribed under my direction.  
 9  
 10 IN WITNESS WHEREOF, I have hereunto set my  
 11 hand and affixed my seal of office at Chicago,  
 12 Illinois, this 4th day of January 2022.  
 13  
 14   
 15 Illinois CSR No. 084-001661  
 16  
 17  
 18  
 19  
 20  
 21  
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 24



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