

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street, Chicago, Illinois**  
**Regular Meeting**  
**January 18, 2022**

**MEETING MINUTES**

**I. ROLL CALL OF COMMISSIONERS**

Chairman Gwendolyn Hatten Butler called the meeting to order at 1:00 p.m. and then undertook a roll call to establish the presence of a quorum.

**Present**

Gwendolyn Hatten Butler, Chair  
Shirley Newsome, Vice Chair  
Adela Cepeda  
Grace Chan McKibben  
Maurice Cox  
Leslie Davis  
Eileen Rhodes  
Latasha Thomas  
Ivette Trevino  
Chris Wheat

**Late**

Robert Buford  
Cornelius Griggs

**Not Present**

Marc Brooks  
Dwight Curtis  
Jacqueline Gomez

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.

**II. APPROVAL OF MINUTES OF THE DECEMBER 14<sup>th</sup> MEETING**

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

### **III. NEW BUSINESS**

#### **A. 47<sup>th</sup> & KING DRIVE TIF REDEVELOPMENT PROJECT AREA (WARD 3)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with LinQ Holdings LLC for the disposition of property located at 4009 S. Wabash Ave. in the 47<sup>th</sup> & King Drive Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to LinQ Holdings LLC if no responsive alternative proposals are received.

**Nelson Chueng**

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

**22-CDC-1**

#### **B. 47<sup>th</sup> & KING DRIVE TIF REDEVELOPMENT PROJECT AREA (WARD 3)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with R&D Builders LLC for the disposition of property located at 539-541 E 46<sup>th</sup> Street in the 47<sup>th</sup> & King Drive Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to R&D Builders LLC if no responsive alternative proposals are received.

**Nelson Chueng**

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

**22-CDC-2**

#### **C. 67<sup>th</sup> & WENTWORTH TIF REDEVELOPMENT PROJECT AREA (WARD 6)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Beloved Community Family Wellness Center for the disposition of property located at 6831 – 6839 S. Halsted in the 67<sup>th</sup> & Wentworth Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Beloved Community Family Wellness Center if no responsive alternative proposals are received.

**Nelson Chueng**

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

**22-CDC-3**

### **IV. ADJOURNMENT**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

MEETING OF THE  
COMMUNITY DEVELOPMENT COMMISSION

Zoom Video Teleconference  
Tuesday, January 18, 2022  
1:00 p.m.

- GWENDOLYN HATTEN BUTLER, Chair
- SHIRLEY NEWSOME, Vice Chair
- MAURICE COX
- CHRISTOPHER WHEAT, Secretary
- ROBERT BUFORD
- ADELA CEPEDA
- LESLIE DAVIS
- CORNELIUS GRIGGS
- GRACE CHAN McKIBBEN
- EILEEN RHODES
- LATASHA THOMAS
- IVETTE TREVINO

Reported by: Katie K. Elliott  
CSR No. 084-004537

Page 2

1 CHAIRWOMAN BUTLER: Okay. It is exactly  
 2 1:00 p.m. Central, and I will begin the meeting.  
 3 Good afternoon, and Happy New Year  
 4 everyone. Welcome to the January 18th regular  
 5 meeting of the Community Development Commission of  
 6 Chicago. I am Gwendolyn Hatten Butler, chair of  
 7 the CDC and the host of today's virtual meeting.  
 8 On January 7th, Governor Pritzker  
 9 renewed his executive order proclaiming that all  
 10 counties in the State of Illinois are in a disaster  
 11 area. Section 7 of the Illinois Open Meetings Act  
 12 allows the CDC, along with other city boards and  
 13 commissions, to host virtual meetings during this  
 14 COVID-19 public health emergency provided that  
 15 certain conditions are met.  
 16 One of those conditions is that the  
 17 chair of this Commission determines that an  
 18 in-person meeting on the scheduled meeting date  
 19 would not be practical or prudent. To ensure that  
 20 today's virtual meeting meets all conditions of the  
 21 Open Meetings Act, I am hereby making the  
 22 determination pursuant to section 7(e)(2) of the  
 23 act that due to the COVID-19 public health  
 24 emergency an in-person meeting would not have been

Page 4

1 you.  
 2 CHAIRWOMAN BUTLER: Great, thank you.  
 3 Secretary Wheat.  
 4 SECRETARY WHEAT: Present, and I can hear  
 5 you.  
 6 CHAIRWOMAN BUTLER: Commissioner Brooks.  
 7 Commissioner Buford.  
 8 Commissioner Cepeda.  
 9 COMMISSIONER CEPEDA: Here, and I can hear  
 10 you.  
 11 CHAIRWOMAN BUTLER: Commissioner Chan  
 12 McKibben.  
 13 COMMISSIONER CHAN MCKIBBEN: Here, and I can  
 14 hear you.  
 15 CHAIRWOMAN BUTLER: Commissioner Cox.  
 16 COMMISSIONER COX: Here, and I can hear and  
 17 see you.  
 18 CHAIRWOMAN BUTLER: Commissioner Curtis.  
 19 Commissioner Davis.  
 20 COMMISSIONER DAVIS: I'm here, and I can hear  
 21 you.  
 22 CHAIRWOMAN BUTLER: Commissioner Gomez.  
 23 Commissioner Griggs.  
 24 Commissioner Rhodes.

Page 3

1 practical or prudent today. Therefore, in  
 2 accordance with the Commission's emergency rules,  
 3 this meeting is being held virtually on Zoom and  
 4 can be viewed live via the Commission's website. A  
 5 court reporter is present to record today's  
 6 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 by  
 12 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 January 12th, 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. Commissioners, when your name is  
 19 called, please turn your microphone on, respond by  
 20 saying present, and please also indicate that you  
 21 can hear me.  
 22 Vice Chair Newsome.  
 23 Vice Chair Newsome, you're on mute.  
 24 VICE CHAIR NEWSOME: Present, and I can hear

Page 5

1 COMMISSIONER RHODES: Here, and I can hear  
 2 you.  
 3 CHAIRWOMAN BUTLER: Commissioner Thomas.  
 4 COMMISSIONER THOMAS: Present, and I can hear  
 5 you.  
 6 CHAIRWOMAN BUTLER: Commissioner Trevino.  
 7 COMMISSIONER TREVINO: Present, and I can  
 8 hear you.  
 9 CHAIRWOMAN BUTLER: And Chairwoman Butler is  
 10 present. We have a quorum.  
 11 The first item on our agenda  
 12 requests approval of the minutes from our previous  
 13 meeting held on December 14, 2021. The  
 14 commissioners have had an opportunity to review the  
 15 minutes, and if there are no corrections, I am  
 16 looking for a motion to approve.  
 17 VICE CHAIR NEWSOME: So moved, Madam Chair.  
 18 CHAIRWOMAN BUTLER: Do I have a motion?  
 19 I'm sorry? Do I have a motion?  
 20 VICE CHAIR NEWSOME: So moved, Madam Chair.  
 21 This is Commissioner Newsome.  
 22 CHAIRWOMAN BUTLER: Thank you. So moved by  
 23 Commissioner Newsome.  
 24 Do I have a second?

Page 6

1 COMMISSIONER CHAN McKIBBEN: Second. This is  
 2 Commissioner Chan McKibben.  
 3 CHAIRWOMAN BUTLER: Thank you, Commissioner.  
 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.  
 8 If you were not present at the  
 9 December 14th meeting, please indicate that you  
 10 abstain on this motion when your name is called.  
 11 Vice Chair Newsome.  
 12 VICE CHAIR NEWSOME: Yes.  
 13 CHAIRWOMAN BUTLER: Secretary Wheat.  
 14 SECRETARY WHEAT: Yes.  
 15 CHAIRWOMAN BUTLER: Commissioner Brooks.  
 16 Commissioner Buford.  
 17 Commissioner Cepeda.  
 18 COMMISSIONER CEPEDA: Yes.  
 19 CHAIRWOMAN BUTLER: Commissioner Chan  
 20 McKibben.  
 21 COMMISSIONER CHAN McKIBBEN: Yes.  
 22 CHAIRWOMAN BUTLER: Commissioner Cox.  
 23 COMMISSIONER COX: Yes.  
 24 CHAIRWOMAN BUTLER: Commissioner Curtis.

Page 7

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

Page 8

1 public signed up to speak at this meeting.  
 2 So with that, we will move into the  
 3 New Business part of our agenda.  
 4 For the first item of our New  
 5 Business, the Department of Planning and  
 6 Development is requesting authority to sell  
 7 city-owned property located at 4009 South Wabash  
 8 Avenue in the 47th & King Drive TIF to LinQ  
 9 Holdings, LLC, for the property's appraised value.  
 10 Nelson Chueng will present the staff  
 11 report on behalf of the Department of Planning.  
 12 Nelson, you may begin your  
 13 presentation when ready.  
 14 MR. CHUENG: Thank you, Chair. Let me set  
 15 up. Just checking, can you see this?  
 16 CHAIRWOMAN BUTLER: Yes.  
 17 MR. CHUENG: Good afternoon, Chair and  
 18 members of the Commission. For the record, my name  
 19 is Nelson Chueng, and I represent the Department of  
 20 Planning and Development.  
 21 The proposed first item, agenda item  
 22 which is city disposition of property located at  
 23 4009 South Wabash to LinQ Holdings, LLC. The  
 24 project is located in the 47th & King Drive tax

Page 9

1 increment financing district. Community  
 2 Development Commission approval is required for the  
 3 sale of property located within the redevelopment  
 4 area.  
 5 This is an overview slide of the  
 6 land sale project. The purchaser again is LinQ  
 7 Holdings, LLC. The LLC is comprised of Michael  
 8 Qualls, who is a 70 percent property owner  
 9 interest, and D'Andrea Anderson, which is a  
 10 30 percent holder interest. Ms. Anderson is  
 11 actually here today on the Zoom call to answer  
 12 questions at the end of the testimony.  
 13 They both operate Halo Security,  
 14 which provides private security for businesses in  
 15 Chicago. Halo is a city certified minority and  
 16 veteran owned business. They recently acquired the  
 17 adjacent former firehouse to convert to their  
 18 offices and acquired the city lot to provide space  
 19 for their work vehicles.  
 20 The appraised value again for the  
 21 property is \$40,000, which is the purchase price.  
 22 The current zoning of the property is M1-3, and it  
 23 will be seeking a zoning amendment through a  
 24 separate council action to change the zoning of the

Page 10

1 city lot from M to a C2-2, which matches the  
 2 current zoning for their property.  
 3       Lastly on this page, the purchaser  
 4 completed an environmental phase 1 assessment of  
 5 property, including a test to determine that there  
 6 was a remnant underground storage tank. The  
 7 structure of this land sale will place the purchase  
 8 price funds into an environmental escrow at closing  
 9 to be utilized for the purchaser for this cleanup.  
 10       The above map shows the location at  
 11 this parcel within the Grand Boulevard area and  
 12 it's within the 47th & King Drive redevelopment  
 13 area. The TIF district was created initially in  
 14 2002, and the redevelopment objectives included  
 15 encouraging private investment and redevelopment of  
 16 underutilized properties.  
 17       This above parcel map identifies  
 18 city parcels at 4009 South Wabash outlined in red.  
 19 The applicant property at 4007 Wabash is outlined  
 20 in yellow. And the CTA elevated Green line is  
 21 actually to the next -- adjacent to the property.  
 22       This aerial map shows the location  
 23 of the properties again. The CTA Green line is to  
 24 the left. The property to the right along Wabash

Page 11

1 is vacant and is privately owned.  
 2       This is a Google street view of the  
 3 former firehouse that Halo has since converted into  
 4 their offices. The city lot will be improved with  
 5 a parking lot with ingress from Wabash and egress  
 6 out into the alley.  
 7       And just for context, here are some  
 8 interior photos of the 4009 South Wabash property  
 9 that Halo Security has since been renovating.  
 10       The proposed parking lot will --  
 11 this is the plan for the proposed parking lot,  
 12 which shows that there are five parking spaces.  
 13       I will note that their plan is to  
 14 enclose the city lot with an ornamental fence,  
 15 provide lighting for users to -- so they can get  
 16 out of their cars and walk to the front of the  
 17 building. We've also required them to include  
 18 parkway plantings along Wabash as well.  
 19       And here, this is a closer up image  
 20 of the parking lot plan for the proposed applicant.  
 21       Again, this is a Google street view  
 22 which shows the placement of the parking lot next  
 23 to the building. It also shows you what's outlined  
 24 and dashed black the proposed landscape

Page 12

1 improvements and parkway, a way to kind of soften  
 2 up and improve the aesthetics of Wabash.  
 3       And then for some context, this is  
 4 the view of Wabash looking northward with the  
 5 firehouse on the right-hand side.  
 6       Alderman Dowell supports this land  
 7 sale and has provided a letter of support in the  
 8 staff report.  
 9       So in summary, the Department of  
 10 Planning and Development has thoroughly reviewed  
 11 the proposed sale, one city parcel located at  
 12 4009 South Wabash Avenue to LinQ Holdings, LLC, to  
 13 be improved as parking. The department has  
 14 reviewed the public benefit, and the project  
 15 conforms with the redevelopment area plan.  
 16       Department recommends that the CDC  
 17 recommend to the City Council the approval for this  
 18 sale of this city property. And that concludes my  
 19 testimony.  
 20       CHAIRWOMAN BUTLER: Thank you, Nelson.  
 21       As Nelson mentioned, Alderman Pat  
 22 Dowell submitted a letter of support for this  
 23 recommendation that's under consideration by the  
 24 Commission today. I don't see Alderman Dowell on

Page 13

1 the list of participants.  
 2       Is anyone from the alderman's office  
 3 attending today's meeting and would like to make  
 4 comments?  
 5       (No response.)  
 6       CHAIRWOMAN BUTLER: I'd also like to mention  
 7 that from the purchaser's team, we have Liz Butler,  
 8 the applicant's counsel, and D'Andrea Anderson, the  
 9 applicant's chief operating officer, to help answer  
 10 questions from the commissioners.  
 11       Thank you both for attending today's  
 12 meeting.  
 13       Do we have any questions for city  
 14 staff or the purchaser's representatives? If you  
 15 have questions, please raise your hand.  
 16       Or I should say use the raise your  
 17 hand feature.  
 18       (No response.)  
 19       CHAIRWOMAN BUTLER: I don't see any raised  
 20 hands on my screen. So is this correct that I'm  
 21 assuming there are no questions?  
 22       VICE CHAIR NEWSOME: Madam Chairman?  
 23       CHAIRWOMAN BUTLER: Yes.  
 24       VICE CHAIR NEWSOME: Commissioner Newsome. I

Page 14

1 have no questions. But having been in this  
 2 particular firehouse previously, I'd just like to  
 3 comment on the job that has been done on the rehab,  
 4 and it's actually very, very nice.  
 5 CHAIRWOMAN BUTLER: Thank you, Vice Chair  
 6 Newsome.  
 7 Are there any other questions or  
 8 comments from the Commission?  
 9 Okay, great. There have been no  
 10 questions, and so now I'm going to call for a vote.  
 11 The resolution before us requests  
 12 the CDC's authority for the Department of Planning  
 13 and Development to enter into a negotiated sale  
 14 with LinQ Holdings, LLC, the city owned property  
 15 located at 4009 South Wabash Avenue in the  
 16 47th & King Drive TIF.  
 17 Do I have a motion?  
 18 COMMISSIONER CEPEDA: So moved. Commissioner  
 19 Cepeda.  
 20 CHAIRWOMAN BUTLER: Moved by Commissioner  
 21 Cepeda.  
 22 COMMISSIONER THOMAS: Second.  
 23 CHAIRWOMAN BUTLER: I'm sorry. Do I have a  
 24 second?

Page 15

1 COMMISSIONER THOMAS: Second, Commissioner  
 2 Thomas.  
 3 CHAIRWOMAN BUTLER: Thank you. Seconded by  
 4 Commissioner Thomas.  
 5 Under the Open Meetings Act, all  
 6 votes will be conducted by roll call so that each  
 7 member's vote on each issue can be identified and  
 8 recorded.  
 9 Vice Chair Newsome.  
 10 VICE CHAIR NEWSOME: Yes.  
 11 CHAIRWOMAN BUTLER: Secretary Wheat.  
 12 SECRETARY WHEAT: Yes.  
 13 CHAIRWOMAN BUTLER: Commissioner Brooks.  
 14 Commissioner Buford.  
 15 COMMISSIONER BUFORD: Yes, yes.  
 16 CHAIRWOMAN BUTLER: Thank you.  
 17 And please note that Commissioner  
 18 Buford has joined the meeting. Thank you,  
 19 Commissioner Buford.  
 20 Commissioner Cepeda.  
 21 COMMISSIONER CEPEDA: Yes.  
 22 CHAIRWOMAN BUTLER: Commissioner Chan  
 23 McKibben.  
 24 COMMISSIONER CHAN McKIBBEN: Yes.

Page 16

1 CHAIRWOMAN BUTLER: Commissioner Cox.  
 2 COMMISSIONER COX: Yes.  
 3 CHAIRWOMAN BUTLER: Commission Curtis.  
 4 Commissioner Davis.  
 5 COMMISSIONER DAVIS: Yes.  
 6 CHAIRWOMAN BUTLER: Commission Gomez.  
 7 Commissioner Griggs.  
 8 COMMISSIONER GRIGGS: Yes.  
 9 CHAIRWOMAN BUTLER: And thank you,  
 10 Commissioner Griggs.  
 11 And please note that Commissioner  
 12 Griggs has joined the meeting.  
 13 Commissioner Rhodes.  
 14 COMMISSIONER RHODES: Yes.  
 15 CHAIRWOMAN BUTLER: Commissioner Thomas.  
 16 COMMISSIONER THOMAS: Yes.  
 17 CHAIRWOMAN BUTLER: Commissioner Trevino.  
 18 COMMISSIONER TREVINO: Yes.  
 19 CHAIRWOMAN BUTLER: And Chair Butler votes  
 20 yes. The motion passes.  
 21 Thank you.  
 22 MS. LIZ BUTLER: Thank you, Madam Chair;  
 23 thank you, Nelson; thank you, Commissioners.  
 24 CHAIRWOMAN BUTLER: Thank you.

Page 17

1 So we will now move to item B.  
 2 For our second item of New Business,  
 3 the Department of Planning and Development is  
 4 requesting authority to sell city-owned property  
 5 located at 539 and 541 East 46th Street in the  
 6 47th & King Drive TIF to R&D Builders, LLC, for the  
 7 property's appraised value.  
 8 Nelson Chueng will present the staff  
 9 report on behalf of the planning department.  
 10 Nelson, you may begin your  
 11 presentation when ready.  
 12 MR. CHUENG: Thank you, again, Chair. For  
 13 the record again, my name is Nelson Chueng, and I'm  
 14 representing the Department of Planning and  
 15 Development.  
 16 Again, this item, the city's  
 17 disposition of property located at 539, 541 East  
 18 46th Street to R&D Builders, LLC.  
 19 The project is located again in the  
 20 47th & King Drive TIF. Community Development  
 21 Commission is required for the sale of property  
 22 located within this redevelopment area.  
 23 This slide provides an overview of  
 24 the land sale. The purchaser is R&D Builders, LLC.

Page 18

1 R&D Builders LLC is a local development company  
 2 that's been working in Bronzeville for the past  
 3 15 years. Eric and Sheila Dantzler are the  
 4 managers and owners of the company.  
 5 I do want to first recognize that  
 6 R&D Builders is a past participant of the 3rd ward  
 7 Parade of Homes, which is a Department of Housing  
 8 program to partner with developers and folks on  
 9 increasing interest in new homes for the Grand  
 10 Boulevard area.  
 11 Mr. Dantzler, he's here -- he's  
 12 present today to answer any questions at the end of  
 13 this testimony.  
 14 So R&D for this project is proposing  
 15 to acquire two city lots at 539, 541 East 46th  
 16 Street and plans to construct two new for-sale  
 17 residential homes, single family homes. The  
 18 appraised value for the property is \$130,000, and  
 19 R&D Builders will purchase it for that amount.  
 20 R&D Builders owns the adjacent lot  
 21 next to the city lot, and their plan is to design  
 22 and construct the assembled three residential  
 23 buildings together.  
 24 The current zoning of the property

Page 19

1 is RT-4 which permits the proposed project, and the  
 2 property has environmental clearance, so there are  
 3 no environmental conditions associated with this  
 4 land sale.  
 5 What I have above here is an example  
 6 of a prior project R&D Builders constructed. This  
 7 one is at -- has an address of 4510 South Prairie  
 8 Avenue and was part of the 3rd ward Parade of Homes  
 9 project that they worked on. Hopefully, this can  
 10 kind of provide a kind of example of the quality of  
 11 work they did. This home which they completed sold  
 12 for \$644,000. It's about a half mile to the west  
 13 of the proposed subject property that's in  
 14 consideration for today.  
 15 So this is a map showing the  
 16 location of this position's parcels within the  
 17 Grand Boulevard area, and also a map of the TIF  
 18 redevelopment area, which shows you the location  
 19 within the TIF area.  
 20 The above parcel map identifies the  
 21 city parcels at 539, 541 East 46th Street, and  
 22 they're outlined in red. And here you can see that  
 23 the yellow outline is the property that R&D  
 24 Builders owns right now. So their intention is to

Page 20

1 develop in all three lots in the same time.  
 2 This is an aerial map showing again  
 3 the location of the property where the proposed  
 4 single family homes will be constructed.  
 5 And then this is a Google street  
 6 view which shows the current condition of the  
 7 property. So the way you see here are the three  
 8 lots which will be assembled to be constructed for  
 9 single family homes.  
 10 This is an architectural elevation  
 11 of the proposed single family residences. The  
 12 three buildings will have a similar architectural  
 13 design and be constructed with face brick, with  
 14 limestone accents, and aluminium corner cornices at  
 15 the top.  
 16 The single family residences will  
 17 have -- all have detached garages. The architect  
 18 of record is MJC Architects. And R&D Builders  
 19 anticipates that the sale price for these buildings  
 20 to be approximately 675 to \$700,000.  
 21 This is the proposed site plan for  
 22 each of the buildings. Here are floor plans for  
 23 the building which shows they are planning to  
 24 construct these single family homes to have five

Page 21

1 bedrooms and two floors and finished basements.  
 2 And then here are building  
 3 elevations for the side and the rear. And then  
 4 this kind of shows a little context in terms of  
 5 what the existing street looks like. So the  
 6 proposed residential buildings would be on the left  
 7 side that's beyond the fence line.  
 8 Alderman Dowell, Pat Dowell,  
 9 supports this land sale and provided a letter of  
 10 support attached to the staff report.  
 11 So in summary, the Department of  
 12 Planning and Development has thoroughly reviewed  
 13 the proposed sale of two city parcels located at  
 14 539 to 541 East 46th Street to R&D Builders. The  
 15 department has reviewed this public benefit, and  
 16 the project conforms with the redevelopment area  
 17 plans.  
 18 The department recommends that the  
 19 CDC recommend to the City Council the approval for  
 20 the city disposition of property.  
 21 And again, just to note that Eric  
 22 Dantzler, who is the principal for R&D Builders, is  
 23 on the Zoom call here today to answer any  
 24 questions. Thank you.



Page 22

1 CHAIRWOMAN BUTLER: Thank you again, Nelson.  
 2 As Nelson mentioned, Alderman Pat  
 3 Dowell has submitted a support letter for this  
 4 recommendation from the department. And as Nelson  
 5 also mentioned, from the purchaser's team, we have  
 6 Eric Dantzler to help answer questions from the  
 7 commissioners.  
 8 Is anyone from Alderman Dowell's  
 9 office on this call and would like to make  
 10 comments? I don't see anyone, but I just want to  
 11 confirm that there's -- I haven't missed anyone  
 12 from her office.  
 13 (No response.)  
 14 CHAIRWOMAN BUTLER: Okay. Well, why don't we  
 15 see if the commissioners have any questions for  
 16 Nelson or for the development team.  
 17 If you do have questions, please let  
 18 me know by activating the raise your hand function.  
 19 VICE CHAIR NEWSOME: Madam --  
 20 CHAIRWOMAN BUTLER: Okay. I'm sorry,  
 21 Commissioner Thomas?  
 22 COMMISSIONER THOMAS: Thank you, Madam  
 23 Chairman.  
 24 I was curious to see if there was a

Page 23

1 slide that kind of shows us what this looks like on  
 2 the block. It seems like it's taller buildings  
 3 than the -- definitely the one to the west. And,  
 4 well, to the east, that's a frame building. And  
 5 then to the west, it's a two-story.  
 6 Is it taller than that two-story?  
 7 MR. CHUENG: Right. Most of these --  
 8 apologies, I don't have pictures of the block, but  
 9 most of the -- the condition of the block, there  
 10 are a variety of different single family residences  
 11 on the block on the west end. But I guess more on  
 12 the east end of the block. So the red brick  
 13 building I believe is a -- it looks like a single  
 14 family with a garage. And then there's an  
 15 apartment building that's on the right-hand side,  
 16 so the kind of like the light red brick.  
 17 But I might -- maybe it might be  
 18 good for Mr. Dantzler to explain in context.  
 19 CHAIRWOMAN BUTLER: Mr. Dantzler, would you  
 20 like to comment?  
 21 MR. DANTZLER: Sure, absolutely. And thank  
 22 everyone for this opportunity.  
 23 For the record, my name is Eric  
 24 Dantzler.

Page 24

1 So yes, as Nelson stated, this  
 2 parcel was located more towards the eastern end of  
 3 46th Street. There are varying building heights  
 4 throughout this block.  
 5 The property on the right side of  
 6 the block is actually a three-story above-grade  
 7 apartment building, and I believe it might be six  
 8 units.  
 9 On the left side, that's a two-flat.  
 10 I'm not sure if it's a single family, but I know  
 11 it's two stories.  
 12 And then if you go further down the  
 13 street, there are varying two-story single  
 14 families. There's even one at the western end of  
 15 46th that's four stories. So there's a little bit  
 16 of varying size.  
 17 What I tried to make sure is this  
 18 area is surrounded by a large amount of new  
 19 construction homes. I tried to stay consistent  
 20 with those as well to make sure that I can compete  
 21 with the other developers.  
 22 COMMISSIONER THOMAS: What's odd to me --  
 23 just a statement -- is the white frame building  
 24 just next to lot A, the city lot, where it looks

Page 25

1 like that owner has fenced in a lot next to it.  
 2 It's going to really stick out.  
 3 Maybe you can convince them to do  
 4 some new construction?  
 5 MR. DANTZLER: I have not pursued the parcel.  
 6 It is privately owned. I shall look into that.  
 7 CHAIRWOMAN BUTLER: Thank you.  
 8 COMMISSIONER THOMAS: Thank you, Madam  
 9 Chairman.  
 10 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 11 Thomas.  
 12 Are there other questions or  
 13 comments from the Commission?  
 14 VICE CHAIR NEWSOME: Commissioner Shirley  
 15 Newsome.  
 16 CHAIRWOMAN BUTLER: Thank you, Vice Chairman.  
 17 VICE CHAIR NEWSOME: I have a question for  
 18 Mr. Dantzler.  
 19 First of all, I'd like to say that  
 20 R&D has done very well by the community thus far,  
 21 and I appreciate the quality of the work that you  
 22 have done thus far, and I'm sure you will continue  
 23 to do so.  
 24 My question is I could not quite

Page 26

1 tell from the drawings if there is a rooftop deck  
 2 on two of the buildings or all three?  
 3 MR. DANTZLER: Commissioner Newsome, thank  
 4 you very much for the question. There are no  
 5 rooftop decks on any of these properties.  
 6 VICE CHAIR NEWSOME: Okay.  
 7 MR. DANTZLER: But that is something that a  
 8 potential buyer, it could be added upon request.  
 9 There's enough load bearing for the roof to handle  
 10 that.  
 11 VICE CHAIR NEWSOME: Thank you.  
 12 CHAIRWOMAN BUTLER: And, Mr. Dantzler, this  
 13 is Chair Butler with just a quick question.  
 14 I'd love to hear your thoughts  
 15 regarding the price point and how the price point  
 16 for these three proposed single family residences  
 17 compare to the new construction in the area.  
 18 MR. DANTZLER: Sure, absolutely. Thank you  
 19 very much for the question.  
 20 I believe Nelson --  
 21 CHAIRWOMAN BUTLER: For the record -- I'm  
 22 sorry. For the record, could you state your name?  
 23 MR. DANTZLER: Yes, I'm sorry. For the  
 24 record, my name is Eric, middle initial T, last

Page 27

1 name is Dantzler.  
 2 CHAIRWOMAN BUTLER: Thank you.  
 3 MR. DANTZLER: And thank you, Commissioner  
 4 Butler, for the question.  
 5 Nelson referenced one of my other  
 6 properties, which was 4510 South Prairie. And  
 7 just -- I think it's a good example, because we  
 8 sold that property I believe two years ago, maybe  
 9 three, for 644,000.  
 10 That same property, my wife was  
 11 actually the broker again, and it just sold to the  
 12 second buyer for approximately 750.  
 13 So this house is pretty much  
 14 contextually the same size as that parcel. The  
 15 parcel for 4510 Prairie was a bit longer, but  
 16 again, the house size is similar. So as a result,  
 17 this price point reflects what's going on in this  
 18 general area.  
 19 As such, the bulk of new  
 20 construction in Bronzeville prior to the start of  
 21 the Parade of Homes was on the east side of King  
 22 Drive, which is where this is located. And so  
 23 there is a lot of new construction that's already  
 24 within this price point of high 6s, some even in

Page 28

1 the low 7s.  
 2 CHAIRWOMAN BUTLER: Thank you, Mr. Dantzler.  
 3 Are there other questions or  
 4 comments from the Commission?  
 5 (No response.)  
 6 CHAIRWOMAN BUTLER: Okay. Since there are no  
 7 additional questions or comments, I will now call  
 8 the item for a vote.  
 9 The resolution before us requests  
 10 the CDC's authority for the Department of Planning  
 11 and Development to enter into a negotiated sale  
 12 with R&D Builders, LLC, for city-owned property  
 13 located at 539 and 541 East 46th Street in the  
 14 47th & King Drive TIF.  
 15 Do I have a motion?  
 16 COMMISSIONER THOMAS: So moved. Commissioner  
 17 Thomas.  
 18 CHAIRWOMAN BUTLER: So moved by Commissioner  
 19 Thomas. Thank you.  
 20 Do I have a second?  
 21 COMMISSIONER CEPEDA: Second --  
 22 COMMISSIONER TREVINO: Seconded by Trevino.  
 23 CHAIRWOMAN BUTLER: I think I heard a second  
 24 by Commissioner Trevino?

Page 29

1 COMMISSIONER TREVINO: Correct.  
 2 CHAIRWOMAN BUTLER: Great, thank you.  
 3 Seconded by Commissioner Trevino.  
 4 Under the Open Meetings Act, all  
 5 votes are to be conducted by roll call so that each  
 6 member's vote on each issue can be identified and  
 7 recorded.  
 8 Vice Chair Newsome.  
 9 VICE CHAIR NEWSOME: Yes.  
 10 CHAIRWOMAN BUTLER: Secretary Wheat.  
 11 SECRETARY WHEAT: Yes.  
 12 CHAIRWOMAN BUTLER: Commissioner Brooks.  
 13 Commissioner Buford.  
 14 COMMISSIONER BUFORD: Yes.  
 15 CHAIRWOMAN BUTLER: Commissioner Cepeda.  
 16 COMMISSIONER CEPEDA: Yes.  
 17 CHAIRWOMAN BUTLER: Commissioner Chan  
 18 McKibben.  
 19 COMMISSIONER CHAN MCKIBBEN: Yes.  
 20 CHAIRWOMAN BUTLER: Commissioner Cox.  
 21 COMMISSIONER COX: Yes.  
 22 CHAIRWOMAN BUTLER: Commissioner Curtis.  
 23 Commissioner Davis.  
 24 COMMISSIONER DAVIS: I'm going to abstain,

Page 30

1 though I do think the work that R&D does is  
 2 wonderful. But because I know at least one of  
 3 them, I'm going to abstain from this vote.  
 4 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 5 Davis.  
 6 Commissioner Gomez.  
 7 Commissioner Griggs.  
 8 COMMISSIONER GRIGGS: Yes.  
 9 CHAIRWOMAN BUTLER: Commissioner Rhodes.  
 10 COMMISSIONER RHODES: Yes.  
 11 CHAIRWOMAN BUTLER: Commissioner Thomas.  
 12 COMMISSIONER THOMAS: Yes.  
 13 CHAIRWOMAN BUTLER: Commissioner Trevino.  
 14 COMMISSIONER TREVINO: Yes.  
 15 CHAIRWOMAN BUTLER: Chair Butler votes yes.  
 16 The motion passes. Thank you.  
 17 Okay. Moving to our last agenda  
 18 item, the Department of Planning and Development is  
 19 requesting authority to sell city-owned property  
 20 located at 6831 to 6839 South Halsted Street in the  
 21 67th & Wentworth TIF to Beloved Community Family  
 22 Wellness Center.  
 23 Once again, Nelson Chueng will  
 24 present the staff report on behalf of the planning

Page 31

1 department.  
 2 Nelson, you may begin your  
 3 presentation when ready.  
 4 MR. CHUENG: Thank you again, Chair. Again,  
 5 for the record, my name is Nelson Chueng, and I  
 6 represent the Department of Planning and  
 7 Development.  
 8 This last project on the agenda is  
 9 the City's disposition of property at 681 -- 6831  
 10 to 6839 South Halsted to the Beloved Community  
 11 Family Wellness Center. The project is located in  
 12 67th & Wentworth tax increment financing district.  
 13 And Community Development Commission is required  
 14 for the sale of the property located within this  
 15 redevelopment area.  
 16 I do want to point out that the  
 17 applicant here has proposed a land write-down to  
 18 acquire the property for \$1.  
 19 These next two slides I have is an  
 20 overview of the land sale project. The purchaser  
 21 again is the Beloved Community Wellness Family  
 22 Center. They are a nonprofit providing health,  
 23 social service, and mental health care to residents  
 24 of Englewood. As a result of COVID, their

Page 32

1 programming has increased necessitating the need  
 2 for more parking for health care clients and staff.  
 3 The center currently provides  
 4 services to more than 70 hundred patients annually  
 5 and has 64 employees. Many of their clients are  
 6 health impaired and require easy access to and from  
 7 their parking.  
 8 I will point out that Margie  
 9 Johnson, who's the wellness center executive  
 10 director, is here today to answer any questions at  
 11 the end of my testimony.  
 12 The Beloved Community Wellness  
 13 Family Center proposes to acquire five city lots to  
 14 be improved as parking. The appraised value for  
 15 the city lots is combined \$75,000, and the wellness  
 16 center proposes to acquire them for \$1 each, so it  
 17 would be a total of \$5 for the purchase.  
 18 The cost to build out the parking  
 19 lot is estimated at \$613,525, and the wellness  
 20 center has received a \$586,163 grant from the  
 21 U.S. Department of Health and Human Services, which  
 22 will be used for the buildout of this parking lot.  
 23 The wellness center will retain its  
 24 services for the Illinois Facilities Fund to help

Page 33

1 oversee the buildout of the parking lot. They had  
 2 previously utilized IFF for the buildout to their  
 3 original wellness center.  
 4 Here are some more kind of context  
 5 with the IFF and what we've done. Again, the  
 6 project is compliant with B1-1 zoning.  
 7 So the above map shows the location  
 8 of the disposition parcels within Englewood and  
 9 within the 67th & Wentworth TIF redevelopment area.  
 10 The TIF district was created in 2011, and  
 11 redevelopment objectives included encouraging  
 12 private investment and redevelopment of the  
 13 underutilized properties and strengthening the main  
 14 commercial corridor of Halsted Street.  
 15 The above parcel map identifies the  
 16 city parcels at 6831, 6839 South Halsted outlined  
 17 in red. The applicant owned parcels where the  
 18 wellness center is located is outlined in yellow.  
 19 This is an aerial map showing the  
 20 location of the properties. The wellness center is  
 21 again located in the center. Their existing  
 22 parking lot is to the left and contains  
 23 approximately 30 parking spaces. Acquiring the  
 24 city lots on the right outlined in red allows the

Page 34

1 wellness center to increase the parking to another  
 2 40 parking spaces.  
 3 As a requirement of the land sale,  
 4 the wellness center will add a continuous grass  
 5 parkway along the length of the properties to  
 6 improve the appearance of and provide a unified  
 7 pedestrian experience on Halsted for health care  
 8 clients and the general public. In addition, the  
 9 parking lot will have an expanded setback in front  
 10 to provide more space and better grown median for  
 11 trees.  
 12 These next few slides show the  
 13 existing condition of the wellness center and the  
 14 city parcels. So here you see the wellness center.  
 15 To the left is the existing parking lot. This is  
 16 the expansion area for the proposed parking  
 17 outlined in red, which has a frontage of about  
 18 125 feet.  
 19 This is a landscape plan for the new  
 20 parking lot showing the expanded front yard, front  
 21 setback from the street, parkway improvements, and  
 22 then consolidated areas for tree planting. An  
 23 ornamental fence will be placed around the  
 24 perimeter with a new curb cut placed in front along

Page 35

1 Halsted.  
 2 This is an enlarged campus plan  
 3 which shows the unified parkway improvement, the  
 4 front of the new parking lot, existing wellness  
 5 center, and existing parking lot.  
 6 And lastly, here are some more  
 7 additional photos of the parking lot, wellness  
 8 center, and the new parking lot area.  
 9 Alderman Sawyer is in support of  
 10 this land sale and provided a letter of support  
 11 attached to the city's staff report.  
 12 So in summary, the Department of  
 13 Planning and Development has thoroughly reviewed  
 14 this proposed negotiated sale and land write-down  
 15 of five city parcels located at 6831 to 6839 South  
 16 Halsted to the Beloved Community Family Wellness  
 17 Center to be improved as parking. The department  
 18 has reviewed public benefits, and the project  
 19 conforms with the redevelopment area plan.  
 20 Department recommends that the CDC  
 21 recommend to the City Council the approval for the  
 22 city's disposition of properties. That concludes  
 23 my testimony.  
 24 CHAIRWOMAN BUTLER: Thank you, Nelson.

Page 36

1 As Nelson mentioned, Alderman  
 2 Roderick Sawyer has submitted a support letter.  
 3 Is there anyone from the alderman's  
 4 office on this video call and would like to make  
 5 comments? I don't see the alderman.  
 6 (No response.)  
 7 CHAIRWOMAN BUTLER: As Nelson also mentioned,  
 8 I believe we have Margie Johnson, the executive  
 9 director of Beloved Community Family Wellness  
 10 Center, is here to help answer the Commission's  
 11 questions.  
 12 Commissioners, any questions or  
 13 comments for the executive director or city staff?  
 14 If you have questions, please utilize the raise  
 15 your hand function.  
 16 Commissioner Rhodes.  
 17 COMMISSIONER RHODES: First of all, I'd like  
 18 to say that I have experience with Beloved, and  
 19 they do amazing work in very difficult conditions  
 20 in Englewood. So anything that helps them do their  
 21 job is appreciated and important.  
 22 I'm wondering, Nelson, if the City  
 23 has researched who owns the vacant lot in between,  
 24 because it seems like that would be a great asset

Page 37

1 to them as well.  
 2 MR. CHUENG: Right. So let me see if I have  
 3 a better photo. So in -- Commissioner Rhodes,  
 4 there's a private vacant lot that's sandwiched  
 5 between the building and the city parking lot. We  
 6 did research. I think Margie actually had tried to  
 7 acquire this lot. It may be better if I kind of  
 8 punt to Margie if she's on the Zoom call.  
 9 CHAIRWOMAN BUTLER: Nelson, I don't see her  
 10 name, but there are a couple of attendees, so she  
 11 may be on another -- they're actually three  
 12 attendees that may be --  
 13 MR. KAMAL: I don't see that person here.  
 14 MR. CHUENG: Okay.  
 15 MR. KASEMSARN: Hello.  
 16 CHAIRWOMAN BUTLER: Is there something that's  
 17 on -- that has their hand raised?  
 18 MR. CHUENG: Chair, I see on here there's a  
 19 Richard Kasemsarn. He's actually the architect for  
 20 the Beloved Community Wellness Center.  
 21 CHAIRWOMAN BUTLER: All right. So, Richard  
 22 Kasemsarn, would you like to make a comment?  
 23 MR. KASEMSARN: Yes. So --  
 24 CHAIRWOMAN BUTLER: Could you please for the

Page 38

1 record identify yourself.

2 MR. KASEMSARN: So I'm Richard Kasemsarn, the

3 architect who's been working with Margie on the

4 site plan that Nelson has been going over and

5 presenting to you.

6 So there's a private owner there. I

7 believe that they don't want to sell, so I don't

8 know what type of incentive we could make for them.

9 Yes, as the other member pointed

10 out, it would help us greatly if we could take that

11 land that's between the building and the proposed

12 lots that are there, so that way we could share

13 some of the electrical as well as the plumbing from

14 that and not have to build it all new at the lot

15 that's there. I mean, that would save us tens of

16 thousands of dollars. So but we can't seem to -- I

17 don't think Margie's able to strike a deal with the

18 person who owns that space.

19 CHAIRWOMAN BUTLER: All right. Thank you.

20 Are there other questions or

21 comments?

22 Commissioner Thomas, was your hand

23 raised?

24 COMMISSIONER THOMAS: My hand was raised, but

Page 39

1 Commissioner Rhodes asked the same question I was

2 thinking of.

3 I will say that I know -- I know of

4 this organization as well, and they do great work

5 for the community.

6 CHAIRWOMAN BUTLER: Thank you, Commissioner

7 Thomas.

8 Are there other questions or

9 comments by the Commission?

10 (No response.)

11 CHAIRWOMAN BUTLER: So I will now call the

12 item for vote.

13 The resolution before us requests

14 the CDC's authority for the Department of Planning

15 and Development to enter into a negotiated sale

16 with Beloved Community Family Wellness Center for

17 the disposition of city-owned property located at

18 6831 to 6839 South Halsted Street in the 67th &

19 Wentworth TIF.

20 Do I have a motion?

21 COMMISSIONER THOMAS: So moved. Commissioner

22 Thomas.

23 CHAIRWOMAN BUTLER: Thank you. So moved by

24 Commissioner Thomas.

Page 40

1 Do I have a second?

2 VICE CHAIR NEWSOME: I'll second.

3 Commissioner Newsome.

4 CHAIRWOMAN BUTLER: Yes. Thank you,

5 Commissioner Newsome.

6 Under the Open Meetings Act, all

7 votes are to be conducted by roll call so that each

8 member's vote on each issue can be identified and

9 recorded.

10 Vice Chair Newsome.

11 VICE CHAIR NEWSOME: Yes.

12 CHAIRWOMAN BUTLER: Secretary Wheat.

13 SECRETARY WHEAT: Yes.

14 CHAIRWOMAN BUTLER: Commissioner Brooks.

15 Commissioner Buford.

16 COMMISSIONER BUFORD: Yes.

17 CHAIRWOMAN BUTLER: Commissioner Cepeda.

18 COMMISSIONER CEPEDA: Yes.

19 CHAIRWOMAN BUTLER: Commissioner Chan

20 McKibben.

21 COMMISSIONER CHAN MCKIBBEN: Yes.

22 CHAIRWOMAN BUTLER: Commissioner Cox.

23 COMMISSIONER COX: Yes.

24 CHAIRWOMAN BUTLER: Commissioner Curtis.

Page 41

1 Commissioner Davis.

2 COMMISSIONER DAVIS: Yes.

3 CHAIRWOMAN BUTLER: Commissioner Gomez.

4 Commissioner Griggs.

5 COMMISSIONER GRIGGS: Yes.

6 CHAIRWOMAN BUTLER: Commissioner Rhodes.

7 COMMISSIONER RHODES: Yes.

8 CHAIRWOMAN BUTLER: Commissioner Thomas.

9 COMMISSIONER THOMAS: Yes.

10 CHAIRWOMAN BUTLER: Commissioner Trevino.

11 COMMISSIONER TREVINO: Yes.

12 CHAIRWOMAN BUTLER: And Chair Butler votes

13 yes. The motion passes.

14 Thank you very much, Nelson.

15 I would now like to request a motion

16 to adjourn. Do I have a motion?

17 VICE CHAIR NEWSOME: So moved.

18 COMMISSIONER RHODES: So moved.

19 CHAIRWOMAN BUTLER: Thank you. I think I

20 heard a second in that, but can I get a formal

21 second to adjourn the meeting?

22 COMMISSIONER THOMAS: Second.

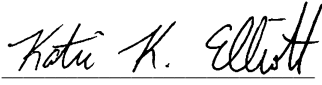
23 CHAIRWOMAN BUTLER: Thank you. All those in

24 favor, signify by saying yes.

Page 42

1 (Chorus of yeses.)  
 2 CHAIRWOMAN BUTLER: Any opposed, please say  
 3 no.  
 4 (No response.)  
 5 CHAIRWOMAN BUTLER: Thank you. The yeas have  
 6 it. Thank you, everyone. I hope everyone's New  
 7 Year's off to a great start, and this meeting is  
 8 adjourned.  
 9 (The proceedings adjourned at  
 10 1:41 p.m.)  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24

Page 43

1  
 2  
 3 REPORTER'S CERTIFICATE  
 4 I, Katie K. Elliott, do hereby certify that  
 5 I reported in shorthand the proceedings of said  
 6 hearing as appears from my stenographic notes so  
 7 taken and transcribed under my direction.  
 8  
 9 IN WITNESS WHEREOF, I have hereunto set my  
 10 hand and affixed my seal of office at Chicago,  
 11 Illinois, this 31st day of January 2022.  
 12  
 13   
 14 Illinois CSR No. 084-004537  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24

MEETING, 01/18/2022

<hr/> <b>\$</b> <hr/>	<b>4510</b> 19:7 27:6,15	<b>acquired</b> 9:16,18
<b>\$1</b> 31:18 32:16	<b>46th</b> 17:5,18 18:15 19:21 21:14 24:3,15 28:13	<b>Acquiring</b> 33:23
<b>\$130,000</b> 18:18	<b>47th</b> 8:8,24 10:12 14:16 17:6,20 28:14	<b>act</b> 2:11,21,23 6:5 15:5 29:4 40:6
<b>\$40,000</b> 9:21	<hr/> <b>5</b> <hr/>	<b>action</b> 9:24
<b>\$5</b> 32:17	<b>539</b> 17:5,17 18:15 19:21 21:14 28:13	<b>activate</b> 3:12
<b>\$586,163</b> 32:20	<b>541</b> 17:5,17 18:15 19:21 21:14 28:13	<b>activating</b> 22:18
<b>\$613,525</b> 32:19	<hr/> <b>6</b> <hr/>	<b>add</b> 34:4
<b>\$644,000</b> 19:12	<b>64</b> 32:5	<b>added</b> 26:8
<b>\$700,000</b> 20:20	<b>644,000</b> 27:9	<b>addition</b> 34:8
<b>\$75,000</b> 32:15	<b>675</b> 20:20	<b>additional</b> 28:7 35:7
<hr/> <b>1</b> <hr/>	<b>67th</b> 30:21 31:12 33:9 39:18	<b>address</b> 7:17 19:7
<b>1</b> 10:4	<b>681</b> 31:9	<b>adjacent</b> 9:17 10:21 18:20
<b>125</b> 34:18	<b>6831</b> 30:20 31:9 33:16 35:15 39:18	<b>adjourn</b> 41:16,21
<b>12th</b> 3:15	<b>6839</b> 30:20 31:10 33:16 35:15 39:18	<b>adjourned</b> 42:8,9
<b>14</b> 5:13	<b>6s</b> 27:24	<b>advance</b> 7:23
<b>14th</b> 6:9	<hr/> <b>7</b> <hr/>	<b>aerial</b> 10:22 20:2 33:19
<b>15</b> 18:3	<b>7</b> 2:11	<b>aesthetics</b> 12:2
<b>18th</b> 2:4	<b>7(e)(2)</b> 2:22	<b>afternoon</b> 2:3 8:17
<b>1:00</b> 2:2	<b>70</b> 9:8 32:4	<b>agenda</b> 3:14 5:11 7:22 8:3,21 30:17 31:8
<b>1:41</b> 42:10	<b>750</b> 27:12	<b>alderman</b> 12:6,21,24 21:8 22:2,8 35:9 36:1,5
<hr/> <b>2</b> <hr/>	<b>7s</b> 28:1	<b>alderman's</b> 13:2 36:3
<b>2002</b> 10:14	<b>7th</b> 2:8	<b>alley</b> 11:6
<b>2011</b> 33:10	<hr/> <b>A</b> <hr/>	<b>aluminium</b> 20:14
<b>2021</b> 5:13	<b>above-grade</b> 24:6	<b>amazing</b> 36:19
<b>24</b> 7:15,23	<b>absolutely</b> 23:21 26:18	<b>amendment</b> 9:23
<hr/> <b>3</b> <hr/>	<b>abstain</b> 6:10 7:10 29:24 30:3	<b>amount</b> 18:19 24:18
<b>30</b> 9:10 33:23	<b>accents</b> 20:14	<b>Anderson</b> 9:9,10 13:8
<b>3rd</b> 18:6 19:8	<b>access</b> 32:6	<b>annually</b> 32:4
<hr/> <b>4</b> <hr/>	<b>accordance</b> 3:2 6:4	<b>anticipates</b> 20:19
<b>40</b> 34:2	<b>acquire</b> 18:15 31:18 32:13,16 37:7	<b>apartment</b> 23:15 24:7
<b>4007</b> 10:19		<b>apologies</b> 23:8
<b>4009</b> 8:7,23 10:18 11:8 12:12 14:15		<b>appearance</b> 34:6
		<b>applicant</b> 10:19 11:20 31:17 33:17
		<b>applicant's</b> 13:8,9
		<b>appraised</b> 8:9 9:20 17:7 18:18 32:14
		<b>appreciated</b> 36:21





MEETING, 01/18/2022

<b>comment</b> 7:21 14:3 23:20 37:22	<b>constructed</b> 19:6 20:4,8,13	<b>dashed</b> 11:24
<b>comments</b> 7:15,18 13:4 14:8 22:10 25:13 28:4,7 36:5,13 38:21 39:9	<b>construction</b> 24:19 25:4 26:17 27:20,23	<b>date</b> 2:18
<b>commercial</b> 33:14	<b>context</b> 11:7 12:3 21:4 23:18 33:4	<b>Davis</b> 4:19,20 7:1,2 16:4,5 29:23, 24 30:5 41:1,2
<b>Commission</b> 2:5,17 8:18 9:2 12:24 14:8 16:3,6 17:21 25:13 28:4 31:13 39:9	<b>contextually</b> 27:14	<b>deal</b> 38:17
<b>Commission's</b> 3:2,4 36:10	<b>continue</b> 25:22	<b>December</b> 5:13 6:9
<b>Commissioner</b> 4:6,7,8,9,11,13, 15,16,18,19,20,22,23,24 5:1,3,4,6, 7,21,23 6:1,2,3,15,16,17,18,19,21, 22,23,24 7:1,2,3,4,5,6,7,8,9,10 13:24 14:18,20,22 15:1,4,13,14,15, 17,19,20,21,22,24 16:1,2,4,5,7,8, 10,11,13,14,15,16,17,18 22:21,22 24:22 25:8,10,14 26:3 27:3 28:16, 18,21,22,24 29:1,3,12,13,14,15,16, 17,19,20,21,22,23,24 30:4,6,7,8,9, 10,11,12,13,14 36:16,17 37:3 38:22,24 39:1,6,21,24 40:3,5,14, 15,16,17,18,19,21,22,23,24 41:1,2, 3,4,5,6,7,8,9,10,11,18,22	<b>continuous</b> 34:4	<b>deck</b> 26:1
<b>commissioners</b> 3:7,18 5:14 13:10 16:23 22:7,15 36:12	<b>control</b> 3:9	<b>decks</b> 26:5
<b>commissions</b> 2:13	<b>convert</b> 9:17	<b>department</b> 8:5,11,19 12:9,13,16 14:12 17:3,9,14 18:7 21:11,15,18 22:4 28:10 30:18 31:1,6 32:21 35:12,17,20 39:14
<b>community</b> 2:5 9:1 17:20 25:20 30:21 31:10,13,21 32:12 35:16 36:9 37:20 39:5,16	<b>converted</b> 11:3	<b>design</b> 18:21 20:13
<b>company</b> 18:1,4	<b>convince</b> 25:3	<b>designated</b> 3:8
<b>compare</b> 26:17	<b>corner</b> 20:14	<b>detached</b> 20:17
<b>compete</b> 24:20	<b>cornices</b> 20:14	<b>determination</b> 2:22
<b>completed</b> 10:4 19:11	<b>correct</b> 13:20 29:1	<b>determine</b> 10:5
<b>compliant</b> 33:6	<b>corrections</b> 5:15	<b>determines</b> 2:17
<b>comprised</b> 9:7	<b>corridor</b> 33:14	<b>develop</b> 20:1
<b>concludes</b> 12:18 35:22	<b>cost</b> 32:18	<b>developers</b> 18:8 24:21
<b>condition</b> 20:6 23:9 34:13	<b>council</b> 9:24 12:17 21:19 35:21	<b>development</b> 2:5 8:6,20 9:2 12:10 14:13 17:3,15,20 18:1 21:12 22:16 28:11 30:18 31:7,13 35:13 39:15
<b>conditions</b> 2:15,16,20 19:3 36:19	<b>counsel</b> 13:8	<b>difficult</b> 36:19
<b>conducted</b> 6:5 15:6 29:5 40:7	<b>counties</b> 2:10	<b>difficulties</b> 7:11
<b>confirm</b> 22:11	<b>couple</b> 37:10	<b>director</b> 32:10 36:9,13
<b>conforms</b> 12:15 21:16 35:19	<b>court</b> 3:5	<b>disaster</b> 2:10
<b>consideration</b> 12:23 19:14	<b>COVID</b> 31:24	<b>disposition</b> 8:22 17:17 21:20 31:9 33:8 35:22 39:17
<b>consistent</b> 24:19	<b>COVID-19</b> 2:14,23	<b>district</b> 9:1 10:13 31:12 33:10
<b>consolidated</b> 34:22	<b>Cox</b> 4:15,16 6:22,23 16:1,2 29:20, 21 40:22,23	<b>dollars</b> 38:16
<b>construct</b> 18:16,22 20:24	<b>created</b> 10:13 33:10	<b>Dowell</b> 12:6,22,24 21:8 22:3
	<b>CTA</b> 10:20,23	<b>Dowell's</b> 22:8
	<b>curb</b> 34:24	<b>drawings</b> 26:1
	<b>curious</b> 22:24	<b>Drive</b> 8:8,24 10:12 14:16 17:6,20 27:22 28:14
	<b>current</b> 9:22 10:2 18:24 20:6	<b>due</b> 2:23 7:11
	<b>Curtis</b> 4:18 6:24 16:3 29:22 40:24	
	<b>cut</b> 34:24	
	<hr/> <b>D</b> <hr/>	
	<b>D'ANDREA</b> 9:9 13:8	
	<b>Dantzler</b> 18:3,11 21:22 22:6 23:18, 19,21,24 25:5,18 26:3,7,12,18,23 27:1,3 28:2	<hr/> <b>E</b> <hr/>
		<b>east</b> 17:5,17 18:15 19:21 21:14 23:4,12 27:21 28:13



<b>IFF</b> 33:2,5	<b>kind</b> 12:1 19:10 21:4 23:1,16 33:4 37:7	
<b>Illinois</b> 2:10,11 32:24	<b>King</b> 8:8,24 10:12 14:16 17:6,20 27:21 28:14	
<b>image</b> 11:19		
<b>impaired</b> 32:6		
<b>important</b> 36:21		
<b>improve</b> 12:2 34:6		
<b>improved</b> 11:4 12:13 32:14 35:17		
<b>improvement</b> 35:3		
<b>improvements</b> 12:1 34:21		
<b>in-person</b> 2:18,24		
<b>incentive</b> 38:8		
<b>include</b> 11:17		
<b>included</b> 10:14 33:11		
<b>including</b> 10:5		
<b>increase</b> 34:1		
<b>increased</b> 32:1		
<b>increasing</b> 18:9		
<b>increment</b> 9:1 31:12		
<b>ingress</b> 11:5		
<b>initial</b> 26:24		
<b>initially</b> 10:13		
<b>intention</b> 19:24		
<b>interest</b> 9:9,10 18:9		
<b>interior</b> 11:8		
<b>investment</b> 10:15 33:12		
<b>issue</b> 6:6 15:7 29:6 40:8		
<b>item</b> 5:11 7:22 8:4,21 17:1,2,16 28:8 30:18 39:12		
<b>J</b>		
<b>January</b> 2:4,8 3:15		
<b>job</b> 14:3 36:21		
<b>Johnson</b> 32:9 36:8		
<b>joined</b> 15:18 16:12		
<b>K</b>		
<b>KAMAL</b> 37:13		
<b>Kasemsarn</b> 37:15,19,22,23 38:2		
		<b>M</b>
		<b>M1-3</b> 9:22
		<b>Madam</b> 5:17,20 13:22 16:22 22:19, 22 25:8
		<b>mailbox</b> 7:19,23
		<b>main</b> 33:13
		<b>make</b> 13:3 22:9 24:17,20 36:4 37:22 38:8
		<b>making</b> 2:21
		<b>managers</b> 18:4
		<b>map</b> 10:10,17,22 19:15,17,20 20:2 33:7,15,19
		<b>Margie</b> 32:8 36:8 37:6,8 38:3
		<b>Margie's</b> 38:17
		<b>matches</b> 10:1
		<b>Mckibben</b> 4:12,13 6:1,2,20,21 15:23,24 29:18,19 40:20,21
		<b>means</b> 3:8
		<b>median</b> 34:10
		<b>meeting</b> 2:2,5,7,18,20,24 3:3,14, 17 5:13 6:9 7:16,19,24 8:1 13:3,12 15:18 16:12 41:21 42:7
		<b>meetings</b> 2:11,13,21 6:4 15:5 29:4 40:6
		<b>meets</b> 2:20
		<b>member</b> 7:21 38:9
		<b>member's</b> 6:6 15:7 29:6 40:8
		<b>members</b> 7:24 8:18
		<b>mental</b> 31:23
		<b>mention</b> 13:6
		<b>mentioned</b> 12:21 22:2,5 36:1,7
		<b>met</b> 2:15
		<b>Michael</b> 9:7
		<b>microphone</b> 3:9,10,19
		<b>middle</b> 26:24
		<b>mile</b> 19:12
		<b>minority</b> 9:15
		<b>minutes</b> 5:12,15
		<b>missed</b> 22:11

MEETING, 01/18/2022

<b>MJC</b> 20:18	<b>original</b> 33:3	<b>photos</b> 11:8 35:7
<b>motion</b> 5:16,18,19 6:10 7:13 14:17 16:20 28:15 30:16 39:20 41:13,15, 16	<b>ornamental</b> 11:14 34:23	<b>physically</b> 3:16
<b>move</b> 8:2 17:1	<b>outline</b> 19:23	<b>pictures</b> 23:8
<b>moved</b> 5:17,20,22 14:18,20 28:16, 18 39:21,23 41:17,18	<b>outlined</b> 10:18,19 11:23 19:22 33:16,18,24 34:17	<b>place</b> 3:10 10:7
<b>Moving</b> 30:17	<b>oversee</b> 33:1	<b>placement</b> 11:22
<b>mute</b> 3:10,23	<b>overview</b> 9:5 17:23 31:20	<b>plan</b> 11:11,13,20 12:15 18:21 20:21 34:19 35:2,19 38:4
<hr/>	<b>owned</b> 9:16 11:1 14:14 25:6 33:17	<b>planning</b> 8:5,11,20 12:10 14:12 17:3,9,14 20:23 21:12 28:10 30:18, 24 31:6 35:13 39:14
<b>N</b>	<b>owner</b> 9:8 25:1 38:6	<b>plans</b> 18:16 20:22 21:17
<hr/>	<b>owners</b> 18:4	<b>planting</b> 34:22
<b>necessitating</b> 32:1	<b>owns</b> 18:20 19:24 36:23 38:18	<b>plantings</b> 11:18
<b>negotiated</b> 14:13 28:11 35:14 39:15	<hr/>	<b>plumbing</b> 38:13
<b>Nelson</b> 8:10,12,19 12:20,21 16:23 17:8,10,13 22:1,2,4,16 24:1 26:20 27:5 30:23 31:2,5 35:24 36:1,7,22 37:9 38:4 41:14	<b>P</b>	<b>point</b> 26:15 27:17,24 31:16 32:8
<b>Newsome</b> 3:22,23,24 5:17,20,21, 23 6:11,12 13:22,24 14:6 15:9,10 22:19 25:14,15,17 26:3,6,11 29:8,9 40:2,3,5,10,11 41:17	<b>p.m.</b> 2:2 42:10	<b>pointed</b> 38:9
<b>nice</b> 14:4	<b>panelists</b> 3:8	<b>position's</b> 19:16
<b>nonprofit</b> 31:22	<b>Parade</b> 18:7 19:8 27:21	<b>posted</b> 3:15
<b>northward</b> 12:4	<b>parcel</b> 10:11,17 12:11 19:20 24:2 25:5 27:14,15 33:15	<b>potential</b> 26:8
<b>note</b> 11:13 15:17 16:11 21:21	<b>parcels</b> 10:18 19:16,21 21:13 33:8,16,17 34:14 35:15	<b>practical</b> 2:19 3:1
<hr/>	<b>parking</b> 11:5,10,11,12,20,22 12:13 32:2,7,14,18,22 33:1,22,23 34:1,2, 9,15,16,20 35:4,5,7,8,17 37:5	<b>Prairie</b> 19:7 27:6,15
<b>O</b>	<b>parkway</b> 11:18 12:1 34:5,21 35:3	<b>present</b> 3:5,20,24 4:4 5:4,7,10 6:8 8:10 17:8 18:12 30:24
<hr/>	<b>part</b> 8:3 19:8	<b>presentation</b> 8:13 17:11 31:3
<b>objectives</b> 10:14 33:11	<b>part</b> 8:3 19:8	<b>presenting</b> 38:5
<b>odd</b> 24:22	<b>participant</b> 18:6	<b>pretty</b> 27:13
<b>office</b> 13:2 22:9,12 36:4	<b>participants</b> 13:1	<b>previous</b> 5:12
<b>officer</b> 13:9	<b>partner</b> 18:8	<b>previously</b> 14:2 33:2
<b>offices</b> 9:18 11:4	<b>passes</b> 7:13 16:20 30:16 41:13	<b>price</b> 9:21 10:8 20:19 26:15 27:17, 24
<b>online</b> 3:15	<b>past</b> 18:2,6	<b>principal</b> 21:22
<b>Open</b> 2:11,21 6:4 15:5 29:4 40:6	<b>Pat</b> 12:21 21:8 22:2	<b>prior</b> 7:15 19:6 27:20
<b>operate</b> 9:13	<b>patients</b> 32:4	<b>Pritzker</b> 2:8
<b>operating</b> 13:9	<b>pedestrian</b> 34:7	<b>private</b> 9:14 10:15 33:12 37:4 38:6
<b>opportunity</b> 5:14 7:14 23:22	<b>percent</b> 9:8,10	<b>privately</b> 11:1 25:6
<b>opposed</b> 42:2	<b>perimeter</b> 34:24	<b>proceedings</b> 3:6 42:9
<b>order</b> 2:9 3:13	<b>permits</b> 19:1	<b>proclaiming</b> 2:9
<b>organization</b> 39:4	<b>person</b> 37:13 38:18	<b>program</b> 18:8
	<b>phase</b> 10:4	<b>programming</b> 32:1
	<b>photo</b> 37:3	<b>project</b> 8:24 9:6 12:14 17:19 18:14

MEETING, 01/18/2022

19:1,6,9 21:16 31:8,11,20 33:6 35:18	19:6,23 20:18 21:14,22 25:20 28:12 30:1	<b>required</b> 9:2 11:17 17:21 31:13
<b>properties</b> 10:16,23 26:5 27:6 33:13,20 34:5 35:22	<b>raise</b> 3:12 13:15,16 22:18 36:14	<b>requirement</b> 34:3
<b>property</b> 8:7,22 9:3,8,21,22 10:2, 5,19,21,24 11:8 12:18 14:14 17:4, 17,21 18:18,24 19:2,13,23 20:3,7 21:20 24:5 27:8,10 28:12 30:19 31:9,14,18 39:17	<b>raised</b> 13:19 37:17 38:23,24	<b>research</b> 37:6
<b>property's</b> 8:9 17:7	<b>ready</b> 8:13 17:11 31:3	<b>researched</b> 36:23
<b>proposed</b> 8:21 11:10,11,20,24 12:11 19:1,13 20:3,11,21 21:6,13 26:16 31:17 34:16 35:14 38:11	<b>rear</b> 21:3	<b>residences</b> 20:11,16 23:10 26:16
<b>proposes</b> 32:13,16	<b>received</b> 32:20	<b>residential</b> 18:17,22 21:6
<b>proposing</b> 18:14	<b>recently</b> 9:16	<b>residents</b> 31:23
<b>provide</b> 7:15 9:18 11:15 19:10 34:6,10	<b>recognize</b> 18:5	<b>resolution</b> 14:11 28:9 39:13
<b>provided</b> 2:14 12:7 21:9 35:10	<b>recognized</b> 3:11	<b>respond</b> 3:19
<b>providing</b> 31:22	<b>recommend</b> 12:17 21:19 35:21	<b>response</b> 13:5,18 22:13 28:5 36:6 39:10 42:4
<b>prudent</b> 2:19 3:1	<b>recommendation</b> 12:23 22:4	<b>result</b> 27:16 31:24
<b>public</b> 2:14,23 7:14,21 8:1 12:14 21:15 34:8 35:18	<b>recommends</b> 12:16 21:18 35:20	<b>retain</b> 32:23
<b>punt</b> 37:8	<b>record</b> 3:5 8:18 17:13 20:18 23:23 26:21,22,24 31:5 38:1	<b>review</b> 5:14
<b>purchase</b> 9:21 10:7 18:19 32:17	<b>recorded</b> 6:7 15:8 29:7 40:9	<b>reviewed</b> 12:10,14 21:12,15 35:13,18
<b>purchaser</b> 9:6 10:3,9 17:24 31:20	<b>red</b> 10:18 19:22 23:12,16 33:17,24 34:17	<b>Rhodes</b> 4:24 5:1 7:5,6 16:13,14 30:9,10 36:16,17 37:3 39:1 41:6,7, 18
<b>purchaser's</b> 13:7,14 22:5	<b>redevelopment</b> 9:3 10:12,14,15 12:15 17:22 19:18 21:16 31:15 33:9,11,12 35:19	<b>Richard</b> 37:19,21 38:2
<b>pursuant</b> 2:22	<b>referenced</b> 27:5	<b>right-hand</b> 12:5 23:15
<b>pursued</b> 25:5	<b>reflects</b> 27:17	<b>Roderick</b> 36:2
<hr/>	<b>registering</b> 7:22	<b>roll</b> 3:18 6:5 15:6 29:5 40:7
<b>Q</b>	<b>regular</b> 2:4	<b>roof</b> 26:9
<hr/>	<b>rehab</b> 14:3	<b>rooftop</b> 26:1,5
<b>quality</b> 19:10 25:21	<b>remember</b> 3:10	<b>RT-4</b> 19:1
<b>Qualls</b> 9:8	<b>remnant</b> 10:6	<b>rules</b> 3:2 7:20
<b>question</b> 25:17,24 26:4,13,19 27:4 39:1	<b>renewed</b> 2:9	<hr/>
<b>questions</b> 9:12 13:10,13,15,21 14:1,7,10 18:12 21:24 22:6,15,17 25:12 28:3,7 32:10 36:11,12,14 38:20 39:8	<b>renovating</b> 11:9	<b>S</b>
<b>quick</b> 26:13	<b>report</b> 8:11 12:8 17:9 21:10 30:24 35:11	<b>sale</b> 9:3,6 10:7 12:7,11,18 14:13 17:21,24 19:4 20:19 21:9,13 28:11 31:14,20 34:3 35:10,14 39:15
<b>quorum</b> 5:10	<b>reporter</b> 3:5	<b>sandwiched</b> 37:4
<hr/>	<b>represent</b> 8:19 31:6	<b>save</b> 38:15
<b>R</b>	<b>representatives</b> 13:14	<b>Sawyer</b> 35:9 36:2
<hr/>	<b>representing</b> 17:14	<b>scheduled</b> 2:18
<b>R&amp;d</b> 17:6,18,24 18:1,6,14,19,20	<b>request</b> 26:8 41:15	<b>screen</b> 13:20
	<b>requesting</b> 8:6 17:4 30:19	<b>Seconded</b> 15:3 28:22 29:3
	<b>requests</b> 5:12 14:11 28:9 39:13	<b>Secretary</b> 4:3,4 6:13,14 15:11,12 29:10,11 40:12,13
	<b>require</b> 7:20 32:6	

MEETING, 01/18/2022

<b>section</b> 2:11,22	<b>stated</b> 24:1	<b>time</b> 20:1
<b>security</b> 9:13,14 11:9	<b>statement</b> 24:23	<b>today</b> 3:1 9:11 12:24 18:12 19:14 21:23 32:10
<b>seeking</b> 9:23	<b>stay</b> 24:19	<b>today's</b> 2:7,20 3:5,14 7:19,24 13:3,11
<b>sell</b> 8:6 17:4 30:19 38:7	<b>stick</b> 25:2	<b>top</b> 20:15
<b>separate</b> 9:24	<b>storage</b> 10:6	<b>total</b> 32:17
<b>service</b> 31:23	<b>stories</b> 24:11,15	<b>tree</b> 34:22
<b>services</b> 32:4,21,24	<b>street</b> 11:2,21 17:5,18 18:16 19:21 20:5 21:5,14 24:3,13 28:13 30:20 33:14 34:21 39:18	<b>trees</b> 34:11
<b>set</b> 8:14	<b>strengthening</b> 33:13	<b>Trevino</b> 5:6,7 7:9,10 16:17,18 28:22,24 29:1,3 30:13,14 41:10,11
<b>setback</b> 34:9,21	<b>strike</b> 38:17	<b>turn</b> 3:19
<b>share</b> 38:12	<b>structure</b> 10:7	<b>two-flat</b> 24:9
<b>Sheila</b> 18:3	<b>subject</b> 19:13	<b>two-story</b> 23:5,6 24:13
<b>Shirley</b> 25:14	<b>submitted</b> 12:22 22:3 36:2	<b>type</b> 38:8
<b>show</b> 34:12	<b>summary</b> 12:9 21:11 35:12	<hr/>
<b>showing</b> 19:15 20:2 33:19 34:20	<b>support</b> 12:7,22 21:10 22:3 35:9, 10 36:2	<b>U</b>
<b>shows</b> 10:10,22 11:12,22,23 19:18 20:6,23 21:4 23:1 33:7 35:3	<b>supports</b> 12:6 21:9	<hr/>
<b>side</b> 12:5 21:3,7 23:15 24:5,9 27:21	<b>surrounded</b> 24:18	<b>U.S.</b> 32:21
<b>signed</b> 8:1	<hr/>	<b>underground</b> 10:6
<b>signify</b> 41:24	<b>T</b>	<b>underutilized</b> 10:16 33:13
<b>similar</b> 20:12 27:16	<hr/>	<b>unified</b> 34:6 35:3
<b>single</b> 18:17 20:4,9,11,16,24 23:10,13 24:10,13 26:16	<b>taller</b> 23:2,6	<b>units</b> 24:8
<b>site</b> 20:21 38:4	<b>tank</b> 10:6	<b>users</b> 11:15
<b>size</b> 24:16 27:14,16	<b>tax</b> 8:24 31:12	<b>utilize</b> 36:14
<b>slide</b> 9:5 17:23 23:1	<b>team</b> 13:7 22:5,16	<b>utilized</b> 10:9 33:2
<b>slides</b> 31:19 34:12	<b>technical</b> 7:11	<hr/>
<b>social</b> 31:23	<b>tens</b> 38:15	<b>V</b>
<b>soften</b> 12:1	<b>terms</b> 21:4	<hr/>
<b>sold</b> 19:11 27:8,11	<b>test</b> 10:5	<b>vacant</b> 11:1 36:23 37:4
<b>South</b> 8:7,23 10:18 11:8 12:12 14:15 19:7 27:6 30:20 31:10 33:16 35:15 39:18	<b>testimony</b> 9:12 12:19 18:13 32:11 35:23	<b>variety</b> 23:10
<b>space</b> 9:18 34:10 38:18	<b>thinking</b> 39:2	<b>varying</b> 24:3,13,16
<b>spaces</b> 11:12 33:23 34:2	<b>Thomas</b> 5:3,4 7:7,8 14:22 15:1,2,4 16:15,16 22:21,22 24:22 25:8,11 28:16,17,19 30:11,12 38:22,24 39:7,21,22,24 41:8,9,22	<b>vehicles</b> 9:19
<b>speak</b> 3:11 8:1	<b>thoughts</b> 26:14	<b>veteran</b> 9:16
<b>staff</b> 8:10 12:8 13:14 17:8 21:10 30:24 32:2 35:11 36:13	<b>thousands</b> 38:16	<b>Vice</b> 3:22,23,24 5:17,20 6:11,12 13:22,24 14:5 15:9,10 22:19 25:14, 16,17 26:6,11 29:8,9 40:2,10,11 41:17
<b>start</b> 7:16,24 27:20 42:7	<b>three-story</b> 24:6	<b>video</b> 36:4
<b>state</b> 2:10 26:22	<b>TIF</b> 8:8 10:13 14:16 17:6,20 19:17, 19 28:14 30:21 33:9,10 39:19	<b>view</b> 11:2,21 12:4 20:6
		<b>viewed</b> 3:4
		<b>virtual</b> 2:7,13,20

MEETING, 01/18/2022

<b>virtually</b> 3:3	<b>yeses</b> 42:1
<b>vote</b> 6:6 14:10 15:7 28:8 29:6 30:3 39:12 40:8	<hr/> <b>Z</b> <hr/>
<b>votes</b> 6:5 7:13 15:6 16:19 29:5 30:15 40:7 41:12	<b>zoning</b> 9:22,23,24 10:2 18:24 33:6
<hr/> <b>W</b> <hr/>	<b>Zoom</b> 3:3 9:11 21:23 37:8
<b>Wabash</b> 8:7,23 10:18,19,24 11:5, 8,18 12:2,4,12 14:15	
<b>walk</b> 11:16	
<b>ward</b> 18:6 19:8	
<b>website</b> 3:4,16	
<b>wellness</b> 30:22 31:11,21 32:9,12, 15,19,23 33:3,18,20 34:1,4,13,14 35:4,7,16 36:9 37:20 39:16	
<b>Wentworth</b> 30:21 31:12 33:9 39:19	
<b>west</b> 19:12 23:3,5,11	
<b>western</b> 24:14	
<b>Wheat</b> 4:3,4 6:13,14 15:11,12 29:10,11 40:12,13	
<b>white</b> 24:23	
<b>wife</b> 27:10	
<b>wishing</b> 7:21	
<b>wonderful</b> 30:2	
<b>wondering</b> 36:22	
<b>work</b> 9:19 19:11 25:21 30:1 36:19 39:4	
<b>worked</b> 19:9	
<b>working</b> 18:2 38:3	
<b>write-down</b> 31:17 35:14	
<b>written</b> 7:15,18	
<hr/> <b>Y</b> <hr/>	
<b>yard</b> 34:20	
<b>Year</b> 2:3	
<b>Year's</b> 42:7	
<b>years</b> 18:3 27:8	
<b>yeas</b> 42:5	
<b>yellow</b> 10:20 19:23 33:18	