

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street, Chicago, Illinois**  
**Regular Meeting, 1:00 PM**  
**April 5th, 2022**

**MEETING MINUTES**

**I. ROLL CALL OF COMMISSIONERS**

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

**Present**

Gwendolyn Hatten Butler, Chair  
Shirley Newsome, Vice Chair  
Chris Wheat, Secretary  
Robert Buford  
Adela Cepeda  
Grace Chan McKibben  
Maurice Cox  
Leslie Davis  
Jacqueline Gomez  
Cornelius Griggs  
Eileen Rhodes  
Latasha Thomas  
Ivette Trevino

**Late**

Dwight Curtis

**Not Present**

Marc Brooks

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 MARCH 8<sup>th</sup> MEETING**

Motioned by Commissioner Thomas. seconded by Cepeda.

Approved 8-0-8. Yeas: Buford, Cepeda, Chan McKibben, Cox, Newsome, Thomas, Trevino, Butler. Abstain/Not Present: Newsome, Wheat, Brooks, Curtis, Davis, Gomez, Griggs, Rhodes,

### III. OLD BUSINESS

#### A. PROPOSED CICERO/STEVENSON TIF REDEVELOPMENT PROJECT AREA (WARD 22)

Recommend approval of the redevelopment plan for the proposed Cicero/Stevenson Tax Increment Financing Redevelopment Project Area, recommend designation of the area as a Tax Increment Financing Redevelopment Project Area, and recommend adoption of Tax Increment Financing for the area.

**Beth McGuire**

Motioned by Newsome, 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-10**

### IV. NEW BUSINESS

#### A. OGDEN/PULASKI REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Grace Manor LP or related entity for the disposition of the property located at 3401-3423 W. Ogden in the Ogden/Pulaski Redevelopment Project Area, to request alternative proposals and to approve the sale of the property to Grace Manor LP or related entity if no responsive alternative proposals are received; and request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Grace Manor LP or related entity for redevelopment of the property and to recommend to the City Council of the City of Chicago the designation of Grace Manor LP or related entity as Developer if no responsive alternative proposals are received.

**Dinah Wayne**

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

**22-CDC-11**

#### B. DEVON & WESTERN REDEVELOPMENT PROJECT AREA (WARD 40)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with NeighborSpace, a non-profit urban land trust, for the disposition of the property located at **5384 N. Bowmanville** in the Devon & Western Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to NeighborSpace if no responsive alternative proposals are received.

**Meg Gustafson**

Motioned by Newsome, Seconded by Rhodes. Approved 13-0-1. Yeas: Newsome, Wheat, Buford, Chan McKibben, Cox, Curtis, Davis, Gomez, Griggs, Rhodes, Thomas, Trevino, Butler, Abstain/Not Present: Cepeda.

**22-CDC-12**

## **V. ADJOURNMENT**

1 MEETING  
2 OF THE  
3 COMMUNITY DEVELOPMENT COMMISSION

4  
5  
6  
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8  
9 Zoom Video Teleconference

10  
11 Tuesday, April 5, 2022  
12 1:03 p.m.

13  
14 GWENDOLYN HATTEN BUTLER, Chairwoman  
15 SHIRLEY NEWSOME, Vice Chair  
16 CHRIS WHEAT, Secretary  
17 ROBERT BUFORD  
18 ADELA CEPEDA  
19 MAURICE COX  
20 LESLIE DAVIS  
21 JACQUELINE GOMEZ  
22 CORNELIUS GRIGGS  
23 GRACE CHAN McKIBBEN  
24 EILEEN RHODES  
LATASHA THOMAS  
IVETTE TREVINO

Reported by: Nick D. Bowen

1 CHAIRWOMAN BUTLER: Good afternoon. And  
2 welcome to the April 5th regular meeting of the  
3 Community Development Commission of Chicago.

4 I am Gwendolyn Hatten Butler, Chair  
5 of the CDC and host of today's virtual meeting.

6 On April 1st, 2022, Governor  
7 Pritzker renewed his executive order proclaiming  
8 that all counties in the state of Illinois are in  
9 a disaster area. Section 7 of the Illinois Open  
10 Meetings Act allows the CDC, along with other City  
11 boards and commissions, to host virtual meetings  
12 during this COVID-19 public health emergency  
13 provided that certain conditions are met. One  
14 of those conditions is that the Chair of this  
15 Commission determines that an in-person meeting on  
16 the scheduled meeting date would not be practical  
17 or prudent. To ensure that today's virtual meeting  
18 meets all conditions of the Open Meetings Act, I am  
19 hereby making the determination pursuant to Section  
20 7(e)(2) of the act that due to the COVID-19 public  
21 health emergency an in-person meeting would not  
22 have been practical or prudent today.

23 Therefore, in accordance with the  
24 Commission's emergency rules, this meeting is being

1 held virtually on Zoom and can be viewed live via  
2 the Commission's website.

3 A court reporter is present today to  
4 record the proceedings.

5 Commissioners, you have all been  
6 designated as panelists, which means you will be  
7 able to control your microphone. Please remember  
8 to place your microphone on mute unless you need to  
9 speak. And I would ask that the Commissioners who  
10 are on if you could turn on your video cameras,  
11 that would be very helpful.

12 If you want to be recognized by the  
13 Chair, please activate the raise-your-hand feature,  
14 and you will be called in order.

15 The agenda for today's meeting was  
16 posted on March 31st both online at the CDC's  
17 website and physically in City Hall.

18 I will now begin the meeting with a  
19 call of the roll. Commissioners, when your name is  
20 called, please turn your microphone on, respond by  
21 saying present, and please indicate that you can  
22 hear me okay.

23 Vice Chair Newsome.

24 COMMISSIONER NEWSOME: Present. And I can

1 hear you okay.

2 CHAIRWOMAN BUTLER: Thank you.

3 Secretary Wheat.

4 COMMISSIONER WHEAT: Present. And I can hear  
5 you.

6 CHAIRWOMAN BUTLER: Thank you.

7 Commissioner Brooks.

8 (No response.)

9 Commissioner Buford.

10 COMMISSIONER BUFORD: Present. And I can  
11 hear you.

12 CHAIRWOMAN BUTLER: Thank you.

13 Commissioner Cepeda.

14 COMMISSIONER CEPEDA: Here. And I can hear  
15 you.

16 CHAIRWOMAN BUTLER: Thank you.

17 Commissioner Chan McKibben.

18 COMMISSIONER CHAN MCKIBBEN: Here. And I can  
19 hear you.

20 CHAIRWOMAN BUTLER: Thank you.

21 Commissioner Cox.

22 COMMISSIONER COX: Here. And I can see you  
23 and hear you.

24 CHAIRWOMAN BUTLER: Thank you.

1 Commissioner Curtis.

2 (No response.)

3 Commissioner Davis.

4 COMMISSIONER DAVIS: Here. And I can hear you.

5 CHAIRWOMAN BUTLER: Thank you.

6 Commissioner Gomez.

7 COMMISSIONER GOMEZ: Here. And I can hear you.

8 CHAIRWOMAN BUTLER: Thank you.

9 Commissioner Griggs.

10 COMMISSIONER GRIGGS: Present. And I can  
11 hear you.

12 CHAIRWOMAN BUTLER: Thank you.

13 Commissioner Rhodes.

14 COMMISSIONER RHODES: I'm here. And I can  
15 hear you.

16 CHAIRWOMAN BUTLER: Thank you.

17 Commissioner Thomas.

18 (No response.)

19 Commissioner Thomas.

20 COMMISSIONER THOMAS: Present. And I can  
21 hear you.

22 CHAIRWOMAN BUTLER: Great. Thank you.

23 Commissioner Trevino.

24 COMMISSIONER TREVINO: Present. And I can



1 hear you.

2 CHAIRWOMAN BUTLER: Thank you.

3 And Chairwoman Butler is present.

4 We have a quorum.

5 The first item on our agenda  
6 requests approval of the minutes from our previous  
7 meeting held on March 8th, 2022. The Commissioners  
8 have had an opportunity to review the minutes, and  
9 if there are no corrections, I'm looking for a  
10 motion to approve.

11 Are there any corrections?

12 (No response.)

13 Do I have a motion?

14 COMMISSIONER THOMAS: So moved.

15 CHAIRWOMAN BUTLER: I think I heard

16 Commissioner Davis. Is that correct?

17 COMMISSIONER THOMAS: Thomas.

18 CHAIRWOMAN BUTLER: Oh, Commissioner Thomas.

19 Thank you, Commissioner Thomas.

20 So moved by Commissioner Thomas.

21 Do I have a second?

22 COMMISSIONER CEPEDA: Commissioner Cepeda.

23 CHAIRWOMAN BUTLER: Thank you, Commissioner  
24 Cepeda.

1 In accordance with the Open Meetings  
2 Act, all votes are to be conducted by roll call  
3 so that each member's vote on each issue can be  
4 identified and recorded.

5 Commissioners, if you were not  
6 present at the March 8th meeting, please indicate  
7 that you abstain on this motion when your name is  
8 called.

9 Vice Chair Newsome.

10 (No response.)

11 Okay. Vice Chair Newsome.

12 I'd like to ask tech support can you  
13 unhighlight me and put the grid back up on so I can  
14 see all of the Commissioners?

15 And there's a Commissioner --  
16 someone on the call is in another meeting. If you  
17 could all make mute your phones until your name is  
18 called.

19 Okay. Great. Thank you.

20 Now I'm going to ask tech support to  
21 put the grid back up, please. You're controlling  
22 my screen.

23 MR. KAMAL: No, Chairwoman, I'm not -- I do  
24 have the grid. You have to click on the View.

1 CHAIRWOMAN BUTLER: Okay. I am clicking on  
2 the View, and I'm just getting --

3 MR. KAMAL: Then you click on Gallery once  
4 you click on View.

5 CHAIRWOMAN BUTLER: I clicked on Gallery.  
6 You have -- what I see is the speaker being  
7 highlighted. And I did not do that.

8 MR. KAMAL: Oh, I'm sorry. Zoom is doing it  
9 on its own then. But I do have the Gallery view  
10 right now.

11 CHAIRWOMAN BUTLER: Okay. Then, Commissioners,  
12 you have to bear with me because I cannot see you  
13 based on what the technology is doing. I can only  
14 see the speaker.

15 So let me start with the roll call  
16 for the approval of the March 8th meeting.

17 Vice Chair Newsome.

18 (No response.)

19 Secretary Wheat.

20 COMMISSIONER WHEAT: Abstain.

21 CHAIRWOMAN BUTLER: Commissioner Brooks.

22 (No response.)

23 Commissioner Buford.

24 COMMISSIONER BUFORD: Yes.

1 CHAIRWOMAN BUTLER: Commissioner Cepeda.

2 COMMISSIONER CEPEDA: Yes.

3 CHAIRWOMAN BUTLER: Commissioner Chan  
4 McKibben.

5 COMMISSIONER CHAN MCKIBBEN: Yes.

6 CHAIRWOMAN BUTLER: Commissioner Cox.

7 COMMISSIONER COX: Yes.

8 CHAIRWOMAN BUTLER: Commissioner Curtis.

9 (No response.)

10 Commissioner Davis.

11 COMMISSIONER DAVIS: Abstain.

12 CHAIRWOMAN BUTLER: Commissioner Gomez.

13 COMMISSIONER GOMEZ: Abstain.

14 CHAIRWOMAN BUTLER: Commissioner Griggs.

15 COMMISSIONER GRIGGS: Abstain.

16 CHAIRWOMAN BUTLER: Commissioner Rhodes.

17 COMMISSIONER RHODES: Abstain.

18 CHAIRWOMAN BUTLER: Commissioner Thomas.

19 COMMISSIONER THOMAS: Yes.

20 CHAIRWOMAN BUTLER: Commissioner Trevino.

21 COMMISSIONER TREVINO: Yes.

22 CHAIRWOMAN BUTLER: And Chair Butler votes  
23 yes.

24 The motion passes.

1                   Bob, check my math, but I think  
2 we're good.

3                   The public was given an opportunity  
4 to provide written comments up to 24 hours prior to  
5 the start of this meeting through the CDC email  
6 address, which is cdc@cityofchicago.org. There  
7 were no written comments in the CDC mailbox for  
8 today's meeting or for -- or for today's public  
9 hearing regarding the proposed new Cicero/Stevenson  
10 TIF.

11                   The CDC's emergency rule allows for  
12 members of the public wishing to comment on an  
13 agenda item to do so by registering in advance at  
14 the CDC's -- at the CDC's mailbox up to 24 hours  
15 before the start of today's meeting. There were no  
16 individuals who signed up in advance to speak at  
17 today's meeting.

18                   Following each of today's staff  
19 presentations, the Chair will call upon members  
20 of the public who have used the raise-your-hand  
21 feature to be recognized by the Chair. However,  
22 due to the capacity limitations of the available  
23 technology, a limit of 15 members of the public may  
24 be called upon by the Chair to speak and will be

1 limited to three minutes per agenda item.

2 So, Tech Support, can you tell me if  
3 anyone's raised their hand?

4 MR. KAMAL: No, Chairwoman, no one has raised  
5 their hand.

6 CHAIRWOMAN BUTLER: Okay. Great. Thank you  
7 so much.

8 Commissioners, before we go any  
9 further into our regular meeting agenda, our first  
10 item of old business requires us to recess from our  
11 regular CDC meeting in order to hold a required  
12 public hearing on the adoption of a proposed new  
13 TIF.

14 Specifically the Department of  
15 Planning and Development will be requesting  
16 approval of the redevelopment plan for the proposed  
17 Cicero/Stevenson Tax Increment Financing  
18 Redevelopment Project Area, and to that end we'll  
19 be accepting public comments.

20 So we will now recess from the  
21 regular meeting of the Community Development  
22 Commission in order to hold the public hearing on  
23 the matter of the proposed Cicero/Stevenson Tax  
24 Increment Financing Redevelopment Project Area, and

1 to recommend or oppose the designation of the area  
2 as a Tax Increment Financing Redevelopment Project,  
3 and to recommend or oppose adoption of tax  
4 increment financing for the area.

5 Beth McGuire will present the staff  
6 report on behalf of the Department of Planning and  
7 Development.

8 Thank you, Beth.

9 MS. MCGUIRE: I'm sorry. Give me one minute.  
10 I'm waiting for my screen to pop up.

11 MR. KAMAL: Chairwoman, while we are waiting,  
12 I've made you a co-host. So if you want to try the  
13 Gallery view now, maybe it will work.

14 CHAIRWOMAN BUTLER: Thank you. It does --  
15 it's working now. Thank you.

16 Beth, you may begin whenever you're  
17 ready.

18 MS. MCGUIRE: Okay. Can everyone see that?

19 CHAIRWOMAN BUTLER: Yes.

20 MS. MCGUIRE: Okay. Good afternoon,  
21 Commissioners.

22 For the record, my name is Beth  
23 McGuire, and I'm the project manager for the  
24 Department of Planning and Development. Also here

1 with me today is Ralph Kinser, the consultant who  
2 worked on this designation study and report.

3 The purpose of this meeting is to  
4 discuss the creation of a new tax increment finance  
5 district centered on the former LeClaire Courts  
6 Chicago Housing Authority development.

7 Today we will discuss the purpose  
8 for the designation and details about the  
9 redevelopment plan and then take questions from the  
10 Commissioners.

11 The purpose for the designation is  
12 to designate the district for a 24-year term,  
13 ensure the TIF district designation is completed  
14 in accordance with the Illinois State TIF Act,  
15 establish a land use map to account for future  
16 development, and establish redevelopment projects.

17 There you see the boundary map. The  
18 Cicero/Stevenson TIF is generally bounded by the  
19 Stevenson Expressway to the north, Cicero Avenue to  
20 the east -- I'm sorry, Cicero Avenue to the east,  
21 44th and 45th Streets to the south, and Lavergne  
22 and Laramie Avenues to the west.

23 It's approximately 65 acres. And,  
24 again, this encompasses the former LeClaire Courts



1 Chicago Housing Authority development and LeClaire-  
2 Hearst Park.

3 In order to establish a TIF  
4 district, the state TIF Act requires that certain  
5 eligibility factors that legally demonstrate that  
6 an area is blighted be present. For vacant land  
7 like this, the City must establish that at least  
8 two eligibility factors are present in order to  
9 qualify for TIF designation.

10 After a thorough review, it was  
11 determined by our consultants that this area  
12 exhibits three of those blighting factors. Those  
13 are obsolete platting, environmental remediation  
14 costs, and blighted improved land prior to becoming  
15 vacant. I will explain each factor.

16 The first is obsolete platting.  
17 Obsolete platting refers to parcels with irregular  
18 shapes making them difficult to develop. In this  
19 area, as you can see on the map, one parcel has no  
20 road access, six parcels are split by streets, and  
21 LaPorte Avenue lies within a parcel so landlocked  
22 that there is no right of way and the portions of  
23 LaPorte are not large enough for modern vehicles  
24 necessitating a new platting of the street.

1           Also, while it can't be seen on the  
2 map, of course, as I mentioned earlier, prior to  
3 2011, the area was formerly occupied by residential  
4 structures of the LeClaire Courts development built  
5 in the 1940s and 1950s.

6           The site was evaluated before the  
7 buildings were demolished, and several contaminants,  
8 such as asbestos, lead paint, and extensive mold,  
9 were found to be present. All the contaminants  
10 were removed at significant cost to the Chicago  
11 Housing Authority of well over \$1 million. And the  
12 site then received clearance from both the United  
13 States and Illinois environmental protection  
14 agencies.

15           The area was also -- the TIF Act  
16 also allows for the consideration of the state of a  
17 redevelopment area prior to vacancy with at least 5  
18 of the 13 factors can be established as present. A  
19 review of the historical records by the consultant  
20 found that when the former LeClaire Courts  
21 development was still standing, it exhibited six  
22 blighting factors. These include dilapidation,  
23 deterioration, and structures below code standards,  
24 all generally referring to the poor condition of

1 the buildings and infrastructure previously in the  
2 area. Also obsolescence of the buildings in this  
3 case refers to the buildings having kitchens,  
4 bathrooms, and mechanicals that were all outdated,  
5 and bringing them to modern standards would be  
6 financially infeasible. And then also excessive  
7 vacancies and environmental cleanup were also  
8 needed in this area.

9 Combined all of these factors make  
10 the area eligible for designation as a TIF district.

11 Once the eligibility for a district  
12 has been established, we come up with goals and  
13 objectives for the area. Each TIF district has a  
14 list of goals and objectives. As we've noted  
15 before, the big picture goal for this area is  
16 certainly the redevelopment of LeClaire Courts.  
17 But more specifically the goals include promoting  
18 the development of a mixed-income residential  
19 community with a range of housing options,  
20 encouraging commercial amenities like grocery and  
21 other retail, maximizing private investment, a  
22 public benefit, and improving infrastructure and  
23 parks.

24 Once the goal and objectives -- once

1 the goals and objectives have been decided upon,  
2 the next step is to create a land use plan that can  
3 serve as a framework for the redevelopment of the  
4 area.

5           Redevelopment plan is the general  
6 land use plan of future development within the TIF  
7 district. As some of you know, the proposed  
8 development project calls for a mix of uses, which  
9 will include both residential and commercial uses,  
10 parks and open spaces, and institutional uses which  
11 can accommodate the existing park and a new school.  
12 More specifically, a development team has proposed  
13 a mixed-use project that aligns with the previous  
14 map will consist of a variety of both residential  
15 and commercial buildings. The residential units  
16 will include both affordable and market-rate  
17 housing, and the commercial buildings will provide  
18 amenities to the new residents and the existing  
19 surrounding community such as a grocery store and a  
20 health care clinic.

21           The initial project will be  
22 developed over approximately seven years or so.

23           Here is another view of the proposed  
24 project that shows what it might look like once it

1 is fully complete.

2 In order to make that project and  
3 any other project a reality, the redevelopment plan  
4 has identified a budget that reflects anticipated  
5 expenses over the 24-year life of the TIF. The  
6 expected increment to be generated and expended is  
7 \$80 million. And note on the budget is the line  
8 item dollar figures for each category are for  
9 planning purposes. More or less money can be spent  
10 on individual line items. The only figure that  
11 can't change without City Council approval is the  
12 total redevelopment project cost per line item.

13 The majority of funds for this TIF  
14 are in the affordable housing construction and  
15 public works infrastructure line items outlined in  
16 this TIF budget.

17 Our next steps in this designation  
18 process are the Chicago Plan Commission approval,  
19 which is expected this April, an introduction to  
20 City Council, expected in May, discussion at the  
21 Finance Committee, which would happen in June, and  
22 public comment is also taken at that time, and then  
23 City Council approval expected for this June.

24 Thank you, Commissioners, for your

1 time and consideration this afternoon. We're happy  
2 to answer any questions. And also Alderman Michael  
3 Rodriguez is here and would like to speak in  
4 support of this TIF plan. Thank you.

5 CHAIRWOMAN BUTLER: Thank you, Beth, for that  
6 presentation.

7 Alderman Rodriguez, thank you so  
8 much for joining us this afternoon. And if you  
9 would like to make a statement, please do so at  
10 this time.

11 ALDERMAN RODRIGUEZ: Thank you so much,  
12 Chairwoman. I'm assuming you can hear me just  
13 fine.

14 CHAIRWOMAN BUTLER: Yes, we can hear you.

15 ALDERMAN RODRIGUEZ: Thank you so much.

16 You know, it's a real pleasure to  
17 be here in front of your esteemed body. As  
18 alderperson of the ward and previously in the  
19 capacity as -- you know, in another likely capacity  
20 here locally, I've been knocking on doors in this  
21 area for the last seven or eight years and gotten  
22 to know the neighbors in this community very, very  
23 well.

24 The fact is we formerly had 600

1 units of CHA housing on this site. And on my first  
2 day in office, CHA awarded the development here to  
3 the LeClaire Redevelopment Partners. And the  
4 Academy for Global Citizenship also is moving  
5 forward with a development here on this land.

6           We know that CHA property -- or  
7 forgive me. You know, there's CHA Section 8 and  
8 other efforts over the years has historically  
9 really been isolated communities with minimal  
10 services and engagements. We want to redevelop  
11 this area for those former residents and future  
12 residents of the site.

13           This area phase 1 development will  
14 include -- really excited -- a new school that's  
15 going to be opening -- or, forgive me, ground-  
16 breaking in a month, the Academy for Global  
17 Citizenship. But phase 1 also includes 200 units  
18 of affordable housing, hundred percent affordable  
19 housing, where right-to-return residents will have  
20 the opportunity to return to where they used to  
21 live. But not only will they have access to a  
22 school on this campus, but also right across the  
23 street from where they live, we will have a  
24 federally qualified health center with 200 and some

1 odd full-time health care workers, a new grocery  
2 store, a 60,000 square foot.

3 Ever since knocking on doors in this  
4 area starting seven, eight years ago, that's been  
5 the number one concern of folks in the community.  
6 Where is the access to fresh food here in the  
7 neighborhood?

8 This is a historically blighted  
9 neighborhood. I support the but for test as far as  
10 TIF designations are concerned. And I believe, as  
11 does the community, that a TIF designation here  
12 for the benefit of the community in general is  
13 appropriate. We've held a number of community  
14 meetings over the last several years, many on Zoom  
15 given the pandemic, but we've also returned to  
16 doing stuff in person. At every single one of the  
17 meeting, we hear from our residents that they  
18 believe in what CHA is doing here and what their  
19 partners at the Academy for Global Citizenship and  
20 LeClaire Redevelopment Partners have planned here.

21 We've got a lot of questions from  
22 the community, and most of them are geared towards,  
23 When is this happening? When is construction  
24 happening?



1           We've got a lot of infrastructure  
2 needs here. This TIF designation is going to help  
3 address a lot of needs to create a community that  
4 we all want to live in, but a community that's also  
5 invested in wraparound services for those who are  
6 most in need, but then also for affordable housing  
7 that's beautiful, for services around them. But  
8 without this type of public investment, this  
9 development is less assured.

10           So I'm excited and happy to support  
11 this designation and urge this body to approve said  
12 designation. Thank you so much for the time to  
13 speak here, Madam Chairwoman. And to this esteemed  
14 body, thank you much for the opportunity to speak.  
15 I hope you have a pleasant day all of you. Bye-  
16 bye.

17           CHAIRWOMAN BUTLER: And thank you so much,  
18 Alderman Rodriguez, for joining us this afternoon.  
19 We really greatly appreciate your comments and your  
20 presence at today's meeting. Thank you again.

21           No written statements from the  
22 public were submitted on this matter. And in order  
23 to assist the department in answering any questions  
24 that the Commissioners may have, Ralph Kinser from

1 Ernest Sawyer & Associates is the TIF consultant  
2 for this item and is here to help answer your  
3 questions.

4 So, Commissioners, do you have any  
5 questions for DPD or the TIF consultant? And if  
6 you could raise your hand, I will call you -- I  
7 will attempt to call you in order.

8 Okay. There is a hand raised.

9 COMMISSIONER WHEAT: Madam Chair, it's  
10 Commissioner Wheat.

11 CHAIRWOMAN BUTLER: Yes. Thank you.  
12 Commissioner Wheat.

13 COMMISSIONER WHEAT: So a question for staff.  
14 And also, Alderman, if you have thoughts here,  
15 please share as well.

16 Can you provide -- the last time  
17 this issue was in front of this body it was really  
18 to start of the process and before the public  
19 meeting. So can you provide more detail on the  
20 feedback and color that residents had during the  
21 public meeting, including any potential concerns?

22 MS. McGUIRE: Sure. We had a public meeting  
23 in January. So prior to the March 4th, I believe  
24 it was, or March 8th -- I'm sorry, I can't

1 remember -- introduction to -- I'm sorry, February,  
2 introduction to the CDC. At the public meeting,  
3 the project and the TIF plan was heard at several  
4 public meetings. So at the public meeting for the  
5 TIF designation, the public was supportive. The  
6 area, as the alderman said, they are excited and  
7 supportive about the project. There were other  
8 public meetings that I did not attend. The  
9 alderman, I think, spoke to them about the project  
10 in general, that the people within the community  
11 have been waiting for this development for a long  
12 time. You know, it's a big piece of vacant land.  
13 And people have been supportive.

14 CHAIRWOMAN BUTLER: Commissioner Wheat, does  
15 that -- do you have any further questions or  
16 follow-up questions?

17 COMMISSIONER WHEAT: Yeah. Maybe -- maybe  
18 connected to that, and, again, for staff or for the  
19 alderman. It sounds like, you know, there are a  
20 variety of plans for the district. And as the  
21 alderman indicated, there's interest of the public  
22 to get moving.

23 Can staff provide a rough timeline  
24 in terms of when it's expected to start seeing

1 projects come back in front of this body? I  
2 understand there's still a legislative process that  
3 has to happen in terms of the designation of the  
4 TIF. I'm asking after we go through that process  
5 both in terms of Planning Commission and City  
6 Council.

7 MS. MCGUIRE: So the project itself received  
8 Plan Commission approval, I believe, last November.  
9 In terms of the project coming back before the CDC,  
10 that would depend on any funding requests they  
11 might make from the City. And I don't have  
12 anything from them yet or anything in hand about  
13 that. But I do know that they would like to do  
14 some sort of ground-breaking at some point later  
15 this year.

16 ALDERMAN RODRIGUEZ: If I made add. Thank  
17 you, Commissioner, for the question. Alderman Mike  
18 Rodriguez. For the record, 22nd Ward alderman, I  
19 should say. And forgive me for not stating that  
20 earlier. Thank you for the question.

21 We have a groundbreaking on this  
22 site next month of the Academy for Global  
23 Citizenship. It does sit within this TIF  
24 designation. And phase 1 developments of the

1 LeClaire Redevelopment is moving -- has been  
2 approved by City Council. And there are subsequent  
3 phases, however, that have not been approved.

4 In addition, I would say that there  
5 are a number of infrastructure issues that need to  
6 be worked out in order for us to get in the ground  
7 on the larger development, which is with LeClaire  
8 Redevelopment, and that's why this designation is  
9 so very important. What you're going to do today  
10 is really jumpstart and help us make this happen in  
11 this very diverse community where in this section  
12 of the city we have black, Latino, and white ethnic  
13 folks living together. And this development will  
14 reflect that. And I'm really excited about that.

15 CHAIRWOMAN BUTLER: Commissioner Wheat, any  
16 follow-up questions?

17 COMMISSIONER WHEAT: No follow-up. Thank  
18 you.

19 CHAIRWOMAN BUTLER: Thank you.

20 Commissioner Cox.

21 COMMISSIONER COX: Yes. Thank you.

22 I just wanted to perhaps have staff  
23 take us through at what point will the TIF district  
24 once designated begin to generate an increment so

1 that we can begin to understand what the, you know,  
2 available funds might be for a host of economic  
3 development, infrastructure improvements to the  
4 site?

5 MS. MCGUIRE: Sure. Again, Commissioners,  
6 for the record, my name is Beth McGuire from the  
7 Department of Planning and Development.

8 Like any TIF district, so this land  
9 is currently owned by the CHA. So it's tax exempt.  
10 So the taxes that would be generated from this  
11 development that would assist with redevelopment,  
12 redevelopment would have to be kind of up and  
13 running prior to increment being generated, but  
14 that would be the same situation with any district  
15 in which we're doing a new project.

16 And the timing --

17 COMMISSIONER COX: And once -- once the  
18 grocery store is open, once the phase 1  
19 development, afterwards an increment will be  
20 generated? I just want to --

21 MS. MCGUIRE: Sure. If they're looking to  
22 break ground at some point later this year, ideally  
23 the health clinic, the grocery store, the first  
24 phase would be on line within about two years. And

1 so hopefully by about 2024 they would start  
2 generating taxes.

3 COMMISSIONER COX: Okay. Thank you.

4 CHAIRWOMAN BUTLER: Thank you, Commissioner  
5 Cox.

6 Any follow-up questions or comments?  
7 Commissioner Cox?

8 COMMISSIONER COX: No, no, no. That's great.

9 CHAIRWOMAN BUTLER: All right. Great. Thank  
10 you.

11 Are there additional questions from  
12 the Commission?

13 (No response.)

14 I will now call upon members of  
15 public who have used the raise-your-hand feature to  
16 be recognized by the Chair. Each person called  
17 upon by the Chair to speak will be limited to three  
18 minutes per agenda item.

19 I don't see that any members of the  
20 public have raised their hand. But I want to make  
21 sure that we capture the comments of anyone who  
22 would like to participate in this discussion.

23 MR. KAMAL: No hands raised, Chairwoman.

24 CHAIRWOMAN BUTLER: Great. Thank you.

1           If there are no other questions or  
2 comments, we will now adjourn the public hearing  
3 and reopen the regular CDC meeting so that we can  
4 call the item for a vote.

5           The resolution before us recommends  
6 to the City Council of the City of Chicago the  
7 approval of the redevelopment plan for the proposed  
8 Cicero/Stevenson Tax Increment Financing Redevelopment  
9 Project Area, and adoption of Tax Increment  
10 Financing District for the area.

11           Do I have a motion?

12           COMMISSIONER NEWSOME: Commissioner Newsome.  
13 So move.

14           COMMISSIONER THOMAS: Second.

15           CHAIRWOMAN BUTLER: Thank you, Commissioner  
16 Newsome.

17           Seconded by Commissioner Thomas.  
18 Thank you.

19           In accordance with the Open Meetings  
20 Act, all votes are to be conducted by roll call so  
21 that each member's vote on each issue can be  
22 identified and recorded. Please signify your vote  
23 on approval of the motion by saying yes, no, or  
24 abstain.



1 Vice Chair Newsome.

2 COMMISSIONER NEWSOME: Yes.

3 CHAIRWOMAN BUTLER: Secretary Wheat.

4 COMMISSIONER WHEAT: Yes.

5 CHAIRWOMAN BUTLER: Commissioner Brooks.

6 (No response.)

7 Commissioner Buford.

8 COMMISSIONER BUFORD: Yes.

9 CHAIRWOMAN BUTLER: Commissioner Cepeda.

10 COMMISSIONER CEPEDA: Yes.

11 CHAIRWOMAN BUTLER: Commissioner Chan

12 McKibben.

13 COMMISSIONER CHAN MCKIBBEN: Yes.

14 CHAIRWOMAN BUTLER: Commissioner Cox.

15 COMMISSIONER COX: Yes.

16 CHAIRWOMAN BUTLER: Commissioner Curtis.

17 (No response.)

18 Commissioner Davis.

19 COMMISSIONER DAVIS: Yes.

20 CHAIRWOMAN BUTLER: Commissioner Gomez.

21 COMMISSIONER GOMEZ: Abstain.

22 CHAIRWOMAN BUTLER: Commissioner Griggs.

23 COMMISSIONER GRIGGS: Yes.

24 CHAIRWOMAN BUTLER: Commissioner Rhodes.

1 COMMISSIONER RHODES: Yes.

2 CHAIRWOMAN BUTLER: Commissioner Thomas.

3 COMMISSIONER THOMAS: Yes.

4 CHAIRWOMAN BUTLER: Commissioner Trevino.

5 COMMISSIONER TREVINO: Yes.

6 CHAIRWOMAN BUTLER: And Chair Butler votes

7 yes.

8 The motion passes.

9 Ms. McGUIRE: Thank you, Commissioners.

10 CHAIRWOMAN BUTLER: Thank you.

11 So our first item of new business --

12 I'd like to just make a comment before we begin.

13 One of our Commissioners, Commissioner Eileen

14 Rhodes, is president of East Lake Management, and

15 East Lake Management is a party to the next -- to

16 the development for the next item on our agenda.

17 So Commissioner Rhodes will abstain from any voting

18 and will also mute her phone -- mute her screen and

19 go off camera. And I believe there's -- she has

20 a colleague from East Lake Management who is

21 participating in today's meeting and is available

22 to answer any questions that you may have regarding

23 that company's participation.

24 For our first item of new business,

1 the Department of Housing and the Department of  
2 Planning and Development are requesting authority  
3 to advertise their intention to enter into a  
4 negotiated sale and a redevelopment agreement with  
5 Grace Manor, LP, or a related entity, for the  
6 disposition of the property located at 3401 through  
7 3423 West Ogden Avenue in the Ogden/Pulaski  
8 Redevelopment Project Area, to request alternative  
9 proposals, to approve the sale of the property  
10 to Grace Manor, LP, or related entity, if no  
11 responsive alternative proposals are received, and  
12 to recommend to the City of -- to the City Council  
13 of the City of Chicago the designation of Grace  
14 Manor, LP, or related entity, as developer if no  
15 responsive alternative proposals are received.

16           Dinah Wade -- Wayne will present the  
17 staff report on behalf of the departments.

18           Dinah, you may begin your  
19 presentation when ready.

20           MS. WAYNE: Thank you, Commissioner. Again,  
21 for the record, my name is Dinah Wayne. I'm a  
22 staff member of the Department of Housing.

23           The project we are talking about  
24 today, Grace Manor Apartments, would be located at

1 3401 to 23 West Ogden Avenue in the INVEST South/  
2 West corridor. So we're very excited about that.  
3 It's in the 24th Ward with Michael Scott as the  
4 alderman.

5 The current development team is made  
6 up of East Lake Management Development Corporation  
7 along with Grace at Jerusalem CDC, Community  
8 Development Corporation, which is related to Grace  
9 Church. And Pastor Hunter, who's the head of that  
10 church, is on the call and may speak later.

11 The architect is JGMA Architects.

12 Again, this project will be located  
13 along the Ogden corridor. There's a lot going on  
14 there right now.

15 This is the site. We also have  
16 called out the Farm on Ogden here, a building  
17 Lawndale Christian Health has built. This --  
18 there's an RFP site across the street, which we'll  
19 be talking about too, across Ogden. And, again,  
20 obviously this is the corridor itself.

21 Right now what we have is a parking  
22 lot, and it's a parking lot that was used by the  
23 10th District police station as overflow parking.  
24 I think I have -- this is the police station here.

1 This is their main parking lot. And sometimes they  
2 would use this. But generally it was very under-  
3 utilized, and, you know, having a parking lot on a  
4 main street like this is really not the best use  
5 for public space. So this is the site that has  
6 been chosen for this project.

7 You can see also here the Legacy  
8 Charter School in the background.

9 Again, the RFP site.

10 So, you know, still quite a bit of  
11 empty land here that we're trying to get developed.

12 To talk a little bit about the site  
13 itself, there's seven parcels here. The City is  
14 proposing to sell them to the developer for a  
15 dollar each, so for \$7. This land has been vacant  
16 for a long time. Our records are not entirely  
17 complete, but we guess it's been since the early  
18 2000s that it was vacant, and that's when the  
19 police station was built a little bit to the east,  
20 and the -- all of the lots were acquired by the  
21 Public Building Division in 2007. So it's been  
22 vacant a long time. And people are very excited  
23 that it's about to have a use.

24 The -- when we do development in a

1 TIF district, what is required is that the TIF land  
2 use match what's in the TIF plan, in the Ogden/  
3 Pulaski TIF plan. So right now this site, the land  
4 use was shown as institutional because at the time  
5 the TIF plan was done, we knew this was going to  
6 be, you know, a parking lot for the police station.  
7 It's considered institutional.

8           So at Plan Commission this month,  
9 there's going to be an item going not just to sell  
10 the land to this developer, but also to change this  
11 from institutional to mixed use. And that's very  
12 much in keeping with what the rest of the street  
13 has in the land use plan, mixed use. So we feel  
14 that that's very appropriate.

15           You can see the building here is  
16 sort of at an angle, and that'll become more  
17 prominent when we look at elevations.

18           The plan calls for 65 units of  
19 affordable housing. I'll talk about that a little  
20 bit more. But this is the ground floor space. You  
21 can see some amenity space here; a fitness room, a  
22 community center, a café. These are all uses for  
23 people who live within the building like laundry  
24 and other -- like mechanical sorts and such is on

1 the first floor as well.

2           There's an alley to the back here,  
3 Homan Avenue to the east, Trumbull to the west,  
4 and, of course, Ogden facing the main elevation.

5           The rooms are oriented. And this is  
6 a picture of the elevation on the northeast corner  
7 of the site. This went through extensive DPD  
8 design review, and this was the design that was  
9 decided upon. And I should say that this whole  
10 project went to Plan Commission, I believe, in  
11 January. So this -- the zoning for the site has  
12 now been approved.

13           Elevation from the north.

14           The units, again, a total of 65  
15 units. They're all considered affordable at 60  
16 percent area median income or below. A mix of  
17 two -- one- and two-bedroom units. And when you  
18 see here RAD, that notation, those units will all  
19 get CHA vouchers. So 19 vouchers in total, again,  
20 out of a total of 65 one- and two-bedrooms.

21           In terms of financing for the  
22 project, we're here today because of the land sale  
23 and also the \$5.5 million in TIF that is being  
24 requested for the project. There will also be a

1 multifamily loan fund -- loan probably from HOME  
2 funds. There'll be a HUD 221(d)(4) mortgage that  
3 they're getting. And then 4 percent tax credits  
4 will generate -- I should say about \$5 million in  
5 bonds will generate 4 percent tax credit equity in  
6 that amount. Donation tax credit equity, they're  
7 getting donation tax credits for land, and they  
8 will generate the equity you see here. And a  
9 little bit of a deferred developer fee.

10 In terms of public benefits, I mean,  
11 I think -- I start here with the jobs. I think the  
12 biggest public benefit is to -- you know, make a  
13 site alive again that has been dormant for so many  
14 years, but it will also provide 150 construction  
15 jobs, give or take, 12 permanent jobs, and that  
16 depends somewhat on what the uses are on the first  
17 floor. But three jobs will be connected to the  
18 building itself, the property manager and such.

19 Again, you see the RAD units, the  
20 CHA units, and the other affordable units.

21 And then something that's an  
22 important element of this project are the community  
23 and health and wealth services that the church,  
24 Grace at Jerusalem, is going to provide. And



1 Pastor Hunter can speak to some of his experience  
2 working in that regard previously. They'll hire a  
3 resident service coordinator whose job it will be  
4 to support these projects, these community  
5 enrichment projects on the first floor.

6 Again, our typical minority MBE/WBE  
7 goals are part of this project.

8 You know, when Beth talked about the  
9 goals for her TIF district, so to speak, this  
10 project ties in very well with the Ogden/Pulaski  
11 TIF improving the quality of life, improving the  
12 image, again, driving down the street and not  
13 seeing a lot of parking lots or empty land. They  
14 specifically call it having a comprehensive housing  
15 program and having a commercial base. So these are  
16 all -- will come to fruition with this project.

17 So I have to move my Zoom box.

18 Okay. So in this case what we're  
19 saying is the Department of Planning and  
20 Development -- because they looked at that so  
21 extensively for the PD and the design, so the  
22 Departments of Planning and Development and Housing  
23 have thoroughly reviewed the proposed project, the  
24 qualifications of the development team, the

1 financial structure of the project, the need for  
2 public assistance, its public benefits, and the  
3 project's conformance with the redevelopment area  
4 plan, and DPD recommends that the CDC approve the  
5 sale of 3401-3423 to Grace Manor, or a related  
6 entity of Grace Manor, recommend the designation of  
7 Grace Manor, LP, or a related entity, as the  
8 developer, and to recommend to the City Council the  
9 granting of \$5.5 million in TIF funds for the  
10 project.

11 I think that's it. Yeah. So I'm  
12 happy to answer any questions.

13 I know Alderman Scott was invited to  
14 the meeting. I'm not sure if he made it.

15 That concludes my presentation.

16 CHAIRWOMAN BUTLER: Thank you, Beth.

17 I don't see Alderman Scott on the  
18 list of participants. Is there anyone from the  
19 alderman's office on this call, on this meeting  
20 that would like to make comments?

21 (No response.)

22 So we should ask the department, can  
23 someone answer do we have a, you know, letter of  
24 support for the record for -- from the alderman?

1 MS. WAYNE: Right. We do have a letter of  
2 support from November of last year. And he also  
3 held a community -- there were a lot of community  
4 meetings, I understand, held in conjunction with  
5 the INVEST South/West corridor projects and the RFP  
6 across the street. And this was also raised there.  
7 And then he had a specific meeting with the  
8 community in January of 2022. So he's been quite  
9 involved in this project.

10 CHAIRWOMAN BUTLER: Great. Thank you, Beth.

11 I'd like to acknowledge Pastor  
12 Marvin Hunter. Thank you for joining us. And also  
13 from East Lake Management, Ethan Lassiter, thank  
14 you for joining us as well. These two individuals  
15 are available to help answer any questions from the  
16 Commission.

17 And so at this point I'd like to ask  
18 the Commissioner do you have any questions for the  
19 City staff or for the applicant?

20 Commissioner Cox.

21 COMMISSIONER COX: Thank you, Madam Chair.

22 Not really a question, but I think  
23 I just wanted to acknowledge the nature of this  
24 partnership, this joint venture between East Lake

1 and their property development and management  
2 experience and Pastor Hunter's nonprofit that  
3 joined forces to bring something that I think is  
4 going to be a spectacular addition to Ogden and  
5 the first signs of continued transformation.

6           And the alderman was not only there  
7 at each step of the way, he was also instrumental  
8 in advancing the sale -- or the proposal to build  
9 housing on a police department parking lot.  
10 Because normally, you know, CDC would have to go  
11 and find a parcel, and, you know, generally it's an  
12 underutilized parcel, unimproved parcel. This is  
13 an unusual situation where the police department  
14 was really encouraged to take one of their parking  
15 lots off line and to know that people will be  
16 living there and a significant building will be  
17 contributing. As a result of that, it is a  
18 wonderful outcome.

19           So just by -- on all parts, how this  
20 came together was just an example of what happens  
21 when we work in alignment both the for-profit and  
22 nonprofit sector as well as government. Very  
23 pleased to support this.

24           CHAIRWOMAN BUTLER: Great. Thank you,

1 Commissioner Cox, for those remarks.

2 And, Pastor Hunter, you were kind  
3 enough to join us this afternoon. If you would  
4 like to make any comments to the Commission, please  
5 do so.

6 PASTOR HUNTER: I just want to first of all  
7 thank all of you all for your time and your service  
8 that you give to this city and our county and the  
9 whole nine yards.

10 But I especially want to thank  
11 Mr. Higginbottom, East Lake Management, for being  
12 kind enough to join with a church that has been in  
13 this community for over 58 years servicing this  
14 community. And our mission, it was food, housing,  
15 and education. And so what we try and do is to  
16 assure that no one goes hungry or uneducated or  
17 homeless within four square blocks around our  
18 church. And Mr. Higginbottom kind of heard about  
19 that mission and began to talk to me, and we came  
20 together with this collaboration.

21 Having an alderman like Michael  
22 Scott was just an amazing timing. And I just  
23 believe it was a godsend.

24 And I also want to make sure that I

1 highlight Commissioner Cox. Commissioner Cox, he  
2 drove us on this for excellence, made sure that we  
3 didn't cut any corners and that this would be a  
4 project that this community and this city could be  
5 very proud of. In fact, HUD themselves even talked  
6 about how this -- the design and the effort in this  
7 project could win some kind of award for what has  
8 come up.

9 I just want to thank the entire team  
10 and thank all of you all. Thank you, Dinah, as  
11 well.

12 CHAIRWOMAN BUTLER: Pastor Hunter, thank you  
13 so much for those remarks.

14 Are there any questions or comments  
15 from members of Commission?

16 (No response.)

17 I don't see any additional questions  
18 or comments from members of the Commission.

19 COMMISSIONER NEWSOME: Madam Chair.

20 CHAIRWOMAN BUTLER: Yes. I'm sorry,  
21 Commissioner Newsome.

22 COMMISSIONER NEWSOME: I have one question --  
23 I don't have a question. I have a couple of  
24 comments I'd like to make.

1                   First of all, I'd like to commend  
2 Dinah for a very thorough and well-written report.  
3 I really appreciate the detail that was contained  
4 in the report which eliminated my questions.

5                   And then secondly, I'd like to  
6 commend the team for the design of this particular  
7 building. It is somewhat out of the norm for the  
8 kind of buildings that we have been presented under  
9 these types of programs. And I really like the  
10 detail that was actually put into practice with  
11 this particular building and the idea of having the  
12 setbacks, et cetera. It's really a very, very  
13 handsome design. And so my hat goes off to the  
14 architect and the team that put this project  
15 together. Very, very, very wonderful project.

16                   CHAIRWOMAN BUTLER: Thank you, Vice Chair  
17 Newsome.

18                   Are there any additional questions  
19 or comments from members of the Commission?

20                   (No response.)

21                   So I will now call upon members  
22 of the public who have used the raise-your-hand  
23 feature to be recognized by the Chair.

24                   Each person called upon by the Chair

1 to speak will be limited to three minutes.

2 I don't see any raised hands. So we  
3 will now move towards calling the item for a vote.

4 The resolution before us requests  
5 the CDC's approval for the Department of Housing  
6 and the Department of Planning and Development  
7 to advertise their intentions to enter into a  
8 negotiated sale and redevelopment agreement with  
9 Grace Manor, LP, or a related entity, for the  
10 disposition of the property located at 3401 through  
11 3423 West Ogden Avenue in the Ogden/Pulaski  
12 Redevelopment Project Area, to request alternative  
13 proposals, to approve the sale of the property to  
14 Grace Manor, LP, or a related entity, if no  
15 responsive alternative proposals are received, and  
16 to recommend to the City Council of the City of  
17 Chicago the designation of Grace Manor, LP, or  
18 related entity, as developer if no responsive  
19 alternative proposals are received.

20 Do I have a motion?

21 COMMISSIONER THOMAS: So move. Latasha  
22 Thomas.

23 CHAIRWOMAN BUTLER: Thank you, Commissioner  
24 Thomas.



1 Do I have a second?

2 COMMISSIONER CHAN MCKIBBEN: Second. Grace  
3 Chan McKibben.

4 CHAIRWOMAN BUTLER: Thank you, Commissioner  
5 Chan McKibben.

6 I will now call the item for a vote.  
7 Please indicate yes, no, or if you're abstaining.

8 Vice Chair Newsome.

9 COMMISSIONER NEWSOME: Yes.

10 CHAIRWOMAN BUTLER: Secretary Wheat.

11 COMMISSIONER WHEAT: Yes.

12 CHAIRWOMAN BUTLER: Commissioner Brooks.

13 (No response.)

14 Commissioner Buford.

15 COMMISSIONER BUFORD: Yes.

16 CHAIRWOMAN BUTLER: Commissioner Cepeda.

17 (No response.)

18 Commissioner Chan McKibben.

19 COMMISSIONER CHAN MCKIBBEN: Yes.

20 CHAIRWOMAN BUTLER: Commissioner Cox.

21 COMMISSIONER COX: Yes.

22 CHAIRWOMAN BUTLER: Commissioner Curtis.

23 (No response.)

24 Commissioner Davis.

1 COMMISSIONER DAVIS: Yes.

2 CHAIRWOMAN BUTLER: Commissioner Gomez.

3 COMMISSIONER GOMEZ: Yes.

4 CHAIRWOMAN BUTLER: Commissioner Griggs.

5 COMMISSIONER GRIGGS: Yes.

6 CHAIRWOMAN BUTLER: Commissioner Rhodes is  
7 abstaining.

8 Commissioner Thomas.

9 COMMISSIONER THOMAS: Yes.

10 CHAIRWOMAN BUTLER: Commissioner Trevino.

11 COMMISSIONER TREVINO: Yes.

12 CHAIRWOMAN BUTLER: Chair Butler votes yes.

13 The motion passes.

14 Thank you so much.

15 MS. WAYNE: Thank you.

16 CHAIRWOMAN BUTLER: For our second item of  
17 new business, the Department of Planning and  
18 Development is requesting authority to advertise  
19 its intention to enter into a negotiated sale with  
20 NeighborSpace, a nonprofit urban land trust, for  
21 the disposition of the property located at 5384  
22 North Bowmanville in the Devon & Western Tax  
23 Increment Financing Redevelopment Project Area, to  
24 request alternative proposals, and to approve the

1 sale of the property to NeighborSpace if no  
2 responsive alternative proposals are received.

3 Meg Gustafson will --

4 MS. GUSTAFSON: Gustafson.

5 CHAIRWOMAN BUTLER: Sorry about that, Meg.

6 MS. GUSTAFSON: That's okay.

7 CHAIRWOMAN BUTLER: I do that all the time.

8 -- (continuing) will present the  
9 staff report on behalf of the Department of  
10 Planning and Development.

11 Meg, you may begin your presentation  
12 when ready. Thank you.

13 MS. GUSTAFSON: Good afternoon, everyone.

14 For the record, my name is Meg Gustafson. I'm with  
15 the Department of Planning.

16 I also have Bradley Roback here with  
17 me also from DPD and Ben Helphand from NeighborSpace.

18 What we are proposing here is much  
19 simpler than the two previous presentations. This  
20 is just a single City-owned parcel that we would  
21 like to sell to NeighborSpace for a community  
22 garden with a land write-down to a dollar. It's  
23 currently zoned C2-2, which a garden is a permitted  
24 use.

1                   Let me go to my next slide. This  
2 is in Alderman Vasquez's ward, and he is a strong  
3 supporter of this.

4                   Here is a slide about NeighborSpace.  
5 And if you guys have questions about that, Ben can  
6 answer them. They are a community land trust with  
7 over a hundred gardens all across the City of  
8 Chicago.

9                   Here's the site. It's completely  
10 surrounded by the Rosehill Cemetery. It's actually  
11 been a garden for many years. We, the City, DPD,  
12 spent \$350,000 in TIF funds to acquire it about ten  
13 years ago. And it has been functioning as a  
14 garden, but we haven't done the land transfer yet.  
15 We were thinking of leasing it for many years, and  
16 now we decided we want to actually finish this  
17 transfer. So this is kind of a housekeeping-type  
18 land transfer.

19                   The community's in support of it.  
20 And they have done a lot of their own fundraising  
21 to build the arbor and the garden that you see the  
22 photos of on the right.

23                   And that concludes my presentation.  
24 If anyone has questions, please let me know.

1 CHAIRWOMAN BUTLER: All right. Thank you,  
2 Meg.

3 MS. GUSTAFSON: Thank you.

4 CHAIRWOMAN BUTLER: Is Alderman Andre Vasquez  
5 from the 40th Ward available and present, or is  
6 anyone from his office in this meeting?

7 MS. GUSTAFSON: I'm not sure. And -- but I  
8 have a letter of support from him.

9 CHAIRWOMAN BUTLER: Great. Thank you.

10 MS. GUSTAFSON: Sorry about that.

11 I don't know if Ben Helphand has  
12 anything to add about Alderman Vasquez's support.

13 CHAIRWOMAN BUTLER: Yes. I was just going to  
14 acknowledge Ben and to let the Commissioners know  
15 that in addition to the DPD representative, we have  
16 Ben Helphand from NeighborSpace to help answer your  
17 questions about this agenda item.

18 So, Ben, are there any comments that  
19 you'd like to make to the Commission?

20 MR. HELPHAND: Thank you. The only thing  
21 that I would add is that, like Meg said, this has  
22 been a well-tended and active community space  
23 for the last decade, you know, tended by the  
24 Bowmanville Community Organization.

1           It actually connects to a site that  
2 we have leased along Rosehill Cemetery for 25  
3 years. So extending from that little red trapezoid  
4 two blocks up Ravenswood is a beautiful green way  
5 along -- you know, outside the walls of the  
6 cemetery. So this actually connects with that.

7           I would also add that the  
8 Bowmanville Community Organization has a long  
9 history of taking care of community spaces both  
10 with NeighborSpace and, you know, CDOT-owned spaces  
11 and Streetscapes. NeighborSpace owns two other  
12 sites in the Bowmanville area, and they've all  
13 been, you know, wildly successful and well tended.

14           So we're very confident that this  
15 site will continue in that tradition. And that  
16 they did raise -- they raised, I think, more than  
17 \$50,000 to build out this site. They raised  
18 \$70,000 to build out the last site we worked on  
19 along Ravenswood. So they're a great partner.

20           CHAIRWOMAN BUTLER: Great. And for the  
21 record, Ben -- thank you for those remarks. But  
22 for the record, can you just please state your name  
23 and --

24           MR. HELPHAND: Yes.

1 CHAIRWOMAN BUTLER: -- the organization  
2 you're representing.

3 MR. HELPHAND: Yeah. I'm Bill Helphand. I'm  
4 executive director of NeighborSpace.

5 CHAIRWOMAN BUTLER: Great. Thank you.

6 Do members of the Commission have  
7 any questions for City staff or the development  
8 team?

9 (No response.)

10 I don't see any hands raised by  
11 members of the Commission.

12 Any comments from members of the  
13 Commission?

14 Vice Chair Newsome.

15 COMMISSIONER NEWSOME: I'd just like to say  
16 that NeighborSpace has a long, long history  
17 throughout the city. They do excellent, outstanding  
18 work. But I must add that this is the very first  
19 project that they have taken on that I was totally  
20 unfamiliar with the street. And your project has  
21 forced me to locate Bowmanville as a community and  
22 as a street in the City of Chicago.

23 CHAIRWOMAN BUTLER: Thank you, Vice Chair  
24 Newsome.

1                   Are there additional comments or  
2 questions from members of the Commission?

3   (No response.)

4                   I will now call upon members of the  
5 public who have used the raise-your-hand feature to  
6 be recognized by the Chair.

7                   Each person called upon by the Chair  
8 to speak will be limited to three minutes each to  
9 speak.

10                   I don't see any members of the  
11 public with their hand raised.

12                   So if there are no further questions  
13 or comments, we will now call the item for a vote.

14                   The resolution before us recommends  
15 CDC approval of the Department of Planning and  
16 Development's request for authority to advertise  
17 its intention to enter into a negotiated sale with  
18 NeighborSpace, a nonprofit urban land trust, for  
19 the disposition of the property located at 5384  
20 North Bowmanville in the Devon & Western Tax  
21 Increment Financing Redevelopment Project Area, to  
22 request alternative proposals, and to approve the  
23 sale of the property to NeighborSpace if no  
24 responsive alternative proposals are received.



1 Do I have a motion?

2 COMMISSIONER NEWSOME: So move, Madam Chair.

3 Commissioner Newsome.

4 CHAIRWOMAN BUTLER: Thank you, Vice Chair

5 Newsome.

6 Do I have a second?

7 COMMISSIONER RHODES: I'll second.

8 CHAIRWOMAN BUTLER: Thank you, Commissioner

9 Rhodes.

10 I will now call the item for a vote.

11 Vice Chair Newsome.

12 COMMISSIONER NEWSOME: Yes.

13 CHAIRWOMAN BUTLER: Secretary Wheat.

14 COMMISSIONER WHEAT: Yes.

15 CHAIRWOMAN BUTLER: Commissioner Brooks.

16 (No response.)

17 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.

1 CHAIRWOMAN BUTLER: Commissioner Curtis.

2 (No response.)

3 Commissioner Davis.

4 COMMISSIONER DAVIS: Yes.

5 CHAIRWOMAN BUTLER: Commissioner Gomez.

6 COMMISSIONER GOMEZ: Yes.

7 CHAIRWOMAN BUTLER: 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: And the Chair votes yes.

16 The item -- the motion passes.

17 I would now like to request a motion

18 to adjourn.

19 Do I have a motion?

20 COMMISSIONER CHAN McKIBBEN: So move. This

21 is Grace Chan McKibben.

22 CHAIRWOMAN BUTLER: Thank you, Commissioner.

23 COMMISSIONER GOMEZ: Second. Gomez.

24 CHAIRWOMAN BUTLER: Thank you, Commissioner

1 Gomez.

2 All in favor signify by saying yes.

3 (Chorus of ayes.)

4 Anyone not want to adjourn the  
5 meeting?

6 (No response.)

7 The yeas have it. The meeting is  
8 adjourned. Have a great rest of the day. Thank  
9 you.

10 (The proceedings adjourned at  
11 2:01 p.m.)

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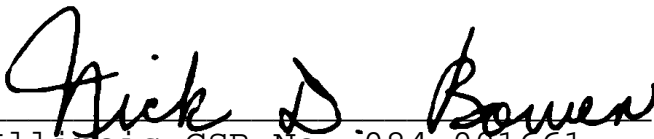
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REPORTER'S CERTIFICATE

I, Nick D. Bowen, do hereby certify that I reported in shorthand the proceedings of said hearing as appears from my stenographic notes so taken and transcribed under my direction.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Chicago, Illinois, this 22nd day of April 2022.

  
\_\_\_\_\_  
Illinois CSR No. 084-001661

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