

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street Chicago, Illinois**  
**Regular Meeting, 1:00 PM**  
**July 12, 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  
Dwight Curtis  
Latasha Thomas

**Late**

Grace Chan McKibben

**Not Present**

Adela Cepeda  
Maurice Cox  
Leslie Davis  
Jacqueline Gomez  
Cornelius Griggs  
Ivette Trevino  
Eileen Rhodes (Resigned prior to meeting)

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 JUNE 14<sup>th</sup> MEETING**

Motioned by Secretary Wheat. Seconded by Commissioner Thomas.

Approved 6-0-8 Yeas: Butler, Newsome, Wheat, Buford, Curtis, Thomas. Abstain or Not Present: Cepeda, Chan McKibben, Cox, Davis, Gomez, Griggs; Rhodes; Trevino

### **III. NEW BUSINESS**

#### **A. 35TH AND HALSTED TIF REDEVELOPMENT PROJECT AREA (WARD 12)**

Request authority for the Department of Planning and Development to issue and advertise a Request for Proposals for the sale and redevelopment of City-owned property located 1717 W. Pershing Road and 1769 W. Pershing Road in the Pershing Road Subarea of the 35th and Halsted Tax Increment Financing Redevelopment Project Area.

**Nolan Zaroff**  
**22-CDC-27**

Motioned by Thomas, seconded by Curtis; Approved 6-0-8 Yeas: Butler, Newsome, Wheat, Buford, Curtis, Thomas. Abstain or Not Present: Cepeda, Chan McKibben, Cox, Davis, Gomez, Griggs; Rhodes; Trevino

#### **B. PROPOSED 79<sup>TH</sup> STREET CORRIDOR TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 3 (WARD 24)**

Accept for review the amended redevelopment plan for the proposed 79<sup>th</sup> Street Corridor Tax Increment Financing Redevelopment Project Area Amendment No. 3, and set dates for a public meeting of the Joint Review Board and a public hearing.

**Emily Kish**  
**22-CDC-28**

Motioned by Newsome, seconded by Chan McKibben; Approved 7-0-7 Yeas: Butler, Newsome, Wheat, Buford, Chan McKibben, Curtis, Thomas. Abstain or Not Present: Cepeda, Cox, Davis, Gomez, Griggs; Rhodes; Trevino

#### **C. PROPOSED HOMAN-ARTHINGTON TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 3 (WARD 24)**

Accept for review the amended redevelopment plan for the proposed Homan-Arthington Tax Increment Financing Redevelopment Project Area Amendment No. 3, and set dates for a public meeting of the Joint Review Board and a public hearing.

**Emily Kish**  
**22-CDC-29**

Motioned by Newsome, seconded by Wheat  
Approved 7-0-7 Yeas: Butler, Newsome, Wheat, Buford, Chan McKibben, Curtis, Thomas. Abstain or Not Present: Cepeda, Cox, Davis, Gomez, Griggs; Rhodes; Trevino

#### **D. CHICAGO/CENTRAL PARK REDEVELOPMENT PROJECT AREA (WARD 27)**

Request authority to advertise the Department of Housing's intention to enter into a City Lots for Working Families redevelopment agreement with Inherent Invest LLC, or to a related entity, for the disposition of the property located at 3740 W Huron St; 3738 W. Huron St; 654 N Ridgeway Ave; 652 N Ridgeway Ave; 648 N Ridgeway

Ave; 646 N. Ridgeway Ave; 632 N Ridgeway Ave; 628 N Ridgeway Ave; | 645 N. Lawndale Ave; 643 N. Lawndale Ave; 615 N Lawndale Ave; 613 N Lawndale Ave; 3658 W Ohio St; 3654 W. Ohio St; 3652 W Ohio St; 3650 W Ohio St; 3648 W Ohio St; 3713 W Ohio St; 3711 W. Ohio St; and 554 N Monticello Ave, in the Chicago/ Central Park TIF Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Inherent Invest LLC, or to a related entity, if no responsive alternative proposals are received.

**Brian O'Donnell**

**22-CDC-30**

Motioned by Thomas, seconded by Chan McKibben

Approved 7-0-7 Yeas: Butler, Newsome, Wheat, Buford, Chan McKibben, Curtis, Thomas. Abstain or Not Present: Cepeda, Cox, Davis, Gomez, Griggs; Rhodes; Trevino

**E. SOUTH CHICAGO TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA (WARD 10)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with SACRED Apartments Developer LLC for the disposition of the property located at 9230 S. Burley Ave., Chicago IL 60617 in the South Chicago Tax Increment Financing Redevelopment Project Area; to request alternative proposals; and to approve the sale of the property to SACRED Apartments Developer LLC, if no responsive alternative proposals are received; and to request authority for the Department of Planning and Development to negotiate a redevelopment agreement with SACRED Apartments Developer LLC for redevelopment of the property and to recommend to the City Council of the City of Chicago the designation of SACRED Apartments Developer LLC as Developer if no responsive alternative proposals are received.

**Yixiao Shen**

**22-CDC-31**

Motioned by Wheat, seconded by Thomas

Approved 7-0-7 Yeas: Butler, Newsome, Wheat, Buford, Chan McKibben, Curtis, Thomas. Abstain or Not Present: Cepeda, Cox, Davis, Gomez, Griggs; Rhodes; Trevino

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**IV. ADJOURNMENT**

1 MEETING  
2 OF THE  
3 COMMUNITY DEVELOPMENT COMMISSION

4  
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9 Zoom Video Teleconference

10  
11 Tuesday, July 12, 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 GRACE CHAN McKIBBEN  
19 DWIGHT CURTIS  
20 LATASHA THOMAS

21  
22  
23 Reported by: Nick D. Bowen  
24

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1 CHAIRWOMAN BUTLER: Good afternoon, and  
 2 welcome to the July 12th regular meeting of the  
 3 Community Development Commission of Chicago.  
 4 I am Gwendolyn Hatten Butler, Chair  
 5 of the CDC and the host of today's virtual meeting.  
 6 Before I call the meeting to order,  
 7 I must announce that our colleague, Commissioner  
 8 Eileen Rhodes, has resigned her commission  
 9 following our last meeting.  
 10 Eileen served on the CDC with  
 11 distinction for nearly seven years and has resigned  
 12 her commission due to an increased workload in her  
 13 full-time role. I would like to thank Eileen both  
 14 personally and on behalf of the CDC for her skills  
 15 and the input she shared with us and the citizens  
 16 of Chicago. We will certainly miss her experience  
 17 on this Commission.  
 18 Thank you, Eileen.  
 19 I will now call the July 12th  
 20 meeting of the Community Development Commission  
 21 to order.  
 22 On June 24th, 2022, Governor  
 23 Pritzker renewed his executive order proclaiming  
 24 that all counties in the state of Illinois are in

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1 a disaster area. Section 7 of the Illinois Open  
 2 Meetings Act allows the CDC, along with other City  
 3 boards and commissions, to host virtual meetings  
 4 during this COVID-19 public health emergency  
 5 provided that certain conditions are met.  
 6 One of those conditions is that  
 7 the Chair of this Commission determines that an  
 8 in-person meeting on the scheduled meeting date  
 9 would not be practical or prudent. To ensure that  
 10 today's virtual meeting meets all conditions of  
 11 the Open Meetings Act, I am hereby making the  
 12 determination pursuant to Section 7(e)(2) of the  
 13 act that due to the COVID-19 public health  
 14 emergency an in-person meeting would not have been  
 15 practical or prudent today.  
 16 Therefore, in accordance with the  
 17 Commission's emergency rules, this meeting is being  
 18 held virtually on Zoom and can be viewed live via  
 19 the Commission's website.  
 20 A court reporter is present today to  
 21 record the proceedings.  
 22 Commissioners, you have all been  
 23 designated as panelists, which allows you to be  
 24 able to control your microphone. Please remember

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1 to place your microphone on mute unless you wish to  
 2 speak. And if you would want to be recognized by  
 3 the Chair, please activate the raise-your-hand  
 4 feature and you will be called in order.  
 5 The agenda for today's meeting was  
 6 posted on June 8th both online at the CDC's website  
 7 and physically in City Hall.  
 8 I will now begin the meeting with a  
 9 call of the roll.  
 10 Commissioners, when your name is  
 11 called, please turn your microphone on, respond by  
 12 saying present, and please also indicate that you  
 13 can hear me.  
 14 Vice Chair Newsome.  
 15 COMMISSIONER NEWSOME: Present. And I can  
 16 hear you.  
 17 CHAIRWOMAN BUTLER: Secretary Wheat.  
 18 COMMISSIONER WHEAT: Present. And I can hear  
 19 you.  
 20 CHAIRWOMAN BUTLER: Commissioner Buford.  
 21 COMMISSIONER BUFORD: Present. And I can  
 22 hear you.  
 23 CHAIRWOMAN BUTLER: Commissioner Cepeda.  
 24 (No response.)

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1 Commissioner Chan McKibben.  
 2 (No response.)  
 3 Commissioner Cox.  
 4 (No response.)  
 5 Commissioner Curtis.  
 6 COMMISSIONER CURTIS: Present. And I can  
 7 hear you.  
 8 CHAIRWOMAN BUTLER: Commissioner Davis.  
 9 (No response.)  
 10 Commissioner Gomez.  
 11 (No response.)  
 12 Commissioner Griggs.  
 13 (No response.)  
 14 Commissioner Thomas.  
 15 COMMISSIONER THOMAS: Present. And I can  
 16 hear you.  
 17 CHAIRWOMAN BUTLER: Commissioner Trevino.  
 18 (No response.)  
 19 Chairwoman Butler is present.  
 20 We have a quorum.  
 21 The first item on our agenda  
 22 requests approval of the minutes from our previous  
 23 meeting held on June 14th, 2022. The Commissioners  
 24 have had an opportunity to review the minutes. And

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1 if there are no corrections, I am looking for a  
 2 motion to approve.  
 3 Do I have a motion?  
 4 COMMISSIONER WHEAT: So moved. Commissioner  
 5 Wheat.  
 6 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 7 Wheat.  
 8 Do I have a second?  
 9 COMMISSIONER THOMAS: Second. Commissioner  
 10 Thomas.  
 11 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 12 Thomas.  
 13 In accordance with the Open Meetings  
 14 Act, all votes are to be conducted by roll call so  
 15 that each member's vote on each issue can be  
 16 identified and recorded.  
 17 Commissioners, if you were not  
 18 present -- if you were not in attendance during the  
 19 June 14th meeting, please abstain from this vote.  
 20 Vice Chair Newsome.  
 21 COMMISSIONER NEWSOME: Yes.  
 22 CHAIRWOMAN BUTLER: Secretary Wheat.  
 23 COMMISSIONER WHEAT: Yes.  
 24 CHAIRWOMAN BUTLER: Commissioner Buford.

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1 COMMISSIONER BUFORD: Yes.  
 2 CHAIRWOMAN BUTLER: Commissioner Cepeda.  
 3 (No response.)  
 4 Commissioner Chan McKibben.  
 5 (No response.)  
 6 Commissioner Cox.  
 7 (No response.)  
 8 Commissioner Curtis.  
 9 COMMISSIONER CURTIS: Yes.  
 10 CHAIRWOMAN BUTLER: Commissioner Davis.  
 11 (No response.)  
 12 Commissioner Gomez.  
 13 (No response.)  
 14 Commissioner Griggs.  
 15 (No response.)  
 16 Commissioner Thomas.  
 17 COMMISSIONER THOMAS: Yes.  
 18 CHAIRWOMAN BUTLER: Commissioner Trevino.  
 19 (No response.)  
 20 And Chairwoman Butler votes yes.  
 21 The motion passes.  
 22 The public was given an opportunity  
 23 to provide written comments up to 24 hours prior to  
 24 the start of this meeting through the CDC email

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1 address, which is cdc@cityofchicago.org. There  
 2 were no written comments in the CDC mailbox for  
 3 today's meeting.  
 4 The CDC's emergency rules allow for  
 5 members of the public wishing to comment on an  
 6 agenda item to do so by registering in advance at  
 7 the CDC's mailbox up to 24 hours before the start  
 8 of today's meeting. There were no individuals who  
 9 signed up in advance to speak at today's meeting.  
 10 Following each of today's staff  
 11 presentations, the Chair will also call upon  
 12 members of the public who have used the raise-  
 13 your-hand feature to be recognized by the Chair.  
 14 However, due to capacity limitations of the  
 15 available technology, a limit of 15 members of the  
 16 public may be called upon by the Chair to speak and  
 17 will be limited to three minutes per agenda item.  
 18 For our first item of new business,  
 19 the Department of Planning and Development is  
 20 requesting authority to issue and advertise a  
 21 request for proposals for the sale and  
 22 redevelopment of City-owned property located at  
 23 1717 West Pershing Road and 1769 West Pershing Road  
 24 in the Pershing Road Subarea of the 35th and

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1 Halsted Tax Increment Financing Redevelopment  
 2 Project Area.  
 3 Nolan Zaroff will present the staff  
 4 report on behalf of the City's Department of  
 5 Planning and Development.  
 6 Nolan, you may begin your  
 7 presentation when ready.  
 8 MR. ZAROFF: Thank you. Can you hear me?  
 9 CHAIRWOMAN BUTLER: Yes.  
 10 MR. ZAROFF: And can you see the screen?  
 11 CHAIRWOMAN BUTLER: Yes, we can see the  
 12 screen. Thank you.  
 13 MR. ZAROFF: Great. Thank you.  
 14 Good afternoon, Madam Chair, members  
 15 of the Commission.  
 16 Again, for the record, my name is  
 17 Nolan Zaroff with the Department of Planning and  
 18 Development.  
 19 The item before you today is a  
 20 request for authority to advertise and issue a  
 21 request for proposals for 1717 and 1769 West  
 22 Pershing Road, two City-owned properties in the  
 23 Pershing Road Central Manufacturing District.  
 24 The properties are located in the

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1 12th Ward on the border between New City and  
 2 McKinley Park community areas. The properties are  
 3 in the 35th and Halsted TIF and are currently zoned  
 4 M2-3. Overall the properties comprise about seven  
 5 acres.  
 6 Here you can see the broader  
 7 context. The central manufacturing district is  
 8 outlined in red here. And everything in yellow is  
 9 owned by the City of Chicago.  
 10 The two sites DPD wishes to include  
 11 in an RFP are labeled site A and site B on the left  
 12 side of the image.  
 13 To the south behind the buildings is  
 14 a rail yard, and to the north across Pershing Road  
 15 are the residential neighborhoods of McKinley Park.  
 16 Here you can see the zoning and land  
 17 use context. The subject properties are, again,  
 18 identified as site A and site B. And you can see  
 19 there's a broad range of land uses surrounding them.  
 20 Directly to the south is the  
 21 Stockyards Planned Manufacturing District and  
 22 Norfolk Southern rail yard. Directly across the  
 23 street to the north is commercial and residential  
 24 uses. And about a half mile to the west is

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1 McKinley Park proper.  
 2 The two other buildings that the  
 3 City owns directly to the west are being used for  
 4 City storage and operations. And directly to the  
 5 east is an indoor recreation center.  
 6 So there are a number of challenges  
 7 associated with these City-owned properties. The  
 8 first is just the sheer size of these properties;  
 9 each building is around half a million square feet.  
 10 And they're very expensive to renovate.  
 11 The buildings have seen years of  
 12 deferred maintenance and have many un-remediated  
 13 environmental -- or may have un-remediated  
 14 environmental concerns. While many of the former  
 15 industrial buildings within the district have  
 16 transitioned to nonindustrial uses over the past  
 17 several years, the area is still predominantly  
 18 industrial, and so environmental justice concerns  
 19 are also present.  
 20 We are currently working with the  
 21 Department of Housing and the Department of Public  
 22 Health to refine language for the RFP on how  
 23 housing can be appropriately incorporated into the  
 24 site.

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1 Several of the buildings have some  
 2 operations still occurring in them, City operations,  
 3 and so there are a number of entities that need to  
 4 be involved in the redevelopment conversation.  
 5 And finally, while there is a need  
 6 to be comprehensive in our visioning for the  
 7 buildings and the overall district, no single  
 8 developer is going to be able to tackle these  
 9 properties, so an incremental approach is needed.  
 10 In the past, City efforts to market  
 11 and sell these properties have considered them as a  
 12 whole, but this RFP looks to break them into more  
 13 manageable chunks which we think will improve the  
 14 likelihood of receiving feasible proposals.  
 15 That said, there's a lot of  
 16 opportunity in these properties. First, again,  
 17 we're talking about nearly 1.5 million square feet  
 18 of space, and the buildings, while in need of  
 19 maintenance, are structurally sound.  
 20 With City ownership comes the  
 21 ability to shape the outcome of these buildings,  
 22 and we have a wealth of ideas to pull from,  
 23 including the 2021 McKinley Park Neighborhood Plan,  
 24 developed by CMAP with the input of DPD, and the

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1 recent C40 Students Reinventing Cities competition,  
 2 which tasked university students from around the  
 3 world with the challenge of creating a unified  
 4 vision for the central manufacturing district. The  
 5 image on this slide is just an example of that  
 6 work.  
 7 And finally, DPD has already  
 8 received several proposals and expressions of  
 9 interest from investors. This RFP would be an  
 10 opportunity both to articulate the City's  
 11 priorities for these properties and also to  
 12 establish a framework for the evaluation of  
 13 proposals.  
 14 So here is a closer look at the main  
 15 City-owned buildings in the central manufacturing  
 16 district, not including the clock tower to the  
 17 west. 1769 West Pershing Road, colored in green on  
 18 this image, is vacant and would be the primary  
 19 property included in an RFP.  
 20 To the left of that, east, is 1717  
 21 West Pershing Road, which is currently being used  
 22 by the Department of Streets and Sanitation as well  
 23 as the Department of Transportation. DPD intends  
 24 to include this property as an option in the RFP,

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1 and proposals that include it would have to  
 2 meaningfully integrate into a develop- -- or  
 3 integrate it into a development concept for 1769  
 4 West Pershing Road as well as be prepared to assist  
 5 the City in relocating or incorporating existing  
 6 City operations on the site.  
 7 The other two properties here would  
 8 not be included in this RFP.  
 9 As I said previously, this RFP is an  
 10 opportunity to establish a clear set of expectations  
 11 around how the City will evaluate not just the  
 12 proposals we have already received to date, but any  
 13 additional proposals that come in as a result of  
 14 this RFP process.  
 15 Proposals will need to articulate a  
 16 clear narrative that details programs and proposed  
 17 uses, provide a preliminary budget that identifies  
 18 funding sources and City assistance required,  
 19 demonstrate a community benefit and catalytic  
 20 impact, and make it clear that the project team can  
 21 actually execute what they are proposing.  
 22 So for our next steps, DPD is in the  
 23 process of acquiring appraisals for both properties.  
 24 We have one for 1717 West Pershing Road from 2011,

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1 but the City has never ordered one for 1769. These  
 2 evaluations will be included as an addendum to the  
 3 RFP once they are received.  
 4 We currently plan to issue this RFP  
 5 next Monday, July 18th, and expect proposals back  
 6 roughly three months later, on October 21st.  
 7 At that time, similar to what we've  
 8 done with the INVEST South/West RFPs, DPD will  
 9 establish an evaluation committee, which may  
 10 include up to three community stakeholders, to  
 11 evaluate the proposals, and we will also launch a  
 12 community engagement process to socialize proposals  
 13 with the community and receive feedback.  
 14 Finally, DPD hopes to select a  
 15 successful proposal by the end of this year and  
 16 then work in quarter -- first quarter of 2023 to  
 17 refine the concept and finalize an RDA.  
 18 So that concludes my presentation.  
 19 At this time I'd be happy to take any questions.  
 20 CHAIRWOMAN BUTLER: Thank you, Nolan.  
 21 Nolan, do you know if Alderman  
 22 Cardenas or anyone from his office is going to join  
 23 us and can speak to the support?  
 24 MR. ZAROFF: So Alderman Cardenas is out of

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1 town this week, so he was not able to join. I  
 2 spoke to his staff this morning, and they will be  
 3 submitting a letter of support.  
 4 CHAIRWOMAN BUTLER: All right. Thank you so  
 5 much.  
 6 Commissioners, do you have any  
 7 questions for the department?  
 8 (No response.)  
 9 I don't see any hands raised -- oh,  
 10 I'm sorry. Okay. Secretary Wheat.  
 11 COMMISSIONER WHEAT: Thank you, Madam Chair.  
 12 A question for staff. Can you talk  
 13 a little bit about the nature of community  
 14 involvement or community engagement in the site  
 15 itself over the years?  
 16 If memory serves me correct, I think  
 17 your presentation pointed to this. This was --  
 18 this site was initially kind of identified for a  
 19 climate competition a few years back. And so I  
 20 don't -- you know, a variety of folks who have been  
 21 kind of talking about this site. So in particular  
 22 I'm trying to understand kind of what are the  
 23 expectations that were set as a part of that  
 24 process and how they fold in or do not fold into

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1 what this process is going to look like.  
 2 MR. ZAROFF: Sure. Thank you.  
 3 Yeah, so you're correct. This --  
 4 these properties have been kind of around the block  
 5 several times. So back in 2018, DPD worked with  
 6 C40 to issue an RFP for all of these properties,  
 7 all three -- or, I'm sorry, all four sites -- I can  
 8 go back to -- all four of these sites. And through  
 9 that process, there was some community engagement.  
 10 You know, ultimately there was no proposal selected  
 11 from that process. But that was sort of the first  
 12 round.  
 13 And then in -- from 20- -- I think  
 14 2019 to 2021, the Chicago Metropolitan Agency for  
 15 Planning, CMAP, in coordination with DPD and the  
 16 McKinley Park Development Council did a planning  
 17 study for the McKinley Park neighborhood and  
 18 devoted an entire chapter to the central  
 19 manufacturing district and these buildings. And so  
 20 that plan articulates a number of sort of goals and  
 21 a vision for these properties. That involved  
 22 community engagement.  
 23 And then in 2020, in kind of  
 24 finalizing last year, DPD again worked with C40 on



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1 this sort of student competition. And so we had 14  
 2 teams of university students from around the world,  
 3 two of them were local, to kind of vision -- or  
 4 develop a vision for these properties. A number of  
 5 those teams also engaged the community. And the  
 6 winning -- or sort of the winning team of that  
 7 competition was from the University of -- I believe  
 8 from UIC. I'm sorry, the University of Chicago.  
 9 And so they did some community engagement, did kind  
 10 of on-the-ground research for that too.  
 11 So all of those -- you know, each  
 12 of those kind of touch points included community  
 13 engagement. And so what this RFP looks to do is  
 14 actually, you know, pull from all of those -- from  
 15 those past planning efforts to articulate kind of a  
 16 unified vision for these properties.  
 17 And so we're looking at things  
 18 like -- some of the things that came out of those  
 19 past planning efforts were, you know, a focus on  
 20 sustainability, a focus on historic preservation of  
 21 the buildings, a focus on making sure that these  
 22 buildings kind of reengage with the neighborhood.  
 23 And so kind of reactivating the street frontage  
 24 here, providing active uses, providing amenities

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1 for the neighboring community. And so all of those  
 2 goals are going to be articulated in the RFP.  
 3 COMMISSIONER WHEAT: Okay. Great. Thank  
 4 you.  
 5 CHAIRWOMAN BUTLER: Secretary Wheat, any  
 6 follow-up questions?  
 7 COMMISSIONER WHEAT: No, Madam Chair. I'm  
 8 good.  
 9 CHAIRWOMAN BUTLER: Thank you.  
 10 Vice Chair Newsome.  
 11 COMMISSIONER NEWSOME: Madam Chair. And to  
 12 Nolan, my question to you is there has been quite a  
 13 bit of development to the west of this site which  
 14 has so much changed the character of that whole  
 15 entire area and has increased property values  
 16 within that particular area.  
 17 So I guess I'm questioning whether  
 18 or not the use of a 2011 appraisal is sufficient at  
 19 this time.  
 20 MR. ZAROFF: Right. So we -- yeah, I  
 21 mentioned that just to say that that is some due  
 22 diligence we still need to do. So we are ordering  
 23 a new appraisal for both properties. And we'll ask  
 24 for an appraisal for each of them separately so

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1 that we have that information. We will not be  
 2 using the 2011 appraisal in evaluation of this.  
 3 COMMISSIONER NEWSOME: Thank you.  
 4 MR. ZAROFF: Thank you.  
 5 CHAIRWOMAN BUTLER: Vice Chair Newsome, any  
 6 additional questions?  
 7 COMMISSIONER NEWSOME: No, Madam Chair. That  
 8 is sufficient.  
 9 CHAIRWOMAN BUTLER: Thank you.  
 10 I'd like to acknowledge Commissioner  
 11 Chan McKibben who did join us before Nolan began  
 12 his presentation. Thank you so much.  
 13 COMMISSIONER CHAN McKIBBEN: Yeah. Thank  
 14 you, Chair Butler.  
 15 I may have missed this, Nolan. Was  
 16 there extensive investigation on environmental  
 17 issues with this particular site prior to the  
 18 develop- -- prior to the development of the plans?  
 19 And I also wanted to note that I was  
 20 aware of the University of Chicago's community  
 21 meetings a couple weeks ago. I just wasn't able to  
 22 join. Yeah. Go ahead.  
 23 MR. ZAROFF: Yeah. Thank you.  
 24 So we are working closely with AIS

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1 on this. You know, they have been managing these  
 2 properties for the last several years, for decades,  
 3 I think.  
 4 Two of the properties have been,  
 5 you know, cleaned up and are being used by City  
 6 operations. We will work with them to identify any  
 7 potential issues with 1769 and 1717.  
 8 In addition, the RFP will require  
 9 that, you know, any proposer -- or any successful  
 10 proposal will need to conduct sort of, you know  
 11 phase 1 environmental work. And we will work with  
 12 them on a plan for identifying any remediation  
 13 issues and resolving those.  
 14 COMMISSIONER CHAN McKIBBEN: Thank you.  
 15 CHAIRWOMAN BUTLER: Commissioner Chan  
 16 McKibben, any additional questions?  
 17 COMMISSIONER CHAN McKIBBEN: No additional  
 18 questions. Thank you.  
 19 CHAIRWOMAN BUTLER: Great. I don't see any  
 20 other hands raised by members of the Commission.  
 21 So if there are no additional  
 22 questions from the Commissioners, I will now turn  
 23 to the members of the public.  
 24 Prior the start of this meeting, no

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1 members of the public signed up to speak on this  
 2 matter. I will now call upon members of the  
 3 public, if any, who have used the raise-your-hand  
 4 feature to be recognized by the Chair. Each person  
 5 recognized to speak will be limited to three  
 6 minutes.  
 7 And I don't see any members of the  
 8 public that have raised their hand, so we will move  
 9 on.  
 10 Commissioners, do you have any  
 11 further questions for the Planning Department or  
 12 the development team?  
 13 (No response.)  
 14 If there are no further questions or  
 15 comments from the Commissioners, I will call the  
 16 item to a vote.  
 17 The resolution before us requests  
 18 authority for the Department of Planning and  
 19 Development to issue and advertise a request for  
 20 proposals for the sale and redevelopment of City-  
 21 owned property located at 1717 West Pershing Road  
 22 and 1769 West Pershing Road in the Pershing Road  
 23 Subarea of the 35th and Halsted Tax Increment  
 24 Financing Redevelopment Project area.

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1 Do I have a motion?  
 2 COMMISSIONER THOMAS: So move. Commissioner  
 3 Thomas.  
 4 CHAIRWOMAN BUTLER: So moved by Commissioner  
 5 Thomas.  
 6 Do I have a second?  
 7 COMMISSIONER CURTIS: Second. Curtis.  
 8 CHAIRWOMAN BUTLER: So seconded by  
 9 Commissioner Curtis.  
 10 In accordance with the Open Meetings  
 11 Act, all votes are to be conducted by roll call so  
 12 that each member's vote on each issue can be  
 13 identified and recorded. Please signify your vote  
 14 on approval of the motion by saying yes, no, or  
 15 abstain.  
 16 Vice Chair Newsome.  
 17 COMMISSIONER NEWSOME: Yes.  
 18 CHAIRWOMAN BUTLER: Secretary Wheat.  
 19 COMMISSIONER WHEAT: Yes.  
 20 CHAIRWOMAN BUTLER: Commissioner Buford.  
 21 COMMISSIONER BUFORD: Yes.  
 22 CHAIRWOMAN BUTLER: Commissioner Cepeda.  
 23 (No response.)  
 24 Commissioner Chan McKibben.

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1 COMMISSIONER CHAN McKIBBEN: Yes.  
 2 CHAIRWOMAN BUTLER: Commissioner Cox.  
 3 (No response.)  
 4 Commissioner Curtis.  
 5 COMMISSIONER CURTIS: Yes.  
 6 Commissioner Davis.  
 7 (No response.)  
 8 Commissioner Gomez.  
 9 (No response.)  
 10 Commissioner Griggs.  
 11 (No response.)  
 12 Commissioner Thomas.  
 13 COMMISSIONER THOMAS: Yes.  
 14 CHAIRWOMAN BUTLER: Commissioner Trevino.  
 15 (No response.)  
 16 And Chairwoman Butler votes yes.  
 17 The motion passes. Thank you.  
 18 MR. ZAROFF: Thank you.  
 19 CHAIRWOMAN BUTLER: For our second item of  
 20 new business, the Department of Planning and  
 21 Development is requesting that the CDC accepts  
 22 for its review the proposed amendment to the  
 23 redevelopment plan for the 79th Street Corridor Tax  
 24 Increment Financing Redevelopment Project Area

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1 Amendment No. 3, and to set dates for a public  
 2 hearing of the Joint Review Board and a public  
 3 hearing. More specifically, the department is  
 4 requesting approval to hold the Joint Review Board  
 5 hearing on August 4th and the public hearing on  
 6 September 13th.  
 7 As the details of the proposed  
 8 amendment to the TIF redevelopment plan will be  
 9 thoroughly discussed at the public meeting, there  
 10 will be no presentation at this time.  
 11 Commissioners, you should have  
 12 received or will soon be receiving the proposed  
 13 amendment to the 79th Street Corridor Tax Increment  
 14 Financing Redevelopment Project Area Amendment  
 15 No. 3 for your review.  
 16 As this agenda item is only a  
 17 request for the CDC's review and to set dates for  
 18 the meeting, I will now call the item for a vote.  
 19 The resolution before us requests  
 20 the CDC's authority for the Department of Planning  
 21 and Development to accept for review the  
 22 feasibility study and redevelopment plan for the  
 23 proposed 79th Street Corridor Tax Increment  
 24 Financing Redevelopment Project Area, and to set

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1 dates for a public meeting of the Joint Review  
 2 Board and a public hearing.  
 3 Do I have a motion?  
 4 COMMISSIONER NEWSOME: So move, Madam Chair.  
 5 Commissioner Newsome.  
 6 CHAIRWOMAN BUTLER: So moved by Vice Chair  
 7 Newsome.  
 8 Do I have a second?  
 9 COMMISSIONER CHAN McKIBBEN: Second. Grace  
 10 Chan McKibben.  
 11 CHAIRWOMAN BUTLER: Seconded by Commissioner  
 12 Chan McKibben.  
 13 Under the Open Meetings Act, all  
 14 votes are to be conducted by roll call so that each  
 15 member's vote on each issue can be identified and  
 16 recorded.  
 17 Please signify your vote by stating  
 18 yes, no, or abstain.  
 19 Vice Chair Newsome.  
 20 COMMISSIONER NEWSOME: Yes.  
 21 CHAIRWOMAN BUTLER: Secretary Wheat.  
 22 COMMISSIONER WHEAT: Yes.  
 23 CHAIRWOMAN BUTLER: Commissioner Buford.  
 24 COMMISSIONER BUFORD: Yes.

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1 CHAIRWOMAN BUTLER: Commissioner Cepeda.  
 2 (No response.)  
 3 Commissioner Chan McKibben.  
 4 COMMISSIONER CHAN McKIBBEN: Yes.  
 5 CHAIRWOMAN BUTLER: Commissioner Cox.  
 6 (No response.)  
 7 Commissioner Curtis.  
 8 COMMISSIONER CURTIS: Yes.  
 9 CHAIRWOMAN BUTLER: Commissioner Davis.  
 10 (No response.)  
 11 Commissioner Gomez.  
 12 (No response.)  
 13 Commissioner Griggs.  
 14 (No response.)  
 15 Commissioner Thomas.  
 16 COMMISSIONER THOMAS: Yes.  
 17 CHAIRWOMAN BUTLER: Commissioner Trevino.  
 18 (No response.)  
 19 And Chair Butler votes yes.  
 20 The motion passes.  
 21 For our third item of new business,  
 22 it's similar to the previous item in that the  
 23 Department of Planning and Development is  
 24 requesting that the CDC accept for review the

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1 amended redevelopment plan for the proposed Homan-  
 2 Arthington Tax Increment Financing Redevelopment  
 3 Project Area Amendment No. 3, and to set dates for  
 4 a public hearing of the Joint Review Board and a  
 5 public hearing.  
 6 More specifically, the department is  
 7 requesting approval to hold the Joint Review Board  
 8 hearing on August 4th and the public hearing on  
 9 September 13th.  
 10 As the details of the proposed  
 11 amendment to the TIF redevelopment plan will be  
 12 thoroughly discussed during the public meeting,  
 13 there will be no presentation from the Department  
 14 of Planning and Development at this time.  
 15 Commissioners, you should have  
 16 received or will soon be receiving the proposed  
 17 amendment to the Homan-Arthington Tax Increment  
 18 Financing Redevelopment Project Area Amendment  
 19 No. 3 for your review.  
 20 Commissioners, do you have any  
 21 questions for the Planning Department on this?  
 22 (No response.)  
 23 Seeing that there are no questions,  
 24 we will now call item for a vote.

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1 The resolution before us requests  
 2 the CDC's authority for the Department of Planning  
 3 and Development to accept for review the amended  
 4 redevelopment plan for the proposed Homan-  
 5 Arthington Tax Increment Financing Redevelopment  
 6 Project Area Amendment No. 3, and to set dates for  
 7 a public meeting of the Joint Review Board and a  
 8 public hearing.  
 9 Do I have a motion?  
 10 COMMISSIONER NEWSOME: So move, Madam Chair.  
 11 CHAIRWOMAN BUTLER: Vice Chair Newsome.  
 12 Thank you.  
 13 Do I have a second?  
 14 COMMISSIONER WHEAT: Second. Commissioner  
 15 Wheat.  
 16 CHAIRWOMAN BUTLER: Seconded by Commissioner  
 17 Wheat.  
 18 Under the Open Meetings Act, all  
 19 votes are to be conducted by roll call so that each  
 20 member's vote on each issue can be identified and  
 21 recorded.  
 22 Vice Chair Newsome.  
 23 COMMISSIONER NEWSOME: Yes.  
 24 CHAIRWOMAN BUTLER: Secretary Wheat.

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1 COMMISSIONER WHEAT: Yes.  
 2 CHAIRWOMAN BUTLER: Commissioner Buford.  
 3 COMMISSIONER BUFORD: Yes.  
 4 CHAIRWOMAN BUTLER: Committee Cepeda.  
 5 (No response.)  
 6 Commissioner Chan McKibben.  
 7 COMMISSIONER CHAN MCKIBBEN: Yes.  
 8 CHAIRWOMAN BUTLER: Commissioner Cox.  
 9 (No response.)  
 10 Commissioner Curtis.  
 11 COMMISSIONER CURTIS: Yes.  
 12 CHAIRWOMAN BUTLER: Commissioner Davis.  
 13 (No response.)  
 14 Commissioner Gomez.  
 15 (No response.)  
 16 Commissioner Griggs.  
 17 (No response.)  
 18 Commissioner Thomas.  
 19 COMMISSIONER THOMAS: Yes.  
 20 CHAIRWOMAN BUTLER: Commissioner Trevino.  
 21 (No response.)  
 22 And Chair Butler votes yes.  
 23 The motion passes.  
 24 For our fourth item of new business,

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1 presentation when ready.  
 2 MR. O'DONNELL: Good afternoon, Chairwoman  
 3 Butler, Vice Chairwoman Newsome, and Commission  
 4 members.  
 5 For the record, my name is Brian  
 6 O'Donnell, representing the Homeownership Bureau of  
 7 the Department of Housing. Also online today is  
 8 Tim Swanson, developer and manager of Inherent  
 9 Invest, LLC.  
 10 We are here today requesting your  
 11 approval to sell 20 parcels of land in the Chicago  
 12 Central Park Redevelopment Project Area to Inherent  
 13 Invest, LLC under the City Lots for Working  
 14 Families program.  
 15 Our program was established in an  
 16 ordinance approved by City Council in November of  
 17 2017. As a reminder, the City Lots program allows  
 18 the Department of Housing to sell from 8 to 20 lots  
 19 to developers for \$1 per buildable lot to encourage  
 20 the construction of affordable for-sale housing.  
 21 25 percent of the homes can be sold with no sales  
 22 price or buyer income restrictions. Some permit  
 23 fees are also reduced or waived under the City Lots  
 24 program.

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1 the Department of Housing is requesting authority  
 2 to advertise its intention to enter into a City  
 3 Lots for Working Families redevelopment agreement  
 4 with Inherent Invest, LLC, or a related entity,  
 5 for the disposition of the property located at 3740  
 6 West Huron Street, 3738 West Huron Street, 654  
 7 North Ridgeway Avenue, 652 North Ridgeway Avenue,  
 8 648 North Ridgeway Avenue, 646 North Ridgeway  
 9 Avenue, 632 North Ridgeway Avenue, 628 North  
 10 Ridgeway Avenue, 645 North Lawndale Avenue, 643  
 11 North Lawndale Avenue, 615 North Lawndale Avenue,  
 12 613 North Lawndale Avenue, 3658 West Ohio Street,  
 13 3654 West Ohio Street, 3652 West Ohio Street, 3650  
 14 West Ohio Street, 3648 West Ohio Street, 3713 West  
 15 Ohio Street, 3711 West Ohio Street, and 554 North  
 16 Monticello Avenue, all of which are in the Chicago  
 17 Central Park TIF Redevelopment Project Area, to  
 18 request alternative proposals, and to approve the  
 19 sale of the property to Inherent Invest, LLC, or  
 20 a related entity, if no responsive alternative  
 21 proposals are received.  
 22 Brian O'Donnell will present the  
 23 staff report on behalf of the Department of Housing.  
 24 Brian, you may begin your

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1 You may recall a previous  
 2 presentation where you were briefed on the Building  
 3 Neighborhoods and Affordable Homes, BNAH, program.  
 4 These lots are in a BNAH area, which means that  
 5 homebuyers may qualify for grants of up to 50,000  
 6 or up to \$60,000 for current Humboldt Park  
 7 residents as long as funds remain available.  
 8 As you can see, the lots are tightly  
 9 compact ranging from the north side of Huron to the  
 10 south side of Ohio, and from the west side of  
 11 Monticello to the east side of Ridgeway.  
 12 Alderman Burnett supports this  
 13 proposal. I don't know if he's online or not.  
 14 I know I invited him.  
 15 Inherent Invest, LLC is an entity  
 16 created for this development by Inherent L3C. As  
 17 explained in the staff report, L3C is their hybrid  
 18 between a typical 501(c)(3) not-for-profit and a  
 19 limited liability company.  
 20 Inherent L3C's stated purpose is to  
 21 create solutions for homeownership by building  
 22 homes that can be sold at an affordable price.  
 23 As the Chairwoman said, the proposed  
 24 development is in Chicago's Central Park

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1 Redevelopment Project Area shown here. The lots  
 2 are located within the red circle.  
 3           The proposed development meets the  
 4 goals of the Chicago Central Park TIF area by  
 5 eliminating blighting conditions and by promoting  
 6 new residential development. Additionally, the  
 7 Chicago Central Park land use map calls for  
 8 residential development on these lots.  
 9     COMMISSIONER THOMAS: Excuse me.  
 10    MR. O'DONNELL: Yes.  
 11    COMMISSIONER THOMAS: Your voice is getting  
 12 lower and lower.  
 13    MR. O'DONNELL: I'm sorry. I'm loud in here.  
 14 I can take my -- I can take this off and try that.  
 15 Do you want me to do that? Is this better?  
 16    COMMISSIONER THOMAS: Yes. I guess.  
 17    MR. O'DONNELL: Okay. I don't like wearing  
 18 those anyway.  
 19           The proposed development is also  
 20 within the Humboldt Park community area on  
 21 Chicago's West Side. Humboldt Park has a  
 22 population of just over 54,000 people, down from --  
 23 down about one-third from its peak in 1930, and  
 24 down about 18 percent since the year 2000. It is a

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1 housing mix that includes over 4300 single-family  
 2 detached homes and another 252 single-family  
 3 attached homes and over 7,000 two-unit homes.  
 4 63 percent of all types of housing stock in  
 5 Humboldt Park were built before 1940 while just  
 6 over 4 percent have been built in the last 20  
 7 years.  
 8           In 2019, the median household income  
 9 in Humboldt Park was just under \$40,000.  
 10          In Humboldt Park 82 building permits  
 11 have been issued for the construction of either  
 12 single-family or two-flats since July 2017.  
 13          The City still owns 222 parcels RS  
 14 or RT zoning in Humboldt Park.  
 15          The public benefits of this proposed  
 16 development include new affordable for-sale  
 17 housing, returning long vacant tax-exempt  
 18 properties to the tax roll, helping to rebuild the  
 19 community, especially by focusing on a particular  
 20 area around a Chicago Public Schools building, in  
 21 this case, the Laura S. Ward STEM Elementary  
 22 School.  
 23          This budget, which is also in your  
 24 staff report, assumes Inherent can sell the homes

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1 for the current maximum sale price calculated  
 2 by the Department of Housing for the City Lots  
 3 program. That maximum price can be found on page 5  
 4 of your staff report.  
 5           As indicated on the slide, without  
 6 the land write-down offered by the City Lots  
 7 program, this development would likely not occur.  
 8 I suppose another reminder about the City Lots  
 9 program, the department does not set a sales price.  
 10 It establishes a maximum sales price. The  
 11 developer must meet the market or in some instances  
 12 establish the market.  
 13          And speaking of the market, the  
 14 median sales price for single-family housing in  
 15 Humboldt Park for the 12 months ending May 31st,  
 16 2022 was \$335,000. Adjusting for inflation, the  
 17 median price in Humboldt Park has increased at an  
 18 annual rate of 11.8 percent since August 2016.  
 19          The average sale price for single-  
 20 family housing for the 12 months ending May 31st,  
 21 2022 was just over \$392,000. And adjusting for  
 22 inflation, that's an increase of 8.3 percent per  
 23 year since August 2016.  
 24          Now on to the homes. You can see

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1 the floor plans for these modular homes on the left  
 2 side of the screen and the site plan on the right  
 3 side of the screen.  
 4           The homes are three bedrooms, two  
 5 bathrooms with a typical living room on the front  
 6 of the first floor with a family room on the second  
 7 floor. One of the bedrooms is on the rear of the  
 8 first floor. The homes are about 1450 square feet.  
 9           And unlike the Reclaim Chicago  
 10 modular homes you reviewed last year, these modular  
 11 homes are of the type where the entire first and  
 12 second floors are constructed in a factory and then  
 13 moved by truck to the lot to be hoisted by crane  
 14 onto the foundation. The factory space for this  
 15 work will occur in a building owned by the Will  
 16 Group at 4647 West Polk in the 24th Ward. And it's  
 17 roughly three miles from this proposed development.  
 18          Here are some of the front  
 19 elevations that the developer will make available.  
 20 A thin masonry veneer system will be applied once  
 21 the homes are on the foundations. Some homes will  
 22 get a combination of masonry along with Hardie  
 23 board or similar product. An inviting front porch  
 24 will also be built on the nearer Ohio Street lots.

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1 Inherent is currently building two  
 2 homes on parcels it acquired from the Cook County  
 3 Land Bank on the 600 block of North Lawndale.  
 4 Those lots bookend with the lots under consideration  
 5 today.  
 6 Inherent will also offer other  
 7 benefits to the home buyer. These include, but are  
 8 not limited to, five years of life insurance of the  
 9 value of the house, five years of disability  
 10 insurance, which would include six months of  
 11 mortgage coverage, and five years of quarterly  
 12 maintenance.  
 13 If all goes well here today, the  
 14 land sale will go before the Chicago Plan  
 15 Commission in September and with luck a fall City  
 16 Council introduction.  
 17 The Department of Housing has  
 18 thoroughly reviewed the proposed project, the  
 19 qualifications of the developer, the financial  
 20 structure of the project, the need for public  
 21 assistance, its public benefits, and the project's  
 22 conformance with the redevelopment area plan, and  
 23 DOH recommends that this body approve the sale of  
 24 the designated parcels to Inherent Invest, LLC, or

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1 to a related entity, for the development of these  
 2 homes in the City Lots for Families program.  
 3 This concludes the formal  
 4 presentation.  
 5 CHAIRWOMAN BUTLER: Thank you, Brian.  
 6 I believe Alderman Burnett is with  
 7 us today.  
 8 Alderman Burnett, would you like to  
 9 say a few words?  
 10 ALDERMAN BURNETT: Yeah. Thank you very much.  
 11 And, Brian, we have to talk. So I  
 12 know we're at the CDC right now. I just met with  
 13 the developer and visited his factory. And he has  
 14 great intentions, and he's doing a great job with  
 15 building these modular homes. And we want to fill  
 16 in these vacant lots.  
 17 I just have to -- before the Council  
 18 meeting Tuesday, there's a meeting with the  
 19 community. I have to make sure that the adjacent  
 20 neighbors see these houses and know about it.  
 21 I support this. These lots have  
 22 been vacant for over 30 years, maybe more in this  
 23 area. So we do need the housing. And this  
 24 affordable price is very important to sustain the

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1 affordability in this area because a lot of folks  
 2 are starting to build market-rate housing over  
 3 here. Houses are starting to go for 4 and \$500,000  
 4 over there. And if we don't -- if we don't bring  
 5 in any affordable housing over there, none of these  
 6 people who have been living in that community for a  
 7 long time will be able to stay there.  
 8 So I support this 100 percent. But  
 9 I just have to make sure that the folks that's next  
 10 door to it know about it. And they're meeting  
 11 Tuesday, the day before the Council meeting. So I  
 12 support it going through this Commission right now,  
 13 and we'll deal with it on the other end. So I ask  
 14 you all to support it. Thank you.  
 15 CHAIRWOMAN BUTLER: Thank you, Alderman  
 16 Burnett. And we appreciate you joining us this  
 17 afternoon and providing your insight and guidance.  
 18 I'd like to ask the Commissioners  
 19 if they have any questions for the Department of  
 20 Housing. If you do, please raise your hand.  
 21 Department of Housing or the developer, who is on  
 22 the line with us.  
 23 Vice Chair Newsome.  
 24 COMMISSIONER NEWSOME: Madam Chair, my

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1 question is actually directed to Brian.  
 2 Brian, initially the proposal was  
 3 for, I believe, 21 parcels, and 20 of those parcels  
 4 pass muster. I guess my question would be are we  
 5 still pursuing that 21st parcel, or is it no longer  
 6 on the table to be a part of this particular  
 7 development?  
 8 MR. O'DONNELL: Vice Chair Newsome, it's  
 9 still 20 parcels. There'll be 21 homes because one  
 10 of the parcels is a double wide lot. So that lot --  
 11 that PIN will be split, and two homes will be built  
 12 on that PIN.  
 13 COMMISSIONER NEWSOME: Thank you.  
 14 Mr. O'DONNELL: You're welcome.  
 15 COMMISSIONER NEWSOME: Thank you.  
 16 MR. O'DONNELL: Sure.  
 17 CHAIRWOMAN BUTLER: Vice Chair Newsome, any  
 18 additional questions?  
 19 COMMISSIONER NEWSOME: No, Madam Chair.  
 20 CHAIRWOMAN BUTLER: Thank you.  
 21 Commissioner Curtis.  
 22 COMMISSIONER CURTIS: Yes. Thank you,  
 23 Chairman.  
 24 The -- I'm sure I just missed this.

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1 Can you remind me the price that will be --  
 2 MR. O'DONNELL: So the maximum price -- give  
 3 me one second -- I think we have is about \$352,000.  
 4 But the developer, you know, he's going to have to  
 5 see what the market is for these homes here. So if  
 6 he can get 352 -- and that's the maximum price  
 7 today. They kind of adjust every month as interest  
 8 rates change, so ...  
 9 COMMISSIONER CURTIS: But the maximum that he  
 10 would be able to charge is 350, is that what I  
 11 understand?  
 12 MR. O'DONNELL: Yeah, 352,5 for 75 percent of  
 13 the homes. 25 percent of the homes can be sold  
 14 with no sale price restriction or buyer income  
 15 restriction.  
 16 COMMISSIONER CURTIS: Got it. Thank you.  
 17 MR. O'DONNELL: Sure.  
 18 CHAIRWOMAN BUTLER: Are there other questions  
 19 from the Commission?  
 20 (No response.)  
 21 I'd just like to ask the developer,  
 22 who's on the line with us, and thank you so much  
 23 for joining us, if you could speak a bit about your  
 24 experience in building these types of structures

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1 and where we might see examples of completed  
 2 properties.  
 3 MR SWANSON: Absolutely. Thank you,  
 4 Chairwoman Butler, Vice Chair Newsome,  
 5 Commissioners.  
 6 We are, as Brian --  
 7 CHAIRWOMAN BUTLER: Would you introduce  
 8 yourself for purposes --  
 9 MR. SWANSON: Pardon me. My name is Tim  
 10 Swanson. I am the manager for Inherent Invest, a  
 11 wholly owned subsidiary of Inherent, a low-profit  
 12 limited liability company.  
 13 We are currently manufacturing these  
 14 homes just behind me here in K Town, North  
 15 Lawndale. In my previous life and various previous  
 16 lives, I've been fortunate to develop a  
 17 manufacturing facility in partnership with Skender  
 18 Construction in Little Village in 2017. And just  
 19 about 19 years ago originally started working with  
 20 Mayor Daley's administration to bring in high-  
 21 performance modular housing from Wisconsin.  
 22 A lot of my career has been spent on  
 23 focusing on solving the multifaceted nature of what  
 24 housing cost is and how it works. Bringing these

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1 new tools and technologies allows us to solve for  
 2 weather conditions, allows us to create meaningful  
 3 career trade opportunities. And we're fortunate to  
 4 be sitting here in Chicago with one additional  
 5 player focused on addressing modular affordable  
 6 homeownership.  
 7 So my experience has been across  
 8 those categories both here in Chicago, but also  
 9 internationally doing significant work in the  
 10 Middle East and in India around affordable  
 11 homeownership and alternative delivery models for  
 12 homes.  
 13 CHAIRWOMAN BUTLER: Great. Thank you for  
 14 sharing that with the Commission and the public.  
 15 Are there other questions from  
 16 members of the Commission?  
 17 (No response.)  
 18 No members of the public have signed  
 19 up to speak on this matter, so I will now call upon  
 20 members of the public who have used the raise-your-  
 21 hand feature to be recognized by the Chair. And I  
 22 don't see where any members of the public have used  
 23 that feature.  
 24 So I will now turn it back to the

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1 Commissioners to ask if they have any additional  
 2 questions for the Department of Housing or the  
 3 development team.  
 4 (No response.)  
 5 If there are no further questions or  
 6 comments from the Commissioners, I will call the  
 7 item to a vote.  
 8 The resolution before us requests  
 9 the CDC's authority to enter into a City Lots for  
 10 Working Families redevelopment agreement with  
 11 Inherent Invest, LLC for the disposition of the  
 12 City property located at 3740 West Huron Street,  
 13 3738 West Huron Street, 654 North Ridgeway Avenue,  
 14 652 North Ridgeway Avenue, 648 North Ridgeway  
 15 Avenue, 646 North Ridgeway Avenue, 632 North  
 16 Ridgeway Avenue, 628 North Ridgeway Avenue, 645  
 17 North Lawndale Avenue, 643 North Lawndale Avenue,  
 18 615 North Lawndale Avenue, 613 North Lawndale  
 19 Avenue, 3658 West Ohio Street, 3654 West Ohio  
 20 Street, 3652 West Ohio Street, 3650 West Ohio  
 21 Street, 3648 West Ohio Street, 3713 West Ohio  
 22 Street, 3711 West Ohio Street, and 555 -- excuse  
 23 me, 554 North Monticello Avenue, all of which are  
 24 in the Chicago Central Park TIF Redevelopment

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1 Project Area, to request alternative proposals, and  
 2 to approve the sale of the property to Inherent  
 3 Invest, LLC, or to a related entity, if no  
 4 responsive alternative proposals are received.  
 5 Do I have a motion?  
 6 COMMISSIONER THOMAS: So move. Commissioner  
 7 Thomas.  
 8 CHAIRWOMAN BUTLER: Moved by Commissioner  
 9 Thomas. Thank you.  
 10 Do I have a second?  
 11 COMMISSIONER CHAN: Second. Grace Chan  
 12 McKibben.  
 13 CHAIRWOMAN BUTLER: Seconded by Commissioner  
 14 Chan McKibben.  
 15 Under the Open Meetings Act, all  
 16 votes are to be conducted by roll call so that each  
 17 member's vote on each issue can be identified and  
 18 recorded.  
 19 Vice Chair Newsome.  
 20 COMMISSIONER NEWSOME: Yes.  
 21 CHAIRWOMAN BUTLER: Secretary Wheat.  
 22 COMMISSIONER WHEAT: Yes.  
 23 CHAIRWOMAN BUTLER: Commissioner Buford.  
 24 COMMISSIONER BUFORD: Yes.

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1 CHAIRWOMAN BUTLER: Commissioner Cepeda.  
 2 (No response.)  
 3 Commissioner Chan McKibben.  
 4 COMMISSIONER CHAN McKIBBEN: Yes.  
 5 CHAIRWOMAN BUTLER: Commissioner Cox.  
 6 (No response.)  
 7 Commissioner Curtis.  
 8 COMMISSIONER CURTIS: Yes.  
 9 CHAIRWOMAN BUTLER: Commissioner Davis.  
 10 (No response.)  
 11 Commissioner Gomez.  
 12 (No response.)  
 13 Commissioner Griggs.  
 14 (No response.)  
 15 Commissioner Thomas.  
 16 COMMISSIONER THOMAS: Yes.  
 17 CHAIRWOMAN BUTLER: Commissioner Trevino.  
 18 (No response.)  
 19 And Chairwoman Butler votes yes.  
 20 The motion passes.  
 21 MR. O'DONNELL: Thank you all for your  
 22 favorable consideration.  
 23 CHAIRWOMAN BUTLER: You're welcome.  
 24 For our fifth and final item of

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1 new business, the Department of Planning and  
 2 Development is requesting authority to enter into a  
 3 negotiated sale with SACRED Apartments Developer,  
 4 LLC for the disposition of the property located at  
 5 9230 South Burley Avenue, Chicago, Illinois, 60617,  
 6 in the South Chicago Tax Increment Financing  
 7 Redevelopment Project area, to request alternative  
 8 proposals, and to approve the sale of the property  
 9 to SACRED Apartments Developer, LLC if no  
 10 responsive alternative proposals are received, and  
 11 to request authority for the Department of Planning  
 12 and Development to negotiate a redevelopment  
 13 agreement with SACRED Apartments Developer, LLC for  
 14 redevelopment of the property, and to recommend to  
 15 the City Council of the City of Chicago the  
 16 designation of SACRED Apartments Developer, LLC as  
 17 developer.  
 18 Yixiao Shen will present the staff  
 19 report on behalf of the City's Department of  
 20 Housing.  
 21 MS. SHEN: Thank you. Good afternoon,  
 22 Chairwoman and Commissioners.  
 23 My name is Yixiao Shen, financial  
 24 planning analyst with Department of Housing.

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1 Together with me is Jasmine Gunn, city planner  
 2 at Department of Planning and Development, the  
 3 developer team, Perry Vietti, president of  
 4 Interfaith Housing Development Corporation,  
 5 Angela Hurlock, executive director of Claretian  
 6 Associates.  
 7 The project I'm presenting today is  
 8 SACRED Apartments, a new residential building. The  
 9 project is supported by the 10th Ward Alderwoman  
 10 Susan Garza.  
 11 The subject property is located on  
 12 the southwest corner of Burley Avenue and 92nd  
 13 Street in the South Chicago community area, half  
 14 mile east of I-90, 13 miles south of the Chicago  
 15 downtown.  
 16 Starting back in 2010, Claretian  
 17 Associates, the co-developer of the project,  
 18 completed a series of charrettes designed to garner  
 19 community input on the redevelopment of 92nd Street  
 20 corridor. In total, eight charrettes were  
 21 completed regarding this development. In 2019,  
 22 this project was deeply involved in the  
 23 neighborhood planning process that resulted in an  
 24 application for the Chicago Prize called Working



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1 Together to Reinvigorate South Chicago. SACRED was  
 2 one of the eight neighborhood projects included in  
 3 this local redevelopment plan. June 2021, the  
 4 project was submitted for 2021 QAP funding round at  
 5 DOH, and low income tax credit was awarded in the  
 6 end of the year. The design was approved by both  
 7 DOH and the DPD earlier this year.

8 The subject site is around 100,000  
 9 square feet, including 12 parcels. Five parcels  
 10 are owned by Cook County and held for this project.  
 11 Seven parcels are owned by City of Chicago. The  
 12 land is mostly vacant, and any remaining buildings  
 13 will be demolished at the developer's expense.

14 SACRED Apartments will be a newly  
 15 constructed five-story elevator building. The  
 16 first floor will contain a front desk, a community  
 17 room, property management and social service  
 18 offices, and the retail spaces on the 92nd Street  
 19 frontage that will be funded separately. A 44-  
 20 space parking lot is designed for the south end.

21 The project will contain 15 studios,  
 22 11 one-bedroom, 21 two-bedrooms, 25 three-bedrooms,  
 23 and 9 four-bedrooms. All 81 units will be tax  
 24 credit eligible with 20 percent of the units

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1 targeted to households at or below 60 percent AMI,  
 2 60 percent units for 50 percent AMI, and 20 percent  
 3 units for 30 percent AMI or homeless.

4 The general partner is a joint  
 5 venture between the Interfaith Housing Development  
 6 Corporation of Chicago and Claretian Associates,  
 7 both nonprofit community housing development  
 8 organizations. Other entities listed here.

9 The general contractor is to be  
 10 determined. Per DOH construction policy, all  
 11 developers are required to secure a minimum of  
 12 three GC bids and highly encourages BIPOC joint  
 13 venture participation. At minimum, developers  
 14 are required to meet City's MBE and WBE  
 15 requirements of 26 percent and 6 percent  
 16 respectively as well as the city residency  
 17 requirements. The developer has also committed to  
 18 bidding to minority GCs or GCs that have a history  
 19 of joint venture agreements with minority  
 20 contractors. Moreover, the architect has hired  
 21 several MBE/WBEs as part of their team and intends  
 22 the interior design work to be handled by an MBE/  
 23 WBE organization.

24 The proposed total development cost

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1 is around 39 million. The developer requests a  
 2 donation of City-owned land with appraised market  
 3 value of 119,000. The City will donate the land  
 4 for \$1 per parcel. Additionally, the City will  
 5 provide up to 5 million TIF from South Chicago TIF  
 6 District, which is 12 percent of the total cost;  
 7 DOH soft fund as well as 4 percent low income  
 8 housing tax credit; other funding sources including  
 9 private mortgage, ComEd grant, deferred developer  
 10 fee, and GP equity. The developer is also  
 11 expecting an IHDA soft funds and South Chicago  
 12 grants.

13 The acquisition of the five parcels  
 14 from Cook County is about 426,000 as a total. The  
 15 land is reserved for the project. \$7 for City-  
 16 owned parcels. The hard costs is including  
 17 construction and the contingency around 33 million  
 18 and the total soft costs will be 5.9 million.

19 That concludes my presentation.  
 20 Thank you for your time. We are happy to answer  
 21 any questions and concerns from you.

22 CHAIRWOMAN BUTLER: Thank you so much.  
 23 I'd like to ask if anyone -- if  
 24 the -- if Alderwoman Garza or anyone from her

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1 office is available.

2 MS. DURAN: Yes. Hello.

3 CHAIRWOMAN BUTLER: Thank you so much.

4 MS. DURAN: Hello. My name is Sandy. I'm  
 5 here from the 10th Ward Alderwoman Susan Garza's  
 6 office.

7 CHAIRWOMAN BUTLER: Sandy, can you give us  
 8 your full name, please, for purposes of the public  
 9 record?

10 MS. DURAN: No problem. My name is Sandy  
 11 Duran, and I'm from the 10th Ward Alderwoman's  
 12 office.

13 CHAIRWOMAN BUTLER: Great. Do you have any  
 14 comments in support of this project?

15 MS. DURAN: Yes. So we will like to speak in  
 16 favor of this project. Claretian Associates has  
 17 done an immense amount of great work here in the  
 18 South Chicago area. This is one of their projects  
 19 that we would greatly see any kind of improvement  
 20 to our South Chicago area in terms of additional  
 21 housing and the prospect of having a grocer not  
 22 only added to the project itself, but also to give  
 23 access to the senior homes that is located within  
 24 the premises.

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1 We look forward to having this  
 2 project start as soon as possible, and they have  
 3 our total support.  
 4 CHAIRWOMAN BUTLER: Great. Thank you so  
 5 much, Ms. Duran, for your comments.  
 6 Commissioners, do you have any  
 7 questions for the Housing Department? If you do,  
 8 please indicate your questions by raising your  
 9 hand.  
 10 I don't see any hands raised by  
 11 members of the -- oh, I'm sorry. Commissioner  
 12 Curtis.  
 13 COMMISSIONER CURTIS: I'm trying to get  
 14 myself off mute. Thank you.  
 15 Can I ask that the sources and uses  
 16 page be put up again, presented again? On the soft  
 17 funds, can you help me understand what soft funds  
 18 are under the sources?  
 19 MS. SHEN: You mean DOH soft funds?  
 20 COMMISSIONER CURTIS: The 3 million 910 IHDA  
 21 soft funds.  
 22 MS. SHEN: Oh, that's the soft funds from  
 23 Illinois Housing Department.  
 24 COMMISSIONER CURTIS: And they're identified

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1 as soft funds.  
 2 MS. SHEN: Yes.  
 3 COMMISSIONER CURTIS: What does that mean?  
 4 MS. SHEN: It could be a loan or other  
 5 funding sources.  
 6 MR. VIETTI: It generally means -- this is  
 7 Perry Vietti from Interfaith Housing.  
 8 Generally when we use the term "soft  
 9 funds," it means it's not tax credit equity. It  
 10 also means it's not a hard first mortgage that you  
 11 have to pay debt on. It means it's usually in  
 12 second and third position, and it's -- you know, as  
 13 long as you're in compliance with the requirements  
 14 of the funds, there's not a monthly payment that's  
 15 due.  
 16 COMMISSIONER CURTIS: Thank you.  
 17 MR. VIETTI: Sure.  
 18 CHAIRWOMAN BUTLER: Are there other questions  
 19 from members of the Commission?  
 20 (No response.)  
 21 No members of the public have signed  
 22 up to speak on this matter prior to the meeting.  
 23 So I will now as Chair call upon  
 24 members of the public who have used the raise-your-

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1 hand feature to be recognized by the Chair. Each  
 2 person who signed up to speak will be -- or who  
 3 raises their hand will be recognized by the Chair  
 4 and will be limited to three minutes per agenda  
 5 item. Now, I don't see any hands raised by members  
 6 of the public.  
 7 So I will go back to the Commissioners  
 8 just to ask if you have any additional questions for  
 9 the Department of Housing or the development team.  
 10 (No response.)  
 11 Given that there are no further  
 12 questions or comments from the Commissioners, I  
 13 will now call the item to a vote.  
 14 The resolution before us requests  
 15 authority for the Department of Housing to  
 16 advertise its intention to enter into a negotiated  
 17 sale with SACRED Apartments Developer, LLC for the  
 18 disposition of the property located at 9230 South  
 19 Burley Avenue, Chicago, Illinois, 60617, in the  
 20 South Chicago Tax Increment Financing Redevelopment  
 21 Project Area, and to request alternative proposals,  
 22 and to approve the sale of the property to SACRED  
 23 Apartments Developer, LLC if no responsive  
 24 alternative proposals are received, and to request

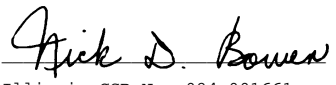
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1 authority for the Department of Planning and  
 2 Development to negotiate a redevelopment agreement  
 3 with SACRED Apartments Developer, LLC for  
 4 redevelopment of the property, and to recommend  
 5 to the City Council of the City of Chicago the  
 6 designation of SACRED Apartments Developer, LLC as  
 7 developer if no responsive alternative proposals  
 8 are received.  
 9 Do I have a motion?  
 10 COMMISSIONER WHEAT: So move. Commissioner  
 11 Wheat.  
 12 CHAIRWOMAN BUTLER: So moved by Secretary  
 13 Wheat.  
 14 Do I have a second?  
 15 COMMISSIONER THOMAS: Second. Commissioner  
 16 Thomas.  
 17 CHAIRWOMAN BUTLER: Seconded by Commissioner  
 18 Thomas.  
 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.

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

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 2  
 3 REPORTER'S CERTIFICATE  
 4 I, Nick D. Bowen, 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 1st day of August 2022.  
 12  
 13   
 14 Illinois CSR No. 084-001661  
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1 And Chairwoman Butler votes yes.  
 2 The motion passes.  
 3 MS. SHEN: Thank you.  
 4 CHAIRWOMAN BUTLER: Thank you. Thank you  
 5 very much. Congratulations.  
 6 Now that we have a concluded the  
 7 formal business of the CDC, may I have a motion to  
 8 adjourn? Don't everyone speak at once.  
 9 COMMISSIONER CHAN MCKIBBEN: So move. Grace  
 10 Chan McKibben.  
 11 CHAIRWOMAN BUTLER: All right. Thank you.  
 12 Everyone have a good rest of the week. Thank you  
 13 so much for your time, Commissioners.  
 14 (The proceedings adjourned at  
 15 2:05 p.m.)  
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