

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street Chicago, Illinois
Regular Meeting, 1:00 PM
August 9th, 2022

MEETING MINUTES

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
Robert Buford
Grace Chan McKibben
Leslie Davis
Cornelius Griggs
Latasha Thomas
Ivette Trevino

Not Present

Chris Wheat, Secretary
Adela Cepeda
Maurice Cox
Dwight Curtis
Jacqueline Gomez

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

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

II. APPROVAL OF MINUTES OF THE JULY 12th MEETING

Motioned by Commissioner Thomas. Seconded by Vice Chair Newsome.

Approved 5-0-8 Yeas: Butler, Newsome, Buford, Chan McKibben, Thomas.

Abstain/Not Present: Cepeda, Cox, Curtis, Davis, Gomez, Griggs, Rhodes; Trevino, Wheat

III. NEW BUSINESS

A. MODIFY CDC RULES REGARDING NEGOTIATED SALES

Except for approval a modification to the current Negotiated Sale process to allow the Department of Planning's proposed modification to the procedures for the Negotiated Sale Process.

Chris Jang
22-CDC-32

Motioned by Newsome, seconded by Gomez; Approved 9-0-4
Yeas: Butler, Newsome, Buford, Chan- McKibben Davis, Gomez, Griggs, Thomas, Trevino
Abstain or Not Present: Wheat, Cepeda, Curtis, Cox.

B. PROPOSED PULASKI INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 3 (WARDS 31 and 26)

Accept for review the amended redevelopment plan for the proposed Pulaski Industrial 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.

Beth McGuire
22-CDC-33

Motioned by Newsome, seconded by Gomez; Approved 9-0-4
Yeas: Butler, Newsome, Buford, Chan-McKibben Davis, Gomez, Griggs, Thomas, Trevino
Abstain or Not Present: Wheat, Cepeda, Curtis, Cox.

C. PROPOSED RED LINE EXTENSION TIF REDEVELOPMENT PROJECT AREA (TFIA WARDS: 3, 4, 6, 9, 10, 11, 16, 17, 20, 21, 25, 34, 42) (RPA WARDS: 3, 4, 11, 25, 42)

Request authority to authorize ~~and ratify~~ a feasibility study and accept for review the eligibility report and redevelopment plan for the proposed Red Line Extension (RLE) Tax Increment Financing Redevelopment Project Area, and set dates for a public meeting of the Joint Review Board and a public hearing.

Ryan Slattery
22-CDC-34

Motioned By Newsome, Seconded by Butler. Approved 9-0-4 As Amended
Yeas: Butler, Newsome, Buford, Chan- McKibben Davis, Gomez, Griggs, Thomas, Trevino
Abstain or Not Present: Wheat, Cepeda, Curtis, Cox.

D. PROPOSED KINZIE INDUSTRIAL CONSERVATION AREA TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 2 (WARD 27)

Accept for review the amended redevelopment plan for the proposed Kinzie Industrial Conservation Area Tax Increment Financing Redevelopment Project Area Amendment No. 2, and set dates for a public meeting of the Joint Review Board and a public hearing.

Ryan Slattery
22-CDC-35

Motioned by Newsome, Seconded by Butler. Approved 9-0-4 Yeas: Butler, Newsome,

E. ROSELAND/MICHIGAN AVENUE REDEVELOPMENT PROJECT AREA (WARD 9)

Request authority to advertise and issue a Request For Proposals for the purchase and redevelopment of properties located at 11201-19 S. Michigan Ave./ 11200-32 S. Edbrooke Ave., 11500-52 S. Michigan Ave./25-47 E. 115th St., and 1331-41 S. Michigan Ave. in the Roseland/ Michigan Avenue Tax Increment Financing Redevelopment Project Area.

Michael Penicnak

22-CDC-36

Motioned by Newsome, Seconded by Thomas. Approved 8-0-5

Yeas: Butler, Newsome, Buford, Chan- McKibben, Gomez, Griggs, Thomas, Trevino

Abstain or Not Present: Wheat, Cepeda, Curtis, Cox, Davis.

F. ROSELAND/MICHIGAN AVE TIF REDEVELOPMENT PROJECT AREA (WARD 9)

Request authority to acquire the property located at 11331 S. Michigan Ave. in the Roseland/ Michigan Avenue Tax Increment Financing Redevelopment Project Area.

Michael Penicnak

22-CDC-37

Motioned by Thomas, Seconded by Newsome. Approved 8-0-5

Yeas: Butler, Newsome, Buford, Chan- McKibben, Davis, Gomez, Griggs, Thomas, Trevino,

Wheat. Abstain or Not Present: Cepeda, Curtis, Cox, Davis.

G. LAWRENCE/ BROADWAY TIF REDEVELOPMENT PROJECT AREA (WARD 46)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with CircEsteem for redevelopment of the property located at 4730 N. Sheridan Rd. in the Lawrence/Broadway Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of CircEsteem Company as Developer.

Emmett Morrissey

22-CDC-38

Motioned by Gomez, Seconded by Chan McKibben. Approved 9-0-5

Yeas: Butler, Newsome, Buford, Chan- McKibben, Davis, Gomez, Griggs, Thomas, Trevino

Abstain or Not Present: Wheat, Cepeda, Curtis, Cox, Davis.

H. WILSON YARD TIF REDEVELOPMENT PROJECT AREA (WARD 46)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Chicago Market for the construction required as part of the redevelopment of the historic Gerber Building located at 4620 N. Broadway Ave. in the Wilson Yard Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Chicago Market as Developer.

Edward Solis Pablo

22-CDC-39

Motioned by Newsome, Seconded by Thomas. Approved 9-0-4
Yeas: Butler, Newsome, Buford, Chan- McKibben, Davis, Gomez, Griggs, Thomas, Trevino
Abstain or Not Present: Wheat, Cepeda, Curtis, Cox.

I. 47TH/KING DRIVE TIF REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with 221 E 49th Street LLC for redevelopment of the property located at 221 East 49th Street LLC in the 47th/King Drive Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of 221 E 49th Street LLC as Developer.

William Grams
22-CDC-40

Motioned by Thomas, Seconded by Chan-McKibben. Approved 8-0-4
Yeas: Butler, Newsome, Buford, Chan- McKibben, Davis, Griggs, Thomas, Trevino
Abstain or Not Present: Wheat, Cepeda, Curtis, Cox.

J. 107TH/HALSTED, COMMERCIAL AVENUE, MIDWEST, 63RD/PULASKI, 71ST/STONY ISLAND AND 79TH STREET CORRIDOR TIF REDEVELOPMENT PROJECT AREAS (WARDS 34, 7, 28, 13, 7 AND 17)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Yellow Banana, LLC and affiliates for redevelopment of:

- the property located at 10700 S Halsted St in the 107th/Halsted Tax Increment Financing Redevelopment Project Area;
- the property located at 2858 E 83rd St in the Commercial Avenue Tax Increment Financing Redevelopment Project Area;
- the property located at 420 S Pulaski Rd in the Midwest Tax Increment Financing Redevelopment Project Area;
- the property located at 4439 W 63rd St in the 63rd/Pulaski Tax Increment Financing Redevelopment Project Area;
- the property located at 7240 S Stony Island in the 71st/Stony Island Tax Increment Financing Redevelopment Project Area; and
- the property located at 7908 S Halsted St in the 79th Street Corridor Tax Increment Financing Redevelopment Project Area; and to
- recommend to the City Council of the City of Chicago the designation of Yellow Banana, LLC and affiliates as Developer.

William Grams

22-CDC-41

Motioned by Trevino, Seconded by Chan-McKibben. Approved 5-0-4
Yeas: Butler, Newsome, Buford, Chan- McKibben, Trevino
Abstain or Not Present: Wheat, Cepeda, Curtis, Cox.

K. ENGLEWOOD MALL REDEVELOPMENT PROJECT AREA (WARD 16)

Request authority for the Department of Planning and Development to enter into a negotiated sale with Thrive Englewood, LLC and Neighborhood Housing Services of Chicago Inc. (NHS), a not-for-profit corporation, or an entity suitable to the Department's Commissioner for the disposition of the property located at 914 W. 63rd Street and 6231 S. Sangamon Ave in the Englewood Mall Redevelopment Area, to approve the sale of the property to Thrive Englewood, LLC and NHS, a not-for-profit corporation, or an entity suitable to the Department's Commissioner; and request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Thrive Englewood, LLC and NHS, a not-for-profit corporation, or an entity suitable to the Department's Commissioner for redevelopment of the property and to recommend to the City Council of the City of Chicago the designation of Thrive Englewood, LLC and NHS, a not-for-profit corporation, or an entity suitable to the Department's Commissioner.

Aja Bonner

22-CDC-42

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

IV. ADJOURNMENT