

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting, 1:00 PM
December 13, 2022

MEETING MINUTES

I. ROLL CALL OF COMMISSIONERS

Chairwoman Hatten 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
Chris Wheat, Secretary
Robert Buford
Dwight Curtis
Jacqueline Gomez
Latasha Thomas
Ivette Trevino

Late

Grace Chan McKibben
Maurice Cox
Leslie Davis
Cornelius Griggs

Not Present

Shirley Newsome

In response to the COVID-19 Public Health Emergency, prior to the meeting, the Chairwoman 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 NOVEMBER 8th MEETING

Motioned by Commissioner Wheat. Seconded by Commissioner Gomez.

Approved 8-0-5 Yeas: Hatten Butler, Wheat, Buford, Curtis, Gomez, Griggs, Thomas, Trevino
Abstain/Not Present: Chan McKibben, Cox, Davis, Newsome

III. OLD BUSINESS

A. PULASKI CORRIDOR REDEVELOPMENT PROJECT AREA (WARD 26)

Request authority to designate Park Row Development as the successful respondent and to reject all other responses to the RFP issued by the Department of Planning and Development on April 23, 2021 for the purchase and redevelopment of the property located at 4000 to 4008 W. North Avenue in the Pulaski Corridor Redevelopment Project Area, and request authority to negotiate a redevelopment agreement with Park Row Development and to recommend to the City Council of the City of Chicago the designation of Park Row Development as Developer.

Michael Parella

22-CDC-65

Approved 10-1-0 Yeas: Buford, Chan McKibben, Cox, Davis, Gomez, Griggs, Hatten Butler Thomas, Trevino, Wheat. Nays: Curtis.
Abstain or Not Present: Newsome.

B. LINCOLN AVENUE TIF REDEVELOPMENT PROJECT AREA (WARD 40)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with American Blues Theater, NFP, for redevelopment of the property located at 5627 N. Lincoln Avenue in the Lincoln Avenue Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of American Blues Theater, NFP, as Developer.

Garrett Riou

22-CDC-66

Approved 11-0-0 Yeas: Buford, Chan McKibben, Cox, Curtis. Davis, Gomez, Griggs, Hatten Butler, Thomas, Trevino, Wheat.
Abstain or Not Present: Newsome.

C. BRONZEVILLE REDEVELOPMENT PROJECT AREA

Request approval for the City to convey approximately four (4) acres of land located at the southwest corner of East 35th Street and South Cottage Grove Avenue, adjacent to Doolittle Elementary School and including a portion of Ellis Park, to the Chicago Park District, which land the City had previously acquired from the Park District and the Board of Education and then leased to a new entity created by the Park District and The Community Builders, Inc., pursuant to and in accordance with the New Markets Tax Credit Program, for the construction and operation of the Quad Communities Arts, Recreation and Health Center.

Lisa Misher & Justin Peterson

22-CDC-67

Approved 11-0-0 Yeas: Buford, Chan McKibben, Cox, Curtis. Davis, Gomez, Griggs, Hatten Butler, Thomas, Trevino, Wheat. Nays: NA
Abstain or Not Present: Newsome.

IV. ADJOURNMENT