

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting, 1:00 PM
February 14, 2023

MEETING MINUTES

I. ROLL CALL OF COMMISSIONERS

Chairwoman Gwendolyn Hatten Butler called the meeting to order at 1:03 p.m. and then undertook a call of the roll to establish the presence of a quorum.

Present

Chairwoman Gwendolyn Hatten Butler
Christopher Wheat, Secretary
Grace Chan McKibben
Maurice Cox, DPD Commissioner
Ivette Trevino

Late

Robert Buford
Leslie Davis
Latasha Thomas

Not Present

Dwight Curtis
Jaqueline Gomez
Cornelius Griggs

In response to the COVID-19 Public Health Emergency, Governor Pritzker renewed the Executive Order declaring that all counties in the State of Illinois were in a disaster area. Section 7 of the Illinois Open Meetings Act allows the CDC – and other City boards and commissions – to host virtual meetings during this COVID -19 Public Health Emergency, provided that certain conditions are met.

One of those conditions is that the Chairwoman of this Commission determines that an in-person meeting, on the scheduled meeting date, would not be practical or prudent. To ensure that the February 14, 2023, virtual meeting adhered to all conditions of the Open Meetings Act, Chairwoman Gwendolyn Hatten Butler made the determination – pursuant to Section 7(e)(2) of the Act – that, due to the COVID-19 Public Health Emergency - an in-person meeting would not have been practical or prudent as scheduled.

In response to the Governor’s proclamation, Chairwoman Butler determined that an in-person meeting would not have been 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 also 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. Four members of the public provided written comments or registered to speak at the meeting.

Therefore, in accordance with the Commission's Emergency Rules, the meeting was held virtually on Zoom and could be viewed live via the Commission's website. A court reporter was also present to record the proceedings, and members of the public were allowed to participate in the virtual meeting.

II. APPROVAL OF MINUTES OF THE JANUARY 10 MEETING

Motioned by Commissioner Chan McKibben, Seconded by Commissioner Trevino

Approved 5-0-6

Yes: Butler, Wheat, Chan McKibben, Cox, Trevino

Abstain: None

Not Present: Buford, Curtis, Davis, Gomez, Griggs, Thomas

III. ELECTION OF COMMISSION'S VICE-CHAIR

Motioned by Commissioner Cox, Seconded by Commissioner Trevino

Approved 4-0-6

Yeas: Butler, Chan McKibben, Cox, Trevino

Abstain: Wheat

Not Present: Buford, Curtis, Davis, Gomez, Griggs, Thomas

Commissioner Wheat is elected Vice Chairman of the CDC

IV. ELECTION OF COMMISSION'S SECRETARY

Motioned by Commissioner Cox, Seconded by Commissioner Trevino

Approved 4-0-6

Yeas: Butler, Cox, Trevino, Wheat

Abstain: Chan McKibben

Not Present: Bufford, Curtis, Davis, Gomez, Griggs, Thomas

Commissioner Chan McKibben is elected Secretary of the CDC.

V. NEW BUSINESS

A: PROPOSED MODIFICIATION TO CDC BYLAWS REGARDING DUTIES OF THE CDC CHAIRMAN

Accept for approval an amendment to Article II, Section 2 of the CDC Bylaws allowing the Chairman to appoint another member of the Commission to temporarily serve as Chairman in the absence or recusal by both the Chairman and the Vice Chairman.

Approved 6-0-5

Yeas: Butler, Wheat, Chan McKibben, Cox, Thomas, Trevino. Abstain: None

Not Present: Buford, Curtis, Davis, Gomez, Griggs

B: HOLLYWOOD/SHERIDAN REDEVELOPMENT PROJECT AREA (WARD 48)

Request authority for the Department of Planning and Development to negotiate a Redevelopment Agreement with the Steep Theatre Company for the construction required to rehabilitate the building located at 5300-5318 North Kenmore in the Hollywood/Sheridan Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Steep Theatre as Developer.

Robert Bumpers

23-CDC-07

Approved 7-0-4

Yeas: Butler, Wheat, Chan McKibben, Cox, Davis, Thomas, Trevino

Abstain: None

Not Present: Buford, Curtis, Gomez, Griggs

C: MICHIGAN/CERMAK REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority for the Department of Planning and Development to negotiate a Redevelopment Agreement with Hudson Michigan Avenue Owner LLC for redevelopment of the property located at 2222 S Michigan Ave in the Michigan/Cermak Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Hudson Michigan Avenue Owner LLC as Developer.

William Grams

23-CDC-08

Approved 7-0-4

Yeas: Butler, Wheat, Chan McKibben, Cox, Davis, Thomas, Trevino

Abstain: None

Not Present: Buford, Curtis, Gomez, Griggs

**D: AVALON PARK/SOUTH SHORE REDEVELOPMENT PROJECT AREA
(WARD 7)**

Request authority to designate DL3 Thrive Exchange LIHTC South, LLC, or related entity as the successful respondent to the City's 79th & Exchange Invest South/West request for proposals ("RFP"), issued by Department of Planning and Development for the sale and redevelopment of City-owned property located at 7909 South Exchange Avenue in the Avalon Park/South Shore TIF Redevelopment Area; and further, to seek the authority of the Chicago City Council to sell the City-owned property by negotiating a redevelopment agreement with DL3 Realty Advisors, LLC for the development of both the City-owned property at 7909 South Exchange Avenue and the developer-owned property located at 7901-7907 and 7911 South Exchange Avenue; and to recommend to the City Council the designation of DL3 Thrive Exchange LIHTC South, LLC as developer.

Yixiao Shen

23-CDC-09

Approved 7-0-3

Yeas: Wheat, Chan McKibben, Buford, Cox, Davis, Thomas, Trevino
Abstain: Butler
Not Present: Curtis, Gomez, Griggs

E LAWRENCE/PULASKI REDEVELOPMENT PROJECT AREA (WARD 35)

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 4553-4569 N. Pulaski Road in the Lawrence/Pulaski 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
23-CDC-10

Approved 8-0-3

Yeas: Butler, Wheat, Chan McKibben, Buford, Cox, Davis, Thomas, Trevino
Abstain: None
Not Present: Curtis, Gomez, Griggs

F: MIDWEST REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Bridgette Flagg for the disposition of the property located at 3621 W. Roosevelt Road in the Midwest Tax Increment Financing Redevelopment Project Area; to request alternative proposals; and to approve the sale of the property to Bridgette Flagg if no responsive alternative proposals are received.

Will Holland
23-CDC-11

Approved 8-0-3

Yeas: Butler, Wheat, Chan McKibben, Buford, Cox, Davis, Thomas, Trevino
Abstain: None
Not Present: Curtis, Gomez, Griggs

G: 47TH/KING DRIVE REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Eckco Development Group LLC for the disposition of properties located at 4451 S Calumet Avenue in the 47th & King Drive Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Eckco Development Group LLC, if no responsive alternative proposals are received.

Nelson Chueng
23-CDC-12

Approved 8-0-3

Yeas: Butler, Wheat, Chan McKibben, Buford, Cox, Davis, Thomas, Trevino
Abstain: None Not Present: Curtis, Gomez, Griggs

H: 47TH/KING DRIVE REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority to advertise the Department of Planning and Development's intention to into a negotiated sale with RZS Properties LLC for the disposition of properties located at 436 E 42nd Place in the 47th & King Drive Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to RZS Properties LLC, if no responsive alternative proposals are received.

Taylor Thompson
23-CDC-13

Approved 8-0-3

Yeas: Butler, Wheat, Chan McKibben, Buford, Cox, Davis, Thomas, Trevino

Abstain: None

Not Present: Curtis, Gomez, Griggs

I: 47TH/STATE REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority to advertise the Department of Planning and Development's intention to into a negotiated sale with Center Court Development LLC for the disposition of properties located at 5408, 5410, 5440 S. Dearborn St. & 5400, 5407, 5419 S. Federal St. in the 47th & State Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Center Court Development LLC, if no responsive alternative proposals are received.

Justin Peterson
23-CDC-14

Approved 8-0-3

Yeas: Butler, Wheat, Chan McKibben, Buford, Cox, Davis, Thomas, Trevino

Abstain: None

Not Present: Curtis, Gomez, Griggs

J: 43RD/COTTAGE GROVE REDEVELOPMENT PROJECT AREA (WARD 4)

Request authority to advertise the Department of Planning and Development's intention to into a negotiated sale with Bella Noir LLC for the disposition of properties located at 601-609 & 615-62 E. 47th Street in the 43rd/Cottage Grove Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Bella Noir LLC, if no responsive alternative proposals are received.

Justin Peterson
23-CDC-15

Approved 8-0-3

Yeas: Butler, Wheat, Chan McKibben, Buford, Cox, Davis, Thomas, Trevino

Abstain: None

Not Present: Curtis, Gomez, Griggs

VI. ADJOURNMENT

1
2 MEETING
3 OF THE
4 COMMUNITY DEVELOPMENT COMMISSION

5
6 Zoom Video Teleconference

7
8 Tuesday, February 14, 2023
9 1:00 p.m.

10
11 Gwendolyn Hatten Butler, Chairperson
12 Chris Wheat, Vice Chairman
13 Grace Chan McKibben, Secretary
14 Robert Buford
15 Maurice Cox
16 Leslie Davis
17 Latasha Thomas
18 Ivette Trevino

19 Reported by: Donna M. Urlaub
20 CSR No. 084-000993
21
22
23
24

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1 CHAIRWOMAN BUTLER: Okay, great. Thank you
 2 so much. So we have a quorum and we will begin the
 3 meeting officially.
 4 It is 1:03 p.m. on Tuesday,
 5 February 14, 2023. Good afternoon and welcome to
 6 the February 14, 2023, regular meeting of the
 7 Community Development Commission of Chicago.
 8 I am Gwendolyn Hatten Butler,
 9 Chairwoman of the CDC and host of today's virtual
 10 meeting.
 11 On February 3rd, Governor Pritzker
 12 renewed his executive order proclaiming that all
 13 counties in the state of Illinois as a disaster
 14 area.
 15 Section 7 of the Illinois Open
 16 Meetings Act allows the CDC, along with other city
 17 boards and commissions, to host virtual meetings
 18 during this COVID-19 public health emergency,
 19 provided that certain conditions are met.
 20 One condition allows the Chair of
 21 this Commission to determine if an in-person
 22 meeting on the scheduled meeting date would not be
 23 practical or prudent.
 24 To ensure that today's virtual

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1 meeting meets all conditions of the Open Meetings
 2 Act, I am hereby making the determination pursuant
 3 to Section 7(e)2 of the Act that due to the
 4 COVID-19 public health emergency, an in-person
 5 meeting would not have been practical or prudent
 6 today.
 7 Therefore, in accordance with the
 8 commission's emergency rules, this meeting is being
 9 held virtually on Zoom and can be viewed live via
 10 the commission's website. A court reporter is
 11 present today to record the proceedings.
 12 Commissioners, you have all been
 13 designated as panelists, which allows you to
 14 control your microphone. Please remember to place
 15 your microphone on mute unless you wish to speak.
 16 If you would like to be recognized by the chair,
 17 please activate the raise your hand feature and you
 18 will be called in order.
 19 The agenda for today's meeting was
 20 posted on February 9, 2023 on the CDC's website and
 21 physically in City Hall.
 22 I will now call to order the
 23 February 14th meeting of the Community Development
 24 Commission with a call of the roll.

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1 Commissioners, when your name is
 2 called, please turn your microphone on and respond
 3 by saying "present." Please also indicate if you
 4 can hear me.
 5 Secretary Wheat.
 6 COMMISSIONER WHEAT: Here, and I can hear you.
 7 CHAIRWOMAN BUTLER: Commissioner Buford.
 8 (No response.)
 9 Commissioner Chan McKibben.
 10 COMMISSIONER CHAN McKIBBEN: Here, and I can
 11 hear you.
 12 CHAIRWOMAN BUTLER: Commissioner Cox.
 13 COMMISSIONER COX: Here, and I can see and
 14 hear you.
 15 CHAIRWOMAN BUTLER: Thank you.
 16 Commissioner Curtis.
 17 (No response.)
 18 Commissioner Davis.
 19 (No response.)
 20 Commissioner Gomez is absent.
 21 Commissioner Griggs.
 22 (No response.)
 23 Commissioner Thomas.
 24 (No response.)

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1 Commissioner Trevino.
 2 COMMISSIONER TREVINO: Present, and I can
 3 hear you.
 4 CHAIRWOMAN BUTLER: And Chair Butler is
 5 present. We have a quorum.
 6 The first item on our agenda
 7 requests approval of the minutes from our previous
 8 meeting held on January 10th.
 9 The Commissioners have had an
 10 opportunity to review the minutes, and if there
 11 are no corrections, I am looking for a motion to
 12 approve.
 13 Do I have a motion?
 14 COMMISSIONER CHAN McKIBBEN: So moved.
 15 CHAIRWOMAN BUTLER: I'm sorry, who moved that?
 16 COMMISSIONER CHAN McKIBBEN: Grace Chan
 17 McKibben.
 18 CHAIRWOMAN BUTLER: So moved by Commissioner
 19 Grace Chan McKibben.
 20 Do I have a second?
 21 COMMISSIONER TREVINO: Second by Trevino.
 22 CHAIRWOMAN BUTLER: Thank you. Seconded by
 23 Commissioner Trevino.
 24 In accordance with the Open Meetings

<p style="text-align: right;">Page 6</p> <p>1 Act, all votes are to be conducted by roll call so 2 that each member's vote on each issue can be 3 identified as recorded. 4 Commissioners, please signify your 5 vote on approval of the motion by saying yes, no, 6 or abstain. If you were not in attendance during 7 the February 10th, 2023 meeting, please abstain 8 from this vote. 9 Secretary Wheat. 10 COMMISSIONER WHEAT: Yes. 11 CHAIRWOMAN BUTLER: Commissioner Buford. 12 (No response.) 13 Commissioner Chan McKibben. 14 COMMISSIONER CHAN McKIBBEN: Yes. 15 CHAIRWOMAN BUTLER: Commissioner Cox. 16 COMMISSIONER COX: Yes. 17 CHAIRWOMAN BUTLER: Commissioner Curtis. 18 (No response.) 19 Commissioner Davis. 20 (No response.) 21 Commissioner Gomez is absent. 22 Commissioner Griggs. 23 (No response.) 24 Commissioner Thomas.</p>	<p style="text-align: right;">Page 8</p> <p>1 Cox. 2 Do I have a second? 3 COMMISSIONER TREVINO: Second by Trevino. 4 CHAIRWOMAN BUTLER: Thank you, Commissioner 5 Trevino. 6 Are there any other nominations? 7 (No response.) 8 Given that there are no other 9 nominations, I will now call the motion to name 10 Chris Wheat the Vice Chairman of the CDC for a 11 vote. 12 Secretary Wheat. 13 COMMISSIONER WHEAT: Abstain. 14 CHAIRWOMAN BUTLER: Commissioner Buford. 15 (No response.) 16 Commissioner Chan McKibben. 17 COMMISSIONER CHAN McKIBBEN: Yes. 18 CHAIRWOMAN BUTLER: Commissioner Cox. 19 COMMISSIONER COX: Yes. 20 CHAIRWOMAN BUTLER: Commissioner Curtis. 21 (No response.) 22 Commissioner Davis. 23 (No response.) 24 Commissioner Gomez is absent.</p>
<p style="text-align: right;">Page 7</p> <p>1 (No response.) 2 Commissioner Trevino. 3 COMMISSIONER TREVINO: Yes. 4 CHAIRWOMAN BUTLER: And Chair Butler votes 5 yes. 6 The motion passes. 7 For our next item of business, we 8 must, unfortunately, identify a replacement to fill 9 the role of Vice Chairman that was most recently 10 held by Commissioner Shirley Newsome. The vice 11 chairman's duties primarily require fulfilling the 12 role of chair should I recuse myself from an item 13 or am absent from a meeting. 14 Pursuant to CDC bylaws, while the 15 mayor appoints the CDC chairman or chairwoman, the 16 Commissioners elect the next Chairman and Secretary 17 from amongst their members. 18 Commissioner Cox nominates Secretary 19 Wheat for the role of Vice Chairman. Is that 20 correct, Commissioner Cox? 21 COMMISSIONER COX: Yes, it is. Please accept 22 the motion to appoint Commissioner Chris Wheat as 23 Vice Chair of the Commission. 24 CHAIRWOMAN BUTLER: Thank you, Commissioner</p>	<p style="text-align: right;">Page 9</p> <p>1 Commissioner Griggs. 2 (No response.) 3 Commissioner Thomas. 4 (No response.) 5 Commissioner Trevino. 6 COMMISSIONER TREVINO: Yes. 7 CHAIRWOMAN BUTLER: And Chair Butler votes 8 yes. The motion passes. 9 Congratulations, Vice Chair Wheat. 10 COMMISSIONER WHEAT: Thank you, Madam Chair. 11 CHAIRWOMAN BUTLER: Given the last vote we 12 just took, this, of course, means we now have a 13 vacancy for the role of CDC Secretary, who is 14 responsible for coordinating with DPD in order to 15 maintain CDC records. Again this position is 16 selected by the Commission from amongst its members. 17 I will entertain a motion to 18 nominate a Commissioner for the position as CDC 19 Secretary. 20 Commissioner Cox, I understand that 21 you're nominating Commissioner Chan McKibben for 22 the role of Secretary; is that correct? 23 COMMISSIONER COX: Yes, Madam Chair. Please 24 enter the motion of Commissioner Grace Chan</p>

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1 McKibben as Secretary for the Commission.
 2 CHAIRWOMAN BUTLER: Do I have a second?
 3 COMMISSIONER TREVINO: I will second that as
 4 well.
 5 CHAIRWOMAN BUTLER: Thank you, Commissioner
 6 Trevino.
 7 I will now call the vote for the
 8 election of Secretary of the CDC.
 9 Vice Chair Wheat.
 10 COMMISSIONER WHEAT: Yes.
 11 CHAIRWOMAN BUTLER: Commissioner Buford.
 12 (No response.)
 13 Commissioner Chan McKibben.
 14 COMMISSIONER CHAN McKIBBEN: Abstain.
 15 CHAIRWOMAN BUTLER: Commissioner Cox.
 16 COMMISSIONER COX: Yes.
 17 CHAIRWOMAN BUTLER: Commissioner Curtis.
 18 (No response.)
 19 Commissioner Davis.
 20 (No response.)
 21 Commissioner Gomez is absent.
 22 Commissioner Griggs.
 23 (No response.)
 24 Commissioner Thomas.

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1 (No response.)
 2 Commissioner Trevino.
 3 COMMISSIONER TREVINO: Yes.
 4 CHAIRWOMAN BUTLER: And Chair Butler votes
 5 yes. The motion passes.
 6 Congratulations, Secretary Chan
 7 McKibben.
 8 COMMISSIONER CHAN McKIBBEN: Thank you, Madam
 9 Chair, and thank you everyone.
 10 COMMISSIONER COX: Thank you.
 11 CHAIRWOMAN BUTLER: Thank you for your
 12 service.
 13 Commissioners, for our first item
 14 of new business, DPD is seeking to approve an
 15 amendment to Article II, Section 2 of the CDC
 16 bylaws allowing the Chair to appoint another member
 17 of the Commission to temporarily serve as Chair in
 18 the absence or recusal by both the Chairman and the
 19 Vice Chairman.
 20 Tim Jeffries will provide a brief
 21 description of this change on behalf of the
 22 Department of Planning and Development.
 23 MR. JEFFRIES: Thank you, Chairman Butler.
 24 For the record, my name is Tim

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1 Jeffries, Acting Managing Deputy Commissioner in
 2 the Department of Planning.
 3 As was mentioned, this is a fairly
 4 straightforward by law change that is intended to
 5 address an issue that we identified while this
 6 Vice Chair position was most recently vacant.
 7 Specifically, the CDC bylaws prohibit anyone except
 8 for either the Chairwoman or the Vice Chair from
 9 presiding over a meeting.
 10 This limits the overall flexibility
 11 of CDC to conduct its regular business operations,
 12 but it also is inconsistent with the way that all
 13 of the other City commissions have set up their
 14 bylaws. Both the Chicago Landmarks Commission and
 15 the Chicago Plan Commission have language in place
 16 in their bylaws that contemplates this scenario.
 17 And so in order to address it,
 18 DPD is simply proposing to insert the exact same
 19 language that is used in the Chicago Landmarks
 20 Commission bylaws into this -- into these CDC
 21 bylaws, which simply allow the Chairwoman to name
 22 another Commissioner to temporarily preside over
 23 CDC in the event of both the absence and recusal of
 24 both the Chairwoman or the Vice Chair.

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1 CHAIRWOMAN BUTLER: Thank you, Tim.
 2 Are there any questions for DPD on
 3 this matter from the Commissioners?
 4 (No response.)
 5 There were no written statements
 6 from the public on this agenda item.
 7 I do see we have aldermen on the --
 8 with us today, and I'd like to give them the
 9 opportunity to make comments or ask questions,
 10 since they were gracious enough to join us.
 11 And I'd also like to acknowledge
 12 that Commissioner Thomas has joined the meeting.
 13 Thank you, Commissioner Thomas.
 14 Given that I don't see any questions
 15 on this matter, I would now like to ask members of
 16 the public if they have questions on this agenda
 17 item. If you do have questions, please use the
 18 raise-your-hand feature to be recognized. Each
 19 person I call upon to speak will be limited to
 20 three minutes per agenda item.
 21 Kamal, I don't see any hands raised.
 22 Can you confirm?
 23 MR. KAMAL: No hands raised, Chairwoman.
 24 CHAIRWOMAN BUTLER: Thank you so much.

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1 If there are no questions or
 2 comments regarding the proposed modification to the
 3 CDC bylaws, we will now call the item to a vote.
 4 The resolution before us would amend
 5 the Article II, Section 2 of the CDC bylaws in
 6 order to modify the duties of the CDC Chair.
 7 Do I have a motion?
 8 COMMISSIONER WHEAT: So move. Wheat.
 9 CHAIRWOMAN BUTLER: Thank you, Vice Chair
 10 Wheat.
 11 Do I have a second?
 12 COMMISSIONER CHAN MCKIBBEN: Second. Grace
 13 Chan McKibben.
 14 CHAIRWOMAN BUTLER: Thank you, Secretary
 15 McKibben.
 16 In accordance with the Open Meetings
 17 Act, all votes will be conducted by roll call so
 18 that each member's vote on each issue can be
 19 identified and recorded.
 20 Commissioners, please signify your
 21 vote on approval of the motion by saying yes, no,
 22 or abstain.
 23 Vice Chair Wheat.
 24 COMMISSIONER WHEAT: Yes.

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1 CHAIRWOMAN BUTLER: Secretary McKibben.
 2 COMMISSIONER CHAN MCKIBBEN: Yes.
 3 CHAIRWOMAN BUTLER: Commissioner Buford.
 4 (No response.)
 5 Commissioner Cox.
 6 COMMISSIONER COX: Yes.
 7 CHAIRWOMAN BUTLER: Commissioner Curtis.
 8 (No response.)
 9 Commissioner Davis.
 10 (No response.)
 11 Commissioner Gomez is absent.
 12 Commissioner Griggs.
 13 (No response.)
 14 Commissioner Thomas.
 15 COMMISSIONER THOMAS: Yes.
 16 CHAIRWOMAN BUTLER: Commissioner Trevino.
 17 COMMISSIONER TREVINO: Yes.
 18 CHAIRWOMAN BUTLER: And Chair Butler votes
 19 yes. The motion passes.
 20 Commissioners, to the next item of
 21 business, DPD is seeking authority to negotiate a
 22 redevelopment agreement with the Steep Theatre
 23 Company for the construction required to
 24 rehabilitate the building located at 5300-5318 North

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1 Kenmore in the Hollywood/Sheridan Tax Increment
 2 Financing Redevelopment Project Area, and to
 3 recommend to the City Council of the City of
 4 Chicago the designation of Steep Theatre as
 5 developer.
 6 Tim Jeffries will provide a brief
 7 description of this change on behalf of the
 8 Department of Planning and Development.
 9 Tim, you may proceed.
 10 MR. JEFFRIES: Thank you, Chairman and
 11 Commissioners.
 12 For the record, again my name is Tim
 13 Jeffries, Acting Deputy Planning Commissioner of
 14 the Department of Development.
 15 I'm here today to request the
 16 designation of Steep Theatre Company as the
 17 developer for the project at 5300 North Kenmore
 18 Avenue, and the authorization for DPD to negotiate
 19 a redevelopment agreement with Steep Theatre.
 20 Also joining me today is Peter
 21 Moore, the artistic director of Steep Theatre.
 22 The proposed project is located at
 23 5300 North Kenmore Avenue, and is within the
 24 Edgewater Community Area, the 48th Ward, in the

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1 Hollywood/Sheridan TIF District.
 2 The subject property, which is
 3 highlighted in red, is at the intersection of
 4 Berwyn and Kenmore Avenue, and is one block east of
 5 the Berwyn Avenue Red Line station.
 6 Shown here is the overall condition
 7 of the building, which is in stable condition
 8 currently, but is in still -- still in some need
 9 of improvements, including foundation repairs,
 10 exterior repairs, and a roof replacement, as well
 11 as interior buildout.
 12 Additionally, the property was
 13 formerly a Christian Science Reading Room, so its
 14 design and layout as a religious space has some
 15 functional limitations for future users.
 16 The Steep Theatre Company plans to
 17 undertake an approximately \$5 million project to
 18 renovate the existing 3500 square foot property, as
 19 well as construct a new 1800 square foot expansion.
 20 When completed, the new 5300 square foot facility
 21 will include a 70-seat black box theater venue with
 22 the related back of house operations, including
 23 production space, dressing rooms, offices for the
 24 Steep Theatre administration, and a community

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1 gathering space.

2 The developer of the proposed

3 project is the Steep Theatre Company, a 501(c)(3)

4 not-for-profit theater ensemble that was founded in

5 the year 2000. Over the company's 23-year history,

6 they have produced over 70 shows which have been

7 both critical and commercial success.

8 In recognition of this excellence,

9 the Steep Theatre has been nominated for over

10 50 Jeff awards, the Chicago area Award For Theater

11 Excellence, and has won twelve of them, including

12 for best production, best director, and best

13 ensemble.

14 Steep Theatre had most recently

15 functioned as a storefront theater from 2008 to

16 2020, but they lost their nearby home that was at

17 1115 West Berwyn Avenue, when the property was sold

18 by their landlord for a larger development project.

19 The architect for this project is

20 Civic Projects, which is an MWBE firm, with

21 significant experience working on projects that

22 have both a cultural focus as well as receiving

23 City funds. That has included in the past the

24 National Museum of Mexican Art, as well as the

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1 National Public Housing Museum.

2 The estimated total project -- or

3 the estimated total cost of construction for this

4 project is approximately \$5 million. A combined

5 \$2 million in funds would come from equity lender

6 financing and charitable contributions. Up to

7 \$3 million, or 59.7 percent of the total project

8 cost, is proposed to come from TIF.

9 If it is approved, it's expected

10 that TIF will be provided to the developer either

11 as a reimbursement upon the issuance of the

12 certificate of completion, or through four payments

13 disbursed from escrow during construction

14 milestones.

15 Once completed, this is what we

16 expect that the project will look like. As you

17 can see, the existing building will have those

18 necessary improvements, but it will visually remain

19 the same. The proposed addition, however, has a

20 more modern design, and you can see it on the left-

21 hand side of the screen over here.

22 DPD's review of the project found a

23 strong rationale to support the use of City funds,

24 specifically that the project will reestablish a

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1 long time cultural asset for the neighborhood and a

2 permanent home still within the neighborhood. It

3 also has the strong support of both the community

4 as well as Alderman Osterman, who I believe is

5 with us today. And, finally, it will reactivate a

6 currently vacant property that has a unique layout,

7 and would potentially be challenging for other

8 users in the future. The step between a theater

9 and a religious space is obviously smaller than

10 some other uses that could be proposed for the site.

11 For all of those reasons, as well

12 as DPD's review of the qualifications of the

13 development team, the financial structure of the

14 project, and the overall conformance of the project

15 with the Redevelopment Area Plan, DPD requests that

16 the Community Development Commission recommend to

17 City Council the designation of Steep Theatre

18 Company, NFP, as the developer of the Steep Theatre

19 project, and to provide DPD with the authority to

20 negotiate, execute, and deliver a Redevelopment

21 Agreement.

22 I thank you for your favorable

23 consideration of this request, and I'm happy to

24 answer any questions that you might have.

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1 CHAIRWOMAN BUTLER: Thank you, Tim. I'm

2 sorry. Bob McKenna, do you --

3 MR. McKENNA: I just wanted to ask Kamal if

4 he could let in Commissioner Davis. In fact, let

5 in anybody that is a Commissioner. Because they're

6 actually watching the video, but they can't --

7 MR. KAMAL: They're in, Bob.

8 COMMISSIONER DAVIS: Thank you. I'm finally

9 in. Happy Valentine's Day.

10 CHAIRWOMAN BUTLER: Happy Valentine's Day.

11 COMMISSIONER DAVIS: I've been listening in,

12 missing you guys.

13 CHAIRWOMAN BUTLER: Thank you, Commissioner

14 Davis. We do love you.

15 Thank you.

16 Bob, do you see any other

17 Commissioners in the -- that have not been promoted

18 as panelists?

19 MR. McKENNA: I don't see any right now. I

20 think we -- -- I'll keep looking, though.

21 CHAIRWOMAN BUTLER: Okay. Thank you.

22 Appreciate that.

23 MR. McKENNA: No problem.

24 CHAIRWOMAN BUTLER: I would now like to

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1 recognize Alderman Osterman, who was kind enough
 2 to join us, and invite the alderman to make a
 3 statement on the project if he chooses.
 4 Thank you.
 5 ALDERMAN OSTERMAN: He does. Thank you very
 6 much, Commissioners.
 7 Really want to ask your support for
 8 this dynamic project for Steep Theatre.
 9 As Tim identified, Steep has a long
 10 distinguished history as being one of the better
 11 theater companies in Chicago that annually wins
 12 awards.
 13 What's really unique about Steep
 14 Theatre, though, within the Edgewater community,
 15 is their partnership with the neighborhood,
 16 specifically in the area where they're going to
 17 redevelop theater. At their former location, they
 18 would hold community events inside and outside of
 19 the theater company to really help build community
 20 in that area. That is, like many parts of Chicago
 21 has issues with safety, they really opened their
 22 doors and rolled out the red carpet and were really
 23 part of the neighborhood.
 24 This is in the shadows of the Berwyn

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1 L station, which is currently under construction;
 2 it's one block away.
 3 The location where they're going to
 4 build, they've bought the building, they are going
 5 to renovate the building, is a location that has
 6 great opportunity for continuing that community
 7 partnership inside the building and outside the
 8 building.
 9 We are a very dense neighborhood,
 10 and this building with the Steep Theatre going
 11 there has been welcomed by my neighborhood with
 12 open arms and a lot of celebration.
 13 So I would ask for the support of
 14 the Committee on this. We looked at -- this is
 15 going to be a dynamic theater, but also it's going
 16 to help boost economic development with new
 17 businesses, restaurants, other locations near the
 18 Berwyn L station when the CTA is done with their
 19 construction in about two years.
 20 So we look at this as really being
 21 kind of the glue in the middle of this part of our
 22 neighborhood to help bring in economic development,
 23 great theater, but also with a really strong
 24 community component that Steep has really

Page 24

1 demonstrated for the last decade.
 2 CHAIRWOMAN BUTLER: Thank you so much,
 3 Alderman Osterman, for joining us today. We
 4 appreciate your time and we appreciate your
 5 comments in support of this project.
 6 Before we move forward on the
 7 agenda, I see that Bob McKenna has his hand raised.
 8 Bob, is there something we need to do
 9 administratively here?
 10 MR. McKENNA: No, I didn't have my hand
 11 raised on purpose. I think I probably just hit the
 12 wrong button.
 13 CHAIRWOMAN BUTLER: All right. Great. Thank
 14 you.
 15 No written statements from the
 16 public were submitted on this matter.
 17 Commissioners, Tim Jeffries from the
 18 Department is joined by Peter Moore today, who is
 19 the artistic director of the Steep Theatre, and
 20 both are available to help answer your questions.
 21 Commissioners, do you have any
 22 questions on this matter? If you do, please raise
 23 your hand.
 24 Vice Chair Wheat.

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1 COMMISSIONER WHEAT: Thank you, Madam Chair.
 2 A question for staff or the developer.
 3 In terms of sources and uses of
 4 funds, can you talk in particular about the debt
 5 line, and provide more description on what's meant
 6 by debt, and is it a bank loan, or just more
 7 details there would be helpful.
 8 MR. JEFFRIES: I'll let Peter answer this,
 9 but I believe that the loan is a bank loan that
 10 was used to help finance the acquisition of the
 11 property, and that the other funds are -- I'll
 12 just -- I'll defer to Peter, I suppose.
 13 MR. MOORE: It's a mortgage loan from Win --
 14 CHAIRWOMAN BUTLER: I'm sorry. Peter, could
 15 you please, for purposes of this meeting, begin by
 16 identifying yourself.
 17 MR. MOORE: Sure. I'm sorry. Peter Moore,
 18 artistic director Steep Theatre.
 19 In response to the question, the
 20 debt is in fact a loan from Wintrust Bank to help
 21 with the purchase of the building.
 22 COMMISSIONER WHEAT: Got it. That's all I
 23 had. Thank you, Madam Chair.
 24 CHAIRWOMAN BUTLER: Great. Thank you, Vice

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1 Chair Wheat.
 2 Are there any additional questions
 3 from members of the Commission?
 4 (No response.)
 5 If there are no questions -- oh, I'm
 6 sorry. Commissioner Cox.
 7 COMMISSIONER COX: No, it wasn't really a
 8 question, it was really just a recognition of the
 9 amazing work that Steep Theatre has done. And it's
 10 just wonderful to see them doubling down on their
 11 own home. Very often we get comments from the
 12 cultural community about how is TIF being used to
 13 help our arts and culture institutions anchor
 14 themselves in their place, their chosen locations,
 15 and I think this is just a wonderful example of the
 16 strategic use of TIF dollars to do just that.
 17 So wish you the best of luck, and
 18 thank you for taking on the challenge.
 19 MR. MOORE: Thank you very much. We are
 20 honored and excited about the prospect to stay in
 21 this neighborhood.
 22 CHAIRWOMAN BUTLER: I'm sorry. Mr. Moore, if
 23 you could just identify yourself, having made that
 24 comment, for purposes of the public record.

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1 MR. MOORE: Peter Moore, artistic director,
 2 Steep Theatre. Thank you very much. We are
 3 honored and excited by the prospect.
 4 CHAIRWOMAN BUTLER: Thank you so much.
 5 Commissioners, are there any
 6 additional questions or comments?
 7 If there are no further questions
 8 from members of the Commission, I would now like to
 9 invite members of the public who have used the
 10 raise-your-hand feature to be recognized. Each
 11 person I call upon to speak will be limited to
 12 three minutes per agenda items.
 13 Kamal, I don't see any hands raised
 14 on this matter. Could you please confirm that's
 15 correct?
 16 MR. KAMAL: That's correct, Chairwoman.
 17 CHAIRWOMAN BUTLER: Thank you, Kamal.
 18 If there are no further questions or
 19 comments regarding the matter before us, we will
 20 now call the item to a vote.
 21 The resolution before us asks --
 22 excuse me -- the resolution before us is the
 23 Department of Planning and Development is seeking
 24 authority to negotiate a Redevelopment Agreement

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1 with the Steep Theatre Company for the construction
 2 required to rehabilitate the building located at
 3 5300-5318 North Kenmore in the Hollywood/Sheridan
 4 Tax Increment Financing Redevelopment Project Area,
 5 and to recommend to the City Council of the City of
 6 Chicago the designation of Steep Theatre as
 7 developer.
 8 Do I have a motion?
 9 COMMISSIONER CHAN McKIBBEN: So moved by
 10 Grace Chan McKibben.
 11 CHAIRWOMAN BUTLER: Thank you, Secretary.
 12 Commission, do I have a second?
 13 COMMISSIONER THOMAS: Second. Thomas.
 14 CHAIRWOMAN BUTLER: I'm sorry, it was moved
 15 by Secretary Grace Chan McKibben, it was seconded
 16 by Commissioner Thomas.
 17 In accordance with the Open Meetings
 18 Act, all votes are to be conducted by roll call so
 19 that each member's vote on each issue can be
 20 identified and recorded.
 21 Commissioners, please signify your
 22 vote on approval of the motion by saying yes, no,
 23 or abstain.
 24 Vice Chair Wheat.

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1 COMMISSIONER WHEAT: Yes.
 2 CHAIRWOMAN BUTLER: Secretary Chan McKibben.
 3 COMMISSIONER CHAN McKIBBEN: Yes.
 4 CHAIRWOMAN BUTLER: Commissioner Buford.
 5 (No response.)
 6 Commissioner Cox.
 7 COMMISSIONER COX: Yes.
 8 CHAIRWOMAN BUTLER: Commissioner Curtis.
 9 (No response.)
 10 Commissioner Davis.
 11 COMMISSIONER DAVIS: Yes.
 12 CHAIRWOMAN BUTLER: Commissioner Gomez is
 13 absent.
 14 Commissioner Griggs.
 15 (No response.)
 16 Commissioner Thomas.
 17 COMMISSIONER THOMAS: Yes.
 18 CHAIRWOMAN BUTLER: Commissioner Trevino.
 19 COMMISSIONER TREVINO: Yes.
 20 CHAIRWOMAN BUTLER: And Chair Butler votes
 21 yes. The motion passes.
 22 Commissioners, for the next item
 23 of business, the Department of Planning and
 24 Development is seeking authority to negotiate a

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1 redevelopment agreement with Hudson Michigan Avenue
 2 Owner, LLC, for the redevelopment of the property
 3 located at 2222 South Michigan Avenue, in the
 4 Michigan/Cermak Tax Increment Financing
 5 Redevelopment Project Area, and to recommend to the
 6 City Council of the City of Chicago the designation
 7 of Hudson Michigan Avenue Owner, LLC, as developer.
 8 Billy Grams will provide a brief
 9 description of this on behalf of the Department of
 10 Planning and Development.
 11 You may now begin.
 12 MR. GRAMS: Good afternoon, Chairman Butler,
 13 and members of the Commission. For the record, my
 14 name is William Grams with the Department of
 15 Planning and Development.
 16 With me today I have Tim Jeffries
 17 with DPD and Israel Idonije and Tibor Kelemen from
 18 the development team.
 19 The resolution before you requests a
 20 recommendation to the City Council to designate
 21 Hudson Michigan Avenue Owner, LLC, and its
 22 affiliates as the developer for the 2222 South
 23 Michigan project.
 24 It also requests authority for the

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1 Department of Planning and Development to negotiate
 2 a redevelopment agreement with the developer.
 3 The 2222 South Michigan project is
 4 located at 2222 South Michigan Avenue in the 3rd
 5 Ward, the Near South Side Community Area, the
 6 Michigan/Cermak TIF District in the Central
 7 Planning Region. The Alderwoman is Pat Dowell.
 8 This district was established in
 9 1989 to retain and upgrade sound buildings and
 10 improve the physical environment to make the area
 11 more attractive for new business location and
 12 expansion.
 13 Here is an overhead view of the
 14 neighborhood. The project site is located on the
 15 west side of South Michigan Avenue just to the
 16 south of East Cermak Road, and is served by the
 17 Cermak McCormick Place CTA Green Line station, and
 18 the No. 1, 3, 4 and 21 buses.
 19 Here is an aerial view with the
 20 building highlighted in yellow.
 21 Here is a view showing the current
 22 condition of the building.
 23 The project will renovate the
 24 100-year-old Hudson Motor Company building in the

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1 Motor Row Historic District into approximately
 2 38 residential units, 20 percent of which will be
 3 affordable, and approximately 51,200 feet of
 4 commercial retail use.
 5 The commercial retail use is
 6 anticipated to include a speakeasy, a restaurant,
 7 event space, 18 boutique hotel rooms, fitness
 8 space, and a rooftop pool and bar.
 9 The total project cost is \$62 1/2
 10 million, and the TIF request is for \$10 million to
 11 be provided as a \$5 million grant and a \$5 million
 12 loan. The estimated timeline to complete is
 13 12 months.
 14 Hudson Michigan Avenue Owner, LLC,
 15 will be the developer for the project. Its
 16 principals are Israel Idonije, former player for
 17 the Chicago Bears, and Tibor Kelemen of Kelemen
 18 Caamano Investments.
 19 Israel played in the National
 20 Football League for eleven years, ten of which were
 21 with the Chicago Bears. He is the founder of iF
 22 Charities, which has served more than ten thousand
 23 youth through its various programs. His companies
 24 include Athletic Comics, a custom comics producer,

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1 RSTR, a boutique gym in the South Loop, and the
 2 FBRK Impact House in the Loop.
 3 Tibor is the founder of Kelemen
 4 Caamano Investments, a real estate investment
 5 company in southern California, and focuses on
 6 commercial real estate development and management.
 7 He has been involved in the development of over
 8 two and a half million square feet of properties.
 9 The bar and restaurant portions of
 10 the project will be operated by Stephen Gillanders.
 11 Stephen is an award-winning local restaurateur who
 12 runs Apolonia across the street from the project
 13 site, as well as other restaurants in the city.
 14 The company Common will manage the
 15 38 residential units and the 18 short-stay hotel
 16 cubes. Common was founded in 2015 and manages
 17 48 buildings in nine cities in the United States,
 18 including three buildings in Chicago.
 19 The project will be financed through
 20 a mix of equity, debt, historic tax credits, a TIF
 21 loan, and a TIF grant. The TIF grant will be used
 22 to reimburse eligible historic restoration costs.
 23 The TIF loan will be used for other TIF-eligible
 24 costs.

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1 The City, through DPD, intends to
 2 provide the developer with TIF assistance in an
 3 amount not to exceed \$10 million. The TIF funds
 4 will be provided from the Michigan/Cermak TIF
 5 District's area-wide increment.
 6 The first \$5 million of TIF funds
 7 will be provided as a loan through a construction
 8 escrow after all other funding sources are
 9 expended.
 10 The remaining \$5 million of TIF will
 11 be provided as a grant and paid out in two equal
 12 installments. The first payment will be made upon
 13 the issuance of the certificate of completion, and
 14 the second at the one-year anniversary of the
 15 certificate.
 16 Here are renderings of what the
 17 completed project will look like.
 18 In sum, the project will
 19 rehabilitate and reactivate a vacant historic
 20 landmark building, provide food and beverage
 21 amenities for the community, add to the affordable
 22 housing stock, and create more than 100 full-time
 23 jobs and 125 temporary construction jobs.
 24 DPD has thoroughly reviewed the

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1 proposed project, the qualifications of the
 2 development team, and the need for public
 3 assistance.
 4 DPD recommends that the Community
 5 Development Commission approve the designation of
 6 Hudson Michigan Avenue Owner, LLC, and its
 7 affiliates, as developer for the 2222 South
 8 Michigan project so that the project can advance to
 9 the City Council.
 10 Thank you for your consideration,
 11 and I can answer any questions.
 12 CHAIRWOMAN BUTLER: Thank you, Billy.
 13 Alderwoman Pat Dowell has joined us
 14 and has been patiently waiting, I believe, to make
 15 a statement regarding this proposed project. And
 16 so I would invite Alderwoman Dowell to make a
 17 statement at this time.
 18 ALDERWOMAN DOWELL: Thank you,
 19 Commissioner -- Chairman Hatten Butler and various
 20 members of the Community Development Commission.
 21 I'm here this afternoon asking for
 22 your support for 2222 South Michigan. This is
 23 one of the most stunning buildings, historical
 24 buildings along the Motor Row area along Michigan,

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1 and I am grateful that Israel Idonije and his team
 2 have agreed to make an important investment in the
 3 area.
 4 This investment builds out on the
 5 McCormick Place convention area, the areas nestled
 6 between McCormick Place and Chinatown, and offers
 7 the kind of amenities we're looking to see along
 8 Motor Row including, you know, restaurants, a
 9 hotel, speakeasy and housing that is including the
 10 eight affordable units that are part of this deal.
 11 The development team has engaged a
 12 minority general contracting firm and have
 13 committed to prioritizing minority subcontracts in
 14 addition to providing a number of union jobs and
 15 permanent jobs, over 150 permanent jobs. They've
 16 also agreed to enter into a neutrality agreement
 17 with UNITE HERE Local 1 for the hotel.
 18 I believe this project is going to
 19 be an additional catalyst to the Motor Row area,
 20 and if you haven't been in the area lately, in
 21 addition to the streetscape improvements, and it's
 22 just a new vibrancy in the area.
 23 We look forward to seeing this new
 24 addition, and I ask for your support for this

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1 project today.
 2 Thank you, Chairman.
 3 CHAIRWOMAN BUTLER: Thank you, Alderwoman
 4 Dowell. We appreciate your comments and your time
 5 today.
 6 Can I ask the Department to give me
 7 a full screen, please, so I can see everyone? The
 8 presentation is still up.
 9 Thank you.
 10 Commissioners, we have received two
 11 written statements on this matter from Lou Weeks
 12 and Joanna Chambers. I will read them now.
 13 This is from Lou Weeks, Executive
 14 Vice President, UNITE HERE Local 1.
 15 The Chicago Community Development
 16 Commission, 121 North LaSalle Street, 10th floor,
 17 Chicago, Illinois 60602, dated February 8, 2023,
 18 regarding opposition to TIF funding for 2222 South
 19 Michigan.
 20 Dear Chair Butler and members of the
 21 Community Development Commission:
 22 I write to express UNITE HERE
 23 Local 1's opposition to TIF funding for the
 24 hospitality development proposed for 2222 South

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1 Michigan Avenue.
 2 There is no commitment that the
 3 proposed hospitality development at 2222 South
 4 Michigan Avenue will create a path to good jobs for
 5 the community, nor is there a commitment to invest
 6 in high quality job training, including registered
 7 culinary apprenticeships, to provide residents who
 8 are unemployed or underemployed with an onramp to a
 9 great hospitality job.
 10 In the absence of such commitments,
 11 this development should not receive any public
 12 subsidy. We urge you to vote no on the TIF for the
 13 hospitality development at 2222 South Michigan
 14 Avenue.
 15 Sincerely, Lou Weeks.
 16 I will now read into the record
 17 the second written comment that we received.
 18 Written testimony before the
 19 Community Development Commission submitted by
 20 Joanna Chambers, dated February 10, 2023 regarding:
 21 Vote no of the TIF for 2222 South Michigan.
 22 Dear Members of the Community
 23 Development Commission.
 24 My name is Joanna Chambers. I live

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1 in the 3rd Ward near 41st and Prairie. I am a
 2 hospitality worker and member of UNITE HERE
 3 Local 1. I urge you to vote no on the TIF for
 4 2222 South Michigan because there is no commitment
 5 from the developer to create a path to good jobs in
 6 the 3rd Ward for residents or to invest in high
 7 quality job training.
 8 I know the difference between having
 9 a good job and a low quality job. I started
 10 working in the hospitality industry when I was
 11 16 years old. Back then, I didn't have a good job.
 12 I worked as much as I could to support myself and
 13 my child, but it was still hard to make ends meet
 14 because my wages were so low, I had to rely on
 15 state health insurance. It felt like being in a
 16 hole I could never crawl out of. I never want to
 17 feel that way again.
 18 When I got my good hospitality job
 19 at Navy Pier, it changed my life. Now, as a
 20 bartender, I have excellent health insurance for
 21 my family, and I only pay \$30 per month. I make
 22 enough where I can pay our bills without stress. I
 23 have three children, and one of them has severe
 24 asthma. Because of my great health insurance, we

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1 work closely with her primary care doctor to keep
 2 it under control. Because I work one good, stable
 3 hospitality job, I have time to spend with my three
 4 kids.
 5 My 3rd Ward residents deserve to
 6 have good hospitality jobs at 2222 South Michigan,
 7 jobs with great affordable health insurance that
 8 pay enough to keep up with rent so they don't have
 9 to take on a second job.
 10 We need to invest in high quality
 11 job training, including registered culinary
 12 apprenticeships, so that residents, especially
 13 young people, who are unemployed or underemployed,
 14 have access to great hospitality jobs. But the
 15 developer of 2222 South Michigan has made no
 16 commitment to create a path to good jobs or invest
 17 in high quality job training and registered
 18 culinary apprenticeships. We could be stuck with
 19 low wage/poor benefit jobs at 2222 South Michigan.
 20 This is the last thing our community
 21 needs. We should not be subsidizing hospitality
 22 developments like this. We deserve better.
 23 I urge you to vote no on the TIF for
 24 2222 South Michigan.

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1 Sincerely, Joanna Chambers.
 2 Ms. Chambers provided her address.
 3 I will not read her address into the public record,
 4 but she did provide her address.
 5 I'd like to confirm with Bob McKenna
 6 and Tim Jeffries that there were no additional
 7 written comments received on this matter?
 8 MR. JEFFRIES: That's correct, Chairwoman.
 9 CHAIRWOMAN BUTLER: Okay, great. Thanks, Tim.
 10 Commissioners, Mr. Grams of DPD is
 11 joined by members of the development team and is --
 12 and everyone is available to help answer your
 13 questions.
 14 Commissioners, do you have any
 15 questions for DPD?
 16 I see that Commissioner Grace Chan
 17 McKibben has her hand raised.
 18 COMMISSIONER CHAN McKIBBEN: Thank you, Madam
 19 Chair.
 20 I am excited that there are new
 21 developments in Motor Row, but I do have a few
 22 questions.
 23 One is on the affordable housing
 24 units, do we know approximately what the rents

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1 would be? And am I hearing it correctly that
 2 20 percent means eight units?
 3 And then my other question was about
 4 local jobs, which sounded like other people have
 5 already raised. Thank you.
 6 MR. GRAMS: William Grams, DPD.
 7 Yes, so eight units is 20 percent of
 8 the residential units will be ARO units. I can't
 9 give you the exact dollar amounts of the rents, but
 10 they will be at 60 percent of area median income.
 11 COMMISSIONER CHAN McKIBBEN: Thank you.
 12 Yeah, so my other question was about
 13 the provision of local jobs, which was also raised
 14 by the two letters that were submitted.
 15 MR. JEFFRIES: Hi. This is Tim Jeffries,
 16 Acting Managing Deputy Commissioner.
 17 I think it's our expectation that
 18 they, particularly with the union, as Chairwoman
 19 Dowell said, that, you know, I think that there has
 20 been a public neutrality agreement already offered.
 21 It's our expectation that the developer will
 22 continue to work with UNITE HERE to, you know,
 23 finalize that or any other agreement that's
 24 necessary for them to advance this project.

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1 You know, that is really a function
 2 of those two working together. This is the start
 3 of the process. We don't have a Redevelopment
 4 Agreement now. And so it's -- you know, we
 5 probably have months that it goes to -- before it
 6 goes to City Council. So it's my expectation that
 7 they would -- that we would have such a pathway
 8 that was requested before we take this to City
 9 Council.
 10 MR. IDONIJE: Hi. My name is Israel Idonije.
 11 I'm a part of the development team.
 12 I just would like to add, you know,
 13 I've primarily had the conversations with UNITE ONE
 14 as far as their concerns with the project. And,
 15 you know, our restaurant partner, Steve Gillanders,
 16 is with Apolonia across the street; they run a
 17 fantastic restaurant with a great staff. And we
 18 have -- we have made a commitment, in fact, to this
 19 neighborhood, to the community, and we made a
 20 commitment to our employees, you know. And we've
 21 actually put our resources, you know, in a
 22 significant manner to this project.
 23 So I disagree, I just wanted to
 24 be clear to the Commission that we have made a

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1 significant commitment, and are looking forward to
 2 continuing to work with UNITE ONE to come to a
 3 common ground as far as where they think we should
 4 be with their asks and with what we're trying to do
 5 to make sure this is a successful project for the
 6 community, and ultimately for the City.
 7 Thank you.
 8 CHAIRWOMAN BUTLER: Thank you for your
 9 comments.
 10 I believe that Commissioner Davis
 11 has her hand raised.
 12 COMMISSIONER DAVIS: Yes. Thank you.
 13 So I want to just get a little bit
 14 more clarity as it relates to the commitment and
 15 what exactly that commitment looks like. I think
 16 that it -- you know, I too am excited to see
 17 development in that area, but any time there are
 18 community members who have concerns, it does give
 19 me pause when I hear we've made commitment and that
 20 we're still working with them to see what that
 21 commitment looks like.
 22 I know it's ongoing, but can you
 23 give me an example of what you mean when you say
 24 "commitment," what that really looks like? And

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1 if you've done that in the past with other
 2 developments.
 3 MR. IDONIJE: So this is my first major
 4 development of this scale. This is Israel Idonije
 5 with the development team. This is my first
 6 development of this scale, but I do have over
 7 35 employees across the city.
 8 I have a manufacturing facility here
 9 in the city as well. And, you know, we've made a
 10 commitment to take care of everyone on our team.
 11 I know this is a little bit
 12 different, but I think we've also -- me personally,
 13 I have contributed a million dollars to this
 14 project. You know, that is a significant
 15 commitment that I've made because I believe in the
 16 South Loop. I live there, just a few blocks away.
 17 I feel that this project is going to bring a lot
 18 of life and vigor to Michigan and Cermak, and in
 19 alignment with what the leadership in the area
 20 wants as well.
 21 And, you know, our discrepancy with
 22 UNITE ONE is we've agreed to have the hotels and
 23 potentially the residential components as a part of
 24 their agreement with what they're looking for, but

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1 the F & B component, the restaurants being
 2 included, as per the relationship with our
 3 restaurant partner, puts the -- puts that
 4 component of the project in a really tough position
 5 economically.
 6 So we were not able to agree with
 7 them on that commitment, and really that's the
 8 disparity with the conversations we've had with
 9 UNITE ONE. And we're looking forward to continuing
 10 to work with them and hopefully come to a place
 11 where they see the value that we're bringing and
 12 that we can get them on board with what we're
 13 doing.
 14 COMMISSIONER DAVIS: Just one more thing
 15 because I just don't understand how this all works
 16 exactly.
 17 MR. IDONIJE: Okay.
 18 COMMISSIONER DAVIS: So when you say that
 19 you've agreed to one part of it but you can't agree
 20 to the restaurant piece, what exactly does that
 21 mean? I just don't understand.
 22 MR. IDONIJE: Yeah, they've asked -- we've
 23 agreed that we will be neutral in the -- in their
 24 ask to bring their team to the project, and our --

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1 which we were okay with that in its entirety with
 2 the exception of that the restaurant piece, our
 3 staff and employee involvement in the restaurant,
 4 that we could not give them -- we could not include
 5 that component in their agreement.
 6 COMMISSIONER DAVIS: Okay. Thank you.
 7 That's helpful.
 8 MR. IDONIJE: Thank you.
 9 CHAIRWOMAN BUTLER: I'm going -- I see that
 10 Alderwoman Dowell has her hand raised. And,
 11 Alderwoman Dowell, I am going to acknowledge you,
 12 but I do -- would like to ask your development
 13 partner about their experience in this area in
 14 terms of what they have done to address the
 15 concerns that were raised in the written comments
 16 to the Commission.
 17 So that would be Mr. Kelemen; is
 18 that correct?
 19 MR. KELEMEN: Yes.
 20 CHAIRWOMAN BUTLER: If you could, for
 21 purposes of the record, introduce yourself, and
 22 just describe your firm's experience in meeting the
 23 requirements and addressing the concerns that were
 24 raised in the written comments that we received.

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1 MR. KELEMEN: Happy to. My name is Tibor
 2 Kelemen. I've been Israel Idonije's business
 3 partner for the last four and a half years.
 4 You know, this has been a tough
 5 project to bring to fruition. As you all may know,
 6 it's been four and a half years in the making, and
 7 collectively we have almost \$10 million of equity
 8 in the project. So it's a pretty significant
 9 dollar commitment that we've made simply because
 10 of the vision that Israel and I share about
 11 transforming this building, and with that, the
 12 community is one and the same.
 13 We envision this project to be a
 14 beacon of light really in Motor Row, being that
 15 it's the largest building going from one end to the
 16 other of Michigan Avenue and Wabash. And, you
 17 know, it's a historic building. A lot of capital
 18 has to go into this to work.
 19 The F & B component that Israel had
 20 spoken about, it's difficult -- because Stephen
 21 Gillanders has opened over ten restaurants, several
 22 of which are Michelin star rated, that require a
 23 deep employee pool. And so for us to essentially
 24 not have restraints on that, and the flexibility to

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1 grow and scale up and down, as the requirement
 2 comes up, is important.
 3 So we're open to certainly working
 4 with the union on this. We are in dialogue, so
 5 this is a surprise for us that they objected to
 6 this. But I think that what we are hoping to
 7 bring to vision here is going to require a lot of
 8 employees. And in order for this to truly work
 9 and come together cohesively as a mixed-use
 10 development, there has to be top notch team, there
 11 has to be top notch professionals that are going to
 12 be there.
 13 So these are going to be some high
 14 paying jobs that we envision that this project is
 15 going to bring to life. So that's our commitment
 16 to the project.
 17 This is my first development deal in
 18 Chicago. But, as Billy had introduced us, I've
 19 been involved in over two and a half million square
 20 feet of ground level development in southern
 21 California, so this is no -- I mean, it's --
 22 although it's my first project in Chicago, this is
 23 not new to me.
 24 And so given that we've put that

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1 many dollars at risk at this point in an empty
 2 building that has no revenue, hopefully that
 3 demonstrates commitment on our part.
 4 CHAIRWOMAN BUTLER: And, Mr. Kelemen, this is
 5 Chairwoman Butler.
 6 Given your deep experience in the
 7 California markets, could you just spend a few
 8 minutes, a few seconds describing exactly what that
 9 experience is, and also how you've addressed
 10 similar concerns in the developments and
 11 redevelopments that you've executed.
 12 MR. KELEMEN: Certainly, Chairwoman Butler.
 13 You know, my career spans 20 years
 14 now, in southern California primarily. We've been
 15 involved in the creation of five separate office
 16 projects in the Irvine area. These projects
 17 included a total of 250 buildings that we built
 18 ground up and sold primarily to owner/users, small
 19 business owners.
 20 Present day, we are reentitling a
 21 16-acre five-office complex project into a 1200
 22 unit multi-family project in the city of Laguna
 23 Hills. And along that, we are also working on two
 24 150,000 square foot industrial buildings that we

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1 are reentitling office to industrial projects.
 2 So our team has the depth and
 3 expertise to be dealing with these sort of issues,
 4 and clearly most of the developers have to become a
 5 steward of the community or else -- or else the
 6 project is not going to be what it needs to be.
 7 So we're -- we're looking forward to
 8 working with the community to not only bring in
 9 high-paying jobs, but hopefully transforming the
 10 experience in Motor Row. And so, yeah, I hope that
 11 that answers that question, Chairwoman Butler.
 12 CHAIRWOMAN BUTLER: It does. You've answered
 13 my questions. Thank you so much.
 14 Alderwoman Dowell, thank you for
 15 being so patient.
 16 ALDERWOMAN DOWELL: No problem, Chairman
 17 Hatten Butler.
 18 I just wanted to put on the record
 19 that there is also support for this project on the
 20 Near South Side. I think that Tim Jeffries can
 21 also attest to that, but I wanted that to be known
 22 to the Commission.
 23 Thank you.
 24 CHAIRWOMAN BUTLER: Thank you, Alderwoman

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1 Dowell.
 2 Vice Chair Wheat.
 3 COMMISSIONER WHEAT: Thank you, Madam Chair.
 4 A question for the DPD staff. Going
 5 back to Secretary Chen McKibben's questions on the
 6 affordable housing component in the package we were
 7 provided, there was very little detail with respect
 8 to that. So can we get more detail -- I guess a
 9 couple questions.
 10 One, is the 20 percent -- I think
 11 the 20 percent is essentially the floor that the
 12 developer has to hit in order to receive TIF
 13 funding. And then, secondly, could either --
 14 either staff or developer talk about the nature of
 15 those kind of six units versus the 38, particularly
 16 in terms of, kind of bedrooms. I think we're
 17 always -- we always kind of have a concern about
 18 what do these ultimately look like, family units,
 19 or more kind of studio apartments versus larger
 20 square footage units, which are more market rate.
 21 MR. JEFFRIES: Tim Jeffries, Acting Managing
 22 Deputy Commissioner on DPD.
 23 The units will be pursuant to the
 24 City's Affordable Requirements Ordinance, so the --

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1 that document would, you know, be the overarching
 2 structure. I believe it's a requirement in the --
 3 that document that any project that received TIF is
 4 subject to those requirements.
 5 So 20 percent would be set aside.
 6 They would be of same like and kind quality, as
 7 well as unit counts, as the majority of the
 8 building. So if, you know, 50 percent are
 9 one-bedroom and 50 percent are two-bedroom, then
 10 50 percent of the 20 percent affordable units need
 11 to be one-bedroom; you know, they can't make them
 12 be a different level of quality or a different
 13 level of standard as the rest of the building as a
 14 whole.
 15 I can provide you with the rent
 16 roll. I believe it previously was like \$1.41 a
 17 square foot. That's set pursuant to the citywide
 18 standard. But I'd need to -- don't hold me to that
 19 number. I'll talk to our colleagues in the
 20 Department of Housing and circulate it to the Chair
 21 later today or tomorrow.
 22 MS. DALE: And, I'm sorry, for the record,
 23 this is Katie Jahnke Dale from DLA Piper. I'm
 24 serving as counsel for the developer.

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1 The question about unit count, and
 2 to Tim's point, the overall mix of the building is
 3 one-bedrooms and two-bedrooms, and so we -- and
 4 then we also -- the Chair point, this is unique in
 5 that we have a number of four-bedrooms. So the
 6 breakdown for the affordable units would be six
 7 four-bedrooms, one two-bedroom, and one one-bedroom
 8 for the eight affordable units. And those under
 9 the 2021 AMI would be at a weighted average of
 10 60 percent AMI. Those rents and AMIs change every
 11 year. So we would be going off of the tables the
 12 department of -- the Department of Housing puts out
 13 annually and complying with those.
 14 COMMISSIONER WHEAT: Thank you for that.
 15 And, Madam Chairwoman, one more
 16 question for, again for either staff or the
 17 developers.
 18 I think one of the things that was
 19 described in the comments in terms of discussions
 20 on jobs neutrality agreements was time, that there
 21 was still time for ongoing discussions.
 22 Can maybe staff provide a timeline
 23 for the timeline? What is the expectation as to
 24 when this would proceed to City Council, and what

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1 are the other steps that are blocking it from
 2 necessarily going at the next meeting.
 3 MR. JEFFRIES: Again, Tim Jeffries,
 4 Department of Planning.
 5 We don't have -- you know, this Body
 6 authorizes us to negotiate an RDA, so we haven't
 7 engaged in those discussions yet. It kind of
 8 depends on how, I don't want to use the word
 9 contentious, but complicated, we'll say, those
 10 negotiations become. I would say I don't expect it
 11 to be any earlier than, you know, than an April or
 12 May introduction, but -- at the risk of being
 13 realistic -- BUT the election is a factor with
 14 that, too. So ...
 15 MS. DALE: Again, for the record, Katie
 16 Jahnke Dale.
 17 Like Israel had mentioned, we have
 18 already started engaging in discussions with UNITE
 19 HERE. We've sent -- they've sent us a draft, we've
 20 sent a draft back. So we're already under way in
 21 those discussions. And we would expect that to
 22 follow and likely be complete prior to the RDA
 23 being ready to go to Council. But we're in active
 24 discussions and will continue to do so before going

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1 to Council on the RDA.
 2 COMMISSIONER WHEAT: Thank you.
 3 No other questions, Chairman.
 4 CHAIRWOMAN BUTLER: Thank you, Vice Chair
 5 Wheat.
 6 Are there any additional questions
 7 or comments from members of the Commission?
 8 Kamal, can you confirm that there
 9 are no -- I'm sorry, I do see one member of the
 10 Commission, and that is Commissioner Davis.
 11 COMMISSIONER DAVIS: I have one more quick
 12 question. And I see Alderman Pat Dowell still on.
 13 And my question is, what does
 14 follow-up look like? So if we vote yes and
 15 everything moves ahead, how do we ever know that
 16 this actually is happening? What is the follow-up?
 17 And I guess my question really is
 18 also for, you know, Alderman Dowell, is there
 19 something in place where somebody, you, your
 20 office, somebody keeps track of and makes sure that
 21 these promises are made good on, that they're
 22 followed through on. How do we ever know?
 23 ALDERWOMAN DOWELL: Well, I can give you
 24 my commitment here. I mean, I actually hire a

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1 development consultant to work with my office on
 2 projects similar to this throughout the entire
 3 ward. You know, I keep in contact with Israel as a
 4 constituent. I see him from time to time, you
 5 know, whether it's in the store or just anywhere on
 6 the street. And, you know, we continue to have
 7 conversations about the status of this project.
 8 So my -- his commitment to me or the
 9 development team's commitment to me is that they're
 10 going to work with UNITE HERE around the neutrality
 11 agreement. Now, when we get to City Council, my
 12 anticipation is that that would be an agreement
 13 that is real.
 14 COMMISSIONER DAVIS: All right.
 15 ALDERWOMAN DOWELL: Thank you.
 16 COMMISSIONER DAVIS: Thank you.
 17 CHAIRWOMAN BUTLER: Thank you, Alderwoman
 18 Dowell.
 19 Are there any additional questions
 20 or comments from members of the CDC?
 21 (No response.)
 22 Okay. I don't see any further
 23 questions from members of the CDC, so now I would
 24 like to invite members of the public who have used

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1 their raise -- use the raise-your-hand feature to
 2 be recognized. Each person I call upon to speak
 3 will be limited to three minutes per agenda item.
 4 So, Kamal, I'm going to ask you for
 5 your assistance with this part of the meeting.
 6 And I do see one hand raised, Joanna
 7 Chambers, who also submitted. I assume this is the
 8 same Joanna Chambers that submitted a written
 9 statement.
 10 So, Ms. Chambers, thank you so much
 11 for your patience and for your participation in
 12 today's meeting. And you may begin.
 13 MS. CHAMBERS: Okay. Good morning. I was
 14 hoping to share my story verbally this morning, but
 15 as you heard, having a path to good hospitality
 16 jobs, including all food and beverage jobs, is
 17 really important to me as a bartender. I hope you
 18 will take that into account. Thank you.
 19 CHAIRWOMAN BUTLER: Thank you, Ms. Chambers.
 20 Kamal, are there other members of
 21 the public who have raised their hand to speak on
 22 this matter?
 23 MR. KAMAL: No other hands raised,
 24 Chairwoman.

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1 CHAIRWOMAN BUTLER: Thank you for that
 2 confirmation.
 3 We'll now call the item for a vote.
 4 The resolution before us, the
 5 Department of Planning and Development is seeking
 6 authority to negotiate a redevelopment agreement
 7 with Hudson Michigan Avenue Owner, LLC, for the
 8 redevelopment of the property located at 2222 South
 9 Michigan Avenue, in the Michigan/Cermak Tax
 10 Increment Financing Redevelopment Project Area,
 11 and to recommend to the City Council of the City of
 12 Chicago the designation of Hudson Michigan Avenue
 13 Owner, LLC, as developer.
 14 Do I have a motion?
 15 COMMISSIONER THOMAS: So move. Thomas.
 16 CHAIRWOMAN BUTLER: Thank you, Commissioner
 17 Thomas.
 18 Do I have a second?
 19 COMMISSIONER COX: Second by Commissioner Cox.
 20 CHAIRWOMAN BUTLER: Thank you, Commissioner
 21 Cox.
 22 In accordance with the Open Meetings
 23 Act, all votes are to be conducted by roll call so
 24 that each member's vote on each issue can be

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1 identified and recorded.
 2 Commissioners, please signify your
 3 vote on approval of the motion by saying yes, no,
 4 or abstain.
 5 Vice Chair Wheat.
 6 COMMISSIONER WHEAT: Yes.
 7 CHAIRWOMAN BUTLER: Secretary Chan McKibben.
 8 COMMISSIONER CHAN MCKIBBEN: Yes.
 9 CHAIRWOMAN BUTLER: Commissioner Buford.
 10 (No response.)
 11 Commissioner Cox.
 12 COMMISSIONER COX: Yes.
 13 CHAIRWOMAN BUTLER: Commissioner Curtis.
 14 (No response.)
 15 Commissioner Davis.
 16 COMMISSIONER DAVIS: Yes.
 17 CHAIRWOMAN BUTLER: Commissioner Gomez is
 18 absent.
 19 Commissioner Griggs.
 20 (No response.)
 21 Commissioner Thomas.
 22 COMMISSIONER THOMAS: Yes.
 23 CHAIRWOMAN BUTLER: Commissioner Trevino.
 24 COMMISSIONER TREVINO: Yes.

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1 CHAIRWOMAN BUTLER: And Chair Butler votes
 2 yes. The motion passes.
 3 MS. DALE: Thank you.
 4 CHAIRWOMAN BUTLER: Thank you.
 5 MR. IDONIJE: Thank you very much. We're
 6 grateful for it.
 7 MR. KELEMEN: Thank you.
 8 CHAIRWOMAN BUTLER: You're welcome. Thank
 9 you.
 10 Commissioners, for the next item of
 11 business, I am going to recuse myself from the
 12 vote. While I do not have a financial interest in
 13 the project, I do have a professional relationship
 14 with Leon Walker, the managing principal of DL3
 15 Realty, and developer of this project, through our
 16 work on the Chicago Emerging Minority Developer
 17 initiative.
 18 Out of an abundance of caution,
 19 I will therefore be recusing myself from any
 20 involvement on this item, and pursuant to CDC
 21 bylaws, will ask Vice Chairman Wheat to preside
 22 over this item.
 23 Chris, it's all yours. I'm going
 24 off camera. I'll be back for the next agenda item

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1 following the discussion and vote on this one.
 2 COMMISSIONER WHEAT: Great. Thank you, Madam
 3 Chair.
 4 For the next item, the City has
 5 requested authority to designate DL3 Thrive
 6 Exchange LIHTC South, LLC, or related entity as
 7 the successful respondent to the City's 79th and
 8 Exchange Invest South/West request for proposals
 9 issued by the Department of Planning and
 10 Development for the sale and redevelopment of
 11 City-owned property located at 7909 South Exchange
 12 Avenue in the Avalon Park/South Shore TIF
 13 Redevelopment Area; and to seek the authority of
 14 Chicago City Council to sell the city-owned
 15 property by negotiating a redevelopment agreement
 16 with DL3 Realty Advisors, LLC, for the development
 17 of both the city-owned property at 7909 South
 18 Exchange Avenue and the developer-owned property
 19 located at 7901-7907 and 7911 South Exchange
 20 Avenue; and to recommend to the City Council the
 21 designation of DL3 Thrive Exchange LIHTC South,
 22 LLC, as its developer.
 23 Yixiao Shen will provide a brief
 24 description of the change on behalf of the

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1 Department of Housing as well as the Department of
 2 Planning and Development.
 3 MS. SHEN: Good afternoon, Chairman and the
 4 Commissioners.
 5 For the record, my name is Yixiao
 6 Shen, a National Planning Analyst with Department
 7 of Housing. Together with me is Tania Kadakia,
 8 Director of DL3 Realty Advisors, LLC.
 9 The project I am presenting today is
 10 Thrive Exchange South.
 11 The subject property is located on
 12 the southeast corner of 79th Street and Exchange
 13 Street in the South Chicago Community Area, Avalon
 14 Park/South Shore TIF District, approximately ten
 15 miles south of Chicago downtown.
 16 The project is supported by the
 17 7th Ward Alderman Gregory Mitchell.
 18 Invest South/West is the economic
 19 development initiative funding investments in two
 20 key commercial corridors and ten communities on
 21 Chicago's South and the West Side.
 22 79th Exchange Invest South/West
 23 Request for Proposal is for the purchase and the
 24 development of 16 parcels on two development sites

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1 along East 79th Street and South Exchange
 2 Boulevard.
 3 The RFP was issued in April 2021 by
 4 Department of Planning and Development. Two
 5 proposals were received by August 2021.
 6 DPD has determined that the
 7 developer's amended proposal has satisfied the
 8 goals and objectives of the RFP; therefore
 9 recommend DL3 Realty Advisors selected as the
 10 successful respondents to the RFP and the developer
 11 of the Thrive Exchange South project.
 12 The mixed-use building on the
 13 South Side, colored in blue, is the project I am
 14 presenting today.
 15 The subject site is around
 16 17,972 square feet, including three parcels. It is
 17 currently occupied by a derelict building that will
 18 be demolished. The parcel in the middle is owned
 19 by the City with a size of 3,131 square feet, with
 20 appraised value of \$23,000.
 21 The land sale was published on
 22 Chicago Tribune in 2021, together with announcement
 23 of the RFP. The land will be conveyed through the
 24 developer for the construction of this project for

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1 one dollar.
 2 The other two parcels on the north
 3 and the south were owned by a private owner and
 4 purchased by a related entity of the developer with
 5 the acquisition price of 250,000.
 6 Thrive Exchange South includes the
 7 new construction of a six-story mid-rise building
 8 which will provide 43 affordable units, also
 9 featuring ground floor retail space. Project
 10 amenities include community room, on-site
 11 management office, laundry facilities, workout
 12 room, bike storage, and parking.
 13 The project will generate eight
 14 permanent jobs in property management, maintaining
 15 the security, and 100 temporary jobs during
 16 construction.
 17 DL3 Thrive Exchange LIHTC South,
 18 LLC, will be the owner, and it will consist of
 19 managing member DL3 Thrive Exchange LIHTC South
 20 manager, which will be 100 percent owner until the
 21 investing member is admitted. At that point, the
 22 general partner will have 99 percent -- 99.99
 23 percent of the ownership.
 24 DL3 Realty Advisors, an MBE and

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1 BIPOC-led entity, is the sole member of the general
 2 partner. DL3 Realty Advisors is a local engaged
 3 and nationally recognized full-service real estate
 4 development firm that is dedicated to transforming
 5 communities through high impact commercial real
 6 estate.

7 The following table provides a
 8 unit profile of the proposed project. The subject
 9 property will provide four studios, 20 one-bedroom
 10 units, 19 two-bedroom units, a total of 43 rental
 11 units, of which 100 percent will be affordable for
 12 households earning no more than 60 percent of the
 13 AMI.

14 The proposed total development cost
 15 is around \$26,248,710. The developer requests a
 16 donation of city-owned land from Avalon Park/South
 17 Shore District, which will be 39 percent of the
 18 total cost.

19 Department of Housing assisted the
 20 development with multi-family financing by
 21 allocating 4 percent low income housing tax credit,
 22 and a foundation who generates over 10 million
 23 equity, as well as DOH southbound, roughly \$2.6
 24 million from Chicago Recovery Plan. Final issue

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1 and the full financing will be submitted to City
 2 Council for approval later this year before
 3 closing.

4 Other funding sources include
 5 private mortgage, ComEd grant, deferred developer
 6 fee, and the GP equity.

7 The total request from TIF is
 8 \$10,218,000. The TIF assistance will be provided
 9 to the developer in three equal payments at 33
 10 percent, 66 percent, and 100 percent project
 11 completion and certificate of completion.

12 In summary, the overall request from
 13 CDC, including designate DL3 Realty Advisors, LLC,
 14 as the respondent to the RFP, and recommend to City
 15 Council as the developer approve the land sale and
 16 authorization to negotiate a redevelopment
 17 agreement with the developer.

18 That concludes my presentation.
 19 Thank you for your time.

20 We are happy to answer any questions
 21 and concerns you may have.

22 COMMISSIONER WHEAT: Great. Thank you very
 23 much.

24 I would now like to recognize

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1 Alderperson Mitchell and invite him or a
 2 representative to make a statement on the project.
 3 I believe I saw him on earlier. He may have not
 4 been able to stay on, though.

5 MS. SHEN: Yeah, Alderman Gregory had an
 6 in-person meeting. He just dropped off, but he
 7 supported -- provided a letter of support.

8 COMMISSIONER WHEAT: Okay. Thank you very
 9 much for that.

10 No written statements from the
 11 public were submitted on this matter.

12 Commissioners, Ms. Shen is showing
 13 by representatives from DL3 Realty, the proposed
 14 developer of this project, and are available to
 15 help answer any of your questions.

16 So, Commissioners, you have any
 17 questions for DPD staff or the developers?

18 Commissioner Cox.

19 COMMISSIONER COX: Yes, thank you.

20 Very, very exciting moment to arrive
 21 here for South Shore.

22 And I did want just a clarification
 23 in the project description. What components
 24 outside of the multifamily housing are we acting

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1 on? In other words, is the Ringer Building, the
 2 adaptive reuse of the Ringer Building also a part
 3 of this phase of the development?

4 I may have just zoomed out; I was
 5 so focused on the LIHTC and the housing that I was
 6 not clear about whether this pact is advancing the
 7 renovation of the Ringer Building as well.

8 MS. SHEN: Thanks, Commissioner Cox. The
 9 Ringer Building is not included in this project.

10 COMMISSIONER WHEAT: Sorry. Can you
 11 reintroduce yourself for the record?

12 MS. SHEN: This is Yixiao Shen.

13 COMMISSIONER COX: Okay. So if that is the
 14 case, and that is -- that's fine. I did want to
 15 understand what was the timing on the Ringer
 16 Building, or just an update status of the capital
 17 vision for that portion. And -- capital and
 18 programmatic vision for that portion of the
 19 development.

20 COMMISSIONER WHEAT: Sure. Go ahead and
 21 please introduce yourself for the record.

22 MS. KADAKJA: Hi. Tania Kadakia with DL3
 23 Realty.

24 We are working with Chicago Family

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1 Health Center. The capital stack is New Markets
 2 credits, historic credits, and a stack of primarily
 3 noncity ask money. And the architect for that
 4 portion of the project is currently working on
 5 drawing up the plans.
 6 Chicago Family Health Center is
 7 working on obtaining some soft grants that they'd
 8 like to use to sort of make the best possible use
 9 of the space.
 10 COMMISSIONER COX: So it will remain a public
 11 health anchored facility.
 12 MS. KADAKJA: That's right.
 13 COMMISSIONER COX: Excellent. Thank you.
 14 COMMISSIONER WHEAT: I also want to recognize
 15 Commissioner Buford has joined the meeting during
 16 the call.
 17 Commissioners, any other questions?
 18 (No response.)
 19 If there are no other questions, I
 20 would now like to invite members of the public who
 21 have used the raise-your-hand feature to be
 22 recognized. Each person I call upon to speak
 23 will be limited to three minutes per item.
 24 Kamal, are you seeing anyone with

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1 their hand raised?
 2 MR. KAMAL: No, Chairman, no hands raised.
 3 But I also just want to remind there are two people
 4 on the phone, and they can press star 9 to raise
 5 their hand in Zoom. Star 9.
 6 COMMISSIONER WHEAT: Thank you, Kamal. We'll
 7 give folks just a second.
 8 Okay. If there are no further
 9 questions or comments regarding the matter before
 10 us, we will call the item to a vote.
 11 The resolution before us -- before
 12 us for the City is seeking authority to designate
 13 DL3 Thrive Exchange LIHTC, South, LLC, or related
 14 entity as the successful respondent to the City's
 15 79th and Exchange Invest South/West request for
 16 the proposals issued by the Department of Planning
 17 and Development for the sale and redevelopment of
 18 city-owned property located at 7909 South Exchange
 19 Avenue in the Avalon Park/South Shore TIF
 20 Redevelopment Area, and to seek authority of
 21 the Chicago City Council to sell the city-owned
 22 property by negotiating a redevelopment agreement
 23 with DL3 Realty Advisors, LLC, for the development
 24 of both the city-owned property at 7909 South

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1 Exchange Avenue, and the developer-owned property
 2 located at 7901-7907 and 7911 South Exchange
 3 Avenue, and to recommend to the City Council the
 4 designation of DL3 Thrive Exchange LIHTC, South,
 5 LLC, as the developer.
 6 Do I have a motion?
 7 COMMISSIONER THOMAS: So move. Thomas.
 8 COMMISSIONER WHEAT: Moved by Commissioner
 9 Thomas.
 10 Do I have a second?
 11 COMMISSIONER CHAN McKIBBEN: Second by
 12 Commissioner McKibben.
 13 COMMISSIONER WHEAT: Seconded by Commissioner
 14 Chan McKibben.
 15 In accordance with the Open Meetings
 16 Act, all votes are to be conducted by roll call so
 17 that each member -- each member's vote on the issue
 18 can be identified and recorded.
 19 Commissioners, please signify your
 20 vote on approval of the motion by saying yes, no,
 21 or abstain.
 22 Chair Butler abstains.
 23 Secretary Chan McKibben.
 24 COMMISSIONER CHAN McKIBBEN: Yes.

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1 COMMISSIONER WHEAT: Commissioner Buford.
 2 COMMISSIONER BUFORD: Yes.
 3 COMMISSIONER WHEAT: Commissioner Cox.
 4 COMMISSIONER COX: Yes.
 5 COMMISSIONER WHEAT: Commissioner Curtis.
 6 (No response.)
 7 Commissioner Davis.
 8 COMMISSIONER DAVIS: Yes.
 9 COMMISSIONER WHEAT: Commissioner Gomez is
 10 absent.
 11 Commissioner Griggs.
 12 (No response.)
 13 Commissioner Thomas.
 14 COMMISSIONER THOMAS: Yes.
 15 COMMISSIONER WHEAT: Commissioner -- sorry.
 16 COMMISSIONER TREVINO: Yes.
 17 COMMISSIONER WHEAT: I apologize.
 18 COMMISSIONER TREVINO: Tricky name.
 19 COMMISSIONER WHEAT: Yes. This is my first
 20 time doing this.
 21 And Commissioner Trevino.
 22 COMMISSIONER TREVINO: Yes. Trevino is a
 23 yes. Thank you.
 24 COMMISSIONER WHEAT: The motion passes.

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1 MS. SHEN: Thank you.
 2 COMMISSIONER WHEAT: Congratulations.
 3 And I will hand the Chair position
 4 back over to Chair Butler.
 5 CHAIRWOMAN BUTLER: Thank you, Chris.
 6 Commissioners, for the next item of
 7 business, DPD is seeking authority to advertise the
 8 Department of Planning and Development's intention
 9 to enter into a negotiated sale with NeighborSpace,
 10 a nonprofit urban land trust, for the disposition
 11 of the property located at 4553-4569 North Pulaski
 12 Road in the Lawrence/Pulaski Tax Increment
 13 Financing Redevelopment Project Area, to request
 14 alternative proposals, and to approve the sale of
 15 the property to NeighborSpace if no responsive
 16 alternative proposals are received.
 17 Meg Gustafson will provide a brief
 18 description of this on behalf of the Department of
 19 Planning and Development.
 20 MS. GUSTAFSON: Hello. Good afternoon,
 21 everyone. For the record, my name is Meg
 22 Gustafson. I'm with the Department of Planning
 23 and Development.
 24 This is an exciting garden project

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1 that we are spending TIF money, Impact Fee Money,
 2 and CRP funds, to get this garden going with
 3 NeighborSpace. It's located at 4553 North Pulaski.
 4 Will is sharing my screen for me
 5 today.
 6 Will, can you go to the next slide,
 7 please.
 8 These five city-owned PINs are
 9 located at the corner of Wilson and Pulaski.
 10 They've been city owned for many years, and have
 11 not been used.
 12 The community and the alderman are
 13 all in support of this project.
 14 Next slide, please.
 15 Here's the temporary fencing that's
 16 up right now. You can see the art work is really
 17 interesting. We have a lot of -- there's going to
 18 be raised beds, a tipi, and more art work once this
 19 is done which -- next slide, please -- you can see
 20 in the budget.
 21 Will, can you go to the next slide?
 22 Or is it ... thank you. Great.
 23 So since 2019, First Nations Garden
 24 has been working with NeighborSpace and Alderman

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1 Carlos Rosa of the 35th Ward, led by the Chi-
 2 Nations Youth Council, to get this garden off the
 3 ground.
 4 In November of 2022, we went to TIF
 5 to approve \$350,000 for environmental cleanup and
 6 site preparation.
 7 DPD is requesting to transfer the
 8 vacant land for one dollar per parcel to
 9 NeighborSpace. And we will use \$89,000 in Open
 10 Space Impact Fee Funds for the buildout.
 11 We also are requesting Chicago
 12 Recovery Program (CRP) Vacancy Program funds for
 13 further environmental cleanup and site preparation.
 14 Next slide, please.
 15 Here's how the budget breaks down.
 16 We have an approximately \$1.1 million budget. The
 17 site prep is estimated at \$350,000. And, as you
 18 can see from the rest of the budget, that would all
 19 be for buildout, water service, project management,
 20 design, and a contingency.
 21 I also have Ben Helphand here from
 22 NeighborSpace.
 23 Next slide, please.
 24 Oh, okay. I had a slide, I thought,

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1 of the history of NeighborSpace. They own over a
 2 hundred gardens in Chicago, and they are a
 3 nonprofit land trust.
 4 And that concludes my presentation.
 5 I can answer any questions, and Ben
 6 Helphand can also answer questions.
 7 Thank you.
 8 CHAIRWOMAN BUTLER: Thanks, Meg.
 9 I don't believe that -- at least I
 10 don't see any -- either Alderman Ramirez-Rosa or
 11 anyone from his staff on with us. Is that correct?
 12 MS. GUSTAFSON: I don't see him either. He's
 13 in support of this.
 14 Sorry, I should have probably
 15 reminded him to come today.
 16 CHAIRWOMAN BUTLER: Not a problem.
 17 No written statements from the
 18 public were submitted on this matter.
 19 As Meg mentioned, we do have a
 20 member of the development team, Ben Helphand,
 21 available to answer questions from members of the
 22 CDC.
 23 Commissioners, if you have any
 24 questions regarding the agenda item, please use the

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1 raise-your-hand function to be recognized.
 2 Kamal, I don't see any raised hands
 3 from members of the CDC. Is that correct?
 4 MR. KAMAL: That's correct, Chairwoman.
 5 CHAIRWOMAN BUTLER: Great. Thank you.
 6 Given that there are no questions
 7 from members of the CDC, I would now like to invite
 8 members of the public who have used the raise-your-
 9 hand feature to be recognized.
 10 Each person I call upon to speak
 11 will be limited to three minutes per agenda item.
 12 Kamal, can you confirm, I don't see
 13 any raised hands from members of the public. Is
 14 that correct?
 15 MR. KAMAL: That's correct, Chairwoman. And
 16 the people on the phone can press star 9 to raise
 17 their hand.
 18 CHAIRWOMAN BUTLER: No hands have been raised
 19 by members of the public.
 20 So we will now call the item to a
 21 vote.
 22 In the resolution before us, the
 23 Department of Planning and Development is seeking
 24 authority to advertise its intention to enter into

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1 a negotiated sale with NeighborSpace, a nonprofit
 2 urban land trust, for the disposition of the
 3 property located at 4553-4569 North Pulaski Road
 4 in the Lawrence/Pulaski Tax Increment Financing
 5 Redevelopment Project Area, to request alternative
 6 proposals, and to approve the sale of the property
 7 to NeighborSpace if no responsive alternative
 8 proposals are received.
 9 Do I have a motion?
 10 COMMISSIONER WHEAT: So moved. Wheat.
 11 CHAIRWOMAN BUTLER: Thank you, Vice Chair
 12 Wheat.
 13 Do I have a second?
 14 COMMISSIONER CHAN MCKIBBEN: Second. Chan
 15 McKibben.
 16 CHAIRWOMAN BUTLER: Thank you, Secretary Chan
 17 McKibben.
 18 In accordance with the Open Meetings
 19 Act, all votes will be conducted by roll call so
 20 that each member's vote on each issue can be
 21 identified and recorded.
 22 Commissioners, please signify your
 23 vote on approval of the motion by saying yes, no,
 24 or abstain.

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1 Vice Chair Wheat.
 2 COMMISSIONER WHEAT: Yes.
 3 CHAIRWOMAN BUTLER: Secretary Chan McKibben.
 4 COMMISSIONER CHAN MCKIBBEN: Yes.
 5 CHAIRWOMAN BUTLER: Commissioner Buford.
 6 COMMISSIONER BUFORD: Yes.
 7 CHAIRWOMAN BUTLER: Commissioner Cox.
 8 COMMISSIONER COX: Yes.
 9 CHAIRWOMAN BUTLER: Commissioner Curtis.
 10 (No response.)
 11 Commissioner Davis.
 12 COMMISSIONER DAVIS: Yes.
 13 CHAIRWOMAN BUTLER: Commissioner Gomez is
 14 absent.
 15 Commissioner Griggs.
 16 (No response.)
 17 Commissioner Thomas.
 18 COMMISSIONER THOMAS: Yes.
 19 CHAIRWOMAN BUTLER: Commissioner Trevino.
 20 COMMISSIONER TREVINO: Yes.
 21 CHAIRWOMAN BUTLER: And Chair Butler votes
 22 yes. The motion passes.
 23 Commissioners, I would now like to
 24 note -- Commissioners, I will now like to note that

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1 the remaining agenda items F through J all concern
 2 the disposition of city-owned land as a market rate
 3 sale.
 4 For Item F, the Department of
 5 Planning and Development is seeking authority
 6 to advertise the Department of Planning and
 7 Development's intention to enter into a negotiated
 8 sale with Bridgette Flagg for the disposition of
 9 the property located at 3621 West Roosevelt Road in
 10 the Midwest Tax Increment Financing Redevelopment
 11 Project Area; to request alternative proposals; and
 12 to approve the sale of the property at market rate
 13 to Bridgette Flagg if no responsive alternative
 14 proposals are received.
 15 Will Holland will provide a brief
 16 description of this on behalf of the Department of
 17 Planning and Development.
 18 MR. HOLLAND: Good afternoon, Chair and
 19 members of the Commission.
 20 For the record, my name is Will
 21 Holland, and I'm representing the Department of
 22 Planning and Development.
 23 The project is the market rate sale
 24 of 3621 West Roosevelt to Bridgette Flagg, owner of

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1 Soule Restaurant. The city parcel is located
 2 within the Midwest (TIF) Tax Increment Financing
 3 Redevelopment Area. Community Development
 4 Commission approval is required for the sale of the
 5 property located within the development area.
 6 This slide provides an overview of
 7 the land sale project. The purchaser is Bridgette
 8 Flagg. Ms. Flagg is the owner of Soule Restaurant,
 9 which opened on the parcel to the east of the city
 10 parcel in December of 2022.
 11 The appraised value for the city
 12 lot is \$22,500, which is also the purchase price.
 13 Current zoning is B3-2. The applicant intends to
 14 construct an outdoor dining patio, storage area,
 15 and parking on the rear of the lot. The adjacent
 16 lot at 3615 West Roosevelt is owned by Ms. Flagg.
 17 The purchaser completed an
 18 environmental Phase 1 and Phase II assessment on
 19 the property. Land will be sold with the condition
 20 to place an engineered barrier and deed restriction
 21 to remain parking and paved patio. Sale proceeds
 22 would be placed in environmental escrow.
 23 The above map shows the location of
 24 the disposition within North Lawndale and within

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1 the Midwest TIF Redevelopment Area. The TIF
 2 District was created in 2000, and its redevelopment
 3 objectives include encouraging redevelopments in
 4 the project area and improving the design and
 5 appearance of commercial storefronts.
 6 The above parcel is -- parcel map
 7 here is looking south. It identifies the city
 8 parcel at 3621 West Roosevelt outlined in red, and
 9 the applicant's lot outlined in yellow.
 10 The aerial map shows the location of
 11 the property. The city lot and applicant lot both
 12 extend to the alley.
 13 Just to note, the image of the
 14 building shown here is outdated and the building
 15 has since been renovated.
 16 So the following slides show the
 17 applicant's business at 3615 West Roosevelt. Soule
 18 Restaurant opened in December 2022. Soule's other
 19 location opened on Chicago Avenue in 2017. And
 20 Soule is the first sit-down restaurant on this
 21 stretch of Roosevelt in decades.
 22 This slide shows the proposed patio,
 23 parking, and storage on the city lot. The pergola
 24 and storage area will have masonry matching the

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1 applicant's adjacent restaurant's facade, and the
 2 site plan was designed by PMPC Architects.
 3 The project has the support of
 4 Alderwoman Monique Scott.
 5 In summary, the Department of
 6 Planning and Development has thoroughly reviewed
 7 the proposed project for the sale of property
 8 located at 3621 West Roosevelt to be improved as an
 9 outdoor patio, parking, and storage.
 10 The Department has reviewed its
 11 public benefits and the project's conformance with
 12 the Redevelopment Area Plan. The Department
 13 recommends the CDC recommend to City Council the
 14 approval for the City's disposition of the property.
 15 And that concludes my presentation.
 16 Thank you.
 17 CHAIRWOMAN BUTLER: Thank you, Will.
 18 If Alderwoman Scott is on, I'd like
 19 to invite her to make a statement or comments on
 20 the project. Is anyone from her staff on, Will, do
 21 you know?
 22 MR. HOLLAND: I don't believe so.
 23 CHAIRWOMAN BUTLER: All right. Then does
 24 the -- the alderwoman has signified her support of

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1 this?
 2 MR. HOLLAND: Yes.
 3 CHAIRWOMAN BUTLER: All right. Thank you.
 4 No written statements from the public were
 5 submitted on this matter.
 6 Commissioners, if you have any
 7 questions for the Department, please use the raise-
 8 your-hand function to be recognized.
 9 Kamal, I don't see any raised hands
 10 by members of the Commission; is that correct?
 11 MR. KAMAL: No hands raised, Chairwoman.
 12 CHAIRWOMAN BUTLER: Thank you.
 13 If there are no questions from
 14 members of the Commission, I would now like to
 15 invite members of the public who have used the
 16 raise-your-hand feature to be recognized. Each
 17 person I call upon to speak will be limited to
 18 three minutes per agenda item.
 19 Kamal, can you confirm that there
 20 are no hands raised by members of the public?
 21 MR. KAMAL: No hands raised, Chairwoman.
 22 CHAIRWOMAN BUTLER: Thank you.
 23 If there are no further questions or
 24 comments regarding the matter before us, we will

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1 call the item to a vote.
 2 The resolution before us seeks
 3 authority to advertise the Department of Planning
 4 and Development's intention to enter into a
 5 negotiated sale with Bridgette Flagg for the
 6 disposition of the property located at 3621 West
 7 Roosevelt Road in the Midwest Tax Increment
 8 Financing Redevelopment Project Area, to request
 9 alternative proposals, and to approve the sale of
 10 the property at market rate to Bridgette Flagg if
 11 no responsive alternative proposals are received.
 12 Do I have a motion?
 13 COMMISSIONER THOMAS: So move. Thomas.
 14 CHAIRWOMAN BUTLER: Thank you, Commissioner
 15 Thomas.
 16 Do I have a second?
 17 COMMISSIONER BUFORD: Second.
 18 CHAIRWOMAN BUTLER: Thank you, Commissioner
 19 Buford.
 20 In accordance with the Open Meetings
 21 Act, all votes are to be conducted by roll call so
 22 that each member's vote on each issue can be
 23 identified and recorded.
 24 Commissioners, please signify your

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1 vote on approval of the motion by saying yes, no,
 2 or abstain.
 3 Vice Chair Wheat.
 4 Vice Chair Wheat. You're on mute.
 5 I think yes.
 6 COMMISSIONER WHEAT: Yes.
 7 CHAIRWOMAN BUTLER: Thank you.
 8 Secretary Chan McKibben.
 9 COMMISSIONER CHAN McKIBBEN: Yes.
 10 CHAIRWOMAN BUTLER: Commissioner Buford.
 11 COMMISSIONER BUFORD: Yes.
 12 CHAIRWOMAN BUTLER: Commissioner Cox.
 13 COMMISSIONER COX: Yes.
 14 CHAIRWOMAN BUTLER: Commissioner Curtis.
 15 (No response.)
 16 Commissioner Davis.
 17 COMMISSIONER DAVIS: Yes.
 18 CHAIRWOMAN BUTLER: Commissioner Gomez is
 19 absent.
 20 Commissioner Griggs.
 21 (No response.)
 22 Commissioner Thomas.
 23 COMMISSIONER THOMAS: Yes.
 24 CHAIRWOMAN BUTLER: Commissioner Trevino.

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1 COMMISSIONER TREVINO: Yes.
 2 CHAIRWOMAN BUTLER: And Chair Hatten Butler
 3 votes yes. The motion passes.
 4 COMMISSIONER COX: Madam Chair.
 5 CHAIRWOMAN BUTLER: Yes.
 6 COMMISSIONER COX: I also -- I know sometimes
 7 these land transactions are -- you know, they are
 8 somewhat sanitized from the reality of what we're
 9 looking at, but I think it's worth noting what I --
 10 what the planning staff said earlier, this is the
 11 first sit-down restaurant on Roosevelt Road in
 12 decades. And that the owner not only opens up the
 13 restaurant, but is doing the type of next-door
 14 cafe, outdoor cafe that we all have come to expect
 15 in our dining experience, and she's doing it in
 16 North Lawndale, is to be highly, highly commended.
 17 And I just -- we should never take these things for
 18 granted because communities have been asking for
 19 these kind of dining experiences for a very long
 20 time, and this Body is enabling it to happen. I
 21 did not want that to go unnoticed because it is a
 22 big deal.
 23 Thank you.
 24 CHAIRWOMAN BUTLER: Thank you, Commissioner

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1 Cox, for your comments. And indeed it is a very
 2 big deal, I'm sure a very welcomed amenity for the
 3 community, and I, for one, look forward to making
 4 my way to the restaurant which, according to the
 5 Department, opened in December. So I'm behind.
 6 No, I'm looking forward to dining there.
 7 Commissioners, for the next item of
 8 business, DPD is seeking authority to advertise the
 9 Department of Planning and Development's intention
 10 to enter into a negotiated sale with Eckco
 11 Development Group, LLC, for the disposition of
 12 properties located at 4451 South Calumet Avenue,
 13 in the 47th and King Drive Tax Increment Financing
 14 Redevelopment Project Area; to request alternative
 15 proposals; and to approve the sale of the property
 16 at market rate to Eckco Development Group, LLC, if
 17 no responsive alternative proposals are received.
 18 Nelson Chueng will provide a brief
 19 description of this on behalf of the Department of
 20 Planning and Development.
 21 MR. CHUENG: Good afternoon. For the record,
 22 my name is Nelson Chueng with the Department of
 23 Planning and Development. Just to make sure, you
 24 can see my screen.

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1 CHAIRWOMAN BUTLER: Yes, we can see your
 2 screen.
 3 MR. CHUENG: All right.
 4 The project before you is a
 5 proposed market sale of 4451 South Calumet to Eckco
 6 Development Group, LLC. The city parcel is located
 7 within the 47th and King Drive Tax Increment
 8 Financing District, and the Community Development
 9 Commission approval is required, again, because the
 10 sale is located within a TIF redevelopment area.
 11 This slide provides an overview of
 12 the land scale project. The purchaser, Eckco
 13 Development Group, whose principals are Herbert and
 14 Cheryl Eck, who are residential developers, have
 15 been operating since 2005, and have been renovating
 16 Chicago homes in the Chicago area since then.
 17 The appraised value for the city lot
 18 is \$80,000, which is the purchase price. The
 19 current zoning of the lot is RM-5.
 20 Applicant intends to construct a new
 21 for-sale single-family home on the city property.
 22 I will note that the adjacent lot at 4453 South
 23 Calumet is also owned by Eckco Development Group,
 24 which they're proposing to construct two similar

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1 single-family homes, acquire the city lot. The
 2 addition of the next door lot will allow the
 3 parking lot to gain alley access, which you'll see
 4 when I get to the slides.
 5 The purchaser obtained and completed
 6 an environmental Phase I for the property and
 7 received clearance for the sale. There are no
 8 environmental conditions associated with this land
 9 sale.
 10 The bar graph shows the location of
 11 the disposition property within the Grand Boulevard
 12 and within the 47th and King Drive TIF, the TIF
 13 district, which was initially created in 2002, and
 14 its redevelopment objectives include encouraging
 15 private investment and redevelopment of
 16 underutilized properties.
 17 The parcel map identifies the city
 18 parcel outlined in red, and here you can see the
 19 adjacent private lot owned by Eckco Development
 20 Group outlined in yellow.
 21 This aerial map shows you the
 22 location of the property. Again, the city lot
 23 extends all the way to the alley, and the private
 24 lot owned by applicant, who you can see here, does

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1 not go all the way to the alley.
 2 These next slides show Google
 3 previews of the current condition of the city lot
 4 which is empty and vacant. These are showing the
 5 contextual conditions of what's happening to the
 6 north of the city lots.
 7 And then to the south of the city
 8 lots.
 9 This is a site plan showing the
 10 layout of the existing single-family homes on the
 11 lot, and this site plan shows the proposed
 12 building. Here you can see they are proposing to
 13 construct a single-family building on the lot that
 14 has a facade of dark red brick in front, limestone
 15 accents, elevated front porch, and the sides and
 16 the back will have a fibrous cement siding. This
 17 is the -- as you saw, the back and these are the
 18 side elevations.
 19 And this is a site plan showing you
 20 the layout of the city lot. Here you can see the
 21 adjacent private lot where the developer is
 22 proposing to build two single-family homes. So you
 23 can see that there will be a plan to build three
 24 single-family homes using both the city lot and the

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1 developer lot.
 2 And I will point out here, you can
 3 see my cursor, that the -- the benefit of acquiring
 4 the city lot allows the developer to use a portion
 5 of the city lot for a driveway easement for the
 6 access to the alley. That way, all three buildings
 7 will have -- or intend to have garages and will
 8 have access to the rear for their garages.
 9 And this is a typical floor plan for
 10 the single-family building.
 11 And, lastly, this slide shows you
 12 an example of a prior Eckco Development project
 13 that they constructed at 4631 South Champlain.
 14 Again, not this site, but a different prior site,
 15 but it shows you contextually it will be a similar
 16 type material because it's brick and limestone type
 17 accents.
 18 In summary, the project has the
 19 support of Alderman Dowell who's in attendance
 20 today. The Department of Planning and Development
 21 has thoroughly reviewed the proposed project for
 22 the sale of city property located at 4551 South
 23 Calumet to Eckco Development Group to be improved
 24 as a single-family home. The Department has

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1 reviewed the public benefits and the project's
 2 conformance with the Redevelopment Area Plan. The
 3 Department recommends that the CDC recommend to the
 4 City Council the approval for the city's
 5 disposition of this property.
 6 That concludes my testimony.
 7 CHAIRWOMAN BUTLER: Thank you, Nelson.
 8 Alderwoman Dowell has graciously
 9 joined us for this meeting, and I'd like to give
 10 her the opportunity to make a statement if she so
 11 chooses.
 12 But before she begins, can we
 13 eliminate the presentation and have everyone
 14 participating in the meeting back up on the screen.
 15 Thank you.
 16 Alderwoman Dowell, you may begin.
 17 ALDERWOMAN DOWELL: Thank you, Chairman
 18 Hatten Butler. And to the members of the CDC, my
 19 goal when it comes to housing in the Bronzeville
 20 community is to try to maintain a balance of
 21 affordable and market rate housing and public
 22 housing. I think we have been able to do this in
 23 this area.
 24 Just to the north of this location

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1 is the project done by DOH and DPD called 43 Green,
 2 and to the west of this site is CHA development on
 3 Prairie.
 4 So the goal is to take some of the
 5 vacant city-owned land and to do for-sale market
 6 rate housing, which we need more of in the
 7 community.
 8 So I ask for your support here.
 9 We're being very strategic in this area. Thank you.
 10 CHAIRWOMAN BUTLER: Thank you, Alderwoman
 11 Dowell, for comments, and for participating in
 12 today's meeting.
 13 No written statements from the
 14 public were submitted on this matter.
 15 Commissioner Nelson Chueng from
 16 the Department is available to help answer your
 17 questions. Please use your raise-your-hand
 18 function to be recognized.
 19 Commissioner Thomas.
 20 COMMISSIONER THOMAS: Thank you, Madam
 21 Chairman.
 22 I actually don't have a question,
 23 I have more of a general comment. I really do
 24 appreciate when we hear from the alderman or the

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1 alderman's staff or a letter of support or a
 2 comment on all of the developments. It's very
 3 appreciated and helpful.
 4 And I appreciate Alderman Dowell
 5 being here, and she's very strategic with the
 6 things that is being presented to us today.
 7 Thank you, Chairman.
 8 CHAIRWOMAN BUTLER: Thank you, Commissioner
 9 Thomas.
 10 Do other members of the Commission
 11 have comments or questions?
 12 (No response.)
 13 Kamal, I don't see any additional
 14 hands raised by members of the Commission. Can you
 15 please confirm that it's correct?
 16 MR. KAMAL: No hands raised, Chairwoman.
 17 CHAIRWOMAN BUTLER: Thank you.
 18 As there are no questions or
 19 comments from members of the Commission, I would
 20 now like to invite members of the public who have
 21 used the raise-your-hand feature to be recognized.
 22 Each person I call upon to speak will be limited to
 23 three minutes per agenda item.
 24 Kamal, I don't see any hands raised

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1 by members of the public. Can you confirm that is
 2 correct?
 3 MR. KAMAL: That is correct, Chairwoman.
 4 CHAIRWOMAN BUTLER: Thank you.
 5 As there are no further questions or
 6 comments regarding the matter before us, we will
 7 now call the item to a vote.
 8 The resolution before us provides
 9 authority to advertise the Department of Planning
 10 and Development's intention to enter into a
 11 negotiated sale with Eckco Development, LLC, for
 12 the disposition of properties located at 4451 South
 13 Calumet Avenue, in the 47th and King Drive Tax
 14 Increment Financing Redevelopment Project Area, to
 15 request alternative proposals, and to approve the
 16 sale of the property to Eckco Development Group,
 17 LLC, if no responsive alternative proposals are
 18 received.
 19 Do I have a motion?
 20 COMMISSIONER THOMAS: So move. Thomas.
 21 CHAIRWOMAN BUTLER: Thank you, Commissioner
 22 Thomas.
 23 Do I have a second?
 24 COMMISSIONER BUFORD: Second.

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1 CHAIRWOMAN BUTLER: Seconded by Commissioner
 2 Buford. Thank you so much.
 3 In accordance with the Open Meetings
 4 Act, all votes will be conducted by roll call so
 5 that each member's vote on each issue can be
 6 identified and recorded.
 7 Commissioners, please signify your
 8 vote on approval of the motion by saying yes, no,
 9 or abstain.
 10 Vice Chair Wheat.
 11 COMMISSIONER WHEAT: Yes.
 12 CHAIRWOMAN BUTLER: Secretary Chan McKibben.
 13 COMMISSIONER CHAN MCKIBBEN: Yes.
 14 CHAIRWOMAN BUTLER: Commissioner Buford.
 15 COMMISSIONER BUFORD: Yes.
 16 CHAIRWOMAN BUTLER: Commissioner Cox.
 17 COMMISSIONER COX: Yes.
 18 CHAIRWOMAN BUTLER: Commissioner Curtis.
 19 (No response.)
 20 Commissioner Davis.
 21 COMMISSIONER DAVIS: Yes.
 22 CHAIRWOMAN BUTLER: Commissioner Gomez is
 23 absent.
 24 Commissioner Griggs.

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1 (No response.)
 2 Commissioner Thomas.
 3 COMMISSIONER THOMAS: Yes.
 4 CHAIRWOMAN BUTLER: Commissioner Trevino.
 5 COMMISSIONER TREVINO: Yes.
 6 CHAIRWOMAN BUTLER: And Chair Hatten Butler
 7 votes yes. The motion passes.
 8 For the next item of business, DPD
 9 is seeking authority to advertise the Department of
 10 Planning and Development's intention to enter into
 11 a negotiated sale with RZS Properties -- I'm sorry,
 12 that's someone's -- would you put your phone on
 13 mute, please, whoever just joined us. Thank you.
 14 I will begin again.
 15 Commissioners, for the next item of
 16 business, DPD is seeking authority to advertise
 17 the Department of Planning and Development's
 18 intention to enter into a negotiated sale with RZS
 19 Properties, LLC, for the disposition of properties
 20 located at 436 East 42nd Place in the 47th and King
 21 Drive -- I need for whoever is speaking that has
 22 background to put their phone on mute, please.
 23 Thank you.
 24 -- for the disposition of properties

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1 located at 436 East 42nd place in the 47th and King
 2 Drive Tax Increment Financing Redevelopment Project
 3 Area, to request alternative proposals, and to
 4 approve the sale of the property to RZS Properties,
 5 LLC, if no responsive alternative proposals are
 6 received.
 7 Taylor Thompson will provide a
 8 brief description of this change on behalf of the
 9 Department of Planning and Development.
 10 MR. THOMPSON: Do I have the ability to share
 11 my screen?
 12 MR. KAMAL: You should have that now.
 13 MR. THOMPSON: All right. Thank you.
 14 CHAIRWOMAN BUTLER: All right. So can I
 15 ask -- Taylor, before you begin --
 16 MR. KAMAL: It's Mr. Thompson's background,
 17 Chairwoman.
 18 CHAIRWOMAN BUTLER: It's Taylor Thompson's
 19 background?
 20 MR. KAMAL: Right.
 21 CHAIRWOMAN BUTLER: Okay. Taylor, just know
 22 that you have additional voices coming through.
 23 MR. THOMPSON: Got it.
 24 CHAIRWOMAN BUTLER: Please adjust your

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1 presentation voices accordingly.
 2 Taylor, you may begin.
 3 MR. THOMPSON: Yes, thank you.
 4 Good afternoon, Chair, and members
 5 of the Commission. For the record, my name is
 6 Taylor Thompson, and I am with the Department of
 7 Planning and Development.
 8 This project is the proposed market
 9 rate sale of 436 East 42nd place to RZS Properties,
 10 LLC.
 11 The city parcel is located within
 12 the 47th and King Drive Tax Increment Financing
 13 Redevelopment Area. Community Development
 14 Commission approval is required for the sale of the
 15 property located within the redevelopment area.
 16 This slide provides an overview of
 17 the land sale project. The purchaser is RZS
 18 Properties, LLC, whose principals are Saul Z and
 19 Rosi M. They are residential developers who build
 20 and renovate homes in the city of Chicago.
 21 Mr. Saul and his partner are available today on the
 22 Zoom call.
 23 The appraised value for the city lot
 24 is \$46,000, which is the purchase price. The

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1 current zoning of the property is RM-5. The
 2 applicant intends to assemble the city lot with his
 3 adjacent private parcel to create a 34-foot-wide
 4 lot to construct a new four-unit stacked duplex
 5 residential building. Acquiring the city lot would
 6 allow the private lot the necessary square footage
 7 for the build to be possible.
 8 The purchaser completed an
 9 environmental Phase I assessment on the property
 10 and received clearance from the Department of
 11 Assets and Information Services for sale.
 12 There are no environmental
 13 conditions required of this land sale.
 14 This above map shows the location of
 15 the disposition parcel within Grand Boulevard, and
 16 within the 47th and King Drive TIF Redevelopment
 17 Area.
 18 The above parcel map identifies the
 19 city parcel at 436 East 42nd place outlined in red
 20 and the applicant lot outlined in yellow.
 21 The aerial map shows the location of
 22 the property. The city lot and the applicant's lot
 23 both are diminutive, at 17-foot-wide lots.
 24 These next slides are Google Street

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1 view which shows the city lot and the existing
 2 properties to the north and to the south of the
 3 property.
 4 This slide shows the proposed
 5 building that will be constructed on the city
 6 and the applicant's lot. The building's front
 7 incorporates prairie stone, with utility brick in
 8 the sides and back, in a similar contextual style
 9 to the homes on 42nd Place. The duplex was
 10 designed by Hanna Architects.
 11 The site plan shows the layout of
 12 the three-story four unit stacked duplex with a
 13 detached garage on the city lot and applicant's
 14 lot, showing how the city lot will provide the
 15 necessary square footage for the build.
 16 This slide is from a building that
 17 was under construction by RZS Properties at
 18 4243 South Princeton, and shows RZS's residential
 19 product.
 20 This project has the support of
 21 Alderwoman Pat Dowell.
 22 In summary, the Department of
 23 Planning and Development has thoroughly reviewed
 24 the proposed project for the sale of the city

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1 property located at 436 East 42nd Place to RZS
 2 Properties, LLC, to be improved as a residential
 3 building. The Department has reviewed its public
 4 benefits and the project's conformance with the
 5 redevelopment area plan.
 6 The Department suggests that the CDC
 7 recommend to the City Council approval for the
 8 city's property disposition.
 9 And that concludes my presentation.
 10 Thank you.
 11 CHAIRWOMAN BUTLER: Thank you, Taylor.
 12 I would now like to recognize
 13 Alderwoman Dowell and invite her to make a
 14 statement on this project.
 15 ALDERWOMAN DOWELL: Thank you, Chairman
 16 Butler.
 17 Yes, I support this project.
 18 Although, when I looked at this Princeton project,
 19 I hope, Commissioner Cox, if you're still on,
 20 that we can maybe have some design eyes on this
 21 particular project before I move it through City
 22 Council.
 23 COMMISSIONER COX: Very much received. You
 24 were reading my mind as I was looking at the slides

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1 myself, so --
 2 ALDERWOMAN DOWELL: Yeah. Okay. So, yes, I
 3 do support this project.
 4 The other thing I wanted to say,
 5 Commissioner Cox, while I have you here, is that
 6 there are eleven other parcels, city-owned parcels,
 7 you see there's a lot of vacancy, vacant land
 8 there. This might be potentially a good site for
 9 your Come Home project. We could talk about that.
 10 COMMISSIONER COX: Excellent.
 11 ALDERWOMAN DOWELL: Thank you very much, CDC.
 12 COMMISSIONER COX: And thank you for the
 13 suggestion, Alderwoman Dowell. We'll follow up on
 14 that matter.
 15 CHAIRWOMAN BUTLER: Thank you, Alderwoman
 16 Dowell. We really appreciate your participation in
 17 today's meeting.
 18 No written statements from the
 19 public were submitted on this matter.
 20 Commissioners, Taylor Thompson from
 21 the Department is available to help answer your
 22 questions. If you have questions, please use the
 23 raise-your-hand function to be recognized.
 24 While I don't see any hands raised

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1 by members of the Commission, can you confirm that
 2 is correct?
 3 MR. KAMAL: That is correct, Chairwoman.
 4 CHAIRWOMAN BUTLER: I would now like to
 5 invite members of the public who have used the
 6 raise-your-hand feature to be recognized. Each
 7 person I call upon to speak will be limited to
 8 three minutes per agenda item.
 9 Kamal, I don't see any hands raised
 10 from members of the public. Is that correct?
 11 MR. KAMAL: That's correct, no hands raised.
 12 CHAIRWOMAN BUTLER: Thank you.
 13 If there are no further questions or
 14 comments regarding the matter before us, we will
 15 now call the item to a vote.
 16 The resolution before us provides
 17 authority to advertise the Department of Planning
 18 and Development's intention to enter into a
 19 negotiated sale with RZS Properties, LLC, for
 20 the disposition of properties located at 436 East
 21 42nd Place in the 47th and King Drive Tax Increment
 22 Financing Redevelopment Project Area, to request
 23 alternative proposals, and to approve the sale of
 24 the property at market rate to RZS Properties, LLC,

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1 if no responsive alternative proposals are received.
 2 Do I have a motion?
 3 COMMISSIONER THOMAS: So moved. Thomas.
 4 CHAIRWOMAN BUTLER: Thank you, Commissioner
 5 Thomas.
 6 Do I have a second?
 7 COMMISSIONER CHAN MCKIBBEN: Second. Grace
 8 Chan McKibben.
 9 CHAIRWOMAN BUTLER: Thank you, Secretary Chan
 10 McKibben.
 11 In accordance with the Open Meetings
 12 Act, all votes are to be conducted by roll call so
 13 that each member's vote on each issue can be
 14 identified and recorded.
 15 Commissioners, please signify your
 16 vote on approval of the motion by saying yes, no,
 17 or abstain.
 18 Vice Chair Wheat.
 19 COMMISSIONER WHEAT: Yes.
 20 CHAIRWOMAN BUTLER: Secretary Chan McKibben.
 21 COMMISSIONER MCKIBBEN: Yes.
 22 CHAIRWOMAN BUTLER: Commissioner Buford.
 23 COMMISSIONER BUFORD: Yes.
 24 CHAIRWOMAN BUTLER: Commissioner Cox.

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1 COMMISSIONER COX: Yes.
 2 CHAIRWOMAN BUTLER: Commissioner Curtis.
 3 (No response.)
 4 Commissioner Davis.
 5 COMMISSIONER DAVIS: Yes.
 6 CHAIRWOMAN BUTLER: Commissioner Gomez is
 7 absent.
 8 Commissioner Griggs.
 9 (No response.)
 10 Commissioner Thomas.
 11 COMMISSIONER THOMAS: Yes.
 12 CHAIRWOMAN BUTLER: Commissioner Trevino.
 13 COMMISSIONER TREVINO: Yes.
 14 CHAIRWOMAN BUTLER: And Chair Hatten Butler
 15 votes yes. The motion passes.
 16 Commissioners, for the next item of
 17 business, DPD is seeking authority to advertise
 18 the Department of Planning and Development's
 19 intention for a negotiated sale with Center Court
 20 Development, LLC, for the disposition of properties
 21 located at 5408, 5410, 5440 South Dearborn Street
 22 and 5400, 5407, 5419 South Federal Avenue in
 23 the 47th and State Tax Increment Financing
 24 Redevelopment Project Area, to request alternative

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1 proposals, and to approve the sale of the property
 2 at market rate to Center Court Development, LLC, if
 3 no responsive alternative proposals are received.
 4 Justin Petersen will provide a brief
 5 description of this proposed transaction on behalf
 6 of the Department of Planning and Development.
 7 MR. PETERSEN: Good afternoon, Commissioners.
 8 CHAIRWOMAN BUTLER: Justin, you may begin.
 9 MR. PETERSEN: Thank you. Good afternoon,
 10 Commissioners. My name is Justin Petersen. I'm a
 11 city planner in the Southeast Planning Region with
 12 the Department of Planning and Development.
 13 I'm here today to request the
 14 Community Development to authorize a market rate
 15 sale and redevelopment agreement with Center Court
 16 Development, LLC, and to recommend to City Council
 17 the designation of Center Court as the developer of
 18 these six city-owned PINs, again located on South
 19 Dearborn and South Federal.
 20 DPD actually did publish a public
 21 notice already for these on August 12th -- for
 22 the Dearborn Street properties on August 12th,
 23 August 19th, and August 26, 2022. No alternatives
 24 were received.

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1 DPD also published a public notice
2 for the Federal Street proposals on August 29,
3 September 5th, and September 12, 2022, and again no
4 alternative proposals were received.
5 The project is located in the
6 Washington Park Community Area in the 47th and
7 State Redevelopment Area. It's in the 3rd Ward,
8 represented by Alderwoman Pat Dowell.
9 Center Court Development, LLC, is
10 requesting the disposition of the three parcels on
11 South Dearborn to construct three 3.5-story duplex
12 buildings.
13 They are also requesting the
14 disposition of three city-owned parcels on South
15 Federal to construct 17 2.5-story single-family
16 townhome buildings.
17 The total project cost will be
18 approximately \$10.8 million. The combined
19 redevelopment will create a total of 36 housing
20 units, with 23 of those occurring on the city-owned
21 land.
22 The Affordable Housing Requirement
23 for this project is 10 percent of units affected by
24 the requested zoning change. In this case, that's

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1 4 units. Center Court Development has agreed to
2 build all four units on site.
3 The project is not seeking any city
4 assistance. This is, again, a market rate sale for
5 the appraised value of 302,000. That's for all six
6 city PINs.
7 The project team. The applicant,
8 again, is Center Court Development, LLC. It's a
9 development entity formed by Kamau Murray, the
10 founder and CEO of XS Tennis and Education
11 Foundation. XS Tennis has become a neighborhood
12 anchor for Washington Park, and provides athletic
13 and educational programs as well as hosting summer
14 camps and tournaments. Mr. Murray has a vision of
15 turning XS Tennis into a world-class facility and
16 campus capable of hosting major tennis tournaments
17 and events.
18 The proposed sale of these parcels
19 will help further that growth and development of
20 the XS Tennis campus.
21 Mr. Murray is working with Alexander
22 Polichuk and his firm AP Architects as the lead
23 designer of this proposal. AP has completed a
24 number of projects in Chicago, including

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1 renovations, single-family homes, multi-family
2 residential buildings. He's also working with
3 Axios Architects. Axios has over 50 years of
4 experience and has designed dozens of single-family
5 homes and multi-family buildings across Chicago.
6 Center Court has selected Mike Clark
7 and Crown Construction Company as their general
8 contractor. Crown has completed several single-
9 family homes, townhomes, and multi-family buildings
10 on the South Side, including the townhomes pictured
11 here at the bottom right at 43rd and Calumet in
12 Bronzeville, as well as several projects in
13 Woodlawn.
14 The project, again, is located
15 adjacent to the XS Tennis facility just north of
16 Garfield Boulevard at 55th Street between South
17 Dearborn and South Federal.
18 In this area, you can see the XS
19 Tennis campus and the immediate adjacency for the
20 block in question.
21 This is one block west of the State
22 Street corridor, one block east of the Metra tracks.
23 The six city-owned PINs listed on
24 this slide are currently zoned RS-3. The applicant

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1 is applying to rezone all parcels to RT-4, which is
2 consistent with the adjacent properties, and the
3 recommendation of the zoning administrator. RT-4
4 will allow them to construct the duplex units and
5 the -- and the required density on slightly smaller
6 than average city parcels.
7 This slide illustrates the six
8 city-owned PINs in the context of the full block.
9 The development of the buildings along, again,
10 South Dearborn, would be duplex units, so two units
11 per building, and then single-family homes will be
12 located on South Federal.
13 And here we have the plans, the
14 floor plans for the duplex building. Each building
15 will include two parking spaces accessible from a
16 rear alley and a rear garage with a roof deck on
17 top.
18 The elevations will be comprised
19 primarily of brick and precast concrete, metal
20 panels and vision glass. The architect has worked
21 with us actually to develop slightly -- slight
22 variation in the fenestration patterns so that
23 there's a bit of variety on the street.
24 And then the townhomes on Federal

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1 Street, this is the overall site plan and concept
 2 elevation for the townhomes, will be built in three
 3 clusters. So Center Court is actually working
 4 with, again, Axios Architects on alternative
 5 exterior designs, and the final townhome design
 6 still requires DPD approval before we proceed to
 7 City Council introduction for the land sale. We
 8 don't anticipate these changing, though, much, at
 9 least from a kind of planning and programming
 10 standpoint.
 11 Relatively open main floor with,
 12 again, living space and a bedroom in the basement,
 13 and then three bedrooms on the second floor.
 14 This is again a street view of the
 15 townhome cluster.
 16 The townhomes are comprised
 17 primarily of brick, fiberglass siding, and exterior
 18 glazing.
 19 And this slide illustrates the
 20 applicant's sources and uses. The total project
 21 cost will be approximately \$10.8 million. The
 22 three buildings, duplex buildings on South Dearborn
 23 will cost approximately \$1.9 million, with the 17
 24 townhomes on Federal at approximately \$8.9 million

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1 total.
 2 Whoops. I should say the --
 3 10 percent of the project will be financed by the
 4 applicant's own equity, 90 percent by bank loans.
 5 The Department of Planning and
 6 Development has thoroughly reviewed the proposed
 7 project, its public benefits, its conformance to
 8 the Redevelopment Area Plan, and the development
 9 team's qualifications. The project will meet the
 10 following goals for the Department: Will bring
 11 \$10.8 million of investment to a historically
 12 divested community, will redevelop six city -- six
 13 vacant city-owned parcels and return them to the
 14 tax roll, will create approximately 15 construction
 15 jobs, bring much needed infill housing to a
 16 location well served by public transit, will meet
 17 the city's Affordable Housing Requirements
 18 Ordinance for a low to moderate income area by
 19 providing four units, and facilitate the growth and
 20 improvement of the XS Tennis campus as a
 21 neighborhood anchor.
 22 Alderman Pat Dowell has provided a
 23 letter of support for the project, and is here
 24 today as well.

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1 And DPD requests your approval
 2 for a market rate land sale and to enter into a
 3 Redevelopment Agreement with Center Court
 4 Development, LLC, and to recommend them as the
 5 developer of the six city-owned PINs between South
 6 Federal and South Dearborn Streets in order to
 7 develop duplex units and townhomes.
 8 Please refer to my staff report for
 9 further details. The development team and City
 10 staff are happy to answer any questions at this
 11 time.
 12 CHAIRWOMAN BUTLER: Thank you, Justin.
 13 Kamau Murray is listed as an
 14 attendee. I want to make sure that, as he is the
 15 developer, that he has the ability to speak if
 16 there are any questions that are directed towards
 17 him. So can you make sure that happens?
 18 And then before I ask Alderman
 19 Dowell to make comments, Justin, can you please go
 20 back to the page of your presentation that
 21 indicates the PINs and the addresses?
 22 MR. PETERSEN: Yes.
 23 CHAIRWOMAN BUTLER: Okay. So is it 44 --
 24 excuse me. Is it 5440 South Dearborn, as it is in

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1 my resolution, or is it as you've indicated on this
 2 page, 5040 South Dearborn Street?
 3 MR. PETERSEN: Yeah, to be totally honest
 4 with you, the zoning map is a little strange here.
 5 So it's actually -- on the zoning map it's listed
 6 as 540. But we can amend that.
 7 CHAIRWOMAN BUTLER: Okay. I just wanted to
 8 make sure that the resolution and the materials are
 9 consistent. So is it -- is it -- for purposes of
 10 the resolution, I have 5440 South Dearborn as one
 11 of the three addresses on South --
 12 MR. PETERSEN: Yeah, it should be 440.
 13 CHAIRWOMAN BUTLER: It should be 5440, right?
 14 MR. PETERSEN: Yeah.
 15 CHAIRWOMAN BUTLER: All right. Thank you for
 16 that clarification.
 17 Alderman Dowell has patiently stayed
 18 with us this entire meeting. I'd like to give her
 19 the opportunity to make comments if she chooses.
 20 Thank you, Alderwoman Dowell.
 21 ALDERWOMAN DOWELL: Thank you, Chairman
 22 Hatten Butler.
 23 I love CDC. I like sitting through
 24 your meeting. But I really don't want to take up a

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1 lot of time. I would like, if possible, for Kamau
 2 Murray to speak.
 3 I am very proud of this young man
 4 who's made a commitment here. This XS Tennis
 5 continues to be a draw internationally, and it's
 6 been a community amenity and an economic engine for
 7 lots of African-Americans who are doing business
 8 with XS Tennis.
 9 I'm pleased that we're now adding a
 10 housing component. But I would like for him to
 11 present to the CDC. I'm supportive of this project.
 12 MR. MURRAY: Hi, everybody. Thank you for
 13 having me. I am the developer, Kamau Murray --
 14 CHAIRWOMAN BUTLER: I'm sorry, Kamau, just
 15 give me one moment from an administrative
 16 perspective.
 17 Justin, if you can close out your
 18 presentation so we can see everyone on the screen.
 19 And now, Kamau, I will turn it over
 20 to you. Thank you. It's good to see you.
 21 MR. MURRAY: Hi, everybody. For the record,
 22 by name is Kamau Murray. I am the developer for
 23 this project, as well as the developer for the
 24 neighborhood project XS Tennis.

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1 We have invested a significant
 2 amount of money into the neighborhood, \$16.9 million
 3 into the tennis center. Last year we had
 4 several -- we were the first ever professional
 5 women's tournaments to ever be held by a Black
 6 person, and the first ever in the world to be held
 7 in a low income zip code. We had over one billion
 8 people -- yes, one billion people -- watch that.
 9 And, you know, our goal is to improve the
 10 commentary and the narrative around the facility
 11 and its events when we have that many people
 12 watching it.
 13 And so we've got 36 employees, 34
 14 of them Black. And we've imported coaches from
 15 all across the globe. And we actually have 16
 16 international students who have relocated to
 17 Chicago to train in our facility.
 18 So we have a desperate need for
 19 employee housing as well as student housing. And,
 20 you know, just requesting your support for the
 21 project.
 22 We have done a good job of acquiring
 23 as much privately-owned land as we could in the
 24 area, and the city-owned parcels are located

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1 closest to the facility, so our goal is to develop
 2 from closest to furthest, from 54th Street down to
 3 55th, just so we get more momentum going so it can
 4 radiate throughout the park line of the facility.
 5 So open for any questions and, you
 6 know, hopefully getting your support.
 7 CHAIRWOMAN BUTLER: Thank you, Kamau, for
 8 your comments.
 9 No written statements from the
 10 public were submitted on this matter.
 11 Commissioners, if you have any
 12 questions for DPD or for the developer, please use
 13 the raise-your-hand function to be recognized.
 14 Commissioner Cox.
 15 COMMISSIONER COX: Yes. A question and just
 16 a comment.
 17 First of all, I have taken the time
 18 to view the tennis facility with Mr. Murray, and
 19 it's an impressive vision, a vision realized, which
 20 is quite wonderful, but I also -- I'm very much
 21 aware that in his travels internationally, he has
 22 found examples of complete communities that have
 23 housing, that have amenities, that really turn the
 24 tennis campus into a bit of a neighborhood in its

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1 own right.
 2 And so I think this is clearly the
 3 first step to realizing that vision. I just thank
 4 him, one, for working with our team to make sure
 5 that the designs truly can contribute to the making
 6 of a neighborhood. And it seems they have come a
 7 long way. I look forward to them.
 8 But to get to my question, what is
 9 the timeline to break ground on your first ones?
 10 Where are you going to start? So timeline for
 11 breaking ground, and where do you intend to start?
 12 Because it is a lot. So it's not going to all
 13 happen at once. So I would be interested in that
 14 further detail.
 15 Thank you.
 16 MR. MURRAY: Yeah, so we are intending on
 17 breaking ground this May. We've had financing
 18 lined up and approved since last May.
 19 And so we intend to start at the
 20 5400 parcel, which is not a city-owned parcel, it's
 21 a privately-owned parcel, 5400 South Dearborn, and
 22 we're going -- that is going to be a six-unit
 23 building.
 24 We're also going to construct at the

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1 very same time 5408, 5410, and 5412. So that will
 2 be twelve units in total that will be under
 3 construction in just three months.
 4 COMMISSIONER COX: That's awesome. Well,
 5 it's a fantastic vision, and we will be there for
 6 the groundbreaking and the ribbon cutting.
 7 MR. MURRAY: Thank you.
 8 CHAIRWOMAN BUTLER: Are there additional
 9 questions or comments from members of the
 10 Commission?
 11 Kamal, I don't see any hands raised
 12 by members of the CDC. Is that correct?
 13 MR. KAMAL: That's correct, Chairwoman.
 14 CHAIRWOMAN BUTLER: Thank you.
 15 I would now like to invite members
 16 of the public who would use the raise-your-hand
 17 feature to be recognized. Each person I call upon
 18 to speak will be limited to three minutes per
 19 agenda item.
 20 Kamal, can you confirm -- I don't
 21 see any hands raised from members of the public.
 22 MR. KAMAL: No hands raised, Chairwoman.
 23 CHAIRWOMAN BUTLER: Thank you.
 24 As there are no further questions or

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1 comments regarding the matter before us, we will
 2 now call the item to a vote.
 3 The resolution before us provides
 4 authority to advertise the Department of Planning
 5 and Development's intention to enter into a
 6 negotiated sale with Center Court Development, LLC,
 7 for the disposition of properties located at 5408,
 8 5410, 5440 South Dearborn Street, and 5400, 5407,
 9 5419 South Federal Street in the 47th and State Tax
 10 Increment Financing Redevelopment Project Area, to
 11 request alternative proposals, and to approve the
 12 sale of the property to Center Court Development,
 13 LLC, if no responsive alternative proposals are
 14 received.
 15 Do I have a motion?
 16 COMMISSIONER BUFORD: So move.
 17 CHAIRWOMAN BUTLER: So moved by Commissioner
 18 Buford.
 19 Do I have a second?
 20 COMMISSIONER CHAN MCKIBBEN: Second by Grace
 21 Chan McKibben.
 22 CHAIRWOMAN BUTLER: Thank you, Secretary Chan
 23 McKibben.
 24 In accordance with the Open Meetings

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1 Act, all votes are to be conducted by roll call so
 2 that each member's vote on each issue can be
 3 identified and recorded.
 4 Commissioners, please signify your
 5 vote on approval of the motion by saying yes, no,
 6 or abstain.
 7 Vice Chair Wheat.
 8 COMMISSIONER WHEAT: Yes.
 9 CHAIRWOMAN BUTLER: Secretary Chan McKibben.
 10 COMMISSIONER CHAN MCKIBBEN: Yes.
 11 CHAIRWOMAN BUTLER: Commissioner Buford.
 12 COMMISSIONER BUFORD: Yes.
 13 CHAIRWOMAN BUTLER: Commissioner Cox.
 14 COMMISSIONER COX: Yes.
 15 CHAIRWOMAN BUTLER: Commissioner Curtis.
 16 (No response.)
 17 Commissioner Davis.
 18 COMMISSIONER DAVIS: Yes.
 19 CHAIRWOMAN BUTLER: Commissioner Gomez is
 20 absent.
 21 Commissioner Griggs.
 22 (No response.)
 23 Commissioner Thomas.
 24 COMMISSIONER THOMAS: Yes.

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1 CHAIRWOMAN BUTLER: Commissioner Trevino.
 2 COMMISSIONER TREVINO: Yes.
 3 CHAIRWOMAN BUTLER: And Chair Hatten Butler
 4 votes yes. The motion passes.
 5 MR. McKENNA: I'm sorry, I didn't get a yes
 6 on Curtis.
 7 CHAIRWOMAN BUTLER: Curtis is not in the
 8 meeting.
 9 MR. McKENNA: Yeah, I'm sorry. That's why.
 10 I kind of paused there.
 11 CHAIRWOMAN BUTLER: Commissioners, for the
 12 next and I believe last item before us, DPD is
 13 seeking authority to advertise the Department of
 14 Planning and Development's intention to enter into
 15 a negotiated sale with Bella Noir, LLC, for the
 16 disposition of properties located at 601-609 and
 17 615-662 East 47th Street in the 43rd/Cottage Grove
 18 Tax Increment Financing Redevelopment Project Area,
 19 to request alternative proposals, and to approve
 20 the sale of the property at market rate to Bella
 21 Noir, LLC, if no responsive alternative proposals
 22 are received.
 23 Justin Petersen will provide a brief
 24 description of this proposed project on behalf of

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1 the Department of Planning and Development.
 2 MR. PETERSEN: Thank you again, Chairman.
 3 Again, my name is Justin Petersen.
 4 I'm a City Planner in the Southeast Planning Region
 5 the Department of Planning and Development.
 6 For my second project here, I'm
 7 also again requesting the Community Development
 8 Commission to authorize a market-rate sale and
 9 Redevelopment Agreement with Bella Noir, LLC, and
 10 to recommend to City Council the designation of
 11 Bella Noir also as the developer of five city-owned
 12 PINs located on East 47th Street in the 43rd and
 13 Cottage Grove Redevelopment Area.
 14 We also, again, published a public
 15 notice of this proposal and a request for
 16 alternatives in the Tribune on August 8th, 15th,
 17 22nd, 2022. No alternatives were received.
 18 The project is located in
 19 Bronzeville, in the Grand Boulevard Community Area,
 20 in the 4th ward, represented by Alderwoman Sophia
 21 King.
 22 Bella Noir, LLC, is proposing a
 23 \$42 million mixed-use development supported in part
 24 by a \$40 million USDA farm-to-table loan. The

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1 proposed mixed-use Wellness Hub will function in
 2 conjunction with a community and educational farm
 3 that the applicant has acquired near Rockford,
 4 Illinois.
 5 The applicant is not seeking any
 6 City financial assistance. This is, again, a
 7 market-rate sale for the appraised value of
 8 \$784,000.
 9 The applicant, Bella Noir, LLC,
 10 is a development entity formed by the Lyric
 11 Foundation, a nonprofit focused on youth programs
 12 and education. They have partnered with Zeb
 13 McLaurin of McLaurin Development, who brings more
 14 than 20 years of development experience to the
 15 team, including projects like the Division &
 16 Larrabee Target on the former site of the Cabrini
 17 Green high-rises, the "Englewood Connect" Invest
 18 Southwest Project, and the Bronzeville Lakefront
 19 project at the Michael Reese Hospital site.
 20 Bella Noir is also working with
 21 Jason Nuttelman and his firm, SEEK Design &
 22 Architecture, as the designer of the project. The
 23 applicant's attorneys are Francine Lynch and Carol
 24 Stubblefield of Neal & Leroy.

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1 Bella Noir has selected Powers &
 2 Sons Construction as the general contractor.
 3 Powers & Sons is one of the oldest African-American
 4 owned and managed general contractors in the
 5 country. Starting in northern Indiana in the late
 6 '60s, they opened their first Chicago office in
 7 1985, and have completed a number of commercial and
 8 residential mixed-use projects across the Midwest
 9 and in Chicago, including the Northtown Library and
 10 Apartments in Rogers Park, and buildings in
 11 Woodlawn, Hyde Park, and Bronzeville.
 12 The project, again, will be located
 13 on East 47th Street between South St. Lawrence
 14 and South Champlain Avenue in the heart of
 15 Bronzeville's Invest Southwest corridor, which in
 16 this case is more of a horseshoe. The project is
 17 located less than a half mile from the 47th Green
 18 Line Station, three blocks east of MLK Boulevard,
 19 and three blocks west of Cottage Grove. It's
 20 within a half mile of other major redevelopment
 21 sites in the area, including the Northwestern
 22 outpatient facility at 48th and Cottage, and the
 23 proposed Millhouse Development kitty corner to that.
 24 A zoning map amendment was approved

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1 by City Council on January 18, 2023, to rezone this
 2 entire block, including the five city-owned PINs,
 3 from B1 to B3-3, which is consistent with other
 4 areas of 47th Street and the Department of Planning
 5 and Development's long term vision for the corridor
 6 as a mixed-use, medium density transit-oriented
 7 street.
 8 This slide illustrates a view,
 9 current site view from the corner of 47th and South
 10 Champlain Avenue looking southwest. As you can
 11 see, the site is vacant and unimproved.
 12 This is a large building with a
 13 complex program. It's six stories, approximately
 14 90,000 square feet. That includes ground floor
 15 retail with tuck-under parking, a second floor --
 16 second and third floor, really, fitness center, and
 17 then medical and foundation office space on floors
 18 4 and 5 on one side, and then on the other side
 19 there's a kind of second component of residential
 20 units, 27 units, larger units intended for veteran
 21 housing for University of Chicago students.
 22 The project is in, again, a low-
 23 moderate income area and subject to a 10 percent
 24 affordability requirement under the ARO, and as

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1 such, the applicant has agreed to locate all three
 2 affordable units on site.
 3 This is an aerial view illustrated
 4 here. You can see that the proposed project has
 5 been designed with sensitivity to the existing
 6 neighborhood scale. The building holds the corners
 7 and then divides and steps back into two primary
 8 pieces, the fitness and office component to the
 9 east -- sorry -- to the west, hugging South
 10 Champlain -- or South St. Lawrence, the residential
 11 component hugging South Champlain to the east.
 12 The ground floor plan illustrates
 13 here that the building activates 47th Street with
 14 commercial retail. There's an office and fitness
 15 lobby at the corner of South St. Lawrence, and then
 16 the residential lobby is off of South Champlain,
 17 with 36 tuck-under parking spaces and a loading
 18 dock located off of the rear alley.
 19 And then just quickly through the
 20 plans: Fitness center, and then residential, and
 21 then these split and become sort of two separate
 22 components as the building goes up into the office
 23 space and more residential units, with the Lyric
 24 Foundation occupying the top floor.

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1 And this slide shows the view
 2 looking from, again, South St. Lawrence and
 3 47th Street, and, as you can see, the building
 4 opens to the corner. We've worked with the
 5 development team and the architect to try to
 6 provide as much generosity to the public realm in
 7 the kind of narrow sidewalks that we have here on
 8 47th Street as possible.
 9 And again from the other corner at
 10 South Champlain, you can see residential balconies
 11 are integrated into the stepping language. The
 12 primary facade materials are corrugated metal panel
 13 as well as some wood soffit material at balcony
 14 spaces.
 15 And then on South Champlain, the
 16 building steps back so as to have a lighter
 17 presence upon the residential street.
 18 Quickly go through the elevations.
 19 All four -- this is all four sides of the project.
 20 Again, six stories tall, total height of 74 feet,
 21 and in conformance with amended B3-3 zoning.
 22 And then the project's sources and
 23 uses of funds. Total project cost, just over
 24 \$42 million, 16 percent of that being covered by

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1 equity -- or I should say a total of 20 percent
 2 being covered by the applicant's equity, and then
 3 80 percent by bank loans, and much of that being
 4 the USDA loan.
 5 The Department of Planning and
 6 Development has thoroughly reviewed the proposed
 7 project, its financial structure, the project's
 8 public benefits, its conformance with the
 9 Redevelopment Area Plan, the development team's
 10 qualifications, and the project will meet the
 11 following goals for the Department: It will bring
 12 more than \$42 million of investment, again, into a
 13 historically divested community, will redevelop
 14 five city -- five vacant city-owned parcels and
 15 return them to the tax roll; it will create between
 16 150 and 250 construction jobs, and an estimated
 17 150 permanent jobs; it will create a pedestrian
 18 oriented mixed-use development with ground floor
 19 retail and 27 residential units on a historically
 20 vibrant commercial corridor within access of major
 21 transit lines and bus lines, and it will meet the
 22 city's Affordable Requirements Ordinance for low-
 23 moderate income area by providing three units.
 24 Alderman Sophia King has provided a

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1 letter of support for the project. Community
 2 meetings were held for this on November 15th and,
 3 actually, just last night, February 13th. No major
 4 be objections really of note.
 5 DPD requests your approval to enter
 6 into a redevelopment agreement with Bella Noir,
 7 LLC, and to recommend them to City Council as the
 8 developer for the city-owned PINs on 601-621 East
 9 47th Street, not including the privately held
 10 parcel, to develop this 27-unit mixed-use building.
 11 Please refer to the staff report for
 12 additional details. The development team and city
 13 staff are happy to answer any questions at this
 14 time.
 15 CHAIRWOMAN BUTLER: Thank you, Justin.
 16 I do see that members of the
 17 development team, a number of them have joined the
 18 meeting, so we appreciate that.
 19 I'd like to recognize Alderwoman
 20 Sophia King, if she's on, or if a member of her
 21 staff are on, in order to invite them to make a
 22 statement on -- in support of this project.
 23 Justin, do you know if anyone from
 24 the alderman's office has joined us?

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1 MR. PETERSEN: I did not receive any
 2 confirmation that they would be here, but they have
 3 provided a letter of support.
 4 CHAIRWOMAN BUTLER: Okay, great. I see
 5 several hands raised by panelists, so I will get to
 6 the questions from members of the Commission.
 7 I have a question, though. If I may
 8 begin, just with the Department and the members of
 9 the development team discussing the community input
 10 on design and the presence of that structure
 11 relative to the surrounding buildings.
 12 What's been the feedback? Is
 13 there -- has there been any kind of issues or
 14 milestones that have needed to be negotiated given
 15 kind of what's around that site from a residential
 16 and commercial perspective, and what's being
 17 proposed on 47th Street from corner to corner of
 18 Champlain and St. Lawrence, by the development
 19 team? Does any --
 20 MR. PETERSEN: I'm sorry.
 21 CHAIRWOMAN BUTLER: Any information that can
 22 be provided by members of the development team or
 23 the Department regarding community input on design,
 24 density, size, would be very helpful. If you could

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1 share with us the process that you've gone through
 2 in order to make yourself comfortable that the --
 3 what's being proposed is accepted, embraced by the
 4 community.
 5 MR. PETERSEN: I'll just start, Chairwoman.
 6 Again, my name is Justin Petersen
 7 with DPD.
 8 As far as consistency with adjacent
 9 development, I mean, the B3-3 designation allows --
 10 basically, you know, the scale of development, we
 11 are comfortable with it. It's the same, or roughly
 12 the same scale as, for example, the larger
 13 development at the 47th and Cottage Grove with the
 14 Walmart and housing above. So -- but I will let
 15 Maurita and other members of the team speak to the
 16 community process.
 17 CHAIRWOMAN BUTLER: And, Justin, with respect
 18 to the project that you just mentioned, the
 19 Walmart, how far is that from this proposed
 20 development?
 21 MR. PETERSEN: It's two blocks east.
 22 CHAIRWOMAN BUTLER: Two blocks east. Okay.
 23 MR. PETERSEN: And, you know, for everybody's
 24 awareness, the rest of this -- this is kind of a

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1 patch of 47th Street that's really vacant basically
 2 between the Harold Washington Center, and, you
 3 know, as you get closer to Cottage Grove. So
 4 there's not a lot of context in terms of commercial
 5 context. But certainly we want to be sensitive to
 6 the residential side streets as well.
 7 CHAIRWOMAN BUTLER: Sure. So if members of
 8 the development team can just walk us through and
 9 provide some insight as to the community input and
 10 design process, that would be very helpful.
 11 MR. NUTTELMAN: Maurita, would you like to
 12 answer on that first, and then I can follow up with
 13 the details?
 14 MS. HOLMES: I was going to let you go ahead
 15 with the design and go after you.
 16 MR. NUTTELMAN: Sure. My name is Jason
 17 Nuttelman, founding principal with SEEK Design and
 18 Architecture.
 19 We are overjoyed to be able to work
 20 on this project with Maurita and the rest of the
 21 development team.
 22 And to answer the question about the
 23 design process that we've gone through, we have
 24 walked this design through the entire committee on

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1 design. We had a great conversation with them
 2 where we had some fantastic feedback. Everybody on
 3 that committee was very pleased and it was well
 4 received.
 5 There was a couple comments about,
 6 at the corners of the building, providing a little
 7 bit more softness in that transition, especially
 8 south of the building as it transitions to the more
 9 residential scale. So we started to carve away
 10 some areas of that to embrace that transition from
 11 more of a commercial corridor to the residential
 12 corridor. So we did that.
 13 There was also a couple comments of
 14 providing additional renderings that might help
 15 show the scale in the visuals from the residential
 16 looking north of the building. So in that deck
 17 that Justin presented, you see the view looking
 18 north on Champlain with the six-story portion,
 19 which is the tallest portion, and the context and
 20 how it settles into the surrounding neighborhood.
 21 So we have walked that through with the committee
 22 on design and it was very well received.
 23 And then we've also had, I think it
 24 was two or three presentations with the community,

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1 one being last night, and everybody has responded
 2 very well.
 3 There have not been any comments
 4 from the community about the scale of the project
 5 within the community. It's some of the -- the
 6 original comments were, you know, parking, and
 7 access to the parking, and the garage and entry
 8 points, and some of the uses within the building.
 9 But from a scale and a design standpoint, there has
 10 not been really any commentary on that except that
 11 almost everybody that commented on it said that
 12 they loved it, couldn't wait for the project to
 13 come forward.
 14 So, Maurita, if I missed anything,
 15 please head into that.
 16 MS. HOLMES: For the record, my name is
 17 Maurita Holmes. I'm CEO of Bella Noir.
 18 And, as Jason stated, we did have a
 19 community meeting last night, we had several at the
 20 end of last year as well, and all the feedback was
 21 positive. No one's really expressed any negativity
 22 or anything against us building -- bringing this
 23 building here.
 24 As Justin stated, this parcel has

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1 been vacant for a long time, and it's a block of
 2 vacant land, so everyone is pretty much excited to
 3 bring something there and have something new in the
 4 community. So it's been positive.
 5 CHAIRWOMAN BUTLER: Thank you for your
 6 comments.
 7 There are other members of the
 8 Commission have questions.
 9 Commissioner Davis.
 10 COMMISSIONER DAVIS: So thank you. I'm glad
 11 to hear that you said that community members were
 12 positive.
 13 I'm very familiar with that corner,
 14 and when I look at it, it seems, you know, really
 15 big for that corner because there's nothing else
 16 around it that's really of that scale. And so,
 17 while the renderings look great, I'm just imagining
 18 that it's going to be like a -- you know, something
 19 kind of big plopped down right in the middle of an
 20 area that has other smaller storefront, you know,
 21 buildings, and nothing else really of that
 22 magnitude.
 23 So I guess that's more of a comment
 24 than a question. I'm just wondering, from just a

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1 planning standpoint, how that works when you have a
 2 building like that that's plopped kind of right in
 3 the middle of an area that has nothing else that
 4 looks quite like it, how that's going to ultimately
 5 fare for, I guess, the rest of the businesses or
 6 the rest of the area.
 7 MR. PETERSEN: So this is Justin Petersen
 8 again with the Department of Planning and
 9 Development.
 10 You know, this stretch of -- I
 11 should note, for further context, this stretch of
 12 47th Street is also where the Legacy District RFP
 13 site is located, just two blocks west towards MLK.
 14 So that would be another building of similar scale.
 15 Our vision for this corridor is more
 16 buildings of similar scale to this. We think that
 17 that zoning designation that they've been approved
 18 for is actually the right zoning designation for
 19 these corridors, as we especially try to revitalize
 20 the walkability, you know, of these streets as they
 21 lead towards the transit stop, towards the Green
 22 Line.
 23 So, you know, we think -- we think
 24 it will be a consistent corridor in the future.

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1 It's the first one out of the box, so it may
 2 seem -- it may seem kind of startling at first, but
 3 to your point.
 4 COMMISSIONER DAVIS: Are the rest of the
 5 buildings, surrounding buildings going to be torn
 6 down at some point?
 7 MR. PETERSEN: No.
 8 COMMISSIONER DAVIS: Because there's other
 9 things there, but they're just of either vacant or
 10 of much smaller, you know, stature.
 11 MR. PETERSEN: Sure. This is Justin Petersen
 12 again, for the record.
 13 No, there are -- I mean, we've
 14 looked at this actually sort of internally. You
 15 know, there are other -- again, there's the Legacy
 16 District, there's a proposal by Two Fish for a
 17 five-story building just a block east of here.
 18 There are several one-story, many of them vacant,
 19 commercial buildings I think that you're referring
 20 to, some of which still have active use, you know,
 21 some of which, you know, are -- you know, might be
 22 part of site consolidation efforts. There's a lot
 23 going on here.
 24 So, you know, I think we're

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1 supportive of a lot of these developments. They're
 2 not all nec- -- this is probably one of the larger
 3 in terms of total overall height. But, you know, I
 4 don't think that we felt the need to, I don't know,
 5 to reduce the scale in this case considering
 6 everything that we know that is being proposed.
 7 COMMISSIONER DAVIS: Okay. Thank you.
 8 CHAIRWOMAN BUTLER: Justin, I think this
 9 line of questioning is the legacy that Vice Chair
 10 Shirley Newsome left for us as we consider these
 11 types of developments and redevelopments in areas
 12 that have seen significant disinvestment. So we're
 13 just channeling her legacy here.
 14 Commissioner -- Secretary Chan
 15 McKibben, your hand is raised?
 16 COMMISSIONER CHAN McKIBBEN: Yes. Thank you
 17 very much.
 18 I also am very familiar with that
 19 whole area, so it's good to see some new
 20 development. My question is actually not only --
 21 or my question is that, not only the size and the
 22 scale is different, the type of design is also very
 23 different. It looks very modern, and the rest of
 24 the block does not.

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1 So I was wondering if there were any
 2 considerations there. And then I have a couple of
 3 other questions. I have three questions total.
 4 So --
 5 COMMISSIONER COX: Madam Chairman, I'm happy
 6 to contribute to the answer of that as well, if
 7 it's appropriate at this time.
 8 No, this -- I think -- I appreciate
 9 the line of questioning and, unfortunately, it
 10 is -- it speaks to the level of erasure, the level
 11 of demolition that our commercial corridors have
 12 seen on the Southwest Side, to the point that we
 13 forget that there used to be six- and seven- and
 14 eight-story buildings on these corridors.
 15 And they were -- and we still see
 16 remnants of them from time to time, but by and
 17 large that historical memory has been erased. So
 18 now when we see a six-story building, it feels like
 19 it's completely out of place when, in fact, if you
 20 speak to folks who remember the neighborhoods in
 21 the '50s and '60s, they were plentiful, these type
 22 of buildings. So you would turn from the
 23 residential scale of the side streets, and you
 24 would turn on to the corridor, and you would have

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1 stores with apartment buildings above and theaters
 2 and all manner of mixed use.
 3 So I think we have to get used to it
 4 again because we -- the entire street has been
 5 demolished. And now, thanks to projects like this
 6 and other Invest Southwest projects, we are
 7 rebuilding those neighborhood main streets. And.
 8 So, of course, when you do
 9 buildings, you know, of this time, of the era that
 10 you live in, you build -- you design the buildings
 11 from this era.
 12 And I have really appreciated the
 13 developers seeking out some of the more innovative
 14 designers in Chicago to design their building. And
 15 I think it's a legacy obviously to her family, and
 16 it took a bit of courage to really bring something
 17 new and innovative to Bronzeville, and I think it's
 18 a testament to residents of Bronzeville that they
 19 sat in the meeting, a community meeting, and they
 20 loved what they saw, which suggests that they have
 21 a real aptitude and desire to see design innovation
 22 in their community.
 23 And so I applaud them, because a
 24 lot of times communities, you know, push back on

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1 anything new. Well, Bronzeville is a community
 2 that seems to think very highly of the role of
 3 design and design excellence, and so you see a
 4 project which noticeably appears to be very
 5 innovative and very different, and the community
 6 embraced that. I think that speaks volumes to
 7 where Bronzeville is right now.
 8 CHAIRWOMAN BUTLER: Commissioner Cox, thank
 9 you. I'm sure the historical perspective is
 10 helpful to Commissioner Chan McKibben, who raised
 11 the question, and other members of the Commission.
 12 COMMISSIONER CHAN McKIBBEN: I have two other
 13 questions.
 14 CHAIRWOMAN BUTLER: Please proceed.
 15 COMMISSIONER CHAN McKIBBEN: One is the same
 16 question, where does local jobs -- what are the
 17 plans for that?
 18 And the other question is, in the
 19 presentation you mentioned potential University of
 20 Chicago student housing is quite far away from the
 21 University of Chicago campus in terms of, you know,
 22 being both north and west. So are there explicit
 23 discussions with the university about that, or just
 24 assumption that if you have 27 attractive units,

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1 that some of them will be taken up by University of
 2 Chicago students?
 3 MS. HOLMES: So for -- can I answer that
 4 question?
 5 So University of Chicago, we're
 6 focusing on the --
 7 CHAIRWOMAN BUTLER: I'm sorry, we need you
 8 to, for purposes of the record, reintroduce
 9 yourself.
 10 MS. HOLMES: I'm sorry.
 11 CHAIRWOMAN BUTLER: Thank you.
 12 MS. HOLMES: My name is Maurita Holmes, CEO
 13 of Bella Noir.
 14 So, yes, we have been in talks with
 15 the Buildings Department for the University of
 16 Chicago. It's students who are coming back for
 17 either post degrees or they are in the -- or
 18 they're doctors bringing their families, but
 19 they're all connected to the veterans side.
 20 So they have also a new -- a new
 21 site that they are building that's about four
 22 blocks down the street on 47th from us, so it's
 23 also medical. So it's focused on their medical
 24 side, not just the regular students who are maybe

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1 in some other fields, it's all medical, and it's
 2 all focused towards veterans. So they have the
 3 means and the uses to get back and forth from the
 4 building, as well as we have parking.
 5 So to your first question, can you
 6 tell, what was that again?
 7 COMMISSIONER CHAN McKIBBEN: Yeah. The
 8 question was, what are the plans to make sure that
 9 local residents are hired into some of the
 10 construction jobs?
 11 MS. HOLMES: So we do have Powers & Sons --
 12 CHAIRWOMAN BUTLER: I'm sorry, I'm going to
 13 need for you to reintroduce yourself. Thank you.
 14 MS. HOLMES: I'm so sorry. My name is
 15 Maurita Holmes from Bella Noir.
 16 So we do have Powers & Sons, who is
 17 our general contractor, and then we also have sent
 18 out letters to the local ones as well. So we'll
 19 be -- we are open to -- we're trying to, like
 20 Alderman King wants, like we are -- worked with her
 21 and we had expressed to her that we will have --
 22 try to have as many jobs as possible for the
 23 community, whether that's in construction, and when
 24 the building is done, we'll also have -- working

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1 with the community to bring in local dining as
 2 well.
 3 So we're open to anything that the
 4 community needs. As we spoke about last night
 5 in our community meeting, we asked them for
 6 suggestions, we asked them for anything that they
 7 thought that we need to bring to the site to make
 8 it better for the community. So we've been taking
 9 emails, taking calls, and just listening to what
 10 the community wants.
 11 COMMISSIONER CHAN McKIBBEN: Thank you.
 12 CHAIRWOMAN BUTLER: Thank you.
 13 Commissioner Thomas.
 14 COMMISSIONER THOMAS: Thank you, Madam
 15 Chairman.
 16 I want to go back a couple of
 17 questions back and just make comments on, when you
 18 look at the aerial page that they showed us the
 19 picture of, the aerial look, I do find -- I mean,
 20 I'm not old enough to go back to the '50s, of what
 21 it looked like, but I'm old enough to go back to, I
 22 know this area where those lots right around it
 23 were not vacant.
 24 So it is tall. These -- it is tall

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1 for the area, but I think it's okay as long as
 2 there are planning for -- just there are three
 3 other sides to these corners that are vacant right
 4 now -- as long as there are plan -- there's
 5 planning, intentional planning to make this area
 6 kind of look -- have a better, more modern, and
 7 not vacant look, with similar types of height and
 8 build.
 9 Right now, it does overwhelm. Right
 10 across the street there are -- looks like there's
 11 three residential buildings, and it just -- it's
 12 like a giant over them.
 13 So you -- I think that what the
 14 Planning Department should be telling the community
 15 and us is the plans or what you're trying to plan
 16 for the other buildings around it. Not two blocks
 17 east or west or north or south, but right there.
 18 There are -- there are three lots that are empty
 19 right there that could be helpful in -- to make it
 20 more -- to make it look like it's part of the
 21 community.
 22 Right now, because they're vacant,
 23 it really looks big. But there are plans, right?
 24 I hope so. And that's kind of what I'm waiting to

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1 hear.

2 COMMISSIONER COX: And, Madam Chair, if I

3 may, I agree with you. And I guess Justin might

4 have been a little remiss in not presenting some of

5 the context buildings that have been approved.

6 I think he mentioned two buildings.

7 One is the Legacy District. It hasn't come to the

8 CDC yet because it hasn't completed its financing,

9 but it is a six-story building, and it is literally

10 two blocks further west.

11 And, as he mentioned, another

12 building which is being advanced by another

13 African-American woman developer, is a five-story

14 building.

15 So these buildings are quickly

16 catching up to determine that the average height of

17 that corridor will be six stories.

18 And I know Justin has done some

19 buildouts to help the alderwoman understand the

20 transit orientation of the corridor.

21 But they -- so we are -- this six

22 stories is something coming from a planning

23 document that we are familiar with, but you are

24 seeing them building by building, again,

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1 unfortunately, with no context.

2 So for a little while this is going

3 to appear to be really big, but five years from now

4 it's probably going to be the norm, which is a good

5 thing.

6 If you think about 43rd and Green,

7 currently next to the Green Line, there's a

8 ten-story building going up, ten stories. The

9 first one of this generation of higher density

10 transit -- higher density mixed-use buildings

11 located within a walkable distance from transit.

12 So it goes from ten stories, then it goes down to

13 six, and then as it goes on to the residential

14 streets, you go two and three.

15 But I appreciate the need for

16 context, and I think the next time we present a

17 building on one of the commercial corridors, we

18 should probably give a context of the other things

19 that will make this appear much more in scale with

20 the coming context that we're building towards.

21 MR. PETERSEN: Thank you.

22 Yes, Commissioner, I'll just add --

23 Justin Petersen with DPD.

24 This wasn't a line of conversation

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1 that I anticipated having in this forum.

2 Obviously, again, we've been to the committee on

3 design and so forth, but the Commissioner's right,

4 we have a lot of documentation to show adjacent

5 developments, and we feel, again, pretty confident

6 in the scale here.

7 CHAIRWOMAN BUTLER: Terrific.

8 Commissioner Thomas, any additional

9 questions or comments?

10 COMMISSIONER THOMAS: No.

11 CHAIRWOMAN BUTLER: So I'd just like to

12 thank the Department, Commissioner Cox, for your

13 anticipating my suggestion that, you know, going

14 forward, as we look at developments and

15 redevelopments where we know there is a plan that

16 may be behind a specific proposal, that that is

17 part of the presentation that's given to the public

18 through kind of the CDC meeting so that the

19 Commissioners and members of the public can put a

20 discrete project into the proper context, given

21 kind of the medium and long term view of what the

22 vision is. I think that would be really, really

23 helpful for a number of different perspectives.

24 You know, the Department, I know,

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1 and the Commission -- all the Commissioners

2 appreciate that the Department, that these are not

3 one-off transactions, kind of one here, one there,

4 but there is a very consistent plan that's being

5 executed. And I think that to be reminded of that

6 in the context of specific proposals would be very,

7 very helpful.

8 COMMISSIONER COX: The comment is duly noted.

9 I will say as well, because I see

10 McLaurin -- Seth McLaurin's on the call -- I think

11 I would be remiss in not complimenting Ms. Holmes

12 for being one of a number of women-led development

13 teams of a project of this scale and magnitude. We

14 need more of you.

15 And people are being inspired.

16 Around the corner there's another woman-led

17 development project.

18 So I hope this is a good sign of

19 what's to come. And thank you for forging a new

20 path for women developers in Chicago.

21 MS. HOLMES: Thank you. And, of course --

22 again, my name is Maurita Holmes of Bella Noir.

23 But I must say, I appreciate the comments and the

24 great feedback, and I definitely appreciate because

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1 I'm only here because I have a great team, and I
 2 thank Zeb, Jason, and Terry and everybody else that
 3 works with us. That's the only reason I'm sitting
 4 here. But thank you.
 5 CHAIRWOMAN BUTLER: Thank you for your
 6 comments.
 7 Are there other questions from
 8 members of the Commission?
 9 (No response.)
 10 Any additional questions or comments?
 11 (No response.)
 12 I would now like to invite members
 13 of the public who have used the raise-hand feature
 14 to be recognized. Each person I call upon to speak
 15 will be limited to three minutes per agenda item.
 16 Kamal, I don't see any hands raised
 17 by members of the public. Can you confirm that is
 18 correct?
 19 MR. KAMAL: That is correct, Chairwoman.
 20 CHAIRWOMAN BUTLER: Thank you.
 21 As there are no further questions or
 22 comments regarding the matter before us, we will
 23 call the item to a vote.
 24 The resolution before us provides

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1 authority to advertise the Department of Planning
 2 and Development's intention to enter into a
 3 negotiated sale with Bella Noir, LLC, for the
 4 disposition of properties located at 601-609 and
 5 615-662 East 47th Street in the 43rd/Cottage Grove
 6 Tax Increment Financing Redevelopment Project Area,
 7 to request alternative proposals, and to approve
 8 the sale of the property to Bella Noir, LLC, if no
 9 responsive alternative proposals are received.
 10 Do I have a motion?
 11 COMMISSIONER THOMAS: So move. Thomas.
 12 CHAIRWOMAN BUTLER: Thank you, Commissioner
 13 Thomas.
 14 Do I have a second?
 15 COMMISSIONER TREVINO: Second.
 16 COMMISSIONER CHAN McKIBBEN: Go ahead.
 17 CHAIRWOMAN BUTLER: Okay. I believe that
 18 was --
 19 COMMISSIONER TREVINO: Trevino.
 20 CHAIRWOMAN BUTLER: Okay. Thank you. I have
 21 a second from Commissioner Trevino.
 22 In accordance with the Open Meetings
 23 Act, all votes are to be conducted by roll call so
 24 that each member's votes on each issue can be

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1 identified and recorded.
 2 Commissioners, please signify your
 3 vote in approval of the motion by saying yes, no,
 4 or abstain.
 5 Vice Chair Wheat.
 6 COMMISSIONER WHEAT: Yes.
 7 CHAIRWOMAN BUTLER: Secretary Chan McKibben.
 8 COMMISSIONER CHAN McKIBBEN: Yes.
 9 CHAIRWOMAN BUTLER: Commissioner Buford.
 10 COMMISSIONER BUFORD: Yes.
 11 CHAIRWOMAN BUTLER: Commissioner Cox.
 12 COMMISSIONER COX: Yes.
 13 CHAIRWOMAN BUTLER: Commissioner Curtis.
 14 (No response.)
 15 Commissioner Davis.
 16 COMMISSIONER DAVIS: Yes.
 17 CHAIRWOMAN BUTLER: Commissioner Gomez is
 18 absent.
 19 Commissioner Griggs.
 20 (No response.)
 21 Commissioner Thomas.
 22 COMMISSIONER THOMAS: Yes.
 23 CHAIRWOMAN BUTLER: Commissioner Trevino.
 24 COMMISSIONER TREVINO: Yes.

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1 CHAIRWOMAN BUTLER: And Chair Hatten Butler
 2 votes yes. The motion passes.
 3 Thank you, everyone.
 4 I'd like to thank members of the
 5 Commission for your time and attention to today's
 6 meeting.
 7 We had a number of market rate
 8 sales that, you know, we probably didn't anticipate
 9 spending as much time on those as we have today,
 10 but I think the discussion has been robust and
 11 great and very instructive, and so, you know, we
 12 just -- I can't thank you members of the Commission
 13 enough for all the work that you do in preparation
 14 for these meetings and your active participation.
 15 I'd like to thank and also
 16 congratulate Vice Chair Wheat and Secretary Chan
 17 McKibben for accepting the responsibilities and the
 18 roles that they have taken on. We appreciate your
 19 efforts as well.
 20 And do we have any objections to
 21 adjourning?
 22 (No response.)
 23 Hearing none --
 24 COMMISSIONER THOMAS: I object.

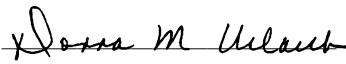
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1 CHAIRWOMAN BUTLER: We'll say that was done
 2 tongue in cheek.
 3 So motion to adjourn.
 4 COMMISSIONER COX: Got to put that in the
 5 minutes, though.
 6 CHAIRWOMAN BUTLER: Exactly.
 7 Do we have a motion to adjourn?
 8 COMMISSIONER TREVINO: So moved.
 9 COMMISSIONER BUFORD: So moved.
 10 CHAIRWOMAN BUTLER: Second. All right.
 11 There are no objections to that motion.
 12 So thank you very much. Everybody
 13 have a great rest of the week.
 14 (The proceedings adjourned at
 15 3:55 p.m.)
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REPORTER'S CERTIFICATE

4
 5 I, Donna M. Urlaub, do hereby certify that
 6 I reported in shorthand the proceedings of said
 7 hearing as appears from my stenographic notes so
 8 taken and transcribed under my direction.
 9
 10 IN WITNESS WHEREOF, I have hereunto set my
 11 hand and affixed my seal of office at Chicago,
 12 Illinois, this 6th day of March 2023.
 13
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 15 
 Illinois CSR No. 084-000993
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