

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

MEETING MINUTES

I. ROLL CALL OF COMMISSIONERS

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

Present

Chairwoman Gwendolyn Hatten Butler
Vice Chairman Wheat
Secretary Grace Chan McKibben
Robert Buford
Maurice Cox
Dwight Curtis
Ivette Trevino

Not Present

Leslie Davis
Jaqueline Gomez
Cornelius Griggs
Latasha Thomas

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 FEBRUARY 14 MEETING

Motioned by Commissioner Cox, Seconded by Commissioner Trevino

Approved 6-0-1

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

Nays: None

Abstain: Curtis

Not Present: Davis, Gomez, Griggs, Thomas

III. NEW BUSINESS

A: MADISON/AUSTIN REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with KMKZ Real Estate Holding, LLC for the redevelopment of the property located at 4848 W. Madison Street in the Madison/Austin Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of KMKZ Real Estate Holding, LLC as Developer.

Garrett Riou

23-CDC-16

Approved 6-1-0

Motioned by Vice Chairman Wheat, Seconded by Secretary Chan McKibben

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

Nays: Curtis

Abstain: None

Not Present: Davis, Gomez, Griggs, Thomas

B: MIDWEST REDEVELOPMENT PROJECT AREA (WARD 28)

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 properties located at 3024-3040 W. Fifth Avenue in the Midwest 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-17

Approved 7-0-0

Motioned by Vice Chairman Wheat, Seconded by Commissioner Trevino

Yeas: Butler, Wheat, Chan McKibben, Buford, Cox, Curtis, Trevino

Nays: None

Abstain: None

Not Present: Davis, Gomez, Griggs, Thomas

C: SOUTH CHICAGO REDEVELOPMENT PROJECT AREA (WARD 10)

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.

Meg Gustafson

23-CDC-18

Approved 7-0-0

Motioned by Vice Chairman Wheat, Seconded by Secretary Chan McKibben

Yeas: Butler, Wheat, Chan McKibben, Buford, Cox, Curtis, Trevino

Nays: None

Abstain: None

Not Present: Davis, Gomez, Griggs, Thomas

D: CENTRAL/WEST REDEVELOPMENT PROJECT AREA (WARD 27)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Makema Adkins for the disposition of properties located at 2215 W. Warren Boulevard in the Central West Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Makema Adkins if no responsive alternative proposals are received.

Ernest Ballamy

23-CDC-19

Approved 7-0-0

Motioned by Vice Chairman Wheat, Seconded by Secretary Chan McKibben

Yeas: Butler, Wheat, Chan McKibben, Buford, Cox, Curtis, Trevino

Nays: None

Abstain: None

Not Present: Davis, Gomez, Griggs, Thomas

IV. ADJOURNMENT

Approved 7-0-0

Motioned by Commissioner Trevino, Seconded by Commissioner Curtis

Yeas: Butler, Wheat, Chan McKibben, Buford, Cox, Curtis, Trevino

Nays: None

Abstain: None

Not Present: Davis, Gomez, Griggs, Thomas

1 MEETING
2 OF THE
3 COMMUNITY DEVELOPMENT COMMISSION

4
5
6
7
8
9 Zoom Video Teleconference

10
11 Tuesday, March 14, 2023
12 1:00 o'clock p.m.

13
14 GWENDOLYN HATTEN BUTLER, Chairperson
15 CHRIS WHEAT, Secretary
16 GRACE CHAN McKIBBEN, Secretary
17 ROBERT BUFORD
18 MAURICE COX
19 DWIGHT CURTIS
20 IVETTE TREVINO

21
22
23 Reported by: Nick D. Bowen
24

Page 2

1 CHAIRWOMAN BUTLER: Good afternoon and welcome
 2 to the March 14th regular meeting of the Community
 3 Development Commission of Chicago.
 4 I am Gwendolyn Hatten Butler,
 5 Chairwoman of the CDC and host of today's meeting.
 6 On February 3rd, Governor Pritzker
 7 renewed his executive order proclaiming that all
 8 counties in the state of Illinois as a disaster
 9 area.
 10 Section 7 of the Illinois Open
 11 Meetings Act allows the CDC, along with other City
 12 boards and commissions, to host virtual meetings
 13 during this COVID-19 public health emergency
 14 provided certain conditions are met.
 15 One condition allows the Chair of
 16 this Commission to determine if an in-person
 17 meeting on the scheduled meeting date would not be
 18 practical or prudent.
 19 To ensure that today's virtual
 20 meeting meets all conditions of the Open Meetings
 21 Act, I am hereby making the determination, pursuant
 22 to Section 7(e)2 of the Act, that due to the
 23 COVID-19 public health emergency an in-person
 24 meeting would not have been practical or prudent

Page 3

1 today.
 2 Therefore, in accordance with the
 3 Commission's emergency rules, this meeting is being
 4 held virtually on Zoom and can be viewed live via
 5 the Commission's website.
 6 A court reporter is present today to
 7 record the proceedings.
 8 Commissioners, you have all been
 9 designated as panelists, which allows you to
 10 control your microphone. Please remember to place
 11 your microphone on mute unless you wish to speak.
 12 If you would like to be recognized by the Chair,
 13 please activate the raise-your-hand feature and you
 14 will be called in order.
 15 The agenda for today's meeting was
 16 posted on February 9th on the CDC's website and
 17 physically in City Hall.
 18 I will now call to order the
 19 March 14th meeting of the Community Development
 20 Commission with a call of the roll.
 21 Commissioners, when your name is
 22 called, please turn your microphone on and respond
 23 by saying "present," and please also indicate that
 24 you can hear me.

Page 4

1 Vice Chair Wheat.
 2 COMMISSIONER WHEAT: Present. And I can hear
 3 you.
 4 CHAIRWOMAN BUTLER: Secretary Chan McKibben.
 5 COMMISSIONER CHAN MCKIBBEN: Present. And I
 6 can hear you.
 7 CHAIRWOMAN BUTLER: Commissioner Buford.
 8 COMMISSIONER BUFORD: Present. And I can
 9 hear you.
 10 CHAIRWOMAN BUTLER: Commissioner Cox.
 11 COMMISSIONER COX: Yes. Here.
 12 CHAIRWOMAN BUTLER: Thank you, Commissioner
 13 Cox.
 14 Commissioner Curtis.
 15 COMMISSIONER CURTIS: Yes. I'm present, and
 16 I can hear you.
 17 CHAIRWOMAN BUTLER: Commissioner Davis.
 18 (No response.)
 19 Commissioner Gomez.
 20 (No response.)
 21 Commissioner Griggs.
 22 (No response.)
 23 Commissioner Thomas is absent today.
 24 Commissioner Trevino.

Page 5

1 COMMISSIONER TREVINO: Present. And I can
 2 hear you.
 3 CHAIRWOMAN BUTLER: Thank you.
 4 We have a quorum.
 5 The first item on our agenda
 6 requests approval of the minutes from our previous
 7 meeting held on February 14th.
 8 The Commissioners have had an
 9 opportunity to review the minutes. And if there
 10 are no corrections, I am looking for a motion to
 11 approve.
 12 Are there any corrections?
 13 (No response.)
 14 Do I have a motion?
 15 COMMISSIONER COX: So move by Commissioner
 16 Cox.
 17 CHAIRWOMAN BUTLER: Thank you, Commissioner
 18 Cox.
 19 Do I have a second?
 20 COMMISSIONER TREVINO: Second by Trevino.
 21 COMMISSIONER CHAN MCKIBBEN: Second by Grace
 22 Chan McKibben. Oh, sorry. That's fine.
 23 CHAIRWOMAN BUTLER: All right. Seconded by
 24 Commissioner Trevino.

Page 6

1 In accordance with the Open Meetings
 2 Act, all votes are to be conducted by roll call so
 3 that each member's vote on each issue can be
 4 identified and recorded.
 5 Commissioners, please signify your
 6 vote on approval of the motion by saying yes, no,
 7 or abstain.
 8 If you were not in attendance during
 9 the February 14th meeting, please abstain from this
 10 vote.
 11 Vice Chair Wheat.
 12 COMMISSIONER WHEAT: Yes.
 13 CHAIRWOMAN BUTLER: Secretary Chan McKibben.
 14 COMMISSIONER CHAN McKIBBEN: Yes.
 15 CHAIRWOMAN BUTLER: Commissioner Buford.
 16 COMMISSIONER BUFORD: Yes.
 17 CHAIRWOMAN BUTLER: Commissioner Cox.
 18 COMMISSIONER COX: Yes.
 19 CHAIRWOMAN BUTLER: Commissioner Curtis.
 20 COMMISSIONER CURTIS: Abstain.
 21 CHAIRWOMAN BUTLER: Commissioner Davis.
 22 (No response.)
 23 Commissioner Gomez.
 24 (No response.)

Page 7

1 Commissioner Griggs.
 2 (No response.)
 3 Commissioner Thomas is absent.
 4 Commissioner Trevino.
 5 COMMISSIONER TREVINO: Yes.
 6 CHAIRWOMAN BUTLER: The motion passes.
 7 Commissioners, for our first item of
 8 new business, DPD is seeking authority to negotiate
 9 a redevelopment agreement with KMKZ Real Estate
 10 Holding, LLC for the redevelopment of the property
 11 located at 4848 West Madison Street in the Madison/
 12 Austin Tax Increment Financing Redevelopment
 13 Project Area, and to recommend to the City Council
 14 of the City of Chicago the designation of KMKZ Real
 15 Estate Holding, LLC as developer.
 16 Garrett Riou will provide a brief
 17 description on behalf of the Department of Planning
 18 and Development.
 19 Is Garrett --
 20 MR. RIOU: Can you hear me okay?
 21 CHAIRWOMAN BUTLER: Yes, we can hear you,
 22 Garrett.
 23 MR. RIOU: All righty.
 24 CHAIRWOMAN BUTLER: Please begin.

Page 8

1 MR. RIOU: Good afternoon, Chairwoman Butler
 2 and members of the Commission.
 3 For the record, my name is Garrett
 4 Riou, financial planning analyst with the
 5 Department of Planning and Development. With me
 6 today are my supervisors, Terrence Johnson and Tim
 7 Jeffries, from DPD and Jordan Melendez of the
 8 development team as well is here to answer any
 9 questions you may have.
 10 The resolution before you requests
 11 a recommendation to the City Council for the
 12 designation of KMKZ Real Estate Holding, LLC as the
 13 developer for the Cadence cannabis project and the
 14 authority for the development -- for the Department
 15 of Planning and Development to negotiate a
 16 redevelopment agreement with the developer.
 17 CHAIRWOMAN BUTLER: Garrett, will you be
 18 sharing a screen?
 19 MR. RIOU: Just been informed that that was
 20 not happening. Thank you. And thank you,
 21 Terrence.
 22 All righty. The proposed project is
 23 in the Austin community area, the 28th Ward, and
 24 the Madison/Austin TIF District.

Page 9

1 The project is located to the
 2 northwest of the intersection at Madison and
 3 Cicero. These slides show the current site
 4 conditions. The building was previously a Moo &
 5 Oink grocery store and has been vacant for more
 6 than ten years.
 7 The developer proposes a substantial
 8 rehabilitation of the current building at 4848 West
 9 Madison. The developer will also add 18,466 square
 10 feet of new construction. The project is set to
 11 start in Q4 of this year and be completed in Q2 of
 12 2024. The developer executed a real estate
 13 purchase agreement for the property in July 2022.
 14 The developer, KMKZ Real Estate
 15 Holding, LLC, is minority owned and operated.
 16 Multiple principals on the development team have
 17 worked on craft cannabis cultivation facilities in
 18 the past.
 19 Reed Construction will be the
 20 development's general contractor. As a Chicago-
 21 based firm, Reed has constructed cannabis
 22 facilities across the nation, including in
 23 Philadelphia, Pennsylvania and Lansing, Michigan as
 24 well as in Illinois, in Springfield, Schaumburg,

Page 10

1 and Chicago Ridge.
 2 The project architect is Silvestro
 3 Design, which is based in Bronzeville.
 4 The total project cost is estimated
 5 to be approximately \$11.7 million. The project
 6 will be funded by owner equity, lender financing,
 7 and TIF funding. The funding will be provided as a
 8 loan in the amount of \$4 million, or 34 percent of
 9 the total project cost, for TIF-eligible expenses.
 10 The loan will be provided with a 10-year term and a
 11 30-year amortization at below market interest rate.
 12 Sale of the facility will trigger immediate
 13 repayment of the loan.
 14 Here is the project exterior
 15 rendering as well as the interior rendering. The
 16 project will rehabilitate a large parcel which has
 17 been vacant for over 10 years. It will create 25
 18 full-time positions in the first year with 75
 19 positions projected after year three.
 20 The project will also improve the
 21 pedestrian corridor at Madison and Cicero with
 22 enhanced landscaping, lighting, and security
 23 measures taken at the site.
 24 DPD has thoroughly reviewed the

Page 11

1 proposed project, the qualifications of the
 2 development team, the financial structure of the
 3 project, and the project's conformance with the
 4 redevelopment area plan, and DPD recommends that
 5 the CDC recommend to the City Council the
 6 designation of KMKZ Real Estate Holding, LLC as the
 7 developer for the Cadence cannabis project.
 8 DPD also requests that the
 9 Commission provide DPD with the authority to
 10 negotiate, execute, and deliver on the City's
 11 behalf a redevelopment agreement with KMKZ Real
 12 Estate Holding, LLC for the project.
 13 Alderman Ervin was briefed on the
 14 project and the use of TIF funds and is in support
 15 of the project and is here today to speak on the
 16 project.
 17 Thank you. And I welcome any
 18 questions you may have at this time.
 19 CHAIRWOMAN BUTLER: Thank you, Garrett.
 20 Did you say that Alderman Ervin is
 21 on today?
 22 MR. RIOU: He was supposed to be. I don't
 23 know that I got --
 24 MR. JOHNSON: We thought he was going to be

Page 12

1 on, but I don't see him here.
 2 MR. RIOU: Okay.
 3 CHAIRWOMAN BUTLER: Okay. Great. But we do
 4 have his support for -- the department does have
 5 his support for this recommendation?
 6 MR. RIOU: Correct.
 7 CHAIRWOMAN BUTLER: Okay. Great. Thank you.
 8 There were no written statements
 9 submitted for this item. We can now move to
 10 questions.
 11 Commissioners, the department is
 12 joined today by Jordan Melendez and Lisa Shin from
 13 the development team, who are available to help
 14 answer your questions.
 15 Commissioners, do you have any
 16 questions?
 17 Commissioner Wheat.
 18 COMMISSIONER WHEAT: Thank you Madam Chair.
 19 First a question for DPD staff. I think this is
 20 potentially -- I'm open to being wrong -- you're
 21 the first cannabis-based project that's come before
 22 the Commission. So let me ask a first question. I
 23 mean, these are all City funds, but there's
 24 obviously been some kind of -- there have been a

Page 13

1 variety of conflicts with the federal government in
 2 terms of what licensing, funding, kind of banking,
 3 et cetera.
 4 Are there any -- does this create
 5 any issues in terms of other federally funded or
 6 backed projects that the department supports, CDBG,
 7 et cetera?
 8 COMMISSIONER COX: Tim, are you going to take
 9 that?
 10 MR. JEFFRIES: Yeah, I can take that.
 11 Tim Jeffries, Acting Managing Deputy
 12 Commissioner in the Department of Planning.
 13 We have reviewed this issue
 14 extensively with Law, and there are certainly some
 15 sources where we wouldn't be able to do this. But
 16 they -- our law department was confident that,
 17 because it's TIF, that's an inherently and fully
 18 local source, that it's fine. If we were mixing
 19 it with other sources or programs, it could be a
 20 problem. You know, we -- at one point we were
 21 evaluating this for all sources including tax-
 22 exempt bond funds, and it was a clear no-go with
 23 bond funds because of repayment conditions and its
 24 intersection with federal tax law. But with TIF,

Page 14

1 they were -- they were -- yeah, they reviewed it
 2 and came back with a bill of clean health so to
 3 speak from a legal -- a risk liability perspective.
 4 COMMISSIONER WHEAT: Got it. That's helpful.
 5 Thank you.
 6 CHAIRWOMAN BUTLER: I'm sorry, Vice Chair
 7 Wheat. I'm going to ask Tech Support -- may I have
 8 the -- I'd like to see the Commission, please, all
 9 the participants and not the screen with the cover
 10 page of the -- thank you. All right. Thanks.
 11 COMMISSIONER WHEAT: Second question to --
 12 either to staff or to the development team. Can
 13 you say more about the Other Sources? That's a
 14 pretty large slug of the financing. So could you
 15 describe in more detail what the Other is in those
 16 sources?
 17 COMMISSIONER COX: And would it be possible
 18 to see those sources on the screen just so ...
 19 COMMISSIONER WHEAT: Thank you. So either
 20 staff or development team, I'll default to you all
 21 about who to answer that or both.
 22 MR. PARK: Hi. My name's Richard Park. I'm
 23 with the development team.
 24 Besides the construction financing

Page 15

1 and taking that into -- the majority of it is
 2 equity that we're raising currently within the
 3 cannabis industry and from our partners.
 4 COMMISSIONER WHEAT: But that's accounted for
 5 in the equity line. So I guess is the bulk then of
 6 the 3.2 million, the Other Sources, is that -- is
 7 the bulk of that lender financing, or is it -- I
 8 guess I'm asking what is the Other funds under
 9 Other Sources? Is that just more lender financing,
 10 or what is it?
 11 MR. PARK: It's a combination of debt and
 12 more equity -- or not more equity, but a
 13 combination of debt or -- real estate debt that
 14 we might take on.
 15 COMMISSIONER WHEAT: Got it. And has that
 16 debt already been -- has there been commitments
 17 behind that debt?
 18 MR. PARK: We don't have written commitments,
 19 but we're waiting for approval on this portion in
 20 order to finish pursuing that.
 21 COMMISSIONER WHEAT: Okay. And then either,
 22 again, for the development team or for DPD staff.
 23 I understand and appreciate the support of the
 24 alderman. Can you talk at all about other

Page 16

1 community engagements and what that has looked like
 2 and what the response has been?
 3 MR. PARK: Sure. So we've been doing this
 4 for the better part of a year.
 5 CHAIRWOMAN BUTLER: I'm sorry. I need for
 6 you to -- if anyone speaks, you need to introduce
 7 yourself every time you speak just for purposes of
 8 the public record.
 9 MR. PARK: Sorry. This is Richard Park again.
 10 I was going to let my partner,
 11 Jordan, finish answering this question as we've
 12 been in the community for quite a while doing some
 13 work.
 14 MR. MELENDEZ: Hi. This is Jordan Melendez
 15 with the development team. We've been engaging
 16 with the community for, jeez, the better part of
 17 three years. Right? I'm a native of Humboldt
 18 Park, so west side adjacent. Right?
 19 But it's been our mission to not --
 20 not just to plop ourselves down. Right? We want
 21 to align the goals of not only our company, but the
 22 business goals of the local community as well. You
 23 know, we -- I guess for lack of a better word,
 24 we're always trying to say that we're not just

Page 17

1 trying to come in and, you know, just impose what
 2 we want to do. It's imperative that we listen to
 3 the community. So, you know, that's why we spent
 4 an extensive amount of time, you know, engaging
 5 with different stakeholders of the community to
 6 ensure that we're not -- that we're wanted. Right?
 7 Because we don't want to be anywhere that we're not
 8 wanted.
 9 MS. SHIN: Yeah. I would also mention --
 10 this is Lisa Shin, part of the development team.
 11 We also have a community meeting
 12 upcoming this week with the alderman, residents,
 13 and certain key stakeholders in the community. So
 14 we have, you know, also engaged a community
 15 outreach partner to help us with those efforts
 16 there.
 17 COMMISSIONER WHEAT: Okay. Thank you. No
 18 other questions for me, Madam Chair.
 19 CHAIRWOMAN BUTLER: Are there other questions
 20 from members of the Commission? If you have
 21 questions, please use the raise-your-hand function.
 22 So Commissioner Cox.
 23 COMMISSIONER COX: My apologies. I don't --
 24 I don't have a question as much as a comment.

Page 18

1 I -- you know, I've been following,
 2 obviously the department, following this project
 3 over the course of its conception, acceptance, and
 4 ultimately the proposal that they've submitted.
 5 I am -- I am absolutely thrilled by
 6 the level -- the transformation that these
 7 entrepreneurs are creating on the site. It is a
 8 very, very handsome and somewhat unexpected
 9 transformation of a pretty derelict noncontributing
 10 lot. And so I just want to, one, commend them for
 11 their architectural vision, and I hope that they
 12 are able to execute at the level of the
 13 presentations we've seen so far because I think
 14 it's going to be quite a handsome building. You
 15 know, these buildings, because of their use and
 16 communities still having to get used to having
 17 these in their community, they often have to look
 18 really good so that people associate them as
 19 contributing architecturally to the beautification
 20 of their neighborhood.
 21 And I think you have achieved that,
 22 and so just I wanted to make note of that. Please
 23 encourage you to stay the course because it's a
 24 very handsome design, and we really were pleased

Page 19

1 with how you invested in an architectural vision
 2 for a site that wouldn't necessarily call out and
 3 have any expectation that it would be something
 4 beautiful there.
 5 So I just wanted to put that on the
 6 record. And if the applicant wants to address
 7 that, I'm -- you know, that -- I welcome your
 8 observations.
 9 CHAIRWOMAN BUTLER: So I see that Jordan
 10 Melendez has raised his hand, member of the
 11 development team.
 12 MR. MELENDEZ: Hi. This is Jordan Melendez,
 13 member of the development team.
 14 First of all, I want to thank not
 15 only DPD, but you, Commissioner Cox, and Mayor Lori
 16 Lightfoot, Terrence Johnson, Garrett Riou, and all
 17 the individuals at DPD. You know, we searched the
 18 city for the better part of three years looking for
 19 an iconic spot. Right? As mentioned in the
 20 beginning of the presentation, a lot of our
 21 principal officers are, you know, natives of the
 22 West Side. Right? So it was imperative that we
 23 keep, you know, this catalytic business, you know,
 24 in the neighborhood that would, you know, benefit

Page 20

1 demonstrably from an operation of this magnitude.
 2 So once again, you know, thank you
 3 for the opportunity. And, yeah, we look forward to
 4 executing this in alignment with, you know,
 5 INVEST South/West, CRG, and all other current
 6 redevelopment plans.
 7 COMMISSIONER COX: Thank you.
 8 CHAIRWOMAN BUTLER: Thank you.
 9 So as Chair, I have a couple
 10 questions, and it's either for the department or
 11 development team. If you could speak to exactly
 12 who is in the partnership, your experience with
 13 these types of facilities, that would be very
 14 helpful for the public record.
 15 MR. PARK: Hi. This is Richard Park from the
 16 development team.
 17 As far as cultivation facilities go,
 18 I helped in development of several facilities for
 19 the larger MSOs in the state. I've consulted for
 20 Verano in particular building their Las Vegas
 21 facility. One of our other partners just recently
 22 completed Justice Grown's Philadelphia -- I'm
 23 sorry, Pennsylvania facility. And our other
 24 partner, Lisa, has put together several facilities

Page 21

1 in California covering sort of all the present
 2 legal markets.
 3 CHAIRWOMAN BUTLER: And can you describe for
 4 purposes of the public record exactly who is the
 5 development team and the various roles within the
 6 development team?
 7 MR. PARK: Sure. My name's Richard Park.
 8 Myself and Lisa Shin handle operations. And then
 9 Lisa can describe her role more.
 10 MS. SHIN: Sure. Lisa Shin speaking. As
 11 Richard said, you know, my background is a
 12 combination of working in finance coupled with
 13 spending, you know, the last decade or more in
 14 cannabis operations, handling, you know, their
 15 finance operations and also licensing and legal
 16 affairs.
 17 Other members of our team, you know,
 18 we have Nate Loevy. As Rich said, he had worked in
 19 the development side as project and construction
 20 manager for several cannabis build-out facilities.
 21 He will consult on overall facility design. Along
 22 with one of our principals and owners, Hyun Wook
 23 Pak; he will be our lead cultivation officer for
 24 the operation. So he is also integral in

Page 22

1 consulting on the facility design and systems.
 2 We have also on our team Alan Levy,
 3 Rawle Stewart, and Carl Mitchell, Twista. You
 4 know, Carl and Rawle are West Side natives. They
 5 are very active in the community engagement side,
 6 public relations, and also along with branding.
 7 You know, we have Jordan Melendez,
 8 who is on the team. His background is working
 9 for -- you know, he's experienced in working for a
 10 cannabis retailer dispensary in the city. And, you
 11 know, he's involved on the legislative, political,
 12 and community outreach side as well.
 13 CHAIRWOMAN BUTLER: Thank you for that
 14 description.
 15 And just a follow-up question. So
 16 the individuals that you mentioned, are they all
 17 participating in the LLC as equity owners? Are
 18 there other -- and are there other equity owners
 19 that you did not mention?
 20 MS. SHIN: Sure. There are -- those were all
 21 the equity owners. Two of those members are on an
 22 advisory basis and part of the management team, but
 23 not equity owners.
 24 CHAIRWOMAN BUTLER: All right. Thank you.

Page 23

1 Commissioners, do you have -- are
 2 there other additional questions from members of
 3 the Commission?
 4 (No response.)
 5 If there are no further questions
 6 from the Commission, I would now like to invite
 7 members of the public who have used the raise-
 8 your-hand feature to be recognized. Each person I
 9 call upon to speak will be limited to three minutes
 10 per agenda item.
 11 Tech Support, I don't see any hands
 12 raised; is that correct?
 13 MR. KAMAL: That's correct, Chairwoman, no
 14 hands raised.
 15 CHAIRWOMAN BUTLER: Thank you.
 16 If there are no further questions or
 17 comments regarding this item, I will now call it to
 18 a vote.
 19 The resolution before us would
 20 provide DPD with authority to negotiate a
 21 redevelopment agreement with KMKZ Real Estate
 22 Holding, LLC for the redevelopment of the property
 23 located at 4848 West Madison Street in the Madison/
 24 Austin Tax Increment Financing Redevelopment

Page 24

1 Project Area, and to recommend to the City Council
 2 of the City of Chicago the designation of KMKZ Real
 3 Estate Holding, LLC as developer.
 4 Do I have a motion?
 5 COMMISSIONER WHEAT: So move. Wheat.
 6 CHAIRWOMAN BUTLER: Thank you, Vice Chair
 7 Wheat.
 8 Do I have a second?
 9 COMMISSIONER CHAN McKIBBEN: Second. Grace
 10 Chan McKibben.
 11 CHAIRWOMAN BUTLER: Thank you, Secretary Chan
 12 McKibben.
 13 In accordance with the Open Meetings
 14 Act, all votes are to be conducted by roll call so
 15 that each member's vote on each issue can be
 16 identified and recorded.
 17 Commissioners, please signify your
 18 vote on approval of the motion by saying yes, no,
 19 or abstain.
 20 Vice Chair Wheat.
 21 COMMISSIONER WHEAT: Yes.
 22 CHAIRWOMAN BUTLER: Secretary Chan McKibben.
 23 COMMISSIONER CHAN McKIBBEN: Yes.
 24 CHAIRWOMAN BUTLER: Commissioner Buford.

Page 25

1 COMMISSIONER BUFORD: Yes.
 2 CHAIRWOMAN BUTLER: Commissioner Cox.
 3 COMMISSIONER COX: Yes.
 4 CHAIRWOMAN BUTLER: Commissioner Curtis.
 5 COMMISSIONER CURTIS: No.
 6 CHAIRWOMAN BUTLER: Commissioner Davis.
 7 (No response.)
 8 Commissioner Gomez.
 9 (No response.)
 10 Commissioner Griggs.
 11 (No response.)
 12 Commissioner Thomas is absent.
 13 Commissioner Trevino.
 14 COMMISSIONER TREVINO: Yes.
 15 CHAIRWOMAN BUTLER: And Chair Butler votes yes.
 16 The motion passes.
 17 Commissioners, for the next item of
 18 business, DPD is seeking authority to advertise its
 19 intention to enter into a negotiated sale with
 20 NeighborSpace, a nonprofit urban land trust, for
 21 the disposition of the properties located at 3024
 22 through 3040 West Fifth Avenue in the Midwest Tax
 23 Increment Financing Redevelopment Project Area, to
 24 request alternative proposals, and to approve the

Page 26

1 sale of the property to NeighborSpace if no
 2 alternative proposals are received.
 3 Meg Gustafson will provide a brief
 4 description of this project on behalf of the
 5 Department of Planning and Development.
 6 MR. CHEUNG: Good afternoon, Chairman Butler.
 7 I'm actually taking the place of Meg Gustafson
 8 today. She's actually out of town at this moment.
 9 So apologize.
 10 Good afternoon, Chairman --
 11 Chairwoman and members of the Commission.
 12 For the record, my name is Nelson
 13 Chueng, and I'm representing today the Department
 14 of Planning and Development.
 15 The proposed project is a City --
 16 disposition of City property at 3024 to 3040 West
 17 Fifth Avenue to NeighborSpace for the development
 18 of an eco orchard community garden.
 19 The project is located in the
 20 Midwest Tax Increment Financing District.
 21 Community Development Commission approval is
 22 required for the transfer of property located
 23 within this redevelopment area.
 24 NeighborSpace is a City-created

Page 27

1 nonprofit land trust established to preserve and
 2 protect community open spaces. They hold the land
 3 for local community partners, who for this project
 4 is the Garfield Park Community Council.
 5 Ben Helphand, I should note, is the
 6 executive director for NeighborSpace, and he's
 7 actually in attendance on this call today.
 8 The property will be conveyed to
 9 NeighborSpace for \$1 per parcel. And the project
 10 is located in the 28th Ward and has the support of
 11 Alderman Ervin.
 12 The above map shows the location of
 13 the properties in the Midwest TIF. The TIF was
 14 originally created in 2020, and its redevelopment
 15 objectives include encouraging private investment
 16 and redevelopment of underutilized parcels.
 17 For context, the proposed eco
 18 orchard project is located in the East Garfield
 19 Park community area, which you can see on this map
 20 above you, along Fifth Avenue and is between
 21 Sacramento and Kedzie Avenue.
 22 The proposed garden consists of
 23 eight City lots and sits on approximately .4 acres
 24 in size. We should point out that there's a --

Page 28

1 I'll wait for the next slide. Here you could see
 2 the map showing the eight City parcels where the
 3 star is located. And also I want to point out
 4 there's actually a companion eco orchard garden
 5 on the southwest corner of Fifth Avenue and
 6 Sacramento, which is to the right of the screen.
 7 Both gardens are proposed to be held
 8 and managed by NeighborSpace with the Garfield Park
 9 Community Council as a local partner. And the
 10 subject of today's item is the garden on the north
 11 where the star is on Fifth Avenue.
 12 NeighborSpace is the only not-for-
 13 profit community land trust located within the
 14 city, which preserves community open spaces. Their
 15 continued efforts and work with the City has
 16 created and established more than 100 gardens
 17 through the city. I think the -- next slide.
 18 Here you can see a slide about
 19 NeighborSpace and some of the gardens they've
 20 established and created.
 21 Next slide, please.
 22 NeighborSpace's local garden for the
 23 eco orchard project is the Garfield Park Community
 24 Council and also the West Side Nature Play Network.

Page 29

1 Here you see some images in terms of the work
 2 they've done.
 3 And on the next slide we have their
 4 proposed budget. The proposed budget for this eco
 5 orchard project is \$333,068. Sources of funds
 6 include \$111,068 from Open Space Impact Fees from
 7 the East Garfield Park community area, 160,000 from
 8 the Chicago Recovery Vacant Land Program, and
 9 62,000 from the Christopher Family Foundation.
 10 In terms of the uses, you can see
 11 that the total project cost for this first phase is
 12 \$333,000, which will pay for environmental cleanup
 13 of the property. And some background, the
 14 environmental cleanup involves the historical uses;
 15 there used to be a former cold storage on a portion
 16 of the site and also a former dry cleaner nearby.
 17 Other uses for the scope include the
 18 grading of the site, fencing, and path work, which
 19 gets this to a phase 1 usable community space.
 20 NeighborSpace's plan is to then work
 21 with the community group to raise additional funds
 22 to pay for the nature play elements, which can be
 23 later phased in.
 24 Next slide. Above is the community

Page 30

1 designed eco orchard project concept, which shows
 2 the vision for the full build-out of the space,
 3 which includes an orchard, orchard's in the rear on
 4 the top, nature-inspired elements, and a play area.
 5 They plan on planting apple trees, pear, plum, and
 6 apricot trees in addition to planting currants and
 7 raspberries for a -- to provide a season-long kind
 8 of harvesting interest.
 9 And this next slide here shows some
 10 of the project-inspired nature play elements that
 11 were being considered through the community
 12 process.
 13 So Alderman Jason Ervin supports the
 14 proposed eco orchard project and to transfer the
 15 land to NeighborSpace.
 16 So in summary, the Department of
 17 Planning and Development has thoroughly reviewed
 18 the proposed transfer of the eight City parcels
 19 located at 3024 to 3040 West Fifth Avenue to
 20 NeighborSpace. The department has reviewed the
 21 project's proposed public benefits and conformance
 22 with the redevelopment area plan.
 23 The department recommends that the
 24 CDC recommend to City Council the approval of the

Page 31

1 City disposition of the property. And that
 2 concludes my testimony.
 3 And, again, Ben Helphand from
 4 NeighborSpace is also on the call if there's any
 5 questions related to him. Thank you.
 6 CHAIRWOMAN BUTLER: Thank you, Nelson.
 7 I would now like to recognize
 8 Alderman Ervin if he's on or anyone from his team
 9 is on the call.
 10 (No response.)
 11 Tech Support, can you just confirm
 12 that the alderman is not on?
 13 MR. JEFFRIES: I don't see him, Chairwoman.
 14 CHAIRWOMAN BUTLER: Okay. Great. Thank you.
 15 There were no written statements
 16 submitted for this item.
 17 We can now move to questions.
 18 Commissioners, Nelson -- the department is joined
 19 today by Ben Helphand, the executive director of
 20 NeighborSpace. They are available to answer your
 21 questions.
 22 Commissioners, do you have any
 23 questions? If you do have questions -- may I have
 24 the entire screen, please, for the Commissioners? --

Page 32

1 please use the raise-your-hand function.
 2 I don't see any questions -- Kamal,
 3 can you confirm that? -- from the Commission?
 4 MR. KAMAL: Commissioner Cox.
 5 CHAIRWOMAN BUTLER: Okay. I'm sorry.
 6 Commissioner Cox.
 7 COMMISSIONER COX: Thank you. I just thought
 8 maybe I would offer a little bit of context because
 9 this project began before I took my position as
 10 Commissioner. So it's been around for a while.
 11 And, you know, NeighborSpace, their
 12 reputation in the city speaks for themselves.
 13 I mean, they do some of the best open space
 14 activation in Chicago. And so we're really pleased
 15 that they are taking on this challenge with the
 16 resources that they need to actually have it be an
 17 exemplar of some of their best work.
 18 I have often been, you know, a
 19 critic of too much open space, too many community
 20 gardens, not enough development. And so, you know,
 21 I have really advanced things on behalf of Mayor
 22 Lightfoot like Come Home -- Come Home Initiative,
 23 which is meant to build infill housing in areas
 24 just like this. And so although they have a really

Page 33

1 prime block, what you will see emerging on the rest
 2 of the block will be infill housing. It will be
 3 six-flats, two-flats, three-flats, row houses. And
 4 we now have a strategy for building out Madison as
 5 a residential street primarily. This is not a
 6 mixed-use street. But in any residential street,
 7 you need quality open space.
 8 And so I'm really pleased that
 9 they've identified such a critical place along
 10 Madison that will be the neighborhood community
 11 gathering place for all of the housing that will
 12 happen around them. And it's the combination of
 13 those two that I think is a winning strategy.
 14 So I know that this Commission
 15 hasn't yet had to vote on the pipeline of infill
 16 housing that is coming behind this, but do
 17 understand that it's a two-sided strategy. One is
 18 open space. And I actually think it's appropriate
 19 that we lead with the open space. But I'm pretty
 20 confident over the course of this year you will be
 21 seeing many land transactions for the infill
 22 housing that will emerge on the same street as this
 23 open space.
 24 So that's a little bit of the

Page 34

1 context. Thank you for letting me put a framework
 2 around this.
 3 CHAIRWOMAN BUTLER: Thank you, Commissioner
 4 Cox. Those comments were very helpful.
 5 Do we have other questions or
 6 comments from members of the Commission?
 7 (No response.)
 8 If there are no further questions or
 9 comments from the Commissioners, I would now like
 10 to invite members of the public who have used the
 11 raise-your-hand feature to be recognized. Each
 12 person I call upon to speak will be limited to
 13 three minutes per agenda item.
 14 I don't see any hands raised. I'm
 15 sorry. I see a hand raised from -- is it Makema
 16 Adkins? Akins? Adkins. I'm sorry. I cannot see
 17 this very well. Makema Adkins, please begin.
 18 MS. ADKINS: Hi. I just have a question.
 19 The Chairperson said that there will be
 20 developments coming. I'm just wondering when we
 21 can expect those. Is it within the next two years,
 22 the next five years?
 23 CHAIRWOMAN BUTLER: Okay. Thank you.
 24 I'm going to ask Commissioner Cox --

Page 35

1 and just for purposes of clarification, it was not
 2 the Chair that made the comment regarding the
 3 additional developments. It was Commissioner
 4 Maurice Cox, who leads the Department of Planning
 5 and Development for the City of Chicago.
 6 So, Commissioner Cox, if you would
 7 please answer the question, that would be very
 8 helpful.
 9 COMMISSIONER COX: Thank you. And thank you
 10 for the question.
 11 In October Mayor Lightfoot launched
 12 the Come Home Initiative, which is an effort to
 13 fill in the vacant parcels that are owned in six
 14 geographies, and Garfield Park is one of those
 15 geographies for infill housing, primarily owner
 16 occupancy housing.
 17 We solicited design proposals from
 18 around the country for those housing models that
 19 are currently on exhibit at the Chicago
 20 Architecture Center if the speaker would like to
 21 see some of them.
 22 That will be followed by a call for
 23 developers. These are small -- smaller developers,
 24 neighborhood developers who do community

Page 36

1 development. So many people in the West Side
 2 already. There will be a call by the end of this
 3 month, and all of these calls for developers are
 4 posted on our website.
 5 And we hope that the first housing
 6 models will break ground this year. But this is a
 7 three-year effort, and it will involve dozens and
 8 dozens of properties.
 9 Additionally, something that we
 10 still are trying to process is the ChiBlockBuilder
 11 Initiative where the City put 2,000 parcels on the
 12 South and West Side for sale. And the speaker can
 13 go to the website still today and see those
 14 properties. There were -- for 2,000 properties
 15 that we put out, 1,700 applications came in. And
 16 they were pretty evenly split between people who
 17 wanted to do open space proposals, side lots, and
 18 others who wanted to do housing both market rate
 19 and affordable. So that's the context.
 20 You know, the only hard and fast
 21 date we have is at the end of this month we will
 22 put out the call for developers for these infill
 23 housing developments. So I encourage the speaker
 24 to look out for that if she potentially is one of

Page 37

1 those who would be interested in doing infill
 2 housing.
 3 CHAIRWOMAN BUTLER: Thank you, Commissioner
 4 Cox. Thank you, Commissioner Cox.
 5 Are there other questions or
 6 comments from Makema Adkins?
 7 MS. ADKINS: No, there isn't. Thank you.
 8 CHAIRWOMAN BUTLER: Thank you. Thank you so
 9 much.
 10 Are there other questions or
 11 comments from the members of the public?
 12 (No response.)
 13 Tech Support, can you confirm that
 14 there are no additional hands raised from members
 15 of the public?
 16 MR. KAMAL: No other hands raised.
 17 CHAIRWOMAN BUTLER: Thank you.
 18 If there are no further questions or
 19 comments regarding the matter before us, I will
 20 call the item to a vote.
 21 The resolution before us, the
 22 Department of Planning and Development is seeking
 23 to authority -- is seeking authority to advertise
 24 its intention to enter into a negotiated sale with

Page 38

1 NeighborSpace, a nonprofit urban land trust, for
 2 the disposition of properties located at 3024
 3 through 3040 West Fifth Avenue in the Midwest Tax
 4 Increment Financing Redevelopment Project Area, to
 5 request alternative proposals, and to approve the
 6 sale of the property to NeighborSpace if no
 7 responsive alternative proposals are received.
 8 Do I have a motion?
 9 COMMISSIONER WHEAT: So move. Wheat.
 10 COMMISSIONER CHAN McKIBBEN: So moved.
 11 CHAIRWOMAN BUTLER: I'm sorry. I believe it
 12 was moved by Vice Chair Wheat.
 13 Do I have a second?
 14 COMMISSIONER TREVINO: Second by Trevino.
 15 CHAIRWOMAN BUTLER: Thank you, Commissioner
 16 Trevino.
 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.

Page 39

1 COMMISSIONER WHEAT: Yes.
 2 CHAIRWOMAN BUTLER: Secretary Chan McKibben.
 3 COMMISSIONER CHAN McKIBBEN: Yes.
 4 CHAIRWOMAN BUTLER: Commissioner Buford.
 5 COMMISSIONER BUFORD: Yes.
 6 CHAIRWOMAN BUTLER: Commissioner Cox.
 7 COMMISSIONER COX: Yes.
 8 CHAIRWOMAN BUTLER: Commissioner Curtis.
 9 COMMISSIONER CURTIS: Yes.
 10 CHAIRWOMAN BUTLER: Commissioner Davis.
 11 (No response.)
 12 Commissioner Gomez.
 13 (No response.)
 14 Commissioner Griggs.
 15 (No response.)
 16 Commissioner Thomas is absent.
 17 Commissioner Trevino.
 18 COMMISSIONER TREVINO: Yes.
 19 CHAIRWOMAN BUTLER: And Chair Butler votes
 20 yes.
 21 The motion passes.
 22 Commissioners, for our next item of
 23 business, DPD is seeking authority to advertise its
 24 intention to enter into a negotiated sale with

Page 40

1 NeighborSpace, a nonprofit urban land trust, for
 2 the disposition of the property located at 3302
 3 through 3326 East 92nd Street in the South Chicago
 4 Tax Increment Financing Redevelopment Project Area,
 5 to request alternative proposals, and to approve
 6 the sale of the property to NeighborSpace if no
 7 responsive alternative proposals are received.
 8 I believe that Nelson Chueng will
 9 provide a brief description of this opportunity
 10 on behalf of the Department of Planning and
 11 Development.
 12 MR. CHUENG: Thank you, Chair.
 13 Good afternoon again, Chairman --
 14 Chairwoman and members of the Commission.
 15 For the record, my name is Nelson
 16 Chueng, and I'm with the Department of Planning and
 17 Development.
 18 The proposed project, again, is the
 19 City disposition of property at 3302 to 3326 East
 20 92nd Street to NeighborSpace for development of the
 21 Calumet Gateway Garden. The project is located in
 22 the South Chicago Tax Increment Financing District,
 23 so Community Development Commission approval is
 24 required for the transfer of property located

Page 41

1 within this redevelopment area.
 2 NeighborSpace, again, is a City-
 3 created nonprofit established to preserve and
 4 protect community open spaces. They hold land for
 5 local community partners. In this case for this
 6 project is the Claretian Associates, who are the
 7 local partner.
 8 The project will be conveyed to
 9 NeighborSpace for \$1 per parcel. And the project's
 10 located in the 10th Ward and has the support of
 11 Alderman Garza.
 12 Next slide.
 13 This map shows the location (audio
 14 failure) created in 2000, and its redevelopment
 15 objectives included encouraging private investment
 16 and redevelopment of underutilized properties.
 17 Next slide.
 18 For more context, the proposed
 19 Calumet Gateway Garden project here you see is
 20 located in the South Chicago community area and
 21 located pretty close to the Calumet River where
 22 the yellow dot is pointed at.
 23 So we're going to zoom in a little
 24 closer in the next slide.

Page 42

1 On this slide, the garden project's
 2 highlighted in yellow circle. As you could see,
 3 that is located at the intersection of 92nd Street,
 4 Mackinaw, and Ewing Avenue. The garden project
 5 sits in the INVEST South/West corridor outlined on
 6 this map in orange and is a half block away from
 7 the SACRED affordable multifamily housing project,
 8 which is located to the southwest of the project
 9 site.

10 And then one last thing I do want to
 11 point out is that CDOT has been making streetscape
 12 improvements along both 92nd Street and Commercial
 13 Avenue. Some context.

14 The next slide I have here is going
 15 to show the property parcels. Again, this is the
 16 proposed Calumet Gateway Gardens, consist of in
 17 this project 11 property parcels and sits on
 18 approximately 0.64 acres. Ten of the properties
 19 are City owned, which are outlined in red, and are
 20 being proposed to be transferred to NeighborSpace.

21 I should point out there's one
 22 privately owned lot, which is outlined in yellow,
 23 and NeighborSpace is separately working and
 24 negotiating with the property owner to acquire that

Page 43

1 last lot for full assembly.

2 And in the next slide here, I've got
 3 some more additional context images.

4 You could see here, again, this is
 5 the -- this shows an irregular shaped community
 6 garden, and you could see how close it is to the
 7 Calumet River right off of Ewing Avenue.

8 This is a zoning map which shows
 9 the property zoned RM-5, which permits community
 10 gardens.

11 And just going back to explain a
 12 little bit. NeighborSpace, they are the -- again,
 13 the only nonprofit community land trust located in
 14 the City of Chicago for preservation of community
 15 open spaces. You know, their continued efforts and
 16 work have created more than 100 gardens throughout
 17 the entire city.

18 NeighborSpace's local partner here
 19 you could see is Claretian Associates. And the
 20 Claretian is a nonprofit community development
 21 corporation, and their focus is on housing, safe
 22 neighborhoods, and violence prevention in the
 23 Southeast Side.

24 We're going to get to the budget

Page 44

1 now, which is the next slide.

2 The proposed budget for this first
 3 phase of Calumet Gateway Garden project is \$1.36
 4 million. Sources of funds include 75,000 from Open
 5 Space Impact Fees from the South Chicago community
 6 area, 500,000 from the Chicago Recovery Vacant Land
 7 Program, 300,000 from the National Fish and Wildlife
 8 Chi Cal River Fund, and 372,000 from the -- from
 9 Fifth Third Bank, and 75,000 from the Central
 10 Indiana Community Foundation. So you see there's
 11 quite a diversity of funding sources allocated to
 12 the project. Most of the funds will be used to pay
 13 for environmental cleanup on the property. You
 14 know, past environmental reports show that the past
 15 uses included a nearby gas station, and also
 16 because of its proximity to the industrial corridor
 17 necessitates cleanup. They also plan on using the
 18 funds toward excavation, installation of a
 19 stormwater green infrastructure, grading of site,
 20 fencing, and path work, just like before with the
 21 prior project, to get to a usable community space.

22 And their plan too is that they will
 23 work with the community group to raise additional
 24 funds later to add in the nature play elements

Page 45

1 which can be later phased in.

2 And our next slide shows you the
 3 inspired -- community-inspired project. Here we
 4 show the -- this is the vision for the full build-
 5 out in the Calumet River Gateway Garden. And it
 6 shows the green infrastructure, rain gardens,
 7 proposing a dry river bed, a wood stage that's in
 8 the middle of the site, an embankment with some
 9 slides for kids to play on, and other nature-
 10 inspired elements and play areas.

11 And just -- the next slide shows you
 12 the -- they have ideas that the community have
 13 worked with here. You can see the green
 14 infrastructure, the dry river bed, and kind of
 15 boardwalk being proposed.

16 And the next picture slide shows you
 17 some of the nature-inspired play elements.

18 And the next slide.

19 And here you see the nature play
 20 elements here in terms of the nature-inspired play
 21 areas. You know, these are nontraditional play-
 22 ground equipment, but more nature-inspired play
 23 equipment.

24 In conclusion, Alderman Susan

Page 46

1 Sadlowski Garza supports the proposed Gateway
 2 Garden project. I know she's not here today, but
 3 she did reach out to us this morning, and she
 4 emphasized that she is in full support of the
 5 project.
 6 And also the Department of Planning
 7 and Development, in summary, has thoroughly
 8 reviewed the proposed transfer of the eight City
 9 lots to -- from 3024 to 3040 West -- I'm sorry,
 10 these City lots to NeighborSpace, and the
 11 department has thoroughly reviewed the project,
 12 proposed public benefits, and conforms with the
 13 redevelopment plan.
 14 The department, in summary,
 15 recommends that the CDC recommend to City Council
 16 the approval for the City disposition of the
 17 property.
 18 So that concludes my testimony.
 19 And, again, I do want to recognize
 20 that Ben Helphand, who's the executive director for
 21 NeighborSpace, who's been working on the project
 22 for quite some time, is here to answer any
 23 questions directly for them. Thank you.
 24 CHAIRWOMAN BUTLER: Thank you, Nelson.

Page 47

1 As Nelson stated, we did receive
 2 confirmation that Alderwoman Garza was not able to
 3 attend today's meeting, but she did reiterate her
 4 support of the item to DPD staff. And I wanted to
 5 just make that statement for the record.
 6 No written statements from the
 7 public were submitted on this matter.
 8 We can now move on to questions from
 9 members of the Commission.
 10 Commissioners, Nelson is joined
 11 today by Ben Helphand, the executive director of
 12 NeighborSpace. They are both available to help
 13 answer your questions.
 14 Commissioners, do you have any
 15 questions? If you do, please indicate you have
 16 questions or would like to make a comment by using
 17 the raise-your-hand function.
 18 Commissioner Cox.
 19 COMMISSIONER COX: Yes. This is a question,
 20 I guess, for Benjamin Helphand.
 21 These are two really ambitious
 22 projects and, you know, take on a lot of
 23 environmental infrastructure, you know, pretty
 24 state-of-the-art kind of nature playscapes.

Page 48

1 Can you tell us a little bit about
 2 your organization's ability to execute these
 3 projects basically simultaneously? They seem
 4 pretty ambitious. And, you know, I don't think
 5 most people know how NeighborSpace gets the work
 6 done.
 7 MR. HELPHAND: Sure thing. Ben Helphand with
 8 NeighborSpace.
 9 Thank you for the question because I
 10 think you're right, these are ambitious. And as
 11 you know, there are other projects as well like the
 12 First Nations Gardens that are coming in the
 13 pipeline as well. And we're well aware of the
 14 magnitude of the work before us. And we are
 15 bringing on new staff to take on the challenge.
 16 We are planning on -- we're working
 17 on the timing for when the land will be transferred
 18 and the funding is coming in. But to have a person
 19 designated to work almost exclusively on the
 20 remediation of these sites and then several project
 21 managers that will be focusing on these sites
 22 almost exclusively. Because, you know, as has been
 23 mentioned, we own or otherwise preserve more than a
 24 hundred sites, 134 sites now. So we don't want to

Page 49

1 pull all of our staff away from the sites that we
 2 already steward. So we are bringing on new people
 3 to really focus on these new developments
 4 exclusively. And they'll be coming on board
 5 probably in about between two and three months.
 6 COMMISSIONER COX: That's great. And I would
 7 just underscore that -- I don't know if Nelson
 8 showed, but the proximity of this particular garden
 9 to new housing by the Claretian Development
 10 Corporation, there's a natural synergy. There will
 11 be families with children who will be able to walk
 12 safely to this space because they live -- they will
 13 live right down the block. So it's, again, a part
 14 of that strategy of, you know, the 15-minute
 15 neighborhood where you should be able to, you know,
 16 buy your groceries, go to a safe neighborhood
 17 playscape, and live affordably in the same community.
 18 So, you know, this particular park
 19 is providing that neighborhood scale play place and
 20 just gathering place for the neighborhood. But it
 21 goes hand in hand with the housing that's happening
 22 a block away.
 23 CHAIRWOMAN BUTLER: Thank you, Commissioner
 24 Cox.

Page 50

1 Are there other questions or
 2 comments from members of the Commission?
 3 If there are no -- I'm sorry. I'm
 4 sorry. I see a hand raised from Secretary Chan
 5 McKibben.
 6 COMMISSIONER CHAN McKIBBEN: This is not a
 7 question. It's actually a comment. I'm very
 8 encouraged to see a new development in the 10th
 9 Ward and also using a lot of this vacant space.
 10 I know that there will be a lot of environmental
 11 cleanup because of the proximity to the old
 12 industrial corridor. But I think it's great that
 13 there will be an outdoor garden of this size with
 14 all the features. Thank you.
 15 CHAIRWOMAN BUTLER: Thank you, Secretary Chan
 16 McKibben.
 17 Are there other comments or
 18 questions from members of the Commission?
 19 (No response.)
 20 If there are no further comments or
 21 questions from members of the Commission, I would
 22 now like to invite members of the public who have
 23 used the raise-your-hand feature to be recognized.
 24 Each person I call upon to speak will be limited to

Page 51

1 three minutes per agenda item.
 2 I don't see any hands raised by
 3 members of the public. Can Tech Support confirm
 4 that?
 5 MR. KAMAL: That's correct, Chairwoman, no
 6 hands raised.
 7 CHAIRWOMAN BUTLER: Thank you.
 8 Given that there are no further
 9 questions or comments regarding the matter before
 10 us, I will now call agenda item C to a vote.
 11 The resolution before us, the
 12 Department of Planning and Development is seeking
 13 authority to advertise its intention to enter into
 14 a negotiated sale with NeighborSpace, a nonprofit
 15 urban land trust, for the disposition of the
 16 property located at 3302 through 3326 East 92nd
 17 Street in the South Chicago Tax Increment Financing
 18 Redevelopment Project Area, to request alternative
 19 proposals, and to approve the sale of the property
 20 to NeighborSpace if no responsive alternative
 21 proposals are received.
 22 Do I have a motion?
 23 COMMISSIONER CHAN McKIBBEN: So moved. Grace
 24 Chan McKibben.

Page 52

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

Page 53

1 (No response.)
 2 Commissioner Gomez.
 3 (No response.)
 4 Commissioner Griggs.
 5 (No response.)
 6 Commissioner Thomas is absent.
 7 Commissioner Trevino.
 8 COMMISSIONER TREVINO: Yes.
 9 CHAIRWOMAN BUTLER: And Chair Butler votes yes.
 10 The motion passes.
 11 Commissioners, for the next item of
 12 business, DPD is seeking authority to advertise its
 13 intention to enter into a negotiated sale with
 14 Makema Adkins for the disposition of properties
 15 located at 2215 West Warren Boulevard in the
 16 Central West Tax Increment Financing Redevelopment
 17 Project Area, to request alternative proposals, and
 18 to approve the sale of the property to Makema
 19 Adkins if no responsive alternative proposals are
 20 received.
 21 Ernest Bellamy will provide a brief
 22 description of this opportunity on behalf of the
 23 Department of Planning and Development.
 24 MR. BELLAMY: Good afternoon, Chairwoman

Page 54

1 Butler and members of the Commission.
 2 For the record, my name is Ernest
 3 Bellamy. I am a West Region City Planner in the
 4 Department of Planning and Development.
 5 I bring forward you today a request
 6 for a market-rate land disposition for one parcel
 7 at 2215 West Warren Boulevard for a residential
 8 development.
 9 The parcel is within the Near West
 10 Side community area and lies within the Central
 11 West TIF. As stated, the purchaser is Makema
 12 Adkins, a longstanding neighborhood resident living
 13 a block away from the site for over the past
 14 decade. She has agreed to purchase the lot for
 15 the market rate value listed on the screen.
 16 The neighborhood aerial context
 17 within the Near West Side shows the site lying
 18 roughly two blocks east of North Western Avenue
 19 within the Near West Side. And zoomed in, the site
 20 itself is on the -- rests between Leavitt Street
 21 and Oakley Boulevard. Lot dimensions are -- for
 22 the site are roughly 42 feet wide by 124 feet long
 23 and roughly 5,000 square feet with RT-4 zoning.
 24 The context of the neighbored is a

Page 55

1 mix of various just residential typologies as you
 2 see here on the screen.
 3 Kind of looking at the site again,
 4 the site's roughly 5200 square feet. And here's
 5 a view from Warren Boulevard looking south to
 6 easterly across the site and from the rear alley
 7 looking north across the site.
 8 The residential development design
 9 consists of a two-story brick veneer facade
 10 residential building with cedar siding on the sides
 11 and the rear.
 12 Here's the west and east elevations,
 13 which, again, has a brick veneer that returns four
 14 feet onto the site where the predominant material
 15 is cedar siding for the sides.
 16 And lastly, a -- in the rear will be
 17 a garage, a three-car garage.
 18 In conclusion, the Department of
 19 Planning and Development has reviewed the materials
 20 submitted by the applicant and recommends that the
 21 CDC recommends the market-rate disposition of 2215
 22 West Warren Boulevard to City Council for the
 23 approval of the City's disposition of the property.
 24 Alderman Burnett is supportive and

Page 56

1 in attendance as well as the applicant, Makema
 2 Adkins. Please refer to my staff report for
 3 further details regarding the project.
 4 And that concludes my presentation.
 5 CHAIRWOMAN BUTLER: Thank you, Ernest.
 6 I actually did see Alderman Burnett.
 7 Can you -- can Tech Support confirm is Alderman
 8 Burnett still on this call?
 9 MR. JEFFRIES: It looks like he had to -- he
 10 dropped off, Chairwoman.
 11 CHAIRWOMAN BUTLER: All right. Thank you.
 12 If I could just ask the department
 13 if you could speak to the -- specifically Alderman
 14 Burnett's support of this project.
 15 COMMISSIONER COX: I think that's a question
 16 for Ernest.
 17 CHAIRWOMAN BUTLER: Yes, a question for
 18 Ernest.
 19 MR. BELLAMY: Sure. Thank you for your
 20 question.
 21 So we've met with the alderman
 22 numerous times with regards to the disposition of
 23 this property, and he has expressed his support
 24 with regards to the disposition.

Page 57

1 CHAIRWOMAN BUTLER: And Alderman Burnett was
 2 on, joined promptly actually right before 1:00
 3 p.m., and so I'm sure he wanted to personally
 4 express his support. So thank you.
 5 No written statements from the
 6 public were submitted on this matter. We can now
 7 move to questions.
 8 And I would just like to ask Tech
 9 Support if Alderman Burnett comes back on and I
 10 don't see him, please let me know.
 11 Commissioners, Ernest Bellamy is
 12 available to help answer your questions as well as
 13 the applicant.
 14 Are there any questions?
 15 Secretary Chan McKibben.
 16 COMMISSIONER CHAN MCKIBBEN: My question is
 17 what are the surrounding housing stock like? Maybe
 18 I missed it in the presentation. I'm somewhat
 19 familiar with this area. I just wanted to see what
 20 the surrounding looks like and whether this house
 21 will fit in with the rest of the block.
 22 MR. BELLAMY: Sure. Thank you for the
 23 question.
 24 So the surrounding context con- --

Page 58

1 CHAIRWOMAN BUTLER: I'm sorry, Ernest. Could
 2 you please announce -- you know, introduce yourself
 3 for purposes of the record?
 4 MR. BELLAMY: Apologies. Again, for the
 5 record, Ernest Bellamy, the Department of Planning
 6 and Development.
 7 Thank you for the question. The
 8 surrounding context varies between single-family
 9 homes, townhomes, and three- and six-flat units.
 10 CHAIRWOMAN BUTLER: Secretary Chan McKibben,
 11 any additional questions or comments?
 12 COMMISSIONER CHAN McKIBBEN: Yeah. I think
 13 that's my question. I think that there is a mix of
 14 newer townhomes, and then there are older building
 15 stock. Is that what I'm remembering? This is just
 16 west of -- right by the United Center, right?
 17 MR. BELLAMY: Correct. This is roughly two
 18 to three blocks west of the United Center.
 19 COMMISSIONER CHAN McKIBBEN: Yeah. Okay.
 20 Thanks.
 21 CHAIRWOMAN BUTLER: Are there other members
 22 of the Commission who have questions or comments?
 23 (No response.)
 24 I don't see any additional hands

Page 59

1 raised. Kamal, can you confirm that?
 2 MR. KAMAL: Just Commissioner McKibben is the
 3 only hand raised.
 4 CHAIRWOMAN BUTLER: All right. Thank you.
 5 If there are no further questions
 6 from members of the Commission, I would now like
 7 to invite members of the public who have used the
 8 raise-your-hand feature to be recognized. Each
 9 person I call upon to speak will be limited to
 10 three minutes per agenda item.
 11 I don't see any hands raised. Can
 12 Tech Support please confirm that?
 13 MR. KAMAL: That's correct, Chairwoman.
 14 CHAIRWOMAN BUTLER: If there are no further
 15 questions or comments regarding the matter before
 16 us, we will now call the item to a vote.
 17 MR. KAMAL: Chairwoman, I'm so sorry. We
 18 have Makema Adkins raised hand.
 19 CHAIRWOMAN BUTLER: All right. Great. Thank
 20 you so much.
 21 Makema Adkins, please begin.
 22 MS. ADKINS: Hi. This is Makema Adkins.
 23 I just wanted to reiterate that I've lived in the
 24 neighborhood for almost 14 years. I live across

Page 60

1 the alley from this lot. It's been vacant for the
 2 duration of that time.
 3 I love the neighborhood. I have two
 4 businesses in the neighborhood. I volunteer at my
 5 kids' school. So I really want to stay in the
 6 neighborhood. And while there are lots of
 7 buildings and -- I'm so happy there's so many new
 8 buildings going up. There are a few single-family
 9 homes. And with an increasing family, you know,
 10 living in a multiunit building gets harder. We
 11 need a home office and a yard for your children.
 12 So I've been trying to buy this lot
 13 for almost three years. So I'm just hoping we can
 14 move this project along because I really do love
 15 where I am and want to stay where I am. Thank you.
 16 CHAIRWOMAN BUTLER: Thank you for your
 17 comments.
 18 Are there other comments or
 19 questions from members of the public?
 20 (No response.)
 21 MR. KAMAL: No other hands raised, Chairwoman.
 22 CHAIRWOMAN BUTLER: Thank you.
 23 So I will now call this item to a
 24 vote.

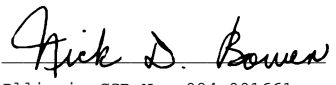
Page 61

1 The resolution before us, the
 2 Department of Planning and Development is seeking
 3 authority to advertise its intention to enter into
 4 a negotiated sale with Makema Adkins for the
 5 disposition of properties located at 2215 West
 6 Warren Boulevard in the Central West Tax Increment
 7 Financing Redevelopment Project Area, to request
 8 alternative proposals, and to approve the sale of
 9 the property to Makema Adkins if no responsive
 10 alternative proposals are received.
 11 Do I have a motion?
 12 COMMISSIONER COX: So move by Commissioner Cox.
 13 CHAIRWOMAN BUTLER: Thank you, Commissioner
 14 Cox.
 15 Do I have a second?
 16 COMMISSIONER CHAN McKIBBEN: Second. Grace
 17 Chan McKibben.
 18 CHAIRWOMAN BUTLER: Thank you, Secretary Chan
 19 McKibben.
 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

Page 62

1 vote on approval of the motion by saying yes, no,
 2 or abstain.
 3 Vice Chair Wheat.
 4 COMMISSIONER WHEAT: Yes.
 5 CHAIRWOMAN BUTLER: Secretary Chan McKibben.
 6 COMMISSIONER CHAN MCKIBBEN: Yes.
 7 CHAIRWOMAN BUTLER: Commissioner Buford.
 8 COMMISSIONER BUFORD: Yes.
 9 CHAIRWOMAN BUTLER: Commissioner Cox.
 10 COMMISSIONER COX: Yes.
 11 CHAIRWOMAN BUTLER: Commissioner Curtis.
 12 COMMISSIONER CURTIS: Yes.
 13 CHAIRWOMAN BUTLER: Commissioner Davis.
 14 (No response.)
 15 Commissioner Gomez.
 16 (No response.)
 17 Commissioner Griggs.
 18 (No response.)
 19 Commissioner Thomas is absent.
 20 Commissioner Trevino.
 21 COMMISSIONER TREVINO: Yes.
 22 CHAIRWOMAN BUTLER: And Chair Butler votes yes.
 23 The motion passes.
 24 Commissioners, thankfully that was

Page 64

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 2
 3 REPORTER'S CERTIFICATE
 4 I, Nick D. Bowen, do hereby certify that
 5 I reported in shorthand the proceedings of said
 6 hearing as appears from my stenographic notes so
 7 taken and transcribed under my direction.
 8
 9 IN WITNESS WHEREOF, I have hereunto set my
 10 hand and affixed my seal of office at Chicago,
 11 Illinois, this 3rd day of April 2023.
 12
 13
 14 
 15 Illinois CSR No. 084-001661
 16
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Page 63

1 our last item on today's agenda. And I would now
 2 like to request a motion to adjourn.
 3 Do I have a motion?
 4 COMMISSIONER TREVINO: So moved.
 5 CHAIRWOMAN BUTLER: Thank you, Commissioner
 6 Trevino.
 7 Do I have a second?
 8 COMMISSIONER WHEAT: Wheat. Second.
 9 COMMISSIONER CURTIS: Second. Curtis.
 10 CHAIRWOMAN BUTLER: Thank you, Commissioner
 11 Curtis.
 12 All those in favor signify by saying
 13 yes.
 14 (Chorus of yeses.)
 15 I think everyone -- the meeting is
 16 now adjourned. Thank you, everyone.
 17 (The proceedings adjourned at
 18 2:08 p.m.)
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 21
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 23
 24

<hr/>	25 10:17	9th 3:16
<hr/> \$ <hr/>	28th 8:23 27:10	<hr/> A <hr/>
\$1 27:9 41:9	2:08 63:18	
\$1.36 44:3	<hr/> 3 <hr/>	ability 48:2
\$11.7 10:5		absent 4:23 7:3 25:12 39:16 53:6 62:19
\$111,068 29:6	3.2 15:6	absolutely 18:5
\$333,000 29:12	30-year 10:11	abstain 6:7,9,20 24:19 38:23 52:13 62:2
\$333,068 29:5	300,000 44:7	acceptance 18:3
\$4 10:8	3024 25:21 26:16 30:19 38:2 46:9	accordance 3:2 6:1 24:13 38:17 52:7 61:20
<hr/> 0 <hr/>	3040 25:22 26:16 30:19 38:3 46:9	accounted 15:4
0.64 42:18	3302 40:2,19 51:16	achieved 18:21
<hr/> 1 <hr/>	3326 40:3,19 51:16	acquire 42:24
1 29:19	34 10:8	acres 27:23 42:18
1,700 36:15	372,000 44:8	Act 2:11,21,22 6:2 24:14 38:18 52:8 61:21
10 10:17	3rd 2:6	Acting 13:11
10-year 10:10	<hr/> 4 <hr/>	activate 3:13
100 28:16 43:16	4 27:23	activation 32:14
10th 41:10 50:8	42 54:22	active 22:5
11 42:17	4848 7:11 9:8 23:23	add 9:9 44:24
124 54:22	<hr/> 5 <hr/>	addition 30:6
134 48:24	5,000 54:23	additional 23:2 29:21 35:3 37:14 43:3 44:23 58:11,24
14 59:24	500,000 44:6	Additionally 36:9
14th 2:2 3:19 5:7 6:9	5200 55:4	address 19:6
15-minute 49:14	<hr/> 6 <hr/>	adjacent 16:18
160,000 29:7	62,000 29:9	adjourn 63:2
18,466 9:9	<hr/> 7 <hr/>	adjourned 63:16,17
1:00 57:2	7 2:10	Adkins 34:16,17,18 37:6,7 53:14, 19 54:12 56:2 59:18,21,22 61:4,9
<hr/> 2 <hr/>	7(e)2 2:22	advanced 32:21
2,000 36:11,14	75 10:18	advertise 25:18 37:23 39:23 51:13 53:12 61:3
2000 41:14	75,000 44:4,9	advisory 22:22
2020 27:14	<hr/> 9 <hr/>	aerial 54:16
2022 9:13	92nd 40:3,20 42:3,12 51:16	affairs 21:16
2024 9:12		affordable 36:19 42:7
2215 53:15 54:7 55:21 61:5		

MEETING, 03/14/2023

affordably 49:17	Architecture 35:20	benefit 19:24
afternoon 2:1 8:1 26:6,10 40:13 53:24	area 2:9 7:13 8:23 11:4 24:1 25:23 26:23 27:19 29:7 30:4,22 38:4 40:4 41:1,20 44:6 51:18 53:17 54:10 57:19 61:7	benefits 30:21 46:12
agenda 3:15 5:5 23:10 34:13 51:1, 10 59:10 63:1	areas 32:23 45:10,21	Benjamin 47:20
agreed 54:14	assembly 43:1	bill 14:2
agreement 7:9 8:16 9:13 11:11 23:21	associate 18:18	bit 32:8 33:24 43:12 48:1
Akins 34:16	Associates 41:6 43:19	block 33:1,2 42:6 49:13,22 54:13 57:21
Alan 22:2	attend 47:3	blocks 54:18 58:18
alderman 11:13,20 15:24 17:12 27:11 30:13 31:8,12 41:11 45:24 55:24 56:6,7,13,21 57:1,9	attendance 6:8 27:7 56:1	board 49:4
Alderwoman 47:2	audio 41:13	boards 2:12
align 16:21	Austin 7:12 8:23 23:24	boardwalk 45:15
alignment 20:4	authority 7:8 8:14 11:9 23:20 25:18 37:23 39:23 51:13 53:12 61:3	bond 13:22,23
alley 55:6 60:1	Avenue 25:22 26:17 27:20,21 28:5,11 30:19 38:3 42:4,13 43:7 54:18	Boulevard 53:15 54:7,21 55:5,22 61:6
allocated 44:11	aware 48:13	branding 22:6
alternative 25:24 26:2 38:5,7 40:5,7 51:18,20 53:17,19 61:8,10		break 36:6
ambitious 47:21 48:4,10	<hr/> B <hr/>	brick 55:9,13
amortization 10:11		briefed 11:13
amount 10:8 17:4	back 14:2 43:11 57:9	bring 54:5
analyst 8:4	backed 13:6	bringing 48:15 49:2
announce 58:2	background 21:11 22:8 29:13	Bronzeville 10:3
answering 16:11	Bank 44:9	budget 29:4 43:24 44:2
apologies 17:23 58:4	banking 13:2	Buford 4:7,8 6:15,16 24:24 25:1 39:4,5 52:18,19 62:7,8
apologize 26:9	based 9:21 10:3	build 32:23
apple 30:5	basically 48:3	build- 45:4
applicant 19:6 55:20 56:1 57:13	basis 22:22	build-out 21:20 30:2
applications 36:15	beautification 18:19	building 9:4,8 18:14 20:20 33:4 55:10 58:14 60:10
approval 5:6 6:6 15:19 24:18 26:21 30:24 38:22 40:23 46:16 52:12 55:23 62:1	beautiful 19:4	buildings 18:15 60:7,8
approve 5:11 25:24 38:5 40:5 51:19 53:18 61:8	bed 45:7,14	bulk 15:5,7
approximately 10:5 27:23 42:18	began 32:9	Burnett 55:24 56:6,8 57:1,9
apricot 30:6	begin 7:24 34:17 59:21	Burnett's 56:14
architect 10:2	beginning 19:20	business 7:8 16:22 19:23 25:18 39:23 53:12
architectural 18:11 19:1	behalf 7:17 11:11 26:4 32:21 40:10 53:22	businesses 60:4
architecturally 18:19	Bellamy 53:21,24 54:3 56:19 57:11,22 58:4,5,17	Butler 2:1,4 4:4,7,10,12,17 5:3,17, 23 6:13,15,17,19,21 7:6,21,24 8:1, 17 11:19 12:3,7 14:6 16:5 17:19 19:9 20:8 21:3 22:13,24 23:15 24:6,11,22,24 25:2,4,6,15 26:6 31:6,14 32:5 34:3,23 37:3,8,17

MEETING, 03/14/2023

38:11,15 39:2,4,6,8,10,19 46:24
49:23 50:15 51:7 52:1,5,16,18,20,
22,24 53:9 54:1 56:5,11,17 57:1
58:1,10,21 59:4,14,19 60:16,22
61:13,18 62:5,7,9,11,13,22 63:5,10

buy 49:16 60:12

C

Cadence 8:13 11:7

Cal 44:8

California 21:1

call 3:18,20 6:2 19:2 23:9,17 24:14
27:7 31:4,9 34:12 35:22 36:2,22
37:20 38:18 50:24 51:10 52:8 56:8
59:9,16 60:23 61:21

called 3:14,22

calls 36:3

Calumet 40:21 41:19,21 42:16
43:7 44:3 45:5

cannabis 8:13 9:17,21 11:7 15:3
21:14,20 22:10

cannabis-based 12:21

Carl 22:3,4

case 41:5

catalytic 19:23

CDBG 13:6

CDC 2:5,11 11:5 30:24 46:15 55:21

CDC's 3:16

CDOT 42:11

cedar 55:10,15

Center 35:20 58:16,18

Central 44:9 53:16 54:10 61:6

cetera 13:3,7

Chair 2:15 3:12 4:1 6:11 12:18
14:6 17:18 20:9 24:6,20 25:15 35:2
38:12,24 39:19 40:12 52:14 53:9
62:3,22

Chairman 26:6,10 40:13

Chairperson 34:19

Chairwoman 2:1,5 4:4,7,10,12,17
5:3,17,23 6:13,15,17,19,21 7:6,21,
24 8:1,17 11:19 12:3,7 14:6 16:5
17:19 19:9 20:8 21:3 22:13,24
23:13,15 24:6,11,22,24 25:2,4,6,15

26:11 31:6,13,14 32:5 34:3,23
37:3,8,17 38:11,15 39:2,4,6,8,10,
19 40:14 46:24 49:23 50:15 51:5,7
52:1,5,16,18,20,22,24 53:9,24
56:5,10,11,17 57:1 58:1,10,21
59:4,13,14,17,19 60:16,21,22
61:13,18 62:5,7,9,11,13,22 63:5,10

challenge 32:15 48:15

Chan 4:4,5 5:21,22 6:13,14 24:9,
10,11,22,23 38:10 39:2,3 50:4,6,15
51:23,24 52:1,16,17 57:15,16
58:10,12,19 61:16,17,18 62:5,6

CHEUNG 26:6

Chi 44:8

Chiblockbuilder 36:10

Chicago 2:3 7:14 10:1 24:2 29:8
32:14 35:5,19 40:3,22 41:20 43:14
44:5,6 51:17

Chicago- 9:20

children 49:11 60:11

chorus 63:14

Christopher 29:9

Chueng 26:13 40:8,12,16

Cicero 9:3 10:21

circle 42:2

city 2:11 3:17 7:13,14 8:11 11:5
12:23 19:18 22:10 24:1,2 26:15,16
27:23 28:2,14,15,17 30:18,24 31:1
32:12 35:5 36:11 40:19 42:19
43:14,17 46:8,10,15,16 54:3 55:22

City's 11:10 55:23

City- 41:2

City-created 26:24

Claretian 41:6 43:19,20 49:9

clarification 35:1

clean 14:2

cleaner 29:16

cleanup 29:12,14 44:13,17 50:11

clear 13:22

close 41:21 43:6

closer 41:24

cold 29:15

combination 15:11,13 21:12
33:12

commend 18:10

comment 17:24 35:2 47:16 50:7

comments 23:17 34:4,6,9 37:6,
11,19 50:2,17,20 51:9 58:11,22
59:15 60:17,18

Commercial 42:12

Commission 2:3,16 3:20 8:2 11:9
12:22 14:8 17:20 23:3,6 26:11,21
32:3 33:14 34:6 40:14,23 47:9
50:2,18,21 54:1 58:22 59:6

Commission's 3:3,5

Commissioner 4:2,5,7,8,10,11,
12,14,15,17,19,21,23,24 5:1,15,17,
20,21,24 6:12,14,15,16,17,18,19,
20,21,23 7:1,3,4,5 12:17,18 13:8,
12 14:4,11,17,19 15:4,15,21 17:17,
22,23 19:15 20:7 24:5,9,21,23,24
25:1,2,3,4,5,6,8,10,12,13,14 32:4,
6,7,10 34:3,24 35:3,6,9 37:3,4
38:9,10,14,15 39:1,3,4,5,6,7,8,9,
10,12,14,16,17,18 47:18,19 49:6,
23 50:6 51:23 52:4,5,15,17,18,19,
20,21,22,23,24 53:2,4,6,7,8 56:15
57:16 58:12,19 59:2 61:12,13,16
62:4,6,7,8,9,10,11,12,13,15,17,19,
20,21 63:4,5,8,9,10

Commissioners 3:8,21 5:8 6:5
7:7 12:11,15 23:1 24:17 25:17
31:18,22,24 34:9 38:21 39:22
47:10,14 52:11 53:11 57:11 61:24
62:24

commissions 2:12

commitments 15:16,18

communities 18:16

community 2:2 3:19 8:23 16:1,12,
16,22 17:3,5,11,13,14 18:17 22:5,
12 26:18,21 27:2,3,4,19 28:9,13,
14,23 29:7,19,21,24 30:11 32:19
33:10 35:24 40:23 41:4,5,20 43:5,
9,13,14,20 44:5,10,21,23 45:12
49:17 54:10

community-inspired 45:3

companion 28:4

company 16:21

completed 9:11 20:22

con- 57:24

concept 30:1

conception 18:3

MEETING, 03/14/2023

concludes 31:2 46:18 56:4	couple 20:9	describe 14:15 21:3,9
conclusion 45:24 55:18	coupled 21:12	description 7:17 22:14 26:4 40:9 53:22
condition 2:15	court 3:6	design 10:3 18:24 21:21 22:1 35:17 55:8
conditions 2:14,20 9:4 13:23	cover 14:9	designated 3:9 48:19
conducted 6:2 24:14 38:18 52:8 61:21	covering 21:1	designation 7:14 8:12 11:6 24:2
confident 13:16 33:20	COVID-19 2:13,23	designed 30:1
confirm 31:11 32:3 37:13 51:3 56:7 59:1,12	Cox 4:10,11,13 5:15,16,18 6:17,18 13:8 14:17 17:22,23 19:15 20:7 25:2,3 32:4,6,7 34:4,24 35:4,6,9 37:4 39:6,7 47:18,19 49:6,24 52:20,21 56:15 61:12,14 62:9,10	detail 14:15
confirmation 47:2	craft 9:17	details 56:3
conflicts 13:1	create 10:17 13:4	determination 2:21
conformance 11:3 30:21	created 27:14 28:16,20 41:3,14 43:16	determine 2:16
conforms 46:12	creating 18:7	developer 7:15 8:13,16 9:7,9,12, 14 11:7 24:3
considered 30:11	CRG 20:5	developers 35:23,24 36:3,22
consist 42:16	critic 32:19	development 2:3 3:19 7:18 8:5,8, 14,15 9:16 11:2 12:13 14:12,20,23 15:22 16:15 17:10 19:11,13 20:11, 16,18 21:5,6,19 26:5,14,17,21 30:17 32:20 35:5 36:1 37:22 40:11, 17,20,23 43:20 46:7 49:9 50:8 51:12 53:23 54:4,8 55:8,19 58:6 61:2
consists 27:22 55:9	critical 33:9	development's 9:20
constructed 9:21	cultivation 9:17 20:17 21:23	developments 34:20 35:3 36:23 49:3
construction 9:10,19 14:24 21:19	currants 30:6	dimensions 54:21
consult 21:21	current 9:3,8 20:5	directly 46:23
consulted 20:19	Curtis 4:14,15 6:19,20 25:4,5 39:8, 9 52:22,23 62:11,12 63:9,11	director 27:6 31:19 46:20 47:11
consulting 22:1		disaster 2:8
context 27:17 32:8 34:1 36:19 41:18 42:13 43:3 54:16,24 57:24 58:8	D	dispensary 22:10
continued 28:15 43:15		disposition 25:21 26:16 31:1 38:2 40:2,19 46:16 51:15 53:14 54:6 55:21,23 56:22,24 61:5
contractor 9:20	date 2:17 36:21	District 8:24 26:20 40:22
contributing 18:19	Davis 4:17 6:21 25:6 39:10 52:24 62:13	diversity 44:11
control 3:10	debt 15:11,13,16,17	dot 41:22
conveyed 27:8 41:8	decade 21:13 54:14	dozens 36:7,8
corner 28:5	default 14:20	DPD 7:8 8:7 10:24 11:4,8,9 12:19 15:22 19:15,17 23:20 25:18 39:23 47:4 53:12
corporation 43:21 49:10	deliver 11:10	dropped 56:10
correct 12:6 23:12,13 51:5 58:17 59:13	demonstrably 20:1	dry 29:16 45:7,14
corrections 5:10,12	department 7:17 8:5,14 12:4,11 13:6,12,16 18:2 20:10 26:5,13 30:16,20,23 31:18 35:4 37:22 40:10,16 46:6,11,14 51:12 53:23 54:4 55:18 56:12 58:5 61:2	
corridor 10:21 42:5 44:16 50:12	Deputy 13:11	
cost 10:4,9 29:11	derelict 18:9	
Council 7:13 8:11 11:5 24:1 27:4 28:9,24 30:24 46:15 55:22		
counties 2:8		
country 35:18		

MEETING, 03/14/2023

due 2:22	Ervin 11:13,20 27:11 30:13 31:8	fast 36:20
duration 60:2	established 27:1 28:16,20 41:3	favor 63:12
<hr/>	estate 7:9,15 8:12 9:12,14 11:6,12 15:13 23:21 24:3	feature 3:13 23:8 34:11 50:23 59:8
E	estimated 10:4	features 50:14
<hr/>	evaluating 13:21	February 2:6 3:16 5:7 6:9
east 27:18 29:7 40:3,19 51:16 54:18 55:12	evenly 36:16	federal 13:1,24
easterly 55:6	Ewing 42:4 43:7	federally 13:5
eco 26:18 27:17 28:4,23 29:4 30:1, 14	excavation 44:18	Fees 29:6 44:5
effort 35:12 36:7	exclusively 48:19,22 49:4	feet 9:10 54:22,23 55:4,14
efforts 17:15 28:15 43:15	execute 11:10 18:12 48:2	fencing 29:18 44:20
elements 29:22 30:4,10 44:24 45:10,17,20	executed 9:12	fill 35:13
elevations 55:12	executing 20:4	finance 21:12,15
embankment 45:8	executive 2:7 27:6 31:19 46:20 47:11	financial 8:4 11:2
emerge 33:22	exemplar 32:17	financing 7:12 10:6 14:14,24 15:7, 9 23:24 25:23 26:20 38:4 40:4,22 51:17 53:16 61:7
emergency 2:13,23 3:3	exempt 13:22	fine 5:22 13:18
emerging 33:1	exhibit 35:19	finish 15:20 16:11
emphasized 46:4	expect 34:21	firm 9:21
encourage 18:23 36:23	expectation 19:3	Fish 44:7
encouraged 50:8	expenses 10:9	fit 57:21
encouraging 27:15 41:15	experience 20:12	focus 43:21 49:3
end 36:2,21	experienced 22:9	focusing 48:21
engaged 17:14	explain 43:11	follow-up 22:15
engagement 22:5	express 57:4	forward 20:3 54:5
engagements 16:1	expressed 56:23	Foundation 29:9 44:10
engaging 16:15 17:4	extensive 17:4	framework 34:1
enhanced 10:22	extensively 13:14	full 30:2 43:1 45:4 46:4
ensure 2:19 17:6	exterior 10:14	full-time 10:18
enter 25:19 37:24 39:24 51:13 53:13 61:3	<hr/>	fully 13:17
entire 31:24 43:17	F	function 17:21 32:1 47:17
entrepreneurs 18:7	facade 55:9	Fund 44:8
environmental 29:12,14 44:13,14 47:23 50:10	facilities 9:17,22 20:13,17,18,24 21:20	funded 10:6 13:5
equipment 45:22,23	facility 10:12 20:21,23 21:21 22:1	funding 10:7 13:2 44:11 48:18
equity 10:6 15:2,5,12 22:17,18,21, 23	failure 41:14	funds 11:14 12:23 13:22,23 15:8 29:5,21 44:4,12,18,24
Ernest 53:21 54:2 56:5,16,18 57:11 58:1,5	familiar 57:19	<hr/>
	families 49:11	G
	family 29:9 60:9	<hr/>
		garage 55:17

MEETING, 03/14/2023

garden 26:18 27:22 28:4,10,22 40:21 41:19 42:1,4 43:6 44:3 45:5 46:2 49:8 50:13	Hall 3:17	
gardens 28:7,16,19 32:20 42:16 43:10,16 45:6 48:12	hand 19:10 34:15 49:21 50:4 59:3, 18	<hr/> I <hr/>
Garfield 27:4,18 28:8,23 29:7 35:14	handle 21:8	iconic 19:19
Garrett 7:16,19,22 8:3,17 11:19 19:16	handling 21:14	ideas 45:12
Garza 41:11 46:1 47:2	hands 23:11,14 34:14 37:14,16 51:2,6 58:24 59:11 60:21	identified 6:4 24:16 33:9 38:20 52:10 61:23
gas 44:15	handsome 18:8,14,24	Illinois 2:8,10 9:24
Gateway 40:21 41:19 42:16 44:3 45:5 46:1	happen 33:12	images 29:1 43:3
gathering 33:11 49:20	happening 8:20 49:21	Impact 29:6 44:5
general 9:20	happy 60:7	imperative 17:2 19:22
geographies 35:14,15	hard 36:20	impose 17:1
goals 16:21,22	harder 60:10	improve 10:20
Gomez 4:19 6:23 25:8 39:12 53:2 62:15	harvesting 30:8	improvements 42:12
good 2:1 8:1 18:18 26:6,10 40:13 53:24	Hatten 2:4	in-person 2:16,23
government 13:1	health 2:13,23 14:2	include 27:15 29:6,17 44:4
Governor 2:6	hear 3:24 4:2,6,9,16 5:2 7:20,21	included 41:15 44:15
Grace 5:21 24:9 51:23 61:16	held 3:4 5:7 28:7	includes 30:3
grading 29:18 44:19	helped 20:18	including 9:22 13:21
great 12:3,7 31:14 49:6 50:12 59:19	helpful 14:4 20:14 34:4 35:8	increasing 60:9
green 44:19 45:6,13	Helphand 27:5 31:3,19 46:20 47:11,20 48:7	Increment 7:12 23:24 25:23 26:20 38:4 40:4,22 51:17 53:16 61:6
Griggs 4:21 7:1 25:10 39:14 53:4 62:17	highlighted 42:2	Indiana 44:10
groceries 49:16	historical 29:14	individuals 19:17 22:16
grocery 9:5	hold 27:2 41:4	industrial 44:16 50:12
ground 36:6 45:22	holding 7:10,15 8:12 9:15 11:6,12 23:22 24:3	industry 15:3
group 29:21 44:23	home 32:22 35:12 60:11	infill 32:23 33:2,15,21 35:15 36:22 37:1
Grown's 20:22	homes 58:9 60:9	informed 8:19
guess 15:5,8 16:23 47:20	hope 18:11 36:5	infrastructure 44:19 45:6,14 47:23
Gustafson 26:3,7	hoping 60:13	inherently 13:17
Gwendolyn 2:4	host 2:5,12	Initiative 32:22 35:12 36:11
<hr/> H <hr/>	house 57:20	inspired 45:3,10
half 42:6	houses 33:3	installation 44:18
	housing 32:23 33:2,11,16,22 35:15,16,18 36:5,18,23 37:2 42:7 43:21 49:9,21 57:17	integral 21:24
	Humboldt 16:17	intention 25:19 37:24 39:24 51:13 53:13 61:3
	hundred 48:24	interest 10:11 30:8
	Hyun 21:22	interested 37:1

MEETING, 03/14/2023

interior 10:15		41:5,7 43:18
intersection 9:2 13:24 42:3		
introduce 16:6 58:2		
INVEST 20:5 42:5		
invested 19:1		
investment 27:15 41:15		
invite 23:6 34:10 50:22 59:7		
involve 36:7		
involved 22:11		
involves 29:14		
irregular 43:5		
issue 6:3 13:13 24:15 38:19 52:9 61:22		
issues 13:5		
item 5:5 7:7 12:9 23:10,17 25:17 28:10 31:16 34:13 37:20 39:22 47:4 51:1,10 53:11 59:10,16 60:23 63:1		
	<hr/> J <hr/>	
Jason 30:13		
jeez 16:16		
Jeffries 8:7 13:10,11 31:13 56:9		
Johnson 8:6 11:24 19:16		
joined 12:12 31:18 47:10 57:2		
Jordan 8:7 12:12 16:11,14 19:9,12 22:7		
July 9:13		
Justice 20:22		
	<hr/> K <hr/>	
Kamal 23:13 32:2,4 37:16 51:5 59:1,2,13,17 60:21		
Kedzie 27:21		
key 17:13		
kids 45:9		
kids' 60:5		
kind 12:24 13:2 30:7 45:14 47:24 55:3		
KMKZ 7:9,14 8:12 9:14 11:6,11 23:21 24:2		
	<hr/> L <hr/>	
lack 16:23		
land 25:20 27:1,2 28:13 29:8 30:15 33:21 38:1 40:1 41:4 43:13 44:6 48:17 51:15 54:6		
landscaping 10:22		
Lansing 9:23		
large 10:16 14:14		
larger 20:19		
Las 20:20		
lastly 55:16		
launched 35:11		
law 13:14,16,24		
lead 21:23 33:19		
leads 35:4		
Leavitt 54:20		
legal 14:3 21:2,15		
legislative 22:11		
lender 10:6 15:7,9		
letting 34:1		
level 18:6,12		
Levy 22:2		
liability 14:3		
licensing 13:2 21:15		
lies 54:10		
Lightfoot 19:16 32:22 35:11		
lighting 10:22		
limited 23:9 34:12 50:24 59:9		
Lisa 12:12 17:10 20:24 21:8,9,10		
listed 54:15		
listen 17:2		
live 3:4 49:12,13,17 59:24		
lived 59:23		
living 54:12 60:10		
LLC 7:10,15 8:12 9:15 11:6,12 22:17 23:22 24:3		
loan 10:8,10,13		
local 13:18 16:22 27:3 28:9,22		
	<hr/> M <hr/>	
		located 7:11 9:1 23:23 25:21 26:19,22 27:10,18 28:3,13 30:19 38:2 40:2,21,24 41:10,20,21 42:3,8 43:13 51:16 53:15 61:5
		location 27:12 41:13
		Loevy 21:18
		long 54:22
		longstanding 54:12
		looked 16:1
		Lori 19:15
		lot 18:10 19:20 42:22 43:1 47:22 50:9,10 54:14,21 60:1,12
		lots 27:23 36:17 46:9,10 60:6
		love 60:3,14
		lying 54:17
		Mackinaw 42:4
		Madam 12:18 17:18
		made 35:2
		Madison 7:11 9:2,9 10:21 23:23 33:4,10
		Madison/austin 8:24
		magnitude 20:1 48:14
		majority 15:1
		make 18:22 47:5,16
		Makema 34:15,17 37:6 53:14,18 54:11 56:1 59:18,21,22 61:4,9
		making 2:21 42:11
		managed 28:8
		management 22:22
		manager 21:20
		managers 48:21
		Managing 13:11
		map 27:12,19 28:2 41:13 42:6 43:8
		March 2:2 3:19
		market 10:11 36:18 54:15
		market-rate 54:6 55:21
		markets 21:2

MEETING, 03/14/2023

material 55:14
materials 55:19
matter 37:19 47:7 51:9 57:6 59:15
Maurice 35:4
Mayor 19:15 32:21 35:11
Mckibben 4:4,5 5:21,22 6:13,14
 24:9,10,12,22,23 38:10 39:2,3
 50:5,6,16 51:23,24 52:2,16,17
 57:15,16 58:10,12,19 59:2 61:16,
 17,19 62:5,6
meant 32:23
measures 10:23
meeting 2:2,5,17,20,24 3:3,15,19
 5:7 6:9 17:11 47:3 63:15
meetings 2:11,12,20 6:1 24:13
 38:17 52:7 61:20
meets 2:20
Meg 26:3,7
Melendez 8:7 12:12 16:14 19:10,
 12 22:7
member 19:10,13
member's 6:3 24:15 38:19 52:9
 61:22
members 8:2 17:20 21:17 22:21
 23:2,7 26:11 34:6,10 37:11,14
 40:14 47:9 50:2,18,21,22 51:3 54:1
 58:21 59:6,7 60:19
mention 17:9 22:19
mentioned 19:19 22:16 48:23
met 2:14 56:21
Michigan 9:23
microphone 3:10,11,22
middle 45:8
Midwest 25:22 26:20 27:13 38:3
million 10:5,8 15:6 44:4
minority 9:15
minutes 5:6,9 23:9 34:13 51:1
 59:10
missed 57:18
mission 16:19
Mitchell 22:3
mix 55:1 58:13
mixed-use 33:6
mixing 13:18
models 35:18 36:6
moment 26:8
month 36:3,21
months 49:5
Moo 9:4
morning 46:3
motion 5:10,14 6:6 7:6 24:4,18
 25:16 38:8,22 39:21 51:22 52:12
 53:10 61:11 62:1,23 63:2,3
move 5:15 12:9 24:5 31:17 38:9
 47:8 57:7 60:14 61:12
moved 38:10,12 51:23 63:4
MSOS 20:19
multifamily 42:7
Multiple 9:16
multiunit 60:10
mute 3:11

N

name's 14:22 21:7
Nate 21:18
nation 9:22
National 44:7
Nations 48:12
native 16:17
natives 19:21 22:4
natural 49:10
nature 28:24 29:22 30:10 44:24
 45:19 47:24
nature- 45:9
nature-inspired 30:4 45:17,20,22
nearby 29:16 44:15
necessarily 19:2
necessitates 44:17
negotiate 7:8 8:15 11:10 23:20
negotiated 25:19 37:24 39:24
 51:14 53:13 61:4
negotiating 42:24
neighborhood 54:24
neighborhood 18:20 19:24 33:10
 35:24 49:15,16,19,20 54:12,16
 59:24 60:3,4,6
neighborhoods 43:22
Neighborspace 25:20 26:1,17,24
 27:6,9 28:8,12,19 30:15,20 31:4,20
 32:11 38:1,6 40:1,6,20 41:2,9
 42:20,23 43:12 46:10,21 47:12
 48:5,8 51:14,20
Neighborspace's 28:22 29:20
 43:18
Nelson 26:12 31:6,18 40:8,15
 46:24 47:1,10 49:7
Network 28:24
newer 58:14
no-go 13:22
noncontributing 18:9
nonprofit 25:20 27:1 38:1 40:1
 41:3 43:13,20 51:14
nontraditional 45:21
north 28:10 54:18 55:7
northwest 9:2
not-for- 28:12
note 18:22 27:5
numerous 56:22

O

Oakley 54:21
objectives 27:15 41:15
observations 19:8
occupancy 35:16
October 35:11
offer 32:8
office 60:11
officer 21:23
officers 19:21
Oink 9:5
older 58:14
open 2:10,20 6:1 12:20 24:13 27:2

MEETING, 03/14/2023

28:14 29:6 32:13,19 33:7,18,19,23
36:17 38:17 41:4 43:15 44:4 52:7
61:20

operated 9:15

operation 20:1 21:24

operations 21:8,14,15

opportunity 5:9 20:3 40:9 53:22

orange 42:6

orchard 26:18 27:18 28:4,23 29:5
30:1,3,14

orchard's 30:3

order 2:7 3:14,18 15:20

organization's 48:2

originally 27:14

outdoor 50:13

outlined 42:5,19,22

outreach 17:15 22:12

owned 9:15 35:13 42:19,22

owner 10:6 35:15 42:24

owners 21:22 22:17,18,21,23

P

p.m. 57:3 63:18

Pak 21:23

panelists 3:9

parcel 10:16 27:9 41:9 54:6,9

parcels 27:16 28:2 30:18 35:13
36:11 42:15,17

park 14:22 15:11,18 16:3,9,18
20:15 21:7 27:4,19 28:8,23 29:7
35:14 49:18

part 16:4,16 17:10 19:18 22:22
49:13

participants 14:9

participating 22:17

partner 16:10 17:15 20:24 28:9
41:7 43:18

partners 15:3 20:21 27:3 41:5

partnership 20:12

passes 7:6 25:16 39:21 53:10
62:23

past 9:18 44:14 54:13

path 29:18 44:20

pay 29:12,22 44:12

pear 30:5

pedestrian 10:21

Pennsylvania 9:23 20:23

people 18:18 36:1,16 48:5 49:2

percent 10:8

permits 43:9

person 23:8 34:12 48:18 50:24
59:9

personally 57:3

perspective 14:3

phase 29:11,19 44:3

phased 29:23 45:1

Philadelphia 9:23 20:22

physically 3:17

picture 45:16

pipeline 33:15 48:13

place 3:10 26:7 33:9,11 49:19,20

plan 11:4 29:20 30:5,22 44:17,22
46:13

Planner 54:3

planning 7:17 8:4,5,15 13:12 26:5,
14 30:17 35:4 37:22 40:10,16 46:6
48:16 51:12 53:23 54:4 55:19 58:5
61:2

plans 20:6

planting 30:5,6

play 28:24 29:22 30:4,10 44:24
45:9,10,17,19,20,22 49:19

play- 45:21

playscape 49:17

playscapes 47:24

pleased 18:24 32:14 33:8

plop 16:20

plum 30:5

point 13:20 27:24 28:3 42:11,21

pointed 41:22

political 22:11

portion 15:19 29:15

position 32:9

positions 10:18,19

posted 3:16 36:4

potentially 12:20 36:24

practical 2:18,24

predominant 55:14

present 3:6,23 4:2,5,8,15 5:1 21:1

presentation 19:20 56:4 57:18

presentations 18:13

preservation 43:14

preserve 27:1 41:3 48:23

preserves 28:14

pretty 14:14 18:9 33:19 36:16
41:21 47:23 48:4

prevention 43:22

previous 5:6

previously 9:4

primarily 33:5 35:15

prime 33:1

principal 19:21

principals 9:16 21:22

prior 44:21

Pritzker 2:6

private 27:15 41:15

privately 42:22

problem 13:20

proceedings 3:7 63:17

process 30:12 36:10

proclaiming 2:7

profit 28:13

Program 29:8 44:7

programs 13:19

project 7:13 8:13,22 9:1,10 10:2,4,
5,9,14,16,20 11:1,3,7,12,14,15,16
12:21 18:2 21:19 24:1 25:23 26:4,
15,19 27:3,9,18 28:23 29:5,11
30:1,14 32:9 38:4 40:4,18,21 41:6,
8,19 42:4,7,8,17 44:3,12,21 45:3
46:2,5,11,21 48:20 51:18 53:17
56:3,14 60:14 61:7

MEETING, 03/14/2023

project's 11:3 30:21 41:9 42:1	Q4 9:11	record 3:7 8:3 16:8 19:6 20:14 21:4 26:12 40:15 47:5 54:2 58:3,5
project-inspired 30:10	qualifications 11:1	recorded 6:4 24:16 38:20 52:10 61:23
projected 10:19	quality 33:7	Recovery 29:8 44:6
projects 13:6 47:22 48:3,11	question 12:19,22 14:11 16:11 17:24 22:15 34:18 35:7,10 47:19 48:9 50:7 56:15,17,20 57:16,23 58:7,13	red 42:19
promptly 57:2	questions 8:9 11:18 12:10,14,16 17:18,19,21 20:10 23:2,5,16 31:5, 17,21,23 32:2 34:5,8 37:5,10,18 46:23 47:8,13,15,16 50:1,18,21 51:9 57:7,12,14 58:11,22 59:5,15 60:19	redevelopment 7:9,10,12 8:16 11:4,11 20:6 23:21,22,24 25:23 26:23 27:14,16 30:22 38:4 40:4 41:1,14,16 46:13 51:18 53:16 61:7
properties 25:21 27:13 36:8,14 38:2 41:16 42:18 53:14 61:5	quorum 5:4	Reed 9:19,21
property 7:10 9:13 23:22 26:1,16, 22 27:8 29:13 31:1 38:6 40:2,6,19, 24 42:15,17,24 43:9 44:13 46:17 51:16,19 53:18 55:23 56:23 61:9	<hr/>	refer 56:2
proposal 18:4	R	Region 54:3
proposals 25:24 26:2 35:17 36:17 38:5,7 40:5,7 51:19,21 53:17,19 61:8,10	rain 45:6	regular 2:2
proposed 8:22 11:1 26:15 27:17, 22 28:7 29:4 30:14,18,21 40:18 41:18 42:16,20 44:2 45:15 46:1,8, 12	raise 29:21 44:23	rehabilitate 10:16
proposes 9:7	raise- 23:7	rehabilitation 9:8
proposing 45:7	raise-your-hand 3:13 17:21 32:1 34:11 47:17 50:23 59:8	reiterate 47:3 59:23
protect 27:2 41:4	raised 19:10 23:12,14 34:14,15 37:14,16 50:4 51:2,6 59:1,3,11,18 60:21	related 31:5
provide 7:16 11:9 23:20 26:3 30:7 40:9 53:21	raising 15:2	relations 22:6
provided 2:14 10:7,10	raspberries 30:7	remediation 48:20
providing 49:19	rate 10:11 36:18 54:15	remember 3:10
proximity 44:16 49:8 50:11	Rawle 22:3,4	remembering 58:15
prudent 2:18,24	reach 46:3	rendering 10:15
public 2:13,23 16:8 20:14 21:4 22:6 23:7 30:21 34:10 37:11,15 46:12 47:7 50:22 51:3 57:6 59:7 60:19	real 7:9,14 8:12 9:12,14 11:6,11 15:13 23:21 24:2	renewed 2:7
pull 49:1	rear 30:3 55:6,11,16	repayment 10:13 13:23
purchase 9:13 54:14	receive 47:1	report 56:2
purchaser 54:11	received 26:2 38:7 40:7 51:21 53:20 61:10	reporter 3:6
purposes 16:7 21:4 35:1 58:3	recently 20:21	reports 44:14
pursuant 2:21	recognize 31:7 46:19	representing 26:13
pursuing 15:20	recognized 3:12 23:8 34:11 50:23 59:8	reputation 32:12
put 19:5 20:24 34:1 36:11,15,22	recommend 7:13 11:5 24:1 30:24 46:15	request 25:24 38:5 40:5 51:18 53:17 54:5 61:7 63:2
<hr/>	recommendation 8:11 12:5	requests 5:6 8:10 11:8
Q	recommends 11:4 30:23 46:15 55:20,21	required 26:22 40:24
<hr/>		resident 54:12
Q2 9:11		residential 33:5,6 54:7 55:1,8,10
		residents 17:12
		resolution 8:10 23:19 37:21 51:11 61:1
		resources 32:16

MEETING, 03/14/2023

respond 3:22
response 4:18,20,22 5:13 6:22,24
 7:2 16:2 23:4 25:7,9,11 31:10 34:7
 37:12 39:11,13,15 50:19 53:1,3,5
 58:23 60:20 62:14,16,18
responsive 38:7 40:7 51:20 53:19
 61:9
rest 33:1 57:21
rests 54:20
retailer 22:10
returns 55:13
review 5:9
reviewed 10:24 13:13 14:1 30:17,
 20 46:8,11 55:19
Rich 21:18
Richard 14:22 16:9 20:15 21:7,11
Ridge 10:1
righty 7:23 8:22
Riou 7:16,20,23 8:1,4,19 11:22
 12:2,6 19:16
risk 14:3
river 41:21 43:7 44:8 45:5,7,14
RM-5 43:9
role 21:9
roles 21:5
roll 3:20 6:2 24:14 38:18 52:8
 61:21
roughly 54:18,22,23 55:4 58:17
row 33:3
RT-4 54:23
rules 3:3

S

Sacramento 27:21 28:6
SACRED 42:7
Sadlowski 46:1
safe 43:21 49:16
safely 49:12
sale 10:12 25:19 26:1 36:12 37:24
 38:6 39:24 40:6 51:14,19 53:13,18
 61:4,8
scale 49:19
Schaumburg 9:24
scheduled 2:17
school 60:5
scope 29:17
screen 8:18 14:9,18 28:6 31:24
 54:15 55:2
searched 19:17
season-long 30:7
Seconded 5:23
Secretary 4:4 6:13 24:11,22 39:2
 50:4,15 52:1,16 57:15 58:10 61:18
 62:5
Section 2:10,22
security 10:22
seeking 7:8 25:18 37:22,23 39:23
 51:12 53:12 61:2
separately 42:23
set 9:10
shaped 43:5
sharing 8:18
Shin 12:12 17:9,10 21:8,10 22:20
show 9:3 42:15 44:14 45:4
showed 49:8
showing 28:2
shows 27:12 30:1,9 41:13 43:5,8
 45:2,6,11,16 54:17
side 16:18 19:22 21:19 22:4,5,12
 28:24 36:1,12,17 43:23 54:10,17,
 19
sides 55:10,15
siding 55:10,15
signify 6:5 24:17 38:21 52:11
 61:24 63:12
Silvestro 10:2
simultaneously 48:3
single-family 58:8 60:8
site 9:3 10:23 18:7 19:2 29:16,18
 42:9 44:19 45:8 54:13,17,19,22
 55:3,6,7,14
site's 55:4
sites 48:20,21,24 49:1
sits 27:23 42:5,17
six-flat 58:9
six-flats 33:3
size 27:24 50:13
slide 28:1,17,18,21 29:3,24 30:9
 41:12,17,24 42:1,14 43:2 44:1
 45:2,11,16,18
slides 9:3 45:9
slug 14:14
small 35:23
smaller 35:23
solicited 35:17
sort 21:1
source 13:18
sources 13:15,19,21 14:13,16,18
 15:6,9 29:5 44:4,11
south 36:12 40:3,22 41:20 44:5
 51:17 55:5
South/west 20:5 42:5
Southeast 43:23
southwest 28:5 42:8
space 29:6,19 30:2 32:13,19 33:7,
 18,19,23 36:17 44:5,21 49:12 50:9
spaces 27:2 28:14 41:4 43:15
speak 3:11 11:15 14:3 16:7 20:11
 23:9 34:12 50:24 56:13 59:9
speaker 35:20 36:12,23
speaking 21:10
speaks 16:6 32:12
specifically 56:13
spending 21:13
spent 17:3
split 36:16
spot 19:19
Springfield 9:24
square 9:9 54:23 55:4
staff 12:19 14:12,20 15:22 47:4
 48:15 49:1 56:2
stage 45:7

MEETING, 03/14/2023

stakeholders 17:5,13		total 10:4,9 29:11
star 28:3,11		town 26:8
start 9:11		townhomes 58:9,14
state 2:8 20:19		transactions 33:21
state-of-the-art 47:24		transfer 26:22 30:14,18 40:24 46:8
stated 47:1 54:11		transferred 42:20 48:17
statement 47:5		transformation 18:6,9
statements 12:8 31:15 47:6 57:5		trees 30:5,6
station 44:15		Trevino 4:24 5:1,20,24 7:4,5 25:13,14 38:14,16 39:17,18 52:4,6 53:7,8 62:20,21 63:4,6
stay 18:23 60:5,15		trigger 10:12
steward 49:2		trust 25:20 27:1 28:13 38:1 40:1 43:13 51:15
Stewart 22:3		turn 3:22
stock 57:17 58:15		Twista 22:3
storage 29:15		two-flats 33:3
store 9:5		two-sided 33:17
stormwater 44:19		two-story 55:9
strategy 33:4,13,17 49:14		types 20:13
street 7:11 23:23 33:5,6,22 40:3, 20 42:3,12 51:17 54:20		typologies 55:1
streetscape 42:11		
structure 11:2		
subject 28:10		
submitted 12:9 18:4 31:16 47:7 55:20 57:6		
substantial 9:7		
summary 30:16 46:7,14		
supervisors 8:6		
support 11:14 12:4,5 14:7 15:23 23:11 27:10 31:11 37:13 41:10 46:4 47:4 51:3 56:7,14,23 57:4,9 59:12		
supportive 55:24		
supports 13:6 30:13 46:1		
supposed 11:22		
surrounding 57:17,20,24 58:8		
Susan 45:24		
synergy 49:10		
systems 22:1		
	<hr/> T <hr/>	
	taking 15:1 26:7 32:15	
	talk 15:24	
	tax 7:12 13:24 23:24 25:22 26:20 38:3 40:4,22 51:17 53:16 61:6	
	tax- 13:21	
	team 8:8 9:16 11:2 12:13 14:12,20, 23 15:22 16:15 17:10 19:11,13 20:11,16 21:5,6,17 22:2,8,22 31:8	
	Tech 14:7 23:11 31:11 37:13 51:3 56:7 57:8 59:12	
	ten 9:6 42:18	
	term 10:10	
	terms 13:2,5 29:1,10 45:20	
	Terrence 8:6,21 19:16	
	testimony 31:2 46:18	
	thankfully 62:24	
	thing 42:10 48:7	
	things 32:21	
	Thomas 4:23 7:3 25:12 39:16 53:6 62:19	
	thought 11:24 32:7	
	three- 58:9	
	three-car 55:17	
	three-flats 33:3	
	three-year 36:7	
	thrilled 18:5	
	TIF 8:24 10:7 11:14 13:17,24 27:13 54:11	
	TIF-ELIGIBLE 10:9	
	Tim 8:6 13:8,11	
	time 11:18 16:7 17:4 46:22 60:2	
	times 56:22	
	timing 48:17	
	today 3:1,6 4:23 8:6 11:15,21 12:12 26:8,13 27:7 31:19 36:13 46:2 47:11 54:5	
	today's 2:5,19 3:15 28:10 47:3 63:1	
	top 30:4	
		<hr/> U <hr/>
		ultimately 18:4
		underscore 49:7
		understand 15:23 33:17
		underutilized 27:16 41:16
		unexpected 18:8
		United 58:16,18
		units 58:9
		upcoming 17:12
		urban 25:20 38:1 40:1 51:15
		usable 29:19 44:21
		<hr/> V <hr/>
		vacant 9:5 10:17 29:8 35:13 44:6 50:9 60:1
		varies 58:8
		variety 13:1

MEETING, 03/14/2023

Vegas 20:20	wood 45:7
veneer 55:9,13	Wook 21:22
Verano 20:20	word 16:23
Vice 4:1 6:11 14:6 24:6,20 38:12, 24 52:14 62:3	work 16:13 28:15 29:1,18,20 32:17 43:16 44:20,23 48:5,14,19
view 55:5	worked 9:17 21:18 45:13
viewed 3:4	working 21:12 22:8,9 42:23 46:21 48:16
violence 43:22	written 12:8 15:18 31:15 47:6 57:5
virtual 2:12,19	wrong 12:20
virtually 3:4	
vision 18:11 19:1 30:2 45:4	<hr/> Y <hr/>
volunteer 60:4	yard 60:11
vote 6:3,6,10 23:18 24:15,18 33:15 37:20 38:19,22 51:10 52:9,12 59:16 60:24 61:22 62:1	year 9:11 10:18,19 16:4 33:20 36:6
votes 6:2 24:14 25:15 38:18 39:19 52:8 53:9 61:21 62:22	years 9:6 10:17 16:17 19:18 34:21, 22 59:24 60:13
<hr/> W <hr/>	yellow 41:22 42:2,22
wait 28:1	yeses 63:14
waiting 15:19	your-hand 23:8
walk 49:11	<hr/> Z <hr/>
wanted 17:6,8 18:22 19:5 36:17,18 47:4 57:3,19 59:23	zoned 43:9
Ward 8:23 27:10 41:10 50:9	zoning 43:8 54:23
Warren 53:15 54:7 55:5,22 61:6	zoom 3:4 41:23
website 3:5,16 36:4,13	zoomed 54:19
week 17:12	
west 7:11 9:8 16:18 19:22 22:4 23:23 25:22 26:16 28:24 30:19 36:1,12 38:3 46:9 53:15,16 54:3,7, 9,11,17,19 55:12,22 58:16,18 61:5, 6	
Western 54:18	
Wheat 4:1,2 6:11,12 12:17,18 14:4,7,11,19 15:4,15,21 17:17 24:5,7,20,21 38:9,12,24 39:1 52:14,15 62:3,4 63:8	
wide 54:22	
Wildlife 44:7	
winning 33:13	
wondering 34:20	