

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting, 1:00 PM
April 11, 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
Secretary Grace Chan McKibben
Maurice Cox
Dwight Curtis
Jaqueline Gomez
Latasha Thomas

Not Present

Vice Chairman Wheat
Robert Buford
Leslie Davis
Jaqueline Gomez
Cornelius Griggs

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

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

In response to the Governor’s proclamation, Chairwoman Butler determined that an in-person meeting would not have been prudent or practical, and thus issued “*Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation*” to conduct the meeting remotely on Zoom. The meeting was available to be viewed by the public via live stream through the CDC website.

The CDC also provided an opportunity for members of the public to submit written comments, up to twenty-four (24) hours prior to the meeting, through the CDC website. Members of the public wishing to speak on a matter were also given an opportunity to register in advance, also up to 24 hours before the meeting. Four members of the public provided written comments or registered to speak at the meeting.

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

II. APPROVAL OF MINUTES OF THE MARCH 14 MEETING

Motioned by Secretary Chan McKibben, Seconded by Commissioner Cox

Approved 3-0-2

Yeas: Butler, Chan McKibben, Cox,

Nays: None

Abstain: Curtis and Thomas

Not Present: Wheat, Burford, Davis, Gomez, Griggs

III. NEW BUSINESS

A: NORTHWEST INDUSTRIAL CORRIDOR REDEVELOPMENT PROJECT AREA (WARD 28, 36, AND 37)

Accept for review the amended redevelopment plan for the proposed Northwest Industrial Corridor Area Tax Increment Financing Redevelopment Project Area Amendment No. 4, and set dates for a public meeting of the Joint Review Board and a public hearing.

Garrett Riou

23-CDC-20

Approved 6-0-0

Motioned by Secretary Chan McKibben, Seconded by Commissioner Thomas

Yeas: Butler, Chan McKibben, Cox, Curtis, Gomez, Thomas

Nays: None

Abstain: None

Not Present: Wheat, Burford, Davis, Gomez, Griggs

B: LAKE CALUMET INDUSTRIAL AND 116TH/AVENUE O REDEVELOPMENT PROJECT AREA (WARD 10)

Request authority for the Department of Transportation to acquire all or part of 30 properties located in the proposed right-of-way for Burley Avenue and Carondole Avenue between E. 106th Street and E 126th Place in the Lake Calumet Industrial

and 116th/Avenue O Tax Increment Financing Redevelopment Project Areas.

Soliman Khudeira

23-CDC-21

Approved 6-0-0

Motioned by Commissioner Thomas, Seconded by Commissioner Gomez

Yeas: Butler, Chan McKibben, Cox, Curtis, Gomez, Thomas

Nays: None

Abstain: None

Not Present: Wheat, Burford, Davis, Gomez, Griggs

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

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Deeply Rooted Productions for the disposition of properties located at 5345 S. State Street in the 47th/State Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Deeply Rooted Productions if no responsive alternative proposals are received.

Justin Peterson

23-CDC-22

Approved 6-0-0

Motioned by Commissioner Curtis, Seconded by Commissioner Thomas

Yeas: Butler, Chan McKibben, Cox, Curtis, Gomez, Thomas

Nays: None

Abstain: None

Not Present: Wheat, Burford, Davis, Gomez, Griggs

D: MADDEN/WELLS REDEVELOPMENT PROJECT AREA (WARD 4)

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.

Nelson Chueng

23-CDC-23

Approved 5-0-1

Motioned by Secretary Chan McKibben, Seconded by Commissioner Cox

Yeas: Butler, Chan McKibben, Cox, Gomez, Thomas

Nays: None

Abstain: Curtis

Not Present: Wheat, Burford, Davis, Gomez, Griggs

IV. ADJOURNMENT

Approved 6-0-0

Motioned by Commissioner Cox, Seconded by Commissioner Curtis

Yeas: Butler, Chan McKibben, Cox, Curtis, Gomez, Thomas

Nays: None

Abstain: None

Not Present: Wheat, Burford, Davis, Gomez, Griggs