

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting, 1:00 PM
June 13, 2023

MEETING MINUTES

I. ROLL CALL OF COMMISSIONERS

With the Chairwoman Gwendolyn Hatten Butler called the June 13th 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 Christopher Wheat
Secretary Grace Chan McKibben
Maurice Cox
Dwight Curtis
Leslie Davis
Jaqueline Gomez
Latasha Thomas

Absent

Cornelius Griggs

Late

Robert Buford

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. Four members of the public provided written comments or registered to speak at the meeting.

A court reporter was also present to record the proceedings, and members of the public were allowed to participate in the live meeting.

II. APPROVAL OF MINUTES OF THE MAY 11TH MEETING

Motioned by Commissioner Thomas, Seconded by Commissioner Gomez

Approved 6-0-4

Yeas: Butler, Buford, Cox, Davis, Gomez, Thomas

Nays: None

Abstain: None

Not Present: Wheat, McKibben, Curtis, and Griggs

III. NEW BUSINESS

A: LINCOLN AVENUE REDEVELOPMENT PROJECT AREA (WARD 40)

Request authority for the Department of Housing and the Department of Public Health to acquire the former Diplomat Motel, located at 5230 N. Lincoln Ave. and 2500 W. Farragut Avenue, in the Lincoln Avenue Tax Increment Financing Redevelopment Project Area, in order to make minor property renovations for the building to be used for the CDPH Stabilization Housing Pilot Program to provide behavioral health and housing support for people experiencing homelessness.

Meredith Muir and Bryan Rogers

23-CDC-24

Motioned by Commissioner Thomas, Seconded by Commissioner Gomez

Approved 6-0-0-4

Yeas: Butler, Buford, Cox, Davis, Gomez, Thomas

Nays: None

Abstain: None

Not Present: Wheat, McKibben, Curtis, and Griggs

B: MIDWEST REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority for the Department of Planning and Development to enter into a negotiated sale with The Spirit of Truth M.B. Church for the disposition of properties located at 3451 W Harrison Street in the Midwest Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to The Spirit of Truth Missionary Baptist Church, if no responsive alternative proposals are received.

Taylor Thompson

23-CDC-25

Motioned by Commissioner Thomas, Seconded by Commissioner Gomez

Approved 6-0-0-4

Yeas: Butler, Buford, Cox, Davis, Gomez, Thomas

Nays: None

Abstain: None

Not Present: Wheat, McKibben, Curtis, and Griggs

C: CENTRAL WEST REDEVELOPMENT PROJECT AREA (WARD 27)

Request authority for the Department of Planning and Development to enter into a negotiated sale with Sustainabuild LLC – 2149 for the disposition of the property located at 2151 W. Adams Street, in the Central/West Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Sustainabuild LLC – 2149 if no responsive alternative proposals are received.

Ernest Bellamy

23-CDC-26

Motioned by Commissioner Thomas, Seconded by Commissioner Davis

Approved 6-0-0-4

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

IV. ADJOURNMENT

Motioned by Commissioner Thomas, Seconded by Commissioner Davis

Approved 6-0-0-4

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

1 MEETING
2 OF THE
3 COMMUNITY DEVELOPMENT COMMISSION
4
5
6
7
8

9 Zoom Video Teleconference
10

11 Tuesday, May 9, 2023
12 1:02 p.m.
13

14 GWENDOLYN HATTEN BUTLER, Chairperson
15 ROBERT BUFORD
16 MAURICE COX
17 LESLIE DAVIS
18 JACQUELINE GOMEZ
19 LATASHA THOMAS
20
21
22

23 Reported by: Nick D. Bowen
24

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1 CHAIRWOMAN BUTLER: Good afternoon, and
 2 welcome to the May 9th regular meeting of the
 3 Community Development Commission of Chicago.
 4 I am Gwendolyn Hatten Butler,
 5 Chairwoman of the CDC and host of today's virtual
 6 meeting.
 7 On April 28, 2023, Governor Pritzker
 8 renewed his executive order proclaiming that all
 9 counties in the state of Illinois as a disaster
 10 area. Section 7 of the Illinois Open Meetings Act
 11 allows the CDC, along with other City boards and
 12 commissions, to host virtual meetings during this
 13 COVID-19 public health emergency provided that
 14 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. To ensure that today's
 19 virtual meeting meets all conditions of the Open
 20 Meetings Act, I am hereby making the determination,
 21 pursuant to Section 7(e)(2) of the act, that due to
 22 the COVID-19 public health emergency an in-person
 23 meeting would not have been practical or prudent
 24 today.

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

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1 (No response.)
 2 Commissioner Buford.
 3 (No response.)
 4 Commissioner Chan McKibben.
 5 (No response.)
 6 Commissioner Cox.
 7 COMMISSIONER COX: Here.
 8 CHAIRWOMAN BUTLER: Commissioner Curtis.
 9 (No response.)
 10 Commissioner Curtis.
 11 (No response.)
 12 Commissioner Buford.
 13 COMMISSIONER BUFORD: Present. And I can
 14 hear you.
 15 CHAIRWOMAN BUTLER: Thank you.
 16 Commissioner Davis.
 17 COMMISSIONER DAVIS: Present. And I can hear
 18 you.
 19 CHAIRWOMAN BUTLER: Commissioner Gomez.
 20 COMMISSIONER GOMEZ: Present. I can hear you.
 21 CHAIRWOMAN BUTLER: Commissioner Griggs.
 22 (No response.)
 23 Commissioner Thomas.
 24 COMMISSIONER THOMAS: Present. And I can

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1 hear you.
 2 CHAIRWOMAN BUTLER: And Chair Butler is
 3 present.
 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 April 11, 2023. The Commissioners
 8 have had an opportunity to review the minutes. And
 9 if there are no corrections, I am looking for a
 10 motion to approve.
 11 Do I have a motion?
 12 COMMISSIONER THOMAS: So move. Commissioner
 13 Thomas.
 14 CHAIRWOMAN BUTLER: Thank you, Commissioner
 15 Thomas.
 16 Do I have a second?
 17 COMMISSIONER GOMEZ: Chair, how do I --
 18 slight correction. I'm listed as present and not
 19 present at the same time.
 20 CHAIRWOMAN BUTLER: Okay. So we will correct
 21 that. You were present, correct?
 22 COMMISSIONER GOMEZ: Yes.
 23 CHAIRWOMAN BUTLER: Okay. Sorry. All right.
 24 COMMISSIONER GOMEZ: With that correction --

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1 with that correction, I second the motion to approve.
 2 CHAIRWOMAN BUTLER: Okay. Great. Thank you,
 3 Commissioner Gomez.
 4 In accordance with the Open Meetings
 5 Act, all votes are to be conducted by roll call so
 6 that each member's vote on each issue can be
 7 identified and recorded.
 8 Commissioners, please signify your
 9 vote on approval of the motion by saying yes, no,
 10 or abstain. If you were not in attendance during
 11 the April 11, 2023 meeting, please abstain from
 12 this vote.
 13 Secretary Wheat.
 14 (No response.)
 15 Commissioner Buford.
 16 COMMISSIONER BUFORD: Yes.
 17 CHAIRWOMAN BUTLER: Commissioner Chan
 18 McKibben.
 19 (No response.)
 20 Commissioner Cox.
 21 COMMISSIONER COX: Yes.
 22 CHAIRWOMAN BUTLER: Commissioner Curtis.
 23 (No response.)
 24 Commissioner Davis.

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1 COMMISSIONER DAVIS: Yes.
 2 CHAIRWOMAN BUTLER: Commissioner Gomez.
 3 COMMISSIONER GOMEZ: Yes.
 4 CHAIRWOMAN BUTLER: Commissioner Griggs.
 5 (No response.)
 6 Commissioner Thomas.
 7 COMMISSIONER THOMAS: Yes.
 8 CHAIRWOMAN BUTLER: And Chair Butler votes yes.
 9 This motion passes.
 10 Commissioners, for our first item of
 11 new business, the Department of Housing and the
 12 Department of Public Health are seeking authority
 13 to acquire the former Diplomat Motel located at
 14 5230 North Lincoln Avenue and 2500 West Farragut
 15 Avenue in the Lincoln Avenue Tax Increment
 16 Financing Redevelopment Project area in order to
 17 make minor property renovations for the building to
 18 be used for the CDPH Stabilization Housing Pilot
 19 Program to provide behavioral health and housing
 20 support for people experiencing homelessness.
 21 Meredith Muir from the Department of
 22 Housing and Bryan Rogers from the Department of
 23 Public Health will provide a brief description of
 24 this item.

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1 You may begin.
 2 MS. MUIR: Thank you, Chair. Let me share my
 3 screen.
 4 I'm going to be co-presenting today
 5 with Matt Richards, who is the Deputy Commissioner
 6 at the Public Health Department. I can walk us
 7 through.
 8 The Stabilization Housing Pilot
 9 Program is planned to be located at 5230 North
 10 Lincoln Avenue in the 40th Ward, which is in
 11 Alderman Vasquez's ward. The community area is
 12 Lincoln Square. And this is located along the
 13 Lincoln Avenue TIF.
 14 The building is an existing two-
 15 story, California-style motel located along Lincoln
 16 Avenue. This is the neighborhood context.
 17 And zooming in a bit more, the
 18 project sits over six parcels, is currently zoned
 19 B3-2 with use as a motel. The land square footage
 20 is about 20,000 square feet, and the building's
 21 existing square footage is about 15,000 square feet.
 22 Currently the existing owner is
 23 interested in selling the property to the City, and
 24 we have a signed letter of interest between the

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1 City and the seller for the site's appraised value
 2 at an acquisition cost of \$2.9 million. The
 3 building has 46 existing units.
 4 And I will turn it over now to Matt
 5 Richards to talk a little bit about the overview
 6 and goals of this project and the design of the
 7 program that will take place.
 8 MR. RICHARDS: Thank you, Meredith. And
 9 thanks to the Commission for the opportunity.
 10 My name's Matt Richards. I'm the
 11 Deputy Commissioner for behavioral health, health
 12 department. So I oversee mental health, substance
 13 use and recovery, violence prevention, and health
 14 care for the homeless. I'm going to talk a little
 15 bit about this program.
 16 So this program is really based on
 17 lessons learned from programs we initiated during
 18 the COVID-19 pandemic where we incorporated non-
 19 congregate housing with on-site services for
 20 persons at high risk for a negative outcome if they
 21 were to acquire COVID-19.
 22 So what we envision with this
 23 program is up to 40 non-congregate units with
 24 on-site health care and social service delivery,

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1 including primary care, psychiatric care, substance
 2 use treatment, case management, social services.
 3 We anticipate stays for clients of up to three to
 4 six months, the intent being to achieve health care
 5 stability before a person is transitioned into
 6 permanent supportive housing in the community. And
 7 we would be prioritizing unsheltered residents of
 8 the city who have history of cycling across
 9 different types of systems due to their untreated
 10 health concerns.
 11 Next slide.
 12 When we look at the different
 13 referral pathways we would be using, we would be
 14 identifying individuals, as I said, who have
 15 histories of cycling across systems. So
 16 particularly emergency department and acute health
 17 care services, homeless services, and public safety
 18 services. And then for individuals who have that
 19 cycling pattern, we would be proactively trying to
 20 engage individuals based on compiling a list of
 21 patients who fit that criteria. We would also be
 22 using a community-based referral system that would
 23 prioritize residents who have that cycling history
 24 who live in the adjacent communities of the site

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1 that we have in mind.
 2 So you see on the right-hand side
 3 the acceptance criteria. The person needs to be
 4 unsheltered. They need to be identified as having
 5 untreated physical health and behavioral health
 6 issues. And then they need to have a pattern of
 7 cyclical utilization of services in order to be
 8 eligible for the program.
 9 Next slide.
 10 What is the benefit to the public?
 11 So there's a number of different benefits. So one
 12 is that we're prioritizing individuals that we know
 13 are at high risk of a bad outcome if they were to
 14 acquire COVID. This is a continuing part of our
 15 COVID response that we're trying to limit spread of
 16 COVID in congregate settings. And so high-risk
 17 populations that are prioritized for non-congregate
 18 settings, we know and we showed during the pandemic
 19 through our hotel-based projects during the
 20 pandemic that there was much lower rates of COVID
 21 transmission and bad outcomes when you use the
 22 model that we're describing here.
 23 In addition, we want to improve
 24 the health status of residents that are in this

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1 intervention. And we showed during the pandemic
 2 through the work that we did that you can do that.
 3 And we want to continue to do that for this patient
 4 population. It's a benefit to get folks who are
 5 unsheltered connected to the webs of services that
 6 they need in order to successfully live
 7 independently in the community. And too often with
 8 this population, persons were left choosing between
 9 shelters and independent living in the community.
 10 And the purpose of this program is to actually be a
 11 bridge that prepares people for independent living
 12 in the community.
 13 And then to reduce systems
 14 utilization. We know from studies that have been
 15 done that the 1200 people in the city that cycle
 16 across systems frequently have spent \$300 million
 17 in services over a four-year period. So we're
 18 looking to also generate cost savings.
 19 You see on the bottom the desired
 20 outcomes and the types of services. There will be
 21 obviously housing on site, primary care, mental
 22 health, substance use treatment, case management,
 23 and then on-site property management and security.
 24 Next slide.

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1 MS. MUIR: All right. I will take this last
 2 section. I think I failed to introduce myself. My
 3 name's Meredith Muir. I'm with the Department of
 4 Housing.
 5 This program has very much been a
 6 collaboration between the Department of Public
 7 Health and the Department of Housing as a
 8 supporting entity. You can see there the financing
 9 for the program is divided between our two
 10 departments as well, with DOH's CRP funding
 11 supporting the site acquisition and the rehab
 12 financing and CDPH's CRP funding supporting the
 13 ongoing site operations and property management.
 14 We expect the building to in many
 15 ways maintain its existing sort of layout, and so
 16 we don't expect rehab to be a significant chunk of
 17 time. With that in mind, the timeline to date is
 18 that we have selected the site based on needs of
 19 the program. We have completed engagement with the
 20 alderman's office, who is supportive, and the
 21 community and City partners. We are working right
 22 now to put out an RFP to select the property
 23 management and health services delegate as well
 24 as select through password -- or processes an

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1 architect to bring on to support the site
 2 renovation and general contractors.
 3 We're right now going through the
 4 process to get acquisition authority for this site.
 5 We plan to go to City Council in June to get
 6 acquisition authority. And then we'll go through a
 7 planned development process. Once that is all
 8 approved, we will acquire the site and begin
 9 renovations with a goal of implementing the program
 10 by the end of the year.
 11 In summation, the overall request
 12 here is acquisition authority for the City of
 13 Chicago to acquire the former Diplomat Motel at
 14 5230 North Lincoln Avenue for use as the
 15 Stabilization Housing Pilot Program site.
 16 CHAIRWOMAN BUTLER: Thank you, Meredith and
 17 Matt.
 18 Meredith, for the record, can you
 19 tell us who the alderperson is for where this
 20 project is located?
 21 MS. MUIR: Yes. This is Alderman Vasquez,
 22 40th Ward.
 23 CHAIRWOMAN BUTLER: And it's my understanding
 24 that we have the alderman's support, but he nor no

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1 one from his office is available to speak with us
 2 today; is that correct?
 3 MS. MUIR: That's correct. Yes. He was out
 4 this week. But we, I believe, included in the
 5 packet a letter of support from their office.
 6 CHAIRWOMAN BUTLER: Great. Thank you so
 7 much.
 8 No written statements from the
 9 public were submitted on this matter. And so at
 10 this point we can now move to questions from the
 11 Commissioners.
 12 Commissioners, Meredith Muir and
 13 Matt Richards are available to help answer your
 14 questions.
 15 Commissioners, do you have any
 16 questions?
 17 Commissioner Thomas.
 18 COMMISSIONER THOMAS: Yes. Can you go back --
 19 CHAIRWOMAN BUTLER: Excuse me, Commissioner
 20 Thomas. Before you begin, can we stop screen
 21 sharing so I can see the full Commission, please.
 22 Thank you.
 23 Please, Commissioner Thomas, begin.
 24 COMMISSIONER THOMAS: I actually wanted them

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1 to go back to the screen that shows -- that shows
 2 where the money's coming from.
 3 CHAIRWOMAN BUTLER: Okay. Start screen
 4 sharing again. I apologize.
 5 COMMISSIONER THOMAS: Okay. Acquisition
 6 funds. All right. Acquisition funds are bonds --
 7 are municipal bond funds, or has that already
 8 been -- has that deal already happened? Do you
 9 have those funds in hand to acquire the building?
 10 MS. MUIR: We have the funds in hand. The
 11 deal has not yet happened. The funding is part of
 12 the Chicago Recovery Plan. Disbursement of funds
 13 that happened -- like the outpatient that happened
 14 last year, the year before. And so the funding has
 15 been set aside. It's under a funding book here at
 16 DOH for non-congregate housing. And so because
 17 that scruple has already happened through the
 18 recovery plan, we don't need to go to City Council
 19 for approval of use of the funds. We just need to
 20 go through this council process for acquisition
 21 authority for the site.
 22 COMMISSIONER THOMAS: Acquisition authority.
 23 Okay. Thank you, Madam Chairman.
 24 CHAIRWOMAN BUTLER: Thank you.

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1 Are there other questions from
 2 members of the Commission?
 3 Kamal, I don't see any hands raised
 4 from the Commissioners. Can you confirm that as
 5 correct?
 6 MR. JEFFRIES: No, Chairwoman, there's not.
 7 CHAIRWOMAN BUTLER: Okay. Great. Thank you.
 8 So, Meredith, if you can stop
 9 sharing your screen. Thank you.
 10 There are no further questions from
 11 members of the Commission, so I would now like to
 12 invite members of the public who have used the
 13 raise-your-hand feature to be recognized. Each
 14 person I call upon to speak will be limited to
 15 three minutes per agenda item.
 16 The members of the public, if you
 17 would like to speak regarding this matter -- I
 18 don't see any hands raised. Can Tech Support or
 19 the department confirm that is correct?
 20 TECH SUPPORT: One hand raised just now,
 21 Chairwoman.
 22 CHAIRWOMAN BUTLER: One hand raised just now.
 23 That is Diane Sandoval. Thank you
 24 for your comments. You may begin.

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1 MS. SANDOVAL: Hi. This is Diane Sandoval.
 2 I'm a little late to the meeting, so I'm not sure
 3 if you went through the Pilsen TIF program that was
 4 proposed to expand.
 5 CHAIRWOMAN BUTLER: The Pilsen TIF program is
 6 not on today's agenda.
 7 MS. SANDOVAL: Okay. Great. Has it been
 8 removed from the agenda for future meetings?
 9 CHAIRWOMAN BUTLER: It is my understanding
 10 that DPD had previously intended on introducing
 11 Amendment No. 4 to the Pilsen Tax Increment
 12 Financing District at today's meeting. The
 13 department, however, did not include that item on
 14 today's agenda. And it is not -- so it is not
 15 currently under consideration by the CDC.
 16 MS. SANDOVAL: Can you -- can you --
 17 CHAIRWOMAN BUTLER: Excuse me. Excuse me.
 18 Excuse me.
 19 MS. SANDOVAL: Oh, I'm sorry.
 20 CHAIRWOMAN BUTLER: As we move forward in the
 21 future, I certainly and the Commission certainly
 22 welcomes and encourages your participation and
 23 comments. But I would ask that any comments today
 24 remain focused on the matter that is currently

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1 under consideration.
 2 MS. SANDOVAL: Okay. Great. Thank you.
 3 CHAIRWOMAN BUTLER: Thank you.
 4 Kamal, are there other hands that
 5 are raised?
 6 TECH SUPPORT: No other hands raised,
 7 Chairwoman.
 8 CHAIRWOMAN BUTLER: Great. Thank you so much.
 9 If there are no further questions or
 10 comments regarding item A, I will now call the item
 11 to a vote.
 12 The resolution before us will
 13 provide the Department of Housing and the
 14 Department of Public Health with authority to
 15 acquire the former Diplomat Motel located at 5230
 16 North Lincoln Avenue and 2500 West Farragut Avenue
 17 in the Lincoln Avenue Tax Increment Financing
 18 Redevelopment Project Area.
 19 Do I have a motion?
 20 COMMISSIONER THOMAS: So move. Commissioner
 21 Thomas.
 22 CHAIRWOMAN BUTLER: Thank you, Commissioner
 23 Thomas.
 24 Do I have a second?

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

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1 COMMISSIONER GOMEZ: Yes.
 2 CHAIRWOMAN BUTLER: Commissioner Griggs.
 3 (No response.)
 4 Commissioner Thomas.
 5 COMMISSIONER THOMAS: Yes.
 6 CHAIRWOMAN BUTLER: And Chair Butler votes yes.
 7 The motion passes.
 8 Commissioners, for the next item
 9 of business, the Department of Planning and
 10 Development is seeking authority to advertise its
 11 intention to enter into a negotiated sale with the
 12 Spirit of Truth M.B. Church for the disposition of
 13 properties located at 3451 West Harrison Street in
 14 the Midwest Tax Increment Financing Redevelopment
 15 Project Area, to request alternative proposals, and
 16 to approve the sale of the property to the Spirit
 17 of Truth Missionary Baptist Church if no responsive
 18 proposals are received.
 19 Taylor Thompson will provide a brief
 20 description of this opportunity on behalf of the
 21 Department of Planning and Development.
 22 MR. THOMPSON: Good afternoon, Chair, members
 23 of the Commission.
 24 For the record, my name is Taylor

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1 Thompson, and I am representing the Department of
 2 Planning and Development.
 3 This project is -- sorry. This
 4 project is the proposed market rate sale of 3451
 5 West Harrison to the Spirit of Truth Missionary
 6 Baptist Church.
 7 The City parcel is located within
 8 the Midwest Tax Increment Financing Redevelopment
 9 Area, within the 24th Ward, with the support of
 10 Alderman Monique Scott.
 11 Community Development Commission
 12 approval is required for the sale of the property
 13 located within the redevelopment area.
 14 This slide provides an overview of
 15 the land sale project. The purchaser is the Spirit
 16 of Truth Missionary Baptist Church ordained by
 17 Pastor Robert Patterson, who is also available here
 18 today on this Zoom call.
 19 The appraised value of the City lot
 20 is 7,000, which is also the purchase price. The
 21 current zoning of the property is M1-3, and the
 22 church intends to rezone to R3-4 with the help of a
 23 zoning attorney for planned future expansion of the
 24 church. As of now, the applicant intends to secure

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1 the City lot with fan- -- with fencing, excuse me,
 2 and landscaping to prevent crime.
 3 The purchaser completed an
 4 environmental phase 1 assessment of the property
 5 and received clearance from the Department of
 6 Assets and Information Services for sale. There
 7 are no environmental conditions required by this
 8 land sale.
 9 This slide shows the location of the
 10 disposition parcel within the East Garfield Park
 11 and within the Midwest TIF redevelopment area.
 12 The TIF district was created in 2000, and its
 13 redevelopment objectives included encouraging the
 14 redevelopment of underutilized properties.
 15 This above parcel map identifies the
 16 City parcel at 3451 West Harrison outlined in red
 17 and the applicant lot outlined in yellow.
 18 The aerial map shows the location of
 19 the property. The City lot A is irregular and
 20 undersized and does not have access to the alley.
 21 B is the church -- is the applicant's church
 22 building at 3447 West Harrison.
 23 This slide is the Google street
 24 view, which shows the City lot and the applicant's

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1 church building to the east.
 2 Pastor Patterson established the
 3 church in 1979 and is a strong community advocate
 4 with an impactful presence in the community.
 5 In summary, the Department of
 6 Planning and Development has thoroughly reviewed
 7 the proposal for the sale of City property located
 8 at 3451 West Harrison to the Spirit of Truth
 9 Missionary Baptist Church.
 10 The department has reviewed its
 11 public benefits and the project's conformance with
 12 the redevelopment area plan.
 13 The department recommends that the
 14 CDC recommend to the City Council the approval of
 15 this City disposition of the property. Thank you.
 16 CHAIRWOMAN BUTLER: Thank you, Taylor.
 17 Taylor, do you know if Alderperson
 18 Monique Scott is on or is joining us?
 19 MS. THOMPSON: I don't believe -- I'm sorry.
 20 Excuse me. I don't believe they could make it
 21 today. But she did voice her support last week for
 22 the sale to Spirit of Truth.
 23 CHAIRWOMAN BUTLER: All right. Thank you so
 24 much, Taylor.

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1 I don't believe that there were any
 2 written statements submitted for this meeting. Can
 3 the department please confirm that as correct?
 4 MR. JEFFRIES: That's correct, Chair.
 5 CHAIRWOMAN BUTLER: Thank you. No written
 6 statements from the public were submitted on this
 7 matter as confirmed by DPD.
 8 We can now move on to questions.
 9 Commissioners, Taylor Thompson is joined today by
 10 Reverend Robert Patterson, the pastor of the Spirit
 11 of Truth Missionary Baptist Church. They are
 12 available to help answer your questions.
 13 Commissioners, do you have any
 14 questions? If you do, please use the raise-
 15 your-hand feature.
 16 I don't see any hands raised.
 17 Kamal, can you confirm?
 18 TECH SUPPORT: No hands raised, Chairwoman.
 19 CHAIRWOMAN BUTLER: Thank you.
 20 There are no questions from the
 21 members of the Commission, so I would now like to
 22 invite members of the public who have used the
 23 raise-your-hand feature to be recognized. Each
 24 person I call upon to speak will be limited to

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1 three minutes per agenda item.
 2 Kamal, I don't see any hands raised.
 3 TECH SUPPORT: No hands raised, Chairwoman.
 4 CHAIRWOMAN BUTLER: That is correct. Okay.
 5 Thank you.
 6 If there are no further questions or
 7 comments regarding the matter before us, I will now
 8 call the item to a vote.
 9 The resolution before us, the
 10 Department of Planning and Development is seeking
 11 authority to enter into a negotiated sale with the
 12 Spirit of Truth M.B. Church for the disposition of
 13 the properties located at 3451 West Harrison Street
 14 in the Midwest Tax Increment Financing
 15 Redevelopment Project Area, to request alternative
 16 proposals, and to approve the sale of the property
 17 to the Spirit of Truth Missionary Baptist Church if
 18 no responsive proposals are received.
 19 Do I have a motion?
 20 COMMISSIONER THOMAS: So move. Commissioner
 21 Thomas.
 22 CHAIRWOMAN BUTLER: Thank you, Commissioner
 23 Thomas.
 24 Do I have a second?

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

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1 COMMISSIONER GOMEZ: Yes.
 2 CHAIRWOMAN BUTLER: Commissioner Griggs.
 3 (No response.)
 4 Commissioner Thomas.
 5 COMMISSIONER THOMAS: Yes.
 6 CHAIRWOMAN BUTLER: And Chair Butler votes yes.
 7 The motion passes.
 8 Commissioners, for the next item
 9 of business, the Department of Planning and
 10 Development is seeking authority to advertise its
 11 intention to enter into a negotiated sale with
 12 Sustainabuild LLC - 2149 for the disposition of the
 13 property located at 2151 West Adams Street in the
 14 Central West Tax Increment Financing Redevelopment
 15 Project Area, to request alternative proposals,
 16 and to approve the sale of the property to
 17 Sustainabuild LLC - 2149 if no responsive
 18 alternative proposals are received.
 19 Ernest Bellamy will provide a brief
 20 description of this opportunity on behalf of the
 21 Department of Planning and Development.
 22 Ernest, you may proceed. Thank you.
 23 MR. BELLAMY: Thank you, Chairwoman.
 24 Good afternoon, Chairwoman and

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1 members of the Commission. For the record, my name
 2 is Ernest Bellamy with the Department of Planning
 3 and Development.
 4 As mentioned, today I bring forward
 5 a proposal for a market rate land disposition with
 6 environmental escrow at 2151 West Adams.
 7 The -- again, the property is
 8 located within the Near West Side at 2151 West
 9 Adams, the 27th Ward, Alderman Walter Burnett, Jr.,
 10 covering approximately an area of 2500 square feet
 11 within the Central West TIF.
 12 The market rate sale is for 81,000
 13 with an environmental escrow to Sustainabuild, LLC
 14 for a project total development cost of
 15 approximately 1.7 million.
 16 A bit of the context of which the
 17 disposition lies is within the southwestern portion
 18 of the Near West community area. Kind of zoomed
 19 in. This is within the 2100 block of West Adams
 20 between roughly South Hamilton and South Leavitt
 21 Street. The property is zoned RM5. And the
 22 developers, Igor Petrushchak and Andy Stetsyuk, are
 23 on the line as well as well as their architect,
 24 John Hannah of Hannah Architects.

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1 Some of the neighborhood context.
 2 Within this portion of the Near West Side is a
 3 predominantly residential portion of various
 4 residential typologies ranging from townhomes to
 5 three-flats.
 6 Again, in this view, you can see the
 7 lot as outlined in red along South Adams -- or West
 8 Adams looking south. The City lot dimensions are
 9 20 by 125 for a total square footage of 2500 square
 10 feet. Adjacent is a private parcel, 2149 West
 11 Adams, which is currently owned by the developer.
 12 Overall they would be looking to combine both
 13 parcels, the one we are speaking of here today for
 14 disposition with their private parcel for a --
 15 their proposed development.
 16 Here are proposed elevations for the
 17 proposed development. In line with the RM5 zoning,
 18 the applicant is proposing to build a three-story,
 19 six-unit market rate development with four parking
 20 units in the rear and a rear garage. The elevation
 21 also is predominantly of a -- two tones of Ironspot
 22 brick.
 23 How this fits within the context of
 24 the greater block of the 2100 block of West Adams.

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1 You can see here on the screen with the surrounding
 2 context of townhomes and three-unit developments
 3 around.
 4 Working in the area since 2008, the
 5 developer is heavily involved in the area. Here
 6 are some examples of the developer's work within
 7 the West Town community area and the Near West Side
 8 community area.
 9 Again, for context, within the block
 10 on the site plan shown here represents how the
 11 development would fit in context with the block as
 12 well as how their garage would fit along the
 13 alleyway.
 14 And for brief context, I'll give a
 15 representative image of the first floor plan that
 16 kind of shows -- that does show the garage layout
 17 as well as the first floor unit for the
 18 development. Overall, the building has a mirrored
 19 floor plan unit layout that mirrors the front and
 20 back unit layouts; first floor being unique of
 21 being four-bedroom, three-bath and the upper floors
 22 being two-bed, two-bath layouts.
 23 In conclusion, the Department of
 24 Planning and Development has reviewed the materials

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1 submitted by the applicant and recommends that the
 2 CDC approve the market rate land disposition of
 3 2151 West Adams.
 4 CHAIRWOMAN BUTLER: Thank you, Ernest.
 5 I believe, Ernest, that this
 6 proposed project is in Alderman Burnett's ward.
 7 MR. BELLAMY: Correct.
 8 CHAIRWOMAN BUTLER: I don't believe that he
 9 is on with us today. Can you speak to his level of
 10 support for this recommendation?
 11 MR. BELLAMY: Yes. The alderman was
 12 scheduled to be here today. He is in support of
 13 the project.
 14 CHAIRWOMAN BUTLER: Right. Thank you so
 15 much.
 16 I don't believe that there were any
 17 written statements submitted on this matter for
 18 this meeting.
 19 DPD, can you confirm that is
 20 correct?
 21 MR. JEFFRIES: That is correct, Chair.
 22 CHAIRWOMAN BUTLER: Thank you, Tim.
 23 No written statements from the
 24 public were submitted on this matter.

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1 We can now move to questions from
 2 the members of the Commissioners -- members of the
 3 Commission. Commissioners, Ernest Bellamy is
 4 joined today by Andrew Stetsyuk and Igor
 5 Petrushchak from Sustainabuild. They are available
 6 to help answer your questions.
 7 Commissioners, do you have any
 8 questions?
 9 I don't see any hands raised by
 10 members of the Commission.
 11 Kamal, can you please confirm that
 12 is correct?
 13 TECH SUPPORT: That is correct, Chair.
 14 CHAIRWOMAN BUTLER: Thank you.
 15 Given that there are no further --
 16 no questions from members of the Commission, I
 17 would now like to invite members of the public who
 18 have used the raise-your-hand feature to be
 19 recognized. Each person I call upon to speak will
 20 be limited to three minutes per agenda item.
 21 I don't see any hands raised from
 22 members -- okay. Sorry. Wendell Hutson has raised
 23 their hand. You may begin.
 24 MR. HUTSON: Yes. Hi. Wendell Hutson,

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1 reporter with Chicago Business Journal.
 2 My question is with this item. If
 3 I'm understanding it correctly, this is an empty
 4 lot that the City owns and is going to sell it to
 5 Sustainabuild so that they can then merge it with
 6 the adjacent lot and build housing. This is not a
 7 lot that will be put up with an RFP to see if
 8 there's any developers -- any other developers
 9 interested; is that correct?
 10 MR. BELLAMY: Good afternoon. For the record
 11 again, Ernest Bellamy with DPD.
 12 This is correct. We are -- well,
 13 we're seeking -- we're going to -- we're seeking
 14 to advertise the lot for disposition. If no
 15 alternative proposals come in within the time
 16 allotted, we will sell to Sustainabuild.
 17 MR. HUTSON: So just to confirm then, you're
 18 going to issue an RFP, and if a developer responds
 19 to that with a different proposal, maybe you get
 20 four or five proposals, that then those proposals
 21 will be considered; but if you don't get any
 22 responses, then you are prepared to sell it to
 23 Sustainabuild?
 24 MR. BELLAMY: So it would not be an RFP. It

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1 would be -- so we have advertised within the
 2 Tribune our intentions to dispose of this City lot.
 3 And it is up to those who see it during the open
 4 period, the advertisement for it, if they have any
 5 alternative proposals for this lot to submit to us
 6 by our deadline.
 7 MR. HUTSON: Okay. And so this will be
 8 advertised on the City's website as well?
 9 MR. BELLAMY: So this would be advertised in
 10 the Tribune.
 11 I would add that we have --
 12 previously have advertised this and no applicants
 13 have submitted anything during that period when we
 14 started the process of going forward with this
 15 disposition. In terms of the applicant submitted a
 16 letter of interest and being that they were willing
 17 to pay for the remediation of the land, we presented
 18 it for advertisement to seek alternative proposals.
 19 MR. HUTSON: Okay. And I don't mean to keep
 20 going --
 21 CHAIRWOMAN BUTLER: I'm sorry, Mr. Hutson.
 22 The three minutes of time period has passed. Thank
 23 you for your questions. Much appreciated.
 24 Are there questions from other

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1 members of the public?
 2 TECH SUPPORT: No other hands raised,
 3 Chairwoman.
 4 CHAIRWOMAN BUTLER: Thank you.
 5 If there are no further questions or
 6 comments regarding the matter before us, I will now
 7 call item C to a vote.
 8 The resolution before the -- before
 9 us, the Department of Planning and Development is
 10 seeking authority to enter into a negotiated sale
 11 with Sustainabuild LLC - 2149 for the disposition
 12 of the property located at 2151 West Adams Street
 13 in the Central West Tax Increment Financing
 14 Redevelopment Project Area, to request alternative
 15 proposals, and to approve the sale of the property
 16 to Sustainabuild LLC - 2149 if no responsive
 17 alternative proposals are received.
 18 Do I have a motion?
 19 COMMISSIONER THOMAS: So move. Latasha
 20 Thomas.
 21 CHAIRWOMAN BUTLER: Thank you, Commissioner
 22 Thomas.
 23 Do I have a second?
 24 COMMISSIONER DAVIS: Second. Commissioner

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1 Davis.
 2 CHAIRWOMAN BUTLER: I'm sorry.
 3 COMMISSIONER DAVIS: I said second.
 4 Commissioner Davis.
 5 CHAIRWOMAN BUTLER: Okay. Thank you. Thank
 6 you, Commissioner Davis.
 7 Can I ask folks to go on mute and
 8 turn off -- thank you.
 9 In accordance with the Open Meetings
 10 Act, all votes are to be conducted by roll call so
 11 that each member's vote on each issue can be
 12 identified and recorded.
 13 Commissioners, please signify your
 14 vote on approval of the motion by saying yes, no,
 15 or abstain.
 16 Vice Chair Wheat.
 17 (No response.)
 18 Commissioner Buford.
 19 COMMISSIONER BUFORD: Yes.
 20 CHAIRWOMAN BUTLER: Secretary Chan McKibben.
 21 (No response.)
 22 Commissioner Cox.
 23 COMMISSIONER COX: Yes.
 24 CHAIRWOMAN BUTLER: Commissioner Curtis.

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1 (No response.)
 2 Commissioner Davis.
 3 COMMISSIONER DAVIS: Yes.
 4 CHAIRWOMAN BUTLER: Commissioner Gomez.
 5 COMMISSIONER GOMEZ: Yes.
 6 CHAIRWOMAN BUTLER: Commissioner Griggs.
 7 (No response.)
 8 Commissioner Thomas.
 9 COMMISSIONER THOMAS: Yes.
 10 CHAIRWOMAN BUTLER: And Chair Butler votes yes.
 11 The motion passes.
 12 Commissioners, this was our last
 13 item on today's agenda. And I would now like to
 14 request a motion to adjourn.
 15 But before I get a motion to
 16 adjourn -- I'm sure everyone wants to adjourn --
 17 let me just say that we will, by all indications,
 18 be meeting for the first time in person after three
 19 years next -- during next month's meeting. So as
 20 far as we know at this time, there will be no
 21 virtual option. And so, therefore, we look forward
 22 to seeing everyone at -- I believe we will probably
 23 still be meeting in City Hall. I'm not quite sure
 24 just yet exactly which room just yet. But we look


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1 forward to being together in person after three
 2 long years next month.
 3 COMMISSIONER DAVIS: I can't believe it's
 4 been three years.
 5 CHAIRWOMAN BUTLER: I know. That's quite
 6 amazing. That's quite amazing.
 7 And let me just say that I believe
 8 the Commission has done spectacular work in this
 9 virtual format, and we really appreciate everyone's
 10 participation and just willingness to meet.
 11 We just -- I thought there was
 12 someone in the background saying, Yes, we've done
 13 great. But we really appreciate everyone's
 14 patience as we became more familiar with this
 15 process. And our productivity has been, I believe,
 16 at an all time high. So thank you.
 17 But we do look forward to getting
 18 together in person beginning next month.
 19 So do I have a motion to adjourn the
 20 meeting? Or does any anyone oppose to adjourning
 21 the meeting? No one's opposed.
 22 COMMISSIONER GOMEZ: Let's adjourn. I make a
 23 motion.
 24 CHAIRWOMAN BUTLER: All right. Great. And I

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1 second, and we are adjourned. Thank you so much
 2 everyone.
 3 (The proceedings adjourned at
 4 1:44 p.m.)
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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 24th day of May 2023.
 12
 13
 14 
 15 Illinois CSR No. 084-001661
 16
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