

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting, 1:00 PM
August 8, 2023

MEETING MINUTES

I. ROLL CALL OF COMMISSIONERS

Chairwoman Gwendolyn Hatten Butler called the August 8th meeting to order at 1:00 p.m. and then undertook a call of the roll to establish the presence of a quorum.

Present

Gwendolyn Hatten Butler, Chair
Grace Chan McKibben, Secretary
Maurice Cox
Dwight Curtis
Leslie Davis
Jacqueline Gomez
Latasha Thomas

Absent

Christopher Wheat, Vice Chair
Robert Buford
Cornelius Griggs

The CDC provided an opportunity for members of the public to submit both written and verbal comments, up to twenty-four (24) hours prior to the meeting through the CDC website. A court reporter was also present to record the proceedings, and members of the public were allowed to participate in the live meeting. No members of the public provided verbal comments.

II. APPROVAL OF MINUTES OF THE JUNE 13TH MEETING

Chair Butler moved due passage of this item by the same roll call vote previously used to establish quorum.

Approved 7-0-0

Yay: Butler, Chan McKibben, Cox, Curtis, Davis, Gomez, Thomas
No: None
Abstain: None

III. NEW BUSINESS

A: 105TH/VINCENNES, 107TH/HALSTED, 119TH/HALSTED, LAKE CALUMET, INDUSTRIAL, AND ROSELAND/MICHIGAN REDEVELOPMENT PROJECT AREA (WARD 9, 10, AND 21)

Request authority for the Department of Planning and Development to advertise its intention to enter into a negotiated sale with the Chicago Transit Authority for the disposition of the property located at 10200-10202 S. Parnell Ave. and 401 W. 103rd St. in the 105th/Vincennes Redevelopment Project Area; 1111 W. 110th St., 348 W. 110th Pl., 334 W. 111th Pl., and 356 W. 111th St. in the 107th/Halsted Redevelopment Project Area; 12111 S. Union Ave., 12119-12121 S. Union Ave., 12127 S. Union Ave., 12138 S. Union Ave., and 12139 S. Union Ave. in the 119th/Halsted Redevelopment Project Area; 12534 S. Cottage Grove Ave., and 12256 S. Cottage Grove Ave. in the Lake Calumet Industrial Redevelopment Project Area; and 120-124 E. 116th St., 128-136 E. 116th St., 11516 S. Michigan Ave., 11526-28 S. Michigan Ave., 11530 S. Michigan Ave., 11534 S. Michigan Ave., 11542 S. Michigan Ave., 11552 S. Michigan Ave., 11578 S. Michigan Ave., 11579 S. Michigan Ave., 11517 S. State St., and 11525-27 S. State St., 11562 S. Wabash Ave. in the Roseland/Michigan Redevelopment Project Area, to request alternative proposals, and to approve the sale of these properties to the Chicago Transit Authority if no responsive alternative proposals are received.

Jasmine Gunn

23-CDC-33

Chair Butler moved due passage of this item by the same roll call vote previously used to establish quorum.

Approved 7-0-0

Yay: Butler, Chan McKibben, Cox, Curtis, Davis, Gomez, Thomas

No: None

Abstain: None

B: 79TH/VINCENNES REDEVELOPMENT PROJECT AREA (WARD 17)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Academic Adventure Academy for the disposition of the property located at 7524 South Emerald Avenue in the 79th/Vincennes Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Academic Adventure Academy if no responsive alternative proposals are received.

James Michaels

23-CDC-34

Chair Butler moved due passage of this item by the same roll call vote previously used to establish quorum. Commissioner Gomez requested that the record reflect her vote as "Abstain."

Approved 7-0-1

Yay: Butler, Chan McKibben, Cox, Curtis, Davis, Thomas

No: None

Abstain: Gomez

IV. ADJOURNMENT

Chair Butler moved due passage of this item by the same roll call vote previously used to establish quorum.

Approved 7-0-0

Yay: Butler, Chan McKibben, Cox, Curtis, Davis, Gomez, Thomas

No: None

Abstain: None

1 MEETING
2 OF THE
3 COMMUNITY DEVELOPMENT COMMISSION

4
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8
9 121 North LaSalle Street
10 City Council Chambers

11 Tuesday, August 8, 2023
12 1:11 p.m.
13
14

15 GWENDOLYN HATTEN BUTLER, Chairperson
16 GRACE CHAN McKIBBEN, Secretary
17 MAURICE COX
18 DWIGHT CURTIS
19 LESLIE DAVIS
20 JACQUELINE GOMEZ
21 LATASHA THOMAS

22
23 Reported by: Nick D. Bowen
24

1 CHAIRPERSON BUTLER: Good afternoon, everyone.
2 And thanks for coming today.

3 Welcome to the August 8th, 2023
4 regular meeting of the Community Development
5 Commission of Chicago. I am Gwendolyn Hatten
6 Butler, Chairwoman of the CDC.

7 Today's meeting is being held at
8 City Hall in Council chambers, and it's also being
9 streamed by the Department of Planning and
10 Development.

11 The agenda for today's meeting was
12 posted on August 2nd, 2023 on the CDC's website and
13 physically at City Hall.

14 I will now call to order the
15 August 8th, 2023 meeting of the Community
16 Development Commission with a call of the roll.

17 Commissioners, when your name is
18 called, please respond by saying "present." Please
19 note this vote will be used to establish the roll
20 call vote for subsequent items.

21 Vice Chair Wheat.

22 (No response.)

23 Secretary Chan McKibben.

24 (No response.)

1 Commissioner Buford.

2 (No response.)

3 Commissioner Cox.

4 COMMISSIONER COX: Here.

5 CHAIRPERSON BUTLER: Commissioner Curtis.

6 COMMISSIONER CURTIS: Here.

7 CHAIRPERSON BUTLER: Commissioner Davis.

8 COMMISSIONER DAVIS: Here.

9 CHAIRPERSON BUTLER: Commissioner Gomez.

10 COMMISSIONER GOMEZ: Here.

11 CHAIRPERSON BUTLER: Commissioner Griggs.

12 (No response.)

13 Commissioner Thomas.

14 COMMISSIONER THOMAS: Here.

15 CHAIRPERSON BUTLER: And Chair Hatten Butler
16 is present.

17 Thank you, Commissioners. We have a
18 quorum.

19 And let the record reflect that
20 Secretary Chan McKibben has joined us.

21 And, Secretary Chan McKibben, I have
22 a seat for you right here.

23 COMMISSIONER CHAN MCKIBBEN: My apologies.

24 CHAIRPERSON BUTLER: No apologies needed.

1 We'll let Commissioner Chan McKibben
2 get settled. You have plenty of time.

3 COMMISSIONER CHAN MCKIBBEN: Thank you.

4 CHAIRPERSON BUTLER: And I guess the record
5 should reflect this is the first time we've been in
6 City Council chambers since early 2020 for the CDC.
7 It's nice to be back in this room.

8 The first item on our agenda
9 requests approval of the minutes from our previous
10 meeting held on June 13th, 2023.

11 The Commissioners have had an
12 opportunity to review the minutes, and if there are
13 no corrections or abstentions, I'd move due passage
14 of this item by the same roll call vote previously
15 used to establish quorum.

16 Are there anyone that would like to
17 abstain from the approval of the minutes, any
18 Commissioners?

19 (No response.)

20 Any Commissioners have any
21 objections to approval of the minutes?

22 (No response.)

23 Hearing no objections, the motion is
24 approved.

1 Commissioners, for the first item
2 of new business, the Department of Planning and
3 Development is seeking authority to advertise its
4 intention to enter into a negotiated sale with the
5 Chicago Transit Authority for the disposition of
6 36 parcels in the 105th/Vincennes, 107th/Halsted,
7 119th/Halsted, Lake Calumet, and Roseland/Michigan
8 Tax Increment Finance Redevelopment Project Areas,
9 to request alternative proposals, and to approve
10 the sale of these properties to the Chicago Transit
11 Authority if no responsive alternative proposals
12 are received.

13 Commissioners, I'll note that the
14 specific addresses of these properties have been
15 provided to all of you as well as the public in
16 both the agenda and the staff reports.

17 Jasmine Gunn from the City's
18 Department of Planning and Development and Sonali
19 Tandon from the Chicago Transit Authority will
20 provide a presentation on this request.

21 MS. GUNN: Thank you. Good afternoon,
22 Chairwoman Butler and members of the Commission.

23 For the record, my name is Jasmine
24 Gunn with the Department of Planning and Development.

1 And as mentioned, today I bring
2 forward a proposal for the land disposition of
3 City-owned land of 36 PINs to the Chicago Transit
4 Authority for the Red Line Extension Project.

5 With me today is Sonali Tandon
6 representing CTA.

7 Give me one moment.

8 Okay. I apologize. So the 36 PINs
9 that we are here today requesting authority to sell
10 are located in the 105th and Vincennes, 107th and
11 Halsted, 119th and Halsted, Lake Calumet
12 Industrial, and Roseland/Michigan Avenue TIF
13 districts. The total land size is 17.7 acres and
14 is located in the 21st, 9th, and 10th Wards and is
15 located in the Roseland, West Pullman, Riverdale,
16 and Morgan Park neighborhoods.

17 And for this negotiated sale, DPD
18 and CTA will enter into an intergovernmental
19 agreement, and that incorporates a land write-down
20 of \$1.

21 I will now pass it off to Sonali
22 Tandon of CTA to give some background and context
23 of the project.

24 MS. TANDON: Thanks, Jasmine.

1 Good afternoon, everyone. I'm
2 Sonali Tandon, senior manager for Strategic
3 Planning Rail at CTA.

4 I'll begin by giving an overview of
5 the project, though you all may recall some of the
6 information when CTA --

7 CHAIRPERSON BUTLER: Could you speak into the
8 mic?

9 MS. TANDON: I'll begin by giving an overview
10 of the project, though you all may recall some of
11 the information when CTA presented it last year for
12 the transit TIF approval.

13 The Red Line Extension would begin
14 at the existing terminal at 95th/Dan Ryan and
15 continue to 130th Street. The structure will be
16 elevated from 95th Street to 119th Street and then
17 at grade from 119th Street to 130th Street.

18 The proposed 5.6 mile extension
19 would include four new accessible stations at 103rd
20 Street, 111th Street, Michigan Avenue, and 130th
21 Street. There will be bus, bike, pedestrian, and
22 park-and-ride facilities at each new station.

23 A train storage yard and maintenance
24 facility will be built at 120th Street.

1 The project has an estimated cost of
2 3.6 billion, which makes it the largest capital
3 project in CTA'S history.

4 I would like to take this
5 opportunity to thank the Commission for approving
6 the transit TIF last year, which was also approved
7 by the City Council in December, and will provide a
8 portion of the funding needed for the project.

9 The extension of the Red Line will
10 provide transformational benefits to Far South Side
11 communities, the city, and the region. And I'll
12 present some of the key benefits.

13 The Red Line Extension is a
14 transportation equity project that will provide
15 affordable rail service to historically underserved
16 and predominantly African-American communities on
17 Chicago's Far South Side.

18 RLE will improve -- or Red Line
19 Extension will improve the transit experience by
20 providing a new, more direct connection to the Red
21 Line and CTA network. This means an easier trip
22 and less time commuting.

23 People living in the area have some
24 of the longest commutes in the region. The project

1 will provide up to 30-minute time savings to riders
2 traveling from the future 130th Street station to
3 the Loop and facilitate access to multiple CTA rail
4 lines and bus routes.

5 RLE is an equitable investment that
6 will result in strength and vitality for the
7 communities in the RLE area and benefits that will
8 extend to the entire city.

9 The project will create new
10 opportunities. As a result of the time savings,
11 there will be a 47 percent increase in jobs
12 available within an hour commute from the project
13 area.

14 The project will pay dividends
15 locally during and after construction. It is
16 estimated to generate more than 25,000 jobs
17 throughout Cook County in the coming years.

18 As with any major CTA capital
19 project, the CTA will require levels of
20 disadvantaged business enterprise participation
21 for construction and professional services.

22 The CTA is also conducting early
23 outreach to identify opportunities for small
24 business enterprise participation and workforce

1 goals targeted to economically disadvantaged zip
2 codes.

3 RLE is expected to drive investment
4 and create new economic opportunities for
5 businesses and residents.

6 Working with members of the
7 community and City of Chicago, CTA has led
8 development of RLE Transit Supportive Development
9 Plan to leverage this infrastructure investment and
10 help spur complimentary economic growth near future
11 stations. And Jasmine will be going in more detail
12 on the TSD plan later in the presentation.

13 This graphic shows our current
14 project timeline. The RLE project has been talked
15 about for decades. But over the past several
16 years, CTA has accelerated progress and laid the
17 groundwork for significant federal approval and
18 dollars to come to Chicago to make the project
19 possible.

20 We are pursuing federal funding for
21 a portion of the project cost and are advancing the
22 project through federal review and approval process.

23 The box on the lower left outlines
24 a few of the major milestones that we have

1 accomplished in 2022, which includes completion of
2 the environmental work, 30 percent design, start of
3 design build procurement, and approval of transit
4 tax increment financing district.

5 Earlier this year, FTA assigned RLE
6 project an overall project rating of medium high,
7 which is really good, and recommended that Congress
8 appropriate 350 million in 2024 funding for the
9 project.

10 We are soon to enter the engineering
11 phase of the federal process. We have been
12 advancing the procurement process for design
13 builder. In May, CTA announced short list of three
14 design build teams that have been selected submit
15 proposals for the project construction. We
16 anticipate a contract award in 2024.

17 We also anticipate receiving full
18 funding grant agreement from Federal Transit
19 Administration next year.

20 Construction is scheduled to start
21 in 2025 with revenue service to begin in 2029.

22 RLE preferred alignment has been
23 selected to extensive analysis and public and
24 agency coordination between 2006 and 2022. CTA did

1 an alternative analysis from 2006 to 2009 that
2 evaluated a range of alignments and modes. The
3 preferred alignment was further refined through the
4 environmental review process to minimize impacts
5 and maximize benefits.

6 CTA received the record of decision
7 on the final environmental impact statement from
8 Federal Transit Administration in August last year,
9 which allowed us to start the acquisition process
10 for the property needed for the project.

11 CTA has undertaken extensive
12 outreach to inform impacted property owners since
13 2016 when draft environmental impact statement was
14 released. We have kept impacted property owners
15 informed through a variety of outreach methods,
16 including mailings, door-to-door outreach, focus
17 meetings, one-on-one meetings, and open office
18 hours. We have a dedicated acquisitions and
19 relocation team called ART that is focused on
20 fostering relationships in the community. RLE
21 field office is open since January 2023.

22 To make the transition as easy as
23 possible for impacted property owners, the ART team
24 has conducted individualized outreach to ensure

1 that owners understand and can fully utilize the
2 benefits to which they are entitled. The team
3 coordinates closely with owners and tenants
4 throughout the process.

5 Many of the occupied properties
6 are owned by residents that have been willing to
7 relocate. We have already acquired a number of
8 properties and expect to complete the acquisition
9 process by 2024 prior to start of construction in
10 2025. CTA's goal is negotiated agreement with
11 proper owners.

12 With that, I'll transition back to
13 Jasmine.

14 MS. GUNN: Thank you, Sonali.

15 So now -- again, for the record,
16 my name is Jasmine Gunn with the Department of
17 Planning and Development.

18 I am going to provide a lot of
19 background and context just so you understand the
20 full universe. But just to be clear, today we're
21 talking about 36 PINs out of the total land, and
22 they're all vacant, unimproved land -- City-owned
23 land that we're disposing to the CTA.

24 So all the land impacted by the Red

1 Line Extension is a total of 199 total parcels
2 between acquisitions and easements needed. 104 are
3 publicly or railroad owned. Of those 104, 21 of
4 those parcels are owned by the City of Chicago. We
5 have 46 PINs in total that we plan on disposing to
6 CTA; 36 of those are in the TIF district. There's
7 51 by the Cook County Land Bank Authority and 95
8 privately owned between commercial and residential,
9 and then between those, 63 are occupied structures.

10 So for use and purpose, 165 are
11 needed for the project itself, and that's the
12 actual train route and then the facilities and bus
13 turnaround, and then 34 parcels are needed for park
14 mitigation because this project will displace a
15 portion of parkway.

16 So this table goes over the total
17 acquisition by land use. So for commercial and
18 industrial, there are 16 full acquisition; for
19 housing, there are 58 in between single family and
20 multifamily; for institution, it's three; there's
21 one park that's mainly impacted; and then public
22 is publicly owned land that has active uses on it,
23 and that's typically either parking or right-of-way
24 such as the easements over the highway that are

1 needed; and then railroad and utility are three;
2 and then vacant land is 45 for full acquisition.

3 So I do want to mention the
4 collaboration with the Cook County Land Bank
5 Authority. They have vacant land inventory that
6 contains parcels that will be required for the
7 Red Line Extension, and there has been ongoing
8 coordination. They have an agreement between Cook
9 County Land Bank Authority and CTA that was
10 approved in September and October respectively.
11 And then there's coordination that will be ongoing
12 for some property via the scavenger sale process.

13 And, again, there's 51 parcels
14 needed, and all of these parcels are vacant,
15 unimproved. It is not displacing anyone currently
16 on the properties, and there's no relocations
17 required for these properties.

18 So to give additional background
19 before going into the map exhibits and over the
20 parcels we're talking about today, I do want to
21 mention the Transit Supportive Development Plan.
22 So CTA and the Department of Planning and
23 Development created a plan that gives a proactive
24 effort to establish community-led guide for future

1 development. So we're looking at what future
2 development could look like in the station areas.
3 And we estimated that there's a potential for \$1.7
4 billion of real estate development.

5 So this is an example of a station
6 area. So we did an analysis of all the vacant land
7 and found community desired uses for what's in that
8 land and then projected what that could look like
9 at a larger level closer to the station and then at
10 the ground floor level experience as well.

11 Another thing I want to mention in
12 terms of background is in August 2022, the CDC did
13 approve the release of the Michigan Avenue RFP, and
14 that was a request for proposals for three sites
15 along Michigan Avenue. The third site, as you can
16 see in the diagram of the furthest south, is
17 actually where the Michigan Avenue station will be
18 because we are trying to promote development before
19 or as the Red Line Extension is going on. We are
20 receiving -- or reviewing those proposals now to be
21 released for the community evaluation process.

22 So now I will get into the map
23 exhibits. I've just highlighted the City impacted
24 parcels and shown all the land that's impacted.

1 And, again, I just want to highlight that it's the
2 36 vacant City-owned parcels for development of the
3 Red Line Extension Project that we're here for
4 today.

5 So the first portion on the left
6 hand -- I believe, yes, it's left hand for you as
7 well. On the left hand of the screen, you're
8 looking at the Red Line Extension from the Dan Ryan
9 leaving 95th Street down to 103rd along Eggleston
10 Avenue. If you zoom in along this stretch, it is
11 just a single parcel located near the 103rd station.

12 The next portion of the Red Line
13 alignment is from 103rd to 109th Place. And,
14 again, it's just one parcel located closer to 106th
15 Place along Eggleston Avenue, and it's a vacant
16 portion of land next to the Red Line.

17 The next grouping is of 109th Place
18 to 114th Street. This is near the 111th station.
19 And there's a cluster of about three parcels that
20 are near the 111th station.

21 Next we have from 114th Street to
22 116th Street. So it's largely these parcels from a
23 large vacant piece of land at 115th and Michigan.
24 The parcels of land -- one thing to note is in our

1 intergovernmental agreement, the parcels of land
2 closest to 115th Street on the northern end are to
3 be determined based on the results of the request
4 for proposal. So that final footprint will be
5 determined -- it's a negotiation between the
6 developer, CTA, and the City on what the final
7 footprint should be versus what is needed for the
8 station and the other facilities.

9 Next we have 116th to 119th Place.
10 It's a series of vacant parcels along the stretch.
11 And then the main part that's in the TIF district
12 is highlighted in the green in the aerial above,
13 which is a series of vacant land next to the Red
14 Line as well.

15 Then lastly for the Red Line
16 Extension alignment, we have 130th to 134th Street.
17 The northern piece is in the Lake Calumet
18 Industrial TIF and zoning area. And that's needed
19 for the rail yard that will be generated from this
20 project. And then the southern portion is near the
21 130th station, and that land will be transferred to
22 the Forest Preserve to provide more pedestrian
23 access to the Beaubien Woods that is just south
24 of the screen here.

1 COMMISSIONER GOMEZ: Can you highlight that?

2 MS. GUNN: Oh, yes. Sorry about that.

3 Yeah. So in these diagrams, the
4 green -- I should have mentioned the green is the
5 City-owned impacted parcels as well.

6 So for the last half of this
7 presentation, we're talking about the replacement
8 parcels. So as seen on the diagram to the right,
9 this -- the rail structure -- the elevated rail
10 structure will impact the Fernwood Parkway between
11 99th and 103rd Street. And we are required to
12 replace those parks as part of federal mitigation
13 requirements. And evaluations were completed as
14 part of the environmental analysis review that were
15 done.

16 So in coordination with the Park
17 District, there were determined -- it was
18 determined to put the replacement parks -- one in
19 Washington Heights neighborhood, which is the
20 station area where the park will be displaced. And
21 then also identifying locations along the Major
22 Taylor Trail for pocket parks. And then the other
23 requirement for replacement parks is that they need
24 to be at least .25 acres in size.

1 So the replacement -- potential
2 replacement park locations that have City-owned
3 land are located at 102nd and South Parnell, which
4 is close to the 103rd station area, and then 110th
5 Place -- 110th Street to 110th Place along the
6 Major Taylor Trail. And the purple here in these
7 diagrams is actually the Cook County Land Bank
8 Authority owned land just to give context about the
9 coordination that's happening around this project.

10 And then the last replacement park
11 location with City-owned land is at 121st Street to
12 122nd Street along the Major Taylor Trail. And,
13 again, the green is City-owned parcels, and the
14 purple is Cook County Land Bank Authority parcels.

15 So with that, the DPD recommendation
16 is that the Department of Planning and Development
17 recommends the CDC approve the request for
18 authority to give notice and then approve the sale
19 if no other alternative proposals are generated.
20 And this is the 36 PINs for the Red Line Extension
21 Project.

22 I also want to note that we do have
23 aldermanic letters of support from Alderman Mosley
24 of the 21st Ward, Alderman Beale of the 9th Ward,

1 and Alderman Peter Chico of the 10th Ward. And
2 then we also have a comment of support from a
3 resident -- a community resident as well.

4 And with that, I request favorable
5 voting on this matter, and I open it up to
6 questions.

7 CHAIRPERSON BUTLER: Thank you, Jasmine and
8 Sonali. Nice job.

9 Before we open to questions from the
10 members of the Commission and the public, as
11 Jasmine mentioned, we have received letters of
12 support from Alderman Beale and Alderman Mosley,
13 which were received by the Commission -- the
14 department yesterday. And I believe the letter of
15 support from Alderman Chico was included in our
16 package.

17 Would anyone -- any members of the
18 Commission, would you like to hear the -- me read
19 the letters of support? If not ...

20 (No response.)

21 I see no shaking of heads
22 affirmatively, so we will move to written comments.
23 As Jasmine mentioned, there was one written comment
24 from the public that was submitted on this matter,

1 which I will read into the record as follows:

2 Dear Community Development

3 Commission: I am Michael LaFargue, a resident of
4 Roseland and a former CTA and RTA employee. I
5 represent the Roseland and Riverdale communities to
6 the Chicago Association of Realtors, quote, The 77,
7 end quote, Committee.

8 Community members and leaders
9 support the Red Line Extension Project and in the
10 required redevelopment areas of the Roseland and
11 Riverdale communities. I/We support item 3A of the
12 August 8th, 2023 CDC agenda as follows.

13 In this letter, just for full
14 disclosure, Mr. LaFargue repeats the entire agenda
15 item. I will not do that for purposes of
16 efficiency. Now I'm going back to the body of his
17 letter.

18 Again, I am the appointed community
19 representative of Roseland and Riverdale for the
20 Chicago Association of Realtors, CAR, Diversity
21 Committee, quote, The 77, end quote.

22 The 77 tackles real estate and
23 community issues as fair housing, encouraging
24 economic development, engaging with chambers of

1 commerce boards, and liaising with local public
2 officials. As a designated representative, I
3 filter information into CAR as it relates to fair
4 housing and economic development as well as engage
5 with local chambers of commerce, community
6 organizations, and quasi-governmental bodies such
7 as TIF boards. Sincerely, Michael E. LaFargue,
8 managing broker, RCC, RPA, MBA-NPA, The 77
9 Diversity Committee member, Commercial and
10 Luxury -- excuse me, Commercial and Residential
11 Luxury Institute Real Estate and Consulting.

12 Commissioners, both Jasmine Gunn
13 from the Department of Planning and Development and
14 Sonali Tandon from the Chicago Transit Authority
15 are available to answer your questions on this
16 project.

17 Are there questions from members of
18 the Commission?

19 Commissioner Gomez.

20 COMMISSIONER GOMEZ: Thank you for the
21 presentation, Jasmine. Actually very thorough
22 and very helpful.

23 So I did take a couple notes, and I
24 noticed of the 199 parcels, 95 privately owned, 63

1 occupied, 58 were for housing. However, for this
2 agenda item, it's specifically for 39 of the 199 --
3 oops, I'm sorry, 36 of the 199. Of the 36, which
4 one -- how many are occupied, like housing occupied?

5 MS. GUNN: Yes. So this is City-owned land --

6 CHAIRPERSON BUTLER: Could you introduce
7 yourself?

8 MS. GUNN: Oh, I'm sorry. Yes. For the
9 record, my name is Jasmine Gunn with the Department
10 of Planning and Development.

11 So none of the properties are
12 occupied. They're all vacant unimproved City-
13 owned land. So it's in our database already.

14 COMMISSIONER GOMEZ: Okay. Perfect. That
15 was it.

16 MS. GUNN: And we're just disposing of the
17 land. So we're not acquiring anyone's land in
18 this.

19 COMMISSIONER GOMEZ: Thank you. That was my
20 question.

21 CHAIRPERSON BUTLER: Any further questions?

22 Commissioner Davis.

23 COMMISSIONER DAVIS: This is just a -- sorry.
24 This is just a point of clarity for myself since I

1 am so familiar with that area. When you say that
2 it's leaving from 95th -- literally I'm on 95th
3 right now -- is it elevated from there?

4 MS. GUNN: Yes.

5 COMMISSIONER DAVIS: Going which direction?
6 I was trying to figure this out without having to
7 ask the whole group.

8 MS. TANDON: For the record, I'm Sonali
9 Tandon, senior manager for Strategic Planning Rail
10 CTA.

11 So it will start gaining elevation
12 from 95th in the median of the expressway, and it
13 will continue in the median of the expressway
14 towards I-57 and turn south near -- at 99th Street
15 to Eggleston.

16 COMMISSIONER DAVIS: Understood. That's what
17 I couldn't figure out, where that moment in time
18 was.

19 Second question. I saw the report,
20 and I understand all the qualifications that have
21 been met for the different groups that will be
22 involved in the construction of this. What do you
23 see as the other pieces that will come alive as a
24 result of this?

1 So I understand the construction. I
2 understand some of the development and the like.
3 But what is your plan for the development in the
4 area surrounding -- or do you have a plan for how
5 that's going to happen?

6 MS. GUNN: Yes. For the record, my name is
7 Jasmine Gunn with the Department of Planning and
8 Development.

9 So actually in May we passed in the
10 Plan Commission a plan for development around the
11 stations and what that will look like. And it was
12 actually a 2-1/2-year lengthy process of different
13 community meetings and engagement around what the
14 community wanted to see. And we visualized that
15 and mapped out what the zoning and the land use
16 would take to get to that vision.

17 COMMISSIONER DAVIS: Is there some place to
18 see that?

19 MS. GUNN: Yes. For the record, this is
20 Jasmine Gunn.

21 Yes. There is a -- on -- it's on
22 the CTA website; it's on the Red Line Extension
23 Project website.

24 COMMISSIONER DAVIS: Okay. Thank you.

1 CHAIRPERSON BUTLER: Are there other questions
2 or comments from members of the Commission?

3 Commissioner Cox.

4 COMMISSIONER COX: Thank you. I think it
5 might be appropriate to send a link to all of the
6 Commissioners because it's a rather robust study
7 that shows all the opportunities for housing rehab
8 of vacant buildings as well as a strategy for
9 infill housing. So there they have growth numbers,
10 projections of what's possible. And I just think
11 that the Commission would be -- would enjoy seeing
12 that work. And Jasmine Gunn led that work, and
13 it's quite exceptional.

14 I will sneak in my question. Just a
15 clarification. The park replacement land, so the
16 expectation is that CTA will acquire this land and
17 then it is received by the Park District. And is
18 there compensation for executing the design and
19 construction of the additional park land that goes
20 along with the transit TIF?

21 So basically I'm asking, you know,
22 who will receive the ownership of the park
23 replacement land and who pays to have it -- the
24 improvements made?

1 MS. TANDON: For the record, this is Sonali
2 Tandon, Chicago Transit Authority.

3 So CTA will be transferring the
4 replacement park land to Park District. We are
5 currently in the process of negotiations and
6 executing an intergovernmental agreement with them
7 as well. And we will be doing some basic sodding
8 and leveling of land and then transferring it to
9 Park District.

10 The Fernwood Parkway is also
11 currently passive park space. So if there are
12 further or different visions for the transferred
13 park land, then Park District will make those
14 improvements.

15 COMMISSIONER COX: So there is not -- like
16 for the Major Taylor Trail, apart from just sodding
17 and making it accessible, there's no resources
18 identified to do additional -- you know, beyond
19 just passive?

20 MS. TANDON: Not at this time.

21 COMMISSIONER COX: Okay. Okay. Thank you.

22 CHAIRPERSON BUTLER: Are there other questions
23 or comments from members of the Commission?

24 Secretary Chan McKibben.

1 COMMISSIONER CHAN McKIBBEN: My question is
2 about the community engagement process. Maybe it's
3 already detailed in the document about the housing
4 that -- the privately owned housing that may be
5 purchased later even though it's not part of
6 today's vote.

7 And then also what kind of
8 engagement process has been in place or will be
9 in place for the replacement park land? Thanks.

10 MS. TANDON: For the record, this is Sonali
11 Tandon, Chicago Transit Authority.

12 So we have been communicating with
13 the impacted property owners since 2016. We have
14 been mailing them letters and doing door-to-door
15 outreach, having focused community meetings on
16 displacement. And our acquisitions and relocation
17 team has been giving them all the information about
18 the process so that they are aware of the benefits
19 that they would get through the Uniformity Location
20 Act, which we are required to follow.

21 So it has been a very robust
22 community outreach process on the -- related to
23 acquisitions and relocation. So they are entitled
24 to both acquisition benefits as well as relocation

1 benefits.

2 I'm sorry. Was there another
3 question? Does that answer --

4 COMMISSIONER CHAN McKIBBEN: The second
5 question was about the replacement park land.
6 Similar question. What is the public engagement
7 process, and how do residents -- community
8 residents get involved?

9 MS. TANDON: So, again, this is Sonali
10 Tandon, Chicago Transit Authority.

11 So since the impacts to Fernwood
12 Parkway is a Section 4(f) impact, which is covered
13 as part of the environmental impact statement
14 process, it has been -- those impacts and proposed
15 mitigations have been part of all our outreach
16 process. For the environmental impact statement,
17 we have had a number of meetings over the years.
18 We have re-presented that information. The
19 replacement park parcels have evolved over the
20 years.

21 More recently when we published the
22 supplemental environmental assessment and conducted
23 a hearing on it in February of 2022, we presented
24 that information during that -- during those

1 meetings and hearing.

2 So overall, over the years the
3 response has been positive. People are excited
4 about new parks. As I mentioned before, the
5 Fernwood Parkway is a passive park space, and the
6 new replacement parks will provide additional
7 opportunities. Thank you.

8 COMMISSIONER CHAN MCKIBBEN: Thank you.

9 CHAIRPERSON BUTLER: Commissioner Thomas.

10 COMMISSIONER THOMAS: Thank you, Madam Chair.

11 I -- it was a great presentation.
12 Very thorough.

13 We talked about the plan -- you're
14 going to send us a link to the comprehensive plan.
15 Does the plan also address local business
16 opportunities especially around the new stations?

17 MS. GUNN: For the record, this is Jasmine
18 Gunn with DPD.

19 Yes, the plan does include
20 opportunities for small business owners. And we
21 have a lengthy matrix at the end about partnership
22 opportunities and who we should bring to the table
23 to accomplish the different visions that we set
24 forth.

1 COMMISSIONER THOMAS: Thank you.

2 Thank you, Madam Chair.

3 CHAIRPERSON BUTLER: Thank you, Commissioner
4 Thomas.

5 I have a follow-up question to the
6 question that Secretary Chan McKibben asked. And
7 this is directed to the CTA.

8 Of the 95 privately owned parcels,
9 how many -- and this is -- you can give an
10 approximate. We don't need the exact number. How
11 many do you -- have you been -- kind of been in
12 active engagement with regarding the acquisition of
13 their property versus there's been no reaction or
14 engagement with the owners?

15 MS. TANDON: For the record, this is Sonali
16 Tandon, Chicago Transit Authority.

17 So we have been contacting property
18 owners since last year. We have provided them
19 letter of intent after receiving the record of
20 decision on the environmental impact statement.
21 Appraisals have been conducted on all properties.
22 And when we conduct appraisals, we reach out to the
23 property owners and invite them during appraisal
24 process. So the acquisition process is ongoing.

1 We have acquired some of the
2 properties. And some of the other properties
3 are in different stages of acquisition.

4 CHAIRPERSON BUTLER: So can you guesstimate
5 as to of the 95 privately owned parcels that you're
6 engaged with have -- can you give an estimate as to
7 kind of how many have been -- or the percentage --
8 however you would like to answer the question. I'm
9 just trying to get a sense of how much active
10 engagement there has been with the property owners
11 on these 95 parcels.

12 MS. TANDON: Once again, this is Sonali
13 Tandon, Chicago Transit Authority.

14 So there has been active engagement
15 with all properties and property owners. I think
16 your question is more about like how many we have
17 already acquired.

18 CHAIRPERSON BUTLER: I think you did say that
19 there were some parcels that had been acquired.

20 MS. TANDON: Yeah. There have been some
21 parcels that have been acquired. If you are
22 looking for precise numbers, then we'll have to get
23 back to you with that information. But we are
24 actively coordinating on all the properties and

1 hope to acquire them by the end of next year before
2 we start construction.

3 CHAIRPERSON BUTLER: Right. Thank you.

4 Commissioner Thomas.

5 COMMISSIONER THOMAS: I think the
6 clarification is I think I heard her say that all
7 99 property owners have been engaged with CTA. Is
8 that correct?

9 MS. TANDON: That is correct. And I also
10 have Joe Harmening here, director of real estate,
11 CTA real estate. And I don't know if Joe has
12 additional information here to add.

13 MR. HARMENING: Hello. Yes. Okay. So I can
14 just --

15 CHAIRPERSON BUTLER: You need to introduce
16 yourself, sir.

17 MR. HARMENING: Yes. My name is Joe
18 Harmening. I am the director of real estate for
19 CTA.

20 And I can confirm that we've
21 contacted all the private property owners. And
22 we've had closings of about -- I believe we're
23 right now at 38 closings to get a sense for where
24 we are in the process.

1 CHAIRPERSON BUTLER: Yes. Commissioner Cox.

2 COMMISSIONER COX: If I could just add,
3 because I think obviously we all have this vision
4 of people who are, you know, contacted and
5 contacted and contacted and there's no response,
6 and then all of a sudden they wake up to the fact
7 that their property is in the mix, and there's a
8 big story in the paper about how CTA is taking
9 their land and they didn't know.

10 So I think we can all envision that
11 scenario. And I think we want to make sure that
12 everything has been done, that that will never
13 happen here, because not only are you in contact
14 with them, they have responded to you, your
15 contact.

16 MR. HARMENING: Generally that is true.

17 CHAIRPERSON BUTLER: You need to -- I'm
18 sorry. Every time --

19 MR. HARMENING: Sorry.

20 CHAIRPERSON BUTLER: -- you speak you have to
21 introduce yourself. Thank you.

22 MR. HARMENING: Joe Harmening with the CTA.

23 Generally, Commissioner Cox, that is
24 the case, that we would be -- not only establish

1 contact with the property owners, but that they
2 have acknowledged that and we have entered into a
3 negotiation or discussions. That is not always
4 the -- that is not always the case. In some cases,
5 owners are -- if I can just finish. So in some
6 cases, the owners are not responsive to the letter
7 of intent or the offer letter, whatever kind of
8 contact that we would have made. And so we are
9 forced to try and find other means to reach out,
10 whether it's via the newspaper or through counsel,
11 outside counsel.

12 COMMISSIONER COX: Okay. So have you found
13 yourself yet in one of those situations where
14 you've had to use these alternative methods to
15 reach people?

16 MR. HARMENING: That has occurred.

17 COMMISSIONER COX: Okay. Thank you.

18 CHAIRPERSON BUTLER: Great. Thank you,
19 Commissioner Cox.

20 Are there other questions or
21 comments from the members of the Commission?

22 COMMISSIONER GOMEZ: I'm sorry.

23 CHAIRPERSON BUTLER: Don't be sorry.
24 Commissioner Gomez, please.

1 COMMISSIONER GOMEZ: Thank you. As more
2 people have been bringing it up -- and the reason
3 my original question about the occupied and those
4 that are housing is my concern is CTA is
5 negotiating directly with the property owners.

6 Many -- I know if one of them were
7 my parents or maybe a family member, they may not
8 know how to react to that or -- are we offering any
9 type of support or service that they would have to
10 be able to talk about these things with?

11 MS. TANDON: This is Sonali Tandon, Chicago
12 Transit Authority.

13 Yeah. Our acquisition and
14 relocation team has been -- and somewhat the lead
15 for the acquisition and relocation team has been
16 communicating with the property owners since 2016.
17 They have been hand holding the property owners
18 with a lot of information and the benefits that
19 they are entitled to. We are very much aware that
20 it can be a very stressful process, and that has
21 been on the forefront of our outreach approach to
22 make it less stressful, to give people the
23 information that they need. And our -- we have a
24 community office -- we have an office within the

1 community at 111th Street. And owners have
2 information of our ART team so they can reach out
3 to them as they -- if they get anxious or if they
4 have questions. So --

5 COMMISSIONER GOMEZ: No. I think that's --
6 I think as long as -- it would be great -- I know
7 there's organizations that offer resources. And so
8 if we're able to connect them with people that can
9 offer legal counsel or just how -- on the subject.

10 Again, if someone came knocking on
11 my door or a family member's and -- you know, you
12 don't know where to go to right away. So I think
13 it would just be helpful to have that support, that
14 we're doing that -- that CTA's doing that.

15 CHAIRPERSON BUTLER: Thank you, Commissioner
16 Gomez.

17 Are there other questions or
18 comments from members of the Commission?

19 (No response.)

20 If there are no further questions or
21 comments from members of the Commission, I would
22 now like to invite members of the public who are in
23 attendance and interested to speak on this item.
24 Each speaker will be limited to three minutes.

1 I have two speakers that have signed
2 in. Ms. Jessica Jackson, would you care to come to
3 the mic. Mr. Blakemore's a gentleman, so he's
4 going to let you speak first.

5 MS. JACKSON: Hello.

6 CHAIRPERSON BUTLER: Can you turn on her mic,
7 please? It's on.

8 And, Ms. Jackson, if you've not
9 spoken to this party before -- to this body before,
10 the timer is there on the wall. And thank you for
11 your comments.

12 MS. JACKSON: Okay. My name is Jessica
13 Jackson. And I'm here and I'm listening to this.
14 My concern is that the people who actually live in
15 Roseland, in these areas, that their houses, their
16 property is not taken from them in order for this
17 Red Line to develop. It's too much of that going
18 on in the City of Chicago, especially on the South
19 Side where the properties are being taken.

20 People are being bullied. No,
21 it's not a nice process of interacting with the
22 community, interacting with the homeowners. That's
23 not what's happening. What's happening is
24 bogarting, is bullying, is stealing. We're seeing

1 here where a stenographer is here taking notes for
2 this meeting. But there's no stenographers in the
3 probate division where they're straight stealing
4 property from people in this city. It's too much
5 of that going on.

6 You got the people on the South
7 Side, in South Shore just talking about how we
8 being bogarted by immigration getting pushed out
9 our communities. That's what's happening.

10 We got letters from the aldermen.
11 Where are they? Where are these black aldermen
12 that need to be representing these black people?
13 Don't send no letter. Show your black face. Like
14 you came and voted for them immigrants, you threw
15 your hand up. You didn't send a letter. That's
16 why they need to be voted out of office. You can't
17 treat your own no better than this? You need to
18 have to get out of office.

19 You don't develop the city in black
20 areas, but the black people who live there, they're
21 paying taxes there, property taxes there, they
22 don't get to enjoy it because you're going to move
23 them out like you did with the Obama Center.
24 You're gonna flame Obama in front of us to make us

1 fall for it. But all the while you moving the
2 people out that live over there.

3 And then when the Democratic
4 National Convention come, you're gonna flaunt Obama
5 to cut a ribbon and wave to the people after they
6 get pushed out their own communities. That's what
7 Willie Wilson was talking about in that letter that
8 he published the other day in the Chicago Tribune,
9 talking about why black officials need to be forced
10 out of office because you're sitting here letting
11 black Chicagoans get treated like this.

12 Nobody's saying that railroad
13 shouldn't be developed. But make sure those jobs
14 come to the people who live in those communities,
15 not a bunch of immigrants working in our
16 communities. That needs to stop. It needs to
17 stop.

18 I don't know if I can finish with my
19 three minutes or what. I got two seconds. You all
20 need to get it together. Get it together for the
21 black people in this town. For the black people in
22 this town.

23 CHAIRPERSON BUTLER: Thank you, Ms. Jackson,
24 for your remarks.

1 MS. JACKSON: Thank you.

2 CHAIRPERSON BUTLER: We appreciate your
3 participation. We really do.

4 Mr. Blakemore.

5 Can we have Mr. Blakemore's mic on,
6 please?

7 MR. BLAKEMORE: They are my enemies up here.
8 They'll cut the mic off.

9 CHAIRPERSON BUTLER: Okay. Your --
10 Mr. Blakemore, your mic is on now, sir.

11 MR. BLAKEMORE: Okay. Thank you. And the
12 way you are chairing this committee, I think it's
13 wonderful. You gave the information prior to
14 letting the people speak so we could be well
15 informed on what's going on.

16 You -- these committees, you just
17 come, Okay, we got three or four people to speak,
18 and some people -- you went over the agenda and the
19 item. And you are educating the people. So I
20 challenge you this -- you one of the -- the new
21 chairman, to bring the people out, to inform and
22 engage the people in your community about what's
23 going on.

24 Eminent domain where government take

1 what they want from the people. Now, I have seen
2 certain places when it come to white people, they
3 go around certain when they don't want to fail.
4 They get -- they say, Well, we gonna -- we gonna
5 build around that. I've seen it on the Gold Coast.

6 CHAIRPERSON BUTLER: Mr. Blakemore, could you
7 speak in the mic, please?

8 MR. BLAKEMORE: I've seen it on the Gold
9 Coast. So if some of these people refuse to sell,
10 you get your architect, your engineers, and you go
11 around them. You don't first bully them and say,
12 You got to move. Taking private property for
13 public use. And it's too much. It's too messy.
14 CTA own that and gonna transfer it to the Park
15 District, and the Park District gonna transfer --
16 forward this to the land bank and the county.

17 That's what's wrong here. This
18 little all Democratic machine here. All of you are
19 in this together. If I ask each one of you all,
20 What party do you belong to? I'm a Democrat, I'm a
21 Democrat. That's what engineer -- over a million
22 and a half black have left the City of Chicago.
23 A million and a half slowly under Daley Democrat,
24 Emmanuel, Mayor Lightfoot, and now Brandon Johnson.

1 But they all black faces in high places.

2 Well, why are blacks leaving the
3 city? And why Asians coming in? Whites. Latinos
4 are coming in. And why are blacks going out?

5 So what the young lady has said, it
6 seem like they could easily use this, instead of
7 empowering black people with this extension of the
8 Red Line, they could be engineering us out too.
9 And we are suspect.

10 And so thank you, Chairman, for
11 being so kind to me and gracious to me when I was
12 having a -- like a little tantrum when Mr. Cox was
13 here. And if I do go over three minutes, is that a
14 crime? We must be flexible, and you share the
15 public.

16 CHAIRPERSON BUTLER: Thank you, Mr. Blakemore.

17 MR. BLAKEMORE: And thank you very much.

18 CHAIRPERSON BUTLER: Thank you.

19 MR. BLAKEMORE: And then we will be able to
20 have to speak on this other item that we have.

21 CHAIRPERSON BUTLER: Yes, Mr. Blakemore. We
22 look forward to hearing from you on that item as
23 well. Thank you.

24 Are there any additional members of

1 the public -- all right. Thank you, Mr. Blakemore.
2 Keeps me straight.

3 If there are no other -- if there
4 are no further questions or comments, in the
5 resolution before us, the Department of Planning
6 and Development is seeking authority to advertise
7 its intention to enter into a negotiated sale with
8 the Chicago Transit Authority for the disposition
9 of 36 parcels in the 105th/Vincennes, 107th/
10 Halsted, 119th/Halsted, Lake Calumet, and Roseland/
11 Michigan Tax Increment Financing Redevelopment
12 Project Areas, to request alternative proposals,
13 and to approve the sale of these properties to
14 the Chicago Transit Authority if no responsive
15 alternative proposals are received.

16 Are there any objections or
17 abstentions by members of the Commission to this
18 item?

19 (No response.)

20 Seeing that there are no objections,
21 I move passage of this item by the same roll call
22 vote previously used to establish quorum. The
23 motion is approved.

24 COMMISSIONER THOMAS: Madam Chair.

1 CHAIRPERSON BUTLER: Yes. I'm sorry.

2 COMMISSIONER THOMAS: I just --

3 CHAIRPERSON BUTLER: Did you abstain?

4 COMMISSIONER THOMAS: No. I want to make
5 sure that our secretary is part of that quorum.

6 CHAIRPERSON BUTLER: Yes, she is.

7 COMMISSIONER THOMAS: Thank you.

8 CHAIRPERSON BUTLER: Yes.

9 COMMISSIONER COX: I also would like to have
10 a follow-up with CTA to really dig a little deeper
11 on the portfolio of properties that you've been
12 trying to acquire and they come in different ways.
13 I feel a certain sense of responsibility because
14 when something goes sideways, I think the subject
15 of people's concern will be the City, not CTA. It
16 could be just as easily DPD because we've had a
17 leadership role. And if I'm going to take some of
18 the responsibility, I think I want to make sure
19 that everything that we know we should be doing is
20 working.

21 So it sounds like you have -- you're
22 on top of it. But yet those concerns linger in the
23 general public, and we want to make sure that we've
24 done everything possible.

1 So I'd like to request a follow-up
2 to the conversation that was had today.

3 The other thing, and it's -- that
4 DPD did, and we did it very strategically, was to
5 try to anticipate the kind of development that the
6 Red Line Extension will engender and to be able to
7 actually show people what the future will look like
8 years before building is constructed.

9 And we have the first results -- I
10 think Jasmine spoke to that -- that are going to be
11 unveiled beginning of September, end of August.
12 And I think people will start to see that the type
13 of, you know, medium density development that you
14 expect around transit stations, the type of
15 amenities that you expect to see, like grocery
16 stores and other, are in the mix. And they
17 actually are quite beautiful. Some of the best
18 looking development we've seen in the city is
19 coming along with this Red Line.

20 And so we purposefully tried to
21 front load it to make sure people understood what
22 the future looks like.

23 And so this body hopefully -- maybe
24 we'll be able to make a special presentation once

1 it's all done. But there will be multiple open
2 houses planned in the community to help people
3 visualize what the future is like.

4 I'm very excited by it, and I think
5 we've done our very best to make sure that it is
6 for the very people who live in Roseland and it
7 won't be a force for gentrification or displacement.

8 So I'm looking forward to sharing
9 that with the group, and it's coming within a
10 matter of, you know, weeks.

11 CHAIRPERSON BUTLER: That's great. Thank you
12 so much, Commissioner Cox.

13 I know the Commission -- members of
14 the Commission would be really happy to continue to
15 be kept informed on the progress, particularly the
16 very sensitive issue of the acquisition of --

17 COMMISSIONER COX: Right.

18 CHAIRPERSON BUTLER: -- privately owned
19 parcels that are being impacted by not just this
20 development, but, you know, activities throughout
21 the city, development throughout the city. We want
22 to make sure that we're doing our part to make sure
23 that all of us as citizens are -- feel that the
24 City is -- the City and all of its sister agencies

1 and organizations are being receptive and
2 responsive to our needs and requirements. And so,
3 you know, we look forward to hearing from you about
4 your engagement with the CTA on that specific topic
5 as it relates to this Red Line Extension, but also
6 just in general in keeping the Commission, the CDC,
7 informed on the project in general would be very
8 helpful. And so we'll figure out a way to work
9 that into our public agenda so that members of the
10 public can be informed as well.

11 Commissioner Davis.

12 COMMISSIONER DAVIS: I have a quick question
13 along those same lines.

14 Who is responsible for kind of
15 getting the word out, the -- I won't say publicity,
16 but the marketing, the -- getting in front of it?
17 You said, you know, front loading, getting in front
18 of it in terms of what this is not versus what, you
19 know, people may think. And so who is responsible
20 for that part of it, the rollout, like what we will
21 see coming -- commercials or TV or whatever, not
22 that we have a lot of money for that. But who does
23 that? And who's going to be doing that?

24 MS. TANDON: Is that the question for the TSD

1 plan development, or is that for --

2 COMMISSIONER DAVIS: Well, no. It's a
3 question just in general. So just the kinds of
4 things that we heard today that the rest of the
5 public may be thinking and don't -- and won't have
6 the ability to ask these questions. And when you
7 say "get in front of it," what -- I'm not saying
8 that it's your responsibility. I don't know whose
9 responsibility it is, that's my question, to make
10 sure that we get the word out -- that the word gets
11 out that it's coming, this is what it's going to
12 look like, this is how beautiful it's going to be,
13 it's a joint collaboration, this is how you can be
14 a part of it, this is when the meetings are
15 happening. I can go on and on about what people
16 probably should know. But who tells them that?

17 CHAIRPERSON BUTLER: So this is -- we want to
18 make sure that we stay on track --

19 COMMISSIONER DAVIS: Understood.

20 CHAIRPERSON BUTLER: -- with respect to our
21 agenda. But I think what you're hearing is that
22 members of this Commission and other commissions in
23 the City have lots of ideas and suggestions about
24 not only this project but other matters that come

1 before this Commission.

2 And, Commissioner Davis, if there is
3 not -- as part of the intergovernmental agencies
4 that are working on this, if there's not a plan
5 currently in place to let the public know what is
6 coming that there should be. And that is -- thank
7 you, Commissioner Davis, for that suggestion. And
8 I'm sure that all of the agencies and departments
9 that are working on this will make sure that your,
10 you know, wonderful suggestion is, in fact, executed.

11 MS. GUNN: And I do -- this is Jasmine Gunn
12 with the Department of Planning and Development.

13 I do want to mention for the
14 developments that we're mentioning along Michigan
15 Avenue, we're actually planning on sending out
16 a few thousand mailers to the people in the
17 surrounding area so they'll get the -- you know,
18 like the door-to-door outreach. And we're working
19 with our communications team to really get the word
20 out to the area.

21 I know CTA is also doing a lot of
22 outreach as well.

23 CHAIRPERSON BUTLER: And I think that what
24 you're hearing from this Commission is that that

1 needs to be a coordinated effort, because if it's
2 coordinated, it will be more impactful. That's our
3 recommendation to all of the departments and
4 agencies involved.

5 MS. TANDON: I'll just add to that that CTA
6 has definitely been doing extensive coordination
7 with all the sister agencies over the number of
8 years as part of the environmental process and when
9 that ended as part of the project development, so ...

10 And also like extensive outreach, we
11 have a project advisory council who we -- which
12 includes community members, and we keep them
13 updated on the project. We have a variety of
14 means, newsletters, website, a number of ways to
15 reach the public and keep them apprised of the
16 information. But I do take the point about keeping
17 everyone -- all the agencies coordinated as well.

18 CHAIRPERSON BUTLER: The last thing that
19 we'll say on this is that local focus is the bare
20 minimum that's required. I think what you're
21 hearing also from this Commission is a suggestion
22 that it be more broad based so that the general
23 public understands the benefits of this particular
24 activity by the CTA and how it will benefit the

1 city.

2 MS. TANDON: Thank you for that recommendation.

3 CHAIRPERSON BUTLER: All right. Great.

4 Thank you.

5 Okay. Commissioners, for our next
6 and final item of new business, the Department of
7 Planning and Development is seeking authority to
8 advertise its intention to enter into a negotiated
9 sale with Academic Adventure Academy for the
10 disposition of the property located at 7524 South
11 Emerald Avenue in the 79th/Vincennes Tax Increment
12 Financing Redevelopment Project Area, to request
13 alternative proposals, and to approve the sale of
14 the property to Academic Adventure Academy if no
15 responsive alternative proposals are received.

16 James Michaels will provide a brief
17 description of this on behalf of the Department of
18 Planning and Development.

19 Welcome, James.

20 MR. MICHAELS: Thank you very much. Good
21 afternoon, Chairman and members of the committee.

22 My name -- for the record, my name
23 is James Michaels from the Department of Planning
24 and Development.

1 CHAIRPERSON BUTLER: Could you speak more
2 into the mic, please?

3 MR. MICHAELS: Sure.

4 CHAIRPERSON BUTLER: Or you can move it
5 closer to you if it's easier.

6 MR. MICHAELS: There we go.

7 This item is a fair market sale for
8 an unimproved City-owned parcel located at 7524
9 West Emerald Avenue to Academic Adventure Academy.

10 The property is zoned RS-3 in the
11 Englewood community area.

12 The parcel will be used as an
13 outdoor play lot for the daycare at 7506 West
14 Emerald. For zoning, the applicant has agreed to
15 all zoning requirements regarding front setback and
16 play lot equipment.

17 The appraised market value is
18 \$4,250, and the sale price is \$4,250. The vacant
19 lot dimensions is 40 by 144, or 5,758 square feet
20 approximately. In addition, the department has
21 obtained AIS clearance on the parcel. And we have
22 support from 17th Ward Alderman David Moore and the
23 adjacent neighbor.

24 That concludes my presentation.

1 So this is basically what it will
2 look like after the parcel is improved. And this
3 is what it looks like right now.

4 We're looking to -- our
5 recommendation is looking to go ahead for
6 advertisement and then go on to the Chicago Plan
7 Commission and City Council introduction.

8 Thank you. That concludes my
9 presentation.

10 CHAIRPERSON BUTLER: Thank you, James.

11 And just to confirm, this is a
12 market rate sale?

13 MR. MICHAELS: This is a market rate sale,
14 correct.

15 CHAIRPERSON BUTLER: All right. Thank you.

16 Is -- I don't see Alderman David
17 Moore here. But as James mentioned, he did -- he
18 is in support of this project.

19 MR. MICHAELS: We have a --

20 CHAIRPERSON BUTLER: Is that correct?

21 MR. MICHAELS: Correct. We have a support
22 letter. And we did discuss that the meeting was
23 today, and then the Chicago Plan Commission meeting
24 is coming.

1 CHAIRPERSON BUTLER: Great. Thank you.

2 No written statements from the
3 public were submitted on this matter. We can now
4 move to questions.

5 Commissioners, James Michaels from
6 the Department of Planning and Development is
7 available to help answer your questions.

8 Commissioners, do you have any
9 questions or comments?

10 Commissioner Curtis.

11 COMMISSIONER CURTIS: Yes. Thank you.

12 I'm just curious. I see that it's
13 part of the tax increment area. Is there TIF
14 funding involved in this at all?

15 MR. MICHAELS: For the record, my name is
16 James Michaels from the Department of Planning and
17 Development.

18 There is no TIF funding involved in
19 this transaction.

20 COMMISSIONER CURTIS: Thank you.

21 CHAIRPERSON BUTLER: And just as
22 clarification, this -- the -- this Commission is
23 required to approve the sale of property within a
24 TIF district even if it's at market rate, at

1 appraised value. It has to come to this
2 Commission. And that's why this matter is being
3 considered by this Commission today.

4 Commissioner Davis.

5 COMMISSIONER DAVIS: Am I correct that the
6 home -- there's a home daycare that, I guess, is
7 adjacent to that? Is that right?

8 MR. MICHAELS: The home daycare is
9 actually -- so the home daycare would be item B
10 here. It's a couple doors down from this property.

11 COMMISSIONER DAVIS: Okay. Quick question.
12 Who is responsible for maintaining the lot?

13 MR. MICHAELS: The daycare will be
14 responsible for maintaining the lot. She states
15 that she will be putting water in -- water supply
16 into the lot, and she will be maintaining the lot.

17 COMMISSIONER DAVIS: And who makes sure that
18 that's the case?

19 The reason why I ask is because my
20 mother lives next door to one of these so-called
21 play lots that has been put up, and it has been
22 disaster. The people who were supposed to take
23 care of it have not, and there's no way to enforce
24 them taking care of it. And it was worse than the

1 vacant lot that was there.

2 And so -- because then people sell
3 drugs there. They hang out there. They do all
4 kind of things there. So I guess my concern is
5 just that we're not creating a nuisance in some
6 respect.

7 MR. MICHAELS: The alderman -- we had
8 presented this scenario to the alderman, and the
9 alderman was support for this Academic Adventure
10 Academy.

11 COMMISSIONER DAVIS: So we don't know, you
12 know, who is going to be responsible for making
13 sure that there's safety and all that kind of
14 thing. I just want to make sure that when we're
15 doing something like this that we know that there's
16 potential problems and that the folks who say that
17 they're going to take care of it are kind of made
18 to do so. Is there something in place to make sure
19 that happens?

20 MR. MICHAELS: I mean, there's zoning in
21 place that she'll have to maintain the lot. And if
22 the lot becomes unmaintainable, there's, you know,
23 zoning requirements for that.

24 COMMISSIONER DAVIS: Okay.

1 COMMISSIONER COX: Madam Chair, if I may.

2 CHAIRPERSON BUTLER: Yes, Commissioner Cox.

3 COMMISSIONER COX: I have a feeling -- I
4 asked this question at the review of this parcel.
5 Have the two adjacent property owners been notified
6 of the new use? And have -- you know, I don't know
7 if they consent. But have they been supportive of
8 having the playground next door to them?

9 MR. MICHAELS: Sure. The one neighbor to the
10 right is supportive, and she provided a letter of
11 support. The neighbor to the left, it's in a
12 trust, and she could not get ahold of who owned it
13 in the trust. She tried for a month or two
14 months -- the owner, Brittny King, of the daycare,
15 she tried for a couple months to get ahold of them.
16 And we had explained this to the alderman too.

17 COMMISSIONER COX: Okay. A trust, does that
18 mean they're renting it to someone else or --

19 MR. MICHAELS: Right now it's vacant.

20 COMMISSIONER COX: It's vacant.

21 MR. MICHAELS: Right now it's vacant in a
22 trust. And they can't -- they're trying to locate
23 the trust owner, correct.

24 COMMISSIONER GOMEZ: The property to the

1 left?

2 MR. MICHAELS: The property to the left,
3 right, exactly. Um-hmm.

4 COMMISSIONER COX: I mean, I think the
5 Commissioner's point is obviously well taken.
6 Generally the daycare has the lot adjacent to their
7 facility, so they have absolute responsibility.
8 When it's dislocated from their place, you know,
9 the question of accountability and maintenance
10 could become, you know, a nuisance.

11 I would only say that the
12 neighbors -- at least the one neighbor that's
13 occupied or the people across the street on the
14 block have a mechanism to voice their concern
15 really to the daycare center directly or to their
16 local alderperson. So there should be some
17 oversight, but it's not ideal. And you have a
18 lived experience example of where it didn't work.

19 I think we just have to kind of hope
20 for the best and make sure that it is in the sale
21 agreement specific language that represents this
22 issue so that they know. And we have the ability
23 to do that.

24 MR. MICHAELS: Right. We can add things to

1 the deed -- to restrict the deed for it. Um-hmm.

2 CHAIRPERSON BUTLER: Commissioner Thomas.

3 COMMISSIONER THOMAS: I'm just going to say
4 this because when someone owns a piece of property,
5 it's already under ordinance that they have to keep
6 the property up and they get ticketed. They get
7 ticketed enough where the municipality will take
8 the property if they're not keeping it up. That is
9 the way it's supposed to be.

10 And I would suggest that it not run
11 with the land because it's already a part of the
12 responsibility of the owner. I'm just saying that.

13 I think this is a good idea. If
14 there's anything running with the land, it should
15 be attached to the PIN letter B so that when it's
16 sold, if B is ever sold, A is not just sitting out
17 there alone. That's when the issue will happen.

18 COMMISSIONER COX: If she stops running the
19 daycare?

20 COMMISSIONER THOMAS: If she stops running
21 the daycare -- unless the sale is to the daycare
22 LLC or whatever it is, you're selling the property
23 to that person. That person will own it. But if
24 it's two separate PINs, if she sells B and not A,

1 then A is just sitting there as an absentee owner.

2 Right? And that's when your issues happen.

3 COMMISSIONER COX: Joining of the two PINs on
4 the one property ownership, is that an alternative
5 we have?

6 MR. MICHAELS: I don't think joining the
7 PINs. But I think it's an excellent idea you have,
8 and I think it's something we could write in the
9 deed. We'll run it past the applicant, and we'll
10 run it past the department. I think there's
11 something in the deed we could put to restrict that
12 if she does discontinue the use as a daycare or
13 something that the City would have first refusal
14 to purchase the property back. I think there's
15 something we can -- we could put in the deed if we
16 discuss it -- as we discuss it.

17 COMMISSIONER THOMAS: Thank you, Madam
18 Chairman.

19 CHAIRPERSON BUTLER: Thank you, Commissioner
20 Thomas.

21 Are there other questions or
22 comments from members of the Commission?

23 (No response.)

24 If there are no further questions or

1 comments from members of the Commission -- and I'm
2 sure the department appreciates the discussion that
3 we just had. And, Commissioner Davis, thank you
4 for raising the concern.

5 I would now like to invite members
6 of the public who are in attendance and interested
7 to speak on this item.

8 Each speaker will be limited to
9 three minutes. I have a total of three speakers, I
10 believe, that have signed up to speak on this item.

11 Zoe Lee. Thank you so much for
12 coming and spending time with us this afternoon.
13 We're interested in hearing from you.

14 Just as a point of, I guess,
15 clarification, if you've not been to this body
16 before, each speaker has three minutes to speak.
17 And the timer is there on the wall. You may begin.
18 Thank you.

19 MS. LEE: Hi. My name is Zoe Lee. I have
20 been protesting for the last eight weeks in front
21 of City Hall for my mother, eminent domain, 79th
22 and Halsted. My mother and my godfather have a
23 property in 2016 Rahm Emmanuel had signed off on
24 Delta Demolition to knock it down, and she has not

1 been compensated yet. We are in court. You know,
2 my mother had a stroke 2023 -- the beginning of
3 2023, three days before my birthday. And I prayed,
4 and I done made sure like I was able to get the
5 money to get a civil rights lawyer because, you
6 know, it's violation of her Fifth Amendment, which
7 is not being compensated.

8 And a lot of us don't know, you
9 know, about the Constitution and our laws and our
10 rights. And I'm outside to make awareness because
11 this happens in the -- in our communities. And
12 it's now affecting -- eminent domain is affecting
13 all nationalities, you know. I spoke to a few
14 white people; you know, they talk about farms. You
15 know, it's a big thing, and no one's talking about
16 it. And it continues to happen in our communities.
17 And we don't have the resources, the knowledge. We
18 don't know about the laws. We don't know that the
19 Constitution is for us and it protects us. And
20 they're going to continue to do this if no one
21 doesn't speak up about it.

22 I'm new to this. You know, I used
23 to manage a man by the name of Dick Gregory. And
24 58 years ago he did the same thing; you know,

1 marched from here to Daley's house. And that's all
2 I know. But I do know social media is big, and
3 it's about time for it to get out. And I have
4 faith that where my mother was born and raised,
5 Chicago, that they're going to do the right thing
6 and pay her so we can continue to, you know, have
7 revenue over there. You know, my mother had --
8 that was a big lot, Sandpiper Lounge, you know, and
9 that could -- I love art. That could have been an
10 art gallery. I could have, you know, hired young
11 kids that could have been out here.

12 So I just wanted to like make you
13 guys aware that I'll continue to be outside. And
14 if it's just one person, I don't care, you
15 understand. It's just about just letting you know
16 that you guys cannot -- not saying you guys, but
17 the City of Chicago cannot continue to do this
18 especially to us. Gentrification was one of the
19 worst things that happened to us, and it gets worse
20 and worse every year if we do not do anything about
21 it. And we don't have any leadership in the City
22 of Chicago that are taking a stand. So that's it.
23 Thank you all. And that's -- peace.

24 CHAIRPERSON BUTLER: Peace to you as well.

1 Thank you, Zoe, for joining us this afternoon, and
2 we appreciate your comments. Thank you.

3 Ms. Jessica Jackson. Thanks again
4 for joining us this afternoon.

5 MS. JACKSON: Thank you again.

6 And I want to coattail off of what
7 the lady before me said. This thing about
8 properties being taken by the government is a real
9 thing. Eminent domain being used because the City
10 say they want it, because the government says they
11 want it. In our private neighborhoods, we're being
12 bogarted out of our properties by things like
13 probate proceedings, the public administration
14 office, this immigration. They are taking our
15 properties. They're taking our communities.

16 And I don't know what part of that
17 our black leadership in the City wants us to be
18 understanding to. They want us to understand a
19 humanitarian crisis that's going on with immigrants
20 while our neighborhoods are being bombarded, while
21 we are being overtaken by the people that we voted
22 into office. What part of this do -- are you all
23 want us to see as a humanitarian crisis? And --
24 but you all don't see that us being pushed out

1 our neighborhoods. You don't see that as a
2 humanitarian crisis? You don't see that people who
3 have owned property through generations like her
4 parents, like my mother, my grandmother, my father,
5 my uncles who owned property that's paid for, and
6 then the City, with the probate division, eminent
7 domain, can come up with a plan to move you out
8 your property? I don't understand why the black
9 leaders in this city don't see that as a
10 humanitarian crisis for us. I just don't get it.
11 I don't get it. Outside of real talk.

12 It's the slave mentality that we're
13 suffering from. It's the residue of slavery, Jim
14 Crow. It's the only explanation for it. How it is
15 that people older than me -- I'm 60 years old. My
16 mother and father drank from those Jim Crow water
17 fountains. People in here, your parents drunk from
18 those water fountains. They sat on the back of
19 those buses. Real talk. We don't know what the
20 side of others was on. We don't know if they was
21 holding water hoses or dogs or not. But we know
22 that our parents sat on the back of them buses.
23 And for us to sit here and allow Chicago to be
24 taken from us is a disgrace.

1 How do you sleep at night knowing
2 that you're pushing people out of their paid for
3 properties while you're taking care of immigrants
4 who haven't paid a dime to this country? How do
5 you sleep at night? Thank you.

6 CHAIRPERSON BUTLER: Thank you so much,
7 Ms. Jackson, for joining us this afternoon and
8 for your comments.

9 MS. JACKSON: Thank you.

10 CHAIRPERSON BUTLER: We heard you.

11 Mr. Blakemore.

12 MR. BLAKEMORE: Chairman, you know, the games
13 that people play. Playing a game. This is human
14 life. That land, no land in the City of Chicago is
15 worthless like this, \$4,000. I can't believe it.
16 When they had over in Ervin ward and Monique Scott
17 ward, this lady in planning and development, you
18 weren't there, Mr. Cox. She was there. And she
19 said none of these lots are dollar lots. Over in
20 that ghetto, she say none of these lots are dollar
21 lots. 50,000 or more.

22 It's a game that's being played.
23 And, you know, black leadership, it sound they
24 allowing this game to be played. You know, they

1 put certain black people in places. Do you want to
2 use the word sell out? How or whatever.

3 Going back to that article. A-ha.
4 Or Willie Wilson, black here, black faces there.
5 Black are everywhere in this city, in this state.
6 But they at the bottom of the socioeconomic in a
7 caste system. At the bottom. Do you have shame?

8 An old 81-year-old man, nappy hair,
9 big nose, big lip, and a black -- a Negro is
10 advocating for black people. And you all are
11 supposed to be elected officials. I'm not blaming
12 it on you here. Where's David Moore? Where are
13 the people -- and that lot is not directly next to
14 that little daycare. And after so many years, she
15 can sell that lot for market value. You know,
16 black people do their color, sell out. Something
17 is wrong with us. Something is wrong. Something
18 happened to us, Ms. Thomas, Ms. Jessica, on the
19 plantation. Something real bad happened to us.
20 What did the white master make? Starts with an N.

21 We must purge ourselves of this
22 N'ism and become strong black men and women. We
23 have no allies. Our ally is us. We got to focus
24 on us. And may God bless all my black brothers and

1 sisters and so-called black leaders. I love you.
2 I respect you. But something happened to all of
3 us.

4 If I go over three minutes, is that
5 a crime?

6 CHAIRPERSON BUTLER: Thank you.

7 MR. BLAKEMORE: It's a crime against humanity
8 when they enslave the black people in America.

9 God bless you for letting us come
10 because you all treated us so dignified. If I
11 appear combative, we are, and you all are combative
12 too. Thank you.

13 CHAIRPERSON BUTLER: Thank you, Mr. Blakemore.
14 It's good to see you. Thank you.

15 If there are no further questions or
16 comments, the resolution before us, the Department
17 of Planning and Development is seeking authority to
18 advertise its intention to enter into a negotiated
19 sale with Academic Adventure Academy for the
20 disposition of the property located at 7524 South
21 Emerald Avenue in the 79th/Vincennes Tax Increment
22 Financing Redevelopment Project Area, to request
23 alternative proposals, and to approve the sale of
24 the property to Academic Adventure Academy if no

1 responsive alternative proposals are received.

2 Are there any abstentions or
3 objections by members of the Commission?

4 COMMISSIONER CURTIS: Madam Chair, was it
5 agreed that the contingency that was discussed
6 would be a part of that transaction in terms of
7 assigning it in some way to the other property?

8 CHAIRPERSON BUTLER: Yes. I believe that the
9 department indicated that they would address that
10 matter with the applicant, with the purchaser.

11 COMMISSIONER CURTIS: Thank you.

12 CHAIRPERSON BUTLER: And also the law
13 department needs to be involved as well to make
14 sure that the request is something that we can
15 legally do given City regulations and requirements.

16 COMMISSIONER CURTIS: Thank you.

17 COMMISSIONER DAVIS: I'm abstaining.

18 CHAIRPERSON BUTLER: Thank you, Commissioner
19 Davis, for that.

20 Are there any more comments,
21 questions, objections, or abstentions?

22 (No response.)

23 I move passage of this item by the
24 same roll call vote previously used to establish

1 quorum. And we acknowledge Commissioner Davis'
2 abstention.

3 Commissioners, that was our last
4 item on today's agenda. If there are no further
5 questions or comments, I move to adjourn the August
6 meeting of the Community Development Commission by
7 the same roll call vote previously used to
8 establish quorum.

9 (No response.)

10 Hearing no objections to the
11 adjournment, we are adjourned. Thank you so much.

12 (The proceedings were adjourned
13 at 2:37 p.m.)

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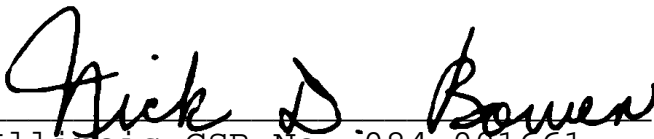
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REPORTER'S CERTIFICATE

I, Nick D. Bowen, do hereby certify that I reported in shorthand the proceedings of said hearing as appears from my stenographic notes so taken and transcribed under my direction.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Chicago, Illinois, this 28th day of August 2023.



Illinois CSR No. 084-001661

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