

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting, 1:00 PM
December 12, 2023

MEETING MINUTES

I. ROLL CALL OF COMMISSIONERS

Chair Butler called the December 12th meeting to order at 1:00 p.m. and took a call of the roll to establish the presence of a quorum.

Present

Gwendolyn Hatten Butler, Chair
Christopher Wheat, Vice Chair
Grace Chan McKibben, Secretary
Dwight Curtis
Latasha Thomas

Late

Cornelius Griggs

Absent

Robert Buford
Leslie Davis
Jacqueline Gomez

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 NOVEMBER 14TH MEETING

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

Approved 5-0-0

Yay: Hatten Butler, Wheat, Chan McKibben, Curtis, Thomas
No: None
Abstain: None

III. NEW BUSINESS

A. MIDWAY INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 23)

Request authority for the Department of Transportation to acquire all or part of several properties located in the proposed right-of-way for Archer Avenue from just west of S. Knox Avenue to just east of S. Kolmar Avenue in the Midway Industrial Corridor Tax Increment Financing Redevelopment Project Area.

Soliman Khudeira
23-CDC-48

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

Approved 6-0-0

Yay: Hatten Butler, Wheat, Chan McKibben, Curtis, Griggs, Thomas

No: None

Abstain: None

B. 47TH/ASHLAND REDEVELOPMENT PROJECT AREA (WARD 15)

Request authority for the Department of Transportation to acquire part of the property located at 1542 W. 47th Street and 4650 & 4668 S. Ashland Avenue in the 47th/Ashland Tax Increment Financing Redevelopment Project Area.

Lubica Benak
23-CDC-49

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

Approved 6-0-0

Yay: Hatten Butler, Wheat, Chan McKibben, Curtis, Griggs, Thomas

No: None

Abstain: None

C. ROOSEVELT/CICERO REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority for the Department of Planning and Development's intention to enter into a negotiated sale with K Town Business Centre 2, LLC., for the disposition of the property located at 4704-38 W Fifth Avenue, in the Roosevelt/Cicero Tax Increment Financing Redevelopment Project Area.

Ernest Bellamy
23-CDC-50

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

Approved 6-0-0

Yay: Hatten Butler, Wheat, Chan McKibben, Curtis, Griggs, Thomas

No: None
Abstain: None

D. KINZIE INDUSTRIAL CONSERVATION REDEVELOPMENT PROJECT AREA (WARD 27)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with 345 Art Gallery, LLC. for the disposition of property located at 355 N Kedzie Avenue in the Kinzie Industrial Corridor Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to 345 Art Gallery, LLC, if no responsive alternative proposals are received.

Taylor Thompson
23-CDC-51

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

Approved 6-0-0

Yay: Hatten Butler, Wheat, Chan McKibben, Curtis, Griggs, Thomas
No: None
Abstain: None

E. 107TH/HALSTED REDEVELOPMENT PROJECT AREA (WARD 21)

Request authority for Department of Planning and Development's intention to enter into a land sale with Ramona James, for the disposition of the property located at 10744 S. Eggleston Avenue in the 107th/Halsted Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Ramona James.

Meg Gustafson
23-CDC-52

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

Approved 8-0-0

Yay: Hatten Butler, Wheat, Chan McKibben, Curtis, Griggs, Thomas
No: None
Abstain: None

F. 119TH/I-57 REDEVELOPMENT PROJECT AREA (WARD 21)

Request authority for Department of Planning and Development's intention to enter into a land sale with Ethel Louis, for the disposition of the property located at 11706 S. Sangamon Street in the 119th Street/I-57 Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Ethel Louis.

Meg Gustafson
23-CDC-53

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

Approved 6-0-0

Yay: Hatten Butler, Wheat, Chan McKibben, Curtis, Griggs, Thomas

No: None

Abstain: None

IV. ADJOURNMENT

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

Approved 6-0-0

Yay: Hatten Butler, Wheat, Chan McKibben, Curtis, Griggs, Thomas

No: None

Abstain: None

1 MEETING
2 OF THE
3 COMMUNITY DEVELOPMENT COMMISSION
4
5
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7
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9 City Hall-Council Chambers
10 121 North LaSalle Street
Chicago, Illinois

11 Tuesday, December 12, 2023
12 1:03 p.m.
13

14 PRESENT:

15 GWENDOLYN HATTEN BUTLER, CHAIRPERSON
16 CHRIS WHEAT, VICE CHAIR
17 GRACE CHAN MCKIBBEN, SECRETARY
18 DWIGHT CURTIS
19 CORNELIUS GRIGGS
20 LATASHA THOMAS
21
22

23 Reported by: Nick D. Bowen
24

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1 CHAIRPERSON BUTLER: Good afternoon. And
 2 welcome to the December 12th, 2023 regular meeting
 3 of the Community Development Commission of Chicago.
 4 I am Gwendolyn Hatten Butler,
 5 Chairwoman of the CDC.
 6 Today's meeting is being held at
 7 City Hall Council Chambers and is also being
 8 streamed by the Department of Planning and
 9 Development.
 10 The agenda for today's meeting was
 11 posted on December 7th, 2023 both on the CDC
 12 website and physically at City Hall.
 13 I will now call to order the
 14 December 12th, 2023 meeting of the Community
 15 Development Commission with a call of the roll.
 16 Commissioners, when your name is
 17 called, please respond by saying "present." Please
 18 note that this vote will be used to establish the
 19 roll call vote for subsequent items.
 20 Vice Chair Wheat.
 21 COMMISSIONER WHEAT: Present.
 22 CHAIRPERSON BUTLER: Secretary Chan McKibben.
 23 COMMISSIONER CHAN MCKIBBEN: Present.
 24 CHAIRPERSON BUTLER: Commissioner Buford.

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1 (No response.)
 2 Commissioner Curtis.
 3 COMMISSIONER CURTIS: Present.
 4 CHAIRPERSON BUTLER: Commissioner Davis.
 5 (No response.)
 6 Commissioner Gomez.
 7 (No response.)
 8 Commissioner Griggs.
 9 (No response.)
 10 Commissioner Thomas.
 11 COMMISSIONER THOMAS: Present.
 12 CHAIRPERSON BUTLER: Chair Hatten Butler is
 13 present. We have a quorum.
 14 Thank you, Commissioners.
 15 The first item on our agenda
 16 requests approval of the minutes from our previous
 17 meeting held on November 14th. The Commissioners
 18 have had an opportunity to review the minutes, and
 19 if there are no corrections, I move passage of this
 20 item by the same roll call vote previously used to
 21 establish quorum.
 22 Are there any changes or corrections
 23 from the members of the Commission?
 24 (No response.)

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1 Hearing no changes or corrections or
 2 objections, the motion is approved.
 3 Commissioners, for the first item of
 4 new business on today's agenda, the Department of
 5 Transportation is seeking authority to acquire all
 6 or part of several properties located in the
 7 proposed right-of-way for Archer Avenue from just
 8 west of South Knox Avenue to just east of South
 9 Kolmar Avenue in the Midway Industrial Corridor Tax
 10 Increment Financing Redevelopment Project Area.
 11 Soliman Khudeira will provide a
 12 brief description of this change on behalf of the
 13 Department of Transportation.
 14 MR. KHUDEIRA: Good afternoon, Madam
 15 Chairwoman and members of the Commission.
 16 My name is -- for the record, my
 17 name is Soliman Khudeira, spelled S-o-l-i-m-a-n and
 18 last name K-h-u-d-e-i-r-a. I am with the Chicago
 19 Department of Transportation, and I'm presenting to
 20 you the grade separation project Archer Avenue
 21 CREATE GS9.
 22 The project location is just east of
 23 Cicero Avenue as shown on the slide. The larger
 24 location map is showing the project along Archer

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1 Avenue. The western limit of the project is Knox
 2 Avenue, and the eastern limit is Kolmar Avenue.
 3 The project is located in two
 4 community areas, area No. 57, Archer Heights, and
 5 Garfield Ridge, area No. 56.
 6 Okay. The project is within the
 7 Midway Industrial Corridor TIF District. However,
 8 we are not using any City funds for this project.
 9 All the funds are federal and state.
 10 The project is needed because of
 11 at least those three areas. One is to reduce
 12 congestion. When we lower the Archer Avenue under
 13 the railroad, the BRC rail tracks, that will
 14 alleviate congestion, will allow pedestrians,
 15 bicyclists, and vehicles to move clearly under the
 16 railroad uninterrupted.
 17 It will also enhance safety because
 18 there have been some crashes at this intersection.
 19 The 9-1-1 vehicles, emergency vehicles, will be
 20 flowing under the rail uninterrupted so they don't
 21 have to plot detour route and lose valuable time.
 22 This is a rendering -- next slide.
 23 This is a rendering of the final configuration.
 24 As you see the blue line, we are lowering Archer

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1 Avenue under the railroad by building this bridge
 2 that's shown in the red color. And the road will
 3 be lowered by about 15 feet below the bridge. And
 4 as shown in the rendering, the traffic will flow
 5 uninterrupted.
 6 Now, this is a cross-section
 7 rendering of the cross-section showing the bridge,
 8 the rail on the top, and the vehicles, pedestrians,
 9 bicyclists moving freely under the rail without any
 10 interruption, without any safety concerns.
 11 The proposed funding. As I
 12 mentioned, there are no funding -- there are no
 13 City funding of any kind. The funding is hundred
 14 percent 63 million from federal and state funds.
 15 The properties that we will need to
 16 acquire are one of those four types of standard
 17 property acquisition. The first one is full take
 18 where we acquire the entire parcel. And we have
 19 only one parcel that we need the entire parcel.
 20 The other type is we need only part
 21 of the property, small triangular, as I will show
 22 in the plan.
 23 Also we need a temporary easement.
 24 Those are easement that we need only during

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1 construction. At the end of the construction, we
 2 will turn it to the adjacent owner.
 3 And we also, the last type, is
 4 permanent easement where we need those for utility
 5 installation.
 6 We have six parcels that we need to
 7 acquire, only one of them which we refer to as full
 8 take, and the remaining five we only need partial
 9 takes, small triangle permanent easement, PE, or
 10 temporary easement.
 11 On this project there are no
 12 residents that will be relocated. It is not
 13 required, fortunately, as part of this project.
 14 This slide shows the property
 15 acquisition steps that we follow to acquire any
 16 property. Regardless if it's a TE or a PE, there
 17 are five steps that we follow.
 18 The first one is plat and legal
 19 where we obtain the plat and the legal descriptions
 20 of each property.
 21 Then we have certified appraisal,
 22 appraise the value of the piece that we need. And
 23 then the appraisal is reviewed by another certified
 24 appraisal.

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1 Then the negotiation stage which we
 2 approach the owner and start the negotiation with
 3 the owner. And when an agreement is reached, we
 4 extend the offer to the owner.
 5 And this slide shows that we are in
 6 the beginning stages. We are only in the second
 7 stage, which is preparing the appraisals, and then
 8 they will get reviewed.
 9 This slide shows the properties that
 10 we need. The property that's shown in red color,
 11 those are properties that we need to take. And as
 12 I mentioned, there's only one property that we need
 13 to take the entire one; the one just showed on the
 14 right -- top right side, the large red color area.
 15 That we need to acquire to be able to build a pond
 16 station and detention chamber to drain the
 17 underpass. And there are smaller triangles in
 18 other corners you can see on the map. Those are --
 19 we need those -- I think I can point to it. I
 20 cannot.
 21 Okay. So there are small triangles
 22 on the south side of Archer and also on the
 23 northwest corner of Archer. We need those to
 24 improve the traffic flow as part of this project.

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1 So those are the red areas.
 2 The blue -- the light blue areas are
 3 permanent easement. And we need them only to
 4 install underground utilities. The ownership of
 5 the parcel will still remain under the current
 6 owner, but the City will hold the permanent
 7 easement.
 8 And the last type is shown in yellow
 9 color -- or orange color. Those are the temporary
 10 easements. Temporary easement, as I mentioned,
 11 they are needed only during construction, and we
 12 turn it to the adjacent owner upon the completion
 13 of construction.
 14 Large part of this yellow area is by
 15 BRC tracks. You can see the one that goes up and
 16 down. BRC will donate those lands because they are
 17 part of the project and they will benefit from the
 18 project.
 19 As far as the schedule of the --
 20 next slide, please. Okay. The schedule, we are
 21 currently in final engineering, phase 2 engineering.
 22 And we are on schedule to complete this project by
 23 end of 2024. And then construction will be from
 24 mid 2024 to mid 2026.

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1 We do currently have a 19.1 million
 2 grant that has a strict deadline, so we are moving
 3 on a very tight schedule on this project.
 4 And the last slide is we are
 5 requesting authority for the Department of
 6 Transportation to acquire all or part of those
 7 properties as I have shown you.
 8 Thank you for listening. I'll be
 9 happy to answer any questions.
 10 CHAIRPERSON BUTLER: Thank you, Soliman.
 11 If present, I would like to
 12 recognize Alderwoman Tabares and invite her to make
 13 a statement on the project. Is she present?
 14 MR. KHUDEIRA: She is not. But we have a
 15 statement of support from her office.
 16 CHAIRPERSON BUTLER: All right. Thank you.
 17 No written statements from the
 18 public were submitted on this matter. We can now
 19 move to questions.
 20 Commissioners, do you have any
 21 questions regarding the proposed acquisition by
 22 CDOT?
 23 Vice Chair Wheat.
 24 COMMISSIONER WHEAT: Thank you, Madam Chair.

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1 A couple of questions. First, in
 2 terms of the parcel that will be a full take, it
 3 appears that's a car wash according to the
 4 rendering. Have discussions or negotiation -- I
 5 guess you're not at appraisal yet. But have you
 6 had any contact with the management team -- the
 7 manager or the owner of the parcel yet?
 8 MR. KHUDEIRA: We have been in contact with
 9 all those owner just to make sure that the need
 10 that we want doesn't interfere with their future
 11 plan, current plan. We -- as a result of this
 12 communication, we end up adjusting our needs to
 13 meet their concern.
 14 This one is -- you are correct that
 15 it is a closed self-service car wash that we need
 16 the whole thing. It's a closed business. There is
 17 no other option but to have the whole thing.
 18 COMMISSIONER WHEAT: Got it.
 19 And do you have any sense of
 20 variability of project costs post appraisal? So
 21 once the appraisal comes back, is there -- I guess
 22 what's the risk that the budget skyrockets?
 23 MR. KHUDEIRA: Sure. We don't because as
 24 part of our budget, the one I show, the 63 million,

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1 that include part of it is an estimate for right-
 2 of-way acquisition, and we don't estimate any -- we
 3 don't anticipate any increase in the cost.
 4 COMMISSIONER WHEAT: Got it. No other
 5 questions.
 6 Thank you, Madam Chair.
 7 MR. KHUDEIRA: Thank you.
 8 CHAIRPERSON BUTLER: Thank you.
 9 Are there other questions from
 10 members of the Commission?
 11 (No response.)
 12 If there are no further questions, I
 13 would now like to invite members of the public who
 14 are in attendance and interested to speak on this
 15 item. Each speaker will be limited to three minutes.
 16 Are there members of the public who
 17 would like to speak on this item? If there are,
 18 please step to the mic.
 19 (No response.)
 20 There are no members of the public
 21 who wish to make a public comment on this item.
 22 If there are no further questions or
 23 comments regarding the matter before us, I will
 24 call this item to a vote.

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1 And before I do that, I'd like the
 2 record to show that Commissioner Griggs has joined
 3 the meeting. Thank you, Commissioner Griggs.
 4 The resolution before us, the
 5 Department of Transportation is seeking authority
 6 to acquire all or part of several properties
 7 located in the proposed right-of-way for Archer
 8 Avenue from just west of South Knox Avenue to just
 9 east of South Kolmar Avenue in the Midway
 10 Industrial Corridor Tax Increment Financing
 11 Redevelopment Project Area.
 12 If there are no objections from
 13 members of the Commission, I move passage of this
 14 item by the same roll call vote previously used to
 15 establish quorum.
 16 (No response.)
 17 Hearing none, the motion is approved.
 18 Thank you.
 19 Commissioners, for the next item of
 20 business, the Department of Transportation is
 21 seeking authority to acquire part of the property
 22 located at 1542 West 47th Street and 4650 and 4668
 23 South Ashland Avenue in the 47th/Ashland Tax
 24 Increment Financing Redevelopment Project Area.

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1 Lubica Benak will provide a brief
 2 description on behalf of the Department of
 3 Transportation.
 4 MS. BENAK: Thank you. Good afternoon,
 5 Chairwoman Butler and Commission members.
 6 My name is Lubica Benak, and I'm
 7 with the Chicago Department of Transportation, and
 8 I will be presenting to you an acquisition request
 9 for the New City/Back of the Yards West 47th Street
 10 and South Ashland Avenue streetscape project.
 11 CDOT seeks authority to acquire
 12 portions of two properties to facilitate the
 13 improvements of this project.
 14 The project location is shown in
 15 this slide. This is the second section of the
 16 streetscape project in the Back of the Yards, and
 17 it is along 47th Street from South -- pardon me,
 18 it's 47th Street from Hoyne Avenue to Loomis
 19 Boulevard and Ashland Avenue from 46th Street to
 20 48th Street. Specifically we're looking at
 21 improvements and acquisition at the intersection of
 22 47th Street and South Ashland Avenue. And those
 23 improvements will include new traffic signal
 24 installation, wider sidewalks, and new lane

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1 configuration for -- including a pedestrian plaza.
 2 The project also includes full width
 3 resurfacing, drainage improvements, sidewalk
 4 widening along 47th Street, trees and landscaping,
 5 traffic signal and new streetlighting, and
 6 reconstruction of Damen Avenue within the project
 7 limits, a pedestrian plaza at Damen Avenue, Honore,
 8 Hermitage, and McDowell Avenue.
 9 The project and related properties
 10 are in the New City Community Area 61.
 11 The properties impacted by the
 12 acquisition are in the 47th and Ashland TIF
 13 redevelopment project area. The goals and
 14 objectives of the TIF plan include public
 15 improvements along major commercial corridors,
 16 including beautification efforts.
 17 The project needs and goals. The
 18 project is needed to provide infrastructure,
 19 pedestrian safety, and place-making improvements
 20 with the goal of creating a unified, safe,
 21 walkable, and attractive street. The improvement
 22 includes sidewalk, curb, and gutter replacement,
 23 new lighting, traffic signals, pedestrian safety
 24 improvements, resurfacing, and landscaping. The

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1 right-of-way acquisition will allow for additional
 2 sidewalk width, space for new traffic signals and
 3 lighting foundations, and a revised lane
 4 configuration which will improve the safety and
 5 operation of the 47th Street and Ashland Avenue
 6 intersection.
 7 So the project includes pedestrian
 8 vehicle safety improvements at the 47th and Ashland
 9 intersection. This slide shows the two areas of
 10 acquisition. The portion of the property to the
 11 west is an unmaintained landscaped area, and a
 12 desired path has already been created as people cut
 13 through to navigate the tight corner. The area to
 14 the east is already effectively being used as
 15 public way. In addition, these acquisitions will
 16 allow for the improvement of vehicle and pedestrian
 17 safety and CTA bus operations while also supporting
 18 the creation of needed public space in the
 19 community.
 20 To the west, the portion of the
 21 affected parcel will be used to install the traffic
 22 signal equipment, provide additional sidewalk to
 23 meet ADA requirements, and create an anchoring
 24 pedestrian space with seating and landscaping.

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1 The portion of the parcel to the
 2 east will be used to install light poles and
 3 conduit, widening pavement to provide a right-turn
 4 lane, allow for the placement of sidewalk, and
 5 provide pedestrian access to a new plaza being
 6 built at the adjacent street on McDowell Avenue.
 7 Improvements at the intersection
 8 are required to meet the project goals and the
 9 additional right-of-ways required to construct
 10 those improvements, and relocation of occupants is
 11 not required.
 12 The properties being impacted by the
 13 acquisition include the Walgreens property to the
 14 northwest and Fifth Third Bank property to the
 15 northeast. On the northwest corner of this
 16 intersection, we are looking to acquire 336 square
 17 feet of the Walgreens parcel. The property is
 18 located at 4650 and 4668 South Ashland Avenue.
 19 On the northeast corner of this
 20 intersection, we are looking to acquire 1,113
 21 square feet portion of the Fifth Third Bank parcel.
 22 This property is located at 1542 West 47th Street.
 23 The project funding. The
 24 streetscape improvements is funded through a

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1 general obligation bond, and no TIF funds are being
 2 used from the 47th and Ashland TIF.
 3 We are currently in the design
 4 engineering portion of the project. We started
 5 that in quarter 2 of 2021 and anticipate completing
 6 it quarter 2 of 2024. And construction is
 7 estimated to start shortly after either quarter 2
 8 or quarter 3 of 2024 and continue through quarter 4
 9 of 2025.
 10 Our request is the Chicago
 11 Department of Transportation requests authority to
 12 acquire a portion of the properties located at 1542
 13 West 47th Street and 4650 and 4668 South Ashland
 14 Avenue in the 47th and Ashland Tax Increment
 15 Financing Redevelopment Project Area.
 16 CHAIRPERSON BUTLER: Thank you, Lubica.
 17 If present, I would like to
 18 recognize Alderman Lopez and invite him to make
 19 a statement on the project.
 20 Is he present?
 21 MS. BENAK: He is not.
 22 CHAIRPERSON BUTLER: Do we have a statement
 23 of support from the alderman?
 24 MS. BENAK: We have support from the

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1 alderman's office, yes.
 2 CHAIRPERSON BUTLER: Thank you.
 3 No written statements from the
 4 public were submitted on this matter. We can now
 5 move to questions.
 6 Commissioners, Lubica is here with
 7 her CDOT colleague, Vanessa Irizarry, to help
 8 answer any questions that you may have on this
 9 project.
 10 Do you have any questions?
 11 COMMISSIONER CURTIS: Madam Chair.
 12 CHAIRPERSON BUTLER: Yes, Commissioner.
 13 COMMISSIONER CURTIS: The property that's
 14 being acquired, that's a parking lot; is that
 15 correct?
 16 MS. BENAK: Yes. The one on the west is
 17 parking lot.
 18 COMMISSIONER CURTIS: The one on the left --
 19 the west?
 20 MS. BENAK: The west side is park- --
 21 COMMISSIONER CURTIS: And the other?
 22 MS. BENAK: Is just currently sidewalk space.
 23 COMMISSIONER CURTIS: Okay.
 24 MS. BENAK: Private.

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1 COMMISSIONER CURTIS: And the acquisition of
 2 the parking lot, this will not throw this business
 3 into noncompliance with the number of parking
 4 spaces that they're required to have?
 5 MS. BENAK: No. It is not impacting any
 6 parking spaces. So it's outside the fenced area
 7 before the parking spaces start.
 8 COMMISSIONER CURTIS: Thank you.
 9 MS. BENAK: You're welcome.
 10 CHAIRPERSON BUTLER: Commissioner Curtis, any
 11 additional questions?
 12 COMMISSIONER CURTIS: That's all.
 13 CHAIRPERSON BUTLER: Any questions from other
 14 members of the Commission?
 15 (No response.)
 16 If there are no further questions, I
 17 would now like to invite members of the public who
 18 are in attendance and interested to speak on this
 19 item. Each speaker will be limited to three minutes.
 20 Are there members of the public that
 21 would like to make comments on this item? If there
 22 are, please step to the mic.
 23 (No response.)
 24 There are no members of the public

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1 who wish to make a comment on this item.
 2 If there are no further questions or
 3 comments regarding the matter before us, I will
 4 call this item to a vote.
 5 The resolution before us, the
 6 Department of Transportation is seeking authority
 7 to acquire part of the property located at 1542
 8 West 47th Street and 4650 and 4668 South Ashland
 9 Avenue in the 47th/Ashland Tax Increment Financing
 10 Redevelopment Project Area.
 11 If there are no objections, I move
 12 passage of this item by the same roll call vote
 13 previously used to establish quorum.
 14 Are there any objections?
 15 (No response.)
 16 Hearing none, the motion is approved.
 17 MS. BENAK: Thank you.
 18 CHAIRPERSON BUTLER: Commissioners, for our
 19 next item of business, the Department of Planning
 20 and Development is seeking authority to enter into
 21 a negotiated sale with K Town Business Centre 2,
 22 LLC for the disposition of the property located at
 23 4704 through 470- -- excuse me, 4738 West Fifth
 24 Avenue in the Roosevelt/Cicero Tax Increment

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1 Financing Redevelopment Project Area.
 2 Ernest Bellamy will provide a brief
 3 description on behalf of the Department of Planning
 4 and Development.
 5 MR. BELLAMY: Good afternoon, Chairwoman
 6 Butler and members of the Commission.
 7 For the record, my name is Ernest
 8 Bellamy with the Department of Planning and
 9 Development.
 10 As mentioned by Chairwoman Butler,
 11 today I bring forward a proposal for a land
 12 disposition of 4704 through 38 West Fifth Avenue.
 13 The address range consists of 11
 14 parcels for disposition. To be concise, the
 15 individual parcel numbers are noted on the above
 16 screen. The sum total square footage of these
 17 parcels are 48,550 square feet. They are located
 18 in the 24th Ward, Alderman Monique Scott, in the
 19 Austin community area. The parcels are also
 20 located within the Roosevelt/Cicero TIF.
 21 The developers are K Town Business
 22 Centre 2, a subsidiary of The Will Group, who
 23 started to engage the department in April 2023 with
 24 their interest in creating a non-accessory parking

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1 lot to an adjacent industrial development. Members
 2 of the team are here in the audience today.
 3 Total development cost is 1.3 million.
 4 And for this disposition, Alderman
 5 Scott has issued a letter of support, which is
 6 included in my staff report.
 7 The parcels are located within the
 8 southeastern portion of the Austin community area.
 9 As seen on the screen, the parcels
 10 are within the City block east of South Cicero
 11 Avenue in between South Kilpatrick Avenue in the
 12 north-south running alleyway running parallel to
 13 both of those avenues.
 14 Fronting West Fifth Avenue, the
 15 vacant parcels are within a predominantly
 16 industrial characterized area of the Austin community
 17 area as represented by the neighborhood context
 18 photos seen here.
 19 The proposed layout of the
 20 controlled access parking lot is as shown above.
 21 The Will Group will combine the 11 City parcels
 22 with a private parcel they currently own to create
 23 the parking lot shown. Designed in accordance to
 24 applicable zoning and landscape requirements, the

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1 capacity for the parking lot will be 134 vehicles.
 2 The parking lot will serve as a non-accessory
 3 parking lot for the adjacent building currently
 4 under construction.
 5 In conclusion, the Department of
 6 Planning and Development has reviewed the material
 7 submitted by the applicant and recommends that the
 8 CDC approve the land disposition of 4704 through 38
 9 West Fifth Avenue.
 10 CHAIRPERSON BUTLER: Thank you, Ernest.
 11 If present, I would like to
 12 recognize Alderwoman Scott and invite her to make
 13 a statement on the project. Is the alderwoman
 14 present?
 15 MR. BELLAMY: No. But she has supplied a
 16 letter of support.
 17 CHAIRPERSON BUTLER: Thank you.
 18 No written statements from the
 19 public were submitted on this matter. We can now
 20 move to questions.
 21 Ernest, is anyone from the developer
 22 here with you?
 23 MR. BELLAMY: Yes.
 24 CHAIRPERSON BUTLER: Could you please

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1 introduce that person for purposes of the record?
 2 MR. BELLAMY: Yes. Here with the development
 3 team is Mr. Steve Davis of The Will Group as well
 4 as colleagues Angela and Scott.
 5 CHAIRPERSON BUTLER: Commissioners, Ernest is
 6 here with the three individuals representing the
 7 development team to help answer any questions that
 8 you may have on this project.
 9 Commissioners, do you have any
 10 questions?
 11 (No response.)
 12 ALDERMAN BURNETT: May I?
 13 CHAIRPERSON BUTLER: Yes, you may, Alderman
 14 Burnett.
 15 ALDERMAN BURNETT: Thank you very much, Madam
 16 Chairman and members of the committee. And, again,
 17 I'd like to thank you all for your civic duty. I
 18 know you all are getting paid a lot of money for
 19 being here today. So -- just a joke. But thank
 20 you all very much. Appreciate everything you do
 21 for the City.
 22 So this is a black-owned business,
 23 come from the West Side, doing things on the West
 24 Side, father and son. Is very, very impressed,

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1 we're very proud of them, all of us, not only from
 2 the West Side, but the City of Chicago.
 3 They have been creating these lights
 4 that have been replacing -- replaced lights all
 5 over the city. One of the things that warms my
 6 heart is not only do they hire people from the
 7 community, but they hire a lot of returning
 8 citizens. They're giving people a second chance.
 9 So you can literally say they're really truly
 10 bringing light to the City of Chicago.
 11 So I know in Alderman Scott's
 12 absence that she 100 percent supports this, very
 13 excited about it, and she even brags about it and
 14 very proud of it. So I just wanted to say that we
 15 all appreciate whatever we can do to help this
 16 organization to continue to grow. Thank you.
 17 CHAIRPERSON BUTLER: Thank you, Alderman
 18 Burnett. We appreciate your comments.
 19 Commissioner Thomas.
 20 COMMISSIONER THOMAS: Thank you, Madam
 21 Chairman.
 22 I too wanted to add that this
 23 development, including the building under
 24 construction, and their -- the current building is

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1 bringing light to this area that's very desolate
 2 otherwise. So I think this is a good project, a
 3 good use.
 4 CHAIRPERSON BUTLER: Thank you, Commissioner
 5 Thomas.
 6 Are there any other comments or
 7 questions from members of -- yes, Commissioner
 8 Curtis.
 9 COMMISSIONER CURTIS: I'm sorry. I probably
 10 missed it. What is the primary business?
 11 MR. BELLAMY: It is currently an industrial
 12 building that's under construction.
 13 COMMISSIONER CURTIS: And what is that
 14 business, do you know?
 15 MR. BELLAMY: I'll allow Mr. Davis to speak
 16 in further detail to the proposal.
 17 CHAIRPERSON BUTLER: Mr. Davis, when you get
 18 to the mic, please introduce yourself for purposes
 19 of the public record.
 20 MR. DAVIS: Good afternoon. Thank you so
 21 much for the opportunity to --
 22 CHAIRPERSON BUTLER: Can you turn his mic on,
 23 please?
 24 MR. DAVIS: Good afternoon. Is that better?

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1 Okay. My name's Steve Davis, the owner and founder
 2 of The Will Group. We've been in business for 38
 3 years. We've been on the West Side for over 20
 4 years. And it's just a pleasure to come before you
 5 to talk about some of the things we do.
 6 We -- yes, we build lights. We
 7 light up the streets. We light up the roads.
 8 The second building that we're
 9 building not only will continue to grow our current
 10 business, but there are other opportunities we want
 11 to present itself. We believe that this area of
 12 Chicago represents the greatest and the best
 13 aspects of Chicago. We have people that want jobs,
 14 people that want walk-to-work jobs. We pay above
 15 minimum wage with healthcare and 401(k) benefits.
 16 To answer your question, this next
 17 building will continue to serve as our distribution
 18 hub as well as we have a tenant by the name of
 19 Inherent Homes, which you've all heard about, that
 20 are building prefab houses. They occupy 20,000
 21 square feet in our current building, and they're
 22 looking to grow.
 23 And so we're really excited about
 24 this opportunity and are very grateful to the

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1 alderman's support. In the absence of Alderman
 2 Scott, I've known many of you for many years and
 3 just grateful for your continued support.
 4 CHAIRPERSON BUTLER: Thank you, Mr. Davis.
 5 Are there additional questions or
 6 comments from members of the Commission?
 7 COMMISSIONER CURTIS: No. That's all. Thank
 8 you.
 9 CHAIRPERSON BUTLER: Great. Thank you.
 10 If there are no further questions, I
 11 would now like to invite members of the public who
 12 are in attendance and interested to speak on this
 13 item. Each speaker will be limited to three
 14 minutes. If there are members of the public who
 15 would like to speak, please step to the microphone.
 16 (No response.)
 17 There are no members of the public
 18 who would like to speak on this item.
 19 If there are no further questions or
 20 comments regarding the matter before us, I will
 21 call this item to a vote.
 22 The resolution before us, the
 23 Department of Planning and Development is seeking
 24 authority to enter into a negotiated sale with

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1 K Town Business Centre 2, LLC for the disposition
 2 of the property located at 4704 through 4738 West
 3 Fifth Avenue in the Roosevelt/Cicero Tax Increment
 4 Financing Redevelopment Project Area.
 5 If there are no objections, I move
 6 passage of this item by the same roll call vote
 7 previously used to establish quorum.
 8 Are there any objections?
 9 (No response.)
 10 Hearing none, the motion is approved.
 11 Commissioners, for the next item of
 12 business, the Department of Planning and
 13 Development is seeking authority to advertise its
 14 intention to enter into a negotiated sale with 345
 15 Art Gallery, LLC for the disposition of property
 16 located at 355 North Kedzie Avenue in the Kinzie
 17 Industrial Corridor Tax Increment Financing
 18 Redevelopment Project Area, to request alternative
 19 proposals, and to approve the sale of the property
 20 to 345 Art Gallery, LLC if no responsive
 21 alternative proposals are received.
 22 Taylor Thompson will provide a brief
 23 description on behalf of the Department of Planning
 24 and Development.

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1 MR. THOMPSON: Good afternoon, Chairwoman and
 2 members of the Commission.
 3 For the record, my name is Taylor
 4 Thompson, representing the Department of Planning
 5 and Development.
 6 This project is the proposed market-
 7 rate sale of 355 North Kedzie Avenue to the
 8 adjacent 345 Art Gallery, LLC, who is proposing to
 9 acquire the City lot to add an outdoor event space
 10 and art sculpture. Shipping containers will be
 11 incorporated for local artists to paint and use.
 12 The City parcel is located in the
 13 East Garfield Park community and the Kinzie
 14 Industrial Corridor TIF redevelopment area, within
 15 the 27th Ward, with the support of Alderman Walter
 16 Burnett.
 17 CDC approval is required for
 18 the sale of the property located within the
 19 redevelopment area.
 20 This slide provides an overview of
 21 the land sale project. 345 Art Gallery, LLC is
 22 an entity held by Corry Williams, who serves as a
 23 Chicago police officer in the 11th District and has
 24 been of service for 25 years. Corry owns and

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1 operates the adjacent art gallery.
 2 The land sale is in concurrence with
 3 Metra, who are requesting to reserve the north 15
 4 feet of the City lot to accommodate a future
 5 station upgrade that will require a PIN division.
 6 The project's benefits include that
 7 local artists will paint and create murals on each
 8 metal container, which will be open to community
 9 members for social art gatherings.
 10 The construction project will employ
 11 and create new jobs in the community. Most of the
 12 contractual workers will be residents of the 27th
 13 Ward. And all artists will be chosen from the
 14 Chicago area.
 15 The appraised value of the City lot
 16 is \$58,673, which is the agreed purchase price.
 17 This slide shows the location of the
 18 disposition parcel within East Garfield Park and
 19 within the Kinzie Industrial Corridor TIF.
 20 The above parcel map identifies the
 21 City parcel outlined in red and the applicant's
 22 property outlined in yellow.
 23 This slide is the zoning map. The
 24 current zoning of the City lot is M1-2, which will

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1 require a zoning map amendment to C2-1 to permit
 2 the outdoor event space and art gallery use.
 3 The aerial map shows the location of
 4 the property. Lot A is where the proposed project
 5 will be developed.
 6 The next few slides are existing
 7 conditions. 345 Art Gallery, also an NOF
 8 recipient, is an art gallery and private event
 9 space ideal for weddings, receptions, and business
 10 meetings.
 11 Due to close proximity of the Metra
 12 station, the Metra team conducted a site visit in
 13 May 2023, reviewed the proposed project, and noted
 14 no concerns regarding safety. The station is
 15 active and secure.
 16 Also, Corry is an active police
 17 officer and hires adequate security at each event
 18 to secure and protect the public.
 19 The next few slides go over the
 20 project's site plan. The applicant proposes to
 21 subdivide the PIN for sale to the art gallery and
 22 the 15-foot remainder to be reserved for sale to
 23 Metra. The applicant proposes to improve the City
 24 lot as an outdoor space with two-level containers

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1 on the perimeter, open to interior with art
 2 sculpture.
 3 The following slides are added for
 4 imagery reference only. The applicant has no
 5 affiliation with the establish- -- establishment
 6 mentioned, excuse me, Recess, located in the West
 7 Loop, and features an outdoor area that was created
 8 using shipping containers.
 9 In summary, the Department of
 10 Planning and Development has thoroughly reviewed
 11 the proposal for the sale of the City property
 12 located at 355 North Kedzie to 345 Art Gallery,
 13 LLC. The department has reviewed its public
 14 benefits and the project's conformance with the
 15 redevelopment area plan.
 16 The department recommends that the
 17 CDC recommend to the City Council the approval for
 18 the City's disposition of property.
 19 That concludes my presentation. The
 20 applicant, Corry Williams, and are I here to answer
 21 any questions or concerns. Thank you.
 22 CHAIRPERSON BUTLER: Thank you, Taylor.
 23 I would like to recognize Alderman
 24 Burnett and invite him to make a statement on the

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1 project if he chooses.
 2 ALDERMAN BURNETT: Thank you very much, Madam
 3 Chairman. I'm very happy to be able to support
 4 this project. Been knowing Officer Williams for a
 5 long time. Matter of fact, him and my son went to
 6 school together. They both say they used to
 7 protect each other in school. You know, I don't
 8 know who's telling the real story, but anyway ...
 9 But he's been an officer who come
 10 from the community. He worked at the public
 11 schools, high schools. And he works with the young
 12 people. He does a lot of things at his art gallery
 13 for after school with the young people, does a lot
 14 of volunteer work with them. And his art gallery
 15 has become one of the hubs in the community. When
 16 you want to do something in the East Garfield Park
 17 area, have an event, everyone chooses his place
 18 because you can say it's the spot. It's safe.
 19 It's clean. And he's done a good job in it.
 20 And we've been trying to help him to
 21 get this lot to expand and beautify that vacant lot
 22 for a long time.
 23 So I'm happy that we are here today
 24 so that this thing can happen. And I know whatever

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1 Corry does there is going to benefit our
 2 neighborhood. Thank you.
 3 CHAIRPERSON BUTLER: Thank you, Alderman
 4 Burnett.
 5 No written statements from the
 6 public were submitted on this matter. We can now
 7 move to questions.
 8 Commissioners, Taylor is here with
 9 Officer Corry Williams from 345 Art Gallery to help
 10 answer any questions that you may have on this
 11 project.
 12 Commissioners, do you have any
 13 questions?
 14 (No response.)
 15 As there are no further questions
 16 from members of the Commission, I would now like to
 17 invite members of the public who are in attendance
 18 and interested to speak on this item. Each speaker
 19 will be limited to three minutes. If there are any
 20 members of the public who would like to make a
 21 statement, please step to the mic.
 22 (No response.)
 23 There are no members of the public
 24 who appear to want to make a statement on this

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1 item.
 2 If there are no further questions
 3 or comments regarding the matter before us, I will
 4 call this item to a vote.
 5 The resolution before us, the
 6 Department of Planning and Development is seeking
 7 authority to advertise its intention to enter into
 8 a negotiated sale with 345 Art Gallery, LLC for the
 9 disposition of property located at 355 North Kedzie
 10 Avenue in the Kinzie Industrial Corridor Tax
 11 Increment Financing Redevelopment Project Area, to
 12 request alternative proposals, and to approve the
 13 sale of the property to 345 Art Gallery, LLC if no
 14 responsive alternative proposals are received.
 15 If there are no objections, I move
 16 passage of this item by the same roll call vote
 17 previously used to establish quorum.
 18 Commissioners, are there any
 19 objections?
 20 (No response.)
 21 Hearing none, the motion is approved.
 22 MR. THOMPSON: Thank you.
 23 CHAIRPERSON BUTLER: Thank you.
 24 And, Officer Williams, thank you for

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1 your service.
 2 Commissioners, for our next item
 3 of business, the Department of Planning and
 4 Development is seeking authority to enter into a
 5 land sale with Ramona James for the disposition of
 6 the property located at 10744 South Eggleston
 7 Avenue in the 107th/Halsted Tax Increment Financing
 8 Redevelopment Project Area, and to approve the sale
 9 of the property to Ramona James.
 10 Meg Gustafson will provide a brief
 11 description on behalf of the Department of Planning
 12 and Community Development.
 13 MS. GUSTAFSON: Hello. For the record, my
 14 name is Meg Gustafson, Department of Planning.
 15 I'm here again before you with two
 16 land sales from the ChiBlockBuilder program,
 17 ChiBlockBuilder platform. These are for open
 18 space.
 19 The first one, 10744 South
 20 Eggleston, is for sale to Ramona James. We have
 21 the support of Alderman Ronnie Mosley. This is the
 22 Roseland community area. And the sale of City land
 23 would be 10 percent of the value, which is \$921.
 24 This was -- the zoning is RS-2. It

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1 was acquired in 2015, and no TIF funds were used
 2 for the acquisition.
 3 The next slide is the TIF map. The
 4 one after that is the location map and the zoning
 5 map. And then for the site photo.
 6 Ramona James lives one block away at
 7 10736 South Normal. She plans to do a garden and
 8 sell food and give food away in her community. She
 9 has reached out to the house on the -- to the south
 10 and is working with them currently. The house on
 11 the north is currently vacant.
 12 And that concludes my presentation.
 13 Thank you.
 14 CHAIRPERSON BUTLER: Thank you, Meg.
 15 If present, I would like to
 16 recognize Alderman Mosley and invite him to make a
 17 statement on the project. Is the alderman present?
 18 MS. GUSTAFSON: He's not.
 19 CHAIRPERSON BUTLER: Is he in support of this
 20 project?
 21 MS. GUSTAFSON: He is in support of this
 22 project.
 23 CHAIRPERSON BUTLER: Thank you.
 24 No written statements from the

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1 public were submitted on this matter. We can now
 2 move to questions.
 3 Meg, is Ms. James here?
 4 MS. GUSTAFSON: She could not make it today.
 5 CHAIRPERSON BUTLER: Okay. Thank you.
 6 Commissioners, Meg will answer any
 7 questions you might have on this project.
 8 Commissioners, do you have any questions?
 9 Vice Chair Wheat.
 10 COMMISSIONER WHEAT: Thank you, Madam Chair.
 11 Since there are two items and
 12 they're largely similar to each other, can you
 13 remind us about the stipulations for applicants for
 14 ChiBlockBuilder? What are the requirements in
 15 terms of upkeep? What information have they had to
 16 provide to the department? Are they bonded in any
 17 way in terms of the property -- property taxes,
 18 et cetera?
 19 MS. GUSTAFSON: Yes. So this is from our
 20 first round, which is the pilot. And it closed in
 21 February of 2023. The reason we're taking these
 22 through first is because they were the only
 23 applicants for the lots. We, as a department,
 24 preference affordable housing and development

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1 first, but if no one else applied for the lot and
 2 we had community and aldermanic and the planner's
 3 support, we wanted to move forward with side yards
 4 and open space.
 5 So if you do buy this for 10 percent
 6 of the value, which is for side yards and open
 7 space, you have to own it for five years before you
 8 can sell it. And if it's not adjacent to your
 9 house, which these are not, these are the open
 10 space ones, you have to fence it within one year.
 11 And those are the basic
 12 requirements. Taxes, you have to pay the regular
 13 property taxes, yes.
 14 COMMISSIONER WHEAT: Thank you. No other
 15 questions, Madam Chair.
 16 CHAIRPERSON BUTLER: I have a question. Is
 17 the applicant, under this program, are they able to
 18 change the use, you know, subsequent to approval?
 19 MS. GUSTAFSON: After five years of owning
 20 it, they can sell it. We ask them to keep it open
 21 for five years, I believe. Let me go back and
 22 check and get back to you. But they could build on
 23 it after that within zoning. So whatever the
 24 zoning is they can -- they can do -- they can

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1 build -- she is an RM-5 -- RM-2 -- RS-2, so ...

2 CHAIRPERSON BUTLER: And that would --

3 MS. GUSTAFSON: That would be, I think,

4 a single-family home or a two-flat.

5 CHAIRPERSON BUTLER: Okay. Thank you.

6 MS. GUSTAFSON: Um-hmm.

7 CHAIRPERSON BUTLER: And just a follow-up

8 question. One of the homes is vacant. Has there

9 been any contact with that owner?

10 MS. GUSTAFSON: Not that I know of. But I

11 can talk to our regional planner about that too and

12 the alderman.

13 CHAIRPERSON BUTLER: Thank you.

14 If there are no further questions

15 from members of the Commission, I would now like to

16 invite members of the public who are in attendance

17 and interested to speak on this item. Each speaker

18 will be limited to three minutes.

19 If there are members of the public

20 who would like to speak, please step to the mic.

21 (No response.)

22 There are no members of the public

23 who wish to speak on this item.

24 If there are no further questions or

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1 comments regarding the matter before us, I will

2 call the item to a vote.

3 The resolution before us, the

4 Department of Planning and Development is seeking

5 authority to enter into a land sale with Ramona

6 James for the disposition of the property located

7 at 10744 South Eggleston Avenue in the 107th/

8 Halsted Tax Increment Financing Redevelopment

9 Project Area, and to approve the sale of the

10 property to Ramona James.

11 If there are no objections, I move

12 passage of this item by the same roll call vote

13 previously used to establish quorum.

14 Commissioners, are there any

15 objections?

16 (No response.)

17 Hearing none, the motion is approved.

18 Commissioners, for the final item

19 of new business, the Department of Planning and

20 Development is seeking authority to enter a land

21 sale with Ethel Louis for the disposition of the

22 property located at 11706 South Sangamon Street in

23 the 119th Street/I-57 Tax Increment Financing

24 Redevelopment Project Area, and to approve the sale

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1 of the property to Ethel Louis.

2 Meg Gustafson will provide a brief

3 description of this on behalf of the Department of

4 Planning and Development.

5 MS. GUSTAFSON: Thank you. Again, for the

6 record, Meg Gustafson, Department of Planning and

7 Development.

8 This is a land sale to Ethel Louis.

9 11706 South Sangamon is the address. It's a

10 typical sized residential City lot. This is also

11 in Alderman Mosley's ward, and we have his support.

12 The community area is West Pullman.

13 The TIF is 119th Street and I-57.

14 10 percent of the market value for

15 this lot is \$783. So that will be the sale price

16 for open space. It's currently zoned RS-3. It was

17 acquired by the City in 1996. No TIF funds were

18 used in the acquisition.

19 The next slide is the TIF map. The

20 following slide is the location and zoning map.

21 And the last slide is the site photo and plans.

22 I also -- I believe we have Ethel

23 Louis here today too.

24 Let's see. From the plans, you can

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1 see she wants to build a garden for the community.

2 And if you wanted to hear directly from her, she

3 can give you more details.

4 This is also in Alderman Mosley's

5 ward, and we have his support.

6 That concludes my presentation.

7 Thank you.

8 CHAIRPERSON BUTLER: Thank you, Meg.

9 No written statements from the

10 public were submitted on this matter. We can now

11 move to questions.

12 Commissioners, Meg is here with

13 Ethel Louis to help answer any questions you may

14 have on this project.

15 Commissioners, do you have any

16 questions?

17 COMMISSIONER CURTIS: Madam Chair.

18 CHAIRPERSON BUTLER: Yes, Commissioner

19 Curtis.

20 COMMISSIONER CURTIS: It's an interesting

21 project, and I'm certainly not opposed to it. But

22 I'm just trying to understand. Here, again, they

23 would need to -- the owner would have to keep it

24 for five years?

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1 MS. GUSTAFSON: Correct.
 2 COMMISSIONER CURTIS: Okay. And their home
 3 is adjacent to the property?
 4 MS. GUSTAFSON: She lives around the -- about
 5 a ten-minute walk away in the community --
 6 COMMISSIONER CURTIS: I was thinking --
 7 MS. GUSTAFSON: -- in the neighborhood.
 8 COMMISSIONER CURTIS: -- certainly increases
 9 the property value of your home if it's adjacent.
 10 This one does not?
 11 MS. GUSTAFSON: Right. Those are the side
 12 yard applications. These -- the ones that I took
 13 today are the open space ones. They're very
 14 similar. But, yes, if it's next to your house, we
 15 are calling those side yards, but they're also for
 16 10 percent of the value.
 17 COMMISSIONER CURTIS: Thank you.
 18 CHAIRPERSON BUTLER: Commissioner Curtis, any
 19 additional questions, comments?
 20 COMMISSIONER CURTIS: No.
 21 CHAIRPERSON BUTLER: Commissioner Thomas.
 22 COMMISSIONER THOMAS: Meg, this too has to be
 23 fenced in. Is that the wrought iron fencing or
 24 just --

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1 MS. GUSTAFSON: We -- it's by code, whatever
 2 it is by code, and I think it's noncombustible.
 3 But I don't know if it has to be wrought iron.
 4 COMMISSIONER THOMAS: Wrought iron.
 5 And do you have requirements for
 6 insurance, or it's just privately owned after we
 7 sell it and she has to deal with that?
 8 MS. GUSTAFSON: Privately owned. It's up to
 9 the owner.
 10 COMMISSIONER THOMAS: Okay.
 11 MS. GUSTAFSON: Correct.
 12 COMMISSIONER THOMAS: Thank you.
 13 CHAIRPERSON BUTLER: Have there been
 14 conversations with the adjacent neighbors
 15 regarding the use?
 16 MS. GUSTAFSON: I believe -- I believe she's
 17 reached out. But I don't have a final answer. I
 18 just asked her last week when we did the briefing.
 19 So I can get that back to you after I have an
 20 answer.
 21 CHAIRPERSON BUTLER: Great. Thank you.
 22 Are there other questions or
 23 comments from members of the Commission?
 24 (No response.)

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1 If there are no further questions, I
 2 would now like to invite members of the public who
 3 are in attendance and interested to speak on this
 4 item. Each speaker will be limited to three
 5 minutes. If there are members of the public who
 6 would look to speak, please step to the mic.
 7 Thank you for attending today's
 8 meeting. Could you please introduce yourself?
 9 MS. LOUIS: Certainly. My name is Ethel
 10 Louis, and I am the one that is proposing to
 11 purchase this lot.
 12 My family has a 60-year-plus history
 13 in the neighborhood. And I am roughly three and a
 14 half, four blocks away. So I can drive by it on a
 15 daily -- and do drive by on a daily basis.
 16 I also have connections to the
 17 neighborhood churches and helped them start their
 18 current garden that they are enjoying in having the
 19 community come by. This will also be a community
 20 workshop space, a nonprofit that I helped to found
 21 with my partner; started out in 2011 doing
 22 community workshops, teaching about sustainability
 23 topics. So this would be a space to hold those
 24 workshops throughout the year actually.


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1 So I just want to open it up to the
 2 community. I know there's a vacant house directly
 3 next door and another vacant lot on the other side
 4 of it. So at whatever point, I'm also interested
 5 in that property. But for now I definitely want to
 6 turn this into a community space.
 7 And through our nonprofit, we have
 8 construction trades trainees that are available to
 9 help with the fencing and any structures that need
 10 to be built on the lot.
 11 CHAIRPERSON BUTLER: Thank you, Ms. Louis,
 12 for your comments.
 13 MS. GUSTAFSON: Thank you.
 14 CHAIRPERSON BUTLER: Much appreciated.
 15 If there are no further questions or
 16 comments regarding the matter before us, I will
 17 call this item to a vote.
 18 The resolution before us, the
 19 Department of Planning and Development is seeking
 20 authority to enter into a land sale with Ethel
 21 Louis for the disposition of the property located
 22 at 11706 South Sangamon Street in the 119th Street/
 23 I-57 Tax Increment Financing Redevelopment Project
 24 Area, and to approve the sale of this property to

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1 Ethel Louis.
 2 If there are no objections, I move
 3 passage of this item by the same roll call vote
 4 previously used to establish quorum.
 5 Commissioners, are there any
 6 objections?
 7 (No response.)
 8 Hearing none, the motion is approved.
 9 MS. GUSTAFSON: Thank you, everyone.
 10 CHAIRPERSON BUTLER: Thanks, Meg.
 11 Commissioners, that was our last
 12 item on today's agenda. If there are no further
 13 questions or comments, I move to adjourn the
 14 December 12th meeting of the Community Development
 15 Commission by the same roll call vote previously
 16 used to establish quorum.
 17 (No response.)
 18 Hearing none, we are adjourned.
 19 (The proceedings adjourned at
 20 2:00 o'clock p.m.)
 21
 22
 23
 24

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1
 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 21st day of December 2023.
 12
 13

 14 Illinois CSR No. 084-001661
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MEETING, 12/12/2023

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\$58,673 32:16	2026 9:24	7th 2:11
\$783 44:15	24th 22:18	<hr/> 9 <hr/>
\$921 38:23	25 31:24	9-1-1 5:19
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1,113 17:20	2:00 50:20	absence 26:12 29:1
1.3 23:3	<hr/> 3 <hr/>	access 17:5 23:20
10 38:23 41:5 44:14 46:16	3 18:8	accommodate 32:4
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10744 38:6,19 43:7	355 30:16 31:7 34:12 37:9	acquired 19:14 39:1 44:17
107th 43:7	38 22:12 24:8 28:2	acquisition 6:17 7:15 10:21 12:2 14:8,21 15:12 16:1,10 17:13 20:1 39:2 44:18
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