

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street, Chicago, Illinois**  
**Regular Meeting, 1:00 PM**  
**April 9, 2024**

**MINUTES FOR APPROVAL**

**I. ROLL CALL OF COMMISSIONERS**

Chair Butler called the April 9, 2024 meeting to order at 1:17 p.m. and took a call of the roll to establish the presence of a quorum.

*Present*

Gwendolyn Hatten Butler, Chair  
Grace Chan McKibben, Secretary  
Ciere Boatright, DPD Commissioner  
Leslie Davis  
Latasha Thomas

*Absent*

Robert Buford  
Dwight Curtis  
Jacqueline Gomez  
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 MARCH 5<sup>TH</sup> MEETING**

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

*Approved 5-0-0*

Yay: Hatten Butler, Chan McKibben, Boatright, Davis, Thomas  
No: None  
Abstain: None

### III. NEW BUSINESS

#### A. ROOSEVELT/CICERO INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 29)

Request authority for the Department of Planning and Development to enter into a negotiated sale with UHS of Hartgrove Inc. for the disposition of the property located at 5736 W. Roosevelt Rd. in the Roosevelt/Cicero Tax Increment Financing Redevelopment Project Area.

**Raquel Vega**  
**24-CDC-10**

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

*Approved 5-0-0*

Yay: Hatten Butler, Chan McKibben, Boatright, Davis, Thomas

No: None

Abstain: None

#### B. 47th/KING DRIVE REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority for the Department of Planning and Development to enter into a negotiated sale with Kandy Cobbs for the disposition of the property located at 215 E 45th St in the 47th/King Tax Increment Financing District Redevelopment Project Area.

**Nelson Chueng**  
**24-CDC-11**

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

*Approved 5-0-0*

Yay: Hatten Butler, Chan McKibben, Boatright, Davis, Thomas

No: None

Abstain: None

#### C. SOUTH CHICAGO TIF REDEVELOPMENT PROJECT AREA (WARD 10)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Pilgrim Baptist Church of South Chicago, Inc. for the disposition of the property located at 9121 South Burley Avenue in the South Chicago Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Pilgrim Baptist Church of South Chicago, Inc. if no responsive alternative proposals are received.

**James Michaels**

Chair Butler moved passage of this item by the same roll call vote previously used to establish quorum. Commissioner Davis recused herself from the vote due to her

affiliation with Pilgram Baptist Church of South Chicago. The item was not approved due to a lack of affirmative votes and will be held until the next meeting.

Not Approved 4-0-1

Yay: Hatten Butler, Chan McKibben, Boatright, Thomas

No: None

Abstain: Davis

**D. SOUTH CHICAGO REDEVELOPMENT PROJECT AREA (WARD 10)**

Request authority for Department of Planning and Development to enter into a negotiated sale with Stalwart Market LLC, for the disposition of the property located at 3320-22 E. 90th Street in the South Chicago Tax Increment Financing Redevelopment Project Area.

**Meg Gustafson**

**24-CDC-12**

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

Approved 5-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Davis, Thomas

No: None

Abstain: None

**E. SOUTH CHICAGO REDEVELOPMENT PROJECT AREA (WARD 10)**

Request authority for Department of Planning and Development to enter into a negotiated sale with NeighborSpace, for the disposition of the property located at 8926-40 S. Mackinaw Avenue in the South Chicago Tax Increment Financing Redevelopment Project Area.

**Meg Gustafson**

**24-CDC-13**

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

Approved 5-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Davis, Thomas

No: None

Abstain: None

**F. 71ST & STONY ISLAND REDEVELOPMENT PROJECT AREA (WARD 5)**

Request authority for Department of Planning and Development to enter into a negotiated sale with NeighborSpace, for the disposition of the property located at 6801 S. Dante Avenue in the 71st & Stony Island Tax Increment Financing Redevelopment Project Area.

**Meg Gustafson**  
**24-CDC-14**

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

Approved 5-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Davis, Thomas

No: None

Abstain: None

**G. PILSEN PROJECT AREA, AMENDMENT NO. 4 (WARD 11, 12, and 25)**

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

Chair Butler moved passage of this item by the same roll call vote previously used to establish quorum. The Joint Review Board meeting for this item was set for May 2, 2024, and the Community Development Commission public hearing date was set for June 11, 2024.

Approved 5-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Davis, Thomas

No: None

Abstain: None

**IV. ADJOURNMENT**

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

Approved 5-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Davis, Thomas

No: None

Abstain: None

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

9 City Hall-Council Chambers  
10 121 North LaSalle Street  
Chicago, Illinois

11 Tuesday, April 9, 2024  
12 1:17 p.m.  
13

14 PRESENT:

15 GWENDOLYN HATTEN BUTLER, CHAIRPERSON  
16 GRACE CHAN MCKIBBEN, SECRETARY  
17 CIERE BOATRIGHT  
LESLIE DAVIS  
LATASHA THOMAS

18  
19  
20  
21  
22  
23 Reported by: Nick D. Bowen  
24

<p style="text-align: right;">Page 2</p> <p>1 CHAIRPERSON BUTLER: Good afternoon, and  2 welcome to the April 9th regular meeting of the  3 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 April 4th, 2024 both on the CDC website  12 and physically at City Hall.  13 I will now call to order the  14 April 9th meeting of the Community Development  15 Commission with a call of the roll.  16 Commissioners, when your name is  17 called, please respond by saying "present."  18 Please note this vote will be used  19 to establish the roll call vote for subsequent  20 items.  21 Secretary Chan McKibben.  22 COMMISSIONER CHAN McKIBBEN: Present.  23 CHAIRPERSON BUTLER: Commissioner Boatright.  24 COMMISSIONER BOATRRIGHT: Present.</p>	<p style="text-align: right;">Page 4</p> <p>1 members of the Commission to the minutes?  2 (No response.)  3 Hearing no changes or objections,  4 the motion is approved.  5 Commissioners, for the first item  6 of new business, the Department of Planning and  7 Development is seeking authority to enter into a  8 negotiated sale with UHS Hartgrove, Inc. for the  9 disposition of the property located at 5736 West  10 Roosevelt Road in the Roosevelt/Cicero Tax  11 Increment Financing Redevelopment Project Area.  12 Raquel Vega will provide a brief  13 description of this change on behalf of the  14 Department of Planning and Development.  15 MS. VEGA: Good morning. I mean, good  16 afternoon.  17 For the record, my name is Raquel  18 Vega. I'm an urban designer with the Department of  19 Planning and Development.  20 And I am here seeking approval for  21 the City land disposition of 5736 West Roosevelt  22 Road located in the Roosevelt/Cicero TIF to  23 Hartgrove Hospital.  24 The City land -- the City parcel is</p>
<p style="text-align: right;">Page 3</p> <p>1 CHAIRPERSON BUTLER: Commissioner Buford.  2 (No response.)  3 Commissioner Curtis.  4 (No response.)  5 Commissioner Davis.  6 COMMISSIONER DAVIS: Present.  7 CHAIRPERSON BUTLER: Commissioner Gomez.  8 (No response.)  9 Commissioner Griggs.  10 (No response.)  11 Commissioner Thomas.  12 COMMISSIONER THOMAS: Present.  13 CHAIRPERSON BUTLER: And Chair Butler is  14 present.  15 We have a quorum.  16 The first item on our agenda is the  17 approval of the minutes from our previous meeting  18 held on March 5th, 2024.  19 The Commissioners have had an  20 opportunity to review the minutes, and if there are  21 no corrections, I move passage of this item by the  22 same roll call vote previously used to establish  23 quorum.  24 Are there any changes offered by</p>	<p style="text-align: right;">Page 5</p> <p>1 approximately 40,000 square feet and just under one  2 acre, located within the Austin community area, and  3 part of the 29th Ward represented by Alderman Chris  4 Taliaferro.  5 UHS of Hartgrove, the developer,  6 currently owns and operates the mental health  7 hospital adjacent to the City parcel and is part of  8 Universal Health Services, Incorporated, a major  9 national healthcare provider operating more than  10 400 facilities nationwide.  11 The land will be conveyed at market  12 value, \$440,000, to be placed in an environmental  13 escrow for remediation of the parcel.  14 The total project cost is an  15 estimated \$19.96 million funded by developer  16 equity.  17 The hospital will construct a new  18 wing to accommodate an additional 48 patients  19 within 24 new rooms and space for accessory  20 services such as the nurses' station. They will  21 also expand the surface parking lot to 21 more  22 spaces.  23 To provide some context, the  24 irregular City parcel is located on Roosevelt</p>

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1 between Austin and Central at the City's border  
 2 with near Cicero and Oak Park. The parcel is  
 3 outlined in the red dash line, fronts Roosevelt  
 4 Road between Wallace Avenue and Menard Avenue.  
 5 Here are some street views of the  
 6 vacant property. And there's a storage facility to  
 7 the west of the vacant property.  
 8 The parcel is located within an  
 9 industrial area, but half a city block of  
 10 residential. The area -- the parcel is zoned  
 11 M2-2 with a proposed zoning change of C2-2. In a  
 12 separate action, UHS proposes to amend the existing  
 13 PD 933 to include the City parcel.  
 14 This proposed site plan shows the  
 15 behavioral health addition to be constructed on the  
 16 City parcel.  
 17 Here is an enlarged floor plan  
 18 featuring the interior layout of the hospital  
 19 addition. The construction will expand hospital  
 20 services by providing almost 23,000 square feet  
 21 of additional space.  
 22 Above is a rendering for reference,  
 23 and the lower is the south elevation.  
 24 Here are the other elevations.

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1 This is a single-story -- the  
 2 single-story facade will rise 15 feet and is made  
 3 up of a combination of smooth and textured surfaces  
 4 with a brick accent.  
 5 The site is located within the 29th  
 6 Ward. Alderman Taliaferro has provided a letter of  
 7 support.  
 8 And DPD recommends the CDC approve  
 9 the City land disposition of 5736 West Roosevelt  
 10 Road.  
 11 This concludes my presentation.  
 12 I'll be happy to answer any questions.  
 13 CHAIRPERSON BUTLER: Thank you, Raquel.  
 14 If present, I would like to  
 15 recognize Alderman Taliaferro and invite him to  
 16 make a statement on the project.  
 17 Is the alderman or anyone from his  
 18 office present?  
 19 MS. VEGA: No, they're not. But the  
 20 development team is here.  
 21 CHAIRPERSON BUTLER: Great. Thank you so much.  
 22 No written statements from the  
 23 public were submitted on this matter. We can now  
 24 move to questions.

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1 Commissioners, Raquel is here to  
 2 help answer any questions that you may have on this  
 3 project.  
 4 Do you have any questions?  
 5 Commissioner Thomas.  
 6 COMMISSIONER THOMAS: Can you describe the  
 7 development team, the makeup?  
 8 MS. VEGA: Yes. Would the development team  
 9 come up?  
 10 MR. LORD: Hello, Commissioners. My name's  
 11 Braeden Lord. I'm a land use attorney with the law  
 12 firm of Taft Stettinius & Hollister and serving on  
 13 the land use counsel team for the UHS Hartgrove  
 14 expansion.  
 15 MS. BUEHLER: Good afternoon. I'm Trudy  
 16 Buehler with Mackie Consultants. I'm the civil  
 17 engineer on the project.  
 18 MR. ROBINSON: Good afternoon. My name is  
 19 Lejuan Robinson. I'm one of the senior executive  
 20 leaders at Hartgrove Hospital.  
 21 CHAIRPERSON BUTLER: Thank you.  
 22 Any further questions, Commissioner  
 23 Thomas?  
 24 COMMISSIONER THOMAS: No. Thank you.

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1 CHAIRPERSON BUTLER: Commissioners, are there  
 2 any additional questions?  
 3 (No response.)  
 4 MS. VEGA: Thank you.  
 5 CHAIRPERSON BUTLER: Raquel, just one moment.  
 6 We're not quite done yet, please.  
 7 If there are no further questions  
 8 from members of the Commission, I would now like to  
 9 invite members of the public who are in attendance  
 10 and interested to speak on this item. Each speaker  
 11 will be limited to three minutes. And if you would  
 12 like to speak, please step to the mic.  
 13 (No response.)  
 14 I do not see any members of the  
 15 public who wish to speak on this item. So if there  
 16 are no further questions or comments regarding the  
 17 matter before us, I will now call this item to a  
 18 vote.  
 19 The resolution before us, the  
 20 Department of Planning and Development is seeking  
 21 authority to enter into a negotiated sale with UHS  
 22 of Hartgrove, Inc. for the disposition of the  
 23 property located at 5736 West Roosevelt Road in  
 24 the Roosevelt/Cicero Tax Increment Financing

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1 Redevelopment Project Area.  
 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 Are there any objections from  
 6 members of the Commission?  
 7 (No response.)  
 8 Hearing none, the motion is  
 9 approved.  
 10 Thank you.  
 11 Commissioners, for the next item of  
 12 business the Department of Planning and Development  
 13 is seeking authority to enter into a negotiated  
 14 sale with Kandy Cobbs for the disposition of the  
 15 property located at 215 East 45th Street in the  
 16 47th/King Tax Increment Financing District  
 17 Redevelopment Project Area.  
 18 Nelson Chueng will provide a brief  
 19 description on behalf of the Department of Planning  
 20 and Development.  
 21 MR. CHUENG: Good afternoon, Chairman and  
 22 members of the Commission.  
 23 For the record, Nelson Chueng,  
 24 Department of Planning and Development.

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1 I'm here to present -- presenting  
 2 the -- a proposed land sale of 215 East 45th Street  
 3 to Ms. Kandy Cobbs.  
 4 The project is located in the 47th  
 5 and King Drive Tax Increment Financing District,  
 6 and Community Development Commission is required --  
 7 approval is required for the sale of this property  
 8 located within the redevelopment area.  
 9 Above is an overview of the land  
 10 sale project. The purchaser is Ms. Kandy Cobbs.  
 11 She's the property owner of 4507 South Indiana.  
 12 And the City lot is located to the rear of the  
 13 property on Indiana. So I'm going to get to the  
 14 slides so you can see this.  
 15 Ms. Cobbs initially acquired the  
 16 property at 4507 South Indiana in 2005. So she's  
 17 owned it for approximately 20 years. The situation  
 18 is that the City lot is keeping redevelopment from  
 19 happening here because it's basically obsolete  
 20 platting of this 4500 block of Indiana. It  
 21 interrupts alley access for four properties  
 22 including the property we're talking about today.  
 23 Ms. Cobbs, again, has been -- she  
 24 had thought she owned the property and has been

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1 maintaining the property for the past 20 years,  
 2 has been spending upwards -- over 25,000 toward her  
 3 property.  
 4 The planning department is planning  
 5 to subdivide the lot, and I'm going to go into the  
 6 next slides here.  
 7 For context, the property is located  
 8 within the Grand Boulevard community area, 47th/  
 9 King Drive TIF. The TIF district was initially  
 10 created in 2005. And the red dot shows you the  
 11 location of the City property.  
 12 The above map -- aerial map shows,  
 13 again, the shape of the City lot. It's located  
 14 right at the kind of intersection of 45th Street  
 15 and Indiana.  
 16 The above Sidwell property tax map  
 17 shows the City lot, again, is kind of oblong,  
 18 and basically it impedes alley access for the  
 19 properties along 45th Street.  
 20 This is a view of Indiana along 45th  
 21 Street. And then we get to the view of the rear;  
 22 again, showing the rear.  
 23 Working with Alderman Dowell on  
 24 this project, we are proposing to subdivide the

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1 City lot into four workable PINs to be sold to  
 2 the properties in the front. Again, you see the  
 3 obsolete platting has made it very difficult for  
 4 these properties not having any alley access or  
 5 access to the rear. They've all -- all these  
 6 properties have been essentially using these lots  
 7 and thought they owned these lots. Again, as  
 8 a subdivided lot, it makes these lots usable for  
 9 the properties in front and creates a more workable  
 10 site.  
 11 I do want to point out that the  
 12 size, the dimensions of these lots is really  
 13 important. The lot we're selling, the number one,  
 14 to Ms. Cobbs is only 50 feet wide by 49 feet wide,  
 15 and the other ones are 25 by 45. So difficult to  
 16 develop a new lot. So that's another reason we're  
 17 here today.  
 18 This is the front view of the  
 19 property that Ms. Cobbs owns. And then this is a  
 20 view of the back reiterating what the property  
 21 looks like. The properties along the back on  
 22 Indiana, you can see their rear yards with a serial  
 23 gate going to the City lots. Again, really they're  
 24 essentially functionally trespassing on the City



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1 lot.  
 2 The City's proposing to sell the  
 3 City lot to Ms. Cobbs. The appraised value, market  
 4 value, is 22,500. We're proposing to sell it at  
 5 discounted at 10 percent of value, which is 2,250,  
 6 which, again, is really the basis of her taking  
 7 care of the lot for almost 20 years and also the  
 8 developability of the lot and also the City's  
 9 ability to kind of clean up this obsolete platting.  
 10 So, again, the project has the  
 11 support of Alderman Dowell, 3rd Ward.  
 12 The -- in summary, the Department of  
 13 Planning and Development has thoroughly reviewed  
 14 the proposed land sale for the property located at  
 15 215 East 45th Street to Ms. Kandy Cobbs. And the  
 16 department has reviewed the public benefits and  
 17 performed -- project conformance with the TIF  
 18 redevelopment plan. The department recommends that  
 19 the CDC recommend to the City Council to approve  
 20 for the City's disposition of the property.  
 21 Thank you for listening to me today.  
 22 CHAIRPERSON BUTLER: Thank you, Nelson.  
 23 If present, I would like to  
 24 recognize Alderwoman Dowell and invite her to make

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1 a statement on the project. Is Alderwoman Dowell  
 2 or anyone from her office here?  
 3 (No response.)  
 4 All right. Thank you.  
 5 No written statements from the  
 6 public were submitted on this matter. We can now  
 7 move to questions.  
 8 Commissioners, Nelson is here to  
 9 help answer any questions that you may have on this  
 10 project. Do you have any questions?  
 11 Commissioner Davis.  
 12 COMMISSIONER DAVIS: So my question is  
 13 just -- so for the last, I think you said 20 years  
 14 they have operated as if they owned the lot?  
 15 MR. CHUENG: Correct.  
 16 COMMISSIONER DAVIS: They thought they owned  
 17 the lot and have kept it up and all of that.  
 18 And so the City's position in terms  
 19 of selling it for less is just that there's nothing  
 20 the City can really do with it?  
 21 MR. CHUENG: Correct. Exactly.  
 22 COMMISSIONER DAVIS: I gotcha. Okay.  
 23 CHAIRPERSON BUTLER: And additional  
 24 questions, Commissioner Davis?

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1 COMMISSIONER DAVIS: No.  
 2 CHAIRPERSON BUTLER: Commissioner Chan  
 3 McKibben.  
 4 COMMISSIONER CHAN McKIBBEN: Yeah. So to  
 5 follow up on Commissioner Davis' question. What  
 6 are the plans for the disposal of the other three?  
 7 MR. CHUENG: Our -- it's a very good  
 8 question. Our plan is we're working with Alderman  
 9 Dowell. We're going to be listing the remaining  
 10 properties through the ChiBlockBuilder process this  
 11 fall. That's the next round. So we've actually  
 12 engaged and started talking to some of these  
 13 property owners, and they've kind of said the same  
 14 thing as well too. They're kind of, We would love  
 15 to take an opportunity to clean this up. Love the  
 16 place to where -- find a legitimate place to put  
 17 their trash bins and garbage bags and stuff like  
 18 that in order to like clean this up.  
 19 COMMISSIONER CHAN McKIBBEN: Thank you.  
 20 MR. CHUENG: So we will be back here at a  
 21 future date handling the process for the remainder.  
 22 CHAIRPERSON BUTLER: Any additional  
 23 questions, Commissioner Chan McKibben?  
 24 COMMISSIONER CHAN McKIBBEN: No.

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1 CHAIRPERSON BUTLER: Commissioner Thomas.  
 2 COMMISSIONER THOMAS: Thank you, Madam  
 3 Chairman.  
 4 How did the City acquire those lots?  
 5 MR. CHUENG: It was through a -- I have my --  
 6 it was through a tax sale.  
 7 COMMISSIONER THOMAS: Tax sale.  
 8 Do you know what was there before?  
 9 I mean, this is so odd to me, to split these PINs  
 10 this way.  
 11 MR. CHUENG: I had it --  
 12 COMMISSIONER THOMAS: It makes sense for the  
 13 front owners to have that back part, but ...  
 14 MR. CHUENG: So the City acquired these lots  
 15 through a tax sale in 1976. So --  
 16 COMMISSIONER THOMAS: Okay.  
 17 MR. CHUENG: -- half a dec- -- or century.  
 18 I hate to say we're a century -- half a century  
 19 ago. And I don't want to say this is the 3rd and  
 20 4th Ward because it's a very old part of the city.  
 21 There's a lot of kind of irregular type conditions.  
 22 So we're spending a lot of our time helping out the  
 23 alderman, helping out the constituents in terms of  
 24 how do we clean things up and just get more

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1 standard platting in place here. That's something  
 2 we're very focused about in the -- in helping the  
 3 alderman out.  
 4 COMMISSIONER THOMAS: Okay. Thank you.  
 5 COMMISSIONER DAVIS: One more question.  
 6 CHAIRPERSON BUTLER: Commissioner Davis.  
 7 COMMISSIONER DAVIS: I agree. It just  
 8 seems -- it just looks so strange. I guess my  
 9 concern is not with the person who wants the  
 10 property and who's been maintaining it. But when  
 11 the City lets that parcel go, then -- and there's  
 12 no real plan for the other two yet. It hasn't --  
 13 nothing has happened.  
 14 Do we leave her in a bad position?  
 15 Because now she's adjacent to some property that it  
 16 looks like it's not necessarily being kept up per  
 17 say.  
 18 MR. CHUENG: Well, we -- so we are -- so we  
 19 were going to -- and it may be interesting to hear  
 20 that we're going to work with the county to do a  
 21 parcel subdivision. So we're essentially creating  
 22 four new taxable PINs for these properties. So  
 23 we're working with them individually and sell them.  
 24 So we've already talked with the --

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1 two of the adjacent owners, so they kind of are --  
 2 they've already had a heads up. They're interested  
 3 in --  
 4 COMMISSIONER DAVIS: Are they interested?  
 5 MR. CHUENG: Yes.  
 6 COMMISSIONER DAVIS: Okay.  
 7 CHAIRPERSON BUTLER: Yes. Commissioner  
 8 Boatright.  
 9 COMMISSIONER BOATRIGHT: Yeah. So just to  
 10 add even more context just in terms of kind of next  
 11 steps. Nelson mentioned ChiBlockBuilder being the  
 12 next step. And so we would want to kind of give  
 13 those owners an opportunity to acquire the back  
 14 lots just like she's been given that same  
 15 opportunity so that it's more consistent with the  
 16 kind of parcel they have. And so that would be  
 17 part of our next phase --  
 18 MR. CHUENG: Correct.  
 19 COMMISSIONER BOATRIGHT: -- with  
 20 ChiBlockBuilder. So it will be timely to your  
 21 earlier point so that the lots continue to be  
 22 maintained.  
 23 CHAIRPERSON BUTLER: Are there any additional  
 24 questions from members of the Commission?

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1 (No response.)  
 2 Thank you, members of the  
 3 Commission. If there are no further questions, I  
 4 would now like to invite members of the public who  
 5 are in attendance and interested to speak on this  
 6 item. Each speaker will be limited to three  
 7 minutes. And if you care to make remarks, please  
 8 come to the mic.  
 9 (No response.)  
 10 There are no members of the public  
 11 who have chosen to speak on this item. If there  
 12 are no further questions or comments regarding the  
 13 matter before us, I will call this item to a vote.  
 14 The resolution before us, the  
 15 Department of Planning and Development is seeking  
 16 authority to enter into a negotiated sale with  
 17 Kandy Cobbs for the disposition of the property  
 18 located at 215 East 45th Street in the 47th/King  
 19 Tax Increment Financing District Redevelopment  
 20 Project Area.  
 21 If there are no objections, I move  
 22 due passage of this item by the same roll call vote  
 23 previously used to establish quorum.  
 24 Are there any objections from

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1 members of the Commission?  
 2 (No response.)  
 3 Hearing none, the motion is approved.  
 4 Thank you.  
 5 Commissioners, for the next item of  
 6 business the Department of Planning and Development  
 7 is seeking authority to advertise the Department of  
 8 Planning and Development's intention to enter into  
 9 a negotiated sale with the Pilgrim Baptist Church  
 10 of South Chicago for the disposition of the  
 11 property located at 9121 South Burley Avenue in the  
 12 South Chicago Tax Increment Financing Redevelopment  
 13 Project Area, to request alternative proposals, and  
 14 to approve the sale of the property to Pilgrim  
 15 Baptist Church of South Chicago, Inc. if no  
 16 responsive alternative proposals are received.  
 17 James Michaels will provide a brief  
 18 description on behalf of the Department of Planning  
 19 and Development.  
 20 MR. MICHAELS: Good afternoon, Chairman and  
 21 members of the Commission.  
 22 My name is James Michaels from the  
 23 Department of Planning and Development.  
 24 This item is a fair market sale for

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1 the unimproved City-owned parcel located at 9121  
 2 South Burley Avenue to Pilgrim Baptist Church of  
 3 South Chicago, 3235 East 91st Street founded in  
 4 1917.  
 5 In 2020, the church purchased 9127-  
 6 31 South Burley to house their youth church,  
 7 administrative wing, classrooms, and a rental venue  
 8 to openly share with the community with a  
 9 commitment to the revitalization of the community.  
 10 The property is zoned RS-2 in the South Chicago  
 11 community area.  
 12 The parcel will be used as a  
 13 non-accessory parking for the church. The  
 14 appraised market value is \$4,750, and the sale  
 15 price is \$4,750. The vacant lot dimensions are  
 16 25 by 140, or 3,500 square feet approximately.  
 17 In addition, the department has  
 18 obtained AIS clearance on the parcel.  
 19 And we have support from 10th Ward  
 20 Alderman Peter Chico.  
 21 So this is the church -- this  
 22 Pilgrim Baptist Church is the famous church that  
 23 was in the Blues Brothers movie back a while ago.  
 24 The church owns those two yellow

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1 outlines there, and they want to buy that City  
 2 parcel in red to combine them together. Once they  
 3 combine them together, they will begin with their  
 4 parking lot. So they want to assemble these two.  
 5 They already own the parcels on both sides. So I  
 6 think going ahead with this would be the  
 7 recommendation from the department.  
 8 That concludes my presentation.  
 9 CHAIRPERSON BUTLER: Thank you, James.  
 10 If present, I would like to  
 11 recognize Alderman Chico and invite him to make  
 12 a statement on the project. Is the alderman or  
 13 anyone from the office --  
 14 MR. MICHAEL: I don't believe the alderman's  
 15 here.  
 16 CHAIRPERSON BUTLER: Okay. Great. Thank you  
 17 so much.  
 18 No written statements from the  
 19 public were submitted on this matter. We can now  
 20 move to questions.  
 21 Commissioners, James is here to help  
 22 answer any questions that you may have on this  
 23 project. Do you have any questions?  
 24 Commissioner Davis.

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1 COMMISSIONER DAVIS: Yes. Thank you.  
 2 I don't have any questions. I have  
 3 a statement. I need to recuse myself. That is my  
 4 church. I'm a very proud member of Pilgrim Baptist  
 5 Church of South Chicago. And the pastor there,  
 6 Corwin Lasenby, is an awesome community member.  
 7 And we need that parcel because we don't have no  
 8 place to park on Sundays.  
 9 So -- but having said that, I'll  
 10 recuse myself. But I'm very glad to see this is  
 11 up before us.  
 12 CHAIRPERSON BUTLER: Thank you, Commissioner  
 13 Davis.  
 14 Are there any other questions or  
 15 comments from members of the Commission?  
 16 (No response.)  
 17 If there are no further questions, I  
 18 would now like to invite members of the public who  
 19 are in attendance and interested to speak on this  
 20 item. Each speaker will be limited to three  
 21 minutes. And if you care to make comments, please  
 22 come to the mic at this time.  
 23 MR. BLAKEMORE: Yes.  
 24 CHAIRPERSON BUTLER: Yes. Mr. Blakemore.

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1 MR. BLAKEMORE: Yes. I think Pilgrim is one  
 2 of our historical black churches. And I'm very  
 3 happy for them to receive this historical landmark  
 4 and all the moneys that will go with this. And  
 5 thank you very much for bringing this up.  
 6 We have many beautiful landmarks in  
 7 the City of Chicago. And perhaps you all will look  
 8 at the one -- the Regal. This is our jewel on 79th  
 9 and -- now, Mr. Blakemore, you're having a senior  
 10 moment. So, again, I urge you all to look at that  
 11 particular building, bring it back to its glorious  
 12 days like they do with the Apollo Theater over in  
 13 the Hispanic area.  
 14 So this is why it's very important  
 15 for us to attend these meetings. We have a  
 16 glorious history. And I thank you. And I thank  
 17 you, ladies and gentlemen, in conducting this  
 18 meeting in a very professional way. We have one  
 19 of our ex-alder ladies is on the committee. But  
 20 perhaps you can educate and inform the public so  
 21 they will be able to come and see the good work  
 22 that you all are doing here. And it won't be two  
 23 committee meetings held at the same time. And  
 24 thank you.

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1 CHAIRPERSON BUTLER: Thank you, Mr. Blakemore.  
 2 Are there any additional members of  
 3 the public who would care to speak on this matter?  
 4 MR. SIMS: Yes.  
 5 CHAIRPERSON BUTLER: Yes, please. Please  
 6 start. Thank you so much, and please start by  
 7 saying your name.  
 8 MR. SIMS: Hello. My name is Tiwon Sims.  
 9 So this church is a -- so when I was little, I  
 10 attended this church. We actually sang in this  
 11 church when I was probably like 12, I think.  
 12 Speak Lord was the song we sang.  
 13 So they buying this church and  
 14 tearing it down, or are they redeveloping this  
 15 church?  
 16 MR. MICHAELS: No. They're buying a parcel  
 17 for their parking lot back here. They already own  
 18 the church. They're just buying the City lot.  
 19 MR. SIMS: So they're extending the church?  
 20 MR. MICHAELS: This is for their parking.  
 21 They are going to buy a piece of --  
 22 MR. SIMS: Oh, this is awesome. Thank you.  
 23 I thought you all was gonna --  
 24 MR. MICHAELS: Yeah.

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1 MR. SIMS: -- close it down.  
 2 MR. MICHAELS: They own the parcels in the  
 3 yellow there. The parcel in the red is the City  
 4 parcel. So it's just a small slot in the red check  
 5 there. They're going to put it together and put  
 6 their parking lot there.  
 7 MR. SIMS: We're definitely for that. Thank  
 8 you. Thank you. I thought it was to tear it down.  
 9 MR. MICHAELS: No, no, no.  
 10 MR. SIMS: Needed that. Thank you. Thank  
 11 you. I got nothing to say. Thank you.  
 12 CHAIRPERSON BUTLER: Thank you very much for  
 13 your comments.  
 14 Are there any additional members of  
 15 the public who would care to make a comment?  
 16 (No response.)  
 17 If there are no further questions or  
 18 comments regarding the matter before us, I will now  
 19 call this item to a vote.  
 20 The resolution before us, the  
 21 Department of Planning and Development is seeking  
 22 authority to advertise the Department of Planning  
 23 and Development's intention to enter into a  
 24 negotiated sale with Pilgrim Baptist Church of

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1 South Chicago, Inc. for the disposition of the  
 2 property located at 9121 South Burley Avenue in the  
 3 South Chicago Tax Increment Financing Redevelopment  
 4 Project Area, to request alternative proposals, and  
 5 to approve the sale of the property to Pilgrim  
 6 Baptist Church of South Chicago if no responsive  
 7 alternative proposals are received.  
 8 If there are no objections, I move  
 9 passage of this item by the same roll call vote  
 10 previously used to establish quorum. However, I  
 11 want to note that Commissioner Davis is recusing  
 12 herself from voting on this matter. Thank you.  
 13 (No response.)  
 14 Thank you, James.  
 15 MR. MICHAELS: Thank you. Have a good day.  
 16 CHAIRPERSON BUTLER: Hearing no objections,  
 17 the motion is approved. And let the record reflect  
 18 that Commissioner Davis is abstaining from voting  
 19 on this item.  
 20 Commissioners, for the next item of  
 21 business, the Department of Planning and Development  
 22 is seeking authority to enter into a negotiated  
 23 sale with Stalwart Market, LLC for the disposition  
 24 of the property located at 3320 through 3322 East

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1 90th Street in the South Chicago Tax Increment  
 2 Financing Redevelopment Project Area.  
 3 Meg Gustafson will provide a brief  
 4 description of this on behalf of the Department of  
 5 Planning and Development.  
 6 MS. GUSTAFSON: Hello. Thank you.  
 7 For the record, Meg Gustafson,  
 8 Department of Planning and Development.  
 9 I have three projects here, all  
 10 ChiBlockBuilder land sales. This first one is the  
 11 Stalwart Market, LLC, who is Felicia Kimber. She  
 12 plans -- so this lot is in the 10th Ward. We have  
 13 Alderman Chico's support. It's in the South  
 14 Chicago TIF District.  
 15 This was in our first round of  
 16 ChiBlockBuilder, and because it's an open space  
 17 application, it will be sold for 10 percent of  
 18 value, which the two parcels added together, 10  
 19 percent of value is \$1,392.  
 20 This property was acquired by a tax  
 21 deed scavenger sale in 1999. TIF funds were not  
 22 used for the acquisition.  
 23 Stalwart Market, LLC plans to  
 24 convert this vacant lot into a community garden,

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1 which will include an orchard, a berry patch,  
 2 raised garden beds, beehives, and a tool shed.  
 3 Here we go. Sorry about that. It's  
 4 approximately 4,640 square feet. Here is the  
 5 zoning; it's RS-2. And let's see. There is the  
 6 TIF district. The zoning map and location map.  
 7 And for context, this is becoming a  
 8 bit of an urban agriculture district. Calumet  
 9 Gateway Garden is the NeighborSpace site at the  
 10 bottom of the map in red. Urban Growers Collective  
 11 has been operating in the park for quite some time  
 12 now.  
 13 My next presentation is Fresher  
 14 Together in green up there. And then this one is  
 15 Stalwart Market in the two PINs in red.  
 16 Here's a site photo. And then that  
 17 description is what I was reading.  
 18 She wants to promote community  
 19 engagement, encourage healthy living, and enhance  
 20 the local environment. She lives on the block.  
 21 Here is a plan that is in draft  
 22 form, but it will include a \$128,000 budget,  
 23 \$80,000 of which comes from the Community Growers  
 24 Program, and which I have Maranda Raskin here from

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1 BACP if we have any questions about the Community  
 2 Growers Program. But she has raised most of these  
 3 funds. And there's her detailed budget for the  
 4 phase 1.  
 5 And that is my last slide for  
 6 Felicia Kimber's Stalwart Market, LLC. Thank you.  
 7 CHAIRPERSON BUTLER: Thank you, Meg.  
 8 If present, I would like to  
 9 recognize Alderman Chico and invite him to make a  
 10 statement on the project. Is the alderman or  
 11 anyone from the office present?  
 12 (No response.)  
 13 Okay. Thank you.  
 14 No written statements from the  
 15 public were submitted on this matter. We can now  
 16 move to questions.  
 17 Commissioners, Meg is here to help  
 18 answer any questions that you may have on this  
 19 project. Commissioners, do you have any questions?  
 20 Yes. Commissioner Boatright.  
 21 COMMISSIONER BOATRIGHT: Sure. Meg, can you  
 22 speak to the engagement around like activities on  
 23 activating the site and how she plans to engage  
 24 neighbors and other stakeholders?

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1 MS. GUSTAFSON: Sure. So Felicia -- this  
 2 is -- will be her private garden. This one  
 3 is -- unlike our NeighborSpace ones, she wants to  
 4 engage the neighborhood. But this -- we were also  
 5 talking about her getting water access. She wants  
 6 to get her own water access because this is going  
 7 to be her garden with neighbors in the community.  
 8 My next two projects are  
 9 NeighborSpace, which is a little different and a  
 10 little more -- you know, they're part of a broader  
 11 network.  
 12 But I can get back to you on exactly  
 13 who from the neighborhood if there are any other  
 14 nonprofit groups. But it is mostly -- it's mostly  
 15 her -- she lives on the block, and it's her LLC in  
 16 this case.  
 17 I don't know if Maranda has anything  
 18 to add to that or Felicia. Thank you, Maranda.  
 19 MS. RASKIN: I'm Maranda Raskin. I'm a  
 20 project manager in the Office of the Mayor.  
 21 I've been supporting on this land  
 22 access work as well as facilitating the Community  
 23 Growers Program, which is the BACP program. And, I  
 24 mean, yes, to Meg's point, Felicia has lived in the

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1 neighborhood and has lived in the neighborhood for  
 2 a long time and has been active in the urban  
 3 growing community.  
 4 I can also report back with who  
 5 exactly her partners are. That was part of her  
 6 application through ChiBlockBuilder. But, yeah,  
 7 she has partnerships specifically also with Fresher  
 8 Together and Urban Growers Collective who are in  
 9 the same area as her.  
 10 MS. GUSTAFSON: Thank you, Maranda.  
 11 CHAIRPERSON BUTLER: Thank you.  
 12 Are there any other members -- are  
 13 there any additional questions from members of the  
 14 Commission?  
 15 (No response.)  
 16 So there are no further questions  
 17 from members of the Commission.  
 18 So I would now like to invite  
 19 members of the public who are in attendance and  
 20 interested to speak on this item. Each speaker  
 21 will be limited to three minutes. And if you would  
 22 like to speak on this item, please come to the  
 23 microphone at this time.  
 24 MR. BLAKEMORE: Thank you.

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1 CHAIRPERSON BUTLER: Mr. Blakemore.  
 2 MR. BLAKEMORE: Chairman, I'm receiving an  
 3 education in the city. Maybe I will make a  
 4 statement instead of asking a question.  
 5 When those lots -- we have several  
 6 of those lots in Lawndale similar with agriculture;  
 7 NeighborSpace are the nonprofit organization. When  
 8 they receive those lots, after a certain time over  
 9 the years, will those lots also, when they're not  
 10 developed as NeighborSpace with the agriculture aim  
 11 of growing fruits and vegetables, what would happen  
 12 to these lots?  
 13 Now, I talked with Miss Megan  
 14 several years ago -- I mean, a year ago. And when  
 15 they was talking about dollar lots, she said no  
 16 more lots for a dollar in our great city.  
 17 So I'm wondering over a period of  
 18 time those lots are no longer used as NeighborSpace  
 19 and growing products, then who owns these lots?  
 20 And can these people who went into the agreement,  
 21 will they be able to sell these lots and make a  
 22 profit off of this land that used to have been  
 23 growing fresh vegetables?  
 24 So, you know, that's why it's very

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1 important for Mr. Blakemore to come to these  
 2 meetings because he think out of the box. He asks  
 3 questions. And this is not a question-and-answer  
 4 session. However, I will talk to Miss Megan later  
 5 about after they have those vacant lots on the West  
 6 Side and South Side in the ghetto that -- and then  
 7 when people start to moving in and these lots are  
 8 valuable and they're not -- will they still be used  
 9 for agricultural purposes?  
 10 So you don't have to answer this  
 11 question now, Miss Megan. I will ask you this  
 12 question later. But I'm educating, informing, and  
 13 enlightening the people here about the games that  
 14 being played even with these vacant lots. And  
 15 thank you.  
 16 CHAIRPERSON BUTLER: Thank you so much,  
 17 Mr. Blakemore.  
 18 Are there any other members of the  
 19 public who would like to speak on this matter?  
 20 (No response.)  
 21 If there are no further questions or  
 22 comments regarding the matter before us, I will  
 23 call this item to a vote.  
 24 The resolution before us, the

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1 Department of Planning and Development is seeking  
 2 authority to enter into a negotiated sale with  
 3 Stalwart Market, LLC for the disposition of the  
 4 property located at 3320 and 3322 East 90th Street  
 5 in the South Chicago Tax Increment Financing  
 6 Redevelopment Project Area.  
 7 If there are no objections, I move  
 8 passage of this item by the same roll call vote  
 9 previously used to establish quorum.  
 10 Are there any objections from  
 11 members of the Commission?  
 12 (No response.)  
 13 Hearing none, the motion is approved.  
 14 Commissioners, for our next item of  
 15 business the Department of Planning and Development  
 16 is seeking authority to enter into a negotiated  
 17 sale with NeighborSpace for the disposition of the  
 18 property located at 9 -- excuse me, 8926 through 40  
 19 South Mackinaw Avenue in the South Chicago Tax  
 20 Increment Financing Redevelopment Project Area.  
 21 Meg Gustafson will provide a brief  
 22 description of this on behalf of the Department of  
 23 Planning and Development.  
 24 MS. GUSTAFSON: Thank you.

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1 Again, for the record, Meg  
 2 Gustafson, DPD.  
 3 This project is an urban agriculture  
 4 project in our November 2023 round of ChiBlockBuilder,  
 5 and this may answer some of George's questions  
 6 actually. This is part of our Community Growers  
 7 Program. We are proposing to sell these lots,  
 8 there are seven lots, at 8926 through 40 South  
 9 Mackinaw for \$1 each for urban agriculture to  
 10 NeighborSpace, a public land trust. They will be  
 11 required to hold this land and garden on it for ten  
 12 years, and then we'll reassess. But it's a minimum  
 13 of ten years.  
 14 Here is the location map. This is  
 15 also in the 10th Ward. We have Alderman Chico's  
 16 support.  
 17 Those are the seven PINs. They're  
 18 all zoned RS-2. This has been cleared by 2FM  
 19 environmentally to sell for garden use, for urban  
 20 agriculture use. And the proposed development team  
 21 is NeighborSpace.  
 22 Here's a map of the TIF. And the  
 23 location map, you can see the seven parcels across  
 24 from the park. And here's that same context map

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1 showing all the urban ag in the area.  
 2 Fresher Together is the partner with  
 3 NeighborSpace, the neighborhood partner. They are  
 4 also of the immediate neighborhood. Here's a photo  
 5 of the site and their proposed site plan. Their  
 6 budget for phase 1 is \$150,000. And then they have  
 7 a phase 2 and phase 3 that -- I can scroll to the  
 8 next slide. There. I actually listed their  
 9 partners here, so I can answer that question.  
 10 They're partnered with Brave Space Alliance, Farm  
 11 Food Familias, Howard Brown Health, the Love  
 12 Fridge, Midwest Vegetable Growers Network, Artisan  
 13 Grain Collaborative, South Side Birth Center, and  
 14 Let Us Breathe Collective.  
 15 And I have Maranda Raskin here from  
 16 BACP to answer any detailed questions about Fresher  
 17 Together.  
 18 That is my last slide for this  
 19 proposed land sale. Thank you.  
 20 CHAIRPERSON BUTLER: Thank you, Meg.  
 21 If present, I would like to  
 22 recognize Alderman Chico and invite him to make a  
 23 statement on the project. Is he or anyone from his  
 24 office present?

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1 (No response.)  
 2 Thank you.  
 3 No written statements from the  
 4 public were submitted on this matter. We can now  
 5 move to questions.  
 6 Commissioners, Meg is here to help  
 7 answer any questions that you may have on this  
 8 project. Commissioners, do you have any questions?  
 9 Commissioner Chan McKibben.  
 10 COMMISSIONER CHAN McKIBBEN: Yeah. I have a  
 11 very specific question about the trees. Because in  
 12 the current photo there are all these very large,  
 13 probably old growth trees, and in the proposed map,  
 14 the tree canopy doesn't seem to be in the same  
 15 place. Or am I not looking at it correctly?  
 16 MS. GUSTAFSON: Well, I believe the north --  
 17 COMMISSIONER CHAN McKIBBEN: You know, so the  
 18 specific question is whether the old trees are  
 19 going to be removed and then --  
 20 MS. GUSTAFSON: I think they do plan to  
 21 remove some of the trees. And in the site plan,  
 22 you can see that there's a mushroom-growing area in  
 23 the shaded tree area. So I do think some of the  
 24 trees will be removed because it's pretty heavily

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1 wooded. But they have a plan to save some of them  
 2 and then grow on the rest. But I can map that out  
 3 for you and send it back because I -- so this photo  
 4 is facing shooting west. And the map is facing  
 5 north. So I think actually the photo's taken where  
 6 that gray circle is; it says "tree canopy."  
 7 COMMISSIONER CHAN McKIBBEN: Would be some of  
 8 the trees, but not as many --  
 9 MS. GUSTAFSON: Some of the trees, yes.  
 10 COMMISSIONER CHAN McKIBBEN: Got it.  
 11 MS. GUSTAFSON: But I think you're right that  
 12 they will be removing some of them if that answers  
 13 your question.  
 14 COMMISSIONER CHAN McKIBBEN: Yes. Okay.  
 15 That was -- that's a very specific question about  
 16 trees. Yes.  
 17 CHAIRPERSON BUTLER: Any additional questions  
 18 from members of the Commission?  
 19 (No response.)  
 20 If there are no further questions, I  
 21 would now like to invite members of the public who  
 22 are in attendance and interested to speak on this  
 23 item. Each speaker will be limited to three  
 24 minutes. And if you would care to speak on this

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1 matter, please come to the microphone at this time.  
 2 Mr. Blakemore. Thank you.  
 3 MR. BLAKEMORE: Thank you.  
 4 It's very important to connect the  
 5 dots. See, I'm not just your average citizen. I  
 6 go to a lot of meetings. One of the financial  
 7 meetings that I attended saying that when three  
 8 TIFs are out, faded out, then they won't be  
 9 renewed. And the purpose of these TIFs is to bring  
 10 economic development in these private areas,  
 11 ghettos, so what -- not what they're using the TIF  
 12 for. But the average citizen would think that TIF  
 13 would mean bring it to the ghettos. No. Block 37,  
 14 over there where they have that casino, that was a  
 15 TIF. So it's a scheme to make the rich get rich at  
 16 the expense of the poor.  
 17 So after these lots that have been  
 18 under disguise of urban space farming, after ten  
 19 years -- you're giving it to them for a dollar.  
 20 But after those ten years, that area could be  
 21 developed and what -- who owns these lots? TIF --  
 22 from these TIFs, they -- and the financial meetings  
 23 that I attend, they say they're going to phase some  
 24 of these TIFs out. The games that they play with

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1 poor people.

2 Now, that alderman might be kind of

3 smart to trying to keep them in among his people in

4 his area for those ten years knowing that it will

5 be developers that will come in to keep -- he's

6 trying to empower his people. And I'm black, and

7 I'm trying to empower my people.

8 Having you all on the board is very

9 nice, but I'm advocating for black people. And you

10 have a very good advocate with Mr. Blakemore

11 because -- Miss Megan say no more buying the lots.

12 But TIF is slowing down. You all are slowing down

13 your gentrification. You ought to control this

14 property where your people can still be there. And

15 nothing wrong with you advocating to save it. And

16 there's nothing wrong with me advocating for my

17 people to be there too with this economic

18 development, these TIFs.

19 So, again, thank you, Chairman, for

20 allowing me to speak. The way you are conducting

21 your meetings before -- you conduct your meetings

22 completely different from these other hacks. Stop

23 that. And you should be a pattern -- they should

24 pattern after how you conduct these meetings. All

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1 these meetings should be conducted in this manner.

2 And God bless you, Chairman, and thank you.

3 CHAIRPERSON BUTLER: Thank you, Mr. Blakemore.

4 I appreciate that blessing for sure.

5 MS. GUSTAFSON: May I clarify something that

6 I said earlier?

7 CHAIRPERSON BUTLER: Yes, you may, Meg.

8 MS. GUSTAFSON: Because these are being --

9 this one and the next project are being sold to

10 NeighborSpace. They are an urban land trust that

11 holds these lands for open space in perpetuity.

12 So the first one receiving BACP

13 support has a ten-year minimum limit if they're

14 getting funding for that program.

15 These ones will be gardens in

16 perpetuity because they're part of the Neighbor-

17 Space program. And I don't think I made that clear

18 in the beginning, so ...

19 CHAIRPERSON BUTLER: Thank you, Meg. That

20 clarification is very important. We appreciate

21 that.

22 MS. GUSTAFSON: Yes. I should have said that

23 earlier.

24 CHAIRPERSON BUTLER: No. That's fine. It's

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1 on the record now.

2 MS. GUSTAFSON: It's on the record.

3 CHAIRPERSON BUTLER: It's all good. Thank

4 you.

5 Are there any additional members of

6 the public who would like to make a statement?

7 (No response.)

8 If there are no further questions or

9 comments regarding the matter before us, I will

10 call this item to a vote.

11 The resolution before us, the

12 Department of Planning and Development is seeking

13 authority to enter into a negotiated sale with

14 NeighborSpace for the disposition of the property

15 located at 8926 through 40 South Mackinaw Avenue

16 in the South Chicago Tax Increment Financing

17 Redevelopment Project Area.

18 If there are no objections, I move

19 passage of this item by the same roll call vote

20 previously used to establish quorum.

21 Are there any abstentions or

22 objections from members of the Commission?

23 (No response.)

24 Hearing none, the motion is

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1 approved.

2 Commissioners, for our next item

3 of business, the Department of Planning and

4 Development is seeking authority to enter into

5 a negotiated sale with NeighborSpace for the

6 disposition of the property located at 6801 South

7 Dante Avenue in the 71st and Stony Island Tax

8 Increment Financing Redevelopment Project Area.

9 Meg Gustafson will provide a brief

10 description of this on behalf of the Department of

11 Planning and Development.

12 MS. GUSTAFSON: Thank you.

13 For my last project, for the record,

14 my name is Meg Gustafson, Department of Planning

15 and Development.

16 This property is located in the 5th

17 Ward, Alderman Desmon Yancy.

18 This proposed land sale is to

19 NeighborSpace, an urban land trust that holds

20 gardens in perpetuity. 6801 South Dante in the

21 5th Ward, we have the alderman's support for this.

22 It's been cleared by 2FM, AIS -- formerly AIS as

23 environmentally clean.

24 Here is the project TIF map, the



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1 zoning map, and the context map. And a broader  
 2 context map showing where Dante Avenue farm is  
 3 located, which, to anchor people, is near the Stony  
 4 Island Arts Bank and Tranquil Garden, which is  
 5 another NeighborSpace garden. Oakwood Cemetery is  
 6 just to the west. And the blue is City-owned land.  
 7 So there's actually still a lot of City-owned land  
 8 in this pocket.  
 9       Here is the site plan. The  
 10 neighborhood partner with NeighborSpace here is  
 11 called Dante Avenue Farm. They have a budget of  
 12 \$40,000. It's a much smaller site than the others.  
 13 And they are also -- let's see. I'll go to my  
 14 next -- oh, no. That's my last slide.  
 15       This was acquired without using TIF  
 16 funds in 2001 as part of a foreclosure on a demo  
 17 lien. And it's currently zoned RT-4. The zoning  
 18 will not change. Proposed development team is  
 19 NeighborSpace. Thank you.  
 20       CHAIRPERSON BUTLER: Thank you, Meg.  
 21       If present, I would like to  
 22 recognize Alderman Yancy and invite him to make a  
 23 statement on the project. Is the alderman or  
 24 anyone from his office present?

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1       MS. GUSTAFSON: No.  
 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, Meg is here to help  
 7 answer any questions that you may have on this  
 8 project. Commissioners, do you have any questions?  
 9       Commissioner Thomas.  
 10       COMMISSIONER THOMAS: Thank you, Madam  
 11 Chairman.  
 12       The spaces right next door to what  
 13 looks like a two-flat maybe, do you know if the  
 14 residents right next door are participating or been  
 15 informed that there will be a garden right next to  
 16 them?  
 17       MS. GUSTAFSON: Yes. That's part of our --  
 18 when we actually -- when -- that's part of the  
 19 application process. And then once we approve it,  
 20 we ask them again if -- and a lot of times they're  
 21 sharing water and the people are gardeners. So,  
 22 yes, we do have -- we require the neighbors to know  
 23 about it and support it.  
 24       COMMISSIONER THOMAS: Okay. Thank you.

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1       MS. GUSTAFSON: I also failed to mention  
 2 they'll be sharing the water with the garden across  
 3 the street. So that's just neither here nor there,  
 4 just a fact that I forgot to mention. Tranquil  
 5 Garden in the red.  
 6       CHAIRPERSON BUTLER: Any other questions from  
 7 members of the Commission?  
 8       (No response.)  
 9       I actually have a question.  
 10       MS. GUSTAFSON: Sure.  
 11       CHAIRPERSON BUTLER: Just in general, with  
 12 these types of urban gardening initiatives, can you  
 13 speak to if there are any requirements of like  
 14 experience of the individuals that are taking on  
 15 these projects, and what has our experience been  
 16 with the success of, you know, the urban gardening  
 17 initiative?  
 18       MS. GUSTAFSON: Great question. So there's  
 19 usually two categories. These two were Neighbor-  
 20 Space. This one is not a Community Growers  
 21 Program. This one's just a garden, a neighborhood  
 22 garden. And if it goes -- if it's gotten this far  
 23 to go to NeighborSpace, they have a very rigorous  
 24 application process. They require all kinds of

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1 vetting. They have a board. And this has passed  
 2 all of their strict vetting.  
 3       And then the other ones with BACP,  
 4 they're getting funding from the City. So that  
 5 is -- we require support letters in either case  
 6 from the alderman, from the nearby neighbors, and  
 7 they have to do the EDS and prove they owe no City  
 8 debt. All of those things are part of the -- so  
 9 NeighborSpace has about 120 gardens citywide in 41  
 10 wards that they own in perpetuity. And we think  
 11 they've all been very successful.  
 12       CHAIRPERSON BUTLER: Great. Thank you.  
 13 That's very helpful.  
 14       Commissioners, are there any other  
 15 additional questions?  
 16       MS. GUSTAFSON: Maranda.  
 17       CHAIRPERSON BUTLER: Okay. I'm sorry.  
 18 Please. Just one moment, please.  
 19       So there are no further questions.  
 20 So I'm now going to invite you and other members  
 21 of the public to speak on this item.  
 22       MS. RASKIN: Thank you once again.  
 23       I'm Maranda Raskin with the Office  
 24 of the Mayor.

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1 And I also just wanted to bring up  
 2 that both for the BACP Community Growers Program  
 3 applications and for the ChiBlockBuilder urban  
 4 agriculture land access application proof of  
 5 growing experience is required whether that be  
 6 master gardener certificates or letters of support  
 7 from partners and neighbors and like narrative  
 8 descriptions of previous experience and like pounds  
 9 of food grown.  
 10 CHAIRPERSON BUTLER: Great. Thank you.  
 11 That's very helpful.  
 12 Are there any additional members of  
 13 the public or any members of the public who would  
 14 like to speak on this item. If you would like to  
 15 speak on this item, please come to the mic. And  
 16 each speaker will be limited to three minutes.  
 17 MR. BLAKEMORE: Yes.  
 18 CHAIRPERSON BUTLER: Mr. Blakemore, please.  
 19 MR. BLAKEMORE: Yes. Health is wealth. And  
 20 organic food is what the body needs. I think this  
 21 is very important to get the people in the  
 22 community to be able to participate in this --  
 23 these programs.  
 24 And also it can teach them that they

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1 could go to these farmers markets and sell some of  
 2 the food and be able also when they plant the food,  
 3 they can harvest it and eat it and sell. So I  
 4 think it's wonderful.  
 5 But I hope that it's not some abuse  
 6 with this program, NeighborSpace. They get funded.  
 7 And it's money. And you always have to follow that  
 8 money to make sure that these NeighborSpace and  
 9 these organizations are doing justice.  
 10 Now, in the future, it will be very  
 11 important for someone from the alderman's office  
 12 to be present at these meetings or one of his  
 13 representatives exactly what's going on. It was  
 14 always suspect to me, you know, that it was  
 15 something a little shady with these little farm  
 16 spaces in these neighborhoods. And I know you say  
 17 this is going to be a \$40,000 finance of this. So  
 18 everything must be monitored. You got to make them  
 19 accountable. And they coming up telling you what  
 20 they are doing. But you out there some kind of  
 21 needing of enforcement to make sure that what  
 22 they're presenting on paper is actually in the  
 23 benefit of the neighborhood. And also on the most  
 24 important piece is good food. Health is wealth.

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1 To have the young people in the area to participate  
 2 in growing this food, telling them how to harvest  
 3 the food, when, how to prepare the food.  
 4 So, again, everything have to be  
 5 monitored and to make sure that it's nothing shady  
 6 that's going on because, of course, the people from  
 7 NeighborSpace, they will be able to come up and say  
 8 something good, but you have to have a little  
 9 policeman now to police NeighborSpace and the  
 10 findings and the games that people play under  
 11 disguise of NeighborSpace and little farm pop-ups  
 12 growing. So is money. Wherever is money is abuse.  
 13 It's abuse. So the alderman should be here or some  
 14 representative -- stop it -- from his office to be  
 15 here to clear up some of these questions that I've  
 16 asked. Back to you.  
 17 CHAIRPERSON BUTLER: Thank you so much,  
 18 Mr. Blakemore.  
 19 Are there any other members of the  
 20 public who would wish to comment on this matter?  
 21 (No response.)  
 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 The resolution before us, the  
 2 Department of Planning and Development is seeking  
 3 authority to enter into a negotiated sale with  
 4 NeighborSpace for the disposition of the property  
 5 located at 6801 South Dante Avenue in the 71st and  
 6 Stony Island Tax Increment Financing Redevelopment  
 7 Project Area.  
 8 If there are no objections, I move  
 9 passage of this item by the same roll call vote  
 10 previously used to establish quorum.  
 11 Are there any objections or  
 12 abstentions from members of the Commission?  
 13 (No response.)  
 14 Hearing none, the motion is approved.  
 15 Thank you, Meg.  
 16 MS. GUSTAFSON: Thank you.  
 17 CHAIRPERSON BUTLER: Commissioners, for our  
 18 last item of business, the Department of Planning  
 19 and Development is requesting that CDC accept for  
 20 review the amended redevelopment plan for the  
 21 proposed Pilsen Tax Increment Financing  
 22 Redevelopment Project Area Amendment No. 4.  
 23 As part of this request, DPD is also  
 24 seeking to set May 3rd, 2024 as the date for the



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