

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, IL in Council Chambers
Regular Meeting, 1:00 PM
July 9, 2024

MEETING MINUTES

I. ROLL CALL

The Community Development Commission (CDC) Chairperson Butler called the meeting to order at 1:01 p.m. and then undertook a call of the roll to establish the presence of a quorum.

Present

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

Late

Jacqueline Gomez

Absent

Robert Buford
Cornelius Griggs

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

II. PUBLIC COMMENTS

The CDC provided an opportunity for members of the public to submit written statements up to twenty-four (24) hours prior to the meeting through the CDC email; written public statements are on kept file with the Department of Planning and Development. The CDC provided a 30-minute period for members of the public to provide verbal statements.

III. APPROVAL OF THE MINUTES OF THE JUNE 11, 2024 MEETING

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

Approved 8-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Curtis, Davis, Gomez, Thomas, Zayas

No: None

Abstain: None

IV. ELECTION OF COMMISSION VICE CHAIRMAN

Chair Butler nominated Latasha Thomas to fill the position of Vice Chairman and moved passage of this item by the same roll call vote previously used to establish quorum.

Approved 8-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Curtis, Davis, Gomez, Thomas, Zayas

No: None

Abstain: None

V. NEW BUSINESS

A. WILSON YARD REDEVELOPMENT PROJECT AREA (WARD 27)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Double Door Liquors 2.5 LLC for redevelopment of the property located at 1050 W Wilson Ave in the Wilson Yard Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Double Door Liquors 2.5 LLC as Developer.

William Grams

24-CDC-27

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

Approved 8-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Curtis, Davis, Gomez, Thomas, Zayas

No: None

Abstain: None

B. 47th/STATE REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority for the Department of Housing to sell property at 3601-3625 W Chicago Ave in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area to The Ave SW, LLC, or a related entity; and for the Department of Housing to negotiate a redevelopment agreement with The Ave SW, LLC or a related entity, for the redevelopment of the property located at 3601-3625 W. Chicago Ave in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area; and to recommend to the Chicago City Council the designation of The Ave SW, LLC or a related entity, as Developer.

Vonetta Jones

24-CDC-28

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

Approved 8-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Curtis, Davis, Gomez, Thomas, Zayas

No: None

Abstain: None

C. WILSON YARD REDEVELOPMENT PROJECT AREA (WARD 46)

Request authority for Department of Planning and Development to enter into a land sale with the Chicago Park District for the disposition of the property located at 714-726 N. Kedzie Avenue in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to the Chicago Park District.

Meg Gustafson

24-CDC-29

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

Approved 8-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Curtis, Davis, Gomez, Thomas, Zayas

No: None

Abstain: None

VI. ADJOURNMENT

Chair Butler moved to adjourn by the same roll call vote previously used to establish quorum.

Meeting adjourned at 1:51 p.m.

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MEETING
OF THE
COMMUNITY DEVELOPMENT COMMISSION

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

Tuesday, July 9, 2024
1:02 p.m.

- PRESENT:
- GWENDOLYN HATTEN BUTLER, CHAIRPERSON
 - LATASHA THOMAS, VICE CHAIRPERSON
 - GRACE CHAN McKIBBEN, SECRETARY
 - CIERE BOATRIGHT
 - DWIGHT CURTIS
 - LESLIE DAVIS
 - JACQUELINE GOMEZ
 - JOHN ZAYAS

Reported by: Nick D. Bowen

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1 CHAIRWOMAN BUTLER: Good afternoon. We have
 2 a quorum. We're going to start today's meeting.
 3 Welcome to the July 9th regular
 4 meeting of the Chicago Community Development
 5 Commission of Chicago. I am Gwendolyn Hatten
 6 Butler, Chairwoman of the CDC.
 7 Today's meeting is being held at
 8 City Hall Council chambers. And it's also being
 9 streamed by the Department of Planning and
 10 Development.
 11 The agenda for today's meeting was
 12 posted on July 3rd both on the CDC website and
 13 physically at City Hall.
 14 I will now call to order the
 15 July 9th, 2024 meeting of the Community Development
 16 Commission with a call of the roll.
 17 Commissioners, when your name is
 18 called, please respond by saying "present." Please
 19 note this vote will be used to establish the roll
 20 call for subsequent items.
 21 Secretary Grace Chan McKibben.
 22 COMMISSIONER CHAN MCKIBBEN: Present.
 23 CHAIRWOMAN BUTLER: DPD Commissioner Ciere
 24 Boatright.

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1 COMMISSIONER BOATRIGHT: Present.
 2 CHAIRWOMAN BUTLER: Commissioner Robert
 3 Buford.
 4 (No response.)
 5 Commissioner Dwight Curtis.
 6 COMMISSIONER CURTIS: Present.
 7 CHAIRWOMAN BUTLER: Commissioner Leslie Davis.
 8 COMMISSIONER DAVIS: Present.
 9 CHAIRWOMAN BUTLER: Commissioner Jacqueline
 10 Gomez.
 11 (No response.)
 12 Commissioner Cornelius Griggs.
 13 (No response.)
 14 Commissioner Latasha Thomas.
 15 COMMISSIONER THOMAS: Present.
 16 CHAIRWOMAN BUTLER: Commissioner John Zayas.
 17 COMMISSIONER ZAYAS: Present.
 18 CHAIRWOMAN BUTLER: And Chair Gwendolyn
 19 Hatten Butler is present.
 20 Thank you, Commissioners. We have a
 21 quorum.
 22 At this time we will begin the
 23 verbal public comment period of the meeting.
 24 Members of the public were able to submit written

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1 statements to the Commission via email. There were
 2 no written statements from the public received by
 3 the Department of Planning and Development prior to
 4 the established deadline of 24 hours prior to this --
 5 prior to the scheduled start of the meeting. All
 6 written statements regarding items on today's
 7 agenda that were received before the deadline were
 8 distributed to Commissioners. Written statements
 9 are also kept on file with the department and are
 10 available upon request.
 11 The verbal public comment period
 12 will be limited to 30 minutes out of respect for
 13 everyone's time. Speakers were able to sign up to
 14 speak prior to the meeting and will be called in
 15 the order they arrived.
 16 During this public comment period,
 17 each speaker is limited to three minutes to allow
 18 time for as many speakers as possible. We would
 19 ask that you keep your comments relevant to the
 20 items on today's agenda.
 21 The first speaker that has signed up
 22 to speak today is Mr. George Blakemore. Welcome,
 23 Mr. Blakemore.
 24 MR. BLAKEMORE: Thank you. Hello, Community

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1 Development Commission and Ciere and other
 2 distinguished people on this board. You all have a
 3 great task to try to educate the people, inform the
 4 people about what's going on. It's empty seats.
 5 And it's -- we have black faces over here in high
 6 places, but the seats are empty of men and women
 7 and citizens. So economic development for who and
 8 by who?
 9 These aerial seats and these
 10 developers, they look like us. We have to connect
 11 the dots. And even if I go over my three minutes,
 12 you know that you can be a little tolerant here
 13 because this is dealing with the blood, sweat, and
 14 tears of black people having equity in the City of
 15 Chicago and economic development.
 16 I just have attended other meetings,
 17 and they have tax incentives and all of this.
 18 Something is wrong. And I don't know how we going
 19 to get it right. The people are not here.
 20 So when we have these black ladies
 21 here and they -- it's just so much you can do. So
 22 I will give you a little advice and challenge you,
 23 each one of you, to go to your communities, your
 24 churches, your sororities, or whatever and get

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1 involved in government to help. Our people need
 2 help. Black people need help. All these black
 3 faces in high places, but no economic development,
 4 tax incentives, and all of that to the West Side,
 5 the South Side, or to the black ghettos. It's
 6 something wrong here.
 7 And if I had the answer, I would do
 8 it. Empty seats. Empty seats. So, again, I just
 9 can't believe it. And the ladies was so kind and
 10 gracious to me because they too know it's a need
 11 for economic development in the black
 12 neighborhoods. These are black ladies.
 13 Ciere, sometime I give up on and
 14 beat up and miss to talk to my black elected
 15 officials. But we came a long ways, but we have a
 16 long ways to go. No economic development in our
 17 communities. We need unity. We need love. We
 18 have so many needs.
 19 And then you talk about high crime
 20 in the black neighborhoods. High crime because of
 21 no economic development.
 22 And this lady is very gracious to
 23 let me go over my time. Thank you.
 24 CHAIRWOMAN BUTLER: Thank you, Mr. Blakemore.

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1 Thank you, Mr. Blakemore. As you
 2 know, we always appreciate your comments.
 3 The second speaker is Zoe Leigh.
 4 MS. LEIGH: I know a lot of you all know why
 5 I'm here. And there's a federal lawsuit that I'm
 6 still waiting. It's been 167 days until the judge
 7 has made a decision. And I know why. Because,
 8 again, every month I find some other legal things
 9 that's happening in my case.
 10 My issue is Community Development
 11 Commission, right. So when my mother and my
 12 godfather was trying to rehab the Sandpiper Lounge,
 13 I was told they came to you, Latasha Thomas, when
 14 you was the alderman at the time, and when it came
 15 to asking for the TIF money to help get it
 16 together, to grow the community, they were turned
 17 down. And they were always turned down.
 18 Everywhere they went they were turned down.
 19 My mother had the contractors. My
 20 mother has a nonprofit, Notre Dame Affordable
 21 Housing. It's with Father Watzke. He's a very
 22 well-known priest. She did everything. And it's
 23 for -- and it was for veterans.
 24 My second cousin -- my third cousin,

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1 my mother's second cousin is Jesse Brown. It was
 2 named after the VA. My mother did everything she
 3 was supposed to do to try to get some type of TIF
 4 money to help rehab that place on top of putting
 5 her money on top. And instead the building got
 6 illegally, unlawfully demolished. Okay?
 7 And now we're fighting for an
 8 illegal eminent domain case because the City of
 9 Chicago is so corrupt. So the way that they
 10 manipulate the constitution, they make it like,
 11 Well, it was eminent domain because a pathway or a
 12 roadway didn't go through. But you knocked it --
 13 the City knocked it down and really has no reason
 14 why they knocked it down. The argument that the
 15 City has, the lawyer has, Bradley Wilson has is
 16 that they were under the assumption that -- of the
 17 ownership issue. Right?
 18 And then they had -- then they went
 19 and got this deed that the deed doesn't even -- the
 20 deed is not even recorded with Cook County. So
 21 what I did was I went over to Cook County to go see
 22 about the deeds that were registered. And I have
 23 the deed. I went and talked to Cedric Giles.
 24 That's the Cook County clerk for now until they

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1 figure out what they going to do because of
 2 Yarbrough passing away. I spoke to him and his
 3 legal. So I have to be a police. I got to be an
 4 investigator. I got to be a lawyer because -- all
 5 because my mother was trying to help Auburn Grisham
 6 get within these. But because she didn't have a
 7 white developer or whatever, then she couldn't get
 8 the same opportunities that these white developers
 9 come in and get. That's why it's not full. We
 10 can't get nothing from the people we need to get
 11 stuff from. So that's why.
 12 I'm going to do whatever I can to
 13 make sure that this is investigated because this is
 14 public corruption. And it's 2024, and nobody is
 15 not continuing to deal with this. Not me. Not on
 16 my watch. You all take it there. I'm going to
 17 take it to hell.
 18 CHAIRWOMAN BUTLER: Thank you.
 19 The time allotted for the public
 20 comment period of today's meeting is now over.
 21 The first item on our agenda
 22 requests approval of the minutes from our previous
 23 meeting held on June 11, 2024.
 24 The Commissioners have had an

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1 opportunity to review the minutes, and if there are
 2 no corrections, I move passage of this item by the
 3 same roll call vote previously used to establish
 4 quorum.
 5 I actually do have a correction on
 6 the minutes that were distributed. The title
 7 indicates that the meeting was on May 14th, 2024,
 8 but, in fact, the title should -- on the fourth
 9 line, Bailey, should indicate the meeting -- the
 10 minutes are for June 11, 2024.
 11 Are there any other corrections or
 12 comments on the minutes?
 13 (No response.)
 14 Bailey, did you note that change?
 15 MR. MITCHELL: Yes.
 16 CHAIRWOMAN BUTLER: Great.
 17 So hearing no additional corrections
 18 or objections, the motion is approved.
 19 I'd also like to note that
 20 Commissioner Jacqueline Gomez is in the meeting.
 21 Thank you, Commissioner Gomez.
 22 For our next item of business, we
 23 will hold an election to fill the vacancy of the
 24 vice chairman role formerly held by Chris Wheat.

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1 The bylaws of the CDC allow for the election of a
 2 vice chairman.
 3 The office of vice chairman has been
 4 vacant since our March 5th meeting following Chris
 5 Wheat's resignation. After discussing potential
 6 candidates with DPD Commissioner Boatright, it is
 7 my pleasure to put forward the nomination of
 8 Commissioner Latasha Thomas to become our new vice
 9 chair.
 10 Latasha has been a CDC Commissioner
 11 for over three years, and she served in the role
 12 of acting chairman during my recusal at our last
 13 meeting.
 14 If there are no other nominations
 15 for vice chairman or objections, I move approval
 16 of the nomination of Latasha Thomas to the role of
 17 vice chairman of this Commission.
 18 Are there any additional nominations
 19 or objections?
 20 (No response.)
 21 Hearing no other nominations or
 22 objections, the motion is approved. Therefore,
 23 Commissioner Thomas has now been elected vice
 24 chairman of the Community Development Commission.

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1 Congratulations and thank you,
 2 Latasha.
 3 (Applause.)
 4 COMMISSIONER THOMAS: Thank you.
 5 CHAIRWOMAN BUTLER: Okay. We can now move on
 6 to new business.
 7 Commissioners, for the first item of
 8 new business on today's agenda, the Department of
 9 Planning and Development is seeking authority to
 10 negotiate a redevelopment agreement with Double
 11 Door Liquors 2.5, LLC for redevelopment of the
 12 property located at 1050 West Wilson Avenue in
 13 the Wilson Yard Tax Increment Financing
 14 Redevelopment Project Area, and to recommend to the
 15 City Council of the City of Chicago the designation
 16 of Double Door Liquors 2.5, LLC as developer.
 17 William Grams will provide a brief
 18 description of this request on behalf of the
 19 Department of Planning and Development.
 20 MR. GRAMS: Thank you. Good afternoon,
 21 Chairwoman Butler and members of the Commission.
 22 For the record, my name is William
 23 Grams with the Department of Planning and
 24 Development. With me today I have Sean Mulroney

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1 from the development team.
 2 The resolution before you requests a
 3 recommendation to the City Council to designate
 4 Double Door Liquors 2.5, LLC and its affiliates as
 5 the developer for the Double Door Theater project.
 6 It also requests authority for the Department of
 7 Planning and Development to negotiate a
 8 redevelopment agreement with the developer.
 9 The Double Door Theater project is
 10 located at 1050 West Wilson Avenue, which is in the
 11 46th Ward represented by Alderwoman Angela Clay,
 12 the Uptown community area, the North Planning
 13 Region, and within the Wilson Yard TIF district.
 14 This TIF district was established in
 15 2001 with one of the goals being to encourage the
 16 preservation and rehabilitation of retail and
 17 commercial businesses, institutional uses, and
 18 architecturally and/or historically significant
 19 buildings and districts.
 20 The alderwoman is supportive of the
 21 project and has provided a letter of support.
 22 Here is an aerial view of the
 23 neighborhood. The project site is located on the
 24 north side of West Wilson Avenue between North

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1 Broadway and North Kenmore Avenue. And it's just
 2 east of the Wilson CTA station.
 3 Here is a view showing the exterior
 4 condition of the building.
 5 And here is the interior condition
 6 of the building.
 7 Double Door Theater known as the
 8 CBGB of Chicago was an iconic live performance
 9 venue that began in 1994 in the Wicker Park
 10 neighborhood and hosted the best in local,
 11 regional, national, and international music for
 12 nearly 25 years. The venue featured prominently in
 13 numerous television shows and films including the
 14 year 2000 feature film High Fidelity. Since
 15 closing in 2018, Double Door has been looking to
 16 reopen in a new location.
 17 The Wilson Theater was designed by
 18 Henry L. Oppenheimer and opened in 1909 as a
 19 900-seat theater. In 1919, it was converted to a
 20 bank and functioned as such before closing in 2012.
 21 For more than a decade this building
 22 at the corner of Wilson and Broadway, a key
 23 intersection in the Uptown historic district, has
 24 been vacant.

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1 The property was acquired by the
 2 developer in February 2021 with the intent to
 3 restore the historic Wilson Theater into the new
 4 home of the Double Door Theater.
 5 The project has a total development
 6 budget of 10.35 million. The developer already has
 7 building permits and is ready to start construction
 8 with an anticipated completion in October 2025.
 9 In addition to the theater, the
 10 Double Door will also open a tuition-free, after-
 11 school music program in partnership with Uplift
 12 High School, The People's Music School, and Black
 13 Ensemble Theater known as Double Door Rocks. The
 14 program's curriculum will include instruction in
 15 guitar, bass, drums, keyboards, and vocals as well
 16 as sound engineering, stage lighting, electronic
 17 music and remixing, stage management, and
 18 production.
 19 The developer for this project is
 20 Double Door Liquors 2.5, LLC, an entity created by
 21 Sean Mulrone to carry out this project. Sean is a
 22 musician and the owner and founder of the original
 23 Double Door Theater in Wicker Park. Sean created
 24 Double Door to fill a niche between small venues

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1 with a capacity of around 100 and larger venues
 2 with a capacity above a thousand. Double Door was
 3 committed to having the best sound, lights, and
 4 production of any club its size in the country as
 5 well as dressing rooms for each performer. This
 6 continued approach will be the foundation for
 7 Double Door's new location in Uptown.
 8 The project will be financed through
 9 a mix of equity, an SBA loan, an Adopt a Landmark
 10 grant, and a TIF grant.
 11 The City, through DPD, intends to
 12 provide the developer with TIF assistance in an
 13 amount not to equal \$5 million. The TIF funds will
 14 be provided from the Wilson Yard TIF District's
 15 areawide increment. The TIF grant will be provided
 16 through a construction escrow after other funding
 17 sources are expended and will be disbursed at
 18 specified milestones.
 19 The developer must continuously
 20 operate the business in this location for a minimum
 21 of five years and satisfy the typical construction
 22 and compliance requirements for prevailing wage,
 23 MBE/WBE, and city residency.
 24 Here's a conceptual rendering of the

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1 interior of the theater.
 2 And here's a rendering of the
 3 exterior of the building.
 4 DPD has thoroughly reviewed the
 5 proposed project, the qualifications of the
 6 development team, and the need for public
 7 assistance. DPD supports the project as it will
 8 reactivate the historic Wilson Theater building and
 9 serve to catalyze the ongoing redevelopment of the
 10 Uptown entertainment district. Additionally, it
 11 will create an estimated 60 permanent jobs and 40
 12 temporary construction jobs.
 13 Finally, the project will create
 14 Double Door Rocks, a tuition-fee, after-school
 15 music program in partnership with Uplift High
 16 School, The People's Music School, and Black
 17 Ensemble Theater.
 18 DPD recommends that the Community
 19 Development Commission approve the designation of
 20 Double Door Liquors 2.5, LLC and its affiliates as
 21 developer for the Double Door Theater project so
 22 that the project can advance to City Council.
 23 Thank you for your time. And I and
 24 the development team are available to answer

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1 questions.

2 CHAIRWOMAN BUTLER: Thank you, William.

3 Is Alderperson Clay here or anyone

4 from their office?

5 MR. GRAMS: We do have a letter of support

6 from her.

7 CHAIRWOMAN BUTLER: Okay. Great. If the

8 alderwoman was present, I just wanted to give them

9 an opportunity to make a statement on the project.

10 Commissioners, do you have any

11 questions for William or the developer regarding

12 this request by the Department of Planning and

13 Development?

14 (No response.)

15 As a music lover, I actually have a

16 question. And this may be for the developer. Is

17 this standing room only? What's the concept from

18 an entertainment perspective for music?

19 MR. GRAMS: I'll let Sean answer that.

20 MR. MULRONEY: Very similar to the Double

21 Door --

22 CHAIRWOMAN BUTLER: I'm sorry. Could you

23 just introduce yourself, please?

24 MR. MULRONEY: Yes. I'm very sorry. I'm

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1 Sean Mulroney. I'm the developer here, the owner

2 of the property, and the one that started Double

3 Door in Wicker Park in '94.

4 For those of you that aren't

5 familiar, Double Door in Wicker Park started

6 as a small music venue, rose to national and

7 international attention and success for the level

8 of production and bands we had through there. We

9 had the Rolling Stones, Smashing Pumpkins. We had

10 Macy Gray, Common, Usher, Wu-Tang Clan. We had

11 Plain White T's. We had Sonic Youth. Pretty

12 much -- I would say it's -- you get everybody on

13 the way up or the way down.

14 So we were the host of many large

15 bands, what we call downplays where they would be

16 in town for a bigger show and they would do a show

17 just for their super fans usually through ticket

18 giveaways and so forth. We were able to do that.

19 As part of our regular, you know,

20 programming, we worked with multiple diverse

21 communities. We were the first people in the

22 concert venue of ours to work in an LGBT event

23 called Fabitat, which was a raging success for us

24 there. We did it every other week in our

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1 downstairs version and then periodically major

2 upstairs shows.

3 We had a Hispanic event that we did

4 monthly called CumbiaSazo, which is Latin hard

5 rock, which is something many of you may not have

6 seen, which you should. It's absolutely incredible.

7 We did an event called Liquid Soul;

8 it was back in the earlier days where most of our

9 Bulls players came every Sunday to see that.

10 And we've had -- so we reach out to

11 every community. We were also very active in

12 Wicker Park and now looking forward to doing the

13 same in Uptown.

14 So this is a long way to answer your

15 question. Double Door was a standing room only

16 venue with the exception of when we added seating

17 for quieter and smaller shows.

18 This, because it's the redoing of

19 the Wilson Theater, which was the largest theater

20 built in the North Side of Chicago until the Uptown

21 opened in 1928, is that we will have a mezzanine

22 level and two skyboxes. So we'll have seating. We

23 have an area set aside for, you know, assisted

24 seating that is a raised platform, which is not

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1 required, but a lot of those people that either

2 need assistance with some sort of physical

3 disability will have a place to sit above on the

4 main floor but also in the balcony. So we're going

5 to be a mix in terms of how we're going to

6 accommodate each and every patron that comes to see

7 a show there.

8 CHAIRWOMAN BUTLER: Great. Thank you. We

9 appreciate the overview.

10 Are there any other questions or

11 comments from the Commission?

12 (No response.)

13 If there are no further questions or

14 comments regarding the matter before us, I will now

15 call this item to a vote.

16 The resolution before us, the

17 Department of Planning and Development is seeking

18 authority to negotiate a redevelopment agreement

19 with Double Door Liquors 2.5, LLC for redevelopment

20 of the property located at 1050 West Wilson Avenue

21 in the Wilson Yard Tax Increment Financing

22 Redevelopment Project Area, and to recommend to the

23 City Council of the City of Chicago the designation

24 of Double Door Liquors 2.5, LLC as developer.

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1 If there are no objections, I move
 2 passage of this item by the same roll call vote
 3 previously used to establish quorum.
 4 (No response.)
 5 Hearing none, the motion is
 6 approved. Thank you.
 7 MR. MULRONEY: I want to thank all of you for
 8 your faith in us, and I look forward to seeing you
 9 there not only for our shows, but to see our
 10 students when they're ready to give their
 11 performances.
 12 CHAIRWOMAN BUTLER: Thank you.
 13 Some us have very fond memories of
 14 the Double Door.
 15 Commissioners, for the next item of
 16 new business on today's agenda, the Department of
 17 Housing is seeking authority to sell property at
 18 3613 through 3625 West Chicago Avenue in the
 19 Chicago/Central Park Tax Increment Financing
 20 Redevelopment Project Area to The Avenue SW,
 21 LLC, or a related entity, and to negotiate a
 22 redevelopment agreement with The Avenue SW, LLC,
 23 or a related entity, for the redevelopment of the
 24 property located at 3601 through 3625 West Chicago

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1 Avenue in the Chicago/Central Park Tax Increment
 2 Financing Redevelopment Project Area, and to
 3 recommend to the City Council the designation of
 4 The Avenue SW, LLC, or a related entity, as
 5 developer.
 6 Vonetta Jones will provide a brief
 7 description of this request on behalf of the
 8 Department of Housing.
 9 And, Ms. Jones, if you could just
 10 make sure that my -- that these addresses are
 11 correct because I have two different initial
 12 addresses in my notes. So it is 3601?
 13 MS. JONES: Yes, ma'am.
 14 CHAIRWOMAN BUTLER: Okay. Great.
 15 MS. JONES: Through 3625.
 16 CHAIRWOMAN BUTLER: So I want to make sure
 17 the court reporter corrects my misstatement at the
 18 beginning of the statement. Thank you.
 19 Please begin.
 20 MS. JONES: Yes, ma'am. So good afternoon,
 21 Chairwoman Butler and the members of the Community
 22 Development Commission.
 23 For the record, my name is Vonetta
 24 Jones, financial planning analyst in the Department

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1 of Housing, housing development financial --
 2 finance division.
 3 I am presenting to you today a
 4 request to support The Ave development located in
 5 the 27th Ward in the Humboldt Park community area.
 6 This project was selected by the Department of
 7 Planning and Development via RFP in 2021.
 8 Joining me today are members of the
 9 development team, Julie DeGraaf of POAH and Bill
 10 Williams of KMW Communities.
 11 Today we are requesting support for
 12 the disposition of the vacant City-owned lot at
 13 3613 through 3625 West Chicago Avenue, support of
 14 the allocation of 20 million in TIF funds, and the
 15 request -- I'm sorry, and the request to have The
 16 Ave Southwest, LLC as the developer.
 17 The proposed development will be the
 18 new construction of two separate lots to develop a
 19 four-story building. The development will be a
 20 mid-rise building containing 52 one- to three-
 21 bedroom units with 29 parking spaces. Additionally,
 22 public benefits include a community space that will
 23 be the new home to Neighborhood Housing Services,
 24 who will offer home ownership programs and

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1 education.
 2 This will create 280 temporary
 3 construction jobs along with 5 to 10 permanent
 4 jobs.
 5 This project aligns with the Chicago
 6 and Central Park TIF District goal by eliminating
 7 the blighting conditions that cause the area to
 8 qualify for TIF. And this project will be 100
 9 percent affordable.
 10 The project held extensive community
 11 engagement meetings during RFP 2021, which included
 12 two virtual community visioning meetings and five
 13 in-person community evaluation RFP reviewers. They
 14 also held routine bimonthly INVEST South/West
 15 virtual community roundtable updates during 2021
 16 through 2023 and in-person WHPDC community-held
 17 meeting 2/20/2024.
 18 Shown is the rendering for the four-
 19 story building, 52-unit new construction, and
 20 family-oriented development. This project will
 21 provide common area amenities that include free
 22 WiFi in common areas, bike storage, a package room,
 23 laundry facility on each residential floor. On-
 24 site parking for residents will be an enclosed

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1 garage with unloading area. Building security will
 2 be provided through a controlled buzzer entry
 3 system and cameras at entrances.
 4 This project is being designed to
 5 Enterprise Green standards, which will satisfy the
 6 City -- which will satisfy the City of Chicago's
 7 sustainability requirements.
 8 Additionally, the building is all
 9 electric with a solar-ready roof, Energy Star
 10 appliances, and water-conserving plumbing fixtures.
 11 The development will be located at
 12 3601 through 3625 West Chicago Avenue in the 27th
 13 Ward in the Chicago/Central Park TIF District in
 14 the Humboldt Park community area.
 15 This area is a mixed area of
 16 residential homes and commercial area. This area
 17 has a lot of old boarded up and vacant buildings
 18 and is located in a low- to moderate-income
 19 neighborhood of Chicago that is in need of new
 20 investment. The addition to the new high-quality
 21 apartments will continue to set the tone for the
 22 ongoing development in the area.
 23 To the left is the existing layout
 24 with the blue being the City-owned lot. In order

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1 to complete the proposed project to the right, they
 2 are going to have to cut off the current alley and
 3 make a new alleyway as such. They have already
 4 received approval for the alley vacation,
 5 dedication for the alley.
 6 Shown is the current site plan for
 7 the project. This slide shows you the current
 8 views of the site. To the left is the 3601 through
 9 3609 and the existing building for NHS, which will
 10 be demolished. To the right is 3611 through 3625
 11 City-owned lots. It shows where there are vacated
 12 building -- was a vacated building on the lot but
 13 has since been demolished and is now a vacant lot.
 14 The proposed units range from one-
 15 to three-bedroom. The development will consist of
 16 26 one-bedroom, 23 two-bedrooms, and 3 three-
 17 bedrooms. The three three-bedroom units are set to
 18 be permanent supportive housing units as indicated
 19 by the asterisk.
 20 POAH's community impacts coordinator
 21 will provide connections to the supportive services.
 22 The project is led by a joint
 23 venture between POAH, Incorporated and KMW
 24 Communities, Incorporated, which together they

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1 will form The Ave SW, LLC.
 2 Preservation of Affordable Housing,
 3 known as POAH, is a national nonprofit organization.
 4 Since 2001, POAH has more than 13,000 affordable
 5 rental apartments through transactions that
 6 guarantee that rents will remain affordable for the
 7 long term of 30 years.
 8 KMW Communities, LLC, as KMW, is a
 9 BIPOC Illinois limited liability certified MBE
 10 company founded by experienced real estate
 11 professionals with over 20 years of combined real
 12 estate development, finance, design, and
 13 construction management experience. KMW has
 14 participated in building or repositioning more than
 15 1500 mixed-income and affordable homes in Chicago
 16 as a partner with City of Chicago's Department of
 17 Housing and the Chicago Housing Authority via the
 18 neighborhood stabilization and CHA's job ordering
 19 contracting program. KMW also delivered dozens of
 20 market-rate projects across the City of Chicago.
 21 The joint venture will be split
 22 between the two developers as a 65/35 split.
 23 Attorney bond counsel will be
 24 Applegate & Thorne-Thomsen.

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1 The architect for this project is
 2 Gensler, which was founded in 1965. Gensler has
 3 built a team of 6,000 professionals who partner
 4 with clients in over 100 countries each year.
 5 Gensler is global architect -- is a global
 6 architect, design, and planning firm with 55
 7 locations.
 8 The property management is POAH
 9 Property Management. POAH Communities oversees
 10 the leasing and operations of our properties in
 11 11 states and also the District of Columbia.
 12 They have not yet decided on the
 13 lender, syndicator, or GC at this time.
 14 Okay. In addition to the City-owned
 15 lot and 20 million in TIF funding, the development
 16 will be financed with equity from tax-exempt bonds
 17 of approximately 18.5 million in bonds. The
 18 Department of Planning and Development will provide
 19 up to 4.2 million in Chicago Recovery funds and
 20 approximately 243,000 in deferred developer fees.
 21 Use of funds include 33.3 million in construction
 22 costs. The development will accrue 9 million in
 23 soft costs for a total development cost of \$42.6
 24 million. Based on the per-unit cost, a lot of the

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1 costs are based on high interest rates, for the
 2 soft costs, the decarbonization, and all electric.
 3 This project is also solar-ready roofing for this
 4 project. So that will help to explain some of the
 5 very high costs that we have per unit.
 6 Listed is the estimated timeline. I
 7 plan to go to full finance council in September
 8 with passage in October with estimated closing
 9 December of this year.
 10 This today concludes my
 11 presentation. I just wanted to state that DOH has
 12 thoroughly reviewed and supports the actions of
 13 this project and that we have received Alderman
 14 Walter Burnett, Jr.'s approval.
 15 Specifically DOH is seeking approval
 16 for the sale of one City-owned lot located at 3613
 17 through 3625 West Chicago Avenue to enable the
 18 development of a 52-unit, mixed-use building. The
 19 developer is requesting the write-down of the price
 20 of the one City-owned lot to \$1 to enable the
 21 project to move forward.
 22 In addition to the City-owned lot,
 23 the development team seeks 20 million in financial
 24 support from the Chicago and Central Park TIF.

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1 Please let me know if you have any
 2 questions.
 3 CHAIRWOMAN BUTLER: Great. Thank you.
 4 May I just ask that the members of
 5 the public please lower their voices in terms of
 6 their comments in the back. It's a bit
 7 distracting. We can't hear the presentations.
 8 Thank you.
 9 I'd like to recognize Alderman
 10 Burnett and invite him to make a statement on the
 11 project if he's available.
 12 (No response.)
 13 Okay. Commissioners, do you have
 14 any questions for Vonetta Jones regarding this
 15 request?
 16 Oh. Okay. Commissioners, do you
 17 have any questions for Vonetta regarding this
 18 request by the Department of Housing. Questions?
 19 Yes, Vice Chair Thomas.
 20 COMMISSIONER THOMAS: Thank you, Madam
 21 Chairman.
 22 Just a couple of questions. I'm
 23 going to put -- I'm going to say two questions that
 24 I think you can answer at once. Who will own the

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1 property? Better yet, who is the City transferring
 2 the ownership to?
 3 MS. JONES: It will be transferred to The Ave
 4 Southwest, LLC. So together POAH and KMW will
 5 combine their entity and form The Ave, LLC.
 6 COMMISSIONER THOMAS: So that's the JV?
 7 MS. JONES: Yes.
 8 COMMISSIONER THOMAS: And ownership will be
 9 transferred to the JV?
 10 MS. JONES: Yes.
 11 COMMISSIONER THOMAS: Okay. Who will receive
 12 the TIFs -- the TIF funds?
 13 MS. JONES: It will be the JV, yes.
 14 COMMISSIONER THOMAS: Last question. Will
 15 there be any increment growth on the real estate
 16 taxes on these PINs?
 17 MS. JONES: Good question. Yes.
 18 Do you want to speak on that?
 19 Ms. DeGRAAF: I'm Julie DeGraaf with
 20 Preservation of Affordable Housing, or POAH.
 21 We would expect to pay some real
 22 estate taxes, and we do have those budgeted for in
 23 our operating budget.
 24 COMMISSIONER THOMAS: Thank you.

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1 CHAIRWOMAN BUTLER: Follow-up question.
 2 What's the budgeted level of the real estate taxes
 3 that the developer just mentioned?
 4 MS. DeGRAAF: I believe we have budgeted
 5 approximately a thousand dollars per unit per year.
 6 CHAIRWOMAN BUTLER: I'm sorry. How much?
 7 MS. DeGRAAF: I believe we have a thousand
 8 dollars per unit per year. So 52,000 total.
 9 CHAIRWOMAN BUTLER: Thank you.
 10 I have actually a follow-up
 11 question. The privately owned lots in the
 12 schematic that we saw, are those lots owned or
 13 controlled by the JV development team?
 14 MS. JONES: It is owned by NHS, which is
 15 under KMW. And so they are donating that land over
 16 to the project, and then together they will be in
 17 one of the commercial units that's in that building
 18 on the first floor.
 19 CHAIRWOMAN BUTLER: And what is that entity
 20 again?
 21 MS. JONES: Neighborhood Housing Services.
 22 And that's where they teach home ownership
 23 programs.
 24 CHAIRWOMAN BUTLER: Okay. Other questions,

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1 members of the Commission?
 2 Commissioner Curtis.
 3 COMMISSIONER CURTIS: Thank you. So just
 4 trying to understand. The amount of the TIF
 5 request is 40 million?
 6 CHAIRWOMAN BUTLER: Can you put on your
 7 capital stack --
 8 COMMISSIONER CURTIS: 20 million?
 9 CHAIRWOMAN BUTLER: -- page, please.
 10 COMMISSIONER CURTIS: Okay. And as tax
 11 increment financing, obviously financed by the
 12 taxable increment, we're looking at a \$52,000 a
 13 year tax increment to pay down that \$20 million
 14 TIF.
 15 MS. JONES: Correct.
 16 COMMISSIONER CURTIS: It seems like it's
 17 going to take an awful long time to pay that down.
 18 My second question is if I took the
 19 average --
 20 CHAIRWOMAN BUTLER: Excuse me, Commissioner
 21 Curtis. Just as clarification, the resolution
 22 before us is to sell the property.
 23 COMMISSIONER CURTIS: I'm sorry. I thought
 24 we were also approving TIF.

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1 CHAIRWOMAN BUTLER: No, we're not approving
 2 the TIF. At least according to my notes, we are
 3 not approving the TIF.
 4 COMMISSIONER CURTIS: Thank you.
 5 MS. JONES: It's been approved through TIF.
 6 It has been approved through TIF, yes.
 7 COMMISSIONER CURTIS: It has been approved
 8 for the TIF?
 9 CHAIRWOMAN BUTLER: This is what the
 10 department is telling us now. So our resolution
 11 is to sell below market rate and to approve the
 12 redevelopment, the entering into the
 13 redevelopment -- to negotiate a redevelopment
 14 agreement. We are not here to approve any TIF
 15 financing.
 16 COMMISSIONER CURTIS: Thank you.
 17 The -- just one more comment then if
 18 you don't mind is simply that it seems to me like
 19 the average cost for this low-income housing -- and
 20 I don't have square foot -- is about \$800,000 per
 21 unit. That doesn't seem to me to be low income.
 22 MS. JONES: Understand.
 23 COMMISSIONER CURTIS: That's all.
 24 CHAIRWOMAN BUTLER: Go ahead, Commissioner

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1 Boatright.
 2 COMMISSIONER BOATRIGHT: Yeah. So --
 3 CHAIRWOMAN BUTLER: Can we have Commissioner
 4 Boatright's --
 5 COMMISSIONER BOATRIGHT: Yeah. So that's
 6 one of the challenges with low-income housing
 7 development, and part of it is driven by the soft
 8 costs and the tax credits tied to the project in
 9 addition to the hard costs. And so you're
 10 absolutely right. It's one challenge that we often
 11 face with development, how to create more
 12 affordable units and how to do it affordably. But
 13 it is an ongoing challenge that our team talks
 14 about and developers talk about. It's not a
 15 Chicago centric challenge, it's a national
 16 challenge really addressing balancing the soft
 17 costs and the additional hard costs tied to the
 18 affordable housing.
 19 But I think you're absolutely right.
 20 It is significantly higher than what you would
 21 typically see in market-rate development.
 22 I have a question.
 23 CHAIRWOMAN BUTLER: Yes, Commissioner
 24 Boatright.

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1 COMMISSIONER BOATRIGHT: Can you talk a
 2 little bit about the -- the timeline on the
 3 financing was great. If you could talk a little
 4 bit about the construction timeline to kind of
 5 share with the Commissioners when we can expect
 6 those units to come on line, construction start and
 7 projected construction completion. Either you or
 8 the development team.
 9 MS. JONES: Yes. And I can start it off, but
 10 I'll go ahead and let the development team start.
 11 But it is due to start construction as soon as we
 12 close in December estimated. But I will go ahead
 13 and let you go ahead and start.
 14 MR. WILLIAMS: Sure. Hi. This is Bill
 15 Williams with KMW Communities.
 16 So we close in December. We will
 17 start construction immediately. And we hope to
 18 deliver approximately 18 months thereafter. We
 19 should be completed with our selection with the
 20 general contractor next month. So we will start
 21 with refining those plans and also try to find some
 22 more cost savings during that process, which we've
 23 already had a couple of alternatives lined up just
 24 in case. We need to do some value engineering. So

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1 that's already being considered to lower costs.
 2 And so without any disruptions, we
 3 should be delivering the units, you know, 2026.
 4 COMMISSIONER BOATRIGHT: Thank you.
 5 MS. JONES: Thank you.
 6 CHAIRWOMAN BUTLER: Just a follow-up. So the
 7 City is requesting -- the Department of Housing is
 8 requesting that we approve selling the land for a
 9 dollar. The appraised fair market value is
 10 \$240,000; is that correct?
 11 MS. JONES: Right.
 12 CHAIRWOMAN BUTLER: What is the appraised
 13 value of the land that's being -- the privately
 14 owned land?
 15 MS. JONES: The privately owned land was
 16 estimated at --
 17 MR. WILLIAMS: I believe around --
 18 CHAIRWOMAN BUTLER: Can you please introduce
 19 yourself and speak into the mic? Thank you.
 20 MR. WILLIAMS: Bill Williams, again, with
 21 KMW.
 22 The private owned land NHS has
 23 donated. It's approximately about the same as the
 24 City-owned land even though it's slightly improved

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1 with a formerly abandoned gas station, which
 2 they're using it as an office, I believe. So it's
 3 not -- although there's a structure, the value is
 4 not -- there's not much of a difference between the
 5 values.
 6 CHAIRWOMAN BUTLER: Was the privately owned
 7 land appraised as a part of the review process?
 8 MS. JONES: If I'm not mistaken, I want to
 9 say that it was appraised at approximately -- was
 10 it -- I know it was two different lots. So I might
 11 be mistaking them. But I want to say it was like
 12 at 1 -- was it 1.2?
 13 MR. WILLIAMS: I can't recall.
 14 MS. JONES: Can I -- can I get back to the
 15 Chair with that?
 16 MS. DeGRAAF: Yeah. Julie DeGraaf from POAH
 17 again.
 18 I don't believe we were required to
 19 have an appraisal of that property. But the -- it
 20 does operate as both. That is the current West
 21 Side hub for Neighborhood Housing Services, but
 22 they are contributing that at no cost to the
 23 project. They will have space in the new building,
 24 and they'll continue to offer the services that

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1 they have offered there for years, which is home
 2 ownership education, financial literacy and
 3 counseling, block club services. They run a
 4 community garden and farmers market. So they'll be
 5 able to expand those services as a result of coming
 6 into the new building.
 7 CHAIRWOMAN BUTLER: So there is an existing --
 8 is there an existing building on the privately
 9 owned land?
 10 MS. DeGRAAF: Yes.
 11 MS. JONES: Yes. It will be set to be
 12 demolished.
 13 CHAIRWOMAN BUTLER: Okay. But that land and
 14 building have not been appraised as a part of this
 15 transaction?
 16 MS. JONES: No. It's not a requirement.
 17 Only the City-owned land is.
 18 CHAIRWOMAN BUTLER: Okay. Thank you.
 19 Are there any further questions or
 20 comments?
 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 Housing is seeking authority to sell
 3 property at 3613 through 3625 West Chicago Avenue
 4 in the Chicago/Central Park Tax Increment Financing
 5 Redevelopment Project Area to The Avenue SW, LLC, or
 6 a related entity, and to negotiate a redevelopment
 7 agreement with The Avenue SW, LLC, or a related
 8 entity, for the redevelopment of the property
 9 located at 3601 through 3625 West Chicago Avenue in
 10 the Chicago/Central Park Tax Increment Financing
 11 Redevelopment Project Area, and to recommend to the
 12 City Council of Chicago the designation of The
 13 Avenue SW, LLC, or a related entity, as developer.
 14 If there are no objections, I move
 15 passage of this item by the same roll call vote
 16 previously used to establish quorum.
 17 Are there any objections or
 18 abstentions from members of the Commission?
 19 (No response.)
 20 Hearing none, the motion is approved.
 21 Commissioners, for the last item of
 22 new business on today's agenda, the Department of
 23 Planning and Development is seeking authority to
 24 enter into a land sale with the Chicago Park

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1 District for the disposition of the property
 2 located at 714 through 726 North Kedzie Avenue in
 3 the Chicago/Central Park Tax Increment Financing
 4 Redevelopment Project Area, and to approve the sale
 5 of the property to the Chicago Park District.
 6 Meg Gustafson will provide a brief
 7 description of this request on behalf of the
 8 Department of Planning and Development.
 9 Thank you, Meg.
 10 MS. GUSTAFSON: Thank you.
 11 For the record, Meg Gustafson,
 12 Department of Planning and Development.
 13 This is a request to transfer three
 14 parcels to the Chicago Park District to expand
 15 Kells Park. This is in the 27th Ward, and we have
 16 enthusiastic support from Alderman Burnett.
 17 It is located -- the three PINs are
 18 located at 714, 724, and 726 North Kedzie Avenue.
 19 This will expand Kells Park by .54 acres. And it's
 20 in the Chicago/Central Park TIF.
 21 We're proposing selling each of the
 22 three parcels for \$1 to the Chicago Park District.
 23 Here are the PIN numbers and the
 24 square footages. We will also be changing the

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1 zoning to POS-1.
 2 And further down the line, TIF funds
 3 will be used to clean up the environmental condition
 4 of the parcels.
 5 There is also an alley that we
 6 vacated between -- hold on. Let me skip through
 7 here. Here's the TIF map. Here's an aerial. The
 8 zoning map, you see Kells Park as POS-1. The
 9 expansion area is in blue, these three parcels.
 10 We vacated the alley between these
 11 two geographies two years ago, and that's already
 12 in the Park District's inventory.
 13 In conclusion, we would like the --
 14 we would like your support to transfer these three
 15 lots to the Chicago Park District for \$1 each.
 16 Thank you. I'll answer any questions.
 17 CHAIRWOMAN BUTLER: Thank you, Meg.
 18 I don't believe Alderman Burnett is
 19 here, but he did -- you did indicate that he is
 20 supporting this enthusiastically.
 21 MS. GUSTAFSON: Enthusiastically.
 22 CHAIRWOMAN BUTLER: Do we have a letter of
 23 support on record from him?
 24 MS. GUSTAFSON: I do, yes.

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1 CHAIRWOMAN BUTLER: Great. Thank you.
 2 Commissioners, do you have any
 3 questions for Meg regarding this request by the
 4 Department of Planning and Development?
 5 Yes.
 6 COMMISSIONER ZAYAS: Is there an interest to
 7 turn that firehouse into a fieldhouse? Is that
 8 part of it, or are they going to tear it down?
 9 MS. GUSTAFSON: Unfortunately, the fieldhouse
 10 will have to be demolished. And we're building a
 11 new fieldhouse with TIF funds. So that will be the
 12 next phase. It's currently in community
 13 development, and Chicago Park District is working
 14 on that plan and exactly what size of fieldhouse
 15 and what amenities it will have. But for many
 16 years we looked into trying to save the firehouse,
 17 and it just wasn't big enough to accommodate what
 18 the community wants in a fieldhouse.
 19 CHAIRWOMAN BUTLER: Any additional questions,
 20 Commissioners?
 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 land sale with the
 4 Chicago Park District for the disposition of the
 5 property located at 714 through 726 North Kedzie
 6 Avenue in the Chicago/Central Park Tax Increment
 7 Financing Redevelopment Project Area, and to
 8 approve the sale of the property to the Chicago
 9 Park District.
 10 If there are no objections, I move
 11 passage of this item by the same roll call vote
 12 previously used to establish quorum.
 13 Are there any objections or
 14 abstentions?
 15 (No response.)
 16 Hearing none, the motion is approved.
 17 Commissioners, that was our last
 18 item on today's agenda. If there are no further
 19 questions or comments, I move to adjourn the
 20 July 9th, 2024 meeting of the Community Development
 21 Commission by the same roll call vote previously
 22 used to establish quorum.
 23 (No response.)
 24 Hearing none, we are adjourned.

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1 (The proceedings adjourned at
 2 1:52 p.m.)
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 2
 3 REPORTER'S CERTIFICATE
 4 I, Nick D. Bowen, do hereby certify that
 5 I reported in shorthand the proceedings of said
 6 hearing as appears from my stenographic notes so
 7 taken and transcribed under my direction.
 8
 9 IN WITNESS WHEREOF, I have hereunto set my
 10 hand and affixed my seal of office at Chicago,
 11 Illinois, this 25th day of July 2024.
 12
 13 
 14 Illinois CSR No. 084-001661
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