

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street, Chicago, IL in Room 1103**  
**Regular Meeting, 1:30 PM**  
**August 13, 2024**

**MEETING MINUTES**

**I. ROLL CALL**

The Community Development Commission (CDC) Chairperson Hatten-Butler called the meeting to order at 1:32 p.m. and then undertook a call of the roll to establish the presence of a quorum.

*Present*

Gwendolyn Hatten-Butler, Chair  
Latasha Thomas, Vice Chair  
Grace Chan-McKibben, Secretary  
Ciere Boatright, DPD Commissioner  
Dwight Curtis  
Jacqueline Gomez  
John Zayas

*Late*

Leslie Davis

*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 JULY 9, 2024 MEETING**

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

*Approved 7-0-0*

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

No: None

Abstain: None

**IV. NEW BUSINESS**

**A. DIVERSEY/CHICAGO RIVER REDEVELOPMENT PROJECT AREA (WARD 32)**

Accept for review the amended redevelopment plan for the proposed Diversey/Chicago River Tax Increment Financing Redevelopment Project Area Amendment No. 1, and set dates for a public meeting of the Joint Review Board and a public hearing..

**William Stewart**

**24-CDC-31**

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

*Approved 7-0-0*

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

No: None

Abstain: None

**B. CICERO/STEVENSON REDEVELOPMENT PROJECT AREA (WARD 22)**

Request authority for the Department of Housing to negotiate a redevelopment agreement with LECLAIRE PARTNERS A—NORTH JV LP or related entity for redevelopment of the property located at 4400-4458 S. Cicero Avenue in the Cicero/Stevenson Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of LECLAIRE PARTNERS A—NORTH JV LP or related entity as Developer.

**Dinah Wayne**

**24-CDC-32**

Chair Hatten-Butler moved passage of this item by the same roll call vote previously used to establish quorum with the addition of Leslie Davis who joined the meeting and the exception of Jacqueline Gomez who abstained from the vote due to a potential conflict of interest.

Approved 7-0-1

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

No: None

Abstain: Gomez

**C. ARCHER/CENTRAL REDEVELOPMENT PROJECT AREA (WARD 13)**

Request authority for the Department of Planning and Development to enter into a land sale agreement with Matthew Skowronski and Kathryn McIlvain for the disposition of the property located at 6411 S. Central Avenue in the Archer/Central Tax Increment Financing Redevelopment Project Area.

**Nolan Zaroff**

**24-CDC-33**

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

Approved 8-0-0

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

No: None

Abstain: None

**D. ENGLEWOOD NEIGHBORHOOD REDEVELOPMENT PROJECT AREA (WARD 16)**

Request authority for the Department of Planning and Development to enter into a land sale agreement with Steven Hunter for the disposition of the property located at 6642-44 S. Aberdeen Street in the Englewood Neighborhood Tax Increment Financing Redevelopment Project Area.

**Meg Gustafson and Taylor Thompson**

**24-CDC-34**

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

Approved 8-0-0

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

No: None

Abstain: None

**E. 47TH/ASHLAND REDEVELOPMENT PROJECT AREA (WARD 16)**

Request authority for the Department of Planning and Development to enter into a land sale with Luis Gomez for the disposition of the property located at 1841 W. 51st Street in the 47th/Ashland Tax Increment Financing Redevelopment Project Area.

**Meg Gustafson and Taylor Thompson**

**24-CDC-35**

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

Approved 8-0-0

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

No: None

Abstain: None

**V. ADJOURNMENT**

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

Meeting adjourned at 2:38 p.m.

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MEETING  
OF THE  
COMMUNITY DEVELOPMENT COMMISSION

City Hall - Room 1103  
121 North LaSalle Street  
Chicago, Illinois  
  
Tuesday, August 13, 2024  
1:32 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 HATTEN BUTLER: Good afternoon,  
 2 everyone. Calling the meeting to order.  
 3 Welcome to the August 13, 2024  
 4 regular meeting of the Community Development  
 5 Commission of Chicago.  
 6 I am Gwendolyn Hatten Butler, Chair  
 7 of the CDC.  
 8 Today's meeting is being held at  
 9 City Hall, Room 1103, and is also being streamed by  
 10 the Department of Planning and Development.  
 11 The agenda for today's meeting was  
 12 posted on August 8 both on the CDC website and  
 13 physically at City Hall.  
 14 I will now call to order the  
 15 August 13th 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 vote for subsequent items.  
 21 Vice Chair Thomas.  
 22 COMMISSIONER THOMAS: Present.  
 23 CHAIRWOMAN HATTEN BUTLER: Secretary Chan  
 24 McKibben.

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1 COMMISSIONER CHAN MCKIBBEN: Present.  
 2 CHAIRWOMAN HATTEN BUTLER: DPD Commissioner  
 3 Ciera Boatright.  
 4 COMMISSIONER BOATRIGHT: Present.  
 5 CHAIRWOMAN BUTLER: Commissioner Robert  
 6 Buford.  
 7 (No response.)  
 8 Commissioner Curtis.  
 9 COMMISSIONER CURTIS: Present.  
 10 CHAIRWOMAN HATTEN BUTLER: Commissioner  
 11 Davis.  
 12 (No response.)  
 13 Commissioner Gomez.  
 14 COMMISSIONER GOMEZ: Present.  
 15 CHAIRWOMAN HATTEN BUTLER: Commissioner  
 16 Griggs.  
 17 (No response.)  
 18 Commissioner Zayas.  
 19 COMMISSIONER ZAYAS: Present.  
 20 CHAIRWOMAN BUTLER: And Chair Hatten Butler  
 21 is present.  
 22 Thank you, Commissioners. We have a  
 23 quorum.  
 24 At this time we will begin the

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1 verbal public comment period of the meeting.  
 2 Members of the public were able to submit written  
 3 statements to the Commission via email. There were  
 4 no written statements from the public received by  
 5 the Department of Planning and Development prior to  
 6 the established deadline of 24 hours prior to the  
 7 scheduled start of the meeting.  
 8 The verbal public comment period  
 9 will be limited to 30 minutes out of respect for  
 10 everyone's time. Speakers were able to sign up to  
 11 speak prior to the meeting and will be called in  
 12 the order they arrived.  
 13 During this public comment period,  
 14 each speaker is limited to three minutes to allow  
 15 time for as many speakers as possible. We would  
 16 ask that you keep your comments relative --  
 17 relevant to items on today's agenda.  
 18 So the first speaker that has signed  
 19 up to speak today is Mr. George Blakemore.  
 20 Mr. Blakemore, do you have any  
 21 comments you'd like to make prior to the  
 22 presentations?  
 23 MR. BLAKEMORE: Yes.  
 24 CHAIRWOMAN BUTLER: Okay. So, Mr. Blakemore,

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1 we're going to give you three minutes. And there  
 2 is -- if I could just explain to everyone that's  
 3 here. Two meetings ago we changed our procedures  
 4 and moved the public comment period from after each  
 5 presentation to the beginning of the meeting. And  
 6 this coincides with the practices followed by all  
 7 other City commissions.  
 8 We've been challenged on that today,  
 9 and out of respect for everyone's time and also  
 10 given the fact that it's unclear as to whether that  
 11 process change has been published, Mr. Blakemore  
 12 has asked, and I have agreed as chair of the  
 13 Commission, to allow him three minutes to speak  
 14 after each presentation. So I'm making the  
 15 Commissioners aware of that. Between now and then,  
 16 we will give Mr. Blakemore the information that  
 17 he's requested we provide him that reflects our  
 18 process change. And starting the September  
 19 meeting, we'll go back to the process that we  
 20 established two meetings ago with having public  
 21 comment -- all public comments at the beginning of  
 22 the meeting.  
 23 So is the Commissioner -- are  
 24 members of the Commission okay with that?

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1 (No response.)

2 So Mr. Blakemore.

3 MR. BLAKEMORE: Where do you want -- right

4 here okay, or what?

5 CHAIRWOMAN HATTEN BUTLER: Where would you

6 like him to stand for his comments or for any

7 comments?

8 THE COURT REPORTER: Fine. Right here.

9 MR. BLAKEMORE: Thank you. Thank you,

10 Chairman Butler.

11 My name is George Blakemore. And I

12 have been attending these Commission on planning --

13 development commission for several years. It's

14 very important to have public comments. And it's

15 very important for the public to be educated and

16 informed about each item.

17 Previously what happened here

18 several years ago, I attended this meeting, and as

19 I was speaking -- it was about Sterling Bay and

20 Lincoln Yard -- and I was appalled to what was

21 going on at that development. Our black

22 developers, they didn't even want poor black people

23 to live there. So I was challenging the

24 Commission. So they recessed the meeting, I think,

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1 for 15 minutes. Called down to the first floor to

2 the police say, Don't let Mr. Blakemore back again.

3 So I proceeded to come when the

4 meeting was open. I was thrown down and pulled

5 out. My head hit the marble floor. Two people

6 came in. A white lady and a white -- a black woman

7 was in the meeting say, Take these handcuffs off of

8 this man. Take them off now. And the attorney

9 then say, We might have to rush him to the

10 hospital.

11 It's very important for black people

12 to be in this meeting. There's two or three black

13 ladies on this. All others are white and most of

14 the people here. Racism is alive here. I came

15 here to make sure and see what each one of these

16 items was about to make sure that black people will

17 be included in these -- in this process, giving

18 these jobs through contracting service.

19 And to change the procedure. So if

20 it's four items or ten items, I will speak one time

21 three minutes on each item. It never been like

22 that. Each item they will make a presentation;

23 then the public will be able to speak on that

24 presentation. Because after they make the

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1 presentation, I -- during the time, I'm listening.

2 And as I listen and be informed and educated, then

3 I speak on that item. This is the first time I've

4 seen these items. I'm not informed on item --

5 these four items.

6 So I want to be intelligent and

7 articulate. And it seem like the Commission would

8 want their speakers to be informed that you

9 shouldn't go back to that format. You got to

10 educate your people.

11 Thank God for you three black ladies

12 here today. Thank you. And I'm going to speak on

13 every item. And thank you, Madam Butler. Thank

14 you. May God bless you. I'm not your typical one.

15 CHAIRWOMAN HATTEN BUTLER: All right. So we

16 failed the technology test.

17 All right. The next speaker we have

18 is Zoe Leigh.

19 MS. LEIGH: Hello, everyone.

20 CHAIRWOMAN BUTLER: Thank you for coming.

21 MS. LEIGH: Thank you for having me.

22 I would like to see if it could be a

23 meeting set up about this TIF money going to these

24 black communities and the percentage that we're

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1 supposed to have. Like I said, I've been

2 researching this TIF money. I've talked to a few

3 other states that have this TIF money. And it's

4 not being allocated the way it needs to be in our

5 communities.

6 And, again, this is -- this election

7 is coming up less than 80 days. I've been speaking

8 to a lot of people. And I set up a few meetings

9 with a few delegates next week, very prominent

10 delegates, national delegates for -- during the DNC

11 about the black agenda, about our black economic

12 resources and our communities and basically

13 starting to get a lot of people that are my age and

14 younger into what we need to be voting for. And as

15 far as local and state, you know, a lot of our City

16 Council members have sold us out a long time ago.

17 It's a new generation. And it's

18 hard for us to get some of this TIF money because

19 it starts with our City Council members who have

20 sold us out when it comes to a lot of these

21 developers and stuff like that.

22 So I would like to see if I could

23 sit down with someone in this meeting to speak

24 about this TIF money when it comes to our

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1 communities, when it comes to the resources that we  
 2 need in our communities, and our 30 percent that we  
 3 should receive, because we were 12 percent of the  
 4 black community in Chicago, we should get --  
 5 there's a lot of black contractors and developers  
 6 that are not on these jobs, you know. But, you  
 7 know, what we're looking -- you know, what has  
 8 happened recently in the last week and a half with  
 9 Home Depot getting sued, CPD getting sued by a lot  
 10 of illegal immigrants who came over here because  
 11 they feel like they're not getting any contract  
 12 work, and that's insane. You know, it -- we have  
 13 plenty of workers and contractors and developers in  
 14 our communities that are black, not black and  
 15 brown, that are black that are not getting the  
 16 services that they need.  
 17 So I would like to speak with  
 18 someone about this. If not, like I said, a lot of  
 19 us are politically ignorant, but we are starting to  
 20 wake up and we're starting to know that we can vote  
 21 people out. We also know that we can put our own  
 22 people in because it's our generation, it's our time.  
 23 So I need to speak to someone about  
 24 this to help educate us, and there should be no

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1 issue. It should be no problem. Thank you.  
 2 CHAIRWOMAN BUTLER: Thank you. Thank you.  
 3 The public comment period of today's  
 4 meeting is now over.  
 5 The first item on our agenda  
 6 requests approval of the minutes from our previous  
 7 meeting held on July 9th, 2024. The Commissioners  
 8 have had an opportunity to review the minutes, and  
 9 if there are no corrections, I move passage of this  
 10 item by the same roll call vote previously used to  
 11 establish quorum.  
 12 Are there any changes or corrections  
 13 to the minutes?  
 14 (No response.)  
 15 Hearing no corrections or  
 16 objections, the motion is approved.  
 17 Commissioners, for the first item of  
 18 new business on today's agenda the Department of  
 19 Planning and Development is requesting that the  
 20 Commission accept for review the amended  
 21 redevelopment plan for the proposed Diversey/  
 22 Chicago River Tax Increment Financing Redevelopment  
 23 Project Area Amendment No. 1. As part of this  
 24 request, DPD is also seeking to set September 5,

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1 2024 as the date for the public meeting of the  
 2 Joint Review Board and to set October 8, 2024 as  
 3 the date of the public hearing convened at the CDC  
 4 meeting to review the proposed TIF amendment.  
 5 On August 2nd, 2024, DPD placed a  
 6 copy of the proposed amendment to the Diversey/  
 7 Chicago River redevelopment plan and eligibility  
 8 report on file with the City clerk's office for  
 9 review by the public.  
 10 Additionally, Commissioners, each of  
 11 you have received an electronic copy of the updated  
 12 documents from DPD directly.  
 13 Since this action is merely to  
 14 accept these documents for review and set a date  
 15 for public meetings, there will be no presentation  
 16 at this time. DPD staff will, however, provide a  
 17 full presentation on the proposed Amendment No. 1  
 18 of the Diversey/Chicago River TIF District at the  
 19 October 8th meeting of the Community Development  
 20 Commission.  
 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 (No response.)

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1 The resolution before us would  
 2 accept for review the amended redevelopment plan  
 3 for the proposed Diversey/Chicago River Tax  
 4 Increment Financing Redevelopment Project Area  
 5 Amendment No. 1 and set September 5th, 2024 as the  
 6 date for the public meeting of the Joint Review  
 7 Board and set October 8th, 2024 as the date of the  
 8 public hearing convened at the CDC meeting to  
 9 review the proposed TIF amendment.  
 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. Are there any  
 13 objections?  
 14 (No response.)  
 15 Hearing none, the motion is approved.  
 16 Commissioners, for the next item of  
 17 new business on today's agenda, the Department of  
 18 Housing is seeking authority to negotiate a  
 19 redevelopment agreement with LeClaire Partners A -  
 20 North JV LP, or related entity, for redevelopment  
 21 of the property located at 4400 through 4458 South  
 22 Cicero Avenue in the Cicero/Stevenson Tax Increment  
 23 Financing Redevelopment Project area and to  
 24 recommend to the City Council of the City of



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1 Chicago the designation of LeClaire Partners A -  
 2 North JV LP, or related entity, as developer.  
 3 Dinah Wayne will provide a brief  
 4 description of this request on behalf of the  
 5 Department of Housing.  
 6 I'd like to show that Commissioner  
 7 Davis is here. Thank you.  
 8 COMMISSIONER DAVIS: Thank you.  
 9 MS. WAYNE: Okay. Thank you, Chair Butler.  
 10 We are here to talk about 4400 to  
 11 4458 South Cicero Avenue, which very excitingly is  
 12 the first -- it will be the first building to break  
 13 ground in the LeClaire Courts redevelopment.  
 14 So you can see by that little red  
 15 circle on the map, it's in the 22nd Ward, the  
 16 Garfield Ridge community area, the Cicero/Stevenson  
 17 TIF, and the Southwest Planning Area.  
 18 The orange'ish outline there  
 19 outlines the LeClaire Court TIF -- the entire  
 20 Cicero/Stevenson TIF, I should say, which was put  
 21 into place for the benefit of the redevelopment of  
 22 the LeClaire Courts site, the CHA project site.  
 23 The buildings we're going to talk  
 24 about are where the N for north is and the S for

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1 south. The south building is along 45th Street on  
 2 the south and Cicero on the east. And the north  
 3 building, again, Cicero on the east and 44th Street  
 4 on the north.  
 5 This is what it looks like now. If  
 6 you go to Midway Airport and you get off at 55, you  
 7 see a lot actually kind of pleasant, a lot of green  
 8 space with a fence that's along Cicero Avenue.  
 9 This is the entire master plan for  
 10 this site. Obviously there were -- there was a lot  
 11 on LeClaire Courts. The last buildings were torn  
 12 down in 2011. But it was built in 1960, I believe,  
 13 and had over 700 residential units. Again, the  
 14 last ones were torn down, and it's been a vacant  
 15 site waiting for redevelopment since then.  
 16 And just to say it was actually 1950  
 17 that the original project was built.  
 18 The two buildings we'll talk about  
 19 today are in orange there, and then the rest  
 20 illustrates future phases.  
 21 A close-up of the site plan. The  
 22 building with Martin Luther King on it will be the  
 23 building on the north. And this building will --  
 24 shown here is the building on the south.

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1 A summary of the project. The  
 2 applicant is The Habitat Company and Cabrera  
 3 Capital Partners. It's a joint venture. And the  
 4 CHA, a related entity of theirs, is going to have  
 5 15 percent ownership in the managing member.  
 6 Again, it's the mixed-use  
 7 redevelopment of a portion of LeClaire Courts  
 8 north. There are going to be, as part of this  
 9 partnership, 160 units of which 110 will be in the  
 10 north building and 50 in the south building. The  
 11 income mix, you'll see there, it's one unit at 30  
 12 percent AMI or below, 33 units at 40 percent AMI,  
 13 76 at 60 percent, 34 units at 80 percent or below,  
 14 and 16 market-rate units. We're going to use  
 15 income averaging, and that allows for the units to  
 16 be as high as 80 percent for the LIHTC units.  
 17 They're coming to the City and to  
 18 this body with a request of \$5.5 million in TIF.  
 19 And you can see the total budget cost of  
 20 approximately 97.2 million.  
 21 We want to get this through City  
 22 Council this year because the two TIFs that are  
 23 going to -- the money is going to be ported from,  
 24 the Midway Industrial TIF and the Cicero/Archer

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1 TIF, expire at the end of this year. So we want to  
 2 get this through City Council. But closing on the  
 3 whole project is anticipated for April of 2025 with  
 4 construction beginning a year after. And as you  
 5 can see, completing it then in September of 2026.  
 6 The development team, again, I've  
 7 mentioned Habitat and Cabrera. The architect of  
 8 record Solomon Cordwell Buenz. George Sollitt  
 9 Construction Company is the GC. Applegate Thorne-  
 10 Thomsen is the attorney. And they're still working  
 11 out the lender.  
 12 In terms of the project -- again,  
 13 that's a little small. Again, we're -- the City is  
 14 being asked to provide the \$5.5 million in TIF.  
 15 They're also coming to the City for a little bit  
 16 of -- a little over 9 million for a City Multi-  
 17 family Loan. IHDA is taking a very large financing  
 18 portion of this project. They're providing bond  
 19 financing which will generate over \$30 million and  
 20 4 percent tax credits. They're also providing a  
 21 subordinate loan of some sort about \$10.8 million  
 22 and tax credits for the project as well. And you  
 23 can see other financing, including a very major CHA  
 24 capital loan of \$27 million. So really all of the

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1 agencies are working together to make this a  
 2 reality.  
 3       Again, the TIF funds, which we're  
 4 suggesting be disbursed at 30 percent, 90 percent,  
 5 and 100 percent completion.  
 6       The project will provide 80  
 7 replacement CHA units and 64 additional affordable  
 8 units.  
 9       Overall in terms of tax revenue, the  
 10 developer had projections done which estimate that  
 11 4.2 million just for this LeClaire North project  
 12 alone will be generated.  
 13       And then, again, the customary MBE,  
 14 WBE, and city residency rules will be followed.  
 15       So finally, DOH and DPD recommend  
 16 that the CDC recommend to the City Council  
 17 designation of LeClaire Partners A - North JV LP,  
 18 or a related party, as the developer for the  
 19 development of the mixed-use affordable housing at  
 20 4400 to 4458 South Cicero Avenue.  
 21       I'm happy to take any questions.  
 22       CHAIRWOMAN BUTLER: Thank you so much.  
 23       If present, I would like to  
 24 recognize Alderman Rodriguez and ask -- and invite

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1 them to make a statement on this project. Is the  
 2 alderman here or anyone from their office?  
 3       (No response.)  
 4       Okay. Commissioners, do you have  
 5 any questions for Dinah Wayne regarding this  
 6 request by the Department of Housing?  
 7       COMMISSIONER CHAN McKIBBEN: Hi.  
 8 Commissioner McKibben here.  
 9       I wanted to see if you or the  
 10 developers can explain how you arrived at the  
 11 distribution of the 30 percent, 40 percent, 60  
 12 percent, 80 percent, and market rate. I was struck  
 13 by the fact that there was only one unit that was  
 14 at 30 percent.  
 15       MS. WAYNE: 30 percent.  
 16       COMMISSIONER CHAN McKIBBEN: Yes.  
 17       MS. WAYNE: You know, I neglected to mention  
 18 that I'm joined by Cory Schenn and Christina  
 19 Martinez-Sahagun from CHA, Dave Mevis -- they're  
 20 waving -- from The Habitat Company, Manny Perez  
 21 from Cabrera.  
 22       I don't know, Dave, if you'd like to  
 23 speak to how the unit mix was developed.  
 24       MR. MEVIS: Sure.

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1       MS. WAYNE: Thanks. I guess you could just  
 2 stay there and speak loudly. Thank you.  
 3       MR. MEVIS: Do you mind if I ask you to  
 4 repeat the question?  
 5       COMMISSIONER CHAN McKIBBEN: Yes. The  
 6 question was, you know, about the distribution of  
 7 the -- how you arrived at those percentages, how  
 8 you arrived at the numbers.  
 9       MR. MEVIS: Yeah. Well --  
 10       CHAIRWOMAN BUTLER: You have to introduce  
 11 yourself, please; your name and where you're from.  
 12       MR. SCHENN: Okay. Thank you. Good  
 13 afternoon. My name is David Mevis. I'm a vice  
 14 president of community development for The Habitat  
 15 Company.  
 16       As was mentioned, the LeClaire  
 17 Courts redevelopment is a joint venture between The  
 18 Habitat Company and Cabrera Capital Partners with  
 19 Habitat leading on the residential and Cabrera  
 20 Capital leading on the commercial redevelopment.  
 21       So to your question as to the  
 22 distribution of units. From the very onset of the  
 23 project, it's always been conceived as a mixed-  
 24 income project. In fact, the CHA, when they put it

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1 out for RFP, incentivized, you know, a mixed-income  
 2 project. Just recently the state, IHDA, has been  
 3 allowing mixed-income projects which allows some of  
 4 the units -- some of the tax credit units to go up  
 5 to 80 percent of area median instead of the typical  
 6 60 percent cap, which frankly enables us to borrow  
 7 a little bit more first mortgage proceeds because  
 8 we generate a little bit more rent on those units.  
 9 It's not a huge difference, but every little bit.  
 10       The other thing is in applying for  
 11 the tax credits with IHDA, we are also incentivized  
 12 through the scoring system to have different, you  
 13 know, groupings and sort of income bands along the  
 14 way so it's not a traditional hundred percent at 60  
 15 percent of AMI.  
 16       The CHA has an interest and a  
 17 mandate in having some portion of market-rate  
 18 units. Generally we don't see that being a lot  
 19 greater than 10 percent because, quite honestly,  
 20 those units don't pay for themselves because the  
 21 rents would have to be much higher in order to  
 22 support the cost of construction. But it is an  
 23 important dynamic of the project. But we don't  
 24 generate tax credits off of those units. We don't

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1 generate HOME funds or any of those others. So  
 2 that's usually going to be a little bit smaller  
 3 percentage.  
 4 And then, you know, at the other end  
 5 we try to maximize points by having extremely low  
 6 income households, which is not my term, that's a  
 7 legal term, for 30 percent of AMI or below. We  
 8 have a number of units that IHDA requires to be  
 9 housed under the State Referral Network, and those  
 10 units can go as low as 15 percent of AMI. So we  
 11 actually will have a small number of 15 percent and  
 12 30 percent.  
 13 And then -- I'm throwing a lot of  
 14 stats at you, and hopefully you can follow. The  
 15 CHA units, the RAD project-based vouchers, and  
 16 those units technically could go as high as 80  
 17 percent AMI and still qualify under the tax credit  
 18 program. But what the experience has been is that  
 19 the average median income of those households tends  
 20 to be closer to 30 percent. So even though we're  
 21 not restricting those units to 30 percent, that's  
 22 who actually on average winds up, you know,  
 23 residing in those units. So we actually wind up  
 24 with quite a wide diversity between as low as 15,

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1 but really kind of 30, 60 to 80, and then a small  
 2 number that may be a little bit above that that are  
 3 the unrestricted.  
 4 I'll stop talking because I may have  
 5 overexplained.  
 6 COMMISSIONER CHAN McKIBBEN: I was  
 7 particularly struck by how few units were on the  
 8 lower income spectrum, one unit at 30, 40. I think  
 9 you explained overall how you arrived at the mix.  
 10 But I was just particularly interested in how you  
 11 arrived at the number on the lower end.  
 12 MR. MEVIS: Right. So in doing that, we tend  
 13 to -- once we make a declaration of what the income  
 14 limit is, we, you know, obviously must abide by  
 15 that for 30 or 40 years. And so if a household is  
 16 housed under this State Referral Network, the fact  
 17 is that they're going to be 30 percent or below  
 18 regardless of what our regular board agreement  
 19 says. So it's kind of like there's more than one  
 20 document that governs what the AMI of those units  
 21 is. And similarly, although the CHA units aren't  
 22 restricted to 30 percent, we know that a great bulk  
 23 of the households that reside here probably -- you  
 24 know, I don't know, if I had to guess, 30 to 40

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1 percent will be in the neighborhood of 30 percent  
 2 AMI or below. So it actually looks much worse than  
 3 it is. And, you know, we want to give ourselves,  
 4 you know, the flexibility as we move forward, for  
 5 instance, at some point in the future maybe a State  
 6 Referral Network program where the rent subsidy  
 7 that goes along with that -- well, actually there  
 8 isn't a rent subsidy that goes along with it. You  
 9 have to go out and find rent subsidy for those  
 10 units because those households are not generally  
 11 employed. They're either disabled or otherwise  
 12 unemployable and living off of, you know, Social  
 13 Security or something where they couldn't afford  
 14 even a kind of restricted rent. So they require a  
 15 rent subsidy.  
 16 A portion of those are subsidized  
 17 through the CHA, usually about half of the SRN  
 18 units, but a portion of them would have to go out  
 19 and find other rent subsidy sources. Oftentimes it  
 20 would be like the Chicago CLHTF, the Chicago  
 21 Low-Income Housing Trust Fund, which most of you  
 22 are probably familiar with or at least have heard  
 23 of.  
 24 So I'm not sure -- I mean, Dinah and

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1 I may need to talk offline. That one unit at 30  
 2 percent, we do have two buildings that we're  
 3 building, and there's certainly 30 percent units in  
 4 the other building as well. There's A North and A  
 5 South. We're primarily focused on A North here  
 6 today because that's the building that's going to  
 7 receive the TIF funds. But the two -- you know,  
 8 they only work together. It's a twin financing  
 9 structure. We can't do one without the other.  
 10 CHAIRWOMAN BUTLER: So -- this is Chair  
 11 Hatten Butler.  
 12 As a follow-up to Secretary Chan  
 13 McKibben's question, drilling down a little bit  
 14 more on some of the -- some of your comments. We  
 15 see what the project summary says. When you did  
 16 the financial projection for revenue and expenses  
 17 related to this particular phase of this  
 18 redevelopment, what did you pencil in with respect  
 19 to the number of units at 30, 40 percent AMI versus  
 20 what we see there?  
 21 MS. MARTINEZ-SAHAGUN: Good afternoon. Thank  
 22 you. My name is Christina Martinez-Sahagun, and  
 23 I'm with the Chicago Housing Authority. We're  
 24 working in tandem with The Habitat Company and

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1 Cabrera Capital on the redevelopment of LeClaire  
 2 Courts.  
 3 I wanted to address a couple of  
 4 clarification points with respect to the  
 5 development and the unit mix. I think it's  
 6 important to clarify that phase 1 residential of  
 7 LeClaire -- of the LeClaire redevelopment is a  
 8 mixed-income project. And so to take on the type  
 9 of project this is with the magnitude of this  
 10 redevelopment, we need to access different sources  
 11 of financing as you know in your role as members of  
 12 the CDC.  
 13 And so really the only way that we  
 14 can develop a project like this is with the ability  
 15 to access Low-Income Housing Tax Credits, certainly  
 16 public financing, to leverage private financing.  
 17 And as part of the requirement in using public  
 18 financing, we have to structure the transaction in  
 19 the unit mix at various income levels, right, to  
 20 make the financing work.  
 21 And so it's really a matter of how  
 22 many units can we have at what AMI at the end of  
 23 the day really. And just to clarify, with the  
 24 Chicago Housing Authority, what we can do is our

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1 residents -- we were able to go up to 80 percent of  
 2 AMI. And so while they pay no more than 30 percent  
 3 of their income towards their rent, a good number  
 4 of our residents are making more than 30 percent of  
 5 the area median income, but they're still eligible  
 6 to be CHA residents. And so I do want to clarify  
 7 that point.  
 8 And, again, phase 1 residential,  
 9 A North and A South, are both mixed-income  
 10 transactions. So we will have market-rate units.  
 11 We will have affordable tax credit units as well as  
 12 CHA.  
 13 And then the target -- I know that  
 14 your initial question was about how the units would  
 15 be distributed. And so they will be distributed  
 16 throughout the building. So we won't have one tier  
 17 of just CHA and one tier of just market-rate units.  
 18 They will be distributed throughout the building  
 19 and among both buildings.  
 20 CHAIRWOMAN HATTEN BUTLER: So Chair Hatten  
 21 Butler with a follow-up.  
 22 On the market-rate units, will there  
 23 be a discernible difference in the amenities in the  
 24 market-rate units versus the other units?

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1 MR. MEVIS: No. Not only --  
 2 CHAIRWOMAN BUTLER: You have to introduce  
 3 yourself --  
 4 MR. MEVIS: Oh, each time?  
 5 CHAIRWOMAN BUTLER: Yes.  
 6 MR. MEVIS: Okay. Dave Mevis, The Habitat  
 7 Company.  
 8 Not only will there not be a  
 9 discernible difference, there will not be a  
 10 difference in the amenities for the market-rate and  
 11 the affordable units. They will be well  
 12 amenitized, and the building itself, the common  
 13 areas, a desirable amenity package that are all  
 14 available to everybody without regard to, you know,  
 15 income.  
 16 CHAIRWOMAN BUTLER: Secretary Chan McKibben.  
 17 COMMISSIONER CHAN MCKIBBEN: So my -- the  
 18 intent of my question is to see if you can answer  
 19 the question of whether you think you're maximizing  
 20 the number of units that are offered to the lowest  
 21 income people. And that's what, you know -- you  
 22 kept answering the question as if I'm more  
 23 concerned about whether they're market rate. I'm  
 24 less concerned that there are units for people that

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1 can afford market rate. I'm more concerned whether  
 2 there's enough units given that there are -- it's  
 3 rare that we have a development as this large in an  
 4 area that's low that it will -- it will be very  
 5 desirable to have the largest number of units for  
 6 people with the lowest income. I think that's my  
 7 point.  
 8 MS. MARTINEZ-SAHAGUN: Okay. Thank you.  
 9 Thank you for clarifying your question. I --  
 10 CHAIRWOMAN BUTLER: I'm sorry. I need for  
 11 you to for purposes of the record --  
 12 MS. MARTINEZ-SAHAGUN: My name is Christina  
 13 Martinez-Sahagun with the Chicago Housing  
 14 Authority.  
 15 I think, number one, that's the  
 16 goal. Right? Number one.  
 17 I think the second piece is this is  
 18 just the first phase of residential. We expect and  
 19 anticipate that there will be future phases of  
 20 residential housing to provide additional  
 21 opportunity for maximizing assets for low-income  
 22 families to be able to live at LeClaire Courts.  
 23 I think one of the primary goals as  
 24 well for the project as well as for CHA is to

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1 ensure the right of return residents that were once  
 2 living here to be able to access housing again.  
 3 And so our goal, along with Habitat and Cabrera, is  
 4 to ensure -- and the alderman's office as well to  
 5 ensure that we allow opportunities for low-income  
 6 families to be able to live in this area.  
 7 I think one of the ways that we do  
 8 that obviously is through the project-based voucher  
 9 program. That program allows very low-income  
 10 families the ability to rent housing and pay no  
 11 more than 30 percent of their income towards the  
 12 rent. The difference or the bulk of the rent is  
 13 picked up through the voucher program.  
 14 So I think that this will be an  
 15 opportunity to allow access to low-income families  
 16 to be able to live in a brand new unit at LeClaire  
 17 Courts. That's our goal.  
 18 CHAIRWOMAN HATTEN BUTLER: Okay. So -- I'm  
 19 sorry. Commissioner -- Vice Chair Thomas and then  
 20 Commissioner Davis.  
 21 COMMISSIONER THOMAS: I wanted to know if  
 22 this was a RAD or a new market tax credit deal with  
 23 all of the different funding sources?  
 24 MS. WAYNE: It's a -- it's just RAD. I'm

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1 sorry. Oh.  
 2 COMMISSIONER THOMAS: Before you speak, you  
 3 need to announce who you are.  
 4 MS. WAYNE: Okay. So I'm Dinah Wayne with  
 5 the Department of Housing.  
 6 Here's the project budget. It  
 7 doesn't show, but the CHA capital loan, capital  
 8 money, and then the subsidy will be RAD subsidies,  
 9 and there are no New Market Tax Credits in this  
 10 deal.  
 11 COMMISSIONER THOMAS: Thank you.  
 12 CHAIRWOMAN BUTLER: Any additional questions,  
 13 Vice Chair Thomas?  
 14 COMMISSIONER THOMAS: No. I understand it's  
 15 a RAD deal, and I can see from the stack it's more  
 16 like a RAD deal.  
 17 CHAIRWOMAN BUTLER: Commissioner Davis.  
 18 COMMISSIONER DAVIS: So my question is not to  
 19 go back, but just for me to understand a little bit  
 20 better. When you said that -- and I heard what you  
 21 said, but when you said that it doesn't look --  
 22 it's not actually as bad as it looks. What I want  
 23 to understand is why it is that it can't be better  
 24 than it is already? Like why is it that it has to

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1 be structured this way such that you couldn't have  
 2 done it differently so that you already at this  
 3 phase have additional housing? That's a little bit  
 4 of a difference -- I think you may have answered,  
 5 but I didn't understand the answer to that.  
 6 MR. MEVIS: Dave Mevis, The Habitat Company.  
 7 I have my computer open now and a  
 8 little bit more information. I actually tried to  
 9 print this stuff out old fashioned before I came,  
 10 and that did not work.  
 11 So it actually is better than, with  
 12 all due respect, what Dinah was showing, and that's  
 13 more on us than anything because the way we look at  
 14 the underwriting is based on the income of those  
 15 units. So even -- or, I mean, sorry, the rent of  
 16 those units. So even though there may be units at  
 17 30 percent, the rent is based on the -- whether  
 18 it's a CHA-subsidized unit or whether it's -- the  
 19 subsidy comes from CLIHTF, that rent is closer to  
 20 FMR, fair market rent, than it is to the rent that  
 21 an unsubsidized household at 15 or 30 percent would  
 22 have to pay would be a very small number, like 4 or  
 23 \$500; you know, rents we haven't seen in the city  
 24 in decades.

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1 So I do want to refresh some numbers  
 2 for you because I don't want you to leave here  
 3 thinking that we haven't maximized this. I think  
 4 this deal will compare very favorably to other  
 5 deals that are getting financed in the city in  
 6 terms of the income mix.  
 7 Okay. We've got 15 units are State  
 8 Referral Network units. So that's 15 units at 30  
 9 percent or less AMI. But they're showing up in a  
 10 different bucket because of the FMR rent that we  
 11 will receive on those units. So it's actually --  
 12 and Dinah's not wrong to have reflected it the way  
 13 she has. We could have probably connected on this  
 14 a little bit. But the optics are not great.  
 15 But that's actually a really large  
 16 number. We maximize. We have never done a deal  
 17 with 15 SRN units. You may have heard of Ogden  
 18 Commons in North Lawndale on Ogden Avenue. We are  
 19 leasing up the first building and closing on the  
 20 financing for the second one in the fall. And we  
 21 don't have 15 SRN units in those two buildings  
 22 combined. It's more like 10 or 12. So this is  
 23 kind of a high watermark for us.  
 24 And in addition to that, because of

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1 the income averaging, although we do have some tax  
 2 credit units at 80 percent, which may make people  
 3 feel uncomfortable like maybe that's not what the  
 4 subsidy is really for, the flip side to that is  
 5 that enables us -- we're -- where the word  
 6 "averaging" comes in is the averaging comes --  
 7 still has to be 60 percent or less. So that means  
 8 for every unit we want to do at 80, we've got to do  
 9 a unit at 40 because 80 and 40 equal 60. Right?  
 10 So we actually have a very high number of units at  
 11 40 percent AMI, which is very close to 30 percent  
 12 AMI, and those are unsubsidized units.  
 13 So these are for households that are  
 14 making less than or equal to 40 percent of the area  
 15 median income. That's a very low number, and those  
 16 rents are going to be very, very affordable.  
 17 So when I add those units to the SRN  
 18 units, there's a really high number. I would stack  
 19 it up against any deal being built in the city  
 20 right now in terms of units that are 40 percent or  
 21 less AMI unless you're looking at a straight 100  
 22 percent permanent supportive housing deal.  
 23 I'm just trying to explain. I don't  
 24 mean to sound too defensive. But I wanted to

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1 reassure you that, you know, we're doing everything  
 2 we can. And why not more? Because every unit that  
 3 we add that adds to that increases the amount of  
 4 subsidy that we need. And as you can see from the  
 5 slide that Dinah showed earlier, we're getting a  
 6 lot of subsidy. We've got IDHA maxed out at 10  
 7 percent of total development cost. We're taking --  
 8 we're hoping -- we're asking for every TIF dollar  
 9 remaining in this TIF area which has been declining  
 10 over the last year as we've worked on this deal  
 11 from 10 to 9 to 6 to 5-1/2. That's why we're  
 12 trying to, you know, put a stake in the ground  
 13 there.  
 14 HOME funds, you know. And then, of  
 15 course, the bonds and the tax credits. And so  
 16 that's kind of why there's not more. But we also  
 17 don't -- we're not apologetic about the mix that we  
 18 do have. We think it's actually really, really  
 19 good. So ...  
 20 MS. MARTINEZ-SAHAGUN: I'd like to just make  
 21 one other statement.  
 22 CHAIRWOMAN HATTEN BUTLER: Could you --  
 23 MS. MARTINEZ-SAHAGUN: I'm Christina  
 24 Martinez-Sahagun. I'm with the Chicago Housing

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1 Authority.  
 2 I think part of the driver as well  
 3 for why the project is structured this way has a  
 4 lot to do with program requirements for the  
 5 financing that we're utilizing. And so when you  
 6 asked the question why did we structure it this  
 7 way, the driver is the underwriting criteria for  
 8 the financing that's available and the project  
 9 funds that are available for affordable housing.  
 10 And I know you hear this often, that  
 11 resources are dwindling and it's very difficult to  
 12 develop affordable housing. And so developers need  
 13 to be creative in making a project that makes sense  
 14 that maximizes resources and meets objectives of  
 15 the project and the programs that were utilized.  
 16 CHAIRWOMAN BUTLER: Commissioner Davis.  
 17 COMMISSIONER DAVIS: That's all. Thank you.  
 18 CHAIRWOMAN BUTLER: Thank you.  
 19 Commissioner Boatright.  
 20 COMMISSIONER BOATRIGHT: Yes. Commissioner  
 21 Boatright, DPD.  
 22 One suggestion I can make. I think  
 23 just for presentation purposes, because you did do  
 24 a phenomenal job explaining the breakout of AMI,

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1 Perhaps our next presentation you can kind of show  
 2 a table that lists the different AMIs, how many  
 3 units. So a list we can read that truly captures  
 4 the breadth of the diversity of income and unit mix  
 5 throughout. Just something that we can do to kind  
 6 of make the presentation a little smoother and  
 7 easier for the Commissioners to read.  
 8 CHAIRWOMAN BUTLER: Any additional questions  
 9 from members of the Commission?  
 10 (No response.)  
 11 Mr. Blakemore. Mr. Blakemore, would  
 12 you mind coming to the table, please?  
 13 MR. BLAKEMORE: This is CHA land, public  
 14 land. And they're getting out of houses black  
 15 people. I'm particularly here playing the race  
 16 card. CHA is government housing. Most of the  
 17 people historically live in public housing was  
 18 black people. Now the government is getting out  
 19 of that going into an agreement with the city and  
 20 county.  
 21 And this location is in a  
 22 predominant, out by the airport, Hispanic area.  
 23 I play race. I use the race card. Why you do  
 24 this, Mr. Blakemore? Because I can.

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1 And I'm advocating for black people.  
 2 And when I read up here, I'm making statements.  
 3 MBE, WBE, Habitat, and all of that. I think  
 4 Valerie Jordan got a big percent of interest in one  
 5 of these.  
 6 Anyway, the bottom line, the bottom  
 7 line is economic development for black people. I'm  
 8 connecting the dots. That's the bottom line. How  
 9 many people going to be working? How many black  
 10 engineers and architects and plumbers? I'm  
 11 bringing it down simple. I'm not playing no game  
 12 with you white folks and you black folks that's  
 13 sitting on this committee.  
 14 It's about economic development for  
 15 our people. And when we being gentrified out of  
 16 this city -- and I've seen other ethnic groups and  
 17 that finance with that Mexican company or  
 18 something. This is blood, sweat, and tears money,  
 19 black folks' money.  
 20 And I have to go to the Building  
 21 Commission. So I would love to clone Mr. Blakemore,  
 22 to clone him. I want to go across the street, and  
 23 the same mess is going on over there that's going  
 24 on over here. So we are black faces here.

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1 So the bottom line is poor black  
 2 people are not receiving housing.  
 3 Now, another demographic of people  
 4 coming is Hispanics. They're going to be in public  
 5 housing and finance.  
 6 So, again, it's 2:18 now. I gotta  
 7 run over there. And nobody want to see me, and  
 8 nobody want to hear me, the Hispanics. I look at  
 9 race in a racist country and a racist city. Black  
 10 faces in high places selling the people out for  
 11 that MBE and WBE. I've been seeing this do-do  
 12 going on for years. When it come back, I'll look  
 13 at who's gonna be doing this work, how much money  
 14 and economic development going to come to the black  
 15 people. These showers are blessed. When they get  
 16 down to us, they're gone showers. We get nothing.  
 17 Nothing.  
 18 So, again, you was so eloquent,  
 19 Ms. Butler, to kind of change your format and to  
 20 allow me to speak on each item. And the way I can  
 21 speak intelligent about these items is that I'm  
 22 informed once you make your presentation. Once you  
 23 make your presentation, I was listening. If I ever  
 24 spoke on three minutes for all, no. Keeping this

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1 old format because I still need to be educated.  
 2 But I know the basics. And it's just another dog  
 3 and pony show. Government -- the public housing,  
 4 the federal government is getting out of it,  
 5 housing black people.  
 6 So you were so gracious to let me,  
 7 but I want to go to the Building Commission.  
 8 CHAIRWOMAN BUTLER: Thank you, Mr. Blakemore.  
 9 MR. BLAKEMORE: And thank you for just  
 10 another game that's being played.  
 11 CHAIRWOMAN HATTEN BUTLER: If there are no  
 12 further questions or comments regarding the matter  
 13 before us, I will call this item to a vote.  
 14 The resolution before us will grant  
 15 the Department of Housing authority to negotiate a  
 16 redevelopment agreement with LeClaire Partners A -  
 17 North JV LP, or related entity, for redevelopment  
 18 of the property located at 4400 through 4458 South  
 19 Cicero Avenue in the Cicero/Stevenson Tax Increment  
 20 Financing Redevelopment Project Area, and to  
 21 recommend to the City Council of the City of  
 22 Chicago the designation of LeClaire Partners A -  
 23 North JV LC, or related entity, as developer.  
 24 If there are no objections, I move

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1 passage of this item by the same roll call vote  
 2 previously used to establish quorum.  
 3 I understand we have an abstention.  
 4 COMMISSIONER GOMEZ: Yes. Abstain.  
 5 CHAIRWOMAN HATTEN BUTLER: Commissioner Gomez  
 6 abstains.  
 7 Are there any additional abstentions  
 8 or objections?  
 9 (No response.)  
 10 Hearing no additional abstentions or  
 11 objections, the motion is approved. Thank you.  
 12 MR. MEVIS: Thank you, Commissioners.  
 13 MS. MARTINEZ-SAHAGUN: Thank you very much.  
 14 CHAIRWOMAN BUTLER: Commissioners, for the  
 15 next item of new business on today's agenda, the  
 16 Department of Planning and Development is seeking  
 17 authority to enter into a land sale agreement with  
 18 Matthew Skowronski and Kathryn McIlvain for the  
 19 disposition of the property located at 6411 South  
 20 Central Avenue in the Archer/Central Tax Increment  
 21 Financing Redevelopment Project Area.  
 22 Nolan Zaroff will present a brief  
 23 description of this request on behalf of the  
 24 Department of Planning and Development.

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1 MR. ZAROFF: Thank you. Good afternoon,  
 2 Chairwoman, members of the Commission. Again,  
 3 for the record, my name is Nolan Zaroff with the  
 4 Department of Planning and Development.  
 5 The resolution before you requests a  
 6 recommendation to the City Council to authorize the  
 7 disposition of City-owned property located at 6411  
 8 South Central Avenue within the Archer/Central  
 9 redevelopment area to Matthew Skowronski and  
 10 Kathryn McIlvain.  
 11 6411 South Central Avenue is a  
 12 decommissioned Chicago Fire Department firehouse  
 13 located in the 13th Ward represented by Alderman  
 14 Martin Quinn in the Clearing community area. It is  
 15 in the Southwest Planning Region in the Archer/  
 16 Central TIF District.  
 17 This TIF district was established in  
 18 2000 with some of the goals being to stabilize and  
 19 enhance the real estate tax base, improve property  
 20 through building renovation and restoration, and  
 21 reduce or eliminate the conditions that qualify the  
 22 area as a conservation area.  
 23 The alderman is supportive of the  
 24 project and has provided a letter of support.

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1 Here is an aerial view -- hard to  
 2 see, but here's an aerial view of the neighborhood.  
 3 The subject property located in red on the map is  
 4 on the east side of Central Avenue between 64th  
 5 Street and 64th Place two and a half blocks south  
 6 of Midway Airport.  
 7 Here is a view showing the exterior  
 8 condition of the building both from the street and  
 9 from the alley behind. The property includes the  
 10 area you see enclosed by the fence.  
 11 Through our land sale process, the  
 12 application submitted by Matthew Skowronski and  
 13 Kathryn McIlvain was selected. The applicant  
 14 proposes to redevelop the firehouse into a single-  
 15 family residence that will include three bedrooms,  
 16 a kitchen, dining room, and living room on the  
 17 second floor and a two-car garage, storage, and  
 18 home office on the first floor.  
 19 The applicant is not seeking any  
 20 City financial assistance. The Department of  
 21 Planning and Development has agreed to put the  
 22 purchase price into an environmental escrow to  
 23 reimburse the applicant for environmental testing  
 24 and remediation work on the property.

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1 The total project cost is estimated  
 2 to be \$305,440 and will take approximately six  
 3 months to complete upon closing.  
 4 The development team includes the  
 5 applicants, Matthew Skowronski and Kathryn  
 6 McIlvain, CJ Architects, and Ujamaa Construction.  
 7 The project will be financed through  
 8 a mix of equity, private bank loans, and an  
 9 environmental escrow to offset the cost of  
 10 remediation. The project is not receiving TIF  
 11 funds or other City financial assistance.  
 12 Here is a conceptual rendering of  
 13 the final exterior of the building. And here is a  
 14 rendering of the proposed interior floor plan.  
 15 DPD has thoroughly reviewed the  
 16 proposed project, its public benefits, and the  
 17 project's conformance with the redevelopment plan.  
 18 DPD recommends that the CDC approve the sale of the  
 19 parcel located at 6411 South Central Avenue to  
 20 Matthew Skowronski and Kathryn McIlvain so that the  
 21 project can advance to City Council.  
 22 Thank you for your time. And myself  
 23 and the applicant are here and available to answer  
 24 any questions you might have.

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1 CHAIRWOMAN BUTLER: Great. Thank you.  
 2 If present, I would like to  
 3 recognize Alderman Quinn and invite them or someone  
 4 from their office to make a statement on the  
 5 project. Is anyone here from the alderman's  
 6 office?  
 7 MR. ZAROFF: The alderman was not able to  
 8 attend, but he did provide a letter of support.  
 9 CHAIRWOMAN BUTLER: Okay. Great.  
 10 Commissioners, do you have any  
 11 questions for Nolan Zaroff or the purchaser  
 12 regarding this request by the Department of  
 13 Planning and Development?  
 14 (No response.)  
 15 Actually I have a question. What is  
 16 the sale price for the property, and was it based  
 17 on an appraisal?  
 18 MR. ZAROFF: It is. It's \$65,000, and it was  
 19 based on an appraisal.  
 20 CHAIRWOMAN BUTLER: And is that the market  
 21 value per the appraisal?  
 22 MR. ZAROFF: Yes.  
 23 CHAIRWOMAN BUTLER: Thank you.  
 24 Commissioners, again -- Commissioner



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1 Curtis.  
 2 COMMISSIONER CURTIS: Thank you.  
 3 I just had a comment to make. It  
 4 looks like a great facility. Looks like a nice  
 5 home. The project cost is about \$305,000. That's  
 6 terrific.  
 7 The last project, the low-income  
 8 housing, we were looking at was \$607,000 per unit.  
 9 It looks like that we should be able to get about  
 10 twice as many units out of the other project as we  
 11 are out of what we have budgeted. I think the  
 12 concept of low-income housing is terrific. I just  
 13 think we ought to be able to get twice as many  
 14 homes out of the amount that we're investing. This  
 15 is a \$305,000 home. It looks like a very nice  
 16 home. That's all I have. Thank you.  
 17 CHAIRWOMAN BUTLER: Yes. Thank you,  
 18 Commissioner Curtis. I think that that's a subject  
 19 that we've visited just about every meeting.  
 20 COMMISSIONER CURTIS: And I probably will  
 21 continue.  
 22 CHAIRWOMAN BUTLER: That's fine. I mean,  
 23 it's a reflection of the cost of affordable  
 24 housing.

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1 COMMISSIONER BOATRIGHT: Soft costs.  
 2 CHAIRWOMAN BUTLER: Yes.  
 3 COMMISSIONER CURTIS: I think that -- I think  
 4 that you're probably right. But I think there  
 5 ought to be a solution that needs to be found so  
 6 that we can provide more homes than what we are.  
 7 And I think that you're right, there may be reasons  
 8 for that, maybe complicated reasons. But I think  
 9 that to continue to provide half as many homes as  
 10 we should for the investments that we're making, I  
 11 think is just an issue. Thank you for listening.  
 12 CHAIRWOMAN HATTEN BUTLER: Thank you. I  
 13 think everyone on the Commission and in the  
 14 Department of Planning and Development and  
 15 Department of Housing agrees with that statement.  
 16 Any other additional comments or  
 17 questions from members of the Commission?  
 18 (No response.)  
 19 If there are no further questions or  
 20 comments regarding the matter before us, I will  
 21 call this item to a vote.  
 22 The resolution before us will grant  
 23 the Department of Planning and Development  
 24 authority to enter into a land sale agreement with

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1 Matthew Skowronski and Kathryn McIlvain for the  
 2 disposition of the property located at 6411 South  
 3 Central Avenue in the Archer/Central Tax Increment  
 4 Financing Redevelopment Project Area.  
 5 If there are no objections, I move  
 6 passage of this item by the same roll call vote  
 7 previously used to establish quorum. Are there any  
 8 objections or abstentions?  
 9 (No response.)  
 10 Hearing none, the motion is approved.  
 11 MR. ZAROFF: Thank you.  
 12 CHAIRWOMAN BUTLER: Thank you.  
 13 Commissioners, for the next item of  
 14 new business on today's agenda, the Department of  
 15 Planning and Development is seeking authority to  
 16 enter into a land sale agreement with Steven Hunter  
 17 for the disposition of the property located at 6642  
 18 through 6644 South Aberdeen Street in the Englewood  
 19 Neighborhood Tax Increment Financing Redevelopment  
 20 Project Area.  
 21 Taylor Thompson will provide a brief  
 22 description of this request on behalf of the  
 23 Department of Planning and Development.  
 24 MR. THOMPSON: Good afternoon, Chairwoman

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1 Butler and members of the Commission.  
 2 For the record, my name is Taylor  
 3 Thompson, and I'm representing the Department of  
 4 Planning and Development.  
 5 This project is the open space land  
 6 sale of 6642 and 6644 South Aberdeen Street to  
 7 Steven Hunter. The City parcel is located within  
 8 the Englewood Neighborhood TIF redevelopment area,  
 9 with the 16th Ward -- within the 16th Ward with the  
 10 support of Alderwoman Stephanie Coleman.  
 11 CDC approval is required for the  
 12 sale of the property located within the redevelopment  
 13 area.  
 14 This slide provides an overview of  
 15 the land sale project. The purchaser is Steven  
 16 Hunter, who lives on the block at 6601 South  
 17 Aberdeen Street, and proposes to create a community  
 18 garden to share the produce within the neighborhood.  
 19 His garden partner is his father and has activated  
 20 many gardens throughout the city. With the recent  
 21 closure of the Whole Foods grocer in Englewood,  
 22 they have a renewed focus on finding creative  
 23 solutions for the food desert circumstances. His  
 24 budget is approximately \$9,000.

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1 Open space land sales are sold at 10  
 2 percent of market value, and the combined sale  
 3 price of the two parcels is \$3,139.  
 4 The two properties completed an  
 5 environmental phase 1 study and have environmental  
 6 clearance for sale.  
 7 This slide shows the location of the  
 8 disposition parcel within Englewood and within the  
 9 Englewood Neighborhood TIF redevelopment area. The  
 10 TIF district was created in 2001, and its  
 11 redevelopment objectives included encouraging  
 12 private investment and redevelopment of under-  
 13 utilized properties.  
 14 The above map identifies the City  
 15 parcels at 6642 and 6644 South Aberdeen Street.  
 16 This slide is the Google Street  
 17 view, the site photo and plans, and the budget  
 18 breakdown.  
 19 In summary, the Department of  
 20 Planning and Development has thoroughly reviewed  
 21 the proposal for the sale of City property located  
 22 at 6642 and 6644 South Aberdeen Street to Steven  
 23 Hunter. The department has reviewed its public  
 24 benefits and the project's conformance with the

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1 redevelopment area plan.  
 2 The department recommends that the  
 3 CDC recommend to the City Council the approval of  
 4 the City's disposition of property.  
 5 That concludes my presentation on  
 6 this item.  
 7 CHAIRWOMAN BUTLER: Thank you.  
 8 If present, I would like to  
 9 recognize Alderwoman Stephanie Coleman and invite  
 10 her to make a statement on the project. Is the  
 11 alderwoman here or anyone from her office present?  
 12 MR. THOMPSON: They were not able to make it,  
 13 but she did provide a letter of support.  
 14 CHAIRWOMAN BUTLER: Great. Thank you.  
 15 Commissioners, do you have any  
 16 questions for Taylor Thompson regarding this  
 17 request by the Department of Planning and  
 18 Development?  
 19 (No response.)  
 20 If there are no further questions or  
 21 comments regarding the matter before us, I will  
 22 call this item to a vote.  
 23 COMMISSIONER DAVIS: I have one quick  
 24 question.

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1 CHAIRWOMAN BUTLER: I'm sorry. Commissioner  
 2 Davis.  
 3 COMMISSIONER THOMAS: Yes. Thank you.  
 4 Is Steven Hunter a lawyer?  
 5 MR. THOMPSON: I do not believe so. He's not  
 6 a lawyer.  
 7 COMMISSIONER DAVIS: I just wanted to make  
 8 sure I didn't know Steven Hunter.  
 9 CHAIRWOMAN BUTLER: Okay. If there are no  
 10 further questions or comments regarding the matter  
 11 before us, I will call this item to a vote.  
 12 The resolution before us will grant  
 13 the Department of Planning and Development  
 14 authority to enter into a land sale agreement with  
 15 Steven Hunter for the disposition of the property  
 16 located at 6642 through 6644 South Aberdeen Street  
 17 in the Englewood Neighborhood Tax Increment  
 18 Financing Redevelopment Project Area.  
 19 If there are no objections or  
 20 abstentions, I move passage of this item by the  
 21 same roll call vote previously used to establish  
 22 quorum.  
 23 Are there any objections or  
 24 abstentions?

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1 (No response.)  
 2 Hearing none, the motion is approved.  
 3 Commissioners, for the last item of  
 4 new business on today's agenda, the Department of  
 5 Planning and Development is seeking authority to  
 6 enter into a land sale with Luis Gomez for the  
 7 disposition of the property located at 1841 West  
 8 51st Street in the 47th/Ashland Tax Increment  
 9 Financing Redevelopment Project Area.  
 10 Taylor Thompson will provide a brief  
 11 description of this request on behalf of the  
 12 Department of Planning and Development.  
 13 MR. THOMPSON: For the record, my name  
 14 is Taylor Thompson, and I'm representing the  
 15 Department of Planning and Development.  
 16 This project is the proposed open  
 17 space land sale of 1841 West 51st Street to Luis  
 18 Gomez.  
 19 The City parcel is located within  
 20 the 47th and Ashland TIF redevelopment area, within  
 21 16th Ward with the support of Alderwoman Stephanie  
 22 Coleman.  
 23 This slide provides an overview of  
 24 the land sale project. The purchaser is Luis

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1 Gomez, who has lived on the block at 1849 West 51st  
 2 Street for over ten years. He plans to create a  
 3 fenced community plaza and garden that will be open  
 4 to the neighborhood. His family owns a landscaping  
 5 company that will maintain the property. They plan  
 6 to add a 200-gallon water tank, native plants, and  
 7 seating. His budget is approximately \$26,000.  
 8 The property completed an  
 9 environmental phase 1 study -- excuse me -- phase 1  
 10 study and has environmental clearance for sale.  
 11 This slide shows the location of the  
 12 disposition parcel within New City and within the  
 13 47th and Ashland TIF redevelopment area. The TIF  
 14 district was created in 2002, and its redevelopment  
 15 objectives included encouraging private investment  
 16 and redevelopment of underutilized properties.  
 17 The above map shows the --  
 18 identifies the City parcel at 1841 West 51st  
 19 Street.  
 20 This slide is the Google Street  
 21 view, the site photos -- site photo and plans, and  
 22 the budget breakdown.  
 23 In summary, the Department of  
 24 Planning and Development has thoroughly reviewed


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1 the proposal for the sale of the City parcel  
 2 located at 1841 West 51st Street to Luis Gomez.  
 3 The department has reviewed its public benefits and  
 4 the project's conformance with the redevelopment  
 5 area plan. The department recommends that the CDC  
 6 recommend to the City Council their approval for  
 7 the City's disposition of property.  
 8 That concludes my presentation.  
 9 CHAIRWOMAN HATTEN BUTLER: Thank you.  
 10 Taylor, you indicated that  
 11 Alderwoman Coleman supports this project?  
 12 MR. THOMPSON: Yes. She supports both  
 13 projects.  
 14 CHAIRWOMAN BUTLER: Do we have a letter on  
 15 record from her?  
 16 MR. THOMPSON: Yes. We have two letters.  
 17 CHAIRWOMAN BUTLER: Thank you.  
 18 Commissioners, do you have any  
 19 questions for Taylor regarding this request by the  
 20 Department of Planning and Development?  
 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 Luis Gomez  
 4 for the disposition of the property located at 1841  
 5 West 51st Street in the 47th/Ashland Tax Increment  
 6 Financing Redevelopment Project Area.  
 7 If there are no objections or  
 8 abstentions, I move passage of this item by the  
 9 same roll call vote previously used to establish  
 10 quorum.  
 11 Any objections or abstentions?  
 12 (No response.)  
 13 Hearing none, the motion is approved.  
 14 Commissioners, that was the last  
 15 item on today's agenda. If there are no further  
 16 questions or comments, I move to adjourn the  
 17 August 13th, 2024 meeting of the Community  
 18 Development Commission by the same roll call vote  
 19 previously used to establish quorum.  
 20 (No response.)  
 21 Hearing none, we are adjourned.  
 22 (The proceedings adjourned at  
 23 2:38 p.m.)  
 24

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1  
 2  
 3 REPORTER'S CERTIFICATE  
 4  
 5 I, Nick D. Bowen, do hereby certify that  
 6 I reported in shorthand the proceedings of said  
 7 hearing as appears from my stenographic notes so  
 8 taken and transcribed under my direction.  
 9  
 10 IN WITNESS WHEREOF, I have hereunto set my  
 11 hand and affixed my seal of office at Chicago,  
 12 Illinois, this 27th day of August 2024.  
 13  
 14   
 15 Illinois CSR No. 084-001661  
 16  
 17  
 18  
 19  
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 22  
 23  
 24

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