

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, IL in Room 1103
Regular Meeting, 1:30 PM
October 8, 2024

MEETING MINUTES

I. ROLL CALL

The Community Development Commission (CDC) Vice-Chairperson Thomas called the meeting to order at 1:31 p.m. and then undertook a call of the roll to establish the presence of a quorum.

Present

Latasha Thomas, Vice Chair
Grace Chan-McKibben, Secretary
Ciere Boatright, DPD Commissioner
Dwight Curtis
John Zayas

Absent

Gwendolyn Hatten-Butler, Chair
Robert Buford
Leslie Davis
Jacqueline Gomez
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.

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 kept on file with the Department of Planning and Development.

II. APPROVAL OF THE MINUTES OF THE SEPTEMBER 10, 2024 MEETING

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

Approved 5-0-0

Yay: Thomas, Chan-McKibben, Boatright, Curtis, Zayas

No: None

Abstain: None

III. OLD BUSINESS

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

Recommend approval of the redevelopment plan for the Diversey/Chicago River Tax Increment Financing Redevelopment Project Area Amendment No. 1.

William Stewart

24-CDC-38

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

Approved 5-0-0

Yay: Thomas, Chan-McKibben, Boatright, Curtis, Zayas

No: None

Abstain: None

IV. NEW BUSINESS

**A. ROOSEVELT/CLARK TIF REDEVELOPMENT PROJECT AREA
(WARD 34)**

Request authority to acquire part of certain properties located along Taylor Street and Wells Street, in the Roosevelt/Clark Tax Increment Financing Redevelopment Project Area.

Mayur Patel

24-CDC-39

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

Approved 5-0-0

Yay: Thomas, Chan-McKibben, Boatright, Curtis, Zayas

No: None

Abstain: None

V. ADJOURNMENT

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

Meeting adjourned at 2:10 p.m.

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MEETING
OF THE
COMMUNITY DEVELOPMENT COMMISSION

City Hall - Room 1103
121 North LaSalle Street
Chicago, Illinois

Tuesday, October 8, 2024
1:31 p.m.

PRESENT:

LATASHA THOMAS, VICE CHAIRPERSON
GRACE CHAN McKIBBEN, SECRETARY
CIERE BOATRIGHT
DWIGHT CURTIS
JOHN ZAYAS

Reported by: Nick D. Bowen

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1 VICE CHAIRPERSON THOMAS: Good afternoon, and
 2 welcome to the October 8 regular meeting of the
 3 Community Development Commission of Chicago. I am
 4 Latasha Thomas, Vice Chair of the CDC.
 5 Today's meeting is being held at
 6 City Hall at 1103, and it's also being streamed by
 7 the Department of Planning and Development.
 8 The agenda for today's meeting was
 9 posted on October 3rd, both on the CDC website and
 10 physically on the -- at City Hall.
 11 I will now call to order the
 12 October 8th meeting of the Community Development
 13 Commission with a call to roll.
 14 Commissioners, when you -- when your
 15 name is called, please respond by saying "present."
 16 Please note this vote will be used to establish the
 17 roll call vote for subsequent items.
 18 All right. Vice Chair Latasha
 19 Thomas. Present.
 20 Secretary Commissioner Chan
 21 McKibben.
 22 COMMISSIONER CHAN McKIBBEN: Present.
 23 VICE CHAIRPERSON THOMAS: Commissioner
 24 Boatright.

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1 COMMISSIONER BOATRIGHT: Present.
 2 VICE CHAIRPERSON THOMAS: Commissioner
 3 Curtis.
 4 COMMISSIONER CURTIS: Present.
 5 VICE CHAIRPERSON THOMAS: Commissioner Zayas.
 6 COMMISSIONER ZAYAS: Present.
 7 VICE CHAIRPERSON THOMAS: Commissioner Hatten
 8 Butler.
 9 (No response.)
 10 Commissioner Buford.
 11 (No response.)
 12 Commissioner Davis.
 13 (No response.)
 14 Commissioner Gomez.
 15 (No response.)
 16 And Commissioner Griggs.
 17 (No response.)
 18 We have a quorum. Thank you,
 19 Commissioners.
 20 The first item on the agenda is the
 21 approval of the -- approval of the minutes from the
 22 previous meeting held on September 10th. The
 23 Commissioners have had an opportunity to review the
 24 minutes. And if there are no corrections, I move

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1 passage of this item by the same roll call vote
 2 previously used for quorum.
 3 (No response.)
 4 Hearing no corrections or
 5 objections, the motion is approved.
 6 Okay. Old business. Item A,
 7 Diversey/Chicago River TIF Redevelopment Project
 8 Area in Ward 32.
 9 Commissioners, for the first item
 10 of business on today's agenda, the Department of
 11 Planning and Development is requesting that the
 12 Commission recommend approval of the redevelopment
 13 plan for the Diversey/Chicago River TIF Financing
 14 Redevelopment Project Area Amendment No. 1.
 15 William Stewart will provide a
 16 brief description of this request on behalf of
 17 the Department of Planning and Development.
 18 Mr. Stewart.
 19 MR. STEWART: All right. Good afternoon,
 20 Vice Chair Thomas and members of the Community
 21 Development Commission.
 22 For the record, my name is Will
 23 Stewart, and I'm the coordinator of economic
 24 development in the City of Chicago's Department of

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1 Planning and Development.
 2 I am here today to request your
 3 recommendation that City Council approve the first
 4 amendment to the Diversey/Chicago River TIF
 5 District for the purpose of expanding its
 6 boundaries.
 7 The Diversey/Chicago River TIF
 8 District is located in both the Lakeview and
 9 Lincoln Park community areas. Sitting fully within
 10 the 32nd Ward, the TIF expansion is fully supported
 11 by Alderman Waguespack.
 12 For context, shown here is a map of
 13 both the original and proposed expanded area of
 14 Diversey/Chicago River. The expanded area
 15 highlighted there in orange is bounded by the north
 16 branch of the Chicago River on the west and south,
 17 Damen Avenue on its east, and approximately
 18 Diversey Parkway to its north. The gray shapes
 19 inside the boundaries represent all Lathrop Homes
 20 housing sites.
 21 Here is a photograph of the northern
 22 portion of the Lathrop Homes development area.
 23 To provide historical context,
 24 Lathrop Homes was originally constructed in 1938 by

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1 the Works Progress Administration and was based on
 2 plans by Jens Jensen. When it was completed, it
 3 was one of the City's first public housing
 4 developments. Over time, however, the buildings
 5 deteriorated, and the site was the subject of a
 6 number of redevelopment proposals as early as 2006.
 7 The CHA subsequently selected the
 8 Lathrop Community Partners, which is a partnership
 9 between Related Midwest and Bickerdike Redevelopment
 10 Corporation, as the master developer of the site.
 11 Work on the redevelopment of the northern phase
 12 began in 2017 and was fully completed by 2019.
 13 The need to redevelop the Lathrop
 14 Homes led to the designation of the Diversey/
 15 Chicago River TIF District in October of 2016. At
 16 that time the boundaries of the TIF did not include
 17 the entire Lathrop Homes development. As we
 18 previously displayed, the south section remained
 19 outside of any TIF district, so TIF funds cannot be
 20 used pay for improvements in that area.
 21 With development of the southern
 22 portion of the site now in progress, DPD believes
 23 that TIF is necessary to support these phases of
 24 redevelopment and is seeking approval of the first

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1 amendment of the Diversey/Chicago River TIF
 2 District in order to expand its boundaries to
 3 reflect the entirety of the Lathrop Homes
 4 development.
 5 In addition to expanding the
 6 boundaries, related changes will also include
 7 increasing the budget to account for the additional
 8 area. Otherwise, the plan remains completely
 9 unchanged in its goal to restore the Lathrop Homes.
 10 In order for a TIF district to be
 11 eligible for an expansion, the proposed area must
 12 show characteristics of blight, deterioration,
 13 obsolescence, and/or other signs of disinvestment.
 14 In the case of Lathrop Homes
 15 expansion, it demonstrates several qualifying
 16 criteria. Additionally, at least half the
 17 buildings in the area must be older than 35 years,
 18 which was obviously true for the nearly 100-year-
 19 old Lathrop Homes development. This is all
 20 mandated by the state of Illinois TIF Act.
 21 As this picture shows, the southern
 22 portion of Lathrop Homes is currently deteriorated
 23 and vacant. The exteriors of the buildings need
 24 extensive repairs, including brick pointing to

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1 preserve the historic facades.
 2 Here we see the building covered in
 3 graffiti and demonstrating clear code violations,
 4 including a lack of building openings. These
 5 vacant units could otherwise be occupied and
 6 provide much needed affordable housing.
 7 The proposed land uses are the same
 8 as in the original Diversey/Chicago River area.
 9 The added area is zoned as a planned development,
 10 and the amendment will allow for the land uses of
 11 residential, open space, public institution, and
 12 mixed use. These land uses cover all aspects of
 13 the Lathrop Homes renovations and will allow for
 14 greater flexibility in the future.
 15 Here is the amended budget for the
 16 entire TIF district, both including the original
 17 and expanded areas. This accounts for the
 18 anticipated costs related to the remaining phases
 19 of work as well as future public infrastructure
 20 projects that may be pursued.
 21 Given all the factors, DPD believes
 22 that this amendment is necessary for the swift
 23 redevelopment of the remaining Lathrop Homes, and
 24 we would request that the Community Development

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1 Commission recommend to City Council that it
 2 approve Amendment No. 1 of the Diversey/Chicago
 3 River TIF district.
 4 I thank the committee for your time
 5 and consideration. I am joined today by DPD's
 6 consultant on this item, Ann Moroney from the
 7 Johnson Research Group, and we are happy to answer
 8 any questions the Commission might have.
 9 VICE CHAIRPERSON THOMAS: Thank you.
 10 If present, I would like to
 11 recognize Alderman Waguespack or his staff and
 12 invite them to make a statement.
 13 (No response.)
 14 Mr. Stewart, is there a letter of
 15 support from the alderman?
 16 MR. STEWART: There is currently, yes.
 17 VICE CHAIRPERSON THOMAS: Okay.
 18 MR. STEWART: We have that available to send
 19 to you after the meeting.
 20 VICE CHAIRPERSON THOMAS: Commissioners, do
 21 you have any questions for Mr. Stewart regarding
 22 this request by the Department of Planning and
 23 Development?
 24 Commissioner --

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1 COMMISSIONER CURTIS: Madam Chair.
 2 VICE CHAIRPERSON THOMAS: Commissioner
 3 Curtis.
 4 COMMISSIONER CURTIS: Thank you.
 5 When we originally had reviewed
 6 this, I thought that there was a portion of the
 7 Lathrop Homes that we were -- were being
 8 revitalized, rehabilitated, but not the entire
 9 project.
 10 Is this -- are we now changing that
 11 to the entire project? What is the scope of this?
 12 MR. STEWART: Yes. So -- well, this TIF
 13 amendment is specific to Lathrop Homes. So that is
 14 a good question. And that is the purpose of this
 15 TIF amendment, is to capture the entirety of the
 16 Lathrop Homes area.
 17 COMMISSIONER CURTIS: So I thought at the
 18 time there were some that were considered difficult
 19 to rehabilitate. Maybe I just remember wrong.
 20 We are now considering doing the
 21 entire Lathrop Homes project?
 22 MR. JEFFRIES: Tim Jeffries, Managing Deputy
 23 Commissioner in the Department of Planning and
 24 Development.

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1 Currently this part of the project
 2 is north of Diversey. That was the first phase.
 3 It is complete at this point. It's beautiful.
 4 So award-winning redevelopment for the historic
 5 property.
 6 Now, Related and its partners have
 7 pivoted to south of Diversey. So there's one
 8 building that is already under construction, and
 9 the remaining portion is to be developed.
 10 COMMISSIONER CURTIS: So all of it was
 11 considered to be rehabilitatable, and we are doing
 12 that?
 13 MR. JEFFRIES: Correct. Just the part that
 14 was originally.
 15 COMMISSIONER CURTIS: Thank you. Nothing
 16 else.
 17 VICE CHAIRPERSON THOMAS: Other questions,
 18 Commissioners?
 19 COMMISSIONER CHAN McKIBBEN: I have one.
 20 Just what's the anticipated timeline for completion
 21 for the rest of the project?
 22 MR. STEWART: That's a good question. So
 23 it's my understanding --
 24 VICE CHAIRPERSON THOMAS: State your name.

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1 MR. STEWART: Oh, sorry. For the record,
 2 Will Stewart, Department of Planning and Development.
 3 2027 to my understanding is going to
 4 be the anticipated date of completion.
 5 COMMISSIONER CHAN McKIBBEN: Thank you.
 6 VICE CHAIRPERSON THOMAS: Any further
 7 questions, Commissioner Chan McKibben?
 8 COMMISSIONER CHAN McKIBBEN: No.
 9 VICE CHAIRPERSON THOMAS: Other
 10 Commissioners?
 11 COMMISSIONER BOATRIGHT: Can you share with
 12 the Commission the total number of units as part of
 13 the proposed next phase?
 14 MR. STEWART: Sure. Yeah, the total house --
 15 like units of housing?
 16 COMMISSIONER BOATRIGHT: Um-hmm.
 17 MR. STEWART: So the total is going to be 488
 18 mixed-income units; approximately one-third -- it's
 19 going to be a third and a third, a third broken
 20 down. One-third will be CHA units. The other
 21 third will be lower income housing. And that other
 22 third will just be market-rate housing.
 23 COMMISSIONER BOATRIGHT: Thank you.
 24 VICE CHAIRPERSON THOMAS: Any further

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1 questions, Commissioner Boatright?
 2 COMMISSIONER BOATRIGHT: No.
 3 VICE CHAIRPERSON THOMAS: Okay. Commissioners?
 4 (No response.)
 5 Okay. If there are no further
 6 questions from the Commissioners, I would invite
 7 the public to -- who are in attendance and
 8 interested in speaking on this item to speak.
 9 Each speaker will be limited to
 10 three minutes and are asked to keep any statements
 11 relevant to the request before us.
 12 Any speakers that -- from the public
 13 that would like to speak, please use the last seat.
 14 State your name before you speak.
 15 MS. LEIGH: My name is Zoe Leigh, Z-o-e
 16 L-e-i-g-h. And I'm here because, of course, I'm
 17 going to always oppose TIF until someone does some
 18 type of investigation when it comes to TIF.
 19 My mother was denied TIF money when
 20 she was trying to rehab our building, 7954-7958
 21 South Halsted. My mother had everything; the
 22 blueprints, went and hired an architect, engineer,
 23 all of that. My mother also has a nonprofit, and
 24 did everything she was supposed to do and got

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1 denied this.

2 So when I come in here and see

3 \$60 million for CHA old housing and hear mixed

4 income and low income when I know that's a

5 money-laundering racket and a tactic because a lot

6 of people that are low income are getting promised

7 that once these are fixed -- they're living in,

8 once they're fixed, they're going to put them back

9 in these places, and they don't. And then they're

10 displaced all over the place. And that's a

11 problem. And it's only black people.

12 And I'm starting to see this cycle,

13 and I'm just looking at this. Now I see that they

14 even have a TIF Act. There's a law. And the law

15 is being violated all the time. Like this is a

16 money-laundering racket.

17 And until HUD investigates, this TIF

18 money is going to continue to be terrible in our

19 community. This TIF money is supposed to be for

20 blighted areas on the South Side and West Side, and

21 you all can't even get that together. Auburn

22 Gresham, that's where our family's building was.

23 When my mother came in there with the PowerPoint

24 what she was going to do with these blueprints, my

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1 mother put \$500,000 of her own money in there. And

2 once you start asking for this TIF money, it was

3 like, How dare you. How dare you, black woman,

4 come in here with all the qualifications and ask

5 for TIF money when we already have given this to a

6 white developer.

7 So because of that and because my

8 mother kept fighting, you all kept putting these

9 weird tax bills on there. My mother still was

10 paying that. And then put in a nonprofit. All of

11 a sudden you all knocked the building down.

12 So now I'm fighting with the City

13 with getting paid. So I'm going to continue to

14 come to these things. I'm going to continue to

15 research this stuff. I'm going to continue to talk

16 to seniors.

17 Those two black seniors that came in

18 here today earlier, Washington Park, Jeanette

19 Taylor ward, trying to move them out. They been in

20 them houses for 55 years. You all pushing us out

21 of our communities for affordable housing that's

22 not even for us. You all displacing us and keeping

23 us out there on the street. And you all think

24 somebody going to continue to allow this.

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1 This city going to flip red. I

2 promise you it's going to flip red in less than 30

3 days. And then we're going to work on getting

4 those people out of here and investigate because

5 you all are using us. You all are using our

6 statistics. You all are using all this blighted

7 stuff. This is not fair. It's not fair.

8 VICE CHAIRPERSON THOMAS: Thank you.

9 Any additional comments from the

10 public?

11 Please take the seat at the end and

12 state your name.

13 MS. JACKSON: My name is Jessica Jackson.

14 And first of all, I want to say it's

15 good to see that the stenographer is here because

16 that's one thing that's missing in the probate

17 division of the Circuit Court, a stenographer.

18 There's no record, no written record of that

19 probate process, which is one of the processes

20 that's used to take black people's property.

21 Now, you all have heard me talk

22 about this before because I recognize a lot of you

23 all's faces just like I'm sure you recognize mine.

24 And the horrible thing is is that no one is doing

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1 anything at all about the reality of black people's

2 properties getting taken from them.

3 All this TIF money that you here and

4 talking about, that's supposed to be for buildings

5 that are at least 35 years old, that are in blight

6 areas, that are vacant units, all those things

7 apply to the buildings on the South Side and West

8 Side of Chicago. And to sit here and continuously

9 talk about how you bringing in new development to

10 the North Side, to the North Side, downtown, to the

11 North Side, and then when you look at the South

12 Side in particular areas like South Shore when

13 there's -- when you have no interest in rebuilding

14 those historical black brick buildings on the South

15 Side. There's absolutely no interest in that.

16 And it's all kind of vacant lots,

17 vacant buildings. It's no way people in this room

18 don't know that. It is absolutely no way. And for

19 that to keep getting bypassed, and then the only

20 thing you want to put is low-income housing, mixed-

21 income housing, low-income housing, subsidized

22 housing as if people don't own property. People

23 want to own property.

24 This thing of pushing poverty and

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1 below poverty down people's throats to act as
 2 though people cannot work, as if there's not a
 3 working class that can pay rent and keep the
 4 property that's all in our communities so that
 5 property taxes are put into our community. All
 6 this low-income stuff don't pay no property taxes.
 7 And because of that, that takes away from money
 8 that could be going into the schools in our areas
 9 because property taxes and schools are connected.
 10 So now what we're looking at is this
 11 infiltration of illegal immigrants. We getting
 12 ready to get the Catholic churches to get money and
 13 get that going like how the black churches did with
 14 the crack epidemic before, and I told him this
 15 before. Now you getting ready to look at Hispanics
 16 own up houses, and we don't get anything. This is
 17 not making any sense from black faces.
 18 VICE CHAIRPERSON THOMAS: Thank you for your
 19 comments.
 20 Are there any further comments from
 21 the community?
 22 (No response.)
 23 If there are no further questions or
 24 comments regarding the matter before us, I will

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1 call this item to a vote.
 2 The resolution before us, the
 3 Department of Planning and Development is
 4 requesting that the Commission recommend approval
 5 of the redevelopment plan for the Diversey/Chicago
 6 River Tax Increment Financing Redevelopment Project
 7 Area Amendment No. 1.
 8 If there are no objections, I move
 9 passage of this item by the same roll call used to
 10 establish the quorum.
 11 (No response.)
 12 No objections. Hearing none, the
 13 motion is approved.
 14 Commissioners, our next item is new
 15 business -- under new business is item A, Jefferson/
 16 Roosevelt TIF Redevelopment Project Area in the
 17 28th Ward, Roosevelt/Clark TIF Redevelopment
 18 Project Area in the 34th Ward.
 19 Commissioners, for the last item
 20 of business on today's agenda, the Department of
 21 Transportation is seeking authority to acquire part
 22 of certain properties located along Taylor Street
 23 and Wells Street located in the Roosevelt/Clark TIF
 24 Redevelopment Project Area.

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1 Mayur Patel will provide a brief
 2 description of this request on behalf of the
 3 Department of Transportation.
 4 Mr. Patel.
 5 MR. PATEL: My name is Mayur Patel. I work
 6 in the bridge department for CDOT. I'm going to be
 7 talking about Taylor Street bridge today.
 8 So the project location is Taylor
 9 Street between Canal and Wells over the south
 10 branch of the Chicago River. It is in the 34th
 11 Ward, and the community area is the Loop.
 12 The TIF district is Roosevelt TIF --
 13 sorry, Roosevelt/Clark. The applicant is the
 14 Chicago Department of Transportation.
 15 Taylor Street bridge is providing a
 16 new pedestrian and vehicle connection across the
 17 railroad and the south branch of the Chicago River.
 18 We are currently looking to acquire land from
 19 Riverline parcels, which is on the east side of the
 20 the river.
 21 The total project cost is 93 million,
 22 and the right-of-way acquisition will be about
 23 \$3 million.
 24 The timeline of the project will be

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1 phase 1 is currently ongoing. It will be complete
 2 in the second quarter of 2025. Phase 2 engineering
 3 will be completed third quarter of 2026. And we
 4 are looking to start construction in the fourth
 5 quarter of 2026.
 6 Here's a map of what we're looking
 7 at. So you can see too -- on the left, you will
 8 see existing Taylor Street bridge. And right
 9 there, there is an area where there was the old
 10 Taylor Street bridge, which does not exist right
 11 now. So Taylor Street bridge would go over the
 12 rail yard, across the south branch of the Chicago
 13 River, and then over a section of right-of-way that
 14 we currently have, which is called Taylor Street,
 15 but there's not a bridge -- a roadway there
 16 currently, and would come down to Wells Street.
 17 And on the right side, you can see
 18 the red -- I mean, sorry, the green squares which
 19 is Riverline properties, and we are looking to
 20 acquire a portion of their property.
 21 We have a purpose of need, but I
 22 have a little bit of an updated purpose of need
 23 that I'd like to read to you all. For several
 24 reasons, the South Loop has had poor east-west

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1 street connectivity. Unlike the route in River
 2 North where local streets cross the Chicago River
 3 every one-fourth to an eighth-mile interval, the
 4 South Loop there is currently only one intermediate
 5 street, Roosevelt Road, that crosses the river, and
 6 that is along a 1.2-mile stretch between Harrison
 7 Street and 18th Street.
 8 In addition to being a critical
 9 artery for local traffic, Roosevelt Road also is
 10 important for regional traffic. It is the only
 11 east-west street to connect directly between
 12 I-90/94 and DuSable Lake Shore Drive for more than
 13 a two-mile stretch. Roosevelt is also essential to
 14 accessing the museum campus and south Grant Park,
 15 which includes Soldier Field.
 16 The limited access creates a
 17 bottleneck for large volumes of traffic on
 18 Roosevelt Road and results in chronic congestion,
 19 especially at the resident -- especially as the
 20 residential population in the South Loop has grown
 21 rapidly over the last 30 years. Carrying nearly
 22 30,000 vehicles per day, Roosevelt Road is the
 23 busiest roadway across -- over the river in the
 24 central area. During special events, the traffic

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1 volume can more than double.
 2 Roosevelt Road is also critical for
 3 transit access. It has four CTA buses along that
 4 route, and those buses serve more than 20,000
 5 riders per day.
 6 Due to the rail yard and other major
 7 infrastructure, it is very difficult to physically
 8 locate any new bridges across the Chicago River in
 9 this area. The only location we have is Taylor
 10 Street because of the previous bridge that was
 11 there. So it gives us the space to be able to put
 12 the piers needed to go across the river again.
 13 Reestablishing the Taylor Street
 14 bridge will significantly benefit overall traffic
 15 and connectivity in the South Loop. Taylor Street
 16 is 1/6 mile north of Roosevelt and directly
 17 connected to I-90/94 west of the river. To the
 18 east, it will connect with Wells Street and the new
 19 Wells/Wentworth connector, providing access north
 20 to local streets, including 9th Street, Polk,
 21 Harrison as well as south to 18th Street, Cermak
 22 Road, and the future 15th Street extension.
 23 The new Taylor Street connection
 24 will serve people walking and biking as well as

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1 driving and taking transit. With protected bike
 2 lanes connecting between UIC and west to the new
 3 Wells/Wentworth on the east, the new bridge will
 4 provide a valuable lower-stress route across the
 5 river for people biking.
 6 Overall, the new bridge will help to
 7 improve traffic distribution and capacity as future
 8 South Loop developments occur, allowing current and
 9 future residents and visitors to more conveniently
 10 travel from and to the areas around the river.
 11 So next we have just a map of the
 12 Roosevelt/Clark TIF District. And you can see in
 13 red where the new Taylor Street bridge would be put
 14 into place.
 15 Just some more pictures here. The
 16 picture looking east, so you can see the railroad
 17 tracks, which we would be going over. And then a
 18 picture looking north, you can see the river and
 19 beautiful downtown Chicago.
 20 The next is a cross-section of what
 21 we'd be looking to be putting in for Taylor Street.
 22 So you can see that there is a 12-foot roadway
 23 lane. There would be a bike lane. And then a
 24 pedestrian sidewalk on the outside. And then the

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1 same flipped on the other side.
 2 And then this next picture shows
 3 you -- so this is east of the river. You can see
 4 the yellow is the right-of-way that we're looking
 5 to acquire. And then the red would be permanent
 6 easement that we're looking to share with the
 7 buildings to have access to maintain the new bridge
 8 that we'll be putting in.
 9 Just the parcel information. The
 10 north and south parcel which is both owned by
 11 Riverline.
 12 So the total amount for this project
 13 would be 93.5 million. We're doing 1.5 million for
 14 phase 1, 5 million for phase 2, 3 million for the
 15 right-of-way acquisition, and 84 million for
 16 construction, which brings us to a total of 93.5
 17 million.
 18 So the acquisition would consist of
 19 partially taking and permanent easement these
 20 properties located on Taylor Street and Wells
 21 within the Roosevelt/Clark TIF District.
 22 That's my presentation. If you have
 23 any questions, I am happy to answer them.
 24 VICE CHAIRPERSON THOMAS: Thank you.

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1 I would like to recognize Alderman
 2 Irvin or Alderman Conway if they're present or
 3 their staff to make a statement on this project.
 4 (No response.)
 5 Mr. Patel, is there a written letter
 6 of support from both the aldermen for this matter?
 7 MR. PATEL: Yes. We have a written letter of
 8 support from Alderman Conway.
 9 VICE CHAIRPERSON THOMAS: What about Alderman
 10 Irvin?
 11 MR. PATEL: So TIF will be all coming from
 12 the Roosevelt/Clark TIF. So that's --
 13 VICE CHAIRPERSON THOMAS: So it's just the
 14 34th Ward?
 15 MR. PATEL: Correct.
 16 VICE CHAIRPERSON THOMAS: Okay. Thank you.
 17 No written statements from the
 18 public were submitted on this matter.
 19 If there are any -- if there aren't
 20 any further questions from the Commissioners --
 21 COMMISSIONER CHAN McKIBBEN: I have.
 22 VICE CHAIRPERSON THOMAS: Commissioner Chan
 23 McKibben.
 24 COMMISSIONER CHAN McKIBBEN: Yeah. I think --

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1 I'm always for improvements to the south branch of
 2 the river because I think the south branch of the
 3 river is often the overlooked branch.
 4 Are there -- I'm kind of familiar
 5 with the east end of where the Taylor Street bridge
 6 ends. But are there any residential areas nearby?
 7 And were there any community engagements with
 8 residential communities?
 9 MR. PATEL: There are residential areas
 10 there. We have not yet done any community outreach
 11 because we're still in the early stages of phase 1.
 12 But before phase 1 is complete, we will be doing
 13 community outreach, and we will have a public
 14 meeting. We will advertise in the newspaper the
 15 public meeting and allow people to come and ask any
 16 questions they would like to about the project.
 17 COMMISSIONER CHAN McKIBBEN: Thank you.
 18 VICE CHAIRPERSON THOMAS: Vice Chair Thomas.
 19 Are any residential properties affected by the
 20 easement or the right-of-way?
 21 MR. PATEL: No. Currently the property to
 22 the south end is vacant land, and the property to
 23 the north end is a parking lot.
 24 VICE CHAIRPERSON THOMAS: Okay. If there are

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1 no further questions from the Commission, I would
 2 now like to invite members of the public who are in
 3 the audience and interested in speaking on this
 4 matter.
 5 Each speaker will be limited to
 6 three minutes and asked to keep any statements
 7 relevant to the request before us.
 8 Please state your name before you
 9 speak.
 10 MS. LEIGH: Zoe Leigh, Z-o-e L-e-i-g-h.
 11 You all asked if there are any homes
 12 affected by -- well, does it matter? Because mine
 13 was affected, and nobody didn't care. I can't even
 14 go to my alderman now, David Moore. He can't -- he
 15 won't even speak to me.
 16 Now, we got land over there. That's
 17 my land. On top of the land that I have over
 18 there, I got a Save A Lot sitting on part of my
 19 land, and that's a whole nother lawsuit because you
 20 all just giving -- the City just gave that to Save
 21 A Lot. Like this is just what the South Side does.
 22 So like for the Commissioner just to
 23 say, Oh, you know, this gets overlooked, the South
 24 Side and West Side get overlooked all the time.

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1 On top of that, you all steal our
 2 properties, give it to developers. You all are
 3 going to give \$93 million to this. No problem.
 4 Before that, \$60 million. My mother asked for
 5 \$2 million and couldn't even get that with the
 6 blueprints, with everything to show what she was
 7 going to do for the affordable housing in a TIF
 8 district. Instead you all knocked the whole
 9 building down. But you all can come in here and
 10 approve 60 million and 93 million like this, like
 11 this on the North Side, downtown for the river,
 12 Chicago city river. But when it comes to the
 13 city -- when it comes to the South Side, Auburn
 14 Gresham can't get none -- can't get no help, can't
 15 get no TIF money, can't get anything. It's a
 16 problem.
 17 You all just take -- you all just
 18 take it, just snatch it, just take our property.
 19 And then we come down here for a year, and nobody
 20 don't say nothing. I've asked to meet with a
 21 couple of you all about how this TIF money work,
 22 but you all can't meet with us because you all
 23 taken an oath that you all can't help black people;
 24 if I get in this office, I promise you I will not

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1 help Negroes, I will not help Negroes at all.
 2 That's what you all do. This is a democratic
 3 party, and you all yet to help me for a year. So
 4 I'm going to keep coming down, keep investigating
 5 until the Department of Justice gets involved
 6 because niggers is going to jail because you all
 7 continue to play in our face and you all think that
 8 somebody's going to continue to deal with this.
 9 It's a new generation.
 10 You all are not about to play my
 11 mother. Somebody want to find some money for my
 12 mother, so I was going to help her get whatever she
 13 want to do, build on our land that we still have
 14 while we're still going through the federal court
 15 right now waiting for a decision.
 16 Like at the end of the day -- and
 17 this is your fault, Latasha Thomas. This is you,
 18 your fault. That's why I'm going to keep coming in
 19 here until you make right, until you go talk to
 20 David Moore and they figure out what they going to
 21 do with our property that you knew was my family's
 22 property. So that's why I'm going to keep coming
 23 in here.
 24 VICE CHAIRPERSON THOMAS: Thank you for your

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1 comment.
 2 Any other -- okay. Please state
 3 your name before you make your comment.
 4 MS. JACKSON: My name is Jessica Jackson.
 5 And I'm just curious -- and I mean this with all
 6 sincerity. With all sincerity. I just don't
 7 understand how as a black person that you can just
 8 sit idly by and allow our areas, our communities to
 9 just get depleted like this when you have the power
 10 of position to do something about it. I really
 11 don't care.
 12 You all sit here and you act like
 13 you're irritated because we come in here and talk
 14 about it. Does it upset you? Does it embarrass
 15 you because we're talking about our property?
 16 Should we know better than to come down here and
 17 make a ruckus? Is that what it is? Because it's
 18 like a mental something. And you can't discount it
 19 as not being real because if you know the history
 20 of black people in the United States of America, do
 21 you know for sure -- and you look like educated
 22 women, such as I am, so you know historically there
 23 is a thing called the house Negro and the field
 24 Negro. And the house Negro was actually trained to

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1 be able to withstand all the insults, all the bad
 2 treatment of the people that were of their own race
 3 that was literally just feet away in the field.
 4 How that mind was trained like that to be able to
 5 see your own -- sometimes it was your own family
 6 members that was suffering like that. And you,
 7 because you was in master's house, felt so removed
 8 from that. And I think that's a big problem in
 9 black leadership today.
 10 That's what makes you removed from
 11 it. That's what makes you look irritated when
 12 black people talk about their problems. It's about
 13 to drive you crazy.
 14 Commissioner Boatright, you about to
 15 go crazy right now. It's all over your face.
 16 You're not going to speak on our behalf when we
 17 leave here. In fact, you're going to hook up with
 18 the Hispanic preacher. Look at you looking at him
 19 for approval. It's so sick. But it's something
 20 that our race has suffered from for centuries and
 21 centuries and centuries. That's why when you hear
 22 people say you need to do like the other groups do,
 23 we need to -- that's like -- you know that's a
 24 crazy ideology because you know none of them have

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1 the same history in this country that black America
 2 does. So I don't know except for it's just a
 3 sickness of the mind. There it is. Hope you get
 4 some psychiatric treatment for your sedition one
 5 day.
 6 VICE CHAIRPERSON THOMAS: Thank you for your
 7 comment.
 8 If there are no further questions or
 9 comments regarding the matter before us, I will
 10 call the item to a vote.
 11 The resolution before us, the
 12 Department of Transportation is seeking authority
 13 to acquire part of certain properties located
 14 along Taylor Street and Wells Street located in
 15 the Roosevelt/Clark Tax Increment Financing
 16 Redevelopment Project Area.
 17 If there are no objections, I move
 18 passage of this item by the same roll call vote
 19 previously used to establish quorum.
 20 (No response.)
 21 Hearing none, the motion is
 22 approved.
 23 Commissioners, that was our last
 24 item for today's agenda. If there are no further

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1 questions or comments, I move to adjourn the
 2 October 8th meeting of the Community Development
 3 Commission by the same roll call vote previously
 4 used to establish quorum.
 5 (No response.)
 6 Hearing none, we are adjourned.
 7 (The proceedings adjourned at
 8 2:10 p.m.)
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 2


REPORTER'S CERTIFICATE

3

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 18th day of October 2024.
 12

13


 14 Illinois CSR No. 084-001661

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