

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street**  
**Chicago, Illinois**  
**Regular Meeting, 1:00 PM**  
**August 9th, 2022**  
**AGENDA**

**IMPORTANT NOTE:**

IN RESPONSE TO THE COVID-19 PUBLIC HEALTH EMERGENCY, THE CHAIR OF THE COMMUNITY DEVELOPMENT COMMISSION ISSUED “EMERGENCY RULES GOVERNING THE CONDUCT OF REMOTE PUBLIC COMMISSION MEETINGS AND PROVISIONS FOR REMOTE PUBLIC PARTICIPATION,” WHICH CAN BE FOUND ON THE COMMISSION’S WEBSITE:

[https://www.chicago.gov/city/en/depts/dcd/supp\\_info/community\\_developmentcommission.html](https://www.chicago.gov/city/en/depts/dcd/supp_info/community_developmentcommission.html)

THE CHAIR HAS DETERMINED THAT, BECAUSE OF THE POTENTIAL SPREAD OF COVID-19, AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT AT THIS TIME. ACCORDINGLY, THIS MEETING WILL NOT BE HELD IN A PHYSICAL LOCATION. INSTEAD, ATTENDANCE AT THIS MEETING WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED BELOW.

The August 9<sup>th</sup> meeting will be a virtual meeting the can be viewed via live stream at 1:00 PM by selecting “Watch the Commission Meeting live” on the Commission's website at: [https://www.chicago.gov/city/en/depts/dcd/supp\\_info/community\\_developmentcommission.html](https://www.chicago.gov/city/en/depts/dcd/supp_info/community_developmentcommission.html)

The Commission will accept written comments on any and all agenda items up to twenty-four (24) hours prior to the Commission meeting. Members of the public shall send all written comments to the following email address: [cdc@cityofchicago.org](mailto:cdc@cityofchicago.org). The subject line of the email shall specify the Commission agenda item and property address for the agenda item so that the written comment can be properly filed with the Commission. Due to technological limitations, written comments shall be accepted only in the following formats: (1) body of the email; (2) word document; and (3) PDF. Written comments submitted in alternate formats shall not be considered.

Due to limited technological capacity, only: (1) aldermen (or their designees); and up to fifteen (15) members of the public shall be allowed to speak at the meeting on each agenda item.

For members of the public wishing to speak, the Chair will call for comments on each specific agenda item following the staffs’ report. Members of the public wishing to speak may register online by filling out a request form at least 24 hours in advance of the meeting, or they may request to speak on a specific agenda item by activating the “raise your hand” function when the Chair calls for comments until all slots (15) are filled. Advance registration during this period can be made by sending a completed public speaking request form to [cdc@cityofchicago.org](mailto:cdc@cityofchicago.org). Public speaking request forms are available for download at the Commission’s website. Each speaker will be allocated no more than three (3) minutes to speak.

**I. ROLL CALL**

**II. APPROVAL OF MINUTES OF THE JULY 12th MEETING**

### **III. NEW BUSINESS**

#### **A. MODIFY CDC RULES REGARDING NEGOTIATED SALES**

Accept for approval a modification to the current Negotiated Sale process to allow the Department of Planning's proposed modification to the procedures for the Negotiated Sale Process.

**Chris Jang**

#### **B. PROPOSED PULASKI INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 3 (WARDS 31 and 26)**

Accept for review the amended redevelopment plan for the proposed Pulaski Industrial Corridor Tax Increment Financing Redevelopment Project Area Amendment No. 3, and set dates for a public meeting of the Joint Review Board and a public hearing.

**Beth McGuire**

#### **C. PROPOSED RED LINE EXTENSION TIF REDEVELOPMENT PROJECT AREA (TFIA WARDS: 3, 4, 6, 9, 10, 11, 16, 17, 20, 21, 25, 34, 42) (RPA WARDS: 3, 4, 11, 25, 42)**

Request authority to authorize and ratify a feasibility study, and accept for review the eligibility report and redevelopment plan for the proposed Red Line Extension (RLE) Tax Increment Financing Redevelopment Project Area, and set dates for a public meeting of the Joint Review Board and a public hearing.

**Ryan Slattery**

#### **D. PROPOSED KINZIE INDUSTRIAL CONSERVATION AREA TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 2 (WARD 27)**

Accept for review the amended redevelopment plan for the proposed Kinzie Industrial Conservation Area Tax Increment Financing Redevelopment Project Area Amendment No. 2, and set dates for a public meeting of the Joint Review Board and a public hearing.

**Ryan Slattery**

#### **E. ROSELAND/MICHIGAN AVENUE REDEVELOPMENT PROJECT AREA (WARD 9)**

Request authority to advertise and issue a Request For Proposals for the purchase and redevelopment of properties located at 11201-19 S. Michigan Ave./ 11200-32 S. Edbrooke Ave., 11500-52 S. Michigan Ave./25-47 E. 115th St., and 11331-41 S. Michigan Ave. in the Roseland/Michigan Avenue Tax Increment Financing Redevelopment Project Area.

**Michael Penicnak**

#### **F. ROSELAND/MICHIGAN AVENUE TIF REDEVELOPMENT PROJECT AREA (WARD 9)**

Request authority to acquire the property located at 11331 S. Michigan Ave. in the Roseland/Michigan Avenue Tax Increment Financing Redevelopment Project Area.

**Michael Penicnak**

#### **G. LAWRENCE BROADWAY TIF REDEVELOPMENT PROJECT AREA (WARD 46)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with CircEsteem for redevelopment of the property

located at 4730 N. Sheridan Rd. in the Stevenson/Brighton Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of CircEsteem Company as Developer.

**Emmett Morrissey**

**H. WILSON YARD TIF REDEVELOPMENT PROJECT AREA (WARD 46)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Chicago Market for the construction required as part of the redevelopment of the historic Gerber Building located at 4620 N. Broadway Ave. in the Wilson Yard Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Chicago Market as Developer.

**Edward Solis Pablo**

**I. 47TH/KING DRIVE TIF REDEVELOPMENT PROJECT AREA (WARD 3)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with 221 E 49th Street LLC for redevelopment of the property located at 221 East 49th Street LLC in the 47th/King Drive Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of 221 E 49th Street LLC as Developer.

**William Grams**

**J. 107TH/HALSTED, COMMERCIAL AVENUE, MIDWEST, 63RD/  
PULASKI, 71ST/STONY ISLAND AND 79TH STREET CORRIDOR TIF  
REDEVELOPMENT PROJECT AREAS (WARDS 34, 7, 28, 13, 7 AND 17)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Yellow Banana, LLC and affiliates for redevelopment of:

- the property located at 10700 S Halsted St in the 107th/Halsted Tax Increment Financing Redevelopment Project Area;
- the property located at 2858 E 83rd St in the Commercial Avenue Tax Increment Financing Redevelopment Project Area;
- the property located at 420 S Pulaski Rd in the Midwest Tax Increment Financing Redevelopment Project Area;
- the property located at 4439 W 63rd St in the 63rd/Pulaski Tax Increment Financing Redevelopment Project Area;
- the property located at 7240 S Stony Island in the 71st/Stony Island Tax Increment Financing Redevelopment Project Area; and
- the property located at 7908 S Halsted St in the 79th Street Corridor Tax Increment Financing Redevelopment Project Area; and

to recommend to the City Council of the City of Chicago the designation of Yellow Banana, LLC and affiliates as Developer.

**William Grams**

**K. ENGLEWOOD MALL REDEVELOPMENT PROJECT AREA (WARD 16)**

Request authority for the Department of Planning and Development to enter into a negotiated sale with Thrive Englewood, LLC and Neighborhood Housing Services of Chicago Inc. (NHS), a not-for-profit corporation, or an entity suitable to the Department's Commissioner for the disposition of the property located at 914 W. 63<sup>rd</sup> Street and 6231 S. Sangamon Ave in the Englewood Mall Redevelopment Area, to approve the sale of the property to Thrive Englewood, LLC and NHS, a not-for-profit corporation, or an entity suitable to the

Department's Commissioner; and request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Thrive Englewood, LLC and NHS, a not-for-profit corporation, or an entity suitable to the Department's Commissioner for redevelopment of the property and to recommend to the City Council of the City of Chicago the designation of Thrive Englewood, LLC and NHS, a not-for-profit corporation, or an entity suitable to the Department's Commissioner.

**Aja Bonner**

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#### **IV. ADJOURNMENT**