

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Chicago, Illinois
Regular Meeting, 1:00 PM
May 10, 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

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 May 10th meeting will be a virtual meeting that 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

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. 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. 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 APRIL 5th MEETING

III. NEW BUSINESS

A. GREATER SOUTHWEST INDUSTRIAL (EAST) TIF REDEVELOPMENT PROJECT AREAS (WARD 18)

Chicago Department of Transportation (CDOT) request for authority to acquire all or part (including permanent and temporary easements) of the properties located at:

- 2750 West Columbus Ave., Chicago
- Belt Railway Co. ROW between Rockwell St. and Columbus Ave, Chicago
- Non-dedicated alley south of 7229 S. Rockwell St., Chicago
- Non-dedicated alley south of 7448 S. Maplewood Ave., Chicago
- 2516 West Columbus Ave, Chicago
- 2442 West Columbus Ave, Chicago
- 7400 S. Western Ave, Chicago
- 7410 S. Western Ave, Chicago
- 7502 S. Western Ave, Chicago

in the Greater Southwest Industrial (East) Tax Increment Financing Redevelopment Project Area.

Soliman Khudeira

B. WESTERN AVENUE NORTH TIF REDEVELOPMENT PROJECT AREA (WARD 40)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with DANK Haus for redevelopment of the property located at 4740 N. Western Avenue, in the Western Avenue North Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of DANK Haus as Developer.

Beth McGuire

C. LAWRENCE/BROADWAY TIF REDEVELOPMENT PROJECT AREA (WARD 48)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Timeline Theatre Company for redevelopment of the property located at 5033-35 N. Broadway Avenue in the Lawrence/Broadway Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Timeline Theatre Company as Developer.

Aaron Dorsey

D. LAWRENCE/BROADWAY TIF REDEVELOPMENT PROJECT AREA (WARD 46)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with the Institute of Cultural Affairs for rehabilitation of the property located at 4750 N. Sheridan Rd in the Lawrence Broadway Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of the Institute of Cultural Affairs as Developer.

William Grams

E. 79th STREET CORRIDOR REDEVELOPMENT PROJECT AREA (WARD 17)

Request authority to designate Evergreen Imagine JV, LLC, as the sole respondent to the RFP described below, as the successful respondent to the RFP issued by the Department of Planning and Development on August 24, 2020 for the purchase and redevelopment of the property located at 838-58 West 79th Street in the 79th Street Corridor Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the sale of the property to the successful respondent; and request authority to negotiate a redevelopment agreement with Evergreen Imagine JV, LLC and to recommend to the City Council of the City of Chicago the designation of Evergreen Imagine JV, LLC as Developer; and to;

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Evergreen Imagine JV, LLC for the disposition of the City property located at 757 West 79th Street in the 79th Street Corridor Redevelopment Project Area, to request alternative proposals and to approve the sale of the property to Evergreen Imagine JV, LLC if no responsive alternative proposals are received; and request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Evergreen Imagine JV, LLC for redevelopment of the city property and to recommend to the City Council of the City of Chicago the designation of Evergreen Imagine JV, LLC as Developer if no responsive alternative proposals are received.

Patrick Brutus & Kara Breems

IV. ADJOURNMENT