

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting, 1:00 PM
February 14, 2023

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 February 14 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 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.

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I. ROLL CALL

II. APPROVAL OF MINUTES OF THE JANUARY 10 MEETING

III. ELECTION OF COMMISSION VICE-CHAIRMAN AND SECRETARY

IV. NEW BUSINESS

A. PROPOSED MODIFICIATION TO CDC BYLAWS REGARDING DUTIES OF THE CDC CHAIRMAN

Accept for approval an amendment to Article II, Section 2 of the CDC Bylaws allowing the Chairman to appoint another member of the Commission to temporarily serve as Chairman in the absence or recusal by both the Chairman and the Vice Chairman.

Tim Jeffries

B. HOLLYWOOD/SHERIDAN REDEVELOPMENT PROJECT AREA (WARD 48)

Request authority for the Department of Planning and Development to negotiate a Redevelopment Agreement with the Steep Theatre Company for the construction required to rehabilitate the building located at 5300-5318 North Kenmore in the Hollywood/Sheridan Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Steep Theatre as Developer.

Robert Bumpers

C. MICHIGAN/CERMAK REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority for the Department of Planning and Development to negotiate a Redevelopment Agreement with Hudson Michigan Avenue Owner LLC for redevelopment of the property located at 2222 S Michigan Ave in the Michigan/Cermak Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Hudson Michigan Avenue Owner LLC as Developer.

William Grams

D. AVALON PARK/SOUTH SHORE REDEVELOPMENT PROJECT AREA (WARD 7)

Request authority to designate DL3 Thrive Exchange LIHTC South, LLC, or related entity as the successful respondent to the City's 79th & Exchange Invest South/West request for proposals ("RFP"), issued by Department of Planning and

Development for the sale and redevelopment of City-owned property located at 7909 South Exchange Avenue in the Avalon Park/South Shore TIF Redevelopment Area; and further, to seek the authority of the Chicago City Council to sell the City-owned property by negotiating a redevelopment agreement with DL3 Realty Advisors, LLC for the development of both the City-owned property at 7909 South Exchange Avenue and the developer-owned property located at 7901-7907 and 7911 South Exchange Avenue; and to recommend to the City Council the designation of DL3 Thrive Exchange LIHTC South, LLC as developer.

Yixiao Shen

E. LAWRENCE/PULASKI REDEVELOPMENT PROJECT AREA (WARD 35)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with NeighborSpace, a non-profit urban land trust, for the disposition of the property located at 4553-4569 N. Pulaski Road in the Lawrence/Pulaski Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to NeighborSpace if no responsive alternative proposals are received.

Meg Gustafson

F. MIDWEST REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Bridgette Flagg for the disposition of the property located at 3621 W. Roosevelt Road in the Midwest Tax Increment Financing Redevelopment Project Area; to request alternative proposals; and to approve the sale of the property to Bridgette Flagg if no responsive alternative proposals are received.

Will Holland

G. 47TH/KING DRIVE REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Eckco Development Group LLC for the disposition of properties located at 4451 S Calumet Avenue in the 47th & King Drive Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Eckco Development Group LLC, if no responsive alternative proposals are received.

Nelson Chueng

H. 47TH/KING DRIVE REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with RZS Properties LLC for the disposition of properties located at 436 E 42nd Place in the 47th & King Drive Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to RZS Properties LLC, if no responsive alternative proposals are received.

Taylor Thompson

I. 47TH/STATE REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority to advertise the Department of Planning and Development's intention to into a negotiated sale with Center Court Development LLC for the disposition of properties located at 5408, 5410, 5440 S. Dearborn St. & 5400, 5407, 5419 S. Federal St. in the 47th & State Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Center Court Development LLC, if no responsive alternative proposals are received.

Justin Peterson

J. 43RD/COTTAGE GROVE REDEVELOPMENT PROJECT AREA (WARD 4)

Request authority to advertise the Department of Planning and Development's intention to into a negotiated sale with Bella Noir LLC for the disposition of properties located at 601-609 & 615-62 E. 47th Street in the 43rd/Cottage Grove Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Bella Noir LLC, if no responsive alternative proposals are received.

Justin Peterson

V. ADJOURNMENT