

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Chicago, Illinois
Regular Meeting, 1:00 PM
July 12, 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 July 12th 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 JUNE 14th MEETING

III. NEW BUSINESS

A. 35TH AND HALSTED TIF REDEVELOPMENT PROJECT AREA (WARD 12)

Request authority for the Department of Planning and Development to issue and advertise a Request for Proposals for the sale and redevelopment of City-owned property located 1717 W. Pershing Road and 1769 W. Pershing Road in the Pershing Road Subarea of the 35th and Halsted Tax Increment Financing Redevelopment Project Area.

Nolan Zaroff

B. PROPOSED 79TH STREET CORRIDOR TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 3 (WARDS 17, 21)

Accept for review the amended redevelopment plan for the proposed 79th Street 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.

Emily Kish

C. PROPOSED HOMAN-ARTHINGTON TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 3 (WARD 24)

Accept for review the amended redevelopment plan for the proposed Homan-Arthington 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.

Emily Kish

D. CHICAGO/CENTRAL PARK REDEVELOPMENT PROJECT AREA (WARD 27)

Request authority to advertise the Department of Housing's intention to enter into a City Lots for Working Families redevelopment agreement with Inherent Invest LLC, or to a related entity, for the disposition of the property located at 3740 W Huron St; 3738 W. Huron St; 654 N Ridgeway Ave; 652 N Ridgeway Ave; 648 N Ridgeway Ave; 646 N. Ridgeway Ave; 632 N Ridgeway Ave; 628 N Ridgeway Ave; | 645 N. Lawndale Ave; 643 N. Lawndale Ave; 615 N Lawndale Ave; 613 N Lawndale Ave; 3658 W Ohio St; 3654 W. Ohio St; 3652 W Ohio St; 3650 W Ohio St; 3648 W Ohio St; 3713 W Ohio St; 3711 W. Ohio St; and 554 N Monticello Ave, in the Chicago/Central Park TIF Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Inherent Invest LLC, or to a related entity, if no responsive alternative proposals are received.

Brian O'Donnell

E. SOUTH CHICAGO TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA (WARD 10)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with SACRED Apartments Developer LLC for the disposition of the property located at 9230 S. Burley Ave., Chicago IL 60617 in the South Chicago Tax Increment Financing Redevelopment Project Area; to request alternative proposals; and to approve the sale of the property to SACRED Apartments Developer LLC, if no responsive alternative proposals are received; and to request authority for the Department of Planning and Development to negotiate a redevelopment agreement with SACRED Apartments Developer LLC for redevelopment of the property and to recommend to the City Council of the City of Chicago the designation of SACRED Apartments Developer LLC as Developer if no responsive alternative proposals are received.

Yixiao Shen

IV. ADJOURNMENT