

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Chicago, Illinois
Regular Meeting, 1:00 PM
June 14, 2022

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 June 14th 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) alderman (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 MAY 10th MEETING

III. NEW BUSINESS

A. KINZIE INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 27)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Covenant House Illinois for redevelopment of the property located at 2934 W. Lake Street in the Kinzie Industrial Corridor Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Covenant House Illinois as Developer.

Beth McGuire

B. 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 5050 Prairie LLC for the disposition of the property located at 5036-5044 S. Prairie Ave. in the 47th & King Drive TIF to request alternative proposals, and to approve the sale of the property to 5050 Prairie LLC if no responsive alternative proposals are received.

Justin Petersen

C. AUSTIN COMMERCIAL REDEVELOPMENT PROJECT AREA (WARD 37)

Request authority to designate Austin United Alliance Development Company, LLC as the successful respondent to the City's request for proposals ("RFP"), issued by the Department of Planning and Development for the sale and redevelopment of City-owned property located at 5206 W. Chicago Avenue in the Austin Commercial 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 Austin United Alliance Development LLC for the development of both the City-owned property at 5206 W. Chicago Ave. and the developer-owned property located at 5208-5224 W. Chicago Avenue; and to recommend to the City Council the designation of Austin United Alliance Development Company, LLC as developer.

Yixiao Shen

Mike Parella

D. WESTERN/OGDEN REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority to advertise the Department of Housing's intention to enter into an amended City Lots for Working Families redevelopment agreement with the Joint Venture between Joudeh Investments, LLC and MKB Business Strategies, LLC, or to a related entity, for the disposition of the property located at 2433 W Congress Parkway in the Western/Ogden Redevelopment Project Area, to request

alternative proposals, and to approve the sale of the property to the Joint Venture between Joudeh Investments, LLC and MKB Business Strategies, LLC, or to a related entity, if no responsive alternative proposals are received.

Brian O'Donnell

- E. BRONZEVILLE TIF REDEVELOPMENT PROJECT AREA (WARD 3)**
Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with The Renaissance Partners, LP or related entity for redevelopment of the property located at 3753 S. Wabash Avenue in the Bronzeville TIF Redevelopment Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of The Renaissance Partners, LP as Developer.
Dinah Wayne
- F. 47TH/STATE TIF REDEVELOPMENT PROJECT AREA (WARD 3)**
Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Policy Kings, LLC for redevelopment of the property located at 353 - 363 E. 51st Street in the 47th/State Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Policy Kings, LLC as Developer.
Terrence Johnson
- G. ENGLEWOOD MALL REDEVELOPMENT PROJECT AREA (WARD 16)**
Request authority to designate Englewood Connect, LLC as the successful respondent and to reject all other responses to the RFP issued by the Department of Planning and Development on August 24, 2020 for the purchase and redevelopment of the City property generally located at West 63rd Parkway between 63rd and Halsted Street in the Englewood Mall Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the sale of portion of the property to the successful respondent; and request authority to negotiate a redevelopment agreement with Englewood Connect, LLC and to recommend to the City Council of the City of Chicago the designation of Englewood Connect, LLC as Developer.
Terrence Johnson
- H. 87th / COTTAGE GROVE TIF REDEVELOPMENT PROJECT AREA (WARD 8)**
Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Dreams Realty & Design, Inc. d/b/a Dior Realty Group for redevelopment of the property located at 834-840 E. 87th St in the 87th / Cottage Grove Tax Increment Financing redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Dreams Realty & Design as Developer.
Emmett Morrissey

**I. STEVENSON/BRIGHTON TIF REDEVELOPMENT PROJECT AREA
(WARD 15)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Sputnik Coffee Company/Rocket Twins LLC for redevelopment of the property located at 4743 S. Talman Ave. 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 Sputnik Coffee Company as Developer.

Emmett Morrissey

IV. ADJOURNMENT