

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

I. ROLL CALL

II. APPROVAL OF MINUTES OF THE DECEMBER 13TH MEETING

III. NEW BUSINESS

A. UNITED YARDS - 47TH/ASHLAND TIF REDEVELOPMENT PROJECT AREA (WARD 20)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Celadon Construction Corporation NFP, Celadon Partners LLC, Blackwood Development Partners, LLC and to-be-formed affiliates for redevelopment of the properties located at 4700 S. Ashland Avenue, 4707 S. Marshfield Avenue and 1635-1643 W. 47th Street in the 47th/Ashland Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Celadon Construction Corporation NFP, Celadon Partners LLC, Blackwood Development Partners, LLC and to-be-formed affiliates as Developer.

William Grams

B. PILSEN INDUSTRIAL TIF REDEVELOPMENT PROJECT AREA (WARD 25)

Request authority to acquire the property located at 902 W. 18th Street and 947 W. 16th Street in the Pilsen Industrial Tax Increment Financing Redevelopment Project Area.

Ernest Bellamy

C. MADISON/AUSTIN CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority to acquire the property located at 3801-09 W. Madison Street, 3843 W. Madison Street, and 3849-51 W. Madison Street in the Madison/Austin Corridor Tax Increment Financing Redevelopment Project Area.

Ernest Bellamy

D. CHICAGO/CENTRAL PARK TIF REDEVELOPMENT PROJECT AREA (WARD 28), MIDWEST TIF REDEVELOPMENT PROJECT AREA (WARD 28), KINZIE INDUSTRIAL TIF REDEVELOPMENT PROJECT AREA (WARD 27)

Request authority to acquire the property located at 3200 W. Lake Street in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area, 100 N. Kedzie Avenue in the Midwest Tax Increment Financing Redevelopment project Area, and 3148 W. Washington Boulevard and 107-111 N. Kedzie Avenue in the Kinzie Industrial Tax Increment Financing Redevelopment Project Area.

Ernest Bellamy

E. MIDWEST TIF REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority to acquire the property located at 3407-09 W. Harrison Street in the Midwest Tax Increment Financing Redevelopment Project Area.

Ernest Bellamy

IV. ADJOURNMENT