

**Notice: Public Hearings will begin at 1:00 PM regarding the proposed Homan/Arthington TIF Redevelopment Project Area Amendment 3 and 79<sup>th</sup> Street Corridor TIF Redevelopment Project Area Amendment 3**

**COMMUNITY DEVELOPMENT COMMISSION  
121 North LaSalle Street, Chicago, Illinois  
Regular Meeting, 1:00 PM  
September 13, 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](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 September 13<sup>th</sup> 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](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](mailto: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](mailto: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 AUGUST 9<sup>th</sup> MEETING**

**III. OLD BUSINESS**

**A. PROPOSED HOMAN/ARTHINGTON TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 3 (WARD 24)**

Recommend approval of the redevelopment plan for the Homan/Arthington Tax Increment Financing Redevelopment Project Area Amendment No. 3.

**Emily Kish**

**B. PROPOSED 79<sup>th</sup> STREET CORRIDOR TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 3 (WARDS 17 & 21)**

Recommend approval of the redevelopment plan for the 79<sup>th</sup> Street Corridor Tax Increment Financing Redevelopment Project Area Amendment No. 3.

**Emily Kish**

**IV. NEW BUSINESS**

**A. PROPOSED 43<sup>rd</sup>/COTTAGE GROVE TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 3 (WARDS 3, 4)**

Accept for review the amended redevelopment plan for the proposed 43<sup>rd</sup>/Cottage Grove 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.

**Ryan Slattery**

**B. PROPOSED BRONZEVILLE TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 6 (WARDS 3, 4)**

Accept for review the amended redevelopment plan for the proposed Bronzeville Tax Increment Financing Redevelopment Project Area Amendment No. 6 and set dates for a public meeting of the Joint Review Board and a public hearing.

**Ryan Slattery**

**C. PROPOSED MADDEN/WELLS TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 1 (WARD 4)**

Accept for review the amended redevelopment plan for the proposed Madden/Wells Tax Increment Financing Redevelopment Project Area Amendment No. 1 and set dates for a public meeting of the Joint Review Board and a public hearing.

**Ryan Slattery**

**D. STONY ISLAND COMMERCIAL AND BURNSIDE INDUSTRIAL CORRIDORS TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA (WARD 8)**

Request authority for the Department of Housing to negotiate a redevelopment agreement with Imani Senior Village Phase I, LLC or related entity for redevelopment of the property located at 9633 S Cottage Grove in the Stony Island Commercial/ Burnside Industrial Corridors Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Imani Senior Village Phase I, LLC or related entity as Developer.

**Kara Breems & Yixiao Shen**

**E. WESTERN AVENUE NORTH REDEVELOPMENT PROJECT AREA  
(WARD 47)**

Request authority to advertise the Department of Housing's intention to enter into a negotiated sale with The Community Builders, Inc. (or their affiliates) for the disposition of the property located at 4715 N Western in the Western Avenue North Redevelopment Project Area; to request alternative proposals; and to approve the sale of the property to The Community Builders, Inc (or their affiliates), if no responsive alternative proposals are received, and to request authority for the Department of Housing to negotiate a redevelopment agreement with 4715 N Western Owner LLC and The Community Builders, Inc. or their affiliates for redevelopment of the property and to recommend to the City Council of the City of Chicago the designation of 4715 N Western Owner LLC and The Community Builders, Inc, or their affiliates as Developer if no responsive alternative proposals are received.

**Kara Breems**

**F. ENGLEWOOD NEIGHBORHOOD TIF REDEVELOPMENT PROJECT AREA  
(WARD 16)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with E.G. Woode, L3C for redevelopment of the property located at 1022 W. 63<sup>rd</sup> St. in the Englewood Neighborhood Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of E.G. Woode, L3C as Developer.

**Emmett Morrissey**

**G. 47<sup>TH</sup> AND KING DRIVE TIF REDEVELOPMENT PROJECT AREA -  
43 GREEN PHASE 2 – (WARD 3)**

Request authority to advertise the Department of Housing's intention to enter into a negotiated sale with the Habitat Company and P3 Markets, a Joint Venture, or a related entity, for the disposition of the properties located at 4309 S. Prairie Ave. and 4311 S. Prairie Ave. in the 47<sup>th</sup> and King Drive Tax Increment Financing Redevelopment Project Area, to request alternative proposals and to approve the sale of the property to The Habitat Company and P3 Markets, a Joint Venture, or a related entity, if no responsive alternative proposals are received; and request authority for the Department of Housing to negotiate a redevelopment agreement with the Habitat Company and P3 Markets, a Joint Venture, or a related entity, for redevelopment of the property and to recommend to the City Council of the City of Chicago the designation of the Habitat Company and P3 Markets, a Joint Venture, or a related entity, as Developer if no responsive alternative proposals are received.

**Esther Sorrell**

**H. 47<sup>TH</sup> AND KING DRIVE TIF REDEVELOPMENT PROJECT AREA (WARD 3)**

Request authority to designate Urban Equities, Inc. as the successful respondent and to reject all other responses to the RFP issued by the Department of Planning and Development on March 30, 2021 for the purchase and redevelopment of City property 1 located at 5021 South Wabash Avenue (PIN 20-10-119-009-0000 and 20-10-119-008-0000) within the 47th and King TIF Redevelopment Project Area in Chicago, Illinois, 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 Urban Equities, Inc. and to recommend to the City Council of the City of Chicago the designation of Urban Equities, Inc. as Developer.

**Patrick Brutus**

**I. ROOSEVELT/CICERO REDEVELOPMENT PROJECT AREA (WARD24)**

Request authority to designate 4300 Roosevelt LLC as the successful respondent and to reject all other responses to the RFP issued by the Department of Planning and Development on September 28, 2020 for the purchase and redevelopment of the property generally located at 4300 W Roosevelt Road and 4301 W Fifth Avenue in the Roosevelt/Cicero 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 4300 Roosevelt LLC and to recommend to the City Council of the City of Chicago the designation of 4300 Roosevelt LLC as Developer.

**Michael Parella**

**J. 47<sup>th</sup>/KING TIF REDEVELOPMENT PROJECT AREA (WARD 4)**

Request authority to acquire the property located at 518- 524 E. 47<sup>th</sup> St. and 526 E. 47<sup>th</sup> Street (vacant land) in the 47<sup>th</sup>/King Tax Increment Financing Redevelopment Project Area.

**James Harbin**

**K 43<sup>rd</sup>/COTTAGE GROVE TIF REDEVELOPMENT PROJECT AREA (WARD 4)**

Request authority to the department of Planning & Development to negotiate a sale with Millhouse Development, LLC for the disposition of property located at 4731- 4759 S. Cottage Grove Avenue in the 43<sup>rd</sup> St./Cottage Grove Avenue TIF and to approve the sale of the property to Millhouse Development, LLC, if no responsive alternative proposals are received.

**Justin Peterson**

**IV. ADJOURNMENT**