

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Council Chambers, Second Floor 201A
Regular Meeting, 1:00 p.m.
July 13, 2010

MINUTES

I. ROLL CALL OF COMMISSIONERS

Chairman Arnold Randall called the meeting to order at approximately 1:00 p.m. and then undertook a roll call to establish the presence of a quorum.

Present

Arnold Randall, Chairman
Laura Hassan, Vice Chairman
Marina Carrott
Margaret Garner
Anne Kostiner
Rafael Leon
Lyle Logan
Clyde Martin
Ellen Sahli
Jonathan Stein

Not Present

Jim Bland
Sonya Malunda

A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of this Regular Meeting of the Community Development Commission.

II. APPROVE MINUTES OF JUNE 8TH CDC MEETING

Motioned by Sahli, seconded by Logan. Voice vote, all yeas.

III. OLD BUSINESS

A. CENTRAL WEST TIF REDEVELOPMENT PROJECT AREA (WARD 2)

The Department of Community Development requests authority to reject the designated successful respondent to a RFP issued by the former Department of Planning and Development for the sale and redevelopment of the property located at the southeast corner of Madison Street and Western Avenue in the Central West Tax Increment Financing Redevelopment Project Area, and to advertise DCD's intention to enter into a negotiated sale for the property with JD Real Estate, Inc., to request alternative proposals, and to approve the sale of the property to JD Real Estate, Inc. if no responsive alternative proposals are received.

Project Manager: Patrick Murphey

Motioned by Hassan, seconded by Stein. Approved 10-0. Yeas: Carrott, Garner, Hassan, Kostiner, Leon, Logan, Martin, Sahli, Stein and Randall.

10-CDC-41

IV. NEW BUSINESS

A. BELMONT/CICERO TIF REDEVELOPMENT PROJECT AREA (WARD 31)

Request authority for the Department of Community Development the Department of Zoning and Land Use Planning to enter into a negotiated sale with the Chicago Park District for the disposition of the property located at the southwest corner of Belmont and Lamon avenues in the Belmont/Cicero Tax Increment Financing Redevelopment Project Area.

Project Manager: Michele A. Rhymes

Motioned by Logan, seconded by Martin. Approved 10-0. Yeas: Carrott, Garner, Hassan, Kostiner, Leon, Logan, Martin, Sahli, Stein and Randall.

10-CDC-42

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

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with West Side Veterans Housing, LP for the disposition of the property located at 3045 W. Franklin Boulevard in the Kinzie Industrial Corridor Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to West Side Veterans Housing, LP if no responsive alternative proposals are received.

Project Manager: Patrick Brutus

Motioned by Martin, seconded by Hassan. Approved 10-0. Yeas: Carrott, Garner, Hassan, Kostiner, Leon, Logan, Martin, Sahli, Stein and Randall.

10-CDC-43

D. ROSELAND/MICHIGAN TIF REDEVELOPMENT PROJECT AREA (WARD 9)

Request authority to advertise the Department of Community Development's intention to enter into a Negotiated Sale with Neighborhood Housing Services for the disposition of the property located at the southwest corner of 104th Street and Michigan Avenue in the Roseland/Michigan Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Neighborhood Housing Services if no responsive alternative proposals are received.

Project Manager: Karen J. Forté

Motioned by Carrott, seconded by Logan. Approved 9-0. Yeas: Carrott, Garner, Hassan, Kostiner, Logan, Martin, Sahli, Stein and Randall. Leon voted present.

10-CDC-44

**E. SOUTH CHICAGO TIF REDEVELOPMENT PROJECT AREA
(WARD 10)**

Request authority for the Department of Community Development and the Department of Zoning and Land Use Planning to enter into a negotiated sale with NeighborSpace for the disposition of the property located at 8501 S. Buffalo Avenue in the South Chicago Tax Increment Financing Redevelopment Project Area.

Project Manager: Michele A. Rhymes

Motioned by Leon, seconded by Sahli. Approved 9-0. Yeas: Carrott, Garner, Hassan, Kostiner, Leon, Martin, Sahli, Stein and Randall. Logan Absent.

10-CDC-45

**G. PROPOSED WEST WOODLAWN TIF REDEVELOPMENT PROJECT
AREA AMENDMENT NO. 1 (WARD 20)**

Accept for review the amended redevelopment plan for the proposed West Woodlawn 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.

Project Manager: Beth McGuire

Motioned by Sahli, seconded by Leon. Approved 9-0. Yeas: Carrott, Garner, Hassan, Kostiner, Leon, Martin, Sahli, Stein and Randall. Logan absent.

10-CDC-46

**H. PROPOSED LAWRENCE/KEDZIE TIF REDEVELOPMENT PROJECT
AREA AMENDMENT NO. 1 (WARDS 33, 39 AND 40)**

Request authority to prepare a housing impact study for the proposed Lawrence/Kedzie Tax Increment Financing Redevelopment Project Area Amendment No.1.

Project Manager: Beth McGuire

Motioned by Martin, seconded by Carrott. Approved 9-0. Yeas: Carrott, Garner, Hassan, Kostiner, Leon, Martin, Sahli, Stein and Randall. Logan absent.

10-CDC-47

V. ADJOURNMENT

Motioned by Stein, seconded by Sahli . Voice vote, all yeas.

Meeting adjourned at 3:15 p.m.