

**Notice: A Public Hearing will begin at 1:00 P.M. regarding the proposed
71st & Stony Island TIF Development Project Area Amendment No. 2**

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

June 8th, 2021

AGENDA

IMPORTANT NOTE:

IN RESPONSE TO THE COVID-19 PUBLIC HEALTH EMERGENCY, THE CHAIRMAN 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 CHAIRMAN 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 8th 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 comment 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.

Members of the public wishing to speak must register in advance, beginning Thursday, June 3rd at 9:00 AM and closing Monday, June 10th at 1:00 PM, or until all slots 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. Note those that only completed public speaker request forms received prior to the Monday 1:00 PM deadline will be accepted. Each speaker will be allocated no more than three (3) minutes to speak.

I. ROLL CALL

II. APPROVAL OF MINUTES OF THE MAY 11TH MEETING

III. OLD BUSINESS

A. PROPOSED 71ST & STONY ISLAND TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 2 (WARDS 5 & 8)

Recommend approval of the redevelopment plan for the 71st & Stony Island Tax Increment Financing Redevelopment Project Area Amendment No. 2.

Ryan Slattery

B. AVALON/SOUTHSHORE TIF REDEVELOPMENT PROJECT AREA (WARD 7)

Request authority to acquire the property located at 2908-2916 E. 79th Street; 7843 S Escanaba; 7850 S. Escanaba, 2920-2926 E. 79th Street, 7901-7907 South Exchange, 7911-7933 South Exchange Avenue in the Avalon/South Shore TIF Redevelopment Area.

Lisa Washington

IV. NEW BUSINESS

A. NORTHWEST INDUSTRIAL CORRIDOR REDEVELOPMENT PROJECT AREA (WARD 37)

Request authority to advertise the Department of Assets Information and Services intention to enter into a ground lease with Boys and Girls Clubs of Chicago for a ground lease for a portion of the property located at 4443 West Chicago Avenue in the Northwest Industrial Corridor TIF, to request alternative proposals, and to approve the lease of the property to Boys and Girls Clubs of Chicago if no responsive alternative proposals are received.

Michael Parella

B. PROPOSED NEAR NORTH TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 2 (WARDS 2, 27)

Accept for review the amended redevelopment plan for the proposed Near North Tax Increment Financing Redevelopment Project Area Amendment No. 2, and set dates for a public meeting of the Joint Review Board and a public hearing.

Ryan Slattery

**C. MIDWEST REDEVELOPMENT PROJECT AREA (WARDS 27 & 28)
CENTRAL/WEST REDEVELOPMENT PROJECT AREA (WARD 27)
CHICAGO/CENTRAL PARK REDEVELOPMENT PROJECT AREA (WARD 28)**

Request authority to advertise the Department of Housing's intention to enter into a 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 2659 W Adams St and 2654 W Adams St in the Midwest Redevelopment Project Area; at 2256 W Monroe St, 2339 W Monroe St, 210 S Hoyne Ave and 212 S Hoyne Ave in the Central/West Redevelopment Project Area; and at 3262 W Walnut St and 3264 W Walnut St in the Chicago/Central Park 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

D. 47TH AND KING DRIVE TIF REDEVELOPMENT PROJECT AREA (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 321 East 43rd Street and 4310-4314 South Calumet Avenue in the 47th 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

E. PARK BOULEVARD 3B. 35th AND STATE STREET TIF REDEVELOPMENT PROJECT AREA. 3rd WARD

Request authority for the Department of Housing to negotiate a Redevelopment Agreement with Stateway Associates, LLC for development of the properties located at 43 W. 36th Street, 3607 S. Federal Street and 3603 S. Federal Street in the 35th and State Street Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Stateway Associates, LLC as Developer.

Tamra Collins

F. INVEST SOUTH/WEST 1000 HOMES – NORTH LAWDALE PHASE – MIDWEST, AND THE OGDEN/PULASKI REDEVELOPMENT PROJECT AREAS (WARD 24)

Request authority to advertise the Department of Housing's intention to enter into a negotiated sale with the Chicago Neighborhood Initiatives, Inc. (CNI) - Lawndale Christian Development Corporation (LCDC) Joint Venture for the disposition of multiple City-owned properties located in the Midwest and the Ogden/Pulaski Redevelopment Areas, to request alternative proposals and to approve the sale of the property to the Chicago Neighborhood Initiatives, Inc. (CNI) - Lawndale Christian Development Corporation (LCDC) Joint Venture if no responsive alternative proposals are received; and request authority for the Department of Housing to negotiate a redevelopment agreement with the Chicago Neighborhood Initiatives, Inc. (CNI) - Lawndale Christian Development Corporation (LCDC) Joint Venture for redevelopment of the property and to recommend to the City Council of the City of Chicago the designation of the Chicago Neighborhood Initiatives, Inc. (CNI) - Lawndale Christian Development Corporation (LCDC) Joint Venture as Developer if no responsive alternative proposals are received.

N. Paul Elue

G. Oakwood Shores 3-1 TIF REDEVELOPMENT PROJECT AREA (WARD 4)

Request authority for the Department of Housing to negotiate a redevelopment agreement with Oakwood Shores 3-1 Owner LLC for redevelopment of the property located at 616-630 E Pershing Road in the Madden/Wells Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Oakwood Shores 3-1 Owner LLC as Developer.

Kara Breems

V. ADJOURNMENT