

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Council Chambers, Second Floor 201A
Regular Meeting, 1:00 p.m.
January 12, 2010

MINUTES

I. ROLL CALL OF COMMISSIONERS

Chairman Mary Richardson-Lowry 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

Mary Richardson-Lowry, Chairman
Jim Bland
Margaret Garner
Anne Kostiner
Rafael Leon
Lyle Logan
Clyde Martin
Ellen Sahli
Jonathan Stein

Not Present

Laura Hassan, Vice Chairman
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 DECEMBER 8TH CDC MEETING

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

III. OLD BUSINESS

A. PROPOSED CHICAGO LAKESIDE DEVELOPMENT PHASE 1 TIF REDEVELOPMENT PROJECT AREA (WARD 7)

Recommend approval of the redevelopment plan for the proposed Chicago Lakeside Development Phase 1 Tax Increment Financing Redevelopment Project Area, recommend designation of the area as a Tax Increment Financing Redevelopment Project Area, and recommend adoption of Tax Increment Financing for the area.

Project Manager: Beth McGuire

Motioned by Leon, seconded by Martin. Approved 9-0. Yeas: Bland, Garner, Kostiner, Leon, Logan, Martin, Sahli, Stein and Lowry.

10-CDC-1

B. PROPOSED WEST WOODLAWN TIF REDEVELOPMENT PROJECT AREA (WARD 20)

Accept for review the feasibility study, housing impact study and redevelopment plan for the proposed West Woodlawn Tax Increment Financing Redevelopment Project Area, and set dates for a public meeting of the Joint Review Board and a public hearing.

Project Manager: Beth McGuire

Motioned by Bland, seconded by Martin. Approved 9-0. Voice vote, all yeas.
10-CDC-2

IV. NEW BUSINESS

A. 79TH STREET CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 21)

Request authority to acquire the property located at 8019-25 S. Halsted Street in the 79th Street Corridor Tax Increment Financing Redevelopment Project Area.

Project Manager: Tamra Collins

Motioned by Logan, seconded by Sahli. Approved 9-0. Yeas: Bland, Garner, Kostiner, Leon, Logan, Martin, Sahli, Stein and Lowry.
10-CDC-3

B. 79TH STREET CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 21)

Request authority to advertise the Department of Community Development's intention to enter into a land exchange with Nick Barakat, Inc. for the disposition of the city property located at 759 W. 80th Street in exchange for the developer's property located at 8019-25 S. Halsted Street, both properties being located in the 79th Street Corridor Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the transaction if no responsive alternative proposals are received.

Project Manager: Tamra Collins

Motioned by Leon, seconded by Stein. Approved 9-0. Yeas: Bland, Garner, Kostiner, Leon, Logan, Martin, Sahli, Stein and Lowry.
10-CDC-4

**C. HUMBOLDT PARK TIF REDEVELOPMENT PROJECT AREA
(WARD 1)**

Request authority to advertise the intention of 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 2425 W. North Avenue in the Humboldt Park Tax Increment Financing Redevelopment Project Area, to request alternative proposals, to approve the sale of the property to NeighborSpace if no responsive alternative proposals are received.

Project Manager: Michele Rhymes

Motioned by Logan, seconded by Leon. Approved 9-0. Yeas: Bland, Garner, Kostiner, Leon, Logan, Martin, Sahli, Stein and Lowry.

10-CDC-5

**D. WILSON YARD REDEVELOPMENT PROJECT AREA
(WARD 46)**

Request authority for the Department of Community Development to negotiate a redevelopment agreement with Mercy Housing Lakefront for redevelopment of the properties located at 4946 N. Sheridan Road and 850 W. Eastwood Avenue in the Wilson Yard Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Mercy Housing Lakefront as Developer.

Project Manager: Oneida Pate

Motioned by Bland, seconded by Sahli. Approved 7-0. Yeas: Bland, Garner, Kostiner, Leon, Martin, Sahli, and Lowry. Logan and Stein not present.

10-CDC-6

**E. PROPOSED RANDOLPH/WELLS TIF REDEVELOPMENT PROJECT
AREA (WARD 42)**

Accept for review the feasibility study and redevelopment plan for the proposed Randolph/Wells Tax Increment Financing Redevelopment Project Area, and set dates for a public meeting of the Joint Review Board and a public hearing.

Project Manager: Dinah Wayne

Motioned by Martin, seconded by Leon. Approved 7-0. Voice vote, all yeas.

10-CDC-7

V. ADJOURNMENT

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

Meeting adjourned at approximately 3:00 p.m.

