

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Council Chambers, Second Floor
Regular Meeting, 1:00 p.m.
March 10, 2009

MINUTES

I. ROLL CALL OF COMMISSIONERS

Chairperson 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, Chairperson
Laura Hassan, Vice Chairman
Margaret Garner
Anne Kostiner
Rafael Leon
Lyle Logan
Sonya Malunda
Clyde Martin
Ellen Sahli
Jonathan Stein

Not Present

David Ariola, Secretary
Jim Bland
Arnold Randall

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 MARCH 10, 2009 CDC MEETING

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

III. OLD BUSINESS

A. PROPOSED IRVING PARK/ELSTON TIF REDEVELOPMENT PROJECT AREA (WARDS 33 AND 39)

Recommend approval of the redevelopment plan for the proposed Irving Park/Elston 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: Dinah Wayne

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

09-CDC-14

B. PROPOSED NORTH PULLMAN TIF REDEVELOPMENT PROJECT AREA (WARD 9)

Accept for review the feasibility study, housing impact study and redevelopment plan for the proposed North Pullman 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 Garner. Approved 10-0. Yeas: Garner, Hassan, Kostiner, Leon, Logan Malunda, Martin, Sahli, Stein and Richardson-Lowry.

09-CDC-15

C. PROPOSED AVONDALE TIF REDEVELOPMENT PROJECT AREA (WARD 30)

Accept for review the feasibility study, housing impact study and redevelopment plan for the proposed Avondale 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 Malunda, seconded by Stein. Approved 10-0. Yeas: Garner, Hassan, Kostiner, Leon, Logan, Malunda, Martin, Sahli, Stein and Richardson-Lowry.

09-CDC-16

IV. NEW BUSINESS

A. PETERSON/PULASKI TIF REDEVELOPMENT PROJECT AREA (WARD 39)

Request authority for the Department of Community Development to negotiate a redevelopment agreement with Commerce Clearing House for redevelopment of the property located at 4025 W. Peterson Avenue in the Peterson/ Pulaski Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Commerce Clearing House as Developer.

Project Manager: Denise Roman

This item chaired by Vice Chairman Hassan. Motioned by Sahli, seconded by Logan. Approved 8-0. Yeas: Garner, Kostiner, Leon, Logan, Malunda, Martin, Sahli and Stein. Richardson-Lowry recused.

09-CDC-17

B. WESTERN/OGDEN TIF REDEVELOPMENT PROJECT AREA (WARDS

The Department of Community Development requests authority to enter into a land exchange with the Illinois Medical District for City-owned property located in the area generally bounded by Ashland Avenue, Wood Street, 15th Street and the alley immediately north of 14th Street in exchange for IMD-owned parcels located at the northwest and northeast corners of Polk and Leavitt streets, all being located in the Western/Ogden Tax Increment Financing Redevelopment Project Area except for the parcel located at the northwest corner of Polk and Leavitt streets, to request alternative proposals, and to approve the exchange with the Illinois Medical District if no responsive alternative proposals are received.

Project Manager: Patrick Murphey

This item chaired by Vice Chairman Hassan. Motioned by Logan, seconded by Malunda. Approved 9-0. Yeas: Garner, Kostiner, Leon, Logan, Malunda, Martin, Sahli, Stein and Hassan. Richardson-Lowry Recused.

09-CDC-18

C. LASALLE CENTRAL TIF REDEVELOPMENT PROJECT AREA (WARD 2)

Request authority for the Department of Community Development to negotiate a redevelopment agreement with MillerCoors, LLC for leasehold improvements to the building located at 250 S. Wacker Drive in the LaSalle Central Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of MillerCoors, LLC as Developer.

Project Manager: Kathy Caisley

Chairman Richardson-Lowry returns. Motioned by Logan, seconded by Hassan. Approved 10-0. Yeas: Garner, Hassan, Kostiner, Leon, Logan, Malunda, Martin, Sahli, Stein and Richardson-Lowry.

09-CDC-19

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

Request authority for the Department of Community Development to negotiate a redevelopment agreement with New Life Foundation for redevelopment of the property located at 2704-10 W. North Avenue in the Humboldt Park Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of New Life Foundation as the Developer.

Project Manager: Luis Monterrubio

Motioned by Malunda, seconded by Sahli. Approved 9-0. Yeas: Garner, Hassan, Kostiner, Leon, Malunda, Martin, Sahli, Stein and Richardson-Lowry. Logan absent.
09-CDC-20

**E. WOODLAWN TIF AND WASHINGTON PARK REDEVELOPMENT
PROJECT AREAS (WARD 20)**

Request authority to designate South River Capital, LLC and MQ, A Michaels Quest Company as successful respondents and to reject all other responses to the Request For Proposals issued by the Department of Community Development on January 29, 2008 for the purchase and redevelopment of the property located at the Southwest corner of 63rd Street and Blackstone Avenue in the Woodlawn Tax Increment Financing Redevelopment Project Area (South River Capital) and the property located at the southwest corner of 60th Street and M.L. King Drive in the Washington Park Redevelopment Project Area (Michaels Quest).

Project Manager: Lisa Washington

Motioned by Malunda, seconded by Sahli. Approved 9-0. Yeas: Garner, Hassan, Kostiner, Leon, Malunda, Martin, Sahli, Stein and Richardson-Lowry. Logan absent.
09-CDC-21

**F. LINCOLN AVENUE TIF REDEVELOPMENT PROJECT AREA
(WARD 40)**

Request authority to acquire the property located at 5918 N. Lincoln Avenue in the Lincoln Avenue Tax Increment Financing Redevelopment Project Area.

Project Manager: Christopher Jang

Motioned by Stein, seconded by Martin. Approved 8-0. Yeas: Garner, Hassan, Kostiner, Leon, Martin, Sahli, Stein and Richardson-Lowry. Logan and Malunda absent.
09-CDC-22

V. ADJOURNMENT

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