

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Chicago, Illinois
Regular Meeting, 1:00 PM
February 8th, 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

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 February 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 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.

Members of the public wishing to speak must register in advance, beginning Thursday, February 3rd at 9:00 AM and closing Monday, February 7th 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 JANUARY 18th MEETING

III. NEW BUSINESS

A. PROPOSED CICERO/STEVENSON TIF REDEVELOPMENT PROJECT AREA (WARD 22)

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

Beth McGuire

B. PULASKI INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 26)

Request authority for the Department of Housing to negotiate a redevelopment agreement with Encuentro Square I SLP LLC and Encuentro Square II SLP LLC, or an affiliated entity, or an entity acceptable to the Commissioner of the Department of Planning and Development, for redevelopment of the property located at 3745 W Cortland Street in the Pulaski Industrial Corridor Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Encuentro Square I SLP LLC and Encuentro Square II SLP LLC, or an affiliated entity, as Developer.

James O'Connell

C. MIDWEST REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority to designate C40 Preservation Associates LP as the successful respondent and to reject all other responses to the RFP issued by the Department of Planning and Development in October 1, 2018 for the purchase and redevelopment of the property located at 209 S. Kedzie and 3737-57 W. Fifth Avenue in the Midwest 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 C40 Preservation Associates LP and to recommend to the City Council of the City of Chicago the designation of C40 Preservation Associates LP or related entity as Developer.

Dinah Wayne

D. MIDWEST TIF REDEVELOPMENT PROJECT AREA (WARD 29)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Workers for Christ Ministries Apostolic Church for the disposition of the property located at 508-510 S. Cicero Avenue in the Midwest Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Workers for Christ Ministries Apostolic Church if no responsive alternative proposals are received.

James Michaels

IV. ADJOURNMENT