

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street**  
**Council Chambers, Second Floor**  
**Regular Meeting, 1:00 p.m.**  
**August 11, 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  
Jim Bland  
Rafael Leon  
Clyde Martin  
Ellen Sahli  
Jonathan Stein

**Not Present**

Laura Hassan, Vice Chairman  
Anne Kostiner  
Margaret Garner  
Sonya Malunda  
Lyle Logan

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 JULY 14<sup>TH</sup> CDC MEETING**

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

### III. OLD BUSINESS

#### A. 111<sup>TH</sup> STREET/KEDZIE BUSINESS DISTRICT TIF REDEVELOPMENT PROJECT AREA (WARD 19)

Request authority to advertise the Department of Community Development's intention enter into a negotiated sale with Gendell Partners–Mt. Greenwood, LLC for the disposition of the property located at the northwest corner of 111<sup>th</sup> Street and Kedzie Avenue in the 111<sup>th</sup> Street/Kedzie Business District Tax Increment Financing Redevelopment Project Area; to request alternative proposals, to approve the sale of the property to Gendell Partners–Mt. Greenwood, LLC if no responsive alternative proposals are received, and to recommend to the City Council of the City of Chicago the designation of Gendell Partners – Mt. Greenwood, LLC as Developer if no responsive alternative proposals are received. This action seeks to amend the terms of the negotiated sale and developer designation approved by the Community Development Commission on February 19, 2008.

**Project Manager: Daniel Klaiber**

Motioned by Leon, seconded by Sahli. Approved 5-0. Yeas: Leon, Martin, Stein, Sahli and Lowry. Bland not present.

**09-CDC-41**

### IV. NEW BUSINESS

#### A. MADISON/AUSTIN TIF REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority to advertise the Department of Community Developments intention to enter into a negotiated sale with The Peace Corner, Inc. for the disposition of the property located at 5022 W. Madison Street in the Madison/Austin Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to The Peace Corner, Inc. if no responsive alternative proposals are received.

**Project Manager: Linda Korsah**

Motioned by Martin, seconded by Leon. Approved 6-0. Yeas: Bland, Leon, Martin, Sahli, Stein and Lowry.

**09-CDC-42**

#### B. CENTRAL WEST TIF REDEVELOPMENT PROJECT AREA (WARD 2)

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with St. Leonard's Ministries for the disposition of the property located at 2054-58 W. Warren Boulevard in the Central West TIF Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to St. Leonard's Ministries if no responsive alternative proposals are received.

**Project Manager: Mark Muenzer**

Motioned by Sahli, seconded by Martin. Approved 6-0. Yeas: Bland, Leon, Martin, Sahli, Stein and Lowry.

**09-CDC-43**

**C. LASALLE CENTRAL TIF REDEVELOPMENT PROJECT AREA  
(WARD 42)**

Request authority for the Department of Community Development to negotiate a redevelopment agreement with Lyric Opera of Chicago for restoration of certain exterior features of the Civic Opera Building located at 20 N. 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 Lyric Opera of Chicago as Developer. The Civic Opera Building is a designated Chicago Landmark.

**Project Manager: Kathy Caisley**

This item was chaired by Leon due to recusal of Lowry. Motioned by Martin, seconded by Bland. Approved 5-0. Yeas: Bland, Martin, Stein, Sahli and Leon. Lowry Recused.

**09-CDC-44**

**D. STOCKYARDS ANNEX REDEVELOPMENT PROJECT AREA  
(WARD 11)**

Request authority to advertise and issue a Request For Proposals for the purchase and redevelopment of the property located at 4001-59 S. Normal Avenue in the Stockyards Annex Tax Increment Financing Redevelopment Project Area.

**Project Manager: John Molloy**

Motioned by Stein, seconded by Sahli. Approved 6-0. Yeas: Bland, Leon, Martin, Sahli, Stein and Lowry.

**09-CDC-45**

**V. ADJOURNMENT**

Motioned by Stein, seconded by Sahli. Voice vote, all yeas. Meeting adjourned at 2:21 p.m.