

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Room 201A
Regular Meeting, 1:00 p.m.
December 13, 2011

MINUTES

I. ROLL CALL OF COMMISSIONERS

Acting Chairman Marina Carrott called the meeting to order at 1:10 p.m. and then undertook a roll call to establish the presence of a quorum.

Present

Marina Carrott, Acting Chairman
Laura Hassan, Vice Chairman
James Bland
Robert Buford
Margaret Garner
Anne Kostiner
Lyle Logan
Andrew Mooney
Jorge Perez
Ellen Sahli
Roxanne Ward

Not Present

Clyde Martin
Jonathan Stein
Lynn Todman
Spruiell White

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. MINUTES

Approval of the November 8, 2011 CDC minutes.
Motioned by Logan, seconded by Ward. Voice vote, all yeas.

III. OLD BUSINESS

A. **PROPOSED 47TH/ASHLAND TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 4 (WARDS 3, 11, 12, 16, & 20)**

Recommend approval of the redevelopment plan for the 47th/Ashland Tax Increment Financing Redevelopment Project Area Amendment No. 4.

Project Manager: Dinah Wayne

Motioned by Sahli, seconded by Ward. Approved 10-0. Yeas: Bland, Buford, Carrott, Garner, Hassan, Kostiner, Mooney, Perez, Sahli and Ward. Logan absent.

11-CDC-44

IV. NEW BUSINESS

A. **STOCKYARDS ANNEX TIF REDEVELOPMENT PROJECT AREA (WARD 11)**

Request authority for the Department of Housing and Economic Development to negotiate a redevelopment agreement with Experimur Properties, LLC for redevelopment of the property located at 4045 S. Morgan Street in the Stockyards Annex Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Experimur Properties, LLC as Developer.

Project Manager: John Molloy

Motioned by Sahli, seconded by Bland. Approved 9-0. Yeas: Bland, Carrott, Garner, Hassan, Kostiner, Mooney, Perez, Sahli and Ward. Logan absent, Buford abstains.

11-CDC-45

B. **STOCKYARD INDUSTRIAL-COMMERCIAL TIF REDEVELOPMENT PROJECT AREA (WARD 11)**

Request authority to advertise the Department of Housing and Economic Development's intention to enter into a negotiated sale with Chemical Compositions, LLC for the disposition of the city property located at 1451 W. 41st Street in the Stockyards Industrial-Commercial Tax Increment Financing Redevelopment Project Area, to request alternative proposals and to approve the sale of the property to Chemical Compositions, LLC if no responsive alternative proposals are received; and request authority for the Department of Housing and Economic Development to negotiate a redevelopment agreement with Chemical Compositions, LLC for redevelopment of the city property plus the developer property located at 4100 S. Packers Avenue and to recommend to the City Council of the City of Chicago the designation of Chemical Compositions, LLC as Developer if no responsive alternative proposals are received.

Project Manager: John Molloy

Motioned by Perez, seconded by Ward. Approved 10-0. Yeas: Bland, Buford, Carrott, Garner, Hassan, Kostiner, Mooney, Perez, Sahli and Ward. Logan absent.

11-CDC-46

**C. CANAL/CONGRESS TIF REDEVELOPMENT PROJECT AREA
(WARD 2)**

Request authority for the Department of Housing and Economic Development to negotiate a redevelopment agreement with Sara Lee Corporation for redevelopment of leased premises within the property located at 400 S. Jefferson Street in the Canal/Congress Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of the Sara Lee Corporation as Developer.

Project Manager: Mary Bonome

Motioned by Hassan, seconded by Perez. Approved 8-0. Yeas: Buford, Carrott, Garner, Hassan, Kostiner, Mooney, Perez, and Ward. Logan, Sahli and Bland absent.

11-CDC-47

**D. WESTERN AVENUE SOUTH TIF REDEVELOPMENT PROJECT AREA
(WARD 47)**

Request authority to acquire the properties located at 2620 W. Grace Street and 2601 W. Irving Park Road in the Western Avenue South Tax Increment Financing Redevelopment Project Area.

This item was withdrawn from the agenda at the request of the Department of Housing and Economic Development.

**C. NORTH PULLMAN TIF REDEVELOPMENT PROJECT AREA
(WARD 9)**

Request authority to acquire 49 parcels located on the 107th block of S. Cottage Grove Avenue, the 106th and 107th blocks of S. Champlain and S. Langley avenues, the 104th and 105th blocks of S. Corliss and S. Maryland avenues, and 607 E. 107th Street in the North Pullman Tax Increment Financing Redevelopment Project Area. All of the properties are located in the North Pullman Historic District.

Project Manager: Patrick Brutus

Motioned by Perez, seconded by Garner. Approved 5-2. Yeas: Buford, Carrott, Garner, Perez and Ward. Nays: Hassan and Kostiner. Logan, Sahli and Bland absent.

11-CDC-48

V. ADJOURNMENT

Motioned by Perez, seconded by Garner. Voice vote, all yeas.
Meeting adjourned at 4:20 p.m.