

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Council Chambers, Second Floor
Regular Meeting, 1:00 p.m.
March 9, 2010

MINUTES

I. ROLL CALL OF COMMISSIONERS

Acting Chairman Jonathan Stein 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

Jonathan Stein, Acting Chairman
Laura Hassan, Vice Chairman
Anne Kostiner
Lyle Logan
Clyde Martin
Ellen Sahli

Not Present

Jim Bland
Margaret Garner
Rafael Leon
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 JANUARY 12TH CDC MEETING

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

III. OLD BUSINESS

A. PROPOSED STONY ISLAND AVENUE AND BURNSIDE INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 1 (WARD 8)

Accept for review the amended redevelopment plan for the proposed Stony Island Avenue and Burnside Industrial Corridor Tax Increment Financing Redevelopment Project Area Amendment No. 1, and set dates for a public meeting of the Joint Review Board and a public hearing.

Project Manager: Beth McGuire

Motioned by Martin, seconded by Logan. Approved 6-0. Yeas: Hassan, Kostiner, Logan, Martin, Sahli and Stein.

10-CDC-8

IV. NEW BUSINESS

A. OGDEN/PULASKI TIF REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with Lawndale Christian Health Center for the disposition of the property located at 3758-68 West Ogden Avenue in the Ogden/Pulaski Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Lawndale Christian Health Center if no responsive alternative proposals are received.

Project Manager: Patrick Brutus

Motioned by Martin, seconded by Hassan. Approved 6-0. Yeas: Hassan, Kostiner, Logan, Martin, Sahli and Stein.

10-CDC-9

B. OGDEN/PULASKI TIF REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority to advertise and issue a Request For Proposals for the purchase and redevelopment of the property located at 1234 S. Komensky Avenue in the Ogden/Pulaski Tax Increment Financing Redevelopment Project Area.

Project Manager: Patrick Brutus

Motioned by Logan, seconded by Hassan. Approved 6-0. Yeas: Hassan, Kostiner, Logan, Martin, Sahli and Stein.

10-CDC-10

C. 69TH STREET CORRIDOR REDEVELOPMENT PROJECT AREA (WARD 6)

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with Beloved Community Family Wellness Center for the disposition of the property located at 6805-17 S. Halsted Street in the 69th Street Corridor Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Beloved Community Family Wellness Center if no responsive alternative proposals are received.

Project Manager: Tamra Collins

Motioned by Sahli, seconded by Martin. Approved 6-0. Yeas: Hassan, Kostiner, Logan, Martin, Sahli and Stein.

10-CDC-11

**D. NEAR NORTH TIF REDEVELOPMENT PROJECT AREA
(WARD 27)**

Request authority for the Department of Community Development to negotiate a redevelopment agreement with Parkside Nine II, LP for redevelopment of the property located at the northeast corner of Oak and Larrabee streets in the Near North Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Parkside Nine II, LP as Developer.

Project Manager: Paul Zalmezak

Motioned by Martin, seconded by Logan. Approved 6-0. Yeas: Hassan, Kostiner, Logan, Martin, Sahli, and Stein.

10-CDC-12

**E. WILSON YARD TIF REDEVELOPMENT PROJECT AREA
(WARD 46)**

Request authority for the Department of Community Development to negotiate a redevelopment agreement with Community Housing Partners X, LP for redevelopment of the property located at 4416 N. Clifton and 4416 N Magnolia 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 Community Housing Partners X, LP as Developer.

Project Manager: Oneida Pate

Motioned by Logan, seconded by Martin. Approved 6-0. Hassan, Kostiner, Logan, Martin, Sahli and Stein

10-CDC-13

**F. BELMONT/SHEFFIELD REDEVELOPMENT PROJECT AREA
(WARD 44)**

Request the approval of Amendment No. 3 to the Redevelopment Plan for the Belmont-Sheffield Redevelopment Project Area, including an amended acquisition map.

Project Manager: Oneida Pate

Motioned by Martin, seconded by Logan. Approved 6-0. Hassan, Kostiner, Logan, Martin, Sahli and Stein.

10-CDC-14

G. MIDWEST TIF REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with West Side Veterans Housing, LP for the disposition of the properties located at 3455-67 W. Madison Street and 3426 W. Monroe Street in the Midwest Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to West Side Veterans Housing, LP if no responsive alternative proposals are received.

Project Manager: James Cox

No presentation; item deferred.

V. ADJOURNMENT

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

Meeting adjourned at 3:23 p.m.