

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Council Chambers, Second Floor
Regular Meeting
June 10, 2014

MINUTES

I. ROLL CALL OF COMMISSIONERS

Chairman Marina Carrott called the meeting to order at 1:09 p.m. and then undertook a roll call to establish the presence of a quorum.

Present

Marina Carrott, Chairman
Jorge Perez, Vice Chairman
Roxanne Ward, Secretary
Leslie Davis
Margaret Garner
Andrew Mooney
Shirley Newsome
Lynn Olander
Blake Sercye
Jonathan Stein

Not Present

Robert Buford
Adela Cepeda
Omar Duque
Lyle Logan
Clyde Martin

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 THE MAY 13TH MEETING

Motioned by Olander, seconded by Ward. Voice vote, all yeas. Davis and Garner not present.

III. OLD BUSINESS

A. **PROPOSED WASHINGTON PARK TIF REDEVELOPMENT PROJECT AREA (WARDS 3, 4 AND 20)**

Accept for review the amended redevelopment plan and housing impact study for the proposed Washington Park Tax Increment Financing Redevelopment Project Area, and set dates for a public meeting of the Joint Review Board and a public hearing.

Project Manager: Tricia Marino Ruffolo

Motioned by Perez, seconded by Newsome. Approved 8-0. Yeas: Mooney, Newsome, Olander, Perez, Sercye, Stein, Ward and Carrott. Davis and Garner not present.

14-CDC-20

IV. NEW BUSINESS

A. **WESTERN/ROCK ISLAND TIF REDEVELOPMENT PROJECT AREA (WARD 19)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Beverly Western Partners, LLC for redevelopment of the property located at the northeast corner of 107th Street and Western Avenue in the Western/Rock Island Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Beverly Western Partners, LLC as Developer.

Project Manager: Mary Bonome

Motioned by Perez, seconded by Ward and Stein. Approved 10-0. Yeas: Davis, Garner, Mooney, Newsome, Olander, Perez, Sercye, Stein, Ward and Carrott.

14-CDC-21

B. **MIDWEST TIF REDEVELOPMENT PROJECT AREA (WARD 28)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Sinai Health System for redevelopment of the property located at 1500 S. California Avenue in the Midwest Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Sinai Health System as Developer.

Project Manager: James Wilson

Motioned by Newsome, seconded by Garner. Approved 9-0. Yeas: Garner, Mooney, Newsome, Olander, Perez, Sercye, Stein, Ward and Carrott. Davis recused.

14-CDC-22

**C. GOOSE ISLAND TIF REDEVELOPMENT PROJECT AREA
(WARD 27)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with UI LABS for redevelopment of the property located at 1333 N. Hickory Avenue in the Goose Island Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of UI LABS as Developer.

Project Manager: Ed Lewis

Motioned by Perez, seconded by Stein. Approved 9-0. Yeas: Davis, Garner, Mooney, Newsome, Olander, Perez, Sercye, Stein and Carrott. Ward not present.
14-CDC-23

D. 119TH/HALSTED TIF REDEVELOPMENT PROJECT AREA (WARD 34)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with KJ Manor, LP or a related entity for redevelopment of the property located at 11819 S. Green Street in the 119th/Halsted Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of KJ Manor, LP or a related entity as Developer.

Project Manager: Tamra Collins

Motioned by Stein, seconded by Sercye. Approved 9-0. Yeas: Davis, Garner, Mooney, Newsome, Olander, Perez, Sercye, Stein and Carrott. Ward not present.
14-CDC-24

**E. BELMONT/CICERO TIF REDEVELOPMENT PROJECT AREA
(WARD 31)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Cicero and George, LP for redevelopment of the property located at 2900-2912 N. Cicero Avenue in the Belmont/Cicero Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Cicero and George, LP as Developer.

Project Manager: Anna M. Booth

Motioned by Sercye, seconded by Olander. Approved 9-0. Yeas: Davis, Garner, Mooney, Newsome, Olander, Perez, Sercye, Stein and Carrott. Ward not present.
14-CDC-25

V. ADJOURNMENT

Motion to adjourn made by Perez. Voice vote, all yeas.
Meeting adjourned at 3:39 p.m.