

**Notice: Public Hearings will begin at 1:00 PM regarding the proposed Kinzie Industrial Conservation Area TIF Redevelopment Project Area Amendment 2, Pulaski Corridor TIF Redevelopment Project Area Amendment 3, and Red Line Extension (RLE) TIF Redevelopment Project Area Designation**

**COMMUNITY DEVELOPMENT COMMISSION  
121 North LaSalle Street, Chicago, Illinois  
Regular Meeting, 1:00 PM  
October 11, 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](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 October 11<sup>th</sup> 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](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](mailto: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.

For members of the public wishing to speak, the Chair will call for comments on each specific agenda item following the staffs’ report. Members of the public wishing to speak may register online by filling out a request form at least 24 hours in advance of the meeting, or they may request to speak on a specific agenda item by activating the “raise your hand” function when the Chair calls for comments until all slots (15) are filled. Advance registration during this period can be made by sending a completed public speaking request form to [cdc@cityofchicago.org](mailto:cdc@cityofchicago.org). Public speaking request forms are available for download at the Commission’s website. Each speaker will be allocated no more than three (3) minutes to speak.

**I. ROLL CALL**

**II. APPROVAL OF MINUTES OF THE SEPTEMBER 13<sup>th</sup> MEETING OLD BUSINESS**

**III. OLD BUSINESS**

**A. PROPOSED KINZIE INDUSTRIAL CONSERVATION AREA TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 2 (WARDS 27)**

Recommend approval of the redevelopment plan for the Kinzie Industrial Conservation Area Tax Increment Financing Redevelopment Project Area Amendment No. 2.

**Ryan Slattery**

**B. PROPOSED PULASKI CORRIDOR TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 3 (WARDS 31, 26)**

Recommend approval of the redevelopment plan for the Pulaski Corridor Tax Increment Financing Redevelopment Project Area Amendment No. 3.

**Beth McGuire**

**C. PROPOSED RED LINE EXTENSION (RLE) TIF REDEVELOPMENT PROJECT AREA (TFIA WARDS: 3, 4, 6, 9, 10, 11, 16, 17, 20, 21, 25, 34, 42); (RPA WARDS: 3, 4, 11, 25, 42)**

Recommend approval of the redevelopment plan for the proposed Red Line Extension Tax Increment Financing Redevelopment Project Area, recommend designation of the area as a Tax Increment Financing Redevelopment Project Area, and recommend adoption of Tax Increment Financing for the area.

**Ryan Slattery**

**IV. NEW BUSINESS**

**A. CHICAGO/CENTRAL PARK TIF REDEVELOPMENT PROJECT AREA (WARD 37<sup>th</sup>)**

Request authority for the Department of Housing to negotiate a redevelopment agreement with 548 Development LLC and its related or affiliated entities, for redevelopment of the property located at 3831 and 3853 W. Chicago Ave, and 739-741 N. Springfield Ave, in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of 548 Development LLC and its related entities or affiliates as Developer.

**Tamra Collins and Ernest Bellamy**

**B. MADISON/AUSTIN CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 29)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Westside Health Authority (or its related entities) for redevelopment of the property located at 5500 W Madison Street in the Madison/Austin Corridor Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Westside Health Authority (or its related entities) as Developer.

**Michael Parella**

**C. AUSTIN COMMERCIAL TIF REDEVELOPMENT PROJECT AREA (WARD 29)**

Request authority for the Department of Planning and Development to negotiate a Redevelopment Agreement with Batter and Berries/The Bruce – Juan and Only, LLC (Juan Teague) for the construction required as part of the redevelopment of the building located at 5924 West Chicago Avenue and vacant City-owned parcel at 5926 West Chicago Avenue in the Austin Commercial Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Juan and Only, LLC as developer.

**Robert Bumpers**

**V. ADJOURNMENT**