

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, IL in Room 201A
Regular Meeting, 2:00 PM
January 14, 2025

MEETING MINUTES

I. ROLL CALL

The Community Development Commission (CDC) Chairperson Hatten-Butler called the meeting to order at 2:00 p.m. and then undertook a call of the roll to establish the presence of a quorum.

Present

Gwendolyn Hatten-Butler, Chair
Latasha Thomas, Vice Chair
Grace Chan-McKibben, Secretary
Ciere Boatright, DPD Commissioner
Dwight Curtis
Leslie Davis
Cornelius Griggs
Terrance Johnson

Late

Jacqueline Gomez

Absent

Robert Buford
Ronald Milsap
John Zayas

A court reporter was also present to record the proceedings, and members of the public were allowed to participate in the live meeting.

The CDC provided an opportunity for members of the public to submit written statements up to twenty-four (24) hours prior to the meeting through the CDC email; written public statements are kept on file with the Department of Planning and Development.

II. APPROVAL OF THE MINUTES OF THE NOVEMBER 12, 2024 MEETING

Chair Hatten-Butler moved passage of this item by the same roll call vote previously used to establish quorum.

Approved 8-0-0

Yay: Hatten-Butler, Thomas, Chan-McKibben, Boatright, Curtis, Davis, Griggs, Johnson

No: None

Abstain: None

III. NEW BUSINESS

**A. AVALON PARK/SOUTH SHORE REDEVELOPMENT PROJECT AREA
(WARD 7)**

Request for the Commission to grant authority for the Department of Planning and Development to acquire the property located at 7850-7872 South Exchange Avenue in the Avalon Park/South Shore Redevelopment Project Area.

London Walther

25-CDC-01

Chair Hatten-Butler moved passage of this item by the same roll call vote previously used to establish quorum. Commissioner Gomez was added to the roll call vote.

Approved 8-0-1

Yay: Hatten-Butler, Thomas, Chan-McKibben, Boatright, Curtis, Davis, Gomez, Johnson

No: None

Abstain: Griggs

B. ADOPTION OF AN AMENDMENT TO THE CDC BYLAWS

Request for the Commission to approve the adoption of amendments to the Bylaws of the Community Development Commission.

Chair Hatten-Butler moved passage of this item by the same roll call vote previously used to establish quorum.

Approved 9-0-0

Yay: Hatten-Butler, Thomas, Chan-McKibben, Boatright, Curtis, Davis, Gomez, Griggs, Johnson

No: None

Abstain: None

IV. ADJOURNMENT

Chair Hatten-Butler moved to adjourn by the same roll call vote previously used to establish quorum.

Meeting adjourned at 2:23 p.m.

1 MEETING
2 OF THE
3 COMMUNITY DEVELOPMENT COMMISSION
4
5
6
7
8
9

10 City Hall - Room 201-A
11 121 North LaSalle Street
Chicago, Illinois

12 Tuesday, January 14, 2025
13 2:00 o'clock p.m.
14

15 PRESENT:

16 GWENDOLYN HATTEN BUTLER, CHAIRWOMAN
LATASHA THOMAS, VICE CHAIR
17 GRACE CHAN McKIBBEN, SECRETARY
CIERE BOATRIGHT
18 DWIGHT CURTIS
LESLIE DAVIS
19 JACQUELINE GOMEZ
CORNELIUS GRIGGS
20 TERRENCE JOHNSON
21
22

23 Reported by: Nick D. Bowen
24


<p style="text-align: right;">Page 2</p> <p>1 CHAIRWOMAN BUTLER: Good afternoon, and 2 welcome to the January 14th, 2025 regular meeting 3 of the Community Development Commission of Chicago. 4 I am Gwendolyn Hatten Butler, 5 Chairwoman of the CDC. 6 Today's meeting is being held at 7 City Hall, Room 201-A, and is also being streamed 8 by the Department of Planning and Development. 9 The agenda for today's meeting was 10 posted on January 9th, 2025 both on the CDC website 11 and physically at City Hall. 12 I will now call to order the 13 January 14th, 2025 meeting of the Community 14 Development Commission with a call of the roll. 15 Commissioners, when your name is called, please 16 respond by saying "present." Please note this vote 17 will be used to establish the roll call for all 18 subsequent items. 19 Vice Chair Thomas. 20 COMMISSIONER THOMAS: Present. 21 CHAIRWOMAN BUTLER: Secretary Chan McKibben. 22 COMMISSIONER CHAN McKIBBEN: Present. 23 CHAIRWOMAN BUTLER: DPD Commissioner 24 Boatright.</p>	<p style="text-align: right;">Page 4</p> <p>1 requests approval of the minutes from our previous 2 meeting held on November 12, 2024. The Commissioners 3 have had an opportunity to review the minutes, and 4 if there are no corrections, I move passage of this 5 item by the same roll call vote previously used to 6 establish quorum. 7 Are there any corrections or 8 objections? 9 (No response.) 10 Hearing no corrections or 11 objections, the motion is approved. 12 Commissioners, for the first item of 13 new business on today's agenda, the Department of 14 Planning and Development is seeking authority to 15 acquire the property located at 7850 through 7872 16 South Exchange Avenue in the Avalon Park/South 17 Shore Redevelopment Project Area. 18 London Walther will provide a brief 19 description of this request on behalf of the 20 Department of Planning and Development. 21 MR. WALTHER: Thank you. Good afternoon, 22 Chairwoman Butler, members of the Commission. 23 For the record, my name is London 24 Walther with the Department of Planning and</p>
<p style="text-align: right;">Page 3</p> <p>1 COMMISSIONER BOATRIGHT: Present. 2 CHAIRWOMAN BUTLER: Commissioner Buford. 3 (No response.) 4 Commissioner Curtis. 5 COMMISSIONER CURTIS: Present. 6 CHAIRWOMAN BUTLER: Commissioner Davis. 7 COMMISSIONER DAVIS: Present. 8 CHAIRWOMAN BUTLER: Commissioner Gomez. 9 (No response.) 10 Commissioner Griggs. 11 COMMISSIONER GRIGGS: Present. 12 CHAIRWOMAN BUTLER: Commissioner Johnson. 13 COMMISSIONER JOHNSON: Present. 14 CHAIRWOMAN BUTLER: Commissioner Milsap. 15 (No response.) 16 Commissioner Zayas. 17 (No response.) 18 Thank you, Commissioners. We have a 19 quorum. 20 I'd like to welcome Commissioner 21 Terrence Johnson to his first CDC meeting. Thank 22 you for joining us. 23 (Applause.) 24 The first item on our agenda</p>	<p style="text-align: right;">Page 5</p> <p>1 Development. 2 As mentioned, today I am seeking 3 acquisition authority of land at 7850 to 7872 South 4 Exchange Avenue, also known as the Thrive Exchange 5 Project. 6 The proposed project is part of 7 Planned Development 1582, which is a multiphase 8 project that includes the development of affordable 9 housing and multiuse buildings. I am seeking 10 acquisition authority of the five privately owned 11 parcels located in subarea B, which is the northern 12 half of the planned development. Once acquired, 13 the City plans to demolish the existing buildings 14 on those parcels which would allow CDOT to complete 15 roadway work on Exchange Avenue. You'll see that 16 in the next few slides. The anticipated cost of 17 the work will be roughly \$1.36 million. That 18 includes cost of land acquisition, building 19 demolition, environmental studies, contingencies, 20 and maintenance. Demolition work is anticipated 21 sometime later this year. 22 The project is located at the corner 23 of 79th and Exchange Avenue within the Avalon Park/ 24 South Shore TIF District as served by Alderman</p>

<p style="text-align: right;">Page 6</p> <p>1 Mitchell of the 7th Ward. Alderman Mitchell is 2 supportive of this acquisition and has provided a 3 letter of support.</p> <p>4 This is an aerial of the sites we 5 are looking to acquire. Points of interest nearby 6 are the Metra station at 79th Street, the 79th 7 Street commercial corridor, and Rainbow Beach to 8 the immediate east of here. And as you can see 9 on -- I'll note on this map you can see Exchange 10 Avenue runs northwest to southeast, and once you -- 11 along the Metra tracks, and once you get to 79th 12 Street, you need to make a hard turn to get to the 13 rest of Exchange Avenue which runs north and south 14 just south of 79th Street. This has been 15 problematic and dangerous for vehicles and 16 pedestrians at this intersection.</p> <p>17 This is a close-up of the site. The 18 site contains five parcels total and about 34,000 19 square feet of land. The site contains three 20 vacant buildings, a 12,000 square foot mixed-use 21 building, and two single-story commercial buildings. 22 The remainder of the land is vacant and unimproved.</p> <p>23 Here are the current conditions of 24 the site. The existing buildings are currently</p>	<p style="text-align: right;">Page 8</p> <p>1 around 300,000. The remainder of the cost would be 2 used for environmental studies, maintenance, and 3 other contingencies.</p> <p>4 Details of the acquisition parcels 5 can be seen on this slide. The total acreage comes 6 to 0.76 acres. The owner of the land has been 7 notified by the Department of Planning and 8 Development for our request to acquire the land.</p> <p>9 As stated earlier, the Department of 10 Planning and Development is seeking acquisition 11 authority to acquire five parcels as part of the 12 completion of Planned Development 1582. The City 13 will acquire the parcels and demolish the existing 14 structures. Acquiring this land will allow CDOT to 15 complete the necessary roadwork at a notoriously 16 dangerous intersection. The intention is for CDOT 17 to realign Exchange Avenue to increase vehicular 18 and pedestrian safety. CDOT has confirmed that 19 they have a separate funding source for the 20 Exchange Avenue realignment and will begin the 21 design and construction of said street following 22 demolition of the building. The remainder of the 23 land would then be developed as part of phase II 24 for the planned development bringing vibrancy to</p>
<p style="text-align: right;">Page 7</p> <p>1 boarded up and vacant.</p> <p>2 Here's a general overall site plan 3 of the entire development. The planned development 4 includes the north and south buildings. The south 5 building is scheduled -- and that is -- the south 6 building is marked as B. The south building is due 7 to begin construction in the first quarter of this 8 year.</p> <p>9 I will note that this site plan will 10 change once CDOT can begin design work on the 11 street realignment. Exchange Avenue would then be 12 reconfigured to traverse through the parcels 13 labeled as A. The remainder of the land will be 14 developed in the future.</p> <p>15 Once -- other projects that are not 16 in the planned development but are part of the 17 overall project include the rehabilitation of the 18 Ringer building labeled as C and a land swap with 19 Metra for parking at the south building labeled I.</p> <p>20 Here are the sources and uses. The 21 acquisition and demolition work would be completely 22 TIF funded. The land acquisition will cost 23 approximately -- will cost 700,000, which was the 24 land's appraised value. Demolition work would cost</p>	<p style="text-align: right;">Page 9</p> <p>1 the surrounding community.</p> <p>2 The Department of Planning and 3 Development is requesting the Commission to grant 4 authority to acquire the property of -- the 5 property identified in the previous slides located 6 in the Avalon Park/South Shore redevelopment plan.</p> <p>7 This concludes my presentation. And 8 CDC staff is available to answer any questions.</p> <p>9 CHAIRWOMAN BUTLER: Thank you, London.</p> <p>10 I don't see Alderman Mitchell 11 present. Is anyone from their office present and 12 would like to make a statement?</p> <p>13 (No response.)</p> <p>14 London, you did indicate that 15 Alderman Mitchell has provided their support?</p> <p>16 MR. WALTHER: Yes.</p> <p>17 CHAIRWOMAN BUTLER: Thank you.</p> <p>18 MR. WALTHER: I have a letter of support on 19 file, yes.</p> <p>20 CHAIRWOMAN BUTLER: Commissioners, do you 21 have any questions for London Walther regarding 22 this request by the Department of Planning and 23 Development?</p> <p>24 COMMISSIONER CURTIS: Madam Chairman.</p>

<p style="text-align: right;">Page 10</p> <p>1 CHAIRWOMAN BUTLER: Yes, Commissioner Curtis.</p> <p>2 COMMISSIONER CURTIS: Thank you.</p> <p>3 So you've shown the parcels in the</p> <p>4 way that you plan to break these out.</p> <p>5 CHAIRWOMAN BUTLER: Excuse me. Commissioner</p> <p>6 Curtis, could you speak into the mic? Turn it on.</p> <p>7 Thanks.</p> <p>8 COMMISSIONER CURTIS: You've shown the</p> <p>9 parcels and the rehabilitation of those. I'm not</p> <p>10 sure that I understand. After this has been</p> <p>11 demolished, then will the City continue to own</p> <p>12 this? The plan is to sell these parcels? What is</p> <p>13 the use of the parcels at that point?</p> <p>14 MR. WALTHER: So the City will -- the land</p> <p>15 will be under the City's inventory. I'll go back</p> <p>16 to the slide.</p> <p>17 So what's here labeled as A, that</p> <p>18 will -- what we'll have to do, conduct a PIN</p> <p>19 division which will allow CDOT to do their roadway</p> <p>20 work. And the City will own the land that has been</p> <p>21 divided and will keep that under our inventory.</p> <p>22 The remainder of the land would then be under City</p> <p>23 inventory until it is sold to a developer for</p> <p>24 future development.</p>	<p style="text-align: right;">Page 12</p> <p>1 dangerous this intersection is. So is there -- can</p> <p>2 you provide us with, you know, an idea of what the</p> <p>3 improvements might be to make the intersection more</p> <p>4 usable for cars and pedestrians?</p> <p>5 MR. WALTHER: Well, they're -- they are</p> <p>6 planning to do some streetscape work along 79th</p> <p>7 Street in general as a part of the overall project.</p> <p>8 But they will be -- I can't speak for CDOT on their</p> <p>9 behalf. But I can imagine that there will be, you</p> <p>10 know, some, you know, general roadway right-of-way</p> <p>11 improvements along to make -- along 79th and</p> <p>12 Exchange to create a, you know, more pedestrian-</p> <p>13 friendly environment as well as, you know,</p> <p>14 increasing vehicular safety as well.</p> <p>15 CHAIRWOMAN BUTLER: London, I think the</p> <p>16 developer is in the room. Would you like to</p> <p>17 introduce the developer, and then perhaps the</p> <p>18 developer would like to make a comment on this</p> <p>19 question.</p> <p>20 MR. WALTHER: Please.</p> <p>21 CHAIRWOMAN BUTLER: Leon, you can fill it out</p> <p>22 later.</p> <p>23 MR. WALKER: Commissioners, hi. I'm Leon</p> <p>24 Walker, CEO of DL3 Realty Advisors. Is this</p>
<p style="text-align: right;">Page 11</p> <p>1 COMMISSIONER CURTIS: Okay. So these aren't</p> <p>2 actually buildings that I'm looking at here; these</p> <p>3 are vacant lots at that point?</p> <p>4 MR. WALTHER: At that point, yes, they'll be</p> <p>5 vacant, and then we'll -- yeah, the site plan will</p> <p>6 be subject to change once we get new designs for</p> <p>7 that.</p> <p>8 COMMISSIONER CURTIS: Thank you.</p> <p>9 CHAIRWOMAN BUTLER: Any other questions by</p> <p>10 members of the Commission?</p> <p>11 (No response.)</p> <p>12 I actually have a question. Is</p> <p>13 there a schematic you can show us of exactly what</p> <p>14 the CDOT improvements will be?</p> <p>15 MS. CARTER: They have not begun design work</p> <p>16 on the streetscape and street realignment. They're</p> <p>17 waiting for approval for acquisition. And then</p> <p>18 once the building is demolished, that's when they</p> <p>19 will begin design and construction.</p> <p>20 CHAIRWOMAN BUTLER: Is there anyone that can</p> <p>21 describe in general what the improvements will look</p> <p>22 like? Will the street be widened? Will there be</p> <p>23 pedestrian overpass or underpass? You know, we --</p> <p>24 as part of the presentation, we talked about how</p>	<p style="text-align: right;">Page 13</p> <p>1 working?</p> <p>2 CHAIRWOMAN BUTLER: It's not working.</p> <p>3 MR. WALKER: Turn it on maybe.</p> <p>4 Good afternoon. My name is Leon</p> <p>5 Walker, and I'm the CEO of DL3 Realty Advisors.</p> <p>6 And I want to thank the Commissioners for this</p> <p>7 consideration today. I want to thank Alderman</p> <p>8 Mitchell for his leadership on really thinking</p> <p>9 wholistically about this block which goes from the</p> <p>10 Metra station to Escanaba. This takes that kind of</p> <p>11 leadership to result in the change we all want to</p> <p>12 see here.</p> <p>13 I want to thank the department for</p> <p>14 lifting this up. This was a holdover from a</p> <p>15 previous iteration of designs and drawings. But I</p> <p>16 can attest to the true safety hazard.</p> <p>17 How many of you guys have seen the</p> <p>18 Barbershop movie? If you have -- I see some hands</p> <p>19 going up. If you have seen the Barbershop movie,</p> <p>20 the central point on that movie was a car running</p> <p>21 into this building. All right? That is what is</p> <p>22 going on on a regular basis here, not only to that</p> <p>23 building, but the building to the south, which is</p> <p>24 labeled as the B building here. That is the</p>

<p style="text-align: right;">Page 14</p> <p>1 building we are presently under construction on. 2 That was just approved and closed as of the end of 3 last year for Thrive Exchange South. This is part 4 of a wholistic plan to revitalize this block and 5 this neighborhood. 6 I can tell you that the other L- 7 shaped building there on -- to the west of B is a 8 strip center that has been a notorious, deleterious 9 use. You may recall a few years ago 70-something 10 shots rang out and seven people were put in the 11 hospital, many of them, you know, not coming out. 12 So this a -- not only a dangerous 13 intersection for vehicular traffic and for 14 pedestrians, but also is a place that needs 15 investment to turn it around. And we started that 16 process. We do not want to just build the B 17 building in its -- on an island by itself. 18 It's a big investment not only by 19 us, but by the City of Chicago in that property, 20 which is going to bring 43 units of housing to a 21 neighborhood that's sitting just west of the 22 excitement that we all share about PsiQuantum and 23 Advocate and all these other investments on the USX 24 site.</p>	<p style="text-align: right;">Page 16</p> <p>1 can begin discussions with the property owner about 2 the sale of the land to the City. That'll be 3 dependent on, you know, how quickly that moves. I 4 anticipate that we can -- you know, if we can get 5 demolition of the building by the end of this year, 6 CDOT would begin their design process. I would 7 expect that would take about a six-month process. 8 And construction for another six months. So we're 9 looking about maybe a year and a half to two years 10 from here. 11 CHAIRWOMAN BUTLER: And CDOT will not start 12 the design work until the land sale agreement is 13 confirmed with the owner; is that correct? 14 MR. WALTHER: Yes. 15 CHAIRWOMAN BUTLER: Okay. Thank you. 16 Commissioners, are there any 17 additional questions? 18 (No response.) 19 Thank you. 20 No written statements from the 21 public were submitted on this matter. 22 If there are no further questions 23 from the Commission, I would now like to invite 24 members of the public who are in attendance and</p>
<p style="text-align: right;">Page 15</p> <p>1 But where are those folks going to 2 live? There's nowhere in 7 or 10 presently where 3 anyone that's going to work at PsiQuantum or at 4 Advocate would choose presently to live. There's 5 no -- there hasn't been new housing produced in 6 this neighborhood in 75 years. 7 So this is the beginning really of 8 the investment that's needed to transform this 9 block, create a wonderful node for families, 10 working families to live at, for us to transform 11 not only -- and bring some smart, well-designed 12 apartments, but also homes, and, you know, home 13 ownership. 14 So it's part of a plan. And I think 15 this next step is incredibly important, and I urge 16 your consideration and approval today. Thank you. 17 CHAIRWOMAN BUTLER: Thank you, Mr. Walker. 18 London, a follow-up question for 19 you. Do you have an idea of the timeline once this 20 is fully approved, this land acquisition, at what 21 point -- can you describe a bit what kind of the 22 milestones are in terms of CDOT's design work and 23 when the actual work would begin on the intersection? 24 MR. WALTHER: So once this is approved, we</p>	<p style="text-align: right;">Page 17</p> <p>1 interested to speak on this item. 2 Do we have anyone that has signed up 3 to speak? 4 (No response.) 5 Each speaker will be limited to 6 three minutes and asked to keep any statements 7 relevant to the request before us. But we don't 8 have any members of the public who have signed up 9 to speak. So I will now call this item to a vote. 10 If there are no further questions or 11 comments regarding the matter before us, I will 12 call this item to a vote. 13 The resolution before us, the 14 Department of Planning and Development is seeking 15 authority to acquire the property located at 7850 16 through 7872 South Exchange Avenue in the Avalon 17 Park/South Shore Redevelopment Project Area. 18 If there are no objections, I move 19 passage of this item by the same roll call vote 20 previously used to establish quorum. 21 I'd first like to ask are there any 22 abstentions on this item? 23 COMMISSIONER GRIGGS: Here. 24 CHAIRWOMAN BUTLER: Okay. Let the record</p>

<p style="text-align: right;">Page 18</p> <p>1 note that Commissioner Griggs has abstained from 2 this item. 3 Are there any objections? 4 (No response.) 5 Hearing no objections and one 6 abstention, the motion is approved. 7 MR. WALTHER: Thank you. 8 CHAIRWOMAN BUTLER: Commissioners, for the 9 next item of new business on today's agenda, the 10 Department of Planning and Development is seeking 11 the adoption of amendments to the bylaws of the 12 Community Development Commission. 13 Bailey Mitchell will provide a brief 14 description of this request on behalf of the 15 Department of Planning and Development. 16 MR. MITCHELL: Thanks, Chair Butler, good 17 afternoon, and Commissioners. 18 For the record, my name is Bailey 19 Mitchell, economic development coordinator in the 20 Department of Planning and Development. 21 I'm here today to present the 22 proposed revisions to the CDC bylaws that were 23 previously distributed to the Commission on 24 December 27th. I also provided you a paper copy</p>	<p style="text-align: right;">Page 20</p> <p>1 of the body and the procedures surrounding those 2 roles. We believe this is a critical step to 3 ensure that the public can easily understand the 4 larger good governance changes which are necessary, 5 but can be hard to understand for someone that 6 isn't familiar with the City's processes. 7 If approved today, DPD intends to 8 make both the amended bylaws document and the 9 program guide publicly available on the CDC web 10 page. We also, again, have more copies of those 11 documents for the public if anyone would wish to 12 have those today. 13 We would request your favorable 14 consideration of this matter and are available to 15 answer any questions that the Commissioners may 16 have. 17 CHAIRWOMAN BUTLER: Thank you, Bailey. 18 Before I ask the Commissioners if 19 they have any questions, I'd like to acknowledge, 20 let the record reflect that Commissioner Gomez is 21 here and participated in the vote on the first item 22 on the agenda. 23 Commissioners, do you have any 24 questions for Bailey Mitchell regarding this</p>
<p style="text-align: right;">Page 19</p> <p>1 today. 2 As part of the Cut the Tape 3 Initiative, DPD has spent the past year reviewing 4 several internal procedures and policies. 5 Throughout this process, we identified a need to 6 amend the CDC bylaws to clarify the role of the 7 Commission and the procedures and ensure that 8 they're consistent with the Tax Increment 9 Allocation Redevelopment Act, or known as the TIF 10 Act, as well as the Municipal Code and the Open 11 Meetings Act. 12 The substantive changes to the 13 bylaws were minimal as they were all made to 14 clarify -- or, sorry, for clarity and consistency 15 with the governing legislation of the Commission. 16 To mention a few standout changes, the proposed 17 amendments include procedures for remote 18 participation of Commissioners, procedures for 19 creating and posting meeting agendas, and 20 procedures for public participation. 21 In addition to the revised bylaws, 22 DPD has also created a separate CDC procedures 23 guide to provide both Commissioners as well as the 24 public with a plainer language overview of the role</p>	<p style="text-align: right;">Page 21</p> <p>1 request by the Department of Planning and 2 Development? 3 Commissioner Johnson. 4 MR. MITCHELL: Make sure your mic's on. 5 COMMISSIONER JOHNSON: Good afternoon. More 6 of a comment than a question. I'll just say having 7 spent the time that I spent in DPD, it was 8 refreshing to read through the procedures manual. 9 It was something that was long, long overdue. And 10 one of the criticisms that we always used to get in 11 the department is that people just can't understand 12 what TIF is, how it works, and all the procedures 13 surrounding it. 14 So putting this into plain speak, I 15 think, like I said, is long overdue, and kudos to 16 the department for taking the time to do that. 17 CHAIRWOMAN BUTLER: Thank you, Commissioner 18 Johnson. 19 Any other comments or questions? 20 Vice Chair Thomas. 21 COMMISSIONER THOMAS: Thank you. In bylaw 22 section 9, remote participation, when we have a 23 quorum and the members vote to allow a member to 24 participate remotely, is that full participation</p>

<p style="text-align: right;">Page 22</p> <p>1 voting and -- or full participation?</p> <p>2 MR. MITCHELL: Yeah. For the record, Bailey</p> <p>3 Mitchell, again, DPD.</p> <p>4 So that would -- it is full</p> <p>5 participation. It's just required to have a quorum</p> <p>6 in person before we can allow that.</p> <p>7 COMMISSIONER THOMAS: I understand.</p> <p>8 MR. MITCHELL: It's the same as City Council.</p> <p>9 CHAIRWOMAN BUTLER: Full participation after</p> <p>10 there's a quorum?</p> <p>11 MR. MITCHELL: Correct.</p> <p>12 COMMISSIONER THOMAS: Okay. Thank you.</p> <p>13 CHAIRWOMAN BUTLER: All right.</p> <p>14 Commissioners, don't everyone go remote yet.</p> <p>15 MR. MITCHELL: We still need a quorum.</p> <p>16 CHAIRWOMAN BUTLER: We still want you</p> <p>17 present.</p> <p>18 All right. Any additional questions</p> <p>19 or comments from members of the Commission?</p> <p>20 (No response.)</p> <p>21 Thank you.</p> <p>22 No written statements from the</p> <p>23 public were submitted on this matter. If there are</p> <p>24 no further questions or comments from members of</p>	<p style="text-align: right;">Page 24</p> <p>(No response.)</p> <p>Hearing none, we are adjourned.</p> <p>(The proceedings adjourned at</p> <p>2:23 p.m.)</p>
<p style="text-align: right;">Page 23</p> <p>1 the Commission, I would now like to invite members</p> <p>2 of the public who are in attendance and interested</p> <p>3 to speak on this item, but I don't see any members</p> <p>4 of the public present in the room with us.</p> <p>5 So I will now call this item to a</p> <p>6 vote.</p> <p>7 The resolution before us, the</p> <p>8 Department of Planning and Development is seeking</p> <p>9 approval of the adoption of amendments to the</p> <p>10 bylaws of the Community Development Commission.</p> <p>11 If there are no objections, I move</p> <p>12 passage of this item by the same roll call vote</p> <p>13 previously used to establish quorum.</p> <p>14 Are there any abstentions?</p> <p>15 (No response.)</p> <p>16 There are no abstentions.</p> <p>17 And hearing no objections, the</p> <p>18 motion is approved.</p> <p>19 Commissioners, that was our last</p> <p>20 item on today's agenda. If there are no further</p> <p>21 questions or comments, I move to adjourn the</p> <p>22 January 14, 2025 meeting of the Community</p> <p>23 Development Commission by the same roll call vote</p> <p>24 previously used to establish quorum.</p>	<p style="text-align: right;">Page 25</p> <p>1</p> <p>2</p> <p style="text-align: center;">REPORTER'S CERTIFICATE</p> <p>3</p> <p>4 I, Nick D. Bowen, do hereby certify that</p> <p>5 I reported in shorthand the proceedings of said</p> <p>6 hearing as appears from my stenographic notes so</p> <p>7 taken and transcribed under my direction.</p> <p>8</p> <p>9 IN WITNESS WHEREOF, I have hereunto set my</p> <p>10 hand and affixed my seal of office at Chicago,</p> <p>11 Illinois, this 28th day of January 2025.</p> <p>12</p> <p>13</p> <p style="text-align: center;">  Illinois CSR No. 084-001661 </p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>

MEETING, 01/14/2025

<hr/>	7th 6:1	amended 20:8
<hr/> \$ <hr/>	<hr/> 9 <hr/>	amendments 18:11 19:17 23:9
\$1.36 5:17		anticipate 16:4
<hr/> 0 <hr/>	9 21:22	anticipated 5:16,20
0.76 8:6	9th 2:10	apartments 15:12
<hr/> 1 <hr/>	<hr/> A <hr/>	Applause 3:23
10 15:2	abstained 18:1	appraised 7:24
12 4:2	abstention 18:6	approval 4:1 11:17 15:16 23:9
12,000 6:20	abstentions 17:22 23:14,16	approved 4:11 14:2 15:20,24 18:6 20:7 23:18
14 23:22	acknowledge 20:19	approximately 7:23
14th 2:2,13	acquire 4:15 6:5 8:8,11,13 9:4 17:15	Area 4:17 17:17
1582 5:7 8:12	acquired 5:12	attendance 16:24 23:2
<hr/> 2 <hr/>	Acquiring 8:14	attest 13:16
201-A 2:7	acquisition 5:3,10,18 6:2 7:21,22 8:4,10 11:17 15:20	authority 4:14 5:3,10 8:11 9:4 17:15
2024 4:2	acreage 8:5	Avalon 4:16 5:23 9:6 17:16
2025 2:2,10,13 23:22	acres 8:6	Avenue 4:16 5:4,15,23 6:10,13 7:11 8:17,20 17:16
27th 18:24	Act 19:9,10,11	<hr/> B <hr/>
2:23 24:4	actual 15:23	back 10:15
<hr/> 3 <hr/>	addition 19:21	Bailey 18:13,18 20:17,24 22:2
300,000 8:1	additional 16:17 22:18	Barbershop 13:18,19
34,000 6:18	adjourn 23:21	basis 13:22
<hr/> 4 <hr/>	adjourned 24:2,3	Beach 6:7
43 14:20	adoption 18:11 23:9	begin 7:7,10 8:20 11:19 15:23 16:1,6
<hr/> 7 <hr/>	Advisors 12:24 13:5	beginning 15:7
7 15:2	Advocate 14:23 15:4	begun 11:15
70-something 14:9	aerial 6:4	behalf 4:19 12:9 18:14
700,000 7:23	affordable 5:8	big 14:18
75 15:6	afternoon 2:1 4:21 13:4 18:17 21:5	bit 15:21
7850 4:15 5:3 17:15	agenda 2:9 3:24 4:13 18:9 20:22 23:20	block 13:9 14:4 15:9
7872 4:15 5:3 17:16	agendas 19:19	boarded 7:1
79th 5:23 6:6,11,14 12:6,11	agreement 16:12	Boatright 2:24 3:1
	Alderman 5:24 6:1 9:10,15 13:7	body 20:1
	Allocation 19:9	break 10:4
	amend 19:6	bring 14:20 15:11

MEETING, 01/14/2025

bringing 8:24**Buford** 3:2**build** 14:16**building** 5:18 6:21 7:5,6,18,19
8:22 11:18 13:21,23,24 14:1,7,17
16:5**buildings** 5:9,13 6:20,21,24 7:4
11:2**business** 4:13 18:9**Butler** 2:1,4,21,23 3:2,6,8,12,14
4:22 9:9,17,20 10:1,5 11:9,20
12:15,21 13:2 15:17 16:11,15
17:24 18:8,16 20:17 21:17 22:9,13,
16**bylaw** 21:21**bylaws** 18:11,22 19:6,13,21 20:8
23:10

C

call 2:12,14,17 4:5 17:9,12,19 23:5,
12,23**called** 2:15**car** 13:20**cars** 12:4**CARTER** 11:15**CDC** 2:5,10 3:21 9:8 18:22 19:6,22
20:9**CDOT** 5:14 7:10 8:14,16,18 10:19
11:14 12:8 16:6,11**CDOT's** 15:22**center** 14:8**central** 13:20**CEO** 12:24 13:5**Chair** 2:19 18:16 21:20**Chairman** 9:24**Chairwoman** 2:1,5,21,23 3:2,6,8,
12,14 4:22 9:9,17,20 10:1,5 11:9,
20 12:15,21 13:2 15:17 16:11,15
17:24 18:8 20:17 21:17 22:9,13,16**Chan** 2:21,22**change** 7:10 11:6 13:11**Chicago** 2:3 14:19**choose** 15:4**City** 2:7,11 5:13 8:12 10:11,14,20,
22 14:19 16:2 22:8**City's** 10:15 20:6**clarify** 19:6,14**clarity** 19:14**close-up** 6:17**closed** 14:2**Code** 19:10**comment** 12:18 21:6**comments** 17:11 21:19 22:19,24
23:21**commercial** 6:7,21**Commission** 2:3,14 4:22 9:3
11:10 16:23 18:12,23 19:7,15
22:19 23:1,10,23**Commissioner** 2:20,22,23 3:1,2,
4,5,6,7,8,10,11,12,13,14,16,20
9:24 10:1,2,5,8 11:1,8 17:23 18:1
20:20 21:3,5,17,21 22:7,12**Commissioners** 2:15 3:18 4:2,12
9:20 12:23 13:6 16:16 18:8,17
19:18,23 20:15,18,23 22:14 23:19**community** 2:3,13 9:1 18:12
23:10,22**complete** 5:14 8:15**completely** 7:21**completion** 8:12**concludes** 9:7**conditions** 6:23**conduct** 10:18**confirmed** 8:18 16:13**consideration** 13:7 15:16 20:14**consistency** 19:14**consistent** 19:8**construction** 7:7 8:21 11:19 14:1
16:8**contingencies** 5:19 8:3**continue** 10:11**coordinator** 18:19**copies** 20:10**copy** 18:24**corner** 5:22**correct** 16:13 22:11**corrections** 4:4,7,10**corridor** 6:7**cost** 5:16,18 7:22,23,24 8:1**Council** 22:8**create** 12:12 15:9**created** 19:22**creating** 19:19**critical** 20:2**criticisms** 21:10**current** 6:23**Curtis** 3:4,5 9:24 10:1,2,6,8 11:1,8**Cut** 19:2

D

dangerous 6:15 8:16 12:1 14:12**Davis** 3:6,7**December** 18:24**deleterious** 14:8**demolish** 5:13 8:13**demolished** 10:11 11:18**demolition** 5:19,20 7:21,24 8:22
16:5**department** 2:8 4:13,20,24 8:7,9
9:2,22 13:13 17:14 18:10,15,20
21:1,11,16 23:8**dependent** 16:3**describe** 11:21 15:21**description** 4:19 18:14**design** 7:10 8:21 11:15,19 15:22
16:6,12**designs** 11:6 13:15**Details** 8:4**developed** 7:14 8:23**developer** 10:23 12:16,17,18**development** 2:3,8,14 4:14,20
5:1,7,8,12 7:3,16 8:8,10,12,24 9:3,
23 10:24 17:14 18:10,12,15,19,20
21:2 23:8,10,23

MEETING, 01/14/2025

discussions 16:1	folks 15:1	
distributed 18:23	follow-up 15:18	
District 5:24	foot 6:20	
divided 10:21	friendly 12:13	
division 10:19	full 21:24 22:1,4,9	
DL3 12:24 13:5	fully 15:20	
document 20:8	funded 7:22	
documents 20:11	funding 8:19	
DPD 2:23 19:3,22 20:7 21:7 22:3	future 7:14 10:24	
drawings 13:15		
due 7:6		
E	G	I
earlier 8:9	general 7:2 11:21 12:7,10	idea 12:2 15:19
easily 20:3	Gomez 3:8 20:20	identified 9:5 19:5
east 6:8	good 2:1 4:21 13:4 18:16 20:4 21:5	II 8:23
economic 18:19	governance 20:4	imagine 12:9
end 14:2 16:5	governing 19:15	important 15:15
ensure 19:7 20:3	grant 9:3	improvements 11:14,21 12:3,11
entire 7:3	Griggs 3:10,11 17:23 18:1	include 7:17 19:17
environment 12:13	guide 19:23 20:9	includes 5:8,18 7:4
environmental 5:19 8:2	guys 13:17	increase 8:17
Escanaba 13:10	Gwendolyn 2:4	increasing 12:14
establish 2:17 4:6 17:20 23:13,24		incredibly 15:15
Exchange 4:16 5:4,15,23 6:9,13 7:11 8:17,20 12:12 14:3 17:16		Increment 19:8
excitement 14:22		Initiative 19:3
Excuse 10:5		intends 20:7
existing 5:13 6:24 8:13		intention 8:16
expect 16:7		interest 6:5
		interested 17:1 23:2
		internal 19:4
		intersection 6:16 8:16 12:1,3 14:13 15:23
		introduce 12:17
		inventory 10:15,21,23
		investment 14:15,18 15:8
		investments 14:23
		invite 16:23 23:1
		island 14:17
		item 3:24 4:5,12 17:1,9,12,19,22 18:2,9 20:21 23:3,5,12,20
		items 2:18
		iteration 13:15
		J
familiar 20:6	half 5:12 16:9	January 2:2,10,13 23:22
families 15:9,10	Hall 2:7,11	Johnson 3:12,13,21 21:3,5,18
favorable 20:13	hands 13:18	joining 3:22
feet 6:19	hard 6:12 20:5	
file 9:19	Hatten 2:4	
fill 12:21	hazard 13:16	
	hearing 4:10 18:5 23:17 24:2	
	held 2:6 4:2	
	holdover 13:14	
	home 15:12	
	homes 15:12	
	hospital 14:11	
	housing 5:9 14:20 15:5	

MEETING, 01/14/2025

<hr/> K <hr/>	Meetings 19:11 member 21:23	November 4:2
kind 13:10 15:21 kudos 21:15	members 4:22 11:10 16:24 17:8 21:23 22:19,24 23:1,3 mention 19:16	<hr/> O <hr/>
<hr/> L <hr/>	mentioned 5:2	objections 4:8,11 17:18 18:3,5 23:11,17
L- 14:6	Metra 6:6,11 7:19 13:10	office 9:11
labeled 7:13,18,19 10:17 13:24	mic 10:6	Open 19:10
land 5:3,18 6:19,22 7:13,18,22 8:6, 8,14,23 10:14,20,22 15:20 16:2,12	mic's 21:4	opportunity 4:3
land's 7:24	milestones 15:22	order 2:12
language 19:24	million 5:17	overdue 21:9,15
larger 20:4	Milsap 3:14	overpass 11:23
leadership 13:8,11	minimal 19:13	overview 19:24
legislation 19:15	minutes 4:1,3 17:6	owned 5:10
Leon 12:21,23 13:4	Mitchell 6:1 9:10,15 13:8 18:13,16, 19 20:24 21:4 22:2,3,8,11,15	owner 8:6 16:1,13
letter 6:3 9:18	mixed-use 6:20	ownership 15:13
lifting 13:14	months 16:8	<hr/> P <hr/>
limited 17:5	motion 4:11 18:6 23:18	p.m. 24:4
live 15:2,4,10	move 4:4 17:18 23:11,21	paper 18:24
located 4:15 5:11,22 9:5 17:15	moves 16:3	parcels 5:11,14 6:18 7:12 8:4,11, 13 10:3,9,12,13
London 4:18,23 9:9,14,21 12:15 15:18	movie 13:18,19,20	Park 5:23
long 21:9,15	multiphase 5:7	Park/south 4:16 9:6 17:17
lots 11:3	multiuse 5:9	parking 7:19
<hr/> M <hr/>	Municipal 19:10	part 5:6 7:16 8:11,23 11:24 12:7 14:3 15:14 19:2
Madam 9:24	<hr/> N <hr/>	participate 21:24
made 19:13	nearby 6:5	participated 20:21
maintenance 5:20 8:2	needed 15:8	participation 19:18,20 21:22,24 22:1,5,9
make 6:12 9:12 12:3,11,18 20:8 21:4	neighborhood 14:5,21 15:6	passage 4:4 17:19 23:12
manual 21:8	node 15:9	past 19:3
map 6:9	north 6:13 7:4	pedestrian 8:18 11:23
marked 7:6	northern 5:11	pedestrian- 12:12
matter 16:21 17:11 20:14 22:23	northwest 6:10	pedestrians 6:16 12:4 14:14
Mckibben 2:21,22	note 2:16 6:9 7:9 18:1	people 14:10 21:11
meeting 2:2,6,9,13 3:21 4:2 19:19 23:22	notified 8:7	person 22:6
	notorious 14:8	phase 8:23
	notoriously 8:15	physically 2:11

MEETING, 01/14/2025

PIN 10:18	public 16:21,24 17:8 19:20,24 20:3,11 22:23 23:2,4	requests 4:1
place 14:14	publicly 20:9	required 22:5
plain 21:14	put 14:10	resolution 17:13 23:7
plainer 19:24	putting 21:14	respond 2:16
plan 7:2,9 9:6 10:4,12 11:5 14:4 15:14	<hr/> Q <hr/>	response 3:3,9,15,17 4:9 9:13 11:11 16:18 17:4 18:4 22:20 23:15 24:1
planned 5:7,12 7:3,16 8:12,24	quarter 7:7	rest 6:13
planning 2:8 4:14,20,24 8:7,10 9:2,22 12:6 17:14 18:10,15,20 21:1 23:8	question 11:12 12:19 15:18 21:6	result 13:11
plans 5:13	questions 9:8,21 11:9 16:17,22 17:10 20:15,19,24 21:19 22:18,24 23:21	review 4:3
point 10:13 11:3,4 13:20 15:21	quickly 16:3	reviewing 19:3
Points 6:5	quorum 3:19 4:6 17:20 21:23 22:5, 10,15 23:13,24	revised 19:21
policies 19:4	<hr/> R <hr/>	revisions 18:22
posted 2:10	Rainbow 6:7	revitalize 14:4
posting 19:19	rang 14:10	right-of-way 12:10
present 2:16,20,22 3:1,5,7,11,13 9:11 18:21 22:17 23:4	read 21:8	Ringer 7:18
presentation 9:7 11:24	realign 8:17	roadway 5:15 10:19 12:10
presently 14:1 15:2,4	realignment 7:11 8:20 11:16	roadwork 8:15
previous 4:1 9:5 13:15	Realty 12:24 13:5	role 19:6,24
previously 4:5 17:20 18:23 23:13, 24	recall 14:9	roles 20:2
privately 5:10	reconfigured 7:12	roll 2:14,17 4:5 17:19 23:12,23
problematic 6:15	record 4:23 17:24 18:18 20:20 22:2	room 2:7 12:16 23:4
procedures 19:4,7,17,18,20,22 20:1 21:8,12	redevelopment 4:17 9:6 17:17 19:9	roughly 5:17
proceedings 24:3	reflect 20:20	running 13:20
process 14:16 16:6,7 19:5	refreshing 21:8	runs 6:10,13
processes 20:6	regular 2:2 13:22	<hr/> S <hr/>
produced 15:5	rehabilitation 7:17 10:9	safety 8:18 12:14 13:16
program 20:9	relevant 17:7	sale 16:2,12
project 4:17 5:5,6,8,22 7:17 12:7 17:17	remainder 6:22 7:13 8:1,22 10:22	scheduled 7:5
projects 7:15	remote 19:17 21:22 22:14	schematic 11:13
property 4:15 9:4,5 14:19 16:1 17:15	remotely 21:24	Secretary 2:21
proposed 5:6 18:22 19:16	request 4:19 8:8 9:22 17:7 18:14 20:13 21:1	section 21:22
provide 4:18 12:2 18:13 19:23	requesting 9:3	seeking 4:14 5:2,9 8:10 17:14 18:10 23:8
provided 6:2 9:15 18:24		sell 10:12
Psiquantum 14:22 15:3		separate 8:19 19:22
		served 5:24
		shaped 14:7

MEETING, 01/14/2025

share 14:22	structures 8:14	
Shore 4:17 5:24 9:6 17:17	studies 5:19 8:2	<hr/> U <hr/>
shots 14:10	subarea 5:11	underpass 11:23
show 11:13	subject 11:6	understand 10:10 20:3,5 21:11 22:7
shown 10:3,8	submitted 16:21 22:23	unimproved 6:22
signed 17:2,8	subsequent 2:18	units 14:20
single-story 6:21	substantive 19:12	urge 15:15
site 6:17,18,19,24 7:2,9 11:5 14:24	support 6:3 9:15,18	usable 12:4
sites 6:4	supportive 6:2	USX 14:23
sitting 14:21	surrounding 9:1 20:1 21:13	<hr/> V <hr/>
six-month 16:7	swap 7:18	
slide 8:5 10:16	<hr/> T <hr/>	vacant 6:20,22 7:1 11:3,5
slides 5:16 9:5	takes 13:10	vehicles 6:15
smart 15:11	taking 21:16	vehicular 8:17 12:14 14:13
sold 10:23	talked 11:24	vibrancy 8:24
source 8:19	Tape 19:2	Vice 2:19 21:20
sources 7:20	Tax 19:8	vote 2:16 4:5 17:9,12,19 20:21 21:23 23:6,12,23
south 4:16 5:3,24 6:13,14 7:4,5,6, 19 13:23 14:3 17:16	terms 15:22	voting 22:1
southeast 6:10	Terrence 3:21	<hr/> W <hr/>
speak 10:6 12:8 17:1,3,9 21:14 23:3	That'll 16:2	
speaker 17:5	thinking 13:8	waiting 11:17
spent 19:3 21:7	Thomas 2:19,20 21:20,21 22:7,12	Walker 12:23,24 13:3,5 15:17
square 6:19,20	Thrive 5:4 14:3	Walther 4:18,21,24 9:16,18,21 10:14 11:4 12:5,20 15:24 16:14 18:7
staff 9:8	TIF 5:24 7:22 19:9 21:12	Ward 6:1
standout 19:16	time 21:7,16	web 20:9
start 16:11	timeline 15:19	website 2:10
started 14:15	today 5:2 13:7 15:16 18:21 19:1 20:7,12	well-designed 15:11
stated 8:9	today's 2:6,9 4:13 18:9 23:20	west 14:7,21
statement 9:12	total 6:18 8:5	wholistic 14:4
statements 16:20 17:6 22:22	tracks 6:11	wholistically 13:9
station 6:6 13:10	traffic 14:13	widened 11:22
step 15:15 20:2	transform 15:8,10	wonderful 15:9
streamed 2:7	traverse 7:12	work 5:15,17,20 7:10,21,24 10:20 11:15 12:6 15:3,22,23 16:12
street 6:6,7,12,14 7:11 8:21 11:16, 22 12:7	true 13:16	working 13:1,2 15:10
streetscape 11:16 12:6	turn 6:12 10:6 13:3 14:15	
strip 14:8		

MEETING, 01/14/2025

works 21:12

written 16:20 22:22

Y

year 5:21 7:8 14:3 16:5,9 19:3

years 14:9 15:6 16:9

Z

Zayas 3:16