COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, IL in Room 1103
Regular Meeting, 1:00 PM
February 11, 2025

MEETING MINUTES

I. ROLL CALL

The Community Development Commission (CDC) Chairperson Hatten-Butler called the meeting to order at 1:00 p.m. and then undertook a call of the roll to establish the presence of a quorum.

Present (8)
Gwendolyn Hatten-Butler, Chair
Latasha Thomas, Vice Chair
Ciere Boatright, DPD Commissioner
Leslie Davis
Jacqueline Gomez
Terrance Johnson
Ronald Milsap
John Zayas

Absent (3)
Grace Chan-McKibben, Secretary
Dwight Curtis
Cornelius Griggs

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 JANUARY 14, 2025 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, Boatright, Davis, Gomez, Johnson, Milsap, Zayas
No: None
Abstain: None

III. NEW BUSINESS

A. LASALLE/CENTRAL REDEVELOPMENT PROJECT AREA (WARD 34)

Request for the Commission to grant authority to the Department of Planning and Development to negotiate a redevelopment agreement with 548 Development, LLC for the redevelopment of the property located at 8840-8854 S. Commercial Avenue in the Commercial Avenue Redevelopment Project Area, and for the Commission to grant authority for the Department of Planning and Development to negotiate a land sale agreement with 548 Development, LLC for the disposition of the property located at 8840-8854 S. Commercial Avenue within the Commercial Avenue Redevelopment Project Area, and for the Commission to recommend to the City Council the designation of 548 Development, LLC as Developer.

Erika Sellke

25-CDC-02

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, Boatright, Davis, Gomez, Johnson, Milsap, Zayas

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 1:21 p.m.

MEETING

OF THE

COMMUNITY DEVELOPMENT COMMISSION

City Hall - Council Chambers
121 North LaSalle Street
Chicago, Illinois

Tuesday, February 11, 2025
1:00 o'clock p.m.

PRESENT:

GWENDOLYN HATTEN BUTLER, CHAIRWOMAN
LATASHA THOMAS, VICE CHAIR
CIERE BOATRIGHT
LESLIE DAVIS
JACQUELINE GOMEZ
TERRENCE JOHNSON
RONALD MILSAP

Reported by: Nick D. Bowen

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CHAIRPERSON BUTLER: Good afternoon, and welcome to the February 11, 2025 regular meeting of the Community Development Commission of Chicago.

I am Gwendolyn Hatten Butler, Chairwoman of the CDC.

Today's meeting is being held at City Hall, Council Chambers, and is also being streamed by the Department of Planning and Development.

The agenda for today's meeting was posted on February 6, 2025 both on the CDC website and physically at City Hall.

I will now call to order the February 11, 2025 meeting of the Community Development Commission with a call of the roll.

Commissioners, when your name is called, please respond by saying "present." Please note this vote will be used to establish the roll call for subsequent items.

Vice Chair Latasha Thomas.

COMMISSIONER THOMAS: Present.

CHAIRPERSON BUTLER: Secretary Grace Chan McKibben.

(No response.)

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DPD Commissioner Ciere Boatright.

(No response.)

Commissioner Robert Buford.

(No response.)

Commissioner Dwight Curtis.

(No response.)

Commissioner Leslie Davis.

COMMISSIONER DAVIS: Present.

CHAIRPERSON BUTLER: Commissioner Jacqueline Gomez.

COMMISSIONER GOMEZ: Present.

CHAIRPERSON BUTLER: Commissioner Cornelius Griggs.

(No response.)

Commissioner Terrence Johnson.

COMMISSIONER JOHNSON: Present.

CHAIRPERSON BUTLER: Commissioner Ronald Milsap.

COMMISSIONER MILSAP: Present.

CHAIRPERSON BUTLER: Commissioner John Zayas.

COMMISSIONER ZAYAS: Present.

CHAIRPERSON BUTLER: Commissioners, thank you. We have a quorum.

The first item on our agenda

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requests approval of the minutes from our previous meeting held on January 14, 2025. The Commissioners have had an opportunity to review the minutes. And if there are no corrections, I move passage of this item by the same roll call vote previously used to establish quorum.

Are there any corrections or objections?

(No response.)

Hearing no corrections or objections, the motion is approved.

And let the record show that DPD Commissioner Boatright has joined us.

Commissioners, for the first and only item of new business on today's agenda, the Department of Planning and Development is requesting the Commission to grant authority to the Department of Planning and Development to negotiate a redevelopment agreement with 548 Development, LLC for the redevelopment of the property located at 8840 through 8854 South Commercial Avenue in the Commercial Avenue Redevelopment Project Area, and for the Commission to grant authority for the Department of Planning and Development to negotiate

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a land sale agreement with 548 Development, LLC for the disposition of the property located at 8840 through 8854 South Commercial Avenue within the Commercial Avenue Redevelopment Project Area, and for the Commission to recommend to the City Council the designation of 548 Development, LLC as developer.

Erica Sellke will provide a brief description of this request on behalf of the Department of Planning and Development.

MS. SELLKE: Yes. Thank you. Good afternoon. My name is Erica Sellke. I'm the lead planner for the Far South Region with the Department of Planning and Development.

As mentioned, the project's located at 8840-8854 South Commercial Avenue. This is in the Commercial Avenue TIF District in the 10th Ward, Alderman Chico's ward, in the South Chicago community area.

This is a context map. The site is located -- is outlined in red on the map there to the corner of Commercial Avenue and 89th Street. You can see the Chicago Skyway just to the west. And to the east you can see a portion of the

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1 PsiQuantum site where the new PsiQuantum facility
2 will be developed. There are also two Metra
3 stations that serve the site just east.
4 You may remember, it's been quite a
5 while, in 2020 this project came before the CDC to
6 request authority to acquire the property -- to
7 acquire this property and then also to request
8 authority to advertise and issue an RFP for the
9 site. So we did issue that RFP. We did acquire
10 the properties. And after an evaluation process,
11 548 Development was selected. And this evaluation
12 process did include quite a bit of community
13 engagement and involvement.
14 This is closer look at the site
15 looking towards the west. You can see Commercial
16 Avenue and 89th Street. This is a close-up image
17 of the site. There are existing buildings. There
18 is a building at 8854, which is the one-story white
19 building that is currently owned by the developer.
20 Then there is a vacant lot that's owned by the
21 developer. Then there's a second vacant lot right
22 next to it -- they're both 25 feet wide -- which is
23 owned by the City. And then the City owns the two
24 buildings at the northern end of the site; a

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1 two-story building and a three-story building.
2 These are some exterior shots of the
3 buildings. Unfortunately, the three-story building
4 we were hoping to retain and reuse; but having the
5 developer and contractor and everyone go through
6 the property, they just found issues that couldn't
7 be easily repaired and would essentially call for
8 rebuilding the entire building from the ground up
9 instead of rehabbing it.
10 So the project overview. The
11 project is called Galleria 89, and it's a new
12 construction, mixed-use project, which will provide
13 57 units of affordable housing from between 30
14 percent and 60 percent of the AMI, and about 3,000
15 square feet of ground floor commercial space.
16 There will also be a public plaza on the site -- on
17 the northern end of the site as well.
18 The funding request is approximately
19 $18.3 million in TIF, and the total project cost is
20 a bit over $46 million. It is anticipated that if
21 the appropriate approvals are granted, they could
22 begin construction this summer.
23 This is a site plan of the proposal.
24 The building is in the dark gray at the bottom half

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1 of the site. You could see some commercial uses in
2 there. And then if you look to the northern end of
3 the site, that is a public open space. There are
4 parking spaces off the alley to the east.
5 And I will say that the site has a
6 pretty heavy grade to it going down to the alley,
7 so you can't see the parking spaces from the
8 street.
9 This is an elevation; approximately
10 six stories of glass and masonry. This is the
11 frontage along 89th Street.
12 Project budget. So these are some
13 of the numbers here. Again, I mentioned the TIF
14 funding at 18.3. Then there is some DPD CRP funds,
15 approximately 3.4 million. They are also seeking
16 funding from IHDA, LIHTC funding 4 percent money,
17 and then also a soft fund loan from IHDA as well.
18 And I will mention that the
19 community development consultant and the founder
20 and CEO of 548 are here, so we can delve further
21 into those numbers if there are more questions.
22 So as I mentioned, the lead
23 developer is 548 Development, A.J. Patton, and
24 Farr Associates is his architect, with Berglund

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1 Construction, which is a South Chicago based
2 construction firm.
3 Public benefits. The new building
4 will include 57 affordable units. The community
5 advocated for deeper affordability. So doing 60
6 percent -- excuse me. 51 units are 60 percent AMI,
7 and 6 of the units are at 30 percent AMI.
8 The developer has a foundation that
9 does extensive workforce development, and they've
10 been actively involved with neighborhood
11 organizations setting up this workforce development
12 program to train neighborhood residents
13 particularly in terms of solar panel and other
14 green construction activities.
15 And then the project also aims to
16 acquire passive house certification.
17 So finally, the request for the
18 Commission is to grant the authority for Department
19 of Planning and Development and Department of
20 Housing to negotiate a redevelopment agreement with
21 548, to recommend to the City Council the
22 designation of 548 Development as the developer,
23 and then approve such agreements and undertakings
24 in connection with the disposition of land to a

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1 private developer to redevelop the parcels.
2 And as I mentioned, Andy Geer, the
3 community development consultant, and A.J. Patton,
4 the founder and CEO of 548 Development, are both
5 here if there are questions. Thank you.
6 CHAIRPERSON BUTLER: Thank you. Thank you,
7 Erica.
8 The Commissioners have been provided
9 a letter of support from Alderman Chico. If
10 present today, I would like to recognize Alderman
11 Chico, invite them to make a statement on the
12 project. Is the alderman here, anyone from their
13 office?
14 MS. SELLKE: I don't believe so. Not in
15 person, no.
16 CHAIRPERSON BUTLER: Thank you.
17 Commissioners, do you have any
18 questions for the department regarding this
19 request?
20 Vice Chair Thomas.
21 COMMISSIONER THOMAS: Thank you, Madam Chair.
22 Can you pull back the budget, the
23 project budget? Okay. What is the DPD funds, the
24 3.4?

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1 MS. SELLKE: So this is CRP funds which were
2 set aside in the last administration as part of the
3 INVEST South/West Initiative for multifamily
4 development. So this is sort of the end of that
5 bit of money.
6 COMMISSIONER THOMAS: INVEST South/West?
7 MS. SELLKE: Yeah.
8 COMMISSIONER THOMAS: Is that a grant?
9 MS. SELLKE: I'm not sure.
10 It's a grant, yes. Sorry. Thank
11 you.
12 COMMISSIONER THOMAS: Okay. And then the LLC
13 is a private company; it's not a not-for-profit,
14 right? Or is it not-for-profit.
15 MS. SELLKE: There's different subsidiaries,
16 but the development company is --
17 COMMISSIONER THOMAS: The LLC, that will be
18 for the TIF moneys?
19 MS. SELLKE: Right.
20 CHAIRPERSON BUTLER: I'm sorry. What was the
21 answer?
22 MS. SELLKE: Yes, it is a private company
23 that will receive the funding.
24 COMMISSIONER THOMAS: The TIF funding?

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1 MS. SELLKE: Yes.
2 COMMISSIONER THOMAS: So it is a private LLC
3 that will receive the TIF funding, correct?
4 MS. SELLKE: Yes.
5 COMMISSIONER THOMAS: Okay. Thank you, Madam
6 Chair.
7 CHAIRPERSON BUTLER: Other questions from
8 members of the Commission?
9 COMMISSIONER GOMEZ: I have a question.
10 CHAIRPERSON BUTLER: Yes, please,
11 Commissioner Gomez.
12 COMMISSIONER GOMEZ: Just to -- kind of as a
13 follow-up. So I saw there was also training being
14 conducted. Is the LLC doing -- the private company
15 doing the training or --
16 MS. SELLKE: I'd like to invite A.J. to come
17 up, if you don't mind. Or can he speak from there?
18 I don't know if the microphone's on.
19 CHAIRPERSON BUTLER: Yes, he can speak from
20 there.
21 MS. SELLKE: Okay.
22 COMMISSIONER GOMEZ: And then if you could
23 also just provide a -- you said there were various
24 subsidiaries. How is it all connected?

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1 MS. SELLKE: Yeah. Sorry.
2 MR. PATTON: Yeah, Commissioner. Good
3 afternoon. Yes. So we have multiple entities --
4 CHAIRPERSON BUTLER: Please introduce
5 yourself for purposes of the record.
6 MR. PATTON: Yes, Madam Chair. My name's
7 A.J. Patton. I'm the founder of 548 Development.
8 I'm also the founder of the 548 Foundation, which
9 will also be a part of the partnership group that
10 will lead the development.
11 So the foundation, as a part of our
12 investment in the community, will also lead work-
13 force development in the neighborhood so that local
14 folks will get first access to the jobs that are
15 created by the strategic investment. So the
16 foundation will be a part of the general
17 partnership and have an ownership stake in the
18 development.
19 CHAIRPERSON BUTLER: Are there any additional
20 questions?
21 Yes, Commissioner Milsap.
22 COMMISSIONER MILSAP: A.J., you spoke to the
23 project being able to break construction this
24 summer. Can you talk about lending sources in

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1 terms of the equity and the bank debt and the
2 viability of actually breaking ground this summer?
3 MR. PATTON: Yeah. Thank you, Commissioner.
4 Yeah. I mean, so we've got multiple --
5 CHAIRPERSON BUTLER: For purposes of the
6 record, you have to introduce yourself every time
7 you speak.
8 MR. PATTON: Thank you, Madam Chair. My
9 name's A.J. Patton, CEO of 548 Development.
10 Yes. So we've got multiple bids for
11 the equity and the debt for the project. They're
12 really just kind of waiting on us to give them the
13 green light that we are moving through at a real
14 pace through the City process. I believe we'll
15 have permits for this project probably in the next
16 two or three weeks.
17 So we have done all that we have
18 done -- you know, we can do at this point in terms
19 of moving the project along in terms of extending
20 ourselves from an investment perspective. The
21 organization's put a lot of work and resources into
22 getting permit ready, and we will have a permit
23 probably before the end of this month, beginning of
24 next. And the banks are waiting on us to just say

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1 when's the projected closing date so we can get
2 started.
3 CHAIRPERSON BUTLER: Additional questions?
4 COMMISSIONER MILSAP: No questions.
5 CHAIRPERSON BUTLER: So as a follow-up
6 question, what's the timeline for breaking ground
7 on the development as well as delivery of the
8 units?
9 MR. PATTON: Yeah. My name is A.J. Patton of
10 548.
11 We will probably target a late April
12 or early May close. That's probably a bit
13 aggressive considering where we are with the
14 financial process. It's going to take 60 days to
15 close after we go through this remaining City
16 process. It will be a stereotypical 14- to
17 16-month construction timeline, which will land us
18 somewhere in the fall '26 delivery timeline. So
19 that will be kind of our projected timeline. So
20 start early summer, end the following fall.
21 CHAIRPERSON BUTLER: Thank you. And just one
22 additional question from me. How do you screen
23 tenants for -- how will you screen tenants for this
24 development?

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1 MR. PATTON: Yeah. Great question. So, you
2 know, this is a community that is very active. And
3 so, you know, we have been very transparent in
4 engaging with them and allowing them to really be a
5 part of the process. They frankly pressed us to
6 get more 30 percent units, 30 percent AMI units.
7 So historically there would not be this many. We
8 probably have double the amount that historically
9 is in a development of this scale. And so we -- in
10 addition to having more 30 percent AMI, they want
11 those folks to already be in the neighborhood. So
12 we'll do kind of a robust community engagement
13 process that will allow local folks to get first
14 round of applications in. We hired a property
15 management company that was from the South Side
16 specifically that had a great deal of experience in
17 South Side developing and management.
18 And so it was critical to us that --
19 to make sure local folks -- you know, this is the
20 first new construction development in the ward of
21 housing in, I believe, a generation or so. So
22 they're very, very, very excited about it. But
23 also they've been very engaged in all of the
24 details about this, including the leasing process.

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1 CHAIRPERSON BUTLER: Great. Thank you.
2 Commissioners, are there additional
3 questions or comments?
4 COMMISSIONER DAVIS: I do.
5 CHAIRPERSON BUTLER: Commissioner Davis.
6 COMMISSIONER DAVIS: Just to piggyback off of
7 the last question, I'm glad to hear that there's
8 going to a robust involvement of the community.
9 What other community partners in
10 that area are you working with knowing that now
11 that area, which has been blighted for so long, is
12 now the newest hot topic since there are, you know,
13 different -- since the Quantum site is going to be
14 coming? So just wanted to make sure that you're
15 being thoughtful about the other folks who are in
16 the community, who've been in that community and
17 been working in that community a long time and that
18 they're not kind of being leapfrogged over for
19 those who are newly trying to come into the
20 community for investment purposes.
21 MR. PATTON: Thank you, Commissioner.
22 My name's A.J. Patton.
23 You know, we have done -- because
24 I think you guys saw there, this is a project

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that's -- we're probably four years in of the community engagement process. We at one point had done a community meeting every six weeks. So much so, I mean, we had done to the scale that they actually had to trim the community meetings down. When I say three, four years of community meetings, this is where 60 and 70 people were still showing up to these meetings two years into the design process, a year into the bidding process, you know. Then we rebid the project because they demanded more units. They thought they were getting shorted a little bit, and so we added a floor to this development.

So we have met with not just the robust community and SSA and all of that, not to mention there's been aldermanic change in the ward. They then trimmed down the community groups so that we could be a bit more kind of nuts and bolts in those meetings. So those groups are very diverse communities. So you're talking about folks that represent all of those different groups from Altgeld all the way to the different neighborhoods around it.

So we've met with -- I can say this

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with confidence. We've met with every major community group several times. And they've been very hands-on in this project.

COMMISSIONER DAVIS: Does that include the local churches as well?

MR. PATTON: Oh, absolutely. Yeah. Absolutely.

COMMISSIONER DAVIS: Thank you.

MR. PATTON: Yes, ma'am.

CHAIRPERSON BUTLER: Additional questions or comments from members of the commission?

(No response.)

Thank you, Commissioners.

No written statements from the public were submitted on this matter.

If there are no further questions or comments from the Commission, I would now like to invite members of the public who are in attendance and interested to speak on this item. Each speaker will be limited to three minutes and asked to keep any statements relevant to the request before us. If there are members of the public present who would like to make a comment, please come to the mic at this time.

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(No response.)

If there are no further questions or comments regarding the matter before us, I will now call this item to a vote.

The resolution before us, the Department of Planning and Development is seeking the Commission to grant authority to the Department of Planning and Development to negotiate a redevelopment agreement with 548 Development, LLC for the redevelopment of the property located at 8840 through 8854 South Commercial Avenue in the Commercial Avenue Redevelopment Project Area, and for the Commission to grant authority for the Department of Planning and Development to negotiate a land sale agreement with 548 Development, LLC for the disposition of the property located at 8840 through 8854 South Commercial Avenue within the Commercial Avenue Redevelopment Project Area, and for the Commission to recommend to the City Council the designation of 548 Development, LLC as developer.

If there are no objections, I move passage of this item by the same roll call vote previously used to establish quorum. Are there any

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objections or abstentions?

(No response.)

Hearing none, the motion is approved.

Commissioners, that was our last item on today's agenda. If there are no further questions or comments, I move to adjourn the February 11, 2025 meeting of the Community Development Commission by the same roll call vote previously used to establish quorum.

(No response.)

Hearing none, we are adjourned.

(The proceedings adjourned at 1:21 p.m.)

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REPORTER'S CERTIFICATE

I, Nick D. Bowen, do hereby certify that I reported in shorthand the proceedings of said hearing as appears from my stenographic notes so taken and transcribed under my direction.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Chicago, Illinois, this 19th day of February 2025.

Nick D. Bowen

Illinois CSR No. 084-001661

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