

Note: Public hearings will be held beginning at 1:00 pm regarding the proposed Ewing Avenue and Calumet River TIFs

**COMMUNITY DEVELOPMENT COMMISSION  
121 North LaSalle Street  
Council Chambers, 2<sup>nd</sup> Floor City Hall  
Regular Meeting, 1:00 p.m.  
December 8, 2009**

**TENTATIVE AGENDA**

- I. ROLL CALL**
- II. APPROVE MINUTES OF NOVEMBER 10<sup>TH</sup> CDC MEETING**
- III. OLD BUSINESS**
  - A. PROPOSED EWING AVENUE TIF REDEVELOPMENT PROJECT AREA (WARD 10)**

Recommend approval of the redevelopment plan for the proposed Ewing Avenue 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.
  - B. PROPOSED CALUMET RIVER TIF REDEVELOPMENT PROJECT AREA (WARD 10)**

Recommend approval of the redevelopment plan for the proposed Calumet River 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.
  - C. FULLERTON/MILWAUKEE TIF REDEVELOPMENT PROJECT AREA (WARD 35)**

Request authority to designate Hairpin Lofts, LLC and Hairpin Retail, LLC as the successful respondent and to reject all other responses to the RFP issued by the former Department of Planning and Development on August 14, 2007 for the purchase and redevelopment of the property located at 2800-12 N. Milwaukee Avenue in the Fullerton/Milwaukee Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of the successful respondent as Developer. The building at 2800 N. Milwaukee Avenue is a designated Chicago Landmark.

**D. STOCKYARDS INDUSTRIAL-COMMERCIAL TIF REDEVELOPMENT PROJECT AREA (WARD 11)**

Request authority to designate 1300 Exchange, LLC as the successful respondent and to reject all other responses to the RFP issued by the former Department of Planning and Development on September 15, 2008 for the purchase and redevelopment of the property located at 4011 S. Packers Avenue in the Stockyards Industrial-Commercial Tax Increment Financing Redevelopment Project Area and to approve the sale of the property to the successful respondent.

**E. ROOSEVELT/CICERO TIF REDEVELOPMENT PROJECT AREA (WARD 24)**

Request authority to reject all responses to the RFP issued by the former Department of Planning and Development on October 20, 2008 for the purchase and redevelopment of the property located at 2118 South Kostner Avenue in the Roosevelt/Cicero Tax Increment Financing Redevelopment Project Area.

**F. ROOSEVELT/CICERO TIF REDEVELOPMENT PROJECT AREA (WARD 24)**

Request authority to reject all responses to the RFP issued by the Department of Community Development on February 17, 2009 for the purchase and redevelopment of the property located at 4400 W. Fifth Avenue and 4300 W. Roosevelt Road in the Roosevelt/Cicero Tax Increment Financing Redevelopment Project Area.

**G. KINZIE INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 2)**

Request authority to reject all responses to the RFP issued by the former Department of Planning and Development on May 20, 2008 for the purchase and redevelopment of the property located at 2503-2549 W. Lake Street and 2522-2564 W. Maypole Avenue in the Kinzie Industrial Corridor Tax Increment Financing Redevelopment Project Area.

#### **IV. NEW BUSINESS**

**A. ADDISON SOUTH TIF REDEVELOPMENT PROJECT AREA  
(WARD 1)**

Request authority for the Department of Community Development to negotiate a redevelopment agreement with Gx Chicago, LLC for redevelopment of the property located at 2543-45 W. Diversey Avenue in the Addison South Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Gx Chicago, LLC as Developer. The building at 2543-45 W. Diversey Avenue is a designated Chicago Landmark.

**B. CLARK/RIDGE TIF REDEVELOPMENT PROJECT AREA  
(WARD 40)**

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with TS Plum, LLC for the disposition of the property located at 1539 W. Rosemont Avenue in the Clark/Ridge Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to TS Plum, LLC if no responsive alternative proposals are received.

**C. 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.

#### **V. ADJOURNMENT**