

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street**  
**Council Chambers, Second Floor**  
**Regular Meeting, 1:00 p.m.**  
**May 12, 2009**

**MINUTES**

**I. ROLL CALL OF COMMISSIONERS**

Chairperson Mary Richardson-Lowry called the meeting to order at approximately 1:00 p.m. and then undertook a roll call to establish the presence of a quorum.

**Present**

Mary Richardson-Lowry, Chairperson  
Jim Bland  
Laura Hassan, Vice Chairman  
Anne Kostiner  
Rafael Leon  
Clyde Martin  
Ellen Sahli  
Jonathan Stein

**Not Present**

Margaret Garner  
Lyle Logan  
Sonya Malunda

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 APRIL 14<sup>TH</sup> CDC MEETING**

Motioned by Bland, seconded by Sahli. Voice vote, all yeas.

### III. OLD BUSINESS

#### A. PROPOSED NORTH PULLMAN TIF REDEVELOPMENT PROJECT AREA (WARDS 8, 9 AND 10)

Recommend approval of the redevelopment plan for the proposed North Pullman 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.

**Project Manager: Dinah Wayne**

Motioned by Sahli, seconded by Hassan. Approved 8-0. Yeas: Bland, Hassan, Kostiner, Leon, Martin, Sahli, Stein and Lowry.

**09-CDC-28**

#### B. PROPOSED AVONDALE TIF REDEVELOPMENT PROJECT AREA (WARDS 30 AND 31)

Recommend approval of the redevelopment plan for the proposed Avondale 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.

**Project Manager: Beth McGuire**

Motioned by Bland, seconded by Stein. Approved 8-0. Yeas: Bland, Hassan, Kostiner, Leon, Martin, Sahli, Stein and Lowry.

**09-CDC-29**

#### C. ROSELAND/MICHIGAN TIF REDEVELOPMENT PROJECT AREA (WARD 9)

Request authority to approve the sale of the property located at the southwest and southeast corners of 115<sup>th</sup> Street and Michigan Avenue in the Roseland/Michigan Tax Increment Financing Redevelopment Project Area to Crown Commercial Real Estate & Development, Inc., the designated successful respondent to the RFP issued by the Department of Planning and Development on August 18, 2004 for the purchase and redevelopment of the property, and to recommend to the City Council of the City of Chicago the designation of Crown Commercial Real Estate & Development, Inc. as Developer.

**Project Manager: Karen J. Forté**

Motioned by Martin, seconded by Sahli. Approved 5-0. Yeas: Hassan, Kostiner, Martin, Sahli, and Lowry. Leon recused. Bland and Stein absent.

**09-CDC-30**

#### IV. NEW BUSINESS

**A. 47<sup>TH</sup>/STATE TIF REDEVELOPMENT PROJECT AREA (WARD 3)**

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with TRC Senior Village I, NFP for the disposition of the property located at the northeast corner of 53<sup>rd</sup> Street and Calumet Avenue in the 47<sup>th</sup>/State Tax Increment Financing Redevelopment Project Area, to request alternative proposals and to approve the sale of the property to TRC Senior Village I, NFP if no responsive alternative proposals are received; and request authority for the Department of Community Development to negotiate a redevelopment agreement with TRC Senior Village I, NFP for redevelopment of the property and to recommend to the City Council of the City of Chicago the designation of TRC Senior Village I, NFP as Developer if no responsive alternative proposals are received.

**Project Manager: Brian O'Donnell**

Motioned by Martin, seconded by Sahli. Approved 6-0. Yeas: Hassan, Kostiner, Leon, Martin, Sahli, and Lowry. Bland and Stein absent.

**09-CDC-31**

**B. LASALLE CENTRAL TIF REDEVELOPMENT PROJECT AREA (WARD 2)**

Request authority for the Department of Community Development to negotiate a redevelopment agreement with Willis of Illinois, Inc. for renovation of its leased premises in the building located at 233 S. Wacker Drive in the LaSalle Central Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Willis of Illinois, Inc. as Developer.

**Project Manager: Kathy Caisley**

Motioned by Martin, seconded by Leon. Approved 6-0. Yeas: Hassan, Kostiner, Leon, Martin, Sahli, and Lowry. Bland and Stein absent.

**09-CDC-32**

**C. CICERO/ARCHER TIF REDEVELOPMENT PROJECT AREA (WARD 23)**

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with Isabella Group, Inc. for disposition of the property located at 4618-20 S. Cicero Avenue in the Cicero/Archer Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Isabella Group, Inc. if no responsive alternative proposals are received.

**Project Manager: Daniel Klaiber**

Motioned by Sahli, seconded by Hassan. Approved 6-0. Yeas: Hassan, Kostiner, Leon, Martin, Sahli, and Lowry. Bland and Stein absent.

**09-CDC-33**

**D. PROPOSED WASHINGTON PARK TIF REDEVELOPMENT PROJECT AREA (WARDS 3 AND 20)**

Request authority to prepare a feasibility study and a housing impact study for the proposed Washington Park Tax Increment Financing Redevelopment Project Area.

**Project Manager: Robin Broman**

Motioned by Martin, seconded by Hassan. Approved 6-0. Yeas: Hassan, Kostiner, Leon, Martin, Sahli, and Lowry. Bland and Stein absent.

**09-CDC-34**

**V. ADJOURNMENT**

Motioned by Sahli, seconded by Martin. Voice vote, all yeas. The meeting ended at 4:22 p.m.