

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street**  
**Council Chambers, Second Floor 201**  
**Regular Meeting, 1:00 p.m.**  
**October 13, 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  
Margaret Garner  
Anne Kostiner  
Rafael Leon  
Lyle Logan  
Clyde Martin  
Ellen Sahli  
Jonathan Stein

**Not Present**

Laura Hassan, Vice Chairman  
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 SEPTEMBER 8<sup>TH</sup> CDC MEETING**

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

**III. OLD BUSINESS**

**A. PROPOSED EWING AVENUE TIF REDEVELOPMENT PROJECT AREA (WARD 10)**

Accept for review the feasibility study, housing impact study and redevelopment plan for the proposed Ewing Avenue Tax Increment Financing Redevelopment Project Area, and set dates for a public meeting of the Joint Review Board and a public hearing.

**Project Manager: Beth McGuire**

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

**09-CDC-51**

#### IV. NEW BUSINESS

##### A. STEVENSON/BRIGHTON TIF REDEVELOPMENT PROJECT AREA (WARD 14)

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with United Neighborhood Organization of Chicago for the disposition of the property located at 4275 W. 45<sup>th</sup> Street in the Stevenson/Brighton Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to United Neighborhood Organization of Chicago if no responsive alternative proposals are received.

**Project Manager: John Molloy**

Motioned by Sahli, seconded by Logan. Approved 7-0. Yeas: Bland, Kostiner, Leon, Logan, Martin, Sahli, and Lowry. Stein and Garner absent.

**09-CDC-52**

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

Request authority for the Department of Community Development to negotiate a redevelopment agreement with Chicago Mercantile Exchange, Inc. for interior improvements to the Chicago Board of Trade Building located at 141 W. Jackson Boulevard in the LaSalle Central Tax Increment Financing Redevelopment Project Area, and to the buildings located at 10-30 S. Wacker Drive and 550 W. Washington Street, and to recommend to the City Council of the City of Chicago the designation of Chicago Mercantile Exchange, Inc. as Developer. The Board of Trade Building is a designated Chicago Landmark.

**Project Manager: Kathy Caisley**

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

**09-CDC-53**

##### C. ROOSEVELT/RACINE TIF REDEVELOPMENT PROJECT AREA (WARD 2)

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with the Chicago Housing Authority for the disposition of the property located at 1360 S. Blue Island Avenue in the Roosevelt/Racine Tax Increment Financing Redevelopment Project Area.

**Project Manager: Mark Muenzer**

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

**09-CDC-54**

**D. STONY ISLAND AVENUE COMMERCIAL AND BURNSIDE INDUSTRIAL CORRIDORS TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA (WARD 8)**

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with A. Finkl & Sons Co. for the disposition of property located in the vicinity of 90<sup>th</sup> Street and Woodlawn Avenue in the Stony Island Commercial and Burnside Industrial Corridors Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to A. Finkl & Sons Co if no responsive alternative proposals are received.

**Project Manager: Daniel Klaiber**

Motioned by Martin, seconded by Leon. Approved 9-0. Yeas: Bland, Garner, Kostiner, Leon, Logan, Martin, Sahli, Stein and Lowry.

**09-CDC-55**

**E. 47<sup>TH</sup>/ASHLAND TIF REDEVELOPMENT PROJECT AREA (WARD 16)**

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with RK Development Properties, LLC for the disposition of the property located at 5147 and 5151 S. Ashland Avenue in the 47<sup>th</sup>/Ashland Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to RK Development Properties, LLC if no responsive alternative proposals are received.

**Project Manager: Michelle Nolan**

Motioned by Logan, seconded by Martin. Approved 9-0. Yeas: Bland, Garner, Kostiner, Leon, Logan, Martin, Sahli, Stein and Lowry.

**09-CDC-56**

**F. PROPOSED CALUMET RIVER TIF REDEVELOPMENT PROJECT AREA (WARD 10)**

Accept for review the feasibility study and redevelopment plan for the proposed Calumet River Tax Increment Financing Redevelopment Project Area, and set dates for a public meeting of the Joint Review Board and a public hearing.

**Project Manager: Beth McGuire**

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

**09-CDC-57**

**V. ADJOURNMENT**

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

Meeting adjourned at 2:35 p.m.