

NOTICE: Public Hearings will be held beginning at 1:00 pm regarding the proposed 79th/Vincennes and Austin Commercial TIF Redevelopment Project Areas.

**COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Council Chambers, Second Floor City Hall
Regular Meeting, 1:00 p.m.
July 10, 2007**

TENTATIVE AGENDA

I. ROLL CALL

II. APPROVE MINUTES OF MEETING HELD ON JUNE 12, 2007

III. OLD BUSINESS

**A. PROPOSED 79TH/VINCENNES TIF REDEVELOPMENT PROJECT AREA
(WARDS 6, 17 AND 21)**

Recommend approval of the redevelopment plan for the proposed 79th/Vincennes 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 AUSTIN COMMERCIAL TIF REDEVELOPMENT PROJECT
AREA (WARDS 28, 29 AND 37)**

Recommend approval of the redevelopment plan for the proposed Austin Commercial 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. SOUTH CHICAGO TIF REDEVELOPMENT PROJECT AREA
(WARD 10)**

Request authority to designate Courtyard Flats, LLC (a.k.a. UrbanWorks/ DENCO); Chicago Lakefront, LLC; Granite Asset Management; Aspen SCG, LLC; and the Claretian Associates as successful respondents and request authority to reject all other responses to the RFP issued by the Department of Planning and Development on January 11, 2005 for the purchase and redevelopment of 65 parcels located on the 8300 to 8600 blocks of Buffalo, Burley, and Baker avenues, the 8800 block of Buffalo Avenue and on 88th Street in the South Chicago Tax Increment Financing Redevelopment Project Area.

**D. SOUTH CHICAGO TIF REDEVELOPMENT PROJECT AREA
(WARD 10)**

Request authority to approve the sale of the property located at 8401, 8402, 8405 8406, 8409, 8411, 8415, 8419 and 8421 S. Baker Avenue and 8434 S. Brandon Avenue in the South Chicago Tax Increment Financing Redevelopment Project Area to Courtyard Flats LLC, a designated successful respondent to the Request For Proposals issued by the Department of Planning and Development on January 11, 2005 for the purchase and redevelopment of the property.

**E. SOUTH CHICAGO TIF REDEVELOPMENT PROJECT AREA
(WARD 10)**

Request authority to approve the sale of the property located at 8301, 8323, 8458 and 8832 S. Burley Avenue and 8304, 8306, 8308, 8319, 8323, 8333, 8339, 8408, 8427 and 8448 S. Buffalo in the South Chicago Tax Increment Financing Redevelopment Project Area to Chicago Lakefront, LLC, a designated successful respondent to the Request For Proposals issued by the Department of Planning and Development on January 11, 2005 for the purchase and redevelopment of the property.

IV. NEW BUSINESS

**A. MADDEN/WELLS TIF REDEVELOPMENT PROJECT AREA
(WARD 4)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Oakwood Shores Phase 2A Associates, LP for redevelopment of scattered sites within the area bounded by 37th Street on the north, 39th Street on the south, Vincennes Avenue on the east, and Cottage Grove Avenue on the west in the Madden/Wells Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Oakwood Shores Phase 2A Associates, LP as Developer.

B. 63RD/ASHLAND TIF REDEVELOPMENT PROJECT AREA (WARD 15)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with BBSS, LLC for the disposition of the property located at 6139 S. Ashland Avenue in the 63rd/Ashland Tax Increment Financing Redevelopment Project Area, to request alternative proposals, to approve the sale of the property to BBSS, LLC if no responsive alternative proposals are received; and request authority for the department to negotiate a redevelopment agreement with BBSS, LLC for redevelopment of the property, and to recommend to the City Council of the City of Chicago the designation of BBSS, LLC as Developer if no responsive alternative proposals are received.

**C. 79TH STREET CORRIDOR TIF REDEVELOPMENT PROJECT AREA
(WARD 21)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with A Gresham Plaza Retail, LLC for the disposition of the property located at 7932-7950 S. Racine Ave in the 79th Street Corridor Tax Increment Financing Redevelopment Project Area, to request alternative proposals, to approve the sale of the property to A Gresham Plaza Retail, LLC if no responsive alternative proposals are received; and request authority for the department to negotiate a redevelopment agreement with A Gresham Plaza Retail LLC for redevelopment of the property located at 7932-7958 S. Racine Ave, and to recommend to the City Council of the City of Chicago the designation of A Gresham Plaza Retail, LLC as Developer.

V. ADJOURNMENT