

NOTICE: Public Hearings will be held beginning at 1:00 pm regarding the proposed Hollywood/Sheridan TIF Redevelopment Project Area and the proposed Amendment No. 2 to the 51st/Archer TIF Redevelopment Project Area .

**COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Council Chambers, Second Floor City Hall
Regular Meeting, 1:00 p.m.
August 14, 2007**

TENTATIVE AGENDA

- I. ROLL CALL**
- II. APPROVE MINUTES OF MEETINGS HELD ON JUNE 12TH AND JULY 10TH, 2007**
- III. OLD BUSINESS**
 - A. PROPOSED HOLLYWOOD/SHERIDAN TIF REDEVELOPMENT PROJECT AREA (WARDS 46 AND 48)**

Recommend approval of the redevelopment plan for the proposed Hollywood/Sheridan 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. 51ST/ARCHER TIF REDEVELOPMENT PROJECT AREA PROPOSED AMENDMENT NO. 2 (WARDS 13, 14 AND 23)**

Recommend approval of the redevelopment plan for the proposed Amendment No. 2 to the 51st/Archer Tax Increment Financing Redevelopment Project Area.
 - C. CENTRAL LOOP TIF REDEVELOPMENT PROJECT AREA (WARD 42)**

Request approval for the Department of Planning and Development to negotiate an amended redevelopment agreement with One South State Street, LLC for redevelopment of the property located at 1 S. State Street in the Central Loop Tax Increment Financing Redevelopment Project Area. The 1 S. State Street property is a Chicago Landmark.
 - D. CLYBOURN/OGDEN REDEVELOPMENT PROJECT AREA (WARDS 27, 32 AND 43)**

Request the approval of Amendment No.12 to the Redevelopment Plan for the Clybourn/Ogden Redevelopment Project Area.

E. PROPOSED OGDEN/PULASKI TIF REDEVELOPMENT PROJECT AREA (WARDS 22 AND 24)

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

IV. NEW BUSINESS

A. 51ST/ARCHER TIF REDEVELOPMENT PROJECT AREA (WARD 14)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with 51st Street Residential, LLC for redevelopment of the property located at 5000-5058 S. Homan Avenue, 3400-3456 W. 51st Street, and 5001-5059 S. St. Louis Avenue in the 51st/Archer Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of 51st Street Residential, LLC as Developer.

B. WESTERN AVENUE NORTH TIF REDEVELOPMENT PROJECT AREA (WARD 47)

Request authority to acquire the properties located at the northeast corner of Lincoln and Lawrence avenues, along the east side of Western Avenue from Lincoln Avenue to Ainslie Street, and at 4814 and 4820 N. Claremont Avenue in the Western Avenue South Tax Increment Financing Redevelopment Project Area.

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

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Granite Partners for Oakwood Boulevard Phase II, LLC for redevelopment of the property bounded by 37th Street on the north, Vincennes Avenue on the west, Pershing Road on the south and Cottage Grove Avenue on the east 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 Granite Partners for Oakwood Boulevard Phase II, LLC as Developer.

**D. NORTH KENWOOD-OAKLAND CONSERVATION AREA
(WARD 4)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Cottage Grove Development, LLC for the disposition of the property located at 4519-21 S. Cottage Grove Avenue in the North Kenwood-Oakland Conservation Area; to request alternative proposals; and to approve the sale of the property to Cottage Grove Development, LLC if no responsive alternative proposals are received.

**E. 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 7932-7944 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 7932-7954 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.

**F. 79TH STREET CORRIDOR TIF REDEVELOPMENT PROJECT AREA
(WARD 17)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Patricia Meyers for the disposition of the property located at 1001-11 W. 79th Street in the 79th Street Corridor TIF Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Patricia Meyers if no responsive alternative proposals are received.

**G. MADISON/AUSTIN TIF REDEVELOPMENT PROJECT AREA
(WARD 28)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Broadway Real Estate, LLC for the disposition of the property located at 4444 W. Madison Street in the Madison/Austin Tax Increment Financing Redevelopment Area, to request alternative proposals, and to approve the sale of the property to Broadway Real Estate, LLC if no responsive alternative proposals are received.

- H. GOOSE ISLAND TIF REDEVELOPMENT PROJECT AREA (WARD 32)**
Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Goose Island SPE I, LLC for restoration of the seawall on the property located at 1000 N. North Branch Street in the Goose Island Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Goose Island SPE I, LLC as Developer.
- I. NORTH BRANCH NORTH TIF REDEVELOPMENT PROJECT AREA (WARD 32)**
Request authority to acquire the property located at 1880 W. Fullerton Avenue in the North Branch North Tax Increment Financing Redevelopment Project Area.
- J. BRYN MAWR/BROADWAY TIF REDEVELOPMENT PROJECT AREA (WARD 48)**
Request authority to acquire the property located at 5406-08 N. Broadway in the Bryn Mawr /Broadway Tax Increment Financing Redevelopment Project Area.
- K. ARCHER/CENTRAL TIF REDEVELOPMENT PROJECT AREA (WARD 13)**
Request authority to acquire the property located at 6501-49 South Cicero Avenue in the Archer/Central Tax Increment Financing Redevelopment Project Area.
- L. PROPOSED WEED/FREMONT TIF REDEVELOPMENT PROJECT AREA (WARD 43)**
Accept for review the feasibility study, and redevelopment plan for the proposed Weed/Fremont Tax Increment Financing Redevelopment Project Area, and set dates for a public meeting of the Joint Review Board and a public hearing.

V. ADJOURNMENT