

NOTICE: Public hearings will be held beginning at 1:00 pm regarding the following proposed TIF Redevelopment Project Areas: Armitage/Pulaski, Elston/Armstrong, and Pershing/King

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Council Chambers, Second Floor City Hall
Regular Meeting, 1:00 p.m.
May 8, 2007

TENTATIVE AGENDA

- I. ROLL CALL**
- II. APPROVE MINUTES OF MEETING HELD ON APRIL 10, 2007**
- III. OLD BUSINESS**
 - A. PROPOSED ARMITAGE/PULASKI TIF REDEVELOPMENT PROJECT AREA (WARD 30)**

Recommend approval of the redevelopment plan for the proposed Armitage/Pulaski 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 ELSTON/ARMSTRONG TIF REDEVELOPMENT PROJECT AREA (WARD 45)**

Recommend approval of the redevelopment plan for the proposed Elston/Armstrong 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. PROPOSED PERSHING/KING TIF REDEVELOPMENT PROJECT AREA (WARD 3)**

Recommend approval of the redevelopment plan for the proposed Pershing/King 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.
 - D. PROPOSED 79TH/VINCENNES TIF REDEVELOPMENT PROJECT AREA (WARDS 6, 17 AND 21)**

Accept for review the feasibility study, housing impact study and redevelopment plan for the proposed 79th/Vincennes Tax Increment Financing Redevelopment Project Area, and set dates for a public meeting of the Joint Review Board and a public hearing.

E. PROPOSED AUSTIN COMMERCIAL TIF REDEVELOPMENT PROJECT AREA (WARDS 28, 29 AND 37)

Accept for review the feasibility study, housing impact study and redevelopment plan for the proposed Austin Commercial 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. CANAL/CONGRESS TIF REDEVELOPMENT PROJECT AREA (WARD 2)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Chicago P.O. Associates, LLC for redevelopment of the former Chicago Main Post Office Building located at 401-439 W. Van Buren Street in the Canal/Congress Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Chicago P.O. Associates, LLC as Developer. The building is identified in the Chicago Historic Resources Survey as possessing potentially significant architectural or historic features.

B. 103RD/HALSTED TIF REDEVELOPMENT PROJECT AREA (WARD 34)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Highland Park CVS, LLC for the disposition of the property located at 737 West 103rd Street in the 103rd/Halsted Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Highland Park CVS, LLC if no responsive alternative proposals are received.

C. FULLERTON/MILWAUKEE TIF REDEVELOPMENT PROJECT AREA (WARD 35)

Request the authority to advertise a request for proposals for purchase and redevelopment of 3416 W. Diversey Avenue, 2802 and 2812 N. Milwaukee Avenue in the Fullerton/Milwaukee Tax Increment Financing Redevelopment Project Area. The property located at 2802 N. Milwaukee Avenue, known as the Morris B. Sachs Building, is a contributing building in the Milwaukee-Diversey-Kimball Chicago Landmark District.

**D. 87TH/COTTAGE GROVE TIF REDEVELOPMENT PROJECT AREA
(WARD 6)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Clarence and Lisa Hall for the disposition of the property located at the northeast corner of 79th Street and Champlain Avenue in the 87th/Cottage Grove Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Clarence and Lisa Hall if no responsive alternative proposals are received.

**E. 43RD/COTTAGE GROVE TIF REDEVELOPMENT PROJECT AREA
(WARD 3)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Serethea Matthews for the disposition of the property located at 4334 S. Forrestville Avenue in the 43rd/Cottage Grove Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Serethea Matthews if no responsive alternative proposals are received.

**F. 43RD/COTTAGE GROVE TIF REDEVELOPMENT PROJECT AREA
(WARD 3)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with John Cooke for the disposition of the property located at 4336-38 S. Forrestville Avenue in the 43rd/Cottage Grove Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to John Cooke if no responsive alternative proposals are received.

**G. NORTH BRANCH SOUTH TIF REDEVELOPMENT PROJECT AREA
(WARD 32)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with G.I. Clifton Properties, LLC for replacement of the riverwall located on the east bank of the Chicago River south of Cortland Street in the North Branch South Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of G.I. Clifton Properties, LLC as Developer.

**H. 95TH/STONY ISLAND TIF REDEVELOPMENT PROJECT AREA
(WARD 8)**

Request authority to acquire the property located at northwest corner of 95th Street and Stony Island Avenue in the 95th/Stony Island Tax Increment Financing Redevelopment Project Area.

V. ADJOURNMENT