

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street, Chicago, Illinois**  
**Regular Meeting, 1:00 PM**  
**March 14, 2023**

**AGENDA**

**IMPORTANT NOTE:**

IN RESPONSE TO THE COVID-19 PUBLIC HEALTH EMERGENCY, THE CHAIR OF THE COMMUNITY DEVELOPMENT COMMISSION ISSUED “EMERGENCY RULES GOVERNING THE CONDUCT OF REMOTE PUBLIC COMMISSION MEETINGS AND PROVISIONS FOR REMOTE PUBLIC PARTICIPATION,” WHICH CAN BE FOUND ON THE COMMISSION’S WEBSITE:

[https://www.chicago.gov/city/en/depts/dcd/supp\\_info/community\\_developmentcommission.html](https://www.chicago.gov/city/en/depts/dcd/supp_info/community_developmentcommission.html)

THE CHAIR HAS DETERMINED THAT, BECAUSE OF THE POTENTIAL SPREAD OF COVID-19, AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT AT THIS TIME. ACCORDINGLY, THIS MEETING WILL NOT BE HELD IN A PHYSICAL LOCATION. INSTEAD, ATTENDANCE AT THIS MEETING WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED BELOW.

The March 14 meeting will be a virtual meeting that can be viewed via live stream at 1:00 PM by selecting “Watch the Commission Meeting live” on the Commission's website at:

[https://www.chicago.gov/city/en/depts/dcd/supp\\_info/community\\_developmentcommission.html](https://www.chicago.gov/city/en/depts/dcd/supp_info/community_developmentcommission.html)

The Commission will accept written comments on all agenda items up to twenty-four (24) hours prior to the Commission meeting. Members of the public shall send all written comments to the following email address: [cdc@cityofchicago.org](mailto:cdc@cityofchicago.org). The subject line of the email shall specify the Commission agenda item and property address for the agenda item so that the written comment can be properly filed with the Commission. Due to technological limitations, written comments shall be accepted only in the following formats: (1) body of the email; (2) word document; and (3) PDF. Written comments submitted in alternate formats shall not be considered.

Due to limited technological capacity, only: aldermen (or their designees); and up to fifteen (15) members of the public shall be allowed to speak at the meeting on each agenda item.

For members of the public wishing to speak, the Chair will call for comments on each specific agenda item following the staffs’ report. Members of the public wishing to speak may register online by filling out a request form at least 24 hours in advance of the meeting, or they may request to speak on a specific agenda item by activating the “raise your hand” function when the Chair calls for comments until all slots (15) are filled. Advance registration during this period can be made by sending a completed public speaking request form to [cdc@cityofchicago.org](mailto:cdc@cityofchicago.org). Public speaking request forms are available for download at the Commission’s website. Each speaker will be allocated no more than three (3) minutes to speak.

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**AGENDA**

**I. ROLL CALL**

**II. APPROVAL OF MINUTES OF THE FEBRUARY 14 MEETING**

**III. NEW BUSINESS**

**A. SOUTH CHICAGO REDEVELOPMENT PROJECT AREA (WARD 28)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with KMKZ Real Estate Holding, LLC for the redevelopment of the property located at 4848 W. Madison Street in the Madison/Austin Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of KMKZ Real Estate Holding, LLC as Developer.

**Garrett Riou**

**B. MIDWEST REDEVELOPMENT PROJECT AREA (WARD 28)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with NeighborSpace, a non-profit urban land trust, for the disposition of properties located at 3024-3040 W. Fifth Avenue in the Midwest Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to NeighborSpace if no responsive alternative proposals are received.

**Meg Gustafson**

**C. SOUTH CHICAGO REDEVELOPMENT PROJECT AREA (WARD 10)**

The Department of Planning and Development requests authority to advertise its intention to enter into a negotiated sale with NeighborSpace, a non-profit urban land trust, for the disposition of the property located at 3302 - 3326 E. 92nd Street in the South Chicago Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to NeighborSpace if no responsive alternative proposals are received.

**Meg Gustafson**

**D. CENTRAL/WEST REDEVELOPMENT PROJECT AREA (WARD 27)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Makema Adkins for the disposition of properties located at 2215 W. Warren Boulevard in the Central West Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Makema Adkins if no responsive alternative proposals are received.

**Ernest Bellamy**

**IV. ADJOURNMENT**