

1           ACTING CHAIRMAN LEÓN: Good afternoon.  
2 Welcome to the May 11th regular meeting of the  
3 Community Development Commission of Chicago. I'm  
4 Rafael León, and I will be acting as temporary  
01:06PM 5 chairman for this meeting.

6                       As you may know, former Chairman  
7 Mary Richardson-Lowry has resigned from the CDC in  
8 order to assume the chairmanship of the Chicago  
9 Board of Education.

01:07PM 10                       I will begin this meeting with a  
11 call of the roll.

12                       Vice Chairman Hassan.

13           VICE CHAIRMAN HASSAN: Here.

14           ACTING CHAIRMAN LEÓN: Commissioner Garner.

01:07PM 15           COMMISSIONER GARNER: Here.

16           ACTING CHAIRMAN LEÓN: Commissioner Martin.

17           COMMISSIONER MARTIN: Here.

18           ACTING CHAIRMAN LEÓN: Commissioner Sahli.

19           COMMISSIONER SAHLI: Here.

01:07PM 20           ACTING CHAIRMAN LEÓN: We have a quorum.

21                       The first item on our agenda is to  
22 request approval of the minutes of the April 13 CDC  
23 meeting.

24                       The Commissioners have had an

1 opportunity to review the minutes, and if there are  
2 no corrections, I'm looking for a motion to  
3 approve.

4 Do I have a motion?

01:07PM 5 COMMISSIONER SAHLI: So move.

6 ACTING CHAIRMAN LEÓN: So moved by  
7 Commissioner Sahli.

8 Do I have a second?

9 VICE CHAIRMAN HASSAN: Here.

01:07PM 10 ACTING CHAIRMAN LEÓN: Second by Commissioner  
11 Hassan.

12 All these in favor, signify by  
13 saying aye.

14 (Chorus of ayes.)

01:07PM 15 All those opposed, signify by saying  
16 no.

17 (No response.)

18 The minutes of the April 13th  
19 meeting are approved.

01:07PM 20 Commissioners, we have a public  
21 hearing this afternoon regarding the proposed  
22 Montrose/Clarendon TIF. I'm going to read a  
23 description of the item into the record, and then  
24 I'm going to recess the regular Commission meeting

1 in order for us to have a full public hearing on  
2 the matter.

3 I will then reconvene the regular  
4 meeting of the CDC in order for us to proceed with  
01:08PM 5 the vote.

6 Before we begin, I want to offer  
7 the public an apology regarding the public  
8 accessibility of the Montrose/Clarendon TIF plan  
9 document which was filed as required with the City  
01:08PM 10 Clerk in February, prior to the introduction of the  
11 plan to this Commission, but which was misplaced by  
12 the Clerk's office, causing interested members of  
13 the public to be turned away.

14 We have copies of the plan available  
01:08PM 15 for distribution today at the back of the room.  
16 If there are no copies left in the back, we have  
17 a few more. Please come forward if you need one.  
18 Copies can always be obtained from the Department  
19 of Community Development on the 10th floor of City  
01:09PM 20 Hall.

21 I believe that there is a  
22 representative from the Clerk's office here who can  
23 address the issue at this point?

24 If you can step up to the mic and

1 explain what happened, please.

2 If you can identify yourself, please.

3 MR. POLACEK: Good afternoon. My name is  
4 Peter Polacek. I'm the managing editor for the  
01:09PM 5 City Council Journal, Office of the City Clerk.

6 ACTING CHAIRMAN LEÓN: Could you address what  
7 happened with the document being available to the  
8 general public, please?

9 MR. POLACEK: The document, the Montrose/  
01:10PM 10 Clarendon Tax Increment Financing District Plan,  
11 was filed in our office and was recorded and time-  
12 stamped on February 26, 2010, at 3:42 p.m.

13 Subsequently, that document was also  
14 recorded in the City Council Journal of Proceedings  
01:10PM 15 for the meeting of March 10, 2010, printed on  
16 page 85195. And subsequent to that, a notice for a  
17 hearing was filed in our office on March 31st,  
18 2010, and was posted for general view in our  
19 reception area.

01:10PM 20 ACTING CHAIRMAN LEÓN: Thank you. With that  
21 explanation now, the first item on today's agenda  
22 is to recommend approval of the Redevelopment Plan  
23 for the proposed Montrose/Clarendon Tax Increment  
24 Financing Redevelopment Project Area.

1                   With that, I will now recess the  
2 regular Commission meeting and offer the public  
3 hearing of this matter.

4                   Dinah Wayne will present the staff  
01:11PM 5 report on behalf of the Department of Community  
6 Development.

7                   Dinah.

8                   MS. WAYNE: Hello, Commissioners. My name,  
9 as the Chair said, is Dinah Wayne. I'm with the  
01:11PM 10 Department of Community Development. And you have  
11 before you a recommendation to request approval of  
12 the Redevelopment Plan for the proposed Montrose/  
13 Clarendon TIF Project Redevelopment Area  
14 designation of the area as a redevelopment project  
01:11PM 15 area, and requesting adoption of TIF financing for  
16 the area.

17                   You can see a boundary map behind  
18 me. Excellent. And the -- as you can see the  
19 proposed boundaries, the area is generally bounded  
01:11PM 20 by Montrose Avenue on the south, Sunnyside and  
21 Wilson Avenues on the north, Lake Shore Drive on  
22 the east, and the city alleys immediately west of  
23 Clarendon on the west. It's approximately 31 acres.

24                   The Laube Consulting Group prepared

1 the eligibility study for this proposed TIF area in  
2 order to assist the City in determining whether or  
3 not this area would qualify as a TIF district.

4                   During January and February of 2010,  
01:12PM 5 Laube conducted a survey of the area and looked at  
6 the kinds of lighting factors that might be there.  
7 His work included an exterior survey of the  
8 condition of the area, analysis of current parcel  
9 configurations, conditions of driveways, gutters,  
01:12PM 10 street surveys of streets, sidewalks, lighting,  
11 parking, landscaping, and those kinds of physical  
12 parts of this district.

13                   In order for a TIF district to be  
14 considered a blighted area, five of thirteen  
01:13PM 15 possible factors can be found to be in the area.  
16 In this case, we found -- he found six possible  
17 criteria. And in order to be a blighted area, five  
18 of those have to be present.

19                   The factors that he found were  
01:13PM 20 deterioration, obsolescence, excessive vacancies,  
21 deleterious land use and layout, inadequate  
22 utilities, a lack of community planning.

23                   Maybe if we go to the aerial photo  
24 you can get a sense of what the site is like. Some

1 of you may be familiar with it. It's largely  
2 occupied by a park -- by the Park District.  
3 There's some Park District buildings, and then  
4 there are two vacant buildings previously owned by  
01:13PM 5 the Maryville Sisters. And based on Laube's review  
6 of the area, he believes, and we concur, that  
7 sufficient basis exists for the identification of  
8 the area as a blighted area and establishment of a  
9 Redevelopment Project Area at this location.

01:14PM 10 Again, I've talked about the main  
11 part of the area is park land with these two vacant  
12 buildings. The Columbus-Maryville Emergency  
13 Shelter used to be there and provide services such  
14 as care for drug-addicted infants and other  
01:14PM 15 disabled people. However, it closed in 2009 and  
16 it's now completely vacant.

17 The windows on the first floor are  
18 completely boarded up, and the grounds and the  
19 adjacent sidewalk lack general maintenance.

01:14PM 20 In Clarendon Park, which is a large  
21 Park District facility, the buildings are in a  
22 state of disrepair, the park itself could use some  
23 improvement, and the City believes that with the  
24 foundation of a TIF district, the establishment of

1 a TIF district in this area, it would provide  
2 money for the improvements to the park and also,  
3 theoretically, either for the rehabilitation or for  
4 the demolition and redevelopment of the Maryville  
5 site.

01:14PM

6 You'll see in your staff report  
7 there are no parcels that have been identified for  
8 acquisition. So the City is not acquiring any  
9 parcels.

01:15PM

10 We are required to do a Housing  
11 Impact Study if our proposed Redevelopment Plan  
12 would result directly or indirectly in the removal  
13 of ten or more inhabited residential units. There  
14 are, in fact, no residential units, no residents in  
15 this proposed TIF area, so we did not have to  
16 complete a Housing Impact Study.

01:15PM

17 We have a budget as part of this  
18 PowerPoint, and you will see in your staff report  
19 the total eligible redevelopment project costs for  
20 this area would be \$69 million.

01:15PM

21 And you'll see that the largest  
22 categories where we expect the money may be spent  
23 would be for property assembly, which includes  
24 acquisition, site prep, demolition, and

1 environmental remediation for \$31 million; there's  
2 \$20 million for rehab of existing buildings,  
3 leasehold improvements, affordable housing  
4 construction and rehabilitation costs. That money  
01:16PM 5 could be useful for the Park District as they rehab  
6 their buildings.

7                   And then, finally, a \$10 million  
8 category for public works and improvements,  
9 including streets and utilities, parks and open  
01:16PM 10 space, public facilities, which would, you know,  
11 include schools, for example, or these Park  
12 District buildings.

13                   Remaining categories include a  
14 million dollars for cost of surveys and legal work  
01:16PM 15 and marketing work, a million dollars for job  
16 training, retraining welfare to work, a million  
17 dollars for any relocation costs.

18                   Right now, as I said, there's really  
19 nobody to be relocated, either residential or  
01:16PM 20 business; but we have that line item in there  
21 should that change over the next 23 years, which  
22 would be the life of this TIF.

23                   And interest subsidy costs for  
24 interest on development financing for \$5 million.

1           The taxpayers and owners of the  
2 properties located in the proposed district, which  
3 I'll just say included the City, the Maryville  
4 Sisters, and the Park District, were notified of  
01:17PM 5 this public hearing.

6           I notice today I inadvertently left  
7 out the date of the publication in the *Sun-Times* of  
8 the publication notice, and that occurred in the  
9 *Sun-Times*. Notice of this public hearing was made  
01:17PM 10 in the *Sun-Times* on both April 16th and April 23rd  
11 of this year.

12           In terms of community support, the  
13 Park District supports this proposal, and they have  
14 included a letter in your packet.

01:17PM 15           You also have letters of support  
16 from the Clarendon Court Apartments, the Uptown  
17 Preservation Apartments, Sunnyside Properties, LLC,  
18 Voice of the People, and Weiss Memorial Hospital.

19           Also, as required by TIF statute,  
01:18PM 20 the Joint Review Board met on April 2nd this year,  
21 at 10:00 a.m. in City Hall, and they recommended to  
22 propose this TIF designation.

23           So, finally, to close my portion  
24 of the public hearing or the presentation, the

1 Department of Community Development requests the  
2 Commission recommend to the City Council approval  
3 of the Redevelopment Plan for the Montrose/  
4 Clarendon TIF Redevelopment Project Area, recommend  
01:18PM 5 designation of the area as a redevelopment project  
6 area, and recommend adoption of Tax Increment  
7 Allocation Financing for the area.

8 Thank you.

9 ACTING CHAIRMAN LEÓN: Thank you, Dinah.

01:18PM 10 Before we move to the public  
11 comment period, let me offer Alderman Shiller an  
12 opportunity to make a statement.

13 ALDERMAN SHILLER: Thank you, and good  
14 afternoon.

01:18PM 15 I think that what I'd really just  
16 like to add is that -- is to remind you that a  
17 couple of months, several months ago we were here  
18 to remove several PINs from the Wilson Yard TIF  
19 District. These are those PINs. And they have  
01:19PM 20 been -- and they are all of the properties --  
21 that's not up there -- all the properties that are  
22 west of Clarendon -- can we get the map?

23 These properties are the ones that  
24 were referred to as having been operated by the

1 Maryville, Columbus-Maryville operation previously.  
2 So if you follow the red line from Wilson south,  
3 that's Clarendon; and if you went all the way down,  
4 everything that's west of that used to be in the  
01:19PM 5 Wilson Yard TIF District has been taken out of the  
6 Wilson Yard TIF District.

7 We want to reestablish this TIF  
8 District, and the only other property -- all the  
9 other property that's being added to it is non --  
01:19PM 10 as well as this property, is currently non income-  
11 producing property. No property taxes are paid on  
12 any of it.

13 And in the southwest -- I mean the --  
14 the southwest corner of Clarendon and Montrose --  
01:20PM 15 to the right of Clarendon, right there, that  
16 building there -- that is also part of the  
17 Columbus-Maryville properties.

18 So that piece of property, as well  
19 as everything west of Clarendon, is properties that  
01:20PM 20 are on the market and potentially could become  
21 income-producing. It is our hope and expectation  
22 that, as that becomes income-producing, which  
23 hopefully you will hear some proposal -- a proposal  
24 to do so in the near future -- but as that becomes

1 income-producing, we then expect to produce  
2 revenues that we desperately need to improve  
3 Clarendon Park, which has some very serious  
4 problems in its own infrastructure. And we are  
01:20PM 5 very anxious to make that a park that our community  
6 can fully use and be proud of.

7 We've allocated menu dollars to it  
8 in the past. We've just redone the playground.  
9 But the building itself is in terrible shape and  
01:21PM 10 requires a great deal of work, as well on the  
11 fields and other activities there.

12 So our goal here is to make sure  
13 that these properties that are not currently  
14 income-producing, but that could become a very --  
01:21PM 15 have a very high level of potential of becoming  
16 income-producing, are situated in a manner that  
17 allows us to be able to reap those benefits for our  
18 park in that area.

19 The only other thing I want to  
01:21PM 20 clarify is that most of the area east of Clarendon  
21 belongs to the Chicago Park District, but some of  
22 it belongs to the Water Department as well. There  
23 is the old water pump -- Lakeview water pumping  
24 station that's included in this property, and the

1 new Water Department facility that's also included  
2 here in the beginning in the second half of the  
3 21st -- 20th century. And so that's not impacted,  
4 but obviously it's City property, as is the Park  
01:22PM 5 District, and all that would be eligible for some  
6 resources if that were necessary in the future.  
7 But our focus is the Park District.

8 So thank you.

9 ACTING CHAIRMAN LEÓN: Thank you.

01:22PM 10 We will now solicit comments from  
11 the public on the proposed amended TIF.

12 Before we proceed to the public  
13 comments, let me make a statement regarding my  
14 participation of being a board member of the Uptown  
01:22PM 15 United, which is a nonprofit organization of the  
16 area. Because I'm a member of that board of  
17 directors, I will not be participating in the  
18 discussions, although I will vote on this matter.

19 I'll ask the public to keep your  
01:22PM 20 comments to a few minutes in consideration of  
21 others who may also wish to speak. Everyone who  
22 would like to make a comment will be given an  
23 opportunity. Please remember to keep your comments  
24 directed to the matter at hand. If you have a

1 written statement, we will gladly add it to the  
2 official file of this proceeding.

3                   Rather than calling individual  
4 names, I will ask anybody and everybody who wants  
01:23PM 5 to comment on this matter to line up to the  
6 microphone, come up to the microphone, identify  
7 yourself, and make your statement. So, please.

8                   Please proceed. Identify yourself.

9                   MR. BROWN: Good afternoon. My name is

01:23PM 10 Michael Brown. I'm the park supervisor of  
11 Clarendon Park.

12                   I've been at Clarendon Park for  
13 22 years. During that time, I've seen that  
14 building basically crumble and erode. We have  
01:23PM 15 major water issues. And it's a beautiful building.  
16 It, you know, it deserves to be restored. And the  
17 Park District is in support of this.

18                   Thank you.

19                   ACTING CHAIRMAN LEÓN: Thank you.

01:24PM 20                   MS. TROTT: Good morning. My name is Tamzen  
21 Trott.

22                   I've lived in the neighborhood for  
23 my entire life, 27 years. I played at Clarendon  
24 Park, and it was in poor shape then, so I can only

1 imagine what it is now. I have a daughter now, and  
2 I would like for that park to be somewhere where  
3 her and her friend can feel safe. It's needed and  
4 necessary in the neighborhood. So I am also for  
01:24PM 5 this redevelopment, and for the funds to go towards  
6 the park.

7 Thank you.

8 ACTING CHAIRMAN LEÓN: Thank you.

9 MS. AMMONS: Good afternoon. My name is  
01:24PM 10 Tamika Ammons. I am the manager of 4500 North  
11 Clarendon, a senior building located directly  
12 across the street from Clarendon Park and adjacent  
13 to the TIF district.

14 We are in support of the TIF  
01:24PM 15 district as a way to help improve Clarendon Park,  
16 especially the fieldhouse. Many of my residents  
17 use the park and would like improvements in the  
18 fieldhouse and on the park.

19 It is our understanding that if this  
01:25PM 20 TIF is created and any development happens at the  
21 Columbus-Maryville property, then the Park District  
22 will be eligible to receive funds from the TIF.  
23 Thank you for your time.

24 MR. HENDERSON: Hi. My name is Tim Henderson.

1 I've grown up in the Kuumba Lynx program, which is  
2 in the fieldhouse. I'm here to represent Jacinda  
3 Bullie, who actually runs the program Kuumba Lynx.

4 My name is Jacinda. I'm a life-long  
01:25PM 5 resident of Uptown and the co-executive director of  
6 Kuumba Lynx. Kuumba Lynx is a non-for-profit  
7 organization in partnership with the Chicago Park  
8 District that serves young people throughout  
9 Chicago. Founded in 1996, Kuumba Lynx works to

01:25PM 10 develop healthy hearts, minds, and bodies by  
11 employing hip-hop art and culture. Like many  
12 Chicago Park District facilities, Clarendon Park is  
13 in dire need of renovation. On behalf of KL, I  
14 have been meeting and working with members of the  
01:26PM 15 local advisory council, CPD patrons, staff, and  
16 volunteers, and Clarendon Arts Partners with  
17 regards to revitalizing Clarendon Park.

18 The park serves thousands of young  
19 people in various ways throughout the year,  
01:26PM 20 including free programming provided by Kuumba Lynx.

21 The Chicago Park District simply  
22 does not have enough money to conduct the  
23 renovations necessary; and the establishment of a  
24 TIF district will provide much needed funds. We

1 fully support the establishment of this TIF  
2 district as a way to generate funds for the  
3 rehabilitation of Clarendon Park.

4 Thank you.

01:26PM

5 MS. BOEHNING: Good afternoon. My name is  
6 Karen Boehning, and I'm a resident of 4200 North  
7 Marine Drive Condominium, which is just at the  
8 southeast corner of the TIF district that you're  
9 considering. I am also a board member there. And

01:26PM

10 we have been aware of this developing project for  
11 quite some time, and there have been many  
12 discussions about it.

01:27PM

13 And I am here both as a resident of  
14 the area and as a board member. And we are, of  
15 course, as I'm personally a long-time resident,  
16 very interested in anything that is going to  
17 improve the general area of our particular  
18 condominium association and the community at large.

01:27PM

19 The thing that we wanted to express  
20 to you today as a condominium board in the area is  
21 that we have experienced a substantial amount of  
22 flooding, particularly in that viaduct at Montrose  
23 and Clarendon, and we have many other condominiums  
24 along that area south that have had similar

1 problems. And we want to encourage, no matter what  
2 your decision is, that there be some addressing of  
3 this particular problem. And I think it's not only  
4 limited to the Montrose and Marine intersection.

01:27PM

5 But I think that we're now to the  
6 point where we just don't want to see one more of  
7 these storms of a hundred years that floods our  
8 basement and has the public toilets on the first  
9 floor literally spouting like geysers because of  
10 the backup.

01:28PM

11 I think this is just a matter of  
12 everybody knows that this is substantially  
13 landfill, and that there hasn't been a lot of  
14 repair work done in this area. And I think it  
15 will benefit the larger vision for this project  
16 and the entire community if we do address these  
17 infrastructure matters beforehand and extensively  
18 so that we don't have to go back and repair  
19 anything after something has already been started.

01:28PM

01:28PM

20 So we are in support of the concept;  
21 but we're hoping that you very carefully consider  
22 the important aspect of infrastructure before  
23 starting a project.

24 Thank you very much.

1           ACTING CHAIRMAN LEÓN: Are there any other  
2 members of the general public who would like to  
3 testify either for or against this transaction?  
4 Please identify yourself.

01:29PM

5           MS. MAREMA: Hi. I'm Pam Merema. I'm a  
6 property owner within the 755-foot notification  
7 area.

01:29PM

8                         There's two issues I have to address  
9 here. One is a preliminary issue where you saw the  
10 City Clerk try to do a little damage control in a  
11 very unusual fashion before this meeting about lack  
12 of notification to the public and availability of  
13 the documents to the public. And I'm the one who  
14 couldn't get the documents for three, four weeks.

01:29PM

15                         Now, here's the situation: The law  
16 requires that the documents be made available to  
17 the public 45 days before the Joint Review Board.  
18 And that was months ago. The problem was, is when  
19 you go to the location they tell you to go to get  
20 the documents, they weren't there. It's the old  
21 check-in-the-mail argument. It wasn't the issue  
22 that whether the Planning Department got the thing  
23 stamped at the City Clerk's office. The bottom  
24 line is the taxpayer public, as required by law,

01:30PM

1 could not get that document, could not review it  
2 before this meeting.

3 In the al- -- that's one place  
4 you're directed to, that's where we went. It  
01:30PM 5 doesn't say you have to try in two places, but I  
6 did.

7 The next thing I did is try to get  
8 that document from the Department of Planning where  
9 it's supposed to be made available to the public.  
01:30PM 10 Was it available to me? No, it was not. I had to  
11 file a FOIA request, and there were delays in  
12 obtaining it. It was supposed to be immediately  
13 available to me.

14 Furthermore, I have a complaint  
01:30PM 15 before the Illinois state's attorney public FOIA  
16 officer saying that they did not give me the  
17 complete report. Many of the items that you'll see  
18 are just observations being dealt with in this  
19 report.

01:31PM 20 But some of the items say the City  
21 of Chicago provided this data either or say that  
22 they exist so I can warrant the decision that it's  
23 blight. Well, that's kind of a little circle right  
24 there, okay? And I'm a CPA, and I know you're

1 supposed to attach exhibits to reports to support  
2 those kind of things. There are no exhibits  
3 justifying the sewers and the waters and various  
4 other things. And without those exhibits, those  
5 reports are not complete.

01:31PM

6 So I could have quit there, but did  
7 I? No. I said here's the FOIA. Give me the  
8 underlying data, to which I was refused. Okay. So  
9 I got knocked down at the City Council -- City

01:31PM

10 Clerk's office because they could not find it, it  
11 was not available to me. I got knocked down at the  
12 front door of the City Department of Planning  
13 because they wouldn't hand it over with the FOIA.  
14 I got knocked down on the FOIA request because they  
15 wouldn't put the attachments on the FOIA.

01:31PM

16 I got knocked down a fourth time  
17 when I asked for the underlying data and they flat  
18 refused. And that's why it's sitting at the  
19 Illinois State's Attorney's Office, and that is why  
20 I don't think it's appropriate for you to hear this  
21 today because the public availability of the  
22 document requirement has not been met, which is a  
23 criteria that must be met for you to rule today.  
24 That's all I want to say about that.

01:32PM

1           ACTING CHAIRMAN LEÓN: Thank you.

2           MS. MEREMA: I would like to also speak to  
3 the TIF itself, but I think I need a little time to  
4 sit down, and I'll talk about that later, if I may.

01:32PM

5           ACTING CHAIRMAN LEÓN: This is the only  
6 opportunity that you will have to speak on the --

7           MS. MEREMA: Could I speak at the end of  
8 the -- I'll go on.

01:32PM

9           ACTING CHAIRMAN LEÓN: Not if you have to --  
10 this is a public --

11          MS. MEREMA: Okay. Here's my time to go  
12 then. So it might be more than a few minutes  
13 because I have had to address two issues.

01:32PM

14                   Everybody's opinion about what they  
15 want in the community is all well and good, but  
16 what really matters is -- for you to determine is  
17 whether the eligibility study shows that this --  
18 this is -- these requirements are met.

01:32PM

19                   I can show you that this eligibility  
20 study, the criteria are not met. There's some  
21 fundamental flaws in this report.

22                   First of all -- and I'll say in  
23 general -- they're looking at repair items, they're  
24 looking at items that don't meet the "but for" test

1 because the TIF will never be able to pay for those  
2 items, and they're looking at items that -- let's  
3 see -- I'll get to it later.

4 Okay. So if we look at this item,  
01:33PM 5 the blight factors that they have, we have, first  
6 of all, obsolescence, okay? That's map No. 7 which  
7 is their major criteria. Look at what -- what I  
8 want to do is show you that the distribution is not  
9 proper. One of the things that they have to prove  
01:33PM 10 to you, that the distribution of the blight is all  
11 over the area and not just concentrated in one area.

12 Look at what they do in the first  
13 factor on map No. 7 where they're not consistent  
14 between the text of it and the map they give you.  
01:33PM 15 They claim obsolescence for the entire east parcel,  
16 five blocks, based upon one bad driveway. Since  
17 when does one bad driveway make an entire building  
18 bad and then make five blocks of empty park land  
19 bad? That's not the distribution. The  
01:34PM 20 distribution is the 12-foot width of that driveway.

21 Furthermore, I have photos that can  
22 show you that that driveway is adequately double  
23 wide. So that factor obsolescence is in question.

24 Furthermore, here's a party in the

1 227 section. So first we're talking about the east  
2 area, then we're talking about this north area.

3 They say the parking lot has no  
4 utility value in its current state. Why would a  
01:34PM 5 parking lot that's being used every day for people  
6 to park in not have utility? It's because they  
7 have manipulated the data by saying we're not going  
8 to charge anybody rent for it during this one year  
9 that we've been vacant. Why are they doing that?

01:34PM 10 Because they don't want to become a for-profit and  
11 have to pay taxes, because right now they're not  
12 profit.

13 ACTING CHAIRMAN LEÓN: If I could ask you to  
14 please stay to the facts versus assuming that  
01:35PM 15 somebody's not paying taxes.

16 MS. MEREMA: Okay. But I'll be glad to say  
17 that a parking lot that's being used has utility,  
18 and for them to conclude that Section 27 has no  
19 utility is false.

01:35PM 20 Then again you go down to the 29  
21 sector. Narrow driveway makes the whole building  
22 and whole area bad. Walkway over the street makes  
23 two buildings bad. Shelter use that they claim,  
24 which was never licensed. So you can just throw

1 away the major factor on obsolescence.

2 Page 31 has the criteria for  
3 deterioration, which they claim is a major factor.  
4 Again, you look at the map, for map No. 8 they show  
01:35PM 5 deterioration on the park buildings, yet they claim  
6 the entire five-block two-block-wide area is  
7 blighted.

8 The land, the park, the grass is all  
9 blighted because we have some cracks in the wall of  
01:35PM 10 a building. That is simply not true.

11 And, furthermore, I might point out  
12 that the people who are in the building are the  
13 park maintenance staff, and they have the ability  
14 to fix that themselves with park funds. It's like  
01:36PM 15 the shoemaker doesn't fix his own shoes? That will  
16 not meet the "but for" test because they can fix it  
17 themselves. They just don't get around to doing it.

18 The other thing that's been  
19 determined to be a major factor is down the 29 --  
01:36PM 20 229 sector. They claim the whole four-block area  
21 is bad because the building is missing the sign for  
22 Maryville, who missed -- who happens to be gone  
23 from the location. Who cares if Maryville's sign  
24 is rusted? They're not there anymore, and they

1 never will be.

2                   Furthermore, they complain that  
3 there's blight because the doors are boarded up.  
4 Well, city ordinance requires the doors and windows  
01:36PM 5 to be boarded up after six months. Here's a  
6 landowner who's doing, unlike many other vacant  
7 properties, exactly what's required under the city  
8 ordinance. Why is that a blight factor? It's not.

9                   ACTING CHAIRMAN LEÓN: I'm going to ask after  
01:36PM 10 your testimony to have the person who prepared the  
11 report to address those issues, so --

12                   MS. MEREMA: Okay. And I'd like to put in --  
13 you know, there's a legislative intent here too.  
14 Don't reward bad behavior of a property owner who  
01:37PM 15 disobeys the ordinance to try to get TIF funding.

16                   There's one person here who's going  
17 to make out like a bandit, and that's the people  
18 who are going to sell their property on this TIF.

19                   By the way, they have never tried to  
01:37PM 20 rent the properties, and they're claiming it's  
21 vacant. They've never tried to sell the property,  
22 and they're claiming it's vacant. Yet they're  
23 relying upon vacancy as the reason why the  
24 taxpayers should fork over \$52 million for them in

1 the TIF.

2                   The next factor. Vacancies. That  
3 is map No. 9. The map here shows the 227  
4 properties are blighted. Yet the text doesn't  
01:37PM 5 support that at all. The text says it's not  
6 blighted.

7                   You go down to 229 properties; it's  
8 vacant for a few months. Since when do we take  
9 properties vacant for a few months and justify TIF  
01:38PM 10 expenditures on it? They have not tried at all to  
11 rent it. It's vacant by choice. So does that meet  
12 the "but for" test? "But for," if they try to  
13 rent, they could make money off of it. TIF is for  
14 "but for" could not improve without TIF money.

01:38PM 15 They could rent it. They choose not to. That  
16 knocks out that entire major factor on vacancies.

17                   Inadequate utilities. I went to  
18 the CIP meetings a couple days, and I asked the  
19 question -- because this happened at the Wilson TIF  
01:38PM 20 too, next door, where it was de-TIF'd, and now  
21 we're re-TIFing -- why is it that the City always  
22 justifies its TIFs by having blighted sewers and  
23 blighted water mains, but no money is ever spent to  
24 repair them? Oh, the answer came back from the

1 Budget Department, because that is an enterprise  
2 fund that gathers its own money as it's on a line  
3 item of a real estate bill, and we cannot allocate  
4 any funds from a TIF to an enterprise fund. So  
01:39PM 5 what the heck is it doing as a blight factor on a  
6 TIF study? Because not only --

7 ACTING CHAIRMAN LEÓN: I --

8 MS. MEREMA: -- is it not going to be "but  
9 for" the improvement, but it can never be improved  
01:39PM 10 for that, so it does not qualify as a blight  
11 factor.

12 ACTING CHAIRMAN LEÓN: I think that we'll  
13 have to hear from --

14 MS. MEREMA: Well, I'm not done. We only  
01:39PM 15 have two factors to go, sir. Let me go on, okay?

16 So you've just blown out of the  
17 water the sewers and the water issue. And besides,  
18 I have personal experience with that sewer, which  
19 was part of the TIF district. It was repaired. So  
01:39PM 20 they claim that is a blight factor in the Wilson  
21 TIF. And I kept asking, But why isn't my sewer  
22 getting fixed? And they said because it's not  
23 blighted. It's been on the super sheet for the  
24 City of Chicago for years. It needs an \$80,000

1 liner repair, which is not a capital item for the  
2 City of Chicago. It never was a blight item in the  
3 old TIF. It's not a blight item in the new TIF.

4 Furthermore, Ms. Boehning spoke  
5 about how the sewers are flooding the neighborhood?

6 Well, I have property in a building that's nearby  
7 next to her building that has a basement garage,  
8 and that's not the cause of the flooding. The  
9 cause of the flooding was they didn't clean the  
10 catch basins for like the last 30 years, and they  
11 did that last fall. So to say that these sewers  
12 are flooding the neighbors, no, untrue. It was  
13 because they hadn't cleaned a different sewer.

14 Finally, Maryville, lack of  
15 community planning. Do we understand here that  
16 this just is property that came out of an existing  
17 TIF and is going into a new TIF? How can you  
18 claim, when you had to go through the Department of  
19 Planning planning process for this property just a  
20 few years ago, to qualify it under the last TIF,  
21 but now it's decertified and recertified that's  
22 never had any planning done on it? Kind of silly,  
23 isn't it?

24 The other thing is it's part of a

1 planned development. That means it had planning?  
2 You know? So I don't buy the argument there is no  
3 planning.

4 They talk about -- let's see. They  
01:41PM 5 talk about -- okay. So that's what they're doing  
6 for the planning over on map No. 11 on the left  
7 side of the page.

8 Then they claim, on the right side  
9 of the page, again, expanding the whole area across  
01:41PM 10 five blocks of blight, that because salt trucks  
11 have dumped salt in the Park District lot, that the  
12 entire east area is blighted, and because it can be  
13 a danger to little children playing soccer and  
14 baseball. Well, guess what. Common sense tells  
01:41PM 15 you that the salt trucks go there in the middle of  
16 the winter when no kid is going to be out playing  
17 soccer or baseball.

18 Furthermore, that argument's  
19 completely silly because the salt trucks don't  
01:41PM 20 operate in the day. The City salt trucks deliver  
21 salt at night because they don't want to be  
22 involved with the traffic. Furthermore, they never  
23 stage on that street; they stage across the street,  
24 when they even stage at all, during a snowstorm,

1 they stage across the street in Lincoln Park. So  
2 that blows factor -- the lack of community planning  
3 factor out the wall again.

4 Then we move on to deleterious land  
01:42PM 5 use on map No. 12. Every single item cited there  
6 is false. Okay? First of all, they say that the  
7 property building is unsafe because little children  
8 can get to the loading dock and get injured. Well,  
9 that property has been fenced up for months. No  
01:42PM 10 child can get into that property because the  
11 property now complies with the City of Chicago's  
12 Vacant Building Ordinance, which required them to  
13 put a fence up. So everything that's justifying  
14 No. 29 and 27, blown out of the water.

01:42PM 15 Oh, 27, it's a weedy lot, poorly  
16 maintained and a danger to children. Who's  
17 maintaining that lot? The person who is subject to  
18 the City ordinance that needs it cleaned up. By  
19 the way, I took care of that last night personally  
01:42PM 20 by calling 311 and reporting that their weeds might  
21 be too tall.

22 Furthermore, the Alderman is  
23 controlling that lot, and she could fix it herself.  
24 It's not a "but for" item.

1                   Then there is, again, the salt  
2 trucks. The salt in the driveway here that's  
3 making five blocks of land deleterious use? Well,  
4 all it says is the kids will be playing baseball  
01:43PM 5 next to trucks that aren't even going to be there  
6 at that time.

7                   So, in summary, sir, is I would like  
8 to say that the blight factors are not proved in  
9 the eligibility study, that the public availability  
01:43PM 10 of the plan was not met and, therefore, you cannot  
11 rule that this meets the definition and the law  
12 requirements for a TIF.

13                   Thank you very much.

14                   ACTING CHAIRMAN LEÓN: Thank you.

01:43PM 15                   Are there any other members of the  
16 public who would like to comment?

17                   (No response. )

18                   Having heard none, I will ask the  
19 staff of the Department of Community Development to  
01:43PM 20 address the issues related to the eligibility  
21 factors that were raised.

22                   MS. WAYNE: Okay. Generally I'm going to  
23 refer to Mike Laube, who's the consultant who did  
24 the study, to refer to individual sites and

1 parcels, and then I will comment overall.

2 ACTING CHAIRMAN LEÓN: Thank you.

3 MR. LAUBE: Mr. Chairman, members of the  
4 CDC, my name is Mike Laube, for the record. I  
01:44PM 5 prepared -- I was the TIF consultant that prepared  
6 the Eligibility Study and Redevelopment Plan.

7 We prepared these plans in  
8 accordance with the standards and definitions as  
9 set forth in the TIF Act which are -- have certain  
01:44PM 10 definitions that are somewhat objective, yet  
11 subjective in nature.

12 Let me give you an overview of the  
13 area as to how it exists, and many of these  
14 blighting factors then fall in place.

01:44PM 15 What you have right in this area  
16 right here (indicating) is a parking lot related to  
17 a vacant, a fully vacant complex of buildings here  
18 (indicating), and a vacant building here  
19 (indicating). This is the driver of this TIF  
01:45PM 20 district related to -- related to any future  
21 proposed tax generating uses, as the Alderman  
22 mentioned.

23 As well as the Park District  
24 parcels, as well as this parcel over here

1 (indicating), which is actually not part --  
2 technically part of Clarendon Park, it's part of  
3 Lincoln Park itself. We have a slight aberration  
4 with this TIF district in that this parcel over  
01:45PM 5 here (indicating) is actually dedicated park land  
6 to Lincoln Park and is not assigned a PIN number.  
7 So we did that by metes-and-bounds description.

8                   The blighting factors, as you'll see  
9 here, you have a parking lot here (indicating) that  
01:45PM 10 is in a state of disrepair; you have signs, you  
11 have light posts, you have cracks in the parking  
12 surface that are in desperate need of repair.

13 You have a vacant complex of buildings here  
14 (indicating) where you have access to the site  
01:46PM 15 along here and through here (indicating) where  
16 people can get in; and a vacant building here  
17 (indicating) that has -- that has full access with  
18 a driveway around it like this (indicating). It's  
19 kind of hidden in the shadow so you can't see it on  
01:46PM 20 the picture. But you can enter here (indicating)  
21 and come through here (indicating).

22                   What we've found throughout this is  
23 the buildings being vacant and also obsolete  
24 facilities of the Maryville Sisters, and were

1 vacated for that very reason, is that they were  
2 obsolete facilities due to economic obsolescence,  
3 that they really couldn't function in the manner  
4 for the institutional use that was originally  
5 planned.

01:46PM

6                   These buildings also exhibit  
7 maintenance items that contribute to the  
8 deterioration of it and, in many cases, severe  
9 maintenance items that contribute to the  
10 deterioration of it.

01:47PM

11                   This building here (indicating) is  
12 the Park District building that is in a severe  
13 state of disrepair, much more than just minor  
14 deferred maintenance items. There are bricks  
15 missing in places; there are severely rusted  
16 utilities around it. It's -- it would need a major  
17 renovation which, as the Alderman mentioned, is  
18 part of the potential plan for this TIF district.

01:47PM

19                   What you have over here (indicating)  
20 is a salt delivery shack that is on the Park  
21 District land itself. The retaining wall around  
22 the outside is in a severe state of disrepair, as  
23 well as the driveways in here to the point that  
24 someplace in the wall may need full replacement as

01:47PM

1 it's beyond just minor repair items, where windows  
2 are missing, where bricks are missing, where  
3 there's areas you can go directly into it.

4 You also have, as a result, I was  
01:48PM 5 out -- on a day during February I was out on a few  
6 cases. The trucks stack up here (indicating)  
7 through Marine, and come out here (indicating) and  
8 get on Lake Shore. They also come off and get off  
9 right here (indicating), and then come in here

01:48PM 10 (indicating). There were a number of trucks  
11 stacked up, creating congestion problems throughout  
12 this relating to the land use issues.

13 And the way we evaluated this is we  
14 have a number of parcels here. I believe there's  
01:48PM 15 five here (indicating), there's -- and there's  
16 seven here (indicating). And the Park District  
17 land is broken up into three parcels, with City  
18 surplus land being here (indicating), as well as  
19 the Lincoln Park site. The parcels were

01:48PM 20 distributed rather arbitrarily by the assessor.  
21 This effectively acts as one complex (indicating)  
22 although the parcels kind of go through it.  
23 Likewise here (indicating) and likewise here  
24 (indicating).

1           So from a standpoint of a blight, we  
2 believe, and it's our opinion, that these blighting  
3 factors are very solid. There's even a position  
4 that additional blighting factors could exist. But  
01:49PM 5 for the sake of being conservative and for the sake  
6 of having something here that met the goals of the  
7 City and met the qualifications of the TIF Act, we  
8 believe that all these factors exist.

9           We vetted that thoroughly with the  
01:49PM 10 City and City staff and there -- and through that  
11 long process, there was concurrence on that. And  
12 we've issued the reports as they are, and stand  
13 behind them.

14           Thank you.

01:49PM 15           ACTING CHAIRMAN LEÓN: Thank you.

16           Alderman Shiller.

17           ALDERMAN SHILLER: I had just forgot to say  
18 one thing -- there are two things. One is the  
19 facility that's been referred to as the salt, and  
01:49PM 20 which was well described as, now is used year round  
21 as a landscaping facility for the entire north  
22 lakefront. So it's used -- there is a salt  
23 component in the winter, but all year round it's  
24 used.

1                   But the other point that I forgot  
2 is that this beach -- the Park District fieldhouse  
3 is -- the original part of it is the original  
4 fieldhouse -- original beach house, I'm sorry, for  
01:50PM 5 the lake, for the beach, the original beach at  
6 Clarendon. This was -- everything to the east is  
7 now landfill. And so part of what we're doing here  
8 is preserving the original structure.

9                   ACTING CHAIRMAN LEÓN: Thank you. Let's move  
01:50PM 10 to the Commissioners' questions.

11                   Commissioner Garner.

12                   COMMISSIONER GARNER: Good afternoon,  
13 Alderman Shiller. And I'm very familiar with this  
14 project. And to Alderman Shiller, I don't know if  
01:50PM 15 there is any timeline associated with being able to  
16 go with it, but my concern is that -- certainly the  
17 recommendation is duly noted and supported to be  
18 able to improve the area. My concern is that --  
19 there has been a developer who has been giving  
01:50PM 20 presentations in the ward to a lot of the condo  
21 associations prior to this approval, and my concern  
22 is that if, in fact, we did not even allow the  
23 community to have access to these documents before  
24 a public hearing, my concern is that I would --

1 could we delay it, at least allow a public hearing  
2 where the documents are available to the public,  
3 especially when we have a developer who is giving  
4 presentations to a lot of the condo associations in  
5 the ward. That's -- that would be my concern.

01:51PM

6 ALDERMAN SHILLER: Let me clarify what we're  
7 trying to do here. Whatever happens with any  
8 development proposal, which you will be hearing  
9 before anything happened, I feel really -- I'm  
10 concerned about reestablishing a TIF district  
11 because the two, they're related, but they're also  
12 unrelated.

01:51PM

13 We need the TIF district regardless  
14 of whether or not the proposal that is currently  
15 out there and being vetted in the community is the  
16 one that ends up in front of you and ends up being  
17 supported as a redevelopment agreement. That is in  
18 process. That's clearly going on. And, in fact,  
19 this is a developer-driven TIF and being paid for  
20 by the developer.

01:52PM

21 But regardless of what happens here,  
22 there still is the entire process that you referred  
23 to that does have to proceed and go on with regards  
24 to the redevelopment agreement, and they currently,

1 totally agree with you. But we're not there yet.  
2 That has not yet been scheduled to come before you,  
3 although I expect that will be sooner than later.

4 But it will not come before you  
01:53PM 5 until they're done with their vetting process in  
6 the community, which you're aware of, and that  
7 there is support for the development proposal.

8 We've had them, I've asked them to meet with  
9 many -- all of the neighbors and many of the  
01:53PM 10 surrounding community groups, because there  
11 are many ramifications, as you know, to all  
12 developments. And we really wanted all of them to  
13 be vetted.

14 So they had in advance of when it's  
01:54PM 15 usually done, they have done their traffic studies,  
16 they've redone their architecture numerous times,  
17 they've done a bunch of different things that  
18 wouldn't otherwise normally be part of the process,  
19 and all of that will be available at those  
01:54PM 20 community meetings.

21 ACTING CHAIRMAN LEÓN: Commissioners, any  
22 more questions?

23 (No response.)

24 There being no further questions or

1 comments from the Commissioners, I will now adjourn  
2 the public hearing portion of this meeting and  
3 reconvene the regular meeting of the CDC.

4 The first item of business of this  
01:54PM 5 reconvened meeting is to call this item for a vote.  
6 The resolution before us recommends approval of the  
7 Redevelopment Plan for the proposed Montrose/  
8 Clarendon Tax Increment Financing Redevelopment  
9 Project Area.

01:54PM 10 Do I have a motion?

11 COMMISSIONER HASSAN: So moved.

12 COMMISSIONER MARTIN: Second.

13 ACTING CHAIRMAN LEÓN: Moved by Commissioner  
14 Hassan, seconded by Commissioner Martin.

01:55PM 15 Roll call.

16 Commissioner Garner.

17 COMMISSIONER GARNER: Approve.

18 ACTING CHAIRMAN LEÓN: Commissioner Hassan.

19 COMMISSIONER HASSAN: Yes.

01:55PM 20 ACTING CHAIRMAN LEÓN: León votes yes.

21 Martin.

22 COMMISSIONER MARTIN: Yes.

23 ACTING CHAIRMAN LEÓN: Sahli.

24 COMMISSIONER SAHLI: Yes.

1 ACTING CHAIRMAN LEÓN: Thank you.

2 MS. WAYNE: Thank you.

3 MR. LAUBE: Thank you, Commissioners.

4 ACTING CHAIRMAN LEÓN: Just for the record,  
5 the motion carried.

01:55PM

6 The next item on today's agenda  
7 requests authority to advertise the Department of  
8 Community Development's intention to enter into a  
9 negotiated sale with the Chicago Housing Authority  
10 for the disposition of the property located at  
11 2450-58 West Jackson Boulevard in the Midwest Tax  
12 Increment Financing Redevelopment Project Area, to  
13 request alternative proposals, and to approve the  
14 sale of the property to the Chicago Housing  
15 Authority if no responsive alternative proposals  
16 are received.

01:55PM

17 Jim Cox will present the staff  
18 report on behalf of the Department of Community  
19 Development.

01:56PM

20 You may proceed, Jim.

01:56PM

21 MR. COX: Good afternoon. For the record, my  
22 name is Jim Cox, and I'm the project manager for  
23 the East Garfield Park Community Area for the  
24 Department of Community Development.