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**JOURNAL of the PROCEEDINGS
of the
CITY COUNCIL
of the
CITY of CHICAGO, ILLINOIS**

Regular Meeting -- Wednesday, September 18, 2024

at 10:00 A.M.

(Council Chamber -- City Hall -- Chicago, Illinois)

OFFICIAL RECORD.

VOLUME II

BRANDON JOHNSON
Mayor

ANDREA M. VALENCIA
City Clerk

Continued from Volume I
on page 16412

**COMMITTEE ON ECONOMIC, CAPITAL AND
TECHNOLOGY DEVELOPMENT.**

REAPPOINTMENT OF ALEX J. ALEMIS AS MEMBER OF COMMERCIAL AVENUE
COMMISSION (SPECIAL SERVICE AREA NO. 5).

[A2024-0011025]

The Committee on Economic, Capital and Technology Development submitted the following report:

CHICAGO, September 11, 2024.

To the President and Members of the City Council:

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on September 11, 2024, recommends *Approval* of the reappointment of Alex J. Alemis as a member of Special Service Area Number 5, the Commercial Avenue Commission (A2024-0011025), introduced on July 17, 2024 by the Honorable Brandon Johnson, Mayor.

A recommendation of do approve was concurred in by a voice vote of all committee members present, with no dissenting votes.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Villegas, the committee's recommendation was *Concurred In* and the said proposed reappointment of Alex J. Alemis as a member of the Commercial Avenue Commission (Special Service Area Number 5) was *Approved* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

APPOINTMENT OF JOSE V. CHAVEZ AS MEMBER OF COMMERCIAL AVENUE COMMISSION (SPECIAL SERVICE AREA NO. 5).

[A2024-0011026]

The Committee on Economic, Capital and Technology Development submitted the following report:

CHICAGO, September 11, 2024.

To the President and Members of the City Council:

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on September 11, 2024, recommends *Approval* of the appointment of Jose V. Chavez as a member of Special Service Area Number 5, the Commercial Avenue Commission (A2024-0011026), introduced on July 17, 2024 by the Honorable Brandon Johnson, Mayor.

A recommendation of do approve was concurred in by a voice vote of all committee members present, with no dissenting votes.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Villegas, the committee's recommendation was *Concurred In* and the said proposed appointment of Jose V. Chavez as a member of the Commercial Avenue Commission (Special Service Area Number 5) was *Approved* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

REAPPOINTMENT OF LAURENTINO RAMIREZ AS MEMBER OF COMMERCIAL AVENUE COMMISSION (SPECIAL SERVICE AREA NO. 5).

[A2024-0011024]

The Committee on Economic, Capital and Technology Development submitted the following report:

CHICAGO, September 11, 2024.

To the President and Members of the City Council:

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on September 11, 2024, recommends *Approval* of the reappointment of Laurentino Ramirez as a member of Special Service Area Number 5, the Commercial Avenue Commission (A2024-0011024), introduced on July 17, 2024 by the Honorable Brandon Johnson, Mayor.

A recommendation of do approve was concurred in by a voice vote of all committee members present, with no dissenting votes.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Villegas, the committee's recommendation was *Concurred In* and the said proposed reappointment of Laurentino Ramirez as a member of the Commercial Avenue Commission (Special Service Area Number 5) was *Approved* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

REAPPOINTMENT OF WILLIAM J. SHEPARD AS MEMBER OF LAKEVIEW EAST COMMISSION (SPECIAL SERVICE AREA NO. 8).

[A2024-0011027]

The Committee on Economic, Capital and Technology Development submitted the following report:

CHICAGO, September 11, 2024.

To the President and Members of the City Council:

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on September 11, 2024, recommends *Approval* of the reappointment of William J. Shepard as a member of Special Service Area Number 8, the Lakeview East Commission (A2024-0011027), introduced on July 17, 2024 by the Honorable Brandon Johnson, Mayor.

A recommendation of do approve was concurred in by a voice vote of all committee members present, with no dissenting votes.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Villegas, the committee's recommendation was *Concurred In* and the said proposed reappointment of William J. Shepard as a member of the Lakeview East Commission (Special Service Area Number 8) was *Approved* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

APPOINTMENT OF RICHARD BUCKWALTER AS MEMBER OF SIX CORNERS COMMISSION (SPECIAL SERVICE AREA NO. 28-2014).

[A2024-0011029]

The Committee on Economic, Capital and Technology Development submitted the following report:

CHICAGO, September 11, 2024.

To the President and Members of the City Council:

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on September 11, 2024, recommends *Approval* of the appointment of Richard Buckwalter as a member of Special Service Area Number 28-2014, the Six Corners Commission (A2024-0011029), introduced on July 17, 2024 by the Honorable Brandon Johnson, Mayor.

A recommendation of do approve was concurred in by a voice vote of all committee members present, with no dissenting votes.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Villegas, the committee's recommendation was *Concurred In* and the said proposed appointment of Richard Buckwalter as a member of the Six Corners Commission (Special Service Area Number 28-2014) was *Approved* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

APPOINTMENT OF DANIEL EHLE AS MEMBER OF SIX CORNERS COMMISSION
(SPECIAL SERVICE AREA NO. 28-2014).

[A2024-0011030]

The Committee on Economic, Capital and Technology Development submitted the following report:

CHICAGO, September 11, 2024.

To the President and Members of the City Council:

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on September 11, 2024, recommends *Approval* of the appointment of Daniel Ehle as a member of Special Service Area Number 28-2014, the Six Corners Commission (A2024-0011030), introduced on July 17, 2024 by the Honorable Brandon Johnson, Mayor.

A recommendation of do approve was concurred in by a voice vote of all committee members present, with no dissenting votes.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Villegas, the committee's recommendation was *Concurred In* and the said proposed appointment of Daniel Ehle as a member of the Six Corners Commission (Special Service Area Number 28-2014) was *Approved* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

REAPPOINTMENT OF CHRISTOPHER MURPHY AS MEMBER OF SIX CORNERS COMMISSION (SPECIAL SERVICE AREA NO. 28-2014).

[A2024-0011028]

The Committee on Economic, Capital and Technology Development submitted the following report:

CHICAGO, September 11, 2024.

To the President and Members of the City Council:

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on September 11, 2024, recommends *Approval* of the reappointment of Christopher Murphy as a member of Special Service Area Number 28-2014, the Six Corners Commission (A2024-0011028), introduced on July 17, 2024 by the Honorable Brandon Johnson, Mayor.

A recommendation of do approve was concurred in by a voice vote of all committee members present, with no dissenting votes.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Villegas, the committee's recommendation was *Concurred In* and the said proposed reappointment of Christopher Murphy as a member of the Six Corners Commission (Special Service Area Number 28-2014) was *Approved* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

APPOINTMENT OF BRANDY'AN AMAFALA-MARQUARD "KATIANA SHAVONTE"
AS MEMBER OF SHERIDAN ROAD AVENUE COMMISSION (SPECIAL SERVICE
AREA NO. 54).

[A2024-0011031]

The Committee on Economic, Capital and Technology Development submitted the following report:

CHICAGO, September 11, 2024.

To the President and Members of the City Council:

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on September 11, 2024, recommends *Approval* of the appointment of Brandy'An Amafala-Marquard "Katiana Shavonte" as a member of Special Service Area Number 54, the Sheridan Road Avenue Commission (A2024-0011031), introduced on July 17, 2024 by the Honorable Brandon Johnson, Mayor.

A recommendation of do approve was concurred in by a voice vote of all committee members present, with no dissenting votes.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Villegas, the committee's recommendation was *Concurred In* and the said proposed appointment of Brandy'An Amafala-Marquard "Katiana Shavonte" as a member of the Sheridan Road Avenue Commission (Special Service Area Number 54) was *Approved* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

AMENDMENT OF CHAPTER 2-45 OF MUNICIPAL CODE REGARDING FAVORABLE TAX INCENTIVES.

[SO2024-0010957]

The Committee on Economic, Capital and Technology Development submitted the following report:

CHICAGO, September 11, 2024.

To the President and Members of the City Council:

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on September 11, 2024, recommends passage of a substitute ordinance amending Municipal Code Chapter 2-45 regarding favorable tax incentives (SO2024-0010957), introduced on July 17, 2024 by the Honorable Brandon Johnson, Mayor, begs leave to recommend that Your Honorable Body *Pass* said proposed substitute ordinance transmitted herewith.

A recommendation of do pass was concurred in by a voice vote of all committee members present, with no dissenting votes.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Villegas, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Chapter 2-45 of the Municipal Code of Chicago is hereby amended by adding the language underscored, as follows:

2-45-160 Redevelopment Agreement And Reporting Requirements For Cook County Tax Incentive Classifications.

(a) For the purposes of this section, "tax incentive classification" means the following Cook County tax incentive classifications requiring City approval: Class 6b; Class 6b (special circumstances); Class 6b TEERM; Class 6b SER; Class 6b CEERM; Class 7a; Class 7b; Class 7c; Class 7d; Class 8; Class 8 TEERM; and Class 8 CEERM.

(Omitted text is unaffected by this ordinance.)

(d) Beginning August 1, 2021, each applicant who has received City approval of a tax incentive classification subject to subsection (b) of this section shall submit to the Department an annual report no later than August 1 of each year, which shall include:

(Omitted text is unaffected by this ordinance.)

2-45-165 Revocation Of Property Tax Incentives.

(a) Purpose And Definitions.

(1) This section establishes the process and procedure for the City to exercise its authority under Section 74-73 of the Cook County Tax Incentive Ordinance, Classification System for Assessment, to request revocation of certain Cook County tax incentive classifications, including Class 6b; Class 6b (special circumstances); Class 6b TEERM; Class 6b SER; Class 6b CEERM; Class 7a; Class 7b; Class 7c; Class 7d; Class 8; Class 8 TEERM and Class 8 CEERM.

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance shall be in full force and effect following due passage and approval.

AMENDMENT OF CHAPTER 2-68 OF MUNICIPAL CODE BY ADDING
NEW SECTION 2-68-050 REQUIRING CITY DATA TO BE PROCESSED, STORED,
TRANSMITTED AND DISPOSED OF WITHIN JURISDICTION OF UNITED STATES.
[SO2024-0008201]

The Committee on Economic, Capital and Technology Development submitted the following report:

CHICAGO, September 11, 2024.

To the President and Members of the City Council:

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on September 11, 2024, recommends passage of a substitute ordinance amending Municipal Code Chapter 2-68 by adding new Section 2-68-050 requiring City data to be processed, stored, transmitted and disposed of within jurisdiction of the United States (SO2024-0008201), introduced on March 20, 2024 by Alderperson Gilbert Villegas, begs leave to recommend that Your Honorable Body *Pass* said proposed substitute ordinance transmitted herewith.

A recommendation of do pass was concurred in by a voice vote of all committee members present, with no dissenting votes.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Villegas, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Chapter 2-68 of the Municipal Code of Chicago is hereby amended by inserting a new Section 2-68-050, as follows:

2-68-050 Data Residency Requirements For City Data.

(a) For purposes of this section:

“City data” means final versions of information that are: (1) in alphanumeric form reflected in a list, table, graph, chart or other non-narrative form, that can be digitally stored and retrieved; (2) created or maintained by or on behalf of a City agency and are controlled by that City agency; and (3) related to the mission of a City agency. The term “City data” shall not include information that is: (1) provided to a City agency by other entities; (2) created or maintained by or on behalf of a City or other United States public safety official operating in their official capacity outside of the United States; (3) subject to one or more international exchange agreements for the exchange of criminal justice information with one or more foreign government agencies; or (4) created or maintained for the purpose of backup or recovery.

“Earned credit” means the amount of the bid preference allocated to a vendor upon completion of a contract during which the vendor met a data residency commitment under subsection (c)(1) of this section during the performance of a City contract.

(b) Unless otherwise authorized by the Chief Information Officer, any contract advertised and entered into by the City after the effective date of this section that provides for the storage of any City data shall include a requirement that such City data must be processed, stored, and disposed of within the jurisdiction of the United States.

(c) (1) Unless otherwise prohibited by federal or State law, and subject to paragraphs (2) through (5) of this subsection (b), for any contract advertised and entered into by the City after the effective date of this section that provides for the storage of City data, the Chief Procurement Officer shall allocate to any qualified bidder an earned credit of: (A) two percent of the contract base bid for ensuring that all such City data are stored within the State of Illinois outside the corporate boundaries of the City; and (B) four percent of the contract base bid for ensuring that all such City data are stored within the corporate boundaries of the City other than at a City-owned data center.

(2) Any earned credit allocated pursuant to this section must be utilized within three years of issuance by the Chief Procurement Officer.

(3) If a contractor is allocated a bid preference pursuant to Section 2-92-412, the contract shall not be eligible to receive the earned credit allocated pursuant to this section.

(4) The Chief Procurement Officer may determine not to allocate an earned credit under this section when the Chief Procurement Officer determines doing so is not in the City's best interest.

(5) As part of the contract closeout procedure, if the Chief Procurement Officer determines that the contractor has successfully met its data residency commitment, the Chief Procurement Officer shall issue an earned credit certificate that evidences the amount of earned credits allocated to the vendor. The vendor may apply the earned credits as the bid preference for any future contract bid of equal or greater dollar value. The earned credit certificate is valid for three years from the date of issuance and shall not be applied to any future contract bid after the expiration of that period. To receive the earned credit certificate, the vendor shall maintain accurate and detailed books and records necessary to monitor compliance with this section and shall submit such reports as required by the Chief Procurement Officer or the commissioner of the supervising department. Full access to the contractor's records shall be granted to the Chief Procurement Officer, the commissioner of the supervising department, or any designee thereof. The contractor shall maintain all relevant records for at least three years after final acceptance of the work.

(d) The Chief Information Officer and Chief Procurement Officer are authorized to adopt rules for the proper administration and enforcement of this section. The Chief Information Officer is authorized to define by rule the term "data center" for purposes of this section.

SECTION 2. The Chief Sustainability Officer shall establish an interdepartmental working group to review and recommend policies and practices to address the environmental and energy impacts of data centers within the City of Chicago. The interdepartmental working group shall include, but is not limited to, representatives from the Department of the Environment, the Department of Planning and Development, the Department of Public Health and the Department of Technology and Innovation. By December 31, 2025, unless extended for a period not exceeding six months by the Chief Sustainability Officer, the interdepartmental working group shall make publicly available their findings and present a report to a joint committee consisting of the Committee on Economic, Capital and Technology Development and the Committee on Environmental Protection and Energy. This section shall expire following presentation of the interdepartmental working group's report.

SECTION 3. After passage and publication, this ordinance shall take effect on January 1, 2025.

SUPPORT OF COOK COUNTY CLASS 6(b) TAX INCENTIVE FOR PROPERTY AT
1474 W. HUBBARD ST.

[O2024-0011036]

The Committee on Economic, Capital and Technology Development submitted the following report:

CHICAGO, September 11, 2024.

To the President and Members of the City Council:

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on September 11, 2024, recommends passage of an ordinance in support of a Cook County Class 6(b) tax incentive for the property at 1474 West Hubbard Street (O2024-0011036), introduced on July 11, 2024 by the Honorable Brandon Johnson, Mayor, begs leave to recommend that Your Honorable Body *Pass* said proposed ordinance transmitted herewith.

A recommendation of do pass was concurred in by a voice vote of all committee members present, with no dissenting votes.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Villegas, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois authorized to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The Cook County Board of Commissioners has enacted the Cook County Tax Incentive Ordinance, Classification System for Assessment, as amended from time to time (the "County Ordinance"), which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance, and occupy property which is located within Cook County, Illinois, and which is used primarily for industrial purposes; and

WHEREAS, The City, consistent with the County Ordinance, wishes to induce industry to locate and expand in the City by supporting financial incentives in the form of property tax relief; and

WHEREAS, IGS HQ LLC, an Illinois limited liability company (the "Applicant"), owns certain real estate located generally at 1474 West Hubbard Street, Chicago, Illinois 60642, as further described on Exhibit A hereto (the "Subject Property"); and

WHEREAS, The Applicant intends to substantially rehabilitate an approximately 13,500-square-foot industrial facility located on the Subject Property; and

WHEREAS, The redevelopment objective of the City in connection with the Subject Property is to generate tax revenues on an aging facility, maintain jobs and create new jobs, and support investment in the West Town community area; and

WHEREAS, It is intended that the Applicant will use the Subject Property for industrial purposes as a facility for the assembly, warehousing and distribution of interior/exterior landscape and holiday decor; and

WHEREAS, The Applicant has filed an eligibility application for a Class 6(b) tax incentive under the County Ordinance with the Office of the Assessor of Cook County (the "Assessor"); and

WHEREAS, The Applicant purchased the Subject Property for value; and

WHEREAS, At the time of purchase, the Subject Property had been abandoned for approximately 12 months; and

WHEREAS, The City determines that certain special circumstances which include the length of the vacancy, current state of disrepair, functional obsolescence of the building and the need for significant improvements to the same for successful occupancy to occur (the "Special Circumstances"), justify a finding that the Subject Property is "abandoned" for the purpose of Class 6(b); and

WHEREAS, The Subject Property is located within the Kinzie Industrial Conservation Redevelopment Project Area (created pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended, and pursuant to an ordinance enacted by the City Council of the City), and the purposes of Redevelopment Project Areas are also to provide certain incentives in order to stimulate economic activity and to revitalize depressed areas; and

WHEREAS, It is the responsibility of the Assessor to determine that an application for a Class 6(b) classification or renewal of a Class 6(b) classification is eligible pursuant to the County Ordinance; and

WHEREAS, The County Ordinance requires that, in connection with the filing of a Class 6(b) eligibility application with the Assessor, the applicant must obtain from the municipality in which such real estate that is proposed for Class 6(b) classification is located an ordinance expressly stating, among other things, that the municipality has determined that the incentive provided by the Class 6(b) classification is necessary for development to occur on such real estate and that the municipality supports and consents to the Class 6(b) classification by the Assessor; and

WHEREAS, The intended use of the Subject Property will provide significant present and future employment; and

WHEREAS, Notwithstanding the Class 6(b) classification of the Subject Property, the redevelopment and utilization thereof will generate significant new revenues to the City in the form of additional real estate taxes and other tax revenues; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are hereby expressly incorporated as if fully set forth herein.

SECTION 2. The City hereby determines that the Special Circumstances justify finding that the Subject Property is deemed "abandoned" for the purpose of Class 6(b) and that the incentive provided by the Class 6(b) classification is necessary for the development to occur on the Subject Property.

SECTION 3. The City supports and consents to the Class 6(b) classification by the Assessor with respect to the Subject Property.

SECTION 4. The Economic Disclosure Statement, as defined in the County Ordinance, has been received and filed by the City.

SECTION 5. The Clerk of the City of Chicago is authorized to and shall send a certified copy of this ordinance to the Assessor, and a certified copy of this ordinance may be included with the Class 6(b) eligibility application filed with the Assessor by the Applicant, as applicant, in accordance with the County Ordinance.

SECTION 6. The Commissioner of DPD (the "Commissioner") or a designee of the Commissioner are each hereby authorized, with the approval of the City's Corporation Counsel, to negotiate, execute and deliver a redevelopment agreement between the Applicant and the City substantially in the form attached hereto as Exhibit B and made a part hereof (the "Redevelopment Agreement"), and such other supporting documents as may be necessary to carry out and comply with the provisions of the Redevelopment Agreement, with such changes, deletions and insertions as shall be approved by the persons executing the Redevelopment Agreement.

SECTION 7. This ordinance shall be effective immediately upon its passage and approval.

Exhibits "A" and "B" referred to in this ordinance read as follows:

Exhibit "A".
(To Ordinance)

Legal Description Of Subject Property:

Lots 17 and 18 in Block 17 in George Bickerdike's Addition to Chicago in the west half of the northwest quarter of Section 8, Township North, Range 14, East of the Third Principal Meridian, in Cook County Illinois, situated in the County of Cook and State of Illinois.

Common Address:

1474 West Hubbard Street
Chicago, Illinois 60642.

Permanent Real Estate Tax Index Number (PIN)
For The Subject Property:

17-08-131-052-0000.

Exhibit "B".
(To Ordinance)

Tax Incentive Classification Redevelopment Agreement With IGS HQ LLC.

This Tax Incentive Classification Redevelopment Agreement (this "Agreement") is made as of the Agreement Date by and between the City of Chicago, an Illinois municipal corporation (the "City"), through its Department of Planning and Development ("DPD"), and Developer. Capitalized terms not otherwise defined herein shall have the meaning given in the table headed "Project Information" or in Section 2, as applicable.

TABLE OF CONTENTS

Project Information	Section 9 Indemnification
Signature Page	Section 10 Default and Remedies
Section 1 Recitals	Section 11 Mortgaging of the Project
Section 2 Definitions	Section 12 General Provisions
Section 3 The Project	Exhibit A Legal Description of the Property
Section 4 Conditions Precedent	Exhibit B MBE/WBE Budget
Section 5 Completion of Construction or Rehabilitation	Exhibit C Insurance Requirements
Section 6 Covenants/Representations/Warranties of Developer	Exhibit D Annual Compliance Report
Section 7 Maintaining Records and Right to Inspect	Exhibit E Construction Compliance
Section 8 Environmental Matters	

PROJECT INFORMATION

Term (Agreement Section where first used)	Definition
Agreement Date (preamble)	_____, 2024
Developer (preamble)	IGS HQ, LLC, an Illinois limited liability company
Project (3.01)	Rehabilitation of an abandoned industrial facility to house Developer’s business which assembles, warehouses and distributes interior/exterior landscape and holiday décor.
Ordinance Date (Recitals)	_____, 2024
Commencement Date (3.01)	January 1, 2025
Completion Date (3.01)	January 1, 2028
Facility (3.04)	the approximately 13,500 square foot industrial building located on the Property
Minimum Project Investment (3.04)	\$2,040,000, see Project Budget
Certificate Deadline (5.03)	[THE DATE 3 YEARS AFTER THE ORDINANCE DATE]
Notice Addresses (12.14)	<p>If to the Developer: IGS HQ, LLC, 1474 W. Hubbard Street, Chicago, Illinois 60642, Attention: Jennifer Ricciardi, Manager, with copy to: Zachary A. Kafitz, Sarnoff & Baccash, 100 N. LaSalle Street, Chicago, Illinois 60602.</p> <p>If to the City: City of Chicago, Department of Planning and Development, 121 North LaSalle Street, Room 1000, Chicago, Illinois 60602, Attention: Commissioner; with a copy to City of Chicago, Department of Law, 121 North LaSalle Street, Room 600, Chicago, Illinois 60602, Attention: Finance and Economic Development Division</p>
Tax Incentive (Recitals)	The Class 6b tax incentive granted to the Property under the Cook County Tax Incentive Ordinance and to which the City Council consented pursuant to the ordinance that was adopted on the Ordinance Date.

Signature page to Redevelopment Agreement

IN WITNESS WHEREOF, the parties hereto have caused this Redevelopment Agreement to be executed on or as of the Agreement Date.

IGS HQ, LLC,
An Illinois limited liability company

By: _____
Name: Jennifer Ricciardi
Title: Manager

CITY OF CHICAGO

By: _____
Ciere Boatright,
Commissioner of Planning and Development

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Ricciardi personally known to me to be the Manager of IGS HQ, LLC, a Illinois limited liability company ("Developer"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed, and delivered said instrument, pursuant to the authority given to him/her by Developer, as his/her free and voluntary act and as the free and voluntary act of Developer, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this ___ day of _____, 2024.

Notary Public

My Commission Expires _____

(SEAL)

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, _____, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Ciere Boatright, personally known to me to be the Commissioner of Planning and Development of the City of Chicago (the "City"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed, and delivered said instrument, pursuant to the authority given to him/her by the City, as his/her free and voluntary act and as the free and voluntary act of the City, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this ___ day of _____, 2024.

 Notary Public

My Commission Expires _____

(SEAL)

SECTION 1. RECITALS

A. Constitutional Authority. As a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois (the "State"), the City has the power to regulate for the protection of the public health, safety, morals and welfare of its inhabitants, and pursuant thereto, has the power to encourage private development in order to enhance the local tax base, create employment opportunities and to enter into contractual agreements with private parties in order to achieve these goals.

B. Cook County Authority. The Cook County Board of Commissioners has enacted under Chapter 74, Article II of the Cook County Code of Ordinances, the Cook County Tax Incentive Ordinance, Classification System for Assessment, as amended from time to time (the "County Tax Incentive Ordinance"), which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County, Illinois and which is used primarily for industrial purposes.

C. Municipal Code Requirements. The City is required under Section 2-45-160 of the Municipal Code of the City of Chicago, as amended from time to time (the "Municipal Code"), to enter into a redevelopment agreement with each applicant seeking City approval of a tax incentive classification filed on or after November 1, 2020. The City may seek revocation of certain Cook County tax incentives under Section 2-45-165 of the Municipal Code for various reasons, including the failure of an applicant to comply with the requirements of a redevelopment agreement.

D. City Council Authority. On the Ordinance Date, the City Council of the City (the "City Council") adopted an ordinance consenting to the Developer's application for a Tax Incentive (as defined herein) and authorized the Commissioner of DPD to enter into this Agreement (the "City Ordinance").

Now, therefore, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

SECTION 2. DEFINITIONS

For purposes of this Agreement, in addition to the terms defined in the table headed "Project Information", the following terms shall have the meanings set forth below:

"Affiliate" shall mean any person or entity directly or indirectly controlling, controlled by or under common control with the Developer.

"Annual Compliance Report" shall mean a signed report from Developer to the City in substantially the form attached as Exhibit D to this Agreement.

"Application" shall mean that certain application that Developer submitted to the City seeking the City's consent to the Tax Incentive.

"Certificate" shall mean the Certificate of Completion of Construction or Rehabilitation.

"City Council" shall have the meaning set forth in the Recitals hereof.

"Closing Date" shall mean the date of execution and delivery of this Agreement by all parties hereto, which shall be deemed to be the date appearing in the first paragraph of this Agreement.

"Compliance Period" shall mean that period beginning on the Closing Date and ending upon the expiration of the Term of the Agreement.

"Corporation Counsel" shall mean the City's Department of Law.

"EDS" shall mean the City's Economic Disclosure Statement and Affidavit, on the City's then-current form.

"Environmental Laws" shall mean any and all federal, state or local statutes, laws, regulations, ordinances, codes, rules, orders, licenses, judgments, decrees or requirements relating to public health and safety and the environment now or hereafter in force, as amended and hereafter amended, including but not limited to (i) the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601 et seq.); (ii) any so-called "Superfund" or "Superlien" law; (iii) the Hazardous Materials Transportation Act (49 U.S.C. Section 1802 et seq.); (iv) the Resource Conservation and Recovery Act (42 U.S.C. Section 6902 et seq.); (v) the Clean Air Act (42 U.S.C. Section 7401 et seq.); (vi) the Clean Water Act (33 U.S.C. Section 1251 et seq.); (vii) the Toxic Substances Control Act (15 U.S.C. Section 2601 et seq.); (viii) the Federal Insecticide, Fungicide and Rodenticide Act (7 U.S.C. Section 136 et seq.); (ix) the Illinois Environmental Protection Act (415 ILCS 5/1 et seq.); and (x) the Municipal Code.

"Event of Default" shall have the meaning set forth in Section 10 hereof.

"Final Project Cost" shall mean the total actual cost of the construction of the Project, as certified to and acceptable to DPD under Section 5.01 hereof.

"Jobs Covenant" shall have the meaning set forth in Section 6.05 hereof.

"MBE(s)" shall mean a business identified in the Directory of Certified Minority Business Enterprises published by the City's Department of Procurement Services, or otherwise certified by the City's Department of Procurement Services as a minority-owned business enterprise, related to the Procurement Program or the Construction Program, as applicable.

"MBE/WBE Budget" shall mean the budget attached hereto as Exhibit B.

"MBE/WBE Program" shall have the meaning set forth in Exhibit E hereof.

"Municipal Code" shall have the meaning set forth in the Recitals.

"Non-Governmental Charges" shall mean all non-governmental charges, liens, claims, or encumbrances relating to Developer, the Property or the Project.

"Occupancy Covenant" shall have the meaning set forth in Section 6.04 hereof.

"Operations Covenant" shall have the meaning set forth in Section 6.03 hereof.

"Project Budget" shall mean the budget showing the total cost of the Project by line item, furnished by Developer to DPD as part of its Application.

"Property" shall mean the real property described on Exhibit A.

"Tenant" shall mean the third party, or such other tenant approved in the sole discretion of the City (with such approval not unreasonably withheld), that enters into a lease with the Developer for the Property after completion of the Project.

"Term of the Agreement" shall mean the period of time commencing on the Closing Date and ending at the end of the last tax year for which the Developer receives the Tax Incentive.

"WARN Act" shall mean the Worker Adjustment and Retraining Notification Act (29 U.S.C. Section 2101 et seq.).

"WBE(s)" shall mean a business identified in the Directory of Certified Women Business Enterprises published by the City's Department of Procurement Services, or otherwise certified by the City's Department of Procurement Services as a women-owned business enterprise, related to the Procurement Program or the Construction Program, as applicable.

SECTION 3. THE PROJECT

3.01 Project Completion. With respect to the rehabilitation and construction of the Project, Developer shall: (i) commence construction no later than the Commencement Date, and (ii) complete construction and conduct operations therein no later than the Completion Date.

3.02 Project Budget. Developer has furnished to DPD as part of the Application, and DPD has approved, the Project Budget showing total costs for the Project in an amount not less than the Minimum Project Investment.

3.03 Other Approvals. Developer shall not commence construction of the Project until Developer has obtained all necessary permits and approvals.

3.04 Change Orders. Except as provided below in this Section 3.04, all Change Orders (and documentation substantiating the need and identifying the source of funding therefor) relating to changes to the Project must be submitted by Developer to DPD as necessary; provided, that any Change Order relating to any of the following must be submitted by Developer to DPD for DPD's prior written approval: (a) a reduction in the gross or net square footage of the Facility by five percent (5%) or more; (b) a change in the use of the Property or Facility to a use other than the Project; (c) a delay in the completion of the Project by more than one hundred and eighty (180) days; (d) any reduction in the Minimum Project Investment; or (e) any reduction in the MBE/WBE Budget. Developer shall not authorize or permit the performance of any work relating to any Change Order or the furnishing of materials in connection

therewith prior to the receipt by Developer of DPD's written approval (to the extent said City prior approval is required pursuant to the terms of this Agreement).

3.05 Signs and Public Relations. At the request of DPD, Developer shall erect a sign of size and style approved by the City in a conspicuous location on the Property during the Project, indicating the City's consent to the Tax Incentive. The City reserves the right to include the name, photograph, artistic rendering of the Project and other pertinent information regarding Developer, the Property and the Project in the City's promotional literature and communications.

SECTION 4. CONDITIONS PRECEDENT

The Developer must satisfy the following conditions before the City will execute and deliver this Agreement, unless such conditions are waived in writing by the City:

4.01 Project Budget. DPD must have approved the Project Budget, including the Minimum Project Investment, and the MBE/WBE Budget.

4.02 Lease. If applicable, the Developer must have provided the City with a copy of a lease with Tenant evidencing that Tenant has leased the Property for a minimum term extending through the end of the Compliance Period.

4.03 Economic Disclosure Statement. Developer shall provide to the City an EDS, dated as of the Closing Date, which is incorporated by reference, and Developer further will provide any other affidavits or certifications as may be required by federal, state or local law in the award of public contracts, all of which affidavits or certifications are incorporated by reference.

4.04 Construction Compliance Informational Conference. Developer shall provide to the City a copy of the informational conference letter signed by DPD's construction and compliance division.

SECTION 5. COMPLETION OF CONSTRUCTION OR REHABILITATION

5.01 Certificate of Completion of Construction or Rehabilitation. Upon completion of the Project in accordance with the terms of this Agreement (and any requirements contained in the City Ordinance) and upon the Developer's written request, DPD shall issue to the Developer a Certificate of Completion of Construction or Rehabilitation (the "Certificate") in recordable form certifying that the Developer has fulfilled its obligation to complete the Project in accordance with the terms of this Agreement. If the Developer has not fulfilled its obligation, DPD will issue a written statement detailing the measures which must be taken in order to obtain them.

DPD may require a single inspection by an inspecting architect hired at the Developer's expense to confirm the completion of the Project. DPD shall make its best efforts to respond to Developer's written request for the Certificate within forty-five (45) days by issuing the Certificate or a written statement detailing the ways in which the Project does not conform to this Agreement or has not been satisfactorily completed, and the measures which must be taken by Developer in order to obtain the Certificate. Developer may resubmit a written request for the Certificate upon completion of such measures.

The Developer acknowledges and understands that the City will not issue the Certificate, until the following conditions have been met:

- Evidence certified to and acceptable to DPD of the Final Project Cost demonstrating that the Developer has completed the Project in accordance with this Agreement and the Application and that it has made the Minimum Project Investment;
- Receipt of a Certificate of Occupancy or other evidence acceptable to DPD that the developer has complied with building permit requirements for Project;
- Evidence acceptable to DPD that the Project is in compliance with the Operations Covenant and the Occupancy Covenant;
- Evidence acceptable to DPD that the Developer, at its own expense, insured the Property in accordance with Exhibit C hereto, including Accord Form 27 certificates evidencing the required coverages; and
- Evidence acceptable to DPD in the form of a closeout letter from DPD's Compliance and Monitoring division stating that the Developer is in complete compliance with all City Requirements (MBE/WBE, City Residency, and Prevailing Wage), as defined in Exhibit E.

5.02 Continuing Obligations. The Certificate relates only to the respective performance of the work associated with the Project improvements. After the issuance of the Certificate, however, all executory terms and conditions of this Agreement and all representations and covenants contained herein unrelated to such work will remain in effect throughout the Term of the Agreement as to the parties described in the following paragraph, and the issuance of the Certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

Those covenants specifically described at Sections 6.02, 6.03, 6.04, 6.05 and 6.06 as covenants that run with the land will bind any transferee of the Property throughout the Term of the Agreement or such shorter period as may be explicitly provided for therein. The other executory terms of this Agreement shall be binding only upon the Developer or a permitted assignee of this Agreement.

5.03 Failure to Complete. If the Developer fails to complete the Project in accordance with the terms of this Agreement, and/or if the Developer has not received the Certificate by the Certificate Deadline, the Certificate will not be issued, and the City will have the right to pursue any available legal remedies.

5.04 Notice of Expiration of Term of Agreement. Upon the expiration of the Term of the Agreement, DPD shall provide the Developer, at the Developer's written request, with a written notice in recordable form stating that the Term of the Agreement has expired.

SECTION 6. COVENANTS/REPRESENTATIONS/WARRANTIES OF DEVELOPER

6.01 General. Developer represents, warrants and covenants, as of the date of this Agreement hereunder that:

(a) Developer is a corporation or limited liability company duly incorporated or organized, validly existing, qualified to do business in Illinois, and licensed to do business in any other state where, due to the nature of its activities or properties, such qualification or license is required;

(b) Developer has the right, power and authority to enter into, execute, deliver and perform this Agreement;

(c) the execution, delivery and performance by Developer of this Agreement has been duly authorized by all necessary action, and does not and will not violate its certificate or articles of incorporation or organization, bylaws or operating agreement as amended and supplemented, any applicable provision of law, or constitute a breach of, default under or require any consent under any agreement, instrument or document to which Developer is now a party or by which Developer is now or may become bound;

(d) except as otherwise provided herein, including without limitation as set forth in Section 6.01 (i), during the Term of the Agreement, the Developer will continue to own good, indefeasible and merchantable fee simple title to the Property (and all improvements thereon), or a leasehold interest therein;

(e) Developer is now and for the Term of the Agreement shall remain solvent and able to pay its debts as they mature;

(f) there are no actions or proceedings by or before any court, governmental commission, board, bureau or any other administrative agency pending, threatened or affecting Developer which would impair its ability to perform under this Agreement;

(g) Developer has and shall maintain all government permits, certificates and consents necessary to conduct its business and to construct, complete and operate the Project;

(h) Developer is not in default with respect to any indenture, loan agreement, mortgage, deed, note or any other agreement or instrument related to the borrowing of money to which Developer is a party or by which Developer is bound;

(i) Developer shall not, except in the ordinary course of business, do any of the following without the prior written consent of DPD for the Term of the Agreement: (1) be a party to any merger, liquidation or consolidation; (2) sell, transfer, convey, lease or otherwise dispose of all or substantially all of its assets or any portion of the Property (including but not limited to any fixtures or equipment now or hereafter attached thereto) except in the ordinary course of business; (3) enter into any transaction outside the ordinary course of Developer's business; (4) assume, guarantee, endorse, or otherwise become liable in connection with the obligations of any other person or entity; or (5) enter into any transaction that would cause a material and detrimental change to Developer's financial condition;

(j) has not made or caused to be made, directly or indirectly, any payment, gratuity or offer of employment in connection with the Agreement or any contract paid from the City treasury or pursuant to City ordinance, for services to any City agency ("City Contract") as an inducement for the City to enter into the Agreement or any City Contract with Developer in violation of Chapter 2-156-120 of the Municipal Code;

6.02 Covenant to Redevelop. Developer shall redevelop the Property in accordance with this Agreement and all Exhibits attached hereto and all federal, state and local laws, ordinances (including the City Ordinance), rules, regulations, executive orders and codes applicable to the Project, the Property and/or Developer. The covenants set forth in this Section shall run with the land and be binding upon any transferee but shall be deemed satisfied upon issuance by the City of a Certificate with respect thereto.

6.03 Operations Covenant. The Developer hereby covenants and agrees, throughout the Term of the Agreement, to operate the Project at the Facility, or to cause any Tenant to operate the Project at the Facility, in a manner consistent with the Tax Incentive requirements (the "Operations Covenant"). The covenants set forth in this Section shall run with the land and be binding upon any transferee.

6.04 Occupancy Covenant. The Developer hereby covenants and agrees, throughout the Term of the Agreement, to maintain or to cause the Tenant to maintain, that not less than fifty percent (50%) of the Project shall remain open, occupied, and otherwise open for business (the "Occupancy Covenant"). The covenants set forth in this Section shall run with the land and be binding upon any transferee.

6.05 Jobs Covenant. Not less than nine full-time equivalent, permanent jobs and four additional part-time equivalent jobs shall be maintained by Developer or Tenant within two (2) years of completion of the Project. The developer is expected to create an additional two to three full-time, permanent jobs for a total of no less than 11 full-time equivalent, permanent jobs, and no less than 20 part-time seasonal jobs is expected to be retained or created by Developer or Tenant at the Facility through the Term of the Agreement.

6.06 Annual Compliance Report. Each year throughout the Term of the Agreement, the Developer shall submit to DPD by August 1st the Annual Compliance Report itemizing each of Developer's obligations under this Agreement during the preceding year. If the Annual Compliance Report is not received within this timeframe, the City will notify Developer in writing of such deficiency. Thereafter, Developer shall have ten (10) days to file the Annual Compliance Report with DPD. Developer's failure to timely submit the Annual Compliance Report will constitute an event of default.

6.07 Conflict of Interest. Developer represents, warrants and covenants that, to the best of its knowledge, no member, official, or employee of the City, or of any commission or committee exercising authority over the Project or any consultant hired by the City or Developer with respect thereto, owns or controls, has owned or controlled or will own or control any interest, and no such person shall represent any person, as agent or otherwise, who owns or controls, has owned or controlled, or will own or control any interest, direct or indirect, in Developer's business, the Property or any other property in the applicable Redevelopment Area.

6.08 Disclosure of Interest. Developer's counsel has no direct or indirect financial ownership interest in Developer, the Property or any other aspect of the Project.

6.09 Insurance. The Developer shall provide and maintain during the Term of the Agreement, and cause other applicable parties to provide and maintain, the insurance coverages specified in Exhibit C.

6.10 Compliance with Laws. To the best of Developer's knowledge, after diligent inquiry, the Property and the Project are and shall be in compliance with all applicable federal, state and local laws,

statutes, ordinances (including the City Ordinance), rules, regulations, executive orders and codes pertaining to or affecting the Project and the Property. Upon the City's request, Developer shall provide evidence satisfactory to the City of such compliance.

6.11 Recording and Filing. The Developer shall cause this Agreement, certain exhibits (as specified by Corporation Counsel), all amendments and supplements hereto to be recorded and filed against the Property in the Recorder's Office of Cook County.

6.12 Inspector General. It is the duty of Developer and the duty of any bidder, proposer, contractor, subcontractor, and every applicant for certification of eligibility for a City contract or program, and all of Developer's officers, directors, agents, partners, and employees and any such bidder, proposer, contractor, subcontractor or such applicant to cooperate with the Inspector General in any investigation or hearing undertaken pursuant to Chapter 2-56 of the Municipal Code. Developer represents that it understands and will abide by all provisions of Chapter 2-56 of the Municipal Code and that it will inform subcontractors of this provision and require their compliance.

6.13 Non-Governmental Charges. The Developer agrees to pay or cause to be paid when due any Non-Governmental Charges. The Developer has the right, before any delinquency occurs, to contest any Non-Governmental Charge by appropriate legal proceedings properly and diligently prosecuted, so long as such proceedings serve to prevent any sale or forfeiture of the Property.

6.14 Governmental Charges.

(a) Payment of Governmental Charges. Developer agrees to pay or cause to be paid when due all Governmental Charges (as defined below) which are assessed or imposed upon Developer, the Property or the Project, or become due and payable, and which create, may create, a lien upon Developer or all or any portion of the Property or the Project. "Governmental Charge" shall mean all federal, State, county, the City, or other governmental (or any instrumentality, division, agency, body, or department thereof) taxes, levies, assessments, charges, liens, claims or encumbrances (except for those assessed by foreign nations, states other than the State of Illinois, counties of the State other than Cook County, and municipalities other than the City) relating to Developer, the Property or the Project including but not limited to real estate taxes.

(b) Right to Contest. Developer has the right before any delinquency occurs to contest or object in good faith to the amount or validity of any Governmental Charge by appropriate legal proceedings properly and diligently instituted and prosecuted in such manner as shall stay the collection of the contested Governmental Charge and prevent the imposition of a lien or the sale or forfeiture of the Property. No such contest or objection shall be deemed or construed in any way as relieving, modifying or extending Developer's covenants to pay any such Governmental Charge at the time and in the manner provided in this Agreement unless Developer has given prior written notice to DPD of Developer's intent to contest or object to a Governmental Charge and, unless, at DPD's sole option:

(i) Developer shall demonstrate to DPD's satisfaction that legal proceedings instituted by Developer contesting or objecting to a Governmental Charge shall conclusively operate to prevent or remove a lien against, or the sale or forfeiture of, all or any part of the Property to satisfy such Governmental Charge prior to final determination of such proceedings;

and/or

(ii) Developer shall furnish a good and sufficient bond or other security satisfactory to DPD in such form and amounts as DPD shall require, or a good and sufficient undertaking as may be required or permitted by law to accomplish a stay of any such sale or forfeiture of the Property during the pendency of such contest, adequate to pay fully any such contested Governmental Charge and all interest and penalties upon the adverse determination of such contest.

6.15 Developer's Failure To Pay Or Discharge Lien. If Developer fails to pay any Governmental Charge or to obtain discharge of the same, Developer shall advise DPD thereof in writing, at which time DPD may, but shall not be obligated to, and without waiving or releasing any obligation or liability of Developer under this Agreement, in DPD's sole discretion, make such payment, or any part thereof, or obtain such discharge and take any other action with respect thereto which DPD deems advisable. All sums so paid by DPD, if any, and any expenses, if any, including reasonable attorneys' fees, court costs, expenses and other charges relating thereto, shall be promptly disbursed to DPD by Developer. Notwithstanding anything contained herein to the contrary, this paragraph shall not be construed to obligate the City to pay any such Governmental Charge. Additionally, if Developer fails to pay any Governmental Charge, the City, in its sole discretion, may require Developer to submit to the City audited Financial Statements at Developer's own expense.

6.16 FOIA and Local Records Act Compliance.

(a) FOIA. The Developer acknowledges that the City is subject to the Illinois Freedom of Information Act, 5 ILCS 140/1 et. seq., as amended ("FOIA"). The FOIA requires the City to produce records (very broadly defined in FOIA) in response to a FOIA request in a very short period of time, unless the records requested are exempt under the FOIA. If the Developer receives a request from the City to produce records within the scope of FOIA, then the Developer covenants to comply with such request within 48 hours of the date of such request. Failure by the Developer to timely comply with such request shall be an Event of Default.

(b) Exempt Information. Documents that the Developer submits to the City with the Annual Compliance Report or otherwise during the Term of the Agreement that contain trade secrets and commercial or financial information may be exempt if disclosure would result in competitive harm. However, for documents submitted by the Developer to be treated as a trade secret or information that would cause competitive harm, FOIA requires that Developer mark any such documents as "proprietary, privileged or confidential." If the Developer marks a document as "proprietary, privileged and confidential", then DPD will evaluate whether such document may be withheld under the FOIA. DPD, in its discretion, will determine whether a document will be exempted from disclosure, and that determination is subject to review by the Illinois Attorney General's Office and/or the courts.

(c) Local Records Act. The Developer acknowledges that the City is subject to the Local Records Act, 50 ILCS 205/1 et. seq, as amended (the "Local Records Act"). The Local Records Act provides that public records may only be disposed of as provided in the Local Records Act. If requested by the City, the Developer covenants to use its best efforts consistently applied to assist the City in its compliance with the Local Records Act

SECTION 7. MAINTAINING RECORDS AND RIGHT TO INSPECT

7.01 **Books and Records.** The Developer, the general contractor and each subcontractor shall keep and maintain books and records that fully disclose the total actual cost of the Project and the disposition of all funds from whatever source allocated thereto and as otherwise necessary to evidence the Developer's compliance with its obligations under this Agreement, including, but not limited to, payroll records, general contractor's and subcontractors' sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts and invoices and the like. Such books and records shall be available at the applicable party's offices for inspection, copying, audit and examination by an authorized representative of the City, at the Developer's expense.

7.02 **Inspection Rights.** Upon three (3) business days' notice, any authorized representative of the City has access to all portions of the Project and the Property during normal business hours for the Term of the Agreement.

SECTION 8. ENVIRONMENTAL MATTERS

The Developer hereby represents and warrants to the City that it has conducted environmental studies sufficient to conclude that the Project may be constructed, completed and operated in accordance with the requirements of all Environmental Laws and this Agreement. The Developer agrees to indemnify, defend and hold the City harmless from and against any and all losses, liabilities, damages, injuries, costs, expenses or claims of any kind whatsoever including, without limitation, any losses, liabilities, damages, injuries, costs, expenses or claims asserted or arising under any Environmental Laws incurred, suffered by or asserted against the City and relating to the Project or the Property.

SECTION 9. INDEMNIFICATION

Developer agrees to indemnify, defend and hold the City, its officers, officials, members, agents and employees harmless from and against any and all losses, costs, damages, liabilities, claims, suits, judgments, demands, actions, causes of action of every kind or nature and expenses (including, without limitation, attorneys' fees and court costs) arising out of or incidental to the failure of Developer to perform its obligations under this Agreement. Upon reasonable notice from the City of any claim which the City believes to be covered hereunder, Developer shall timely appear in and defend all suits brought upon such claim and shall pay all costs and expenses incidental thereto, but the City shall have the right, at its option and at its own expense, to participate in the defense of any suit, without relieving Developer of any of its obligations hereunder. The obligations set forth in this section shall survive any termination or expiration of this Agreement.

SECTION 10. DEFAULT AND REMEDIES

10.01 Events of Default. The occurrence of any one or more of the following events, subject to the provisions of Section 6 (Covenants, Representations, and Warranties of Developer), shall constitute an "Event of Default" by the Developer hereunder:

(a) the failure of Developer to complete the Project in accordance with the terms of this Agreement;

(b) the failure of the Developer to comply with any covenant or obligation, or the breach by the Developer of any representation or warranty, under this Agreement or any related agreement;

(c) the making or furnishing by Developer to the City of any representation, warranty, certificate, schedule, report or other communication within or in connection with this Agreement or any related agreement which is untrue or misleading in any material respect;

(d) the commencement of any bankruptcy, insolvency, liquidation or reorganization proceedings under any applicable state or federal law, or the commencement of any analogous statutory or non-statutory proceedings involving the Developer; provided, however, that if such commencement of proceedings is involuntary, such action shall not constitute an Event of Default unless such proceedings are not dismissed within sixty (60) days after the commencement of such proceedings;

(e) the appointment of a receiver or trustee for the Developer, for any substantial part of the Developer's assets or the institution of any proceedings for the dissolution, or the full or partial liquidation, or the merger or consolidation, of the Developer; provided, however, that if such appointment or commencement of proceedings is involuntary, such action shall not constitute an Event of Default unless such appointment is not revoked or such proceedings are not dismissed within sixty (60) days after the commencement thereof;

(f) the entry of any judgment or order against the Developer or the Property which remains unsatisfied or undischarged and in effect for sixty (60) days after such entry without a stay of enforcement or execution; or

(g) the dissolution of the Developer or the death of any natural person who owns a 50% or more ownership interest in the Developer, unless, in the case of a death, the Developer establishes to the DPD's satisfaction that such death shall not impair the Developer's ability to perform its executory obligations under this Agreement.

10.02 Remedies. Upon the occurrence of an Event of Default, the City may seek revocation of the Tax Incentive pursuant to the County Tax Incentive Ordinance, terminate this Agreement and all related agreements, and/or, in any court of competent jurisdiction by any action or proceeding at law or in equity, pursue and secure any other available remedy.

10.03 Cure Period. (a) In the event Developer shall fail to perform a monetary covenant which Developer is required to perform under this Agreement, notwithstanding any other provision of this

Agreement to the contrary, an Event of Default shall not be deemed to have occurred unless Developer has failed to perform such monetary covenant within ten (10) days of its receipt of a written notice from the City specifying that it has failed to perform such monetary covenant.

(b) Developer shall be entitled to one 18-month cure period, which can be extended an additional six (6) months in the reasonable discretion of the Commissioner of DPD (for a total of 24 months), commencing on the date of issuance of the Certificate for failure to perform under Section 6.04 (Occupancy Covenant) and Section 6.05 (Jobs Covenant). Any cure period under this Section 10.03(b) shall not count toward the Compliance Period of this Agreement. If one failure to perform under either Section 6.04 or Section 6.05 has occurred and been cured as set forth in this Section 10.03(b), then any subsequent failure to perform under either Section 6.04 or Section 6.05 shall constitute an Event of Default.

(c) In the event Developer shall fail to perform any other non-monetary covenant which Developer is required to perform under this Agreement, notwithstanding any other provision of this Agreement to the contrary, an Event of Default shall not be deemed to have occurred unless Developer has failed to cure such default within thirty (30) days of its receipt of a written notice from the City specifying the nature of the default; provided, however, with respect to those non-monetary defaults which are not capable of being cured within such thirty (30) day period, Developer shall not be deemed to have committed an Event of Default under this Agreement if it has commenced to cure the alleged default within such thirty (30) day period and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured; provided, further, that there shall be no cure period under this Section 10.03 with respect to Developer's failure to comply with Section 6.03 (Operations Covenant).

SECTION 11. MORTGAGING OF THE PROJECT

If a mortgagee succeeds to Developer's interest in the Property or any portion thereof by exercising remedies under such mortgage, whether by foreclosure or deed in lieu of foreclosure, and in conjunction therewith accepts a written assignment of Developer's interest under this Agreement, the City agrees to attorn to and recognize such party as the successor in interest to Developer for all purposes under this Agreement so long as such party accepts all of the obligations and liabilities of Developer under this Agreement.

SECTION 12. GENERAL PROVISIONS

12.01 Amendment. This Agreement and the Exhibits attached hereto may not be amended or modified without the prior written consent of the parties hereto. It is agreed that no material amendment or change to this Agreement shall be made or be effective unless ratified or authorized by an ordinance duly adopted by the City Council. The term "material" for the purpose of this Section 12.01 shall be defined as any deviation from the terms of the Agreement which (i) operates to cancel or otherwise reduce any developmental or construction obligations of Developer by more than ten percent (10%); (ii) materially changes the Project site or character of the Project or any activities undertaken by Developer affecting the Project site, the Project, or both; (iii) increases any time agreed for performance by Developer by more than one-hundred and eighty (180) days; (iv) decreases the Minimum Project Investment by five percent (5%) or more; or (v) decreases the MBE/WBE Budget by ten percent (10%) or more.

12.02 Entire Agreement. This Agreement (including each Exhibit attached hereto, which is hereby incorporated herein by reference) constitutes the entire Agreement between the parties hereto and it supersedes all prior agreements, negotiations and discussions between the parties relative to the subject matter hereof.

12.03 Limitation of Liability. No member, official or employee of the City shall be personally liable to Developer or any successor in interest in the event of any default or breach by the City or for any amount which may become due to Developer from the City or any successor in interest or on any obligation under the terms of this Agreement.

12.04 Further Assurances. The Developer agrees to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications as may become necessary or appropriate to carry out the terms, provisions and intent of this Agreement.

12.05 No Implied Waivers. No waiver by either party of any breach of any provision of this Agreement will be a waiver of any continuing or succeeding breach of the breached provision, a waiver of the breached provision itself, or a waiver of any right, power or remedy under this Agreement. No notice to, or demand on, either party in any case will, of itself, entitle that party to any further notice or demand in similar or other circumstances.

12.06 Titles and Headings. Titles and headings to paragraphs contained in this Agreement are for convenience only and are not intended to limit, vary, define or expand the content of this Agreement.

12.07 Remedies Cumulative. The remedies of a party hereunder are cumulative and the exercise of any one or more of the remedies provided for herein shall not be construed as a waiver of any other remedies of such party unless specifically so provided herein.

12.08 Disclaimer. Nothing contained in this Agreement nor any act of the City shall be deemed or construed by any of the parties, or by any third person, to create or imply any relationship of third-party beneficiary, principal or agent, limited or general partnership or joint venture, or to create or imply any association or relationship involving the City.

12.09 Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute one and the same agreement.

12.10 Governing Law and Venue. This Agreement will be governed by and construed in accordance with the internal laws of the State of Illinois, without regard to the principles of conflicts of law thereof. If there is a lawsuit under this Agreement, each party hereto agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois.

12.11 Approval. Wherever this Agreement provides for the approval or consent of the City, DPD or the Commissioner, or any matter is to be to the City's, DPD's or the Commissioner's satisfaction, unless specifically stated to the contrary, such approval, consent or satisfaction shall be made, given or determined by the City, DPD or the Commissioner in writing and in the reasonable discretion thereof. The Commissioner or other person designated by the Mayor of the City shall act for the City or DPD in making

all approvals, consents and determinations of satisfaction, granting the Certificate or otherwise administering this Agreement for the City.

12.12 Binding Effect. This Agreement shall be binding upon Developer, the City and their respective successors and permitted assigns (as provided herein) and shall inure to the benefit of Developer, the City and their respective successors and permitted assigns (as provided herein). Except as otherwise provided herein, this Agreement shall not run to the benefit of, or be enforceable by, any person or entity other than a party to this Agreement and its successors and permitted assigns. This Agreement should not be deemed to confer upon third parties any remedy, claim, right of reimbursement or other right.

12.13 Force Majeure. Neither the City nor the Developer nor any successor in interest to either of them shall be considered in breach of or in default of its obligations under this Agreement in the event of any delay caused by damage or destruction by fire or other casualty, civil unrest which may render the Property or surrounding area unsafe, pandemic, strike, shortage of material, unusually adverse weather conditions such as, by way of illustration and not limitation, severe rain storms or below freezing temperatures of abnormal degree or for an abnormal duration, tornadoes or cyclones, and other events or conditions beyond the reasonable control of the party affected which in fact interferes with the ability of such party to discharge its obligations hereunder. The individual or entity relying on this section with respect to any such delay shall, upon the occurrence of the event causing such delay, immediately give written notice to the other parties to this Agreement. The individual or entity relying on this section with respect to any such delay may rely on this section only to the extent of the actual number of days of delay effected by any such events described above.

12.14. Notices. Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the Notice Address, by any of the following means: (a) personal service; (b) overnight courier, or (c) registered or certified mail, return receipt requested.

12.15. Severability. If any provision of this Agreement, or the application thereof, to any person, place or circumstance, shall be held by a court of competent jurisdiction to be invalid, unenforceable or void, the remainder of this Agreement and such provisions as applied to other persons, places and circumstances shall remain in full force and effect only if, after excluding the portion deemed to be unenforceable, the remaining terms shall provide for the consummation of the transactions contemplated hereby in substantially the same manner as originally set forth herein.

12.16. Survival of Agreements. All warranties, representations, covenants and agreements of this Agreement shall be true, accurate and complete at the time of the execution of this Agreement, and shall survive the execution, delivery and acceptance hereof by the parties hereto and shall be in effect throughout the Term of the Agreement.

12.17. Exhibits. All of the exhibits attached to this Agreement are incorporated into this Agreement by reference.

12.18. Business Relationships. The Developer acknowledges (A) receipt of a copy of Section 2-156-030 (b) of the Municipal Code, (B) that Developer has read such provision and understands that pursuant to such Section 2-156-030 (b), it is illegal for any elected official of the City, or any person acting

at the direction of such official, to contact, either orally or in writing, any other City official or employee with respect to any matter involving any person with whom the elected City official or employee has a "Business Relationship" (as defined in Section 2-156-080 of the Municipal Code), or to participate in any discussion in any City Council committee hearing or in any City Council meeting or to vote on any matter involving any person with whom the elected City official or employee has a "Business Relationship" (as defined in Section 2-156-080 of the Municipal Code), or to participate in any discussion in any City Council committee hearing or in any City Council meeting or to vote on any matter involving the person with whom an elected official has a Business Relationship, and (C) that a violation of Section 2-156-030 (b) by an elected official, or any person acting at the direction of such official, with respect to any transaction contemplated by this Agreement shall be grounds for termination of this Agreement and the transactions contemplated hereby. The Developer hereby represents and warrants that, to the best of its knowledge after due inquiry, no violation of Section 2-156-030 (b) has occurred with respect to this Agreement or the transactions contemplated hereby.

12.19. Business Economic Support Act. Pursuant to the Business Economic Support Act (30 ILCS 760/1 et seq.), if Developer is required to provide notice under the WARN Act, Developer shall, in addition to the notice required under the WARN Act, provide at the same time a copy of the WARN Act notice to the Governor of the State, the Speaker and Minority Leader of the House of Representatives of the State, the President and minority Leader of the Senate of State, and the Mayor of each municipality where Developer has locations in the State. The Developer shall also include a provision in its lease with the Tenant that the Tenant also is required to comply with this Section 12.19.

[(Sub)Exhibit "A" referred to in this Tax Incentive Classification Redevelopment Agreement with IGS HQ LLC constitutes Exhibit "A" to ordinance and printed on page 16429 of this *Journal*.]

(Sub)Exhibits "B", "C", "D" and "E" referred to in this Tax Incentive Classification Redevelopment Agreement with IGS HQ LLC read as follows:

(Sub)Exhibit "B".
 (To Tax Incentive Classification Redevelopment
 Agreement With IGS HQ LLC)

MBE/WBE Budget.

Minimum Project Investment:	\$2,040,000
Hard Construction Costs:	265,000
M/WBE Targets:	
MBE	68,900 (26 percent)
WBE	15,900 (6 percent)
Total M/WBE Budget:	\$ 84,800

(Sub)Exhibit "C".
 (To Tax Incentive Classification Redevelopment
 Agreement With IGS HQ LLC)

Insurance Requirements.

Developer shall comply, and require its general contractor and subcontractors to comply, with the City's insurance requirements for the monitoring term. All Contractors and subcontractors are subject to the same insurance requirements of Developer unless otherwise specified in the Agreement.

Developer must furnish the Department of Planning and Development with the Certificates of Insurance, or such similar evidence, to be in force on the date of the Agreement, and Renewal Certificates of Insurance, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of the Agreement. Developer shall advise all insurers of the Agreement provisions regarding insurance.

The insurance must provide for 60 days' prior written notice to be given to the City in the event coverage is substantially changed, canceled, or non-renewed.

Commercial General Liability Insurance (Primary And Umbrella).

Commercial General Liability Insurance or equivalent with limits of not less than \$1,000,000 per occurrence for bodily injury, personal injury, and property damage liability.

Coverage must include the following: all premises and operations, products/completed operations, explosion, collapse, underground, separation of insured, defense, and contractual liability (with no limitation endorsement). The City of Chicago is to be named as an additional insured on a primary, noncontributory basis for any liability arising directly or indirectly from the work.

Workers' Compensation And Employer's Liability.

Workers' Compensation Insurance, as prescribed by applicable law covering all employees who are to provide work under this Agreement and Employer's Liability coverage with limits of not less than \$500,000 each accident, illness, or disease.

Automobile Liability (Primary And Umbrella).

When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, the Automobile Liability Insurance with limits of not less than \$1,000,000 per occurrence for bodily injury and property damage. The City of Chicago is to be named as an additional insured on a primary, noncontributory basis.

(Sub)Exhibit "D".
(To Tax Incentive Classification Redevelopment Agreement With IGS HQ LLC)

Annual Compliance Report.

Agreement Dated As Of [Insert Date]

[Insert Year] Annual Compliance Report.

Pursuant to Section 6.06 of the above referenced redevelopment agreement ("RDA") and Section 2-45-160 of the Municipal Code, _____ ("Developer") is committed to providing an annual compliance report.

- 1. Obligations under Section 2-145-160 of the Municipal Code from _____, 202__ through July 31, 202__:

(a) An affidavit from the Developer detailing the current status of the Project and certification that it meets any obligations or compliance requirements specified in the ordinance or resolution adopted by the City Council approving the Tax Incentive or in the RDA;

(b) A jobs report providing anonymized information on each employee, including their status as full-time or part-time; the ZIP code of the employee's primary residency; the employee's total employment tenure in months; and a statement of whether the employee's wages are in compliance with the minimum wage as specified by Mayoral Executive Order 2014-1 and the Chicago Minimum Wage rate as specified in Chapter 1-24 of the Municipal Code;

(c) Any reports, affidavits, or other statements required to be filed with Cook County or the Cook County Assessor for the applicable annual period; and

(d) Such other reports as may be specified in the ordinance or resolution adopted by the City approving the Tax Incentive, the RDA, or as may be otherwise agreed to in writing by the Developer in connection therewith.

2. Obligations under the Agreement from _____, 202__ through July 31, 202__:

(a) Itemize each of Developer's obligations under this Agreement during the preceding calendar year.

- Compliance with the Operations Covenant (Section 6.03) -- Pursuant to Section 6.03 of the RDA, the Project is required to maintain its operations at the Project.
- Compliance with the Occupancy Covenant (Section 6.04) -- Pursuant to Section 6.04 of the RDA, the Project is required to maintain that not less than fifty percent (50%) of the Project shall remain open, occupied, and otherwise open for business.
- Compliance with the Jobs Covenant (Section 6.05) -- Pursuant to Section 6.05 of the RDA, the Project is required to create and retain a minimum number of FTE jobs at the Project.
- Delivery of updated insurance certificate (Section 6.09).
- Provide evidence of payment of Non-Governmental Charges (Section 6.13).
- Compliance with all executory provisions of the RDA.

(b) Certify Developer’s compliance or noncompliance with such obligations.

- The Project is in operation.
- The Property is [Insert Percentage] occupied.
- The Project has [Insert Number] FTE jobs.

(c) Attach evidence of such compliance or noncompliance.

(d) Certify that Developer is not in default beyond applicable notice and cure period with respect to any provision of the Agreement or any related agreements;

- Developer hereby certifies that the Project is not in default with any provisions of the Agreement.

Attachments.

I certify that the Developer is not in default with respect to any provision of the Redevelopment Agreement, or any related agreements.

IGS HQ LLC

[Insert Date]

(Sub)Exhibit "E".
(To Tax Incentive Classification Redevelopment Agreement With IGS HQ LLC)

Construction Compliance.

Agreements With Contractors.

1. Bid Requirement For General Contractor And Subcontractors. Prior to entering into an agreement with a General Contractor or any subcontractor for construction of the Project, Developer shall solicit, or shall cause the General Contractor to solicit, bids from qualified contractors eligible to do business with, and having an office located in, the City of Chicago, and shall submit all bids received to DPD, if requested, for its inspection and written approval. (i) Developer shall select the General Contractor (or shall cause the General Contractor to select the subcontractor) submitting the lowest responsible bid who can complete the Project in a timely manner.

2. Construction Contract. Prior to the Closing Date, the Developer must provide DPD with a certified copy of the construction contract, together with any modifications, amendments, or supplements thereto, and upon DPD's request, a copy of any subcontracts. Photocopies of all contracts or subcontracts entered or to be entered into in connection with the Project shall be provided to DPD within five (5) business days of the execution thereof.

3. Performance And Payment Bonds. Prior to the commencement of any portion of the Project which includes work on the public way, the Developer must require the General Contractor to be bonded for its payment by sureties having an AA rating or better using a bond in a form acceptable to the City. The City shall be named as obligee or co-obligee on any such bonds.

4. Employment Profile. Upon DPD's request, the Developer, the General Contractor, and all subcontractors must submit to DPD statements of their respective employment profiles. Developer shall contractually obligate and cause the General Contractor and each subcontractor to agree to the Construction Hiring Requirements.

5. Other Provisions. In addition to the requirements of Agreements with Contractors, the Construction Contract and each contract with any subcontractor shall contain provisions required pursuant to Section 3.05 (Change Orders), (Sub)Exhibit E Construction Hiring Requirements, and Section 9.01 (Books and Records) of the RDA.

Construction Hiring Requirements.

1. Employment Opportunity. The Developer shall contractually obligate its or their various contractors, subcontractors or any Affiliate of the Developer operating on the Property (collectively, with the Developer, the "Employers" and individually an "Employer") to agree, that for the Term of this Agreement with respect to Developer and during the period of any other party's provision of services in connection with the construction of the Project or occupation of the Property:

(a) No Employer shall discriminate against any employee or applicant for employment based upon race, religion, color, sex, national origin or ancestry, age, handicap or disability, sexual orientation, military discharge status, marital status, parental status or source of income as defined in the City of Chicago Human Rights Ordinance, Chapter 2-160, Section 2-160-010, et seq., Municipal Code, except as otherwise provided by said ordinance and as amended from time to time (the "Human Rights Ordinance"). Each Employer shall take affirmative action to ensure that applicants are hired and employed without discrimination based upon race, religion, color, sex, national origin or ancestry, age, handicap or disability, sexual orientation, military discharge status, marital status, parental status or source of income and are treated in a non-discriminatory manner with regard to all job-related matters, including without limitation: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Each Employer agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the City setting forth the provisions

of this nondiscrimination clause. In addition, the Employers, in all solicitations or advertisements for employees, shall state that all qualified applicants shall receive consideration for employment without discrimination based upon race, religion, color, sex, national origin or ancestry, age, handicap or disability, sexual orientation, military discharge status, marital status, parental status or source of income.

(b) To the greatest extent feasible, each Employer is required to present opportunities for training and employment of low- and moderate-income residents of the City and preferably of the Area; and to provide those contracts for work in connection with the construction of the Project be awarded to business concerns that are located in, or owned in substantial part by persons residing in, the City and preferably in the Area.

(c) Each Employer shall comply with all federal, state, and local equal employment and affirmative action statutes, rules, and regulations, including but not limited to the City's Human Rights Ordinance and the Illinois Human Rights Act, 775 ILCS 5/1-101, et seq. (1993), and any subsequent amendments and regulations promulgated thereto.

(d) Each Employer, in order to demonstrate compliance with the terms of this paragraph, shall cooperate with and promptly and accurately respond to inquiries by the City, which has the responsibility to observe and report compliance with equal employment opportunity regulations of federal, state and municipal agencies.

(e) Each Employer shall include the foregoing provisions of subparagraphs (a) through (d) in every contract entered into in connection with the Project and shall require inclusion of these provisions in every subcontract entered into by any subcontractors, and every agreement with any Affiliate operating on the Property, so that each such provision shall be binding upon each contractor, subcontractor or Affiliate, as the case may be.

(f) Failure to comply with the employment obligations described in this paragraph shall be a basis for the City to pursue its remedies under the Redevelopment Agreement.

2. **Prevailing Wage.** The Developer, the General Contractor and all subcontractors must pay the prevailing wage rate as ascertained by the Illinois Department of Labor (the "Department"), to all persons working on the Project. All such contracts shall list the specified rates to be paid to all laborers, workers and mechanics for each craft or type of worker or mechanic employed pursuant to such contract. If the Department revises such prevailing wage rates, the revised rates shall apply to all such contracts. Upon the City's request, the Developer shall provide the City with copies of all such contracts entered into by the Developer or the General Contractor to evidence compliance with this Prevailing Wage.

3. **City Resident Construction Worker Employment Requirement.** The Developer agrees for itself and its successors and assigns, and shall contractually obligate its General Contractor and shall cause the General Contractor to contractually obligate its subcontractors, as applicable, to agree, that during the construction of the Project they shall comply with the minimum percentage of total worker hours performed by actual residents of the City as specified in Section 2-92-330 of the Municipal Code of Chicago (at least

50 percent of the total worker hours worked by persons on the site of the Project shall be performed by actual residents of the City); provided, however, that in addition to complying with this percentage, the Developer, its General Contractor and each subcontractor shall be required to make good faith efforts to utilize qualified residents of the City in both unskilled and skilled labor positions.

The Developer may request a reduction or waiver of this minimum percentage level of Chicagoans as provided for in Section 2-92-330 of the Municipal Code of Chicago in accordance with standards and procedures developed by the Chief Procurement Officer of the City.

“Actual residents of the City” shall mean persons domiciled within the City. The domicile is an individual’s one and only true, fixed, and permanent home and principal establishment.

The Developer, the General Contractor and each subcontractor shall provide for the maintenance of adequate employee residency records to show that actual Chicago residents are employed on the Project. Each Employer shall maintain copies of personal documents supportive of every Chicago employee’s actual record of residence.

Weekly certified payroll reports (U.S. Department of Labor Form WH-347 or equivalent) shall be submitted to the Commissioner of DPD in triplicate, which shall clearly identify the actual residence of every employee on each submitted certified payroll. The first time that an employee’s name appears on a payroll, the date that the Employer hired the employee should be written in after the employee’s name.

The Developer, the General Contractor and each subcontractor shall provide full access to their employment records to the Chief Procurement Officer, the Commissioner of DPD, the Superintendent of the Chicago Police Department, the Inspector General or any duly authorized representative of any of them. The Developer, the General Contractor and each subcontractor shall maintain all relevant personnel data and records for a period of at least three (3) years after final acceptance of the work constituting the Project.

At the direction of DPD, affidavits and other supporting documentation will be required of the Developer, the General Contractor, and each subcontractor to verify or clarify an employee’s actual address when doubt or lack of clarity has arisen.

Good faith efforts on the part of the Developer, the General Contractor, and each subcontractor to provide utilization of actual Chicago residents (but not sufficient for the granting of a waiver request as provided for in the standards and procedures developed by the Chief Procurement Officer) shall not suffice to replace the actual, verified achievement of the requirements of this paragraph concerning the worker hours performed by actual Chicago residents.

When work at the Project is completed, in the event that the City has determined that the Developer has failed to ensure the fulfillment of the requirement of this paragraph concerning the worker hours performed by actual Chicago residents or failed to report in the manner as indicated above, the City will thereby be damaged in the failure to provide the

benefit of demonstrable employment to Chicagoans to the degree stipulated in this paragraph. Therefore, in such a case of noncompliance, it is agreed that $\frac{1}{20}$ of 1 percent (0.0005) of the aggregate hard construction costs set forth in the Project budget (the product of .0005 x such aggregate hard construction costs) (as the same shall be evidenced by approved contract value for the actual contracts) shall be surrendered by the Developer to the City in payment for each percentage of shortfall toward the stipulated residency requirement. Failure to report the residency of employees entirely and correctly shall result in the surrender of the entire liquidated damages as if no Chicago residents were employed in either of the categories. The willful falsification of statements and the certification of payroll data may subject the Developer, the General Contractor and/or the subcontractors to prosecution. Any retainage to cover contract performance that may become due to the Developer pursuant to Section 2-92-250 of the Municipal Code of Chicago may be withheld by the City pending the Chief Procurement Officer's determination as to whether the Developer must surrender damages as provided in this paragraph.

Nothing herein provided shall be construed to be a limitation upon the "Notice of Requirements for Affirmative Action to Ensure Equal Employment Opportunity, Executive Order 11246" and "Standard Federal Equal Employment Opportunity, Executive Order 11246", or other affirmative action required for equal opportunity under the provisions of this Agreement or related documents.

The Developer shall cause or require the provisions of this paragraph to be included in all construction contracts and subcontracts related to the Project.

4. MBE/WBE Commitment. The Developer agrees for itself and its successors and assigns, and, if necessary to meet the requirements set forth herein, shall contractually obligate the General Contractor to agree that, during the Project:

(a) Consistent with the findings which support the Minority-Owned and Women-Owned Business Enterprise Procurement Program (the "MBE/WBE Program"), Section 2-92-420, et seq., Municipal Code of Chicago, and in reliance upon the provisions of the MBE/WBE Program to the extent contained in, and as qualified by, the provisions of this paragraph 4, during the course of the Project, at least the following percentages of the MBE/WBE Budget attached hereto as (Sub)Exhibit B (as these budgeted amounts may be reduced to reflect decreased actual costs) shall be expended for contract participation by MBEs or WBEs:

- i. At least 26 percent by MBEs; and
- ii. At least 6 percent by WBEs.

(b) For purposes of MBE/WBE Commitment only, the Developer (and any party to whom a contract is let by the Developer in connection with the Project) shall be deemed a "contractor" and this Agreement (and any contract let by the Developer in connection with the Project) shall be deemed a "contract" as such terms are defined in Section 2-92-420, Municipal Code of Chicago.

(c) Consistent with Section 2-92-440, Municipal Code of Chicago, the Developer's MBE/WBE Commitment may be achieved in part by the Developer's status as an MBE or WBE (but only to the extent of any actual work performed on the Project by the Developer), or by a joint venture with one or more MBEs or WBEs (but only to the extent of the lesser of: (i) the MBE or WBE participation in such joint venture; or (ii) the amount of any actual work performed on the Project by the MBE or WBE), by the Developer utilizing an MBE or a WBE as a General Contractor (but only to the extent of any actual work performed on the Project by the General Contractor), by subcontracting or causing the General Contractor to subcontract a portion of the Project to one or more MBEs or WBEs, or by the purchase of materials used in the Project from one or more MBEs or WBEs, or by any combination of the foregoing. Those entities which constitute both an MBE and a WBE shall not be credited more than once with regard to the Developer's MBE/WBE Commitment as described in this paragraph 4. The Developer or the General Contractor may meet all or part of this commitment through credits received pursuant to Section 2-92-530 of the Municipal Code of Chicago for the voluntary use of MBEs or WBEs in its activities and operations other than the Project.

(d) Prior to the City's issuance of a Final Certificate, the Developer shall provide to DPD a final report describing its efforts to achieve compliance with this MBE/WBE Commitment. Such report shall include inter alia the name and business address of each MBE and WBE solicited by the Developer or the General Contractor to work on the Project, and the responses received from such solicitation, the name and business address of each MBE or WBE actually involved in the Project, a description of the work performed or products or services supplied, the date and amount of such work, product or service, and such other information as may assist DPD in determining the Developer's compliance with this MBE/WBE Commitment. DPD has access to the Developer's books and records, including, without limitation, payroll records, books of account and tax returns, and records and books of account in accordance with the Redevelopment Agreement, on five (5) business days' notice, to allow the City to review the Developer's compliance with its commitment to MBE/WBE participation and the status of any MBE or WBE performing any portion of the Project.

(e) Upon the disqualification of any MBE or WBE General Contractor or subcontractor, if such status was misrepresented by the disqualified party, the Developer shall be obligated to discharge or cause to be discharged the disqualified General Contractor or subcontractor and, if possible, identify and engage a qualified MBE or WBE as a replacement. For purposes of this subsection (e), the disqualification procedures are further described in Section 2-92-540, Municipal Code of Chicago.

(f) Any reduction or waiver of the Developer's MBE/WBE Commitment as described in this paragraph 4 shall be undertaken in accordance with Section 2-92-450, Municipal Code of Chicago.

(g) Prior to the commencement of the Project, the Developer, the General Contractor, and all major subcontractors shall be required to meet with the monitoring staff of DPD with regard to the Developer's compliance with its obligations under this Agreement. During this meeting, the Developer shall demonstrate to DPD its plan to achieve its obligations under this Agreement, the sufficiency of which shall be approved by DPD. During the Project, the Developer shall, upon the request of the monitoring staff of DPD, such interim reports as the monitoring staff may require. Failure to submit such documentation on a timely basis, or a determination by DPD, upon analysis of the documentation, that the Developer is not complying with its obligations hereunder shall, upon the delivery of written notice to the Developer, be deemed an Event of Default hereunder.

SUPPORT OF COOK COUNTY CLASS C TAX INCENTIVE FOR PROPERTY AT
2512 W. 24TH ST.

[O2024-0012211]

The Committee on Economic, Capital and Technology Development submitted the following report:

CHICAGO, September 11, 2024.

To the President and Members of the City Council:

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on September 11, 2024, recommends passage of an ordinance in support of a Class C tax incentive for the property at 2512 West 24th Street (O2024-0012211), introduced on September 11, 2024 by the Honorable Brandon Johnson, Mayor, begs leave to recommend that Your Honorable Body *Pass* said proposed ordinance transmitted herewith.

A recommendation of do pass was concurred in by a voice vote of all committee members present, with no dissenting votes.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Villegas, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois authorized to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The Cook County Board of Commissioners has enacted the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the "Classification Ordinance"), which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used primarily for industrial or commercial purposes; and

WHEREAS, The City, consistent with the Classification Ordinance, desires to induce industry to locate, expand and remain in the City by supporting financial incentives in the form of property tax relief; and

WHEREAS, 2512 West 24th LLC, an Illinois limited liability company (the "Applicant"), owns certain real estate located generally at 2512 West 24th Street, Chicago, Illinois 60608 (the "Subject Property"), as described on Exhibit A hereto; and

WHEREAS, The Subject Property has undergone environmental testing and was found to contain certain adverse environmental conditions (the "Contamination"); and

WHEREAS, Neither the Applicant nor the Applicant's individual owners are directly or indirectly responsible for creating the Contamination; and

WHEREAS, The Applicant has undertaken environmental remediation at the Subject Property and received a No Further Remediation Letter from the Illinois Environmental Protection Agency's Site Remediation Program, dated September 25, 2023 (the "NFR Letter"); and

WHEREAS, The costs of remediating the Contamination exceeded \$100,000 in accordance with the eligibility requirements for Class C classification pursuant to the Classification Ordinance; and

WHEREAS, The redevelopment objective of the City in connection with the Subject Property is to encourage commercial development by supporting real estate tax incentives for the remediation of contaminated properties for the improvement of the health and safety of City residents and potential increase of the County's tax base and employment opportunities; and

WHEREAS, The Applicant owns an approximately 56,500-square-foot industrial facility on the Subject Property which was previously occupied by Ideal Roller and Manufacturing and RotaDyne companies (the "Development") and intends to renovate the facility which will be used for commercial purposes in accordance with the eligibility requirements for Class C classification pursuant to the Classification Ordinance; and

WHEREAS, The Applicant has filed an application for the Class C classification with the Office of the Cook County Assessor (the "Assessor") pursuant to the Classification Ordinance; and

WHEREAS, It is the responsibility of the Assessor to determine that an application for a Class C classification is eligible pursuant to the Classification Ordinance; and

WHEREAS, The Classification Ordinance requires that, in connection with the filing of a Class C application with the Assessor, an applicant must obtain from the municipality in which such real estate is located an ordinance or resolution expressly stating that the municipality has determined that the classification incentive is necessary for the operations of the Development to occur and that the municipality supports and consents to the Class C classification; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are hereby expressly incorporated as if fully set forth herein.

SECTION 2. The City hereby determines that the incentive provided by the Class C classification is necessary for the operations of the Development.

SECTION 3. The City hereby expressly supports and consents to the Class C classification with respect to the Subject Property.

SECTION 4. The Economic Disclosure Statement, as defined in the Classification Ordinance, has been received and filed by the City.

SECTION 5. The City Clerk of the City is authorized and hereby directed to and shall send a certified copy of this ordinance to the Assessor, and a certified copy of this ordinance may be included with the Class C application to be filed with the Assessor by the Applicant, as applicant, in accordance with the Classification Ordinance.

SECTION 6. To the extent that any ordinance, resolution, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall be controlling. If any section, paragraph, clause or provision shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

SECTION 7. This ordinance shall be effective immediately upon its passage and approval.

Exhibit "A" referred to in this ordinance reads as follows:

Exhibit "A".

Legal Description:

That part of Block 7 in S.J. Walker's Subdivision of the northeast quarter of Section 25, Township 39 North, Range 13, East of the Third Principal Meridian described as follows: commencing at the intersection of the east line of South Rockwell Street and the north line of West 24th Street; thence south 89 degrees, 54 minutes, 40 seconds east, a distance of 226.21 feet along the north line of West 24th Street to a place of beginning; thence north 00 degrees, 00 minutes, 38 seconds west, a distance of 88.74 feet along the face of existing building; thence north 61 degrees, 14 minutes, 38 seconds east, a distance of 93.81 feet along face of existing building; thence south 89 degrees, 54 minutes, 40 seconds east, a distance of 260.16 feet along a line 134.00 feet north of and parallel to the north line of West 24th Street to a line 734.3 feet west of and parallel to the east line of said Section 25; thence north 00 degrees, 00 minutes, 05 seconds east, a distance of 1.00 foot along last said line; thence south 89 degrees, 54 minutes, 40 seconds east, a distance of 8.24 feet along a line parallel to the north line of West 24th Street to a point, being 9.00 feet westerly and at right angles to the centerline of the existing spur track of the Burlington Northern Railroad Company; thence south 03 degrees, 17 minutes, 21 seconds east, a distance of 135.23 feet along the last described line to the north line of West 24th Street; thence 89 degrees, 54 minutes, 40 seconds west, a distance of 358.38 feet along last said line to the place of beginning, all in Cook County, Illinois.

Property Identification Numbers:

16-25-208-009-0000; and

16-25-208-010-0000.

SUPPORT OF COOK COUNTY CLASS 7(D) TAX INCENTIVE FOR PROPERTY AT
3250 W. 87TH ST.

[O2024-0011037]

The Committee on Economic, Capital and Technology Development submitted the following report:

CHICAGO, September 11, 2024.

To the President and Members of the City Council:

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on September 11, 2024, recommends passage of an ordinance in support of a Class 7(d) tax incentive to establish/rehabilitate grocery store and beneficial easements from former Dominick's at 3250 West 87th Street (O2024-0011037), introduced on July 17, 2024 by the Honorable Brandon Johnson, Mayor, begs leave to recommend that Your Honorable Body *Pass* said proposed ordinance transmitted herewith.

A recommendation of do pass was concurred in by a voice vote of all committee members present, with no dissenting votes.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Villegas, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois authorized to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The Cook County Board of Commissioners has enacted the Cook County Tax Incentive Ordinance, Classification System for Assessment, as amended from time to time (the "County Ordinance"), which provides for, among other things, a real estate tax incentive ("Class 7(d) Classification") to owners of real property located within Cook County, Illinois and located in a Food Desert (as defined in the County Ordinance) and used for a qualifying existing Grocery Store (as defined in the County Ordinance), expansion or renovation of an existing Grocery Store, new construction of a Grocery Store, or re-use of vacant commercial space for a Grocery Store; and

WHEREAS, 87th and Kedzie West LLC, an Illinois limited liability company (the "Applicant"), owns certain real estate located generally at 3250 West 87th Street, Chicago, Illinois 60652, as further described on Exhibit A hereto (the "Subject Property"); and

WHEREAS, The Applicant intends to renovate an approximately 87,465-square-foot Grocery Store located on the Subject Property; and

WHEREAS, The Applicant has provided verification to the City that the Subject Property is in a Food Desert; and

WHEREAS, The Applicant's intended use of the Subject Property is as a Grocery Store; and

WHEREAS, The Applicant has filed an eligibility application for a Class 7(d) tax classification under the County Ordinance with the Office of the Assessor of Cook County (the "Assessor"); and

WHEREAS, It is the responsibility of the Assessor to determine that an application for a Class 7(d) classification or renewal of a Class 7(d) classification is eligible pursuant to the County Ordinance; and

WHEREAS, The County Ordinance requires that, in connection with the filing of a Class 7(d) eligibility application with the Assessor, the applicant must obtain from the municipality in which such real estate that is proposed for Class 7(d) classification is located an ordinance expressly stating, among other things, that the municipality has determined that the incentive provided by the Class 7(d) classification is necessary for the development or Retention (as defined in the County Ordinance) of a Grocery Store located in a Food Desert to occur on such real estate and that the municipality supports and consents to the Class 7(d) application to the Assessor; and

WHEREAS, The intended use of the Subject Property will provide significant present and future employment; and

WHEREAS, Notwithstanding the Class 7(d) classification of the Subject Property, the redevelopment and utilization thereof will generate significant new revenues to the City in the form of additional real estate taxes and other tax revenues; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are hereby expressly incorporated as if fully set forth herein.

SECTION 2. The City hereby determines that the incentive provided by the Class 7(d) classification is necessary for the development or Retention of a Grocery Store located in a Food Desert to occur on the Subject Property.

SECTION 3. The City supports and consents to the Class 7(d) classification by the Assessor with respect to the Subject Property.

SECTION 4. The Economic Disclosure Statement, as defined in the County Ordinance, has been received and filed by the City.

SECTION 5. The Clerk of the City of Chicago is authorized to and shall send a certified copy of this ordinance to the Assessor, and a certified copy of this ordinance may be included with the Class 7(d) eligibility application filed with the Assessor by the Applicant, as applicant, in accordance with the County Ordinance.

SECTION 6. The Commissioner of the Department of Planning and Development (the "Commissioner") or a designee of the Commissioner are each hereby authorized, with the approval of the City's Corporation Counsel, to negotiate, execute and deliver a redevelopment agreement between the Applicant and the City substantially in the form attached hereto as Exhibit B and made a part hereof (the "Redevelopment Agreement"), and such other supporting documents as may be necessary to carry out and comply with the provisions of the Redevelopment Agreement, with such changes, deletions and insertions as shall be approved by the persons executing the Redevelopment Agreement.

SECTION 7. This ordinance shall be effective immediately upon its passage and approval.

Exhibits "A" and "B" referred to in this ordinance read as follows:

Exhibit "A".
(To Ordinance)

Legal Description Of Subject Property.

Parcel 1:

That part of the Lot 1 in Westport Commons, being a subdivision of that part of the south half of the southeast quarter of Section 35, Township 38 North, Range 13, East of the Third Principal Meridian, lying east of a line 1,204.31 feet west of and parallel with the east line of said southeast quarter (except the north 33 feet thereof and except those portions taken for highway purposes in South Kedzie Avenue and West 87th Street) all in

Cook County, Illinois, in accordance with that certain plat of subdivision recorded March 3, 1992 as Document Number 92131633 in the Office of Recorder of Deeds of Cook County, Illinois, described as follows: beginning at the northeast corner of Lot 2 in said Westport Commons; thence north 90 degrees, 00 minutes, 00 seconds west, 220.85 feet to the northwest corner of said Lot 2; thence south 00 degrees, 06 minutes, 27 seconds west, 174.60 feet to the southwest corner of said Lot 2; thence south 90 degrees, 00 minutes, 00 seconds west, 291.59 feet along the south line of said Lot 1 and the north right-of-way line for West 87th Street to the southeast corner of Lot 3 in said Westport Commons; thence north 00 degrees, 06 minutes, 27 seconds east, 174.60 feet; thence south 90 degrees, 00 minutes, 00 seconds west, 50.41 feet; thence north 90 degrees, 00 minutes, 00 seconds east, 376.11 feet along said north line; thence south 00 degrees, 04 minutes, 31 seconds east, 305.53 feet; thence south 89 degrees, 55 minutes, 31 seconds east, 187.61 feet to a point on the east line of said Lot 1, also being the west right-of-way line for South Kedzie Avenue; thence south 00 degrees, 06 minutes, 27 seconds west along said east line, 223.10 feet to the point of beginning.

Parcel 2:

Easement for ingress and egress for vehicular pedestrian, truck delivery, emergency traffic and for parking as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements dated May 21, 1992, and recorded May 28, 1992 as Document Number 92370210 as amended by first amendment dated June 13, 1995 and recorded December 8, 1995 as Document Number 95854875.

Parcel 3:

The Beneficial Easements set forth in the Declaration of Easements Agreement executed by and between American National Bank and Trust Company of Chicago, as trustee under trust agreement dated November 13, 1989, and known as Trust Number 109406-09 and Dominick's Finer Foods, Inc., a Delaware corporation, recorded April 13, 1993, as Document Number 93271404.

Parcel 4:

The Beneficial Easements as set forth in the Declaration of Easements, Covenants, Conditions and Restrictions, recorded December 16, 2021, as Document Number 2135022005.

Common Address:

3250 West 87th Street
Chicago, Illinois 60652.

Permanent Index Number ("PIN"):

19-35-421-097-0000.

Exhibit "B".
(To Ordinance)

*Tax Incentive Classification Redevelopment Agreement
With 87th And Kedzie West LLC.*

This Tax Incentive Classification Redevelopment Agreement (this "Agreement") is made as of the Agreement Date by and between the City of Chicago, an Illinois municipal corporation (the "City"), through its Department of Planning and Development ("DPD"), and Developer. Capitalized terms not otherwise defined herein shall have the meaning given in the table headed "Project Information" or in Section 2, as applicable.

TABLE OF CONTENTS

Project Information	Section 9 Indemnification
Signature Page	Section 10 Default and Remedies
Section 1 Recitals	Section 11 Mortgaging of the Project
Section 2 Definitions	Section 12 General Provisions
Section 3 The Project	Exhibit A Legal Description of the Property
Section 4 Conditions Precedent	Exhibit B MBE/WBE Budget
Section 5 Completion of Construction or Rehabilitation	Exhibit C Insurance Requirements
Section 6 Covenants/Representations/Warranties of Developer	Exhibit D Annual Compliance Report
Section 7 Maintaining Records and Right to Inspect	Exhibit E Construction Compliance
Section 8 Environmental Matters	

PROJECT INFORMATION

Term (Agreement Section where first used)	Definition
Agreement Date (preamble)	_____, 2024
Developer (preamble)	87th and Kedzie West LLC, an Illinois limited liability company
Project (3.01)	This project has renovated an existing 87,465 square foot formerly vacant grocery store into a new grocery store. The new grocery store offers food products, a bakery, a full-service kitchen, and a deli in a modern, efficient design to Ashburn residents. Renovation work included remodeling, and improvements to the layout, equipment, décor, exterior, and parking lot of the property.
Ordinance Date (Recitals)	[INSERT]
Commencement Date (3.01)	[INSERT]
Completion Date (3.01)	[INSERT]
Facility (3.04)	the approximately 87,465 square foot industrial building located on the Property
Minimum Project Investment (3.04)	\$15,400,000, see Project Budget
Certificate Deadline (5.03)	[THE DATE 2 YEARS AFTER THE ORDINANCE DATE]
Notice Addresses (12.14)	<p>If to the Developer: 87th and Kedzie West LLC, 4333 S. Pulaski Road, Chicago, Illinois, 60632, Attention: James Dremonas</p> <p>If to the City: City of Chicago, Department of Planning and Development, 121 North LaSalle Street, Room 1000, Chicago, Illinois 60602, Attention: Commissioner; with a copy to City of Chicago, Department of Law, 121 North LaSalle Street, Room 600, Chicago, Illinois 60602, Attention: Finance and Economic Development Division</p>
Tax Incentive (Recitals)	The Class 7d tax incentive granted to the Property under the Cook County Tax Incentive Ordinance and to which the City Council consented pursuant to the ordinance that was adopted on the Ordinance Date.

Signature page to Redevelopment Agreement

IN WITNESS WHEREOF, the parties hereto have caused this Redevelopment Agreement to be executed on or as of the Agreement Date.

87th and Kedzie West LLC,
an Illinois limited liability company

By: _____
Name: James Dremonas
Title: Manager

CITY OF CHICAGO

By: _____
Ciere Boatright, Commissioner
Department of Planning and Development

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that James Dremonas, personally known to me to be the Manager of 87th and Kedzie West LLC, an Illinois limited liability company ("Developer"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument, pursuant to the authority given to him by Developer, as his free and voluntary act and as the free and voluntary act of Developer, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this ____ day of _____, 2024.

Notary Public

My Commission Expires _____

(SEAL)

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, _____, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Ciere Boatright, personally known to me to be the Commissioner of Planning and Development of the City of Chicago (the "City"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered said instrument, pursuant to the authority given to her by the City, as her free and voluntary act and as the free and voluntary act of the City, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this ___ day of _____, 2024.

 Notary Public

My Commission Expires _____

(SEAL)

SECTION 1. RECITALS

A. Constitutional Authority. As a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois (the "State"), the City has the power to regulate for the protection of the public health, safety, morals and welfare of its inhabitants, and pursuant thereto, has the power to encourage private development in order to enhance the local tax base, create employment opportunities and to enter into contractual agreements with private parties in order to achieve these goals.

B. Cook County Authority. The Cook County Board of Commissioners has enacted under Chapter 74, Article II of the Cook County Code of Ordinances, the Cook County Tax Incentive Ordinance, Classification System for Assessment, as amended from time to time (the "County Tax Incentive Ordinance"), which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County, Illinois and which is used primarily for industrial purposes.

C. Municipal Code Requirements. The City is required under Section 2-45-160 of the Municipal Code of the City of Chicago, as amended from time to time (the "Municipal Code"), to enter into a redevelopment agreement with each applicant seeking City approval of a tax incentive classification filed on or after November 1, 2020. The City may seek revocation of certain Cook County tax incentives under Section 2-45-165 of the Municipal Code for various reasons, including the failure of an applicant to comply with the requirements of a redevelopment agreement.

D. City Council Authority. On the Ordinance Date, the City Council of the City (the "City Council") adopted an ordinance consenting to the Developer's application for a Tax Incentive (as defined herein) and authorized the Commissioner of DPD to enter into this Agreement (the "City Ordinance").

Now, therefore, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

SECTION 2. DEFINITIONS

For purposes of this Agreement, in addition to the terms defined in the table headed "Project Information," the following terms shall have the meanings set forth below:

"Affiliate" shall mean any person or entity directly or indirectly controlling, controlled by or under common control with the Developer.

"Annual Compliance Report" shall mean a signed report from Developer to the City in substantially the form attached as Exhibit D to this Agreement.

"Application" shall mean that certain application that Developer submitted to the City seeking the City's consent to the Tax Incentive.

"Certificate" shall mean the Certificate of Completion of Construction or Rehabilitation.

"City Council" shall have the meaning set forth in the Recitals hereof.

"Closing Date" shall mean the date of execution and delivery of this Agreement by all parties hereto, which shall be deemed to be the date appearing in the first paragraph of this Agreement.

"Compliance Period" shall mean that period beginning on the Closing Date and ending upon the expiration of the Term of the Agreement.

"Corporation Counsel" shall mean the City's Department of Law.

"EDS" shall mean the City's Economic Disclosure Statement and Affidavit, on the City's then-current form.

"Environmental Laws" shall mean any and all federal, state or local statutes, laws, regulations, ordinances, codes, rules, orders, licenses, judgments, decrees or requirements relating to public health and safety and the environment now or hereafter in force, as amended and hereafter amended, including but not limited to (i) the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601 et seq.); (ii) any so-called "Superfund" or "Superlien" law; (iii) the Hazardous Materials Transportation Act (49 U.S.C. Section 1802 et seq.); (iv) the Resource Conservation and Recovery Act (42 U.S.C. Section 6902 et seq.); (v) the Clean Air Act (42 U.S.C. Section 7401 et seq.); (vi) the Clean Water Act (33 U.S.C. Section 1251 et seq.); (vii) the Toxic Substances Control Act (15 U.S.C. Section 2601 et seq.); (viii) the Federal Insecticide, Fungicide and Rodenticide Act (7 U.S.C. Section 136 et seq.); (ix) the Illinois Environmental Protection Act (415 ILCS 5/1 et seq.); and (x) the Municipal Code.

"Event of Default" shall have the meaning set forth in Section 10 hereof.

"Final Project Cost" shall mean the total actual cost of the construction of the Project, as certified to and acceptable to DPD under Section 5.01 hereof.

"Jobs Covenant" shall have the meaning set forth in Section 6.05 hereof.

"MBE(s)" shall mean a business identified in the Directory of Certified Minority Business Enterprises published by the City's Department of Procurement Services, or otherwise certified by the City's Department of Procurement Services as a minority-owned business enterprise, related to the Procurement Program or the Construction Program, as applicable.

"MBE/WBE Budget" shall mean the budget attached hereto as Exhibit B.

"MBE/WBE Program" shall have the meaning set forth in Exhibit E hereof.

"Municipal Code" shall have the meaning set forth in the Recitals.

"Non-Governmental Charges" shall mean all non-governmental charges, liens, claims, or encumbrances relating to Developer, the Property or the Project.

"Occupancy Covenant" shall have the meaning set forth in Section 6.04 hereof.

"Operations Covenant" shall have the meaning set forth in Section 6.03 hereof.

"Project Budget" shall mean the budget showing the total cost of the Project by line item, furnished by Developer to DPD as part of its Application.

"Property" shall mean the real property described on Exhibit A.

"Tenant" shall mean the third party, or such other tenant approved in the sole discretion of the City (with such approval not unreasonably withheld), that enters into a lease with the Developer for the Property after completion of the Project.

"Term of the Agreement" shall mean the period of time commencing on the Closing Date and ending at the end of the last tax year for which the Developer receives the Tax Incentive.

"WARN Act" shall mean the Worker Adjustment and Retraining Notification Act (29 U.S.C. Section 2101 et seq.).

"WBE(s)" shall mean a business identified in the Directory of Certified Women Business Enterprises published by the City's Department of Procurement Services, or otherwise certified by the City's Department of Procurement Services as a women-owned business enterprise, related to the Procurement Program or the Construction Program, as applicable.

SECTION 3. THE PROJECT

3.01 Project Completion. With respect to the rehabilitation and construction of the Project, Developer shall: (i) commence construction no later than the Commencement Date, and (ii) complete construction and conduct operations therein no later than the Completion Date.

3.02 Project Budget. Developer has furnished to DPD as part of the Application, and DPD has approved, the Project Budget showing total costs for the Project in an amount not less than the Minimum Project Investment.

3.03 Other Approvals. Developer shall not commence construction of the Project until Developer has obtained all necessary permits and approvals.

3.04 Change Orders. Except as provided below in this Section 3.04, all Change Orders (and documentation substantiating the need and identifying the source of funding therefor) relating to changes to the Project must be submitted by Developer to DPD as necessary; provided, that any Change Order relating to any of the following must be submitted by Developer to DPD for DPD's prior written approval: (a) a reduction in the gross or net square footage of the Facility by five percent (5%) or more; (b) a change in the use of the Property or Facility to a use other than the Project; (c) a delay in the completion of the Project by more than one hundred and eighty (180) days; (d) any reduction in the Minimum Project Investment; or (e) any reduction in the MBE/WBE Budget. Developer shall not authorize or permit the performance of any work relating to any Change Order or the furnishing of materials in connection

therewith prior to the receipt by Developer of DPD's written approval (to the extent said City prior approval is required pursuant to the terms of this Agreement).

3.05 Signs and Public Relations. At the request of DPD, Developer shall erect a sign of size and style approved by the City in a conspicuous location on the Property during the Project, indicating the City's consent to the Tax Incentive. The City reserves the right to include the name, photograph, artistic rendering of the Project and other pertinent information regarding Developer, the Property and the Project in the City's promotional literature and communications.

SECTION 4. CONDITIONS PRECEDENT

The Developer must satisfy the following conditions before the City will execute and deliver this Agreement, unless such conditions are waived in writing by the City:

4.01 Project Budget. DPD must have approved the Project Budget, including the Minimum Project Investment, and the MBE/WBE Budget.

4.02 Lease. If applicable, the Developer must have provided the City with a copy of a lease with Tenant evidencing that Tenant has leased the Property for a minimum term extending through the end of the Compliance Period.

4.03 Economic Disclosure Statement. Developer shall provide to the City an EDS, dated as of the Closing Date, which is incorporated by reference, and Developer further will provide any other affidavits or certifications as may be required by federal, state or local law in the award of public contracts, all of which affidavits or certifications are incorporated by reference.

4.04 Construction Compliance Informational Conference. Developer shall provide to the City a copy of the informational conference letter signed by DPD's construction and compliance division.

SECTION 5. COMPLETION OF CONSTRUCTION OR REHABILITATION

5.01 Certificate of Completion of Construction or Rehabilitation. Upon completion of the Project in accordance with the terms of this Agreement (and any requirements contained in the City Ordinance) and upon the Developer's written request, DPD shall issue to the Developer a Certificate of Completion of Construction or Rehabilitation (the "Certificate") in recordable form certifying that the Developer has fulfilled its obligation to complete the Project in accordance with the terms of this Agreement. If the Developer has not fulfilled its obligation, DPD will issue a written statement detailing the measures which must be taken in order to obtain them.

DPD may require a single inspection by an inspecting architect hired at the Developer's expense to confirm the completion of the Project. DPD shall make its best efforts to respond to Developer's written request for the Certificate within forty-five (45) days by issuing the Certificate or a written statement detailing the ways in which the Project does not conform to this Agreement or has not been satisfactorily completed, and the measures which must be taken by Developer in order to obtain the Certificate. Developer may resubmit a written request for the Certificate upon completion of such measures.

The Developer acknowledges and understands that the City will not issue the Certificate, until the following conditions have been met:

- Evidence certified to and acceptable to DPD of the Final Project Cost demonstrating that the Developer has completed the Project in accordance with this Agreement and the Application and that it has made the Minimum Project Investment;
- Receipt of a Certificate of Occupancy or other evidence acceptable to DPD that the developer has complied with building permit requirements for Project;
- Evidence acceptable to DPD that the Project is in compliance with the Operations Covenant and the Occupancy Covenant;
- Evidence acceptable to DPD that the Developer, at its own expense, insured the Property in accordance with Exhibit C hereto, including Accord Form 27 certificates evidencing the required coverages; and
- Evidence acceptable to DPD in the form of a closeout letter from DPD's Compliance and Monitoring division stating that the Developer is in complete compliance with all City Requirements (MBE/WBE, City Residency, and Prevailing Wage), as defined in Exhibit E.

5.02 Continuing Obligations. The Certificate relates only to the respective performance of the work associated with the Project improvements. After the issuance of the Certificate, however, all executory terms and conditions of this Agreement and all representations and covenants contained herein unrelated to such work will remain in effect throughout the Term of the Agreement as to the parties described in the following paragraph, and the issuance of the Certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

Those covenants specifically described at Sections 6.02, 6.03, 6.04, 6.05 and 6.06 as covenants that run with the land will bind any transferee of the Property throughout the Term of the Agreement or such shorter period as may be explicitly provided for therein. The other executory terms of this Agreement shall be binding only upon the Developer or a permitted assignee of this Agreement.

5.03 Failure to Complete. If the Developer fails to complete the Project in accordance with the terms of this Agreement, and/or if the Developer has not received the Certificate by the Certificate Deadline, the Certificate will not be issued, and the City will have the right to pursue any available legal remedies.

5.04 Notice of Expiration of Term of Agreement. Upon the expiration of the Term of the Agreement, DPD shall provide the Developer, at the Developer's written request, with a written notice in recordable form stating that the Term of the Agreement has expired.

SECTION 6. COVENANTS/REPRESENTATIONS/WARRANTIES OF DEVELOPER

6.01 General. Developer represents, warrants and covenants, as of the date of this Agreement hereunder that:

(a) Developer is a corporation or limited liability company duly incorporated or organized, validly existing, qualified to do business in Illinois, and licensed to do business in any other state where, due to the nature of its activities or properties, such qualification or license is required;

(b) Developer has the right, power and authority to enter into, execute, deliver and perform this Agreement;

(c) the execution, delivery and performance by Developer of this Agreement has been duly authorized by all necessary action, and does not and will not violate its certificate or articles of incorporation or organization, bylaws or operating agreement as amended and supplemented, any applicable provision of law, or constitute a breach of, default under or require any consent under any agreement, instrument or document to which Developer is now a party or by which Developer is now or may become bound;

(d) except as otherwise provided herein, including without limitation as set forth in Section 6.01 (i), during the Term of the Agreement, the Developer will continue to own good, indefeasible and merchantable fee simple title to the Property (and all improvements thereon), or a leasehold interest therein;

(e) Developer is now and for the Term of the Agreement shall remain solvent and able to pay its debts as they mature;

(f) there are no actions or proceedings by or before any court, governmental commission, board, bureau or any other administrative agency pending, threatened or affecting Developer which would impair its ability to perform under this Agreement;

(g) Developer has and shall maintain all government permits, certificates and consents necessary to conduct its business and to construct, complete and operate the Project;

(h) Developer is not in default with respect to any indenture, loan agreement, mortgage, deed, note or any other agreement or instrument related to the borrowing of money to which Developer is a party or by which Developer is bound;

(i) Developer shall not, except in the ordinary course of business, do any of the following without the prior written consent of DPD for the Term of the Agreement: (1) be a party to any merger, liquidation or consolidation; (2) sell, transfer, convey, lease or otherwise dispose of all or substantially all of its assets or any portion of the Property (including but not limited to any fixtures or equipment now or hereafter attached thereto) except in the ordinary course of business; (3) enter into any transaction outside the ordinary course of Developer's business; (4) assume, guarantee, endorse, or otherwise become liable in connection with the obligations of any other person or entity; or (5) enter into any transaction that would cause a material and detrimental change to Developer's financial condition;

(j) has not made or caused to be made, directly or indirectly, any payment, gratuity or offer of employment in connection with the Agreement or any contract paid from the City treasury or pursuant to City ordinance, for services to any City agency ("City Contract") as an inducement for the City to enter into the Agreement or any City Contract with Developer in violation of Chapter 2-156-120 of the Municipal Code;

6.02 Covenant to Redevelop. Developer shall redevelop the Property in accordance with this Agreement and all Exhibits attached hereto and all federal, state and local laws, ordinances (including the City Ordinance), rules, regulations, executive orders and codes applicable to the Project, the Property and/or Developer. The covenants set forth in this Section shall run with the land and be binding upon any transferee but shall be deemed satisfied upon issuance by the City of a Certificate with respect thereto.

6.03 Operations Covenant. The Developer hereby covenants and agrees, throughout the Term of the Agreement, to operate the Project at the Facility, or to cause any Tenant to operate the Project at the Facility, in a manner consistent with the Tax Incentive requirements (the "Operations Covenant"). The covenants set forth in this Section shall run with the land and be binding upon any transferee.

6.04 Occupancy Covenant. The Developer hereby covenants and agrees, throughout the Term of the Agreement, to maintain or to cause the Tenant to maintain, that not less than fifty percent (50%) of the Project shall remain open, occupied, and otherwise open for business (the "Occupancy Covenant"). The covenants set forth in this Section shall run with the land and be binding upon any transferee.

6.05 Jobs Covenant. Not less than one-hundred (100) full-time equivalent (minimum of 35 hours per week), construction jobs shall be created by Developer within six (6) months of the Commencement Date; and not less than one-hundred and twenty (120) additional full-time equivalent, permanent jobs shall be created by Developer or Tenant within two (2) years of completion of the Project, for a total of one-hundred and twenty (120) full-time equivalent, permanent jobs to be retained or created by Developer or Tenant at the Facility through the Term of the Agreement.

6.06 Annual Compliance Report. Each year throughout the Term of the Agreement, the Developer shall submit to DPD by August 1st the Annual Compliance Report itemizing each of Developer's obligations under this Agreement during the preceding year. If the Annual Compliance Report is not received within this timeframe, the City will notify Developer in writing of such deficiency. Thereafter, Developer shall have ten (10) days to file the Annual Compliance Report with DPD. Developer's failure to timely submit the Annual Compliance Report will constitute an event of default.

6.07 Conflict of Interest. Developer represents, warrants and covenants that, to the best of its knowledge, no member, official, or employee of the City, or of any commission or committee exercising authority over the Project or any consultant hired by the City or Developer with respect thereto, owns or controls, has owned or controlled or will own or control any interest, and no such person shall represent any person, as agent or otherwise, who owns or controls, has owned or controlled, or will own or control any interest, direct or indirect, in Developer's business, the Property or any other property in the applicable Redevelopment Area.

6.08 Disclosure of Interest. Developer's counsel has no direct or indirect financial ownership interest in Developer, the Property or any other aspect of the Project.

6.09 Insurance. The Developer shall provide and maintain during the Term of the Agreement, and cause other applicable parties to provide and maintain, the insurance coverages specified in Exhibit C.

6.10 Compliance with Laws. To the best of Developer's knowledge, after diligent inquiry, the Property and the Project are and shall be in compliance with all applicable federal, state and local laws,

statutes, ordinances (including the City Ordinance), rules, regulations, executive orders and codes pertaining to or affecting the Project and the Property. Upon the City's request, Developer shall provide evidence satisfactory to the City of such compliance.

6.11 Recording and Filing. The Developer shall cause this Agreement, certain exhibits (as specified by Corporation Counsel), all amendments and supplements hereto to be recorded and filed against the Property in the Recorder's Office of Cook County.

6.12 Inspector General. It is the duty of Developer and the duty of any bidder, proposer, contractor, subcontractor, and every applicant for certification of eligibility for a City contract or program, and all of Developer's officers, directors, agents, partners, and employees and any such bidder, proposer, contractor, subcontractor or such applicant to cooperate with the Inspector General in any investigation or hearing undertaken pursuant to Chapter 2-56 of the Municipal Code. Developer represents that it understands and will abide by all provisions of Chapter 2-56 of the Municipal Code and that it will inform subcontractors of this provision and require their compliance.

6.13 Non-Governmental Charges. The Developer agrees to pay or cause to be paid when due any Non-Governmental Charges. The Developer has the right, before any delinquency occurs, to contest any Non-Governmental Charge by appropriate legal proceedings properly and diligently prosecuted, so long as such proceedings serve to prevent any sale or forfeiture of the Property.

6.14 Governmental Charges.

(a) Payment of Governmental Charges. Developer agrees to pay or cause to be paid when due all Governmental Charges (as defined below) which are assessed or imposed upon Developer, the Property or the Project, or become due and payable, and which create, may create, a lien upon Developer or all or any portion of the Property or the Project. "Governmental Charge" shall mean all federal, State, county, the City, or other governmental (or any instrumentality, division, agency, body, or department thereof) taxes, levies, assessments, charges, liens, claims or encumbrances (except for those assessed by foreign nations, states other than the State of Illinois, counties of the State other than Cook County, and municipalities other than the City) relating to Developer, the Property or the Project including but not limited to real estate taxes.

(b) Right to Contest. Developer has the right before any delinquency occurs to contest or object in good faith to the amount or validity of any Governmental Charge by appropriate legal proceedings properly and diligently instituted and prosecuted in such manner as shall stay the collection of the contested Governmental Charge and prevent the imposition of a lien or the sale or forfeiture of the Property. No such contest or objection shall be deemed or construed in any way as relieving, modifying or extending Developer's covenants to pay any such Governmental Charge at the time and in the manner provided in this Agreement unless Developer has given prior written notice to DPD of Developer's intent to contest or object to a Governmental Charge and, unless, at DPD's sole option:

(i) Developer shall demonstrate to DPD's satisfaction that legal proceedings instituted by Developer contesting or objecting to a Governmental Charge shall conclusively operate to prevent or remove a lien against, or the sale or forfeiture of, all or any part of the Property to satisfy such Governmental Charge prior to final determination of such proceedings;

and/or

(ii) Developer shall furnish a good and sufficient bond or other security satisfactory to DPD in such form and amounts as DPD shall require, or a good and sufficient undertaking as may be required or permitted by law to accomplish a stay of any such sale or forfeiture of the Property during the pendency of such contest, adequate to pay fully any such contested Governmental Charge and all interest and penalties upon the adverse determination of such contest.

6.15 Developer's Failure To Pay Or Discharge Lien. If Developer fails to pay any Governmental Charge or to obtain discharge of the same, Developer shall advise DPD thereof in writing, at which time DPD may, but shall not be obligated to, and without waiving or releasing any obligation or liability of Developer under this Agreement, in DPD's sole discretion, make such payment, or any part thereof, or obtain such discharge and take any other action with respect thereto which DPD deems advisable. All sums so paid by DPD, if any, and any expenses, if any, including reasonable attorneys' fees, court costs, expenses and other charges relating thereto, shall be promptly disbursed to DPD by Developer. Notwithstanding anything contained herein to the contrary, this paragraph shall not be construed to obligate the City to pay any such Governmental Charge. Additionally, if Developer fails to pay any Governmental Charge, the City, in its sole discretion, may require Developer to submit to the City audited Financial Statements at Developer's own expense.

6.16 FOIA and Local Records Act Compliance.

(a) FOIA. The Developer acknowledges that the City is subject to the Illinois Freedom of Information Act, 5 ILCS 140/1 et. seq., as amended ("FOIA"). The FOIA requires the City to produce records (very broadly defined in FOIA) in response to a FOIA request in a very short period of time, unless the records requested are exempt under the FOIA. If the Developer receives a request from the City to produce records within the scope of FOIA, then the Developer covenants to comply with such request within 48 hours of the date of such request. Failure by the Developer to timely comply with such request shall be an Event of Default.

(b) Exempt Information. Documents that the Developer submits to the City with the Annual Compliance Report or otherwise during the Term of the Agreement that contain trade secrets and commercial or financial information may be exempt if disclosure would result in competitive harm. However, for documents submitted by the Developer to be treated as a trade secret or information that would cause competitive harm, FOIA requires that Developer mark any such documents as "proprietary, privileged or confidential." If the Developer marks a document as "proprietary, privileged and confidential", then DPD will evaluate whether such document may be withheld under the FOIA. DPD, in its discretion, will determine whether a document will be exempted from disclosure, and that determination is subject to review by the Illinois Attorney General's Office and/or the courts.

(c) Local Records Act. The Developer acknowledges that the City is subject to the Local Records Act, 50 ILCS 205/1 et. seq, as amended (the "Local Records Act"). The Local Records Act provides that public records may only be disposed of as provided in the Local Records Act. If requested by the City, the Developer covenants to use its best efforts consistently applied to assist the City in its compliance with the Local Records Act

SECTION 7. MAINTAINING RECORDS AND RIGHT TO INSPECT

7.01 Books and Records. The Developer, the general contractor and each subcontractor shall keep and maintain books and records that fully disclose the total actual cost of the Project and the disposition of all funds from whatever source allocated thereto and as otherwise necessary to evidence the Developer's compliance with its obligations under this Agreement, including, but not limited to, payroll records, general contractor's and subcontractors' sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts and invoices and the like. Such books and records shall be available at the applicable party's offices for inspection, copying, audit and examination by an authorized representative of the City, at the Developer's expense.

7.02 Inspection Rights. Upon three (3) business days' notice, any authorized representative of the City has access to all portions of the Project and the Property during normal business hours for the Term of the Agreement.

SECTION 8. ENVIRONMENTAL MATTERS

The Developer hereby represents and warrants to the City that it has conducted environmental studies sufficient to conclude that the Project may be constructed, completed and operated in accordance with the requirements of all Environmental Laws and this Agreement. The Developer agrees to indemnify, defend and hold the City harmless from and against any and all losses, liabilities, damages, injuries, costs, expenses or claims of any kind whatsoever including, without limitation, any losses, liabilities, damages, injuries, costs, expenses or claims asserted or arising under any Environmental Laws incurred, suffered by or asserted against the City and relating to the Project or the Property.

SECTION 9. INDEMNIFICATION

Developer agrees to indemnify, defend and hold the City, its officers, officials, members, agents and employees harmless from and against any and all losses, costs, damages, liabilities, claims, suits, judgments, demands, actions, causes of action of every kind or nature and expenses (including, without limitation, attorneys' fees and court costs) arising out of or incidental to the failure of Developer to perform its obligations under this Agreement. Upon reasonable notice from the City of any claim which the City believes to be covered hereunder, Developer shall timely appear in and defend all suits brought upon such claim and shall pay all costs and expenses incidental thereto, but the City shall have the right, at its option and at its own expense, to participate in the defense of any suit, without relieving Developer of any of its obligations hereunder. The obligations set forth in this section shall survive any termination or expiration of this Agreement.

SECTION 10. DEFAULT AND REMEDIES

10.01 Events of Default. The occurrence of any one or more of the following events, subject to the provisions of Section 6 (Covenants, Representations, and Warranties of Developer), shall constitute an "Event of Default" by the Developer hereunder:

(a) the failure of Developer to complete the Project in accordance with the terms of this Agreement;

(b) the failure of the Developer to comply with any covenant or obligation, or the breach by the Developer of any representation or warranty, under this Agreement or any related agreement;

(c) the making or furnishing by Developer to the City of any representation, warranty, certificate, schedule, report or other communication within or in connection with this Agreement or any related agreement which is untrue or misleading in any material respect;

(d) the commencement of any bankruptcy, insolvency, liquidation or reorganization proceedings under any applicable state or federal law, or the commencement of any analogous statutory or non-statutory proceedings involving the Developer; provided, however, that if such commencement of proceedings is involuntary, such action shall not constitute an Event of Default unless such proceedings are not dismissed within sixty (60) days after the commencement of such proceedings;

(e) the appointment of a receiver or trustee for the Developer, for any substantial part of the Developer's assets or the institution of any proceedings for the dissolution, or the full or partial liquidation, or the merger or consolidation, of the Developer; provided, however, that if such appointment or commencement of proceedings is involuntary, such action shall not constitute an Event of Default unless such appointment is not revoked or such proceedings are not dismissed within sixty (60) days after the commencement thereof;

(f) the entry of any judgment or order against the Developer or the Property which remains unsatisfied or undischarged and in effect for sixty (60) days after such entry without a stay of enforcement or execution; or

(g) the dissolution of the Developer or the death of any natural person who owns a 50% or more ownership interest in the Developer, unless, in the case of a death, the Developer establishes to the DPD's satisfaction that such death shall not impair the Developer's ability to perform its executory obligations under this Agreement.

10.02 Remedies. Upon the occurrence of an Event of Default, the City may seek revocation of the Tax Incentive pursuant to the County Tax Incentive Ordinance, terminate this Agreement and all related agreements, and/or, in any court of competent jurisdiction by any action or proceeding at law or in equity, pursue and secure any other available remedy.

10.03 Cure Period. (a) In the event Developer shall fail to perform a monetary covenant which Developer is required to perform under this Agreement, notwithstanding any other provision of this

Agreement to the contrary, an Event of Default shall not be deemed to have occurred unless Developer has failed to perform such monetary covenant within ten (10) days of its receipt of a written notice from the City specifying that it has failed to perform such monetary covenant.

(b) Developer shall be entitled to one 18-month cure period, which can be extended an additional six (6) months in the reasonable discretion of the Commissioner of DPD (for a total of 24 months), commencing on the date of issuance of the Certificate for failure to perform under Section 6.04 (Occupancy Covenant) and Section 6.05 (Jobs Covenant). Any cure period under this Section 10.03(b) shall not count toward the Compliance Period of this Agreement. If one failure to perform under either Section 6.04 or Section 6.05 has occurred and been cured as set forth in this Section 10.03(b), then any subsequent failure to perform under either Section 6.04 or Section 6.05 shall constitute an Event of Default.

(c) In the event Developer shall fail to perform any other non-monetary covenant which Developer is required to perform under this Agreement, notwithstanding any other provision of this Agreement to the contrary, an Event of Default shall not be deemed to have occurred unless Developer has failed to cure such default within thirty (30) days of its receipt of a written notice from the City specifying the nature of the default; provided, however, with respect to those non-monetary defaults which are not capable of being cured within such thirty (30) day period, Developer shall not be deemed to have committed an Event of Default under this Agreement if it has commenced to cure the alleged default within such thirty (30) day period and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured; provided, further, that there shall be no cure period under this Section 10.03 with respect to Developer's failure to comply with Section 6.03 (Operations Covenant).

SECTION 11. MORTGAGING OF THE PROJECT

If a mortgagee succeeds to Developer's interest in the Property or any portion thereof by exercising remedies under such mortgage, whether by foreclosure or deed in lieu of foreclosure, and in conjunction therewith accepts a written assignment of Developer's interest under this Agreement, the City agrees to attorn to and recognize such party as the successor in interest to Developer for all purposes under this Agreement so long as such party accepts all of the obligations and liabilities of Developer under this Agreement.

SECTION 12. GENERAL PROVISIONS

12.01 Amendment. This Agreement and the Exhibits attached hereto may not be amended or modified without the prior written consent of the parties hereto. It is agreed that no material amendment or change to this Agreement shall be made or be effective unless ratified or authorized by an ordinance duly adopted by the City Council. The term "material" for the purpose of this Section 12.01 shall be defined as any deviation from the terms of the Agreement which (i) operates to cancel or otherwise reduce any developmental or construction obligations of Developer by more than ten percent (10%); (ii) materially changes the Project site or character of the Project or any activities undertaken by Developer affecting the Project site, the Project, or both; (iii) increases any time agreed for performance by Developer by more than one-hundred and eighty (180) days; (iv) decreases the Minimum Project Investment by five percent (5%) or more; or (v) decreases the MBE/WBE Budget by ten percent (10%) or more.

12.02 Entire Agreement. This Agreement (including each Exhibit attached hereto, which is hereby incorporated herein by reference) constitutes the entire Agreement between the parties hereto and it supersedes all prior agreements, negotiations and discussions between the parties relative to the subject matter hereof.

12.03 Limitation of Liability. No member, official or employee of the City shall be personally liable to Developer or any successor in interest in the event of any default or breach by the City or for any amount which may become due to Developer from the City or any successor in interest or on any obligation under the terms of this Agreement.

12.04 Further Assurances. The Developer agrees to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications as may become necessary or appropriate to carry out the terms, provisions and intent of this Agreement.

12.05 No Implied Waivers. No waiver by either party of any breach of any provision of this Agreement will be a waiver of any continuing or succeeding breach of the breached provision, a waiver of the breached provision itself, or a waiver of any right, power or remedy under this Agreement. No notice to, or demand on, either party in any case will, of itself, entitle that party to any further notice or demand in similar or other circumstances.

12.06 Titles and Headings. Titles and headings to paragraphs contained in this Agreement are for convenience only and are not intended to limit, vary, define or expand the content of this Agreement.

12.07 Remedies Cumulative. The remedies of a party hereunder are cumulative and the exercise of any one or more of the remedies provided for herein shall not be construed as a waiver of any other remedies of such party unless specifically so provided herein.

12.08 Disclaimer. Nothing contained in this Agreement, nor any act of the City, shall be deemed or construed by any of the parties, or by any third person, to create or imply any relationship of third-party beneficiary, principal or agent, limited or general partnership or joint venture, or to create or imply any association or relationship involving the City.

12.09 Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute one and the same agreement.

12.10 Governing Law and Venue. This Agreement will be governed by and construed in accordance with the internal laws of the State of Illinois, without regard to the principles of conflicts of law thereof. If there is a lawsuit under this Agreement, each party hereto agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois.

12.11 Approval. Wherever this Agreement provides for the approval or consent of the City, DPD or the Commissioner, or any matter is to be to the City's, DPD's or the Commissioner's satisfaction, unless specifically stated to the contrary, such approval, consent or satisfaction shall be made, given or determined by the City, DPD or the Commissioner in writing and in the reasonable discretion thereof. The Commissioner or other person designated by the Mayor of the City shall act for the City or DPD in making

all approvals, consents and determinations of satisfaction, granting the Certificate or otherwise administering this Agreement for the City.

12.12 Binding Effect. This Agreement shall be binding upon Developer, the City and their respective successors and permitted assigns (as provided herein) and shall inure to the benefit of Developer, the City and their respective successors and permitted assigns (as provided herein). Except as otherwise provided herein, this Agreement shall not run to the benefit of, or be enforceable by, any person or entity other than a party to this Agreement and its successors and permitted assigns. This Agreement should not be deemed to confer upon third parties any remedy, claim, right of reimbursement or other right.

12.13 Force Majeure. Neither the City nor the Developer nor any successor in interest to either of them shall be considered in breach of or in default of its obligations under this Agreement in the event of any delay caused by damage or destruction by fire or other casualty, civil unrest which may render the Property or surrounding area unsafe, pandemic, strike, shortage of material, unusually adverse weather conditions such as, by way of illustration and not limitation, severe rain storms or below freezing temperatures of abnormal degree or for an abnormal duration, tornadoes or cyclones, and other events or conditions beyond the reasonable control of the party affected which in fact interferes with the ability of such party to discharge its obligations hereunder. The individual or entity relying on this section with respect to any such delay shall, upon the occurrence of the event causing such delay, immediately give written notice to the other parties to this Agreement. The individual or entity relying on this section with respect to any such delay may rely on this section only to the extent of the actual number of days of delay effected by any such events described above.

12.14. Notices. Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the Notice Address, by any of the following means: (a) personal service; (b) overnight courier, or (c) registered or certified mail, return receipt requested.

12.15. Severability. If any provision of this Agreement, or the application thereof, to any person, place or circumstance, shall be held by a court of competent jurisdiction to be invalid, unenforceable or void, the remainder of this Agreement and such provisions as applied to other persons, places and circumstances shall remain in full force and effect only if, after excluding the portion deemed to be unenforceable, the remaining terms shall provide for the consummation of the transactions contemplated hereby in substantially the same manner as originally set forth herein.

12.16. Survival of Agreements. All warranties, representations, covenants and agreements of this Agreement shall be true, accurate and complete at the time of the execution of this Agreement, and shall survive the execution, delivery and acceptance hereof by the parties hereto and shall be in effect throughout the Term of the Agreement.

12.17. Exhibits. All of the exhibits attached to this Agreement are incorporated into this Agreement by reference.

12.18. Business Relationships. The Developer acknowledges (A) receipt of a copy of Section 2-156-030 (b) of the Municipal Code, (B) that Developer has read such provision and understands that pursuant to such Section 2-156-030 (b), it is illegal for any elected official of the City, or any person acting

at the direction of such official, to contact, either orally or in writing, any other City official or employee with respect to any matter involving any person with whom the elected City official or employee has a "Business Relationship" (as defined in Section 2-156-080 of the Municipal Code), or to participate in any discussion in any City Council committee hearing or in any City Council meeting or to vote on any matter involving any person with whom the elected City official or employee has a "Business Relationship" (as defined in Section 2-156-080 of the Municipal Code), or to participate in any discussion in any City Council committee hearing or in any City Council meeting or to vote on any matter involving the person with whom an elected official has a Business Relationship, and (C) that a violation of Section 2-156-030 (b) by an elected official, or any person acting at the direction of such official, with respect to any transaction contemplated by this Agreement shall be grounds for termination of this Agreement and the transactions contemplated hereby. The Developer hereby represents and warrants that, to the best of its knowledge after due inquiry, no violation of Section 2-156-030 (b) has occurred with respect to this Agreement, or the transactions contemplated hereby.

12.19. Business Economic Support Act. Pursuant to the Business Economic Support Act (30 ILCS 760/1 et seq.), if Developer is required to provide notice under the WARN Act, Developer shall, in addition to the notice required under the WARN Act, provide at the same time a copy of the WARN Act notice to the Governor of the State, the Speaker and Minority Leader of the House of Representatives of the State, the President and minority Leader of the Senate of State, and the Mayor of each municipality where Developer has locations in the State. The Developer shall also include a provision in its lease with the Tenant that the Tenant also is required to comply with this Section 12.19.

[(Sub)Exhibit "A" referred to in this Tax Incentive Classification Redevelopment Agreement with 87th and Kedzie West LLC constitutes Exhibit "A" to ordinance and printed on pages 16464 and 16465 of this *Journal*.]

(Sub)Exhibits "B", "C", "D" and "E" referred to in this Tax Incentive Classification Redevelopment Agreement with 87th and Kedzie West LLC read as follows:

(Sub)Exhibit "B".
(To Tax Incentive Classification Redevelopment
Agreement With 87th And Kedzie West LLC)

MBE/WBE Budget.

Minimum Project Investment:	\$ 15,400,000
Hard Construction Costs:	9,250,000
M/WBE Targets:	
MBE	2,405,000 (26 percent)
WBE	555,000 (6 percent)
Total M/WBE Budget:	\$ 2,960,000

(Sub)Exhibit "C".
(To Tax Incentive Classification Redevelopment
Agreement With 87th And Kedzie West LLC)

Insurance Requirements.

Developer shall comply, and require its general contractor and subcontractors to comply, with the City's insurance requirements for the monitoring term. All Contractors and subcontractors are subject to the same insurance requirements of Developer unless otherwise specified in the Agreement.

Developer must furnish the Department of Planning and Development with the Certificates of Insurance, or such similar evidence, to be in force on the date of the Agreement, and Renewal Certificates of Insurance, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of the Agreement. Developer shall advise all insurers of the Agreement provisions regarding insurance.

The insurance must provide for 60 days prior written notice to be given to the City in the event coverage is substantially changed, canceled, or non-renewed.

Commercial General Liability Insurance (Primary And Umbrella).

Commercial General Liability Insurance or equivalent with limits of not less than \$1,000,000 per occurrence for bodily injury, personal injury, and property damage liability.

Coverage must include the following: all premises and operations, products/completed operations, explosion, collapse, underground, separation of insured, defense and contractual liability (with no limitation endorsement). The City of Chicago is to be named as an additional insured on a primary, noncontributory basis for any liability arising directly or indirectly from the work.

Workers' Compensation And Employer's Liability.

Workers' Compensation Insurance, as prescribed by applicable law covering all employees who are to provide work under this Agreement and Employer's Liability coverage with limits of not less than \$500,000 each accident, illness or disease.

Automobile Liability (Primary And Umbrella).

When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, the Automobile Liability Insurance with limits of not less than \$1,000,000 per occurrence for bodily injury and property damage. The City of Chicago is to be named as an additional insured on a primary, noncontributory basis.

(Sub)Exhibit "D".

(To Tax Incentive Classification Redevelopment
Agreement With 87th And Kedzie West LLC)

Annual Compliance Report.

Agreement Dated As Of [Insert Date]

[Insert Year] Annual Compliance Report.

Pursuant to Section 6.06 of the above referenced redevelopment agreement ("RDA") and Section 2-45-160 of the Municipal Code, 87th and Kedzie West LLC ("Developer") is committed to providing an annual compliance report.

1. Obligations under Section 2-145-160 of the Municipal Code from _____, 202__ through July 31, 202__:

(a) An affidavit from the Developer detailing the current status of the Project and certification that it meets any obligations or compliance requirements specified in the ordinance or resolution adopted by the City Council approving the Tax Incentive or in the RDA;

(b) A jobs report providing anonymized information on each employee, including their status as full-time or part-time; the ZIP code of the employee's primary residency; the employee's total employment tenure in months; and a statement of whether the employee's wages are in compliance with the minimum wage as specified by Mayoral Executive Order 2014-1 and the Chicago Minimum Wage rate as specified in Chapter 1-24 of the Municipal Code;

(c) Any reports, affidavits, or other statements required to be filed with Cook County or the Cook County Assessor for the applicable annual period; and

(d) Such other reports as may be specified in the ordinance or resolution adopted by the City approving the Tax Incentive, the RDA, or as may be otherwise agreed to in writing by the Developer in connection therewith.

2. Obligations under the Agreement from _____, 202__ through July 31, 202__:

(a) Itemize each of Developer's obligations under this Agreement during the preceding calendar year.

- Compliance with the Operations Covenant (Section 6.03) -- Pursuant to Section 6.03 of the RDA, the Project is required to maintain its operations at the Project.
- Compliance with the Occupancy Covenant (Section 6.04) -- Pursuant to Section 6.04 of the RDA, the Project is required to maintain that not less than fifty percent (50%) of the Project shall remain open, occupied, and otherwise open for business.
- Compliance with the Jobs Covenant (Section 6.05) -- Pursuant to Section 6.05 of the RDA, the Project is required to create and retain a minimum number of FTE jobs at the Project.
- Delivery of updated insurance certificate (Section 6.09).
- Provide evidence of payment of Non-Governmental Charges (Section 6.13).
- Compliance with all executory provisions of the RDA.

(b) Certify Developer's compliance or noncompliance with such obligations.

- The Project is in operation.
- The Property is [Insert Percentage] occupied.
- The Project has [Insert Number] FTE jobs.

(c) Attach evidence of such compliance or noncompliance.

(d) Certify that Developer is not in default beyond applicable notice and cure period with respect to any provision of the Agreement or any related agreements;

- Developer hereby certifies that the Project is not in default with any provisions of the Agreement.

Attachments.

I certify that the Developer is not in default with respect to any provision of the Redevelopment Agreement, or any related agreements.

87th and Kedzie West LLC

[Insert Date]

(Sub)Exhibit "E".
(To Tax Incentive Classification Redevelopment
Agreement With 87th And Kedzie West LLC)

Construction Compliance.

Agreements With Contractors.

1. Bid Requirement For General Contractor And Subcontractors. Prior to entering into an agreement with a General Contractor or any subcontractor for construction of the Project, Developer shall solicit, or shall cause the General Contractor to solicit, bids from qualified contractors eligible to do business with, and having an office located in, the City of Chicago, and shall submit all bids received to DPD, if requested, for its inspection and written approval. (i) Developer shall select the General Contractor (or shall cause the General Contractor to select the subcontractor) submitting the lowest responsible bid who can complete the Project in a timely manner.

2. Construction Contract. Prior to the Closing Date, the Developer must provide DPD with a certified copy of the construction contract, together with any modifications, amendments, or supplements thereto, and upon DPD's request, a copy of any subcontracts. Photocopies of all contracts or subcontracts entered or to be entered into in connection with the Project shall be provided to DPD within five (5) business days of the execution thereof.

3. Performance And Payment Bonds. Prior to the commencement of any portion of the Project which includes work on the public way, the Developer must require the General Contractor to be bonded for its payment by sureties having an AA rating or better using a bond in a form acceptable to the City. The City shall be named as obligee or co-obligee on any such bonds.

4. Employment Profile. Upon DPD's request, the Developer, the General Contractor, and all subcontractors must submit to DPD statements of their respective employment profiles. Developer shall contractually obligate and cause the General Contractor and each subcontractor to agree to the Construction Hiring Requirements.

5. Other Provisions. In addition to the requirements of Agreements with Contractors, the Construction Contract and each contract with any subcontractor shall contain provisions required pursuant to Section 3.05 (Change Orders), (Sub)Exhibit E Construction Hiring Requirements, and Section 9.01 (Books and Records) of the RDA.

Construction Hiring Requirements.

1. Employment Opportunity. The Developer shall contractually obligate its or their various contractors, subcontractors or any Affiliate of the Developer operating on the Property (collectively, with the Developer, the "Employers" and individually an "Employer") to agree, that for the Term of this Agreement with respect to Developer and during the period of any other party's provision of services in connection with the construction of the Project or occupation of the Property:

(a) No Employer shall discriminate against any employee or applicant for employment based upon race, religion, color, sex, national origin or ancestry, age, handicap or disability, sexual orientation, military discharge status, marital status, parental status or source of income as defined in the City of Chicago Human Rights Ordinance, Chapter 2-160, Section 2-160-010, et seq., Municipal Code, except as otherwise provided by said ordinance and as amended from time to time (the "Human Rights Ordinance"). Each Employer shall take affirmative action to ensure that applicants are hired and employed without discrimination based upon race, religion, color, sex, national origin or ancestry, age, handicap or disability, sexual orientation, military discharge status, marital status, parental status or source of income and are treated in a non-discriminatory manner with regard to all job-related matters, including without limitation: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Each Employer agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the City setting forth the provisions of this nondiscrimination clause. In addition, the Employers, in all solicitations or

advertisements for employees, shall state that all qualified applicants shall receive consideration for employment without discrimination based upon race, religion, color, sex, national origin or ancestry, age, handicap or disability, sexual orientation, military discharge status, marital status, parental status or source of income.

(b) To the greatest extent feasible, each Employer is required to present opportunities for training and employment of low- and moderate-income residents of the City and preferably of the Area; and to provide those contracts for work in connection with the construction of the Project be awarded to business concerns that are located in, or owned in substantial part by persons residing in, the City and preferably in the Area.

(c) Each Employer shall comply with all federal, state, and local equal employment and affirmative action statutes, rules, and regulations, including but not limited to the City's Human Rights Ordinance and the Illinois Human Rights Act, 775 ILCS 5/1-101, et seq. (1993), and any subsequent amendments and regulations promulgated thereto.

(d) Each Employer, in order to demonstrate compliance with the terms of this paragraph, shall cooperate with and promptly and accurately respond to inquiries by the City, which has the responsibility to observe and report compliance with equal employment opportunity regulations of federal, state and municipal agencies.

(e) Each Employer shall include the foregoing provisions of subparagraphs (a) through (d) in every contract entered into in connection with the Project and shall require inclusion of these provisions in every subcontract entered into by any subcontractors, and every agreement with any Affiliate operating on the Property, so that each such provision shall be binding upon each contractor, subcontractor or Affiliate, as the case may be.

(f) Failure to comply with the employment obligations described in this paragraph shall be a basis for the City to pursue its remedies under the Redevelopment Agreement.

2. **Prevailing Wage.** The Developer, the General Contractor and all subcontractors must pay the prevailing wage rate as ascertained by the Illinois Department of Labor (the "Department"), to all persons working on the Project. All such contracts shall list the specified rates to be paid to all laborers, workers and mechanics for each craft or type of worker or mechanic employed pursuant to such contract. If the Department revises such prevailing wage rates, the revised rates shall apply to all such contracts. Upon the City's request, the Developer shall provide the City with copies of all such contracts entered into by the Developer or the General Contractor to evidence compliance with this Prevailing Wage.

3. **City Resident Construction Worker Employment Requirement.** The Developer agrees for itself and its successors and assigns, and shall contractually obligate its General Contractor and shall cause the General Contractor to contractually obligate its subcontractors, as applicable, to agree, that during the construction of the Project they shall comply with the minimum percentage of total worker hours performed by actual residents of the City as specified in Section 2-92-330 of the Municipal Code of Chicago (at least 50 percent of the total worker hours worked by persons on the site of the Project shall be performed by actual residents of the City); provided, however, that in addition to complying with this percentage, the Developer, its General Contractor and each subcontractor shall be required to make good faith efforts to utilize qualified residents of the City in both unskilled and skilled labor positions.

The Developer may request a reduction or waiver of this minimum percentage level of Chicagoans as provided for in Section 2-92-330 of the Municipal Code of Chicago in accordance with standards and procedures developed by the Chief Procurement Officer of the City.

“Actual residents of the City” shall mean persons domiciled within the City. The domicile is an individual’s one and only true, fixed, and permanent home and principal establishment.

The Developer, the General Contractor and each subcontractor shall provide for the maintenance of adequate employee residency records to show that actual Chicago residents are employed on the Project. Each Employer shall maintain copies of personal documents supportive of every Chicago employee’s actual record of residence.

Weekly certified payroll reports (U.S. Department of Labor Form WH-347 or equivalent) shall be submitted to the Commissioner of DPD in triplicate, which shall clearly identify the actual residence of every employee on each submitted certified payroll. The first time that an employee’s name appears on a payroll, the date that the Employer hired the employee should be written in after the employee’s name.

The Developer, the General Contractor and each subcontractor shall provide full access to their employment records to the Chief Procurement Officer, the Commissioner of DPD, the Superintendent of the Chicago Police Department, the Inspector General or any duly authorized representative of any of them. The Developer, the General Contractor and each subcontractor shall maintain all relevant personnel data and records for a period of at least three (3) years after final acceptance of the work constituting the Project.

At the direction of DPD, affidavits and other supporting documentation will be required of the Developer, the General Contractor and each subcontractor to verify or clarify an employee’s actual address when doubt or lack of clarity has arisen.

Good faith efforts on the part of the Developer, the General Contractor and each subcontractor to provide utilization of actual Chicago residents (but not sufficient for the granting of a waiver request as provided for in the standards and procedures developed by the Chief Procurement Officer) shall not suffice to replace the actual, verified achievement of the requirements of this paragraph concerning the worker hours performed by actual Chicago residents.

When work at the Project is completed, in the event that the City has determined that the Developer has failed to ensure the fulfillment of the requirement of this paragraph concerning the worker hours performed by actual Chicago residents or failed to report in the manner as indicated above, the City will thereby be damaged in the failure to provide the benefit of demonstrable employment to Chicagoans to the degree stipulated in this paragraph. Therefore, in such a case of noncompliance, it is agreed that $\frac{1}{20}$ of 1 percent (0.0005) of the aggregate hard construction costs set forth in the Project budget (the product of .0005 x such aggregate hard construction costs) (as the same shall be evidenced by approved contract value for the actual contracts) shall be surrendered by the Developer to the City in payment for each percentage of shortfall toward the stipulated residency

requirement. Failure to report the residency of employees entirely and correctly shall result in the surrender of the entire liquidated damages as if no Chicago residents were employed in either of the categories. The willful falsification of statements and the certification of payroll data may subject the Developer, the General Contractor and/or the subcontractors to prosecution. Any retainage to cover contract performance that may become due to the Developer pursuant to Section 2-92-250 of the Municipal Code of Chicago may be withheld by the City pending the Chief Procurement Officer's determination as to whether the Developer must surrender damages as provided in this paragraph.

Nothing herein provided shall be construed to be a limitation upon the "Notice of Requirements for Affirmative Action to Ensure Equal Employment Opportunity, Executive Order 11246" and "Standard Federal Equal Employment Opportunity, Executive Order 11246", or other affirmative action required for equal opportunity under the provisions of this Agreement or related documents.

The Developer shall cause or require the provisions of this paragraph to be included in all construction contracts and subcontracts related to the Project.

4. MBE/WBE Commitment. The Developer agrees for itself and its successors and assigns, and, if necessary to meet the requirements set forth herein, shall contractually obligate the General Contractor to agree that, during the Project:

(a) Consistent with the findings which support the Minority-Owned and Women-Owned Business Enterprise Procurement Program (the "MBE/WBE Program"), Section 2-92-420, et seq., Municipal Code of Chicago, and in reliance upon the provisions of the MBE/WBE Program to the extent contained in, and as qualified by, the provisions of this paragraph 4, during the course of the Project, at least the following percentages of the MBE/WBE Budget attached hereto as (Sub)Exhibit B (as these budgeted amounts may be reduced to reflect decreased actual costs) shall be expended for contract participation by MBEs or WBEs:

- i. At least 26 percent by MBEs; and
- ii. At least 6 percent by WBEs.

(b) For purposes of MBE/WBE Commitment only, the Developer (and any party to whom a contract is let by the Developer in connection with the Project) shall be deemed a "contractor" and this Agreement (and any contract let by the Developer in connection with the Project) shall be deemed a "contract" as such terms are defined in Section 2-92-420, Municipal Code of Chicago.

(c) Consistent with Section 2-92-440, Municipal Code of Chicago, the Developer's MBE/WBE Commitment may be achieved in part by the Developer's status as an MBE or WBE (but only to the extent of any actual work performed on the Project by the Developer), or by a joint venture with one or more MBEs or WBEs (but only to the extent of the lesser of: (i) the MBE or WBE participation in such joint venture; or (ii) the amount of any actual work performed on the Project by the MBE or WBE), by the Developer utilizing an MBE or

a WBE as a General Contractor (but only to the extent of any actual work performed on the Project by the General Contractor), by subcontracting or causing the General Contractor to subcontract a portion of the Project to one or more MBEs or WBEs, or by the purchase of materials used in the Project from one or more MBEs or WBEs, or by any combination of the foregoing. Those entities which constitute both an MBE and a WBE shall not be credited more than once with regard to the Developer's MBE/WBE Commitment as described in this paragraph 4. The Developer or the General Contractor may meet all or part of this commitment through credits received pursuant to Section 2-92-530 of the Municipal Code of Chicago for the voluntary use of MBEs or WBEs in its activities and operations other than the Project.

(d) Prior to the City's issuance of a Final Certificate, the Developer shall provide to DPD a final report describing its efforts to achieve compliance with this MBE/WBE Commitment. Such report shall include inter alia the name and business address of each MBE and WBE solicited by the Developer or the General Contractor to work on the Project, and the responses received from such solicitation, the name and business address of each MBE or WBE actually involved in the Project, a description of the work performed or products or services supplied, the date and amount of such work, product or service, and such other information as may assist DPD in determining the Developer's compliance with this MBE/WBE Commitment. DPD has access to the Developer's books and records, including, without limitation, payroll records, books of account and tax returns, and records and books of account in accordance with the Redevelopment Agreement, on five (5) business days' notice, to allow the City to review the Developer's compliance with its commitment to MBE/WBE participation and the status of any MBE or WBE performing any portion of the Project.

(e) Upon the disqualification of any MBE or WBE General Contractor or subcontractor, if such status was misrepresented by the disqualified party, the Developer shall be obligated to discharge or cause to be discharged the disqualified General Contractor or subcontractor and, if possible, identify and engage a qualified MBE or WBE as a replacement. For purposes of this Subsection (e), the disqualification procedures are further described in Section 2-92-540, Municipal Code of Chicago.

(f) Any reduction or waiver of the Developer's MBE/WBE Commitment as described in this paragraph 4 shall be undertaken in accordance with Section 2-92-450, Municipal Code of Chicago.

(g) Prior to the commencement of the Project, the Developer, the General Contractor, and all major subcontractors shall be required to meet with the monitoring staff of DPD with regard to the Developer's compliance with its obligations under this Agreement. During this meeting, the Developer shall demonstrate to DPD its plan to achieve its obligations under this Agreement, the sufficiency of which shall be approved by DPD. During the Project, the Developer shall provide, upon the request of the monitoring staff of DPD, such interim reports as the monitoring staff may require. Failure to submit such documentation on a timely basis, or a determination by DPD, upon analysis of the documentation, that the Developer is not complying with its obligations hereunder shall, upon the delivery of written notice to the Developer, be deemed an Event of Default hereunder.

COMMITTEE ON ENVIRONMENTAL PROTECTION AND ENERGY.

AMENDMENT OF CHAPTER 2-31 OF MUNICIPAL CODE BY ADDING NEW SECTION 2-31-045 ESTABLISHING CHICAGO SHORELINE ADVISORY BOARD TO DEVELOP AND UPDATE SHORELINE MANAGEMENT PLAN.

[SO2024-0008866]

The Committee on Environmental Protection and Energy submitted the following report:

CHICAGO, September 11, 2024.

To the President and Members of the City Council:

Your Committee on Environmental Protection and Energy, having had under consideration a substitute ordinance (SO2024-0008866) concerning an amendment of Municipal Code Chapter 2-31 by inserting new Section 2-31-045 establishing the Chicago Shoreline Advisory Board to develop and update the shoreline management plan, having the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith.

The amendment was concurred in by a unanimous vote of the members of the committee present and with no dissenting votes on September 10, 2024.

Sincerely,

(Signed) MARIA E. HADDEN,
Chair.

On motion of Alderperson Hadden, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Various City departments, such as the Chicago Department of Transportation and the Office of Emergency Management and Communications, work together with the Chicago Park District, the Army Corps of Engineers, and other State and federal agencies and governments to create plans and protocols regarding the shoreline of Lake Michigan within the City of Chicago, to ensure that the shoreline is conserved for the future and can withstand the many acute and long-term threats to its existence; and

WHEREAS, The City Council of the City of Chicago finds that the creation of an Advisory Board is the best way to ensure that the public and other relevant entities within the City are made aware of these plans and protocols and can understand their reasons and requirements; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Chapter 2-31 of the Municipal Code of Chicago is hereby amended by inserting a new Section 2-31-045, as follows:

2-31-045 Chicago Shoreline Advisory Board.

(a) Establishment, Membership, Organization. There is hereby established the Chicago Shoreline and Advisory Board to address public education and consider shoreline resiliency and conservation. The board shall consist of up to 12 members. The following, or their designees, shall serve as ex officio members: (i) the Chief Sustainability Officer, or successor position; (ii) the Chair of the Committee on Environmental Protection and Energy, or its successor committee; (iii) a representative from the Mayor's Office who oversees the City's infrastructure policies; (iv) the Commissioner of the Department of Transportation, or successor position; (v) the Budget Director, or successor position; (vi) the Executive Director of the Office of Emergency Management and Communications, or successor position; (vii) the Commissioner of the Department of Planning and Development, or successor position; (viii) the Commissioner of the Department of Water Management, or successor position; and (ix) the General Superintendent and Chief Executive Officer of the Chicago Park District, or successor position, subject to acceptance of the appointment. Subject to approval by the City Council, the Mayor shall appoint representatives from three nongovernmental organizations that engage in issues affecting the Great Lakes and shoreline conservation. The Mayor shall designate ex officio members as Chairperson and Vice-Chairperson of the Board. The Department of Environment shall be responsible for the overall management of the Board and will coordinate with the Chairperson, Vice-Chairperson, and any secretary the Chairperson may designate to identify responsible parties for scheduling, notetaking, and other duties that the Chairperson delegates.

Members shall not be compensated for their service on the board. The three nongovernmental appointees shall be appointed and hold office as follows: one to be appointed for two years and two to be appointed for four years and until their successors are appointed and qualified. Members thereafter appointed shall serve for four years, except that in case of vacancy, appointments shall be made for the unexpired term. The terms of members from governmental entities shall coincide with their terms of public service.

The board shall meet quarterly, or as recommended by the Chair. Additional meetings may be called by a majority of the board. A majority of members of the board shall constitute a quorum.

(b) Powers And Duties. The board shall have the following powers and duties:

(1) Receive and review any shoreline conservation and management plans created by governmental subject matter experts and opine on such plans if requested by the Mayor or the City Council through the Committee on Environmental Protection and Energy or its successor committee.

(2) Facilitate public education on factors impacting the Chicago shoreline, including the impacts of shoreline erosion, climate change, and other environmental challenges, and conduct public outreach, as necessary, related to any proposed shoreline management projects, planning, or policies.

(3) Research, assess, and advise on plans, policies, procedures, and guidance documents related to managing, protecting, and maintaining the City's shoreline.

(4) Identify and recommend to the City Council proposed policies to enhance the City's shoreline resiliency and conservation.

SECTION 2. This ordinance shall take effect after passage and publication on June 30, 2025.

CALL ON UNITED STATES CONGRESS TO EXPAND SCOPE AND ENFORCEMENT OF RAILROAD SAFETY STANDARDS.

[SR2024-0010855]

The Committee on Environmental Protection and Energy submitted the following report:

CHICAGO, September 11, 2024.

To the President and Members of the City Council:

Your Committee on Environmental Protection and Energy, having had under consideration a substitute resolution (SR2024-0010855) calling on the United States Congress to expand the scope and the enforcement of railroad safety standards, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Adopt* the proposed substitute resolution transmitted herewith.

The amendment was concurred in by a unanimous vote of the members of the committee present and with no dissenting votes on September 10, 2024.

Sincerely,

(Signed) MARIA E. HADDEN,
Chair.

On motion of Alderperson Hadden, the said proposed substitute resolution transmitted with the foregoing committee report was *Adopted* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said resolution as adopted:

WHEREAS, The City of Chicago is deeply concerned with ensuring the safety and well-being of its residents and communities; and

WHEREAS, Recent derailments involving Norfolk Southern Railroad Company in East Palestine, Ohio, and in Detroit, Michigan, as well as the derailment involving Canadian National Railway in Matteson, Illinois, have highlighted significant safety concerns and potential risks to public health and the environment; and

WHEREAS, The derailments underscore the need for enhanced safety standards and regulatory oversight to prevent future incidents and protect communities along railroad routes; and

WHEREAS, The tragedy that occurred in East Palestine resulted in a cloud of fumes traveling across as many as 16 states; and

WHEREAS, As a result of the February 2023 derailment in East Palestine, Ohio, the Department of Justice and the Environmental Protection Agency began the process of drafting a consent decree to enter into with Norfolk Southern Railroad Company to monitor and remediate the health of those affected; and

WHEREAS, A derailment tragedy could happen anywhere that train tracks run through communities; and

WHEREAS, On June 27, 2024, residents and businesses in Matteson, Illinois, had to evacuate after 25 cars carrying various substances, including liquified petroleum gas, derailed; and

WHEREAS, While we are grateful no one was injured, this latest derailment is demonstrative of the public health and environmental risks communities with railroads face daily; and

WHEREAS, More trains carrying explosive crude oil pass through Chicago than any other large metropolitan area in the nation; and

WHEREAS, The Norfolk Southern Intermodal Yard and associated operations are in the process of expanding in Chicago's Englewood neighborhood; and

WHEREAS, As a result of a complaint alleging that the City discriminated on the basis of race and national origin in violation of Title VI, the Fair Housing Act, Section 109, and HUD's implementing regulations, the City of Chicago entered into a Voluntary Compliance Agreement with the Department of Housing and Urban Development, requiring it to complete a Cumulative Impact Assessment describing how environmental burdens, health conditions, and social stressors vary across neighborhoods, and identify neighborhoods that experience the greatest cumulative impacts, or "Environmental Justice Neighborhoods"; and

WHEREAS, In September 2023, the Chicago Department of Public Health and the then Office of Climate and Environmental Equity published the City's Cumulative Impact Assessment Summary Report and Chicago Environmental Justice Index Map; and

WHEREAS, The Cumulative Impact Assessment and Environmental Justice Index Map identified Englewood and other neighborhoods adjacent to Norfolk Southern Railroad Company's operations in Chicago as among the most disproportionately burdened by cumulative impacts; and

WHEREAS, The legislature of the United States of America has been working on solving this issue through a package of environmental and safety reforms, introduced as the Railway Safety Act, which would enhance safety procedures for trains carrying hazardous materials, increase rail car inspections to ensuring that all rail cars on train carrying hazardous materials are inspected by a qualified rail car inspector at regular intervals, reduce the risk of wheel bearing failures, require well-trained two-person crews aboard every train, force rail carriers to face heightened fines for wrongdoing, support communities impacted by rail disasters, and invest in future safety improvements; now, therefore,

Be It Resolved, That the City Council of the City of Chicago calls on the United States Congress to pass the Railway Safety Act and ensure communities around the country are better protected from similar disasters by strengthening laws related to operational improvements, transparency, and community involvement, and calls on relevant federal agencies, including the National Transportation Safety Board and the Federal Railroad Administration, to strengthen and enforce railroad safety standards to mitigate the risk of accidents and derailments; and

Be It Further Resolved, That a copy of this resolution shall be transmitted to the United States Congress, the Department of Justice, the Environmental Protection Agency, the Federal Railroad Administration, the National Transportation Safety Board, Norfolk Southern Railroad Company, the Surface Transportation Board, the Chicago Metropolitan Area for Planning, and other relevant stakeholders to emphasize the City of Chicago's support for improved railroad safety standards and expanded oversight measures.

COMMITTEE ON HOUSING AND REAL ESTATE.

APPOINTMENT OF JULIANA GONZALEZ-CRUSSI AS COMMISSIONER OF CHICAGO HOUSING AUTHORITY.

[A2024-0011021]

The Committee on Housing and Real Estate submitted the following report:

CHICAGO, September 13, 2024.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on September 11, 2024 and to which was referred an appointment introduced by Mayor Brandon Johnson for the appointment of Juliana Gonzalez-Crussi as a commissioner of the Chicago Housing Authority (A2024-0011021), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Approve* the proposed appointment transmitted herewith.

The recommendation was passed by the same roll call as was used to determine quorum in committee.

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

On motion of Alderperson Sigcho-Lopez, the said proposed appointment transmitted with the foregoing committee report was *Approved* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

APPOINTMENT OF BRIAN "JAWANZA" MALONE AS COMMISSIONER OF
CHICAGO HOUSING AUTHORITY.

[A2024-0011022]

The Committee on Housing and Real Estate submitted the following report:

CHICAGO, September 13, 2024.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on September 11, 2024 and to which was referred an appointment introduced by Mayor Brandon Johnson for the appointment of Brian "Jawanza" Malone as a commissioner of the Chicago Housing Authority (A2024-0011022), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Approve* the proposed appointment transmitted herewith.

The recommendation was passed by the same roll call as was used to determine quorum in committee.

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

On motion of Alderperson Sigcho-Lopez, the said proposed appointment transmitted with the foregoing committee report was *Approved* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

AMENDMENT OF CHAPTER 2-44 OF MUNICIPAL CODE BY ADDING NEW SECTIONS 2-44-145 AND 2-44-150 TO PROVIDE LOAN RESTRUCTURING AUTHORITY TO COMMISSIONER OF HOUSING.

[O2024-0010958]

The Committee on Housing and Real Estate submitted the following report:

CHICAGO, September 13, 2024.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on September 11, 2024 and to which was referred an ordinance from the Department of Housing for the amendment of Municipal Code Chapter 2-44 providing loan restructuring authority to the Commissioner of Housing (O2024-0010958), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

The recommendation was passed by the same roll call as was used to determine quorum in committee.

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

On motion of Alderperson Sigcho-Lopez, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Chapter 2-44 of the Municipal Code of Chicago is hereby amended by inserting a new Section 2-44-145, as follows:

2-44-145 Loan And Grant Restructuring.

(a) The Commissioner is authorized to restructure the terms and conditions of the City's loans and grants executed by the Commissioner, subject to compliance with all applicable federal laws and regulations, including, but not limited to: (i) loan payment deferment; (ii) loan modification; (iii) loan forbearance; (iv) forgiveness of default interest, overdue interest and fees; (v) conversion of a loan to a grant in compliance subsection (h) of this section; (vi) subordination of the City's lien to a lien securing new financing that is senior to the City's loan or grant; (vii) amendments and/or subordination agreements requested by the United States Department of Housing and Urban Development; and (viii) consent to a change of the general partner or managing member of a borrower or grantee, as applicable, when the Commissioner makes a written finding that a restructuring as described in the foregoing (a)(i) -- (viii) is likely to: (1) improve the City's financial position in connection with the applicable development; (2) preserve or otherwise promote affordable housing; or (3) result in significant improvement in the physical conditions of the affordable housing in connection with the applicable development.

(b) Upon making a written finding, the Commissioner shall notify the aldermen of the affected wards of such finding.

(c) The Commissioner is authorized, subject to the approval by the Corporation Counsel as to form and legality, to enter into and execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable in connection with the restructuring of any City loan or grant, subject to the requirements of subsection (a) of this section.

(d) In connection with a loan or grant restructuring, the Commissioner is authorized:

(1) to purchase on behalf of the City, for a price to be determined by the Commissioner to be in the best interests of the City, any interest of any other lender in connection with the financing of any development, subject to appropriation and availability of funds; and

(2) to transfer, either without payment or for a price to be determined by the Commissioner to be in the best interests of the City, any City loan or grant, as well as the related lien and regulatory agreement, in connection with the development.

(e) If any action in connection with a restructuring generates revenue for the City, such revenue is hereby appropriated and the Commissioner is authorized to expend such revenue for any purpose, subject to applicable federal, state or local laws and regulations governing such funds, which promotes affordable housing, as determined by the Commissioner.

(f) The Commissioner shall submit information on each loan or grant restructuring which is completed under this section as part of the Department's quarterly report to the Mayor and the City Council.

(g) Notwithstanding anything to the contrary contained in the Code or any other ordinance or mayoral executive order, in connection with a City loan or grant restructuring pursuant to this section, no parties shall be required to provide to the City the document commonly known as the "Economic Disclosure Statement and Affidavit" (or any successor to such document), except for the borrower or grantee, as applicable, as of the date following the closing date of any such restructuring, all legal entities who constitute the direct or indirect controlling parties of such borrower or grantee (as determined by the Corporation Counsel), and any legal entities which are direct owners in excess of 7.5 percent of such borrower or grantee which changed in connection with the restructuring.

(h) For any conversion of a loan to a grant pursuant to subsection (a)(v) of this section, the Commissioner is only authorized to restructure the loan if the following requirements are met:

- (1) The amount of the loan must not exceed \$500,000.
- (2) The borrower must have no outstanding compliance issues.
- (3) The borrower must fulfill all regulatory obligations.

SECTION 2. Chapter 2-44 of the Municipal Code of Chicago is hereby amended by inserting a new Section 2-44-150, as follows:

2-44-150 Authority To Modify Loan Terms.

The Commissioner is authorized to make modifications to loan terms when changes to such terms occur before the execution of the loan agreement and within 120 days of the effective date of an ordinance that approved such terms. Loan term modifications authorized under this section shall be limited to changes to interest rates, maturity dates, or increases in loan amounts up to \$75,000.

SECTION 3. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

SECTION 4. This ordinance shall take effect from its passage and approval.

SALE OF CITY-OWNED PROPERTIES TO ADJACENT NEIGHBORS UNDER
CHIBLOCKBUILDER LAND SALE PROGRAM.

The Committee on Housing and Real Estate submitted the following report:

CHICAGO, September 13, 2024.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on September 11, 2024 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned properties in the 20th Ward (O2024-0011086), and a substitute ordinance for the negotiated "as-is" sale of vacant City-owned properties regarding the ChiBlockBuilder platform (15th, 16th and 37th Wards) (SO2024-0010979), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance and substitute ordinance transmitted herewith.

The recommendations were passed by the same roll call as was used to determine quorum in committee.

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

On motion of Alderperson Sigcho-Lopez, the said proposed ordinance and substitute ordinance transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic headings in each case not being a part of the ordinance):

5159 S. Emerald Ave.; 5244 S. Union Ave.; 520 W. 61st Pl.; 5020 S. Aberdeen St.; 904 W. 51st Pl.; 5546 S. Lafayette Ave.; 5839 S. Shields Ave.; 5019 S. Loomis Blvd.; 5945 S. Princeton Ave.; 4726 S. Princeton Ave.; 5219 S. May St.; 5942 S. LaSalle St.; 1428 W. 50th St.; 5034 S. Aberdeen St.; 5648 S. Wells St.; 5043 S. Carpenter St. And 5028 S. Laflin St.

[O2024-0011086]

WHEREAS, The City of Chicago ("City") is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970 and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The City, through the foreclosure of demolition liens, tax sales and other methods of acquisition, has acquired title to thousands of parcels of vacant land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

WHEREAS, The City has traditionally sold much of its land directly to purchasers after receiving property inquiries, a method which is inefficient, labor-intensive and also lacks transparency; and

WHEREAS, In an effort to attract and reach potential buyers and create a more competitive process, the Department of Planning and Development (the "Department") created chiblockbuilder.com ("ChiBlockBuilder"), a website-based platform for selling vacant City-owned property with predetermined purchase prices and online application materials; and

WHEREAS, ChiBlockBuilder allows prospective buyers to view a map of available properties online, and apply to purchase lots for targeted purposes; and

WHEREAS, City lots sold through the ChiBlockBuilder platform are offered with their current zoning; and

WHEREAS, The Department retained the services of CBRE Group, Inc. to provide market value assessments of the available City-owned properties based on comparable sales, and these market value assessments are posted on the ChiBlockBuilder website to establish purchase prices for all properties marketed for sale; and

WHEREAS, The Department advertised more than 2,000 City-owned lots for sale on the ChiBlockBuilder website in its first round of bidding, which began on November 17, 2022 and ended on February 3, 2023 (the "First Application Period"); and

WHEREAS, The Department hosted three virtual information webinars for the public on December 8, 2022 (English), December 16, 2022 (Spanish) and January 12, 2023 (English) to walk prospective applicants through the ChiBlockBuilder process, and help prospective applicants identify available City-owned property and submit online applications for the purchase of such City-owned property; and

WHEREAS, A public notice directing prospective applicants to ChiBlockBuilder for listings of City-owned properties for sale was published in the *Chicago Tribune* on January 20, January 27 and February 3, 2023; and

WHEREAS, The Department accepted applications in multiple categories: neighborhood side yards, community open spaces, residential housing, mixed-use, commercial and industrial development; and

WHEREAS, This ordinance authorizes the sale of City lots in the side yards category; and

WHEREAS, Eligible side yard buyers had to meet the following qualifications: (1) own and live on property directly next to the City lot; (2) be able to maintain and care for the City lot; and (3) be able to pay property taxes on the City lot; and

WHEREAS, The Department reviewed the eligibility of ChiBlockBuilder side yard applications to confirm applicant ownership and residency and compliance with current zoning; and

WHEREAS, If there was more than one eligible ChiBlockBuilder side yard applicant, the Department held a randomized lottery open to the applicants to select the winner; and

WHEREAS, The Department selected buyers (each, a "Buyer") for multiple City lots (each, a "City Lot") in the side yards category in the First Application Period, as identified on Exhibit A attached hereto; and

WHEREAS, The Department desires to convey each City Lot to the respective Buyer as identified on Exhibit A hereto, subject to a deed restriction requiring the Buyer to improve the City Lot as a landscaped side yard and own the property for a minimum period of five years after closing; and

WHEREAS, The Buyers have agreed to purchase the City Lots for the purchase prices listed on Exhibit A (each, a "Purchase Price"), which represent 10 percent of the market value assessment for the applicable City Lots; and

WHEREAS, By resolution adopted on May 16, 2024, the Chicago Plan Commission approved the disposition of the City Lots to the Buyers identified on Exhibit A; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The foregoing recitals, findings and statements of fact are incorporated herein and made a material part of this ordinance.

SECTION 2. The City Council hereby approves the sale of each City Lot to the respective Buyers identified on Exhibit A hereto in its "As Is" condition for the Purchase Prices listed on Exhibit A.

SECTION 3. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, quitclaim deeds (each, a "Deed") conveying the City Lots to the respective Buyers, or to a land trust of which the Buyer is the sole beneficiary, or to an entity of which the Buyer is the sole controlling party or which is comprised of the same principal parties. Without limiting the quitclaim nature of each Deed, the conveyance of each City Lot shall be subject to the following: the standard exceptions in an ALTA title insurance policy; general real estate taxes and any special assessments or other taxes; easements, encroachments, covenants, restrictions and liens of record and not shown of record; such other title defects as may exist; and any and all exceptions caused by the acts of the Buyer or the Buyer's agents. In addition, the Deed shall include the following terms, covenants and conditions, in substantially the form set forth below, which are a part of the consideration for each City Lot and which shall run with the land and be binding upon and enforceable against the Buyer and the Buyer's heirs, successors and assigns, in perpetuity (unless a shorter period is expressly stated below):

1. **Covenant To Improve With Landscaped Open Space; Restriction On Conveyance.** Buyer: (a) shall improve and maintain the City Lot with landscaped open space (meaning grass, cultivated ornamental shrubs, plants, trees or a combination thereof) within six (6) months of the date of this Deed, provided that plantings may be delayed for an additional six (6) months if consistent with good landscaping practices; (b) shall maintain the City Lot in accordance with the provisions of the Municipal Code of Chicago; and (c) shall not convey, assign or otherwise transfer the City Lot. These conditions shall run with the land and be in full force and effect for a period of five (5) years from the date of this Deed. If any of these conditions are not satisfied,

the City may record a notice of default against the City Lot and shall have the right to exercise any and all remedies available to it at law or in equity, including the right to re-enter the City Lot and re-vest title in the City. Buyer, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the City Lot to further evidence such re-vesting of title. This right of reverter in favor of the City shall terminate five (5) years following the date of this Deed.

2. **Environmental Documents Review.** The City, acting through its Bureau of Environmental, Health and Safety Management in the Department of Fleet and Facility Management ("Bureau"), has conducted a limited review ("Limited Review") of certain City records and other information ("Review Documents") in an effort to identify potential environmental concerns associated with the City Lot. Buyer acknowledges and agrees that Buyer has previously received a summary of the Bureau's Limited Review, and that the City has made all Review Documents available to Buyer for inspection and copying upon request.
3. **Limited Nature Of City's Limited Review.** Buyer acknowledges and agrees that the City does not represent or warrant that the Bureau's methodology for or findings from its Limited Review are accurate or complete or that the environmental condition of or risks to the City Lot are consistent with the Bureau's summary of its Limited Review. Buyer acknowledges and agrees that the City did not perform a Phase I Environmental Site Assessment or conduct a thorough environmental investigation of the City Lot, and that the City's review of the Review Documents was limited. Buyer acknowledges and agrees that the Bureau's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Lot, and that there may be other conditions, uses, and sources or types of contamination affecting the City Lot. Buyer acknowledges and agrees that the City is not obligated to locate all such documentation or information or to perform any environmental investigation or evaluation of the City Lot.
4. **Historic Contamination Of Urban Land.** Buyer acknowledges and agrees that properties in urban areas, including Chicago, are frequently impacted by historical conditions and uses that may not be documented in the Review Documents, such as: (a) buried demolition debris containing lead-based paint or asbestos; (b) underground heating oil tanks; (c) off-site migration of chemicals from existing or former gas stations, dry cleaners, metal finishing operations, lumber treatment facilities, and other commercial, industrial or manufacturing land uses; (d) illegal dumping; (e) nearby railroad operations; and (f) airborne deposit of lead and other contaminants from historical use of lead gasoline and surrounding industries. Buyer acknowledges receipt of a fact sheet prepared by the United States Environmental Protection Agency about urban gardening best management practices to prevent or reduce exposure to contaminants that may be present in soils, "Reusing Potentially Contaminated Landscapes: Growing Gardens in Urban Soils", EPA 542/F-10/011 (Spring 2011).
5. **"As Is", "Where Is" And "With All Faults" Conveyance.** Buyer acknowledges and agrees that Buyer has had an opportunity to inspect the City Lot and is relying solely upon Buyer's own inspection and other due diligence activities that Buyer may have conducted in determining whether to acquire the City Lot, and not upon any information provided by or on behalf of the City with respect thereto, including without limitation,

the Limited Review, the Review Documents and any summary thereof. Buyer acknowledges and agrees that the City Lot is being conveyed, and Buyer accepts the City Lot, in its "As Is", "Where Is" and "With All Faults" condition without any covenant, representation, or warranty, express or implied, of any kind, regarding the physical or environmental condition of the City Lot or the suitability of the City Lot for any purpose whatsoever. Buyer acknowledges and agrees that Buyer is solely responsible for any investigation and remediation work necessary to put the City Lot in a condition which is suitable for its intended use.

6. Release Of City. Buyer, on behalf of Buyer and Buyer's heirs, transferees, successors and assigns, and anyone claiming by, through or under any of them, hereby releases, relinquishes and forever discharges Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants, from and against any and all claims, demands, losses, damages, liabilities, costs and expenses (including, without limitation, reasonable attorney's fees and court costs) based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Lot.
7. Affordable Housing And Municipal Code Requirements. Buyer acknowledges and agrees that the sale of City-owned land may trigger Section 2-44-085 of the Municipal Code of Chicago (currently and as hereafter amended, supplemented or replaced, the "Affordable Requirements Ordinance"), and therefore, that a future residential project on the City Lot may be subject to the requirements of the Affordable Requirements Ordinance. Buyer also acknowledges and agrees that other provisions of the Municipal Code of Chicago (currently and as hereafter amended, supplemented or replaced) apply to the City Lot and Buyer's use, maintenance, and transfer of the City Lot.

SECTION 4. The Commissioner of the Department ("Commissioner"), or a designee of the Commissioner, is each hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver such documents as may be necessary or appropriate to carry out and comply with the provisions of this ordinance, with such changes, deletions and insertions as shall be approved by the Commissioner or the Commissioner's designee. Such documents may contain terms and provisions that the Commissioner or the Commissioner's designee deems appropriate, including indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title with respect to the City Lot or otherwise may be reasonably necessary or appropriate to consummate the transaction contemplated hereby.

SECTION 5. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity of such provision shall not affect any of the other provisions of this ordinance.

SECTION 6. All ordinances, resolutions, motions or orders inconsistent with this ordinance are hereby appealed to the extent of such conflict.

SECTION 7. This ordinance shall take effect upon its passage and approval.

Exhibit "A" referred to in this ordinance reads as follows:

*Exhibit "A".**ChiBlockBuilder -- Side Yard Legal Descriptions.*

(ALL LEGAL DESCRIPTIONS ARE SUBJECT TO TITLE COMMITMENT AND SURVEY)

Buyer: Paul DeRonne
Buyer's Address: 5157 S. Emerald Ave Chicago, IL 60609
Value ("as is"): \$8,995.62
Purchase Price: \$900.00

Legal Description:

LOT 25 IN BLOCK 3 IN PROVIDENT HOMESTEAD ASSOCIATION, BEING IN SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5159 S. Emerald Ave Chicago, IL 60609
PIN: 20-09-301-021-0000

Buyer: Manuel Orlando Saez Arias and Maria del Rosario Vinalay Avilez
Buyer's Address: 5242 S. Union Ave Chicago, IL 60609
Value ("as is"): \$10,997.21
Purchase Price: \$1,100.00

Legal Description:

LOT 18 IN THE SUBDIVISION OF LOTS 'A' AND 'B' IN BLOCK 3 IN SAMUEL B. LOOSE'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH FJ RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5244 S. Union Ave Chicago, IL 60609
PIN: 20-09-309-042-0000

Buyer: Lenora C. Dennis
Buyer's Address: 514 W. 61st Pl Chicago, IL 60621
Value ("as is"): \$16,051.33
Purchase Price: \$1,605.00

Legal Description:

LOTS 41 AND THE EAST 1/2 OF LOT 40 IN HANSON'S SUBDIVISION OF BLOCK 6 IN CLOUGH & BARNEY'S SUBDIVISION OF OUTLETS OF BLOCKS 34 & 35 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 520 W. 61st Pl Chicago, IL 60621
PIN: 20-16-316-026-0000

Buyer: Andre M. Flagg
Buyer's Address: 5022 S. Aberdeen St Chicago, IL 60609
Value ("as is"): \$7,863.06
Purchase Price: \$786.00

Legal Description:

LOT 9 IN SUBDIVISION OF LOTS 1 TO 16, AND 24 TO 46 IN BLOCK 1 IN LEECH'S SUBDIVISION OF THE WEST 10 ACRES OF THE SOUTH 20 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address: 5020 S. Aberdeen St Chicago, IL 60609
PIN: 20-08-215-031-0000

Buyer: William Nunez
Buyer's Address: 906 W. 51st Pl Chicago, IL 60609
Value ("as is"): \$10,931.59
Purchase Price: \$1,093.00

Legal Description:

LOT 2 IN RESUBDIVISION OF LOTS 25 TO 30, INCLUSIVE, IN BLOCK 2 IN AYERS AND STEVENSON'S SUBDIVISION OF THE NORTH 3/4 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 904 W. 51st Pl Chicago, IL 60609
PIN: 20-08-404-046-0000

Buyer: Tanya R. Sanders
Buyer's Address: 5542 S. Lafayette Ave Chicago, IL 60621
Value ("as is"): \$11,056.73
Purchase Price: \$1,056.00

Legal Description:

LOT 33 IN BLOCK 2 IN BOTSFORD'S SUBDIVISION OF LOTS 1 AND 2 LYING EAST OF CHICAGO ROCK ISLAND AND PACIFIC RAILROAD AND SOUTH OF THE BOULEVARD IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5546 S. Lafayette Ave Chicago, IL 60621
PIN: 20-16-206-062-0000

Buyer: Demonte Orr and William Orr
Buyer's Address: 5837 S. Shields Ave Chicago, IL 60621
Value ("as is"): \$6,502.39
Purchase Price: \$650.00

Legal Description:

LOT 14 AND THE NORTH 1 FOOT OF LOT 13 IN BLOCK 1 IN MICHAEL REICH'S SUBDIVISION OF THE WEST 1/2 OF LOT 22 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Address: 5839 S. Shields Ave Chicago, IL 60621
PIN: 20-16-216-038-0000

Buyer: Leonel Ortega
Buyer's Address: 5021 S. Loomis Blvd Chicago, IL 60609
Value ("as is"): \$9,321.84
Purchase Price: \$932.00

Legal Description:

LOT 8 IN BLOCK 1 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5019 S. Loomis Blvd Chicago, IL 60609
PIN: 20-08-128-008-0000

Buyer: Ludibina Torres Ramirez
Buyer's Address: 5941 S. Princeton Ave Chicago, IL 60621
Value ("as is"): \$8,953.82
Purchase Price: \$895.00

Legal Description:

LOT 4 IN KESSLER BROTHERS SUBDIVISION OF LOT 10 IN ASSESSORS SUBDIVISION OF THAT PART OF BLOCK 5 ASSESSORS DIVISION OF LOTS 17 TO 21 INCLUSIVE, SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5945 S. Princeton Ave Chicago, IL 60621
PIN: 20-16-403-004-0000

Buyer: Eliseo Celez and Florencia Santiago
Buyer's Address: 4724 S. Princeton Ave Chicago, IL 60609
Value ("as is"): \$11,651.28
Purchase Price: \$1,165.00

Legal Description:

LOT 1 IN H.S. NOYES SUBDIVISION OF 1 ACRE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 4726 S. Princeton Ave Chicago, IL 60609
PIN: 20-09-201-045-0000

Buyer: Amida Hernandez and Leonardo Hernandez Sanchez
Buyer's Address: 5217 S. May St Chicago, IL 60609
Value ("as is"): \$10,451.00
Purchase Price: \$1,045.00

Legal Description:

LOT 9 IN HAMBLETON'S SUBDIVISION OF LOTS 51 TO 60, INCLUSIVE IN HINCKLEY'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5219 S. May St Chicago, IL 60609
PIN: 20-08-409-008-0000

Buyer: Charlotte Osei-Bonsu
Buyer's Address: 5946 S Lasalle St Chicago, IL 60621
Value ("as is"): \$6,785.25
Purchase Price: \$679.00

Legal Description:

LOT 3 IN BLOCK 2 IN NICHOLAS AND MCKINDLEY'S SUBDIVISION OF THE WEST PART OF LOT 9 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5942 S. Lasalle St Chicago, IL 60621
PIN: 20-16-404-034-0000

Buyer: Everardo Rodriguez
Buyer's Address: 1430 W. 50th St Chicago, IL 60609
Value ("as is"): \$12,456.80
Purchase Price: \$1,246.00

Legal Description:

LOT 60 IN BRONSON'S AND HYDES SUBDIVISION OF THE EAST 1/2 OF THE NORTH 1/2 (EXCEPT THE NORTH 158 FEET THEREOF) OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1428 W. 50th St Chicago, IL 60609
PIN: 20-08-121-037-0000

Buyer: Chester Schaffer
Buyer's Address: 5032 S. Aberdeen St Chicago, IL 60609
Value ("as is"): \$9,432.63
Purchase Price: \$943.00

Legal Description:

LOT 3 IN THE SUBDIVISION OF LOTS 1 TO 16 AND 24 TO 46 INCLUSIVE IN BLOCK 1 IN LEECH'S SUBDIVISION OF THE WEST 10 ACRES OF THE SOUTH 20 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5034 S. Aberdeen St Chicago, IL 60609
PIN: 20-08-215-037-0000

Buyer: Nicole M. Harris
Buyer's Address: 5644 S. Wells St Chicago, IL 60621
Value ("as is"): \$12,897.51
Purchase Price: \$1,290.00

Legal Description:
THE SOUTH 17-2/3 FEET OF LOT 16 AND THE NORTH 17-1/3 FEET OF LOT 17 IN WINEMAN'S SUBDIVISION OF THE NORTH 1/2 OF LOT 25 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5648 S. Wells St Chicago, IL 60621
PIN: 20-16-202-085-0000

Buyer: Shirley A. Franklin
Buyer's Address: 5039 S. Carpenter St Chicago, IL 60609
Value ("as is"): \$9,317.91
Purchase Price: \$932.00

Legal Description:
LOT 63 IN THE RESUBDIVISION OF EAST 10 ACRES OF THE SOUTH 20 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5043 S. Carpenter St Chicago, IL 60609
PIN: 20-08-217-017-0000

Buyer: Omar A. Umar
Buyer's Address: 5034 S. Laflin St Chicago, IL 60609
Value ("as is"): \$7,469.19
Purchase Price: \$747.00

Legal Description:
LOT 13 IN BALLINS SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5028 S. Laflin St Chicago, IL 60609
PIN: 20-08-125-031-0000

6337 S. Carpenter St.; 1055 N. Harding Ave.; 5129 S. Winchester Ave.; 5436 S. Paulina St.; 7026 S. Aberdeen St.; 6129 S. Laflin St.; 4401 S. Honore St. And 4428 S. Wood St.

[SO2024-0010979]

WHEREAS, The City of Chicago ("City") is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970 and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The City, through the foreclosure of demolition liens, tax sales and other methods of acquisition, has acquired title to thousands of parcels of vacant land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

WHEREAS, The City has traditionally sold much of its land directly to purchasers after receiving property inquiries, a method which is inefficient, labor-intensive and also lacks transparency; and

WHEREAS, In an effort to attract and reach potential buyers and create a more competitive process, the Department of Planning and Development (the "Department") created chiblockbuilder.com ("ChiBlockBuilder"), a website-based platform for selling vacant City-owned property with predetermined purchase prices and online application materials; and

WHEREAS, ChiBlockBuilder allows prospective buyers to view a map of available properties online, and apply to purchase lots for targeted purposes; and

WHEREAS, The Department retained the services of CBRE Group, Inc. to provide market value assessments of the available City-owned properties based on comparable sales, and these market value assessments are posted on the ChiBlockBuilder website to establish purchase prices for all properties marketed for sale; and

WHEREAS, The Department advertised more than 2,000 City-owned lots for sale on the ChiBlockBuilder website in its first round of bidding, which began on November 17, 2022 and ended on February 3, 2023 (the "First Application Period"); and

WHEREAS, The Department hosted three virtual information webinars for the public on December 8, 2022 (English), December 16, 2022 (Spanish) and January 12, 2023 (English) to walk prospective applicants through the ChiBlockBuilder process, and help prospective applicants identify available City-owned property and submit online applications for the purchase of such City-owned property; and

WHEREAS, ChiBlockBuilder provided local real estate brokers support, in English and Spanish, to respond to inquiries from prospective applicants and help prospective applicants identify available City-owned property and submit online applications for the purchase of such City-owned property; and

WHEREAS, A public notice directing prospective applicants to ChiBlockBuilder for listings of City-owned properties for sale was published in the *Chicago Tribune* on January 20, January 27 and February 3, 2023; and

WHEREAS, City lots sold through the ChiBlockBuilder platform are required to conform with their current zoning; and

WHEREAS, The Department accepted applications in multiple categories: neighborhood side yards, community open spaces, residential housing, mixed-use, commercial and industrial development; and

WHEREAS, This ordinance authorizes the sale of City lots in the open space category; and

WHEREAS, Eligible open space buyers had to meet the following qualifications: (1) be residents, non-profit organizations, or next-door business owners; (2) submit a site plan, budget and program for the project; (3) have support from the nearby community for the project; (4) be able to maintain and care for the lot; (5) be able to pay property taxes on the land; and (6) complete projects within one year from closing; and

WHEREAS, Specific evaluation criteria for open space projects included: the detail and quality of the project description and site plan, the project budget, the impact on next door neighbors and the surrounding community, and proof of support for the project from neighbors, such as letters of support, presentations at community meetings or consistency with neighborhood plans; and

WHEREAS, The Department selected seven buyers (each, a "Buyer") for eight City lots (each, a "City Lot") in the open space category in the First Application Period, as identified on Exhibit A attached hereto; and

WHEREAS, The names of all applicants for each City Lot, the names of the finalists, and a summary of the finalist proposals are set forth on Exhibit B attached hereto; and

WHEREAS, The Department desires to convey each City Lot to the respective Buyer as identified on Exhibit A hereto; and

WHEREAS, The Buyers have agreed to purchase the City Lots for the purchase prices listed on Exhibit A (each, a "Purchase Price"), which represent 10 percent of the market value assessment for the applicable City Lots; and

WHEREAS, By resolution adopted on April 18, 2024, the Chicago Plan Commission approved the disposition of the City Lots identified as City Lot 1 and City Lot 2 to the Buyers identified on Exhibit A; and

WHEREAS, City Lot 1 is located in the Englewood Neighborhood Tax Increment Financing Redevelopment Project Area, approved by the City Council on June 27, 2001 and the Department has determined that the sale is consistent with the redevelopment plan and project for the redevelopment area; and

WHEREAS, City Lot 2 is located in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area, approved by the City Council on February 27, 2002 and the Department has determined that the sale is consistent with the redevelopment plan and project for the redevelopment area; and

WHEREAS, By resolution adopted on May 14, 2024, the Community Development Commission recommended the sale of City Lot 1 and City Lot 2 to the Buyers identified on Exhibit A; and

WHEREAS, By resolution adopted on May 16, 2024, the Chicago Plan Commission approved the disposition of the City Lots identified as City Lot 3, City Lot 4, City Lot 5, City Lot 6, City Lot 7 and City Lot 8 to the Buyers identified on Exhibit A; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The foregoing recitals, findings and statements of fact are incorporated herein and made a material part of this ordinance.

SECTION 2. The City Council hereby approves the sale of each City Lot to the respective Buyer as identified on Exhibit A hereto in its "As Is" condition for the Purchase Prices listed on Exhibit A.

SECTION 3. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, quitclaim deeds (each, a "Deed") conveying the City Lots to the respective Buyers, or to a land trust of which the Buyer is the sole beneficiary, or to an entity of which the Buyer is the sole controlling party or which is comprised of the same principal parties. Without limiting the quitclaim nature of each Deed, the conveyance of each City Lot shall be subject to the following: the standard exceptions in an ALTA title insurance policy; general real estate taxes and any special assessments or other taxes; easements, encroachments, covenants, restrictions and liens of record and not shown of record; such other title defects as may exist; and any and all exceptions caused by the acts of the Buyer or the Buyer's agents. In addition, the Deed shall include the following terms, covenants and conditions, in substantially the form set forth below, which are a part of the consideration for each City Lot and which shall run with the land and be binding upon and enforceable against the Buyer and the Buyer's heirs, successors and assigns, in perpetuity (unless a shorter period is expressly stated below):

1. **Covenant To Improve City Lot With Open Space.** Buyer: (a) shall improve the City Lot with the open space project described in Buyer's ChiBlockBuilder application and approved by the City's Department of Planning and Development within one (1) year from the date of this Deed; (b) shall maintain the City Lot in accordance with the provisions of the Municipal Code of Chicago; and (c) shall not convey, assign or otherwise transfer the City Lot. These conditions shall run with the land and be in full force and effect for a period of five (5) years from the date of this Deed. If any of these conditions are not met, the City may record a notice of default against the City Lot and shall have the right to exercise any and all remedies available to it at law or in equity, including the right to re-enter the City Lot and re-vest title in the City. Buyer, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the City Lot to further evidence of such re-vesting of title. This right of reverter in favor of the City shall terminate five (5) years following the date of this Deed.

2. **Environmental Documents Review.** The City, acting through its Bureau of Environmental, Health and Safety Management in the Department of Assets, Information and Services ("Bureau"), has conducted a limited review ("Limited Review") of certain City records and other information ("Review Documents") in an effort to identify potential environmental concerns associated with the City Lot. Buyer acknowledges and agrees that Buyer has previously received a summary of the Bureau's Limited Review, and that the City has made all Review Documents available to Buyer for inspection and copying upon request.
3. **Limited Nature Of City's Limited Review.** Buyer acknowledges and agrees that the City does not represent or warrant that the Bureau's methodology for or findings from its Limited Review are accurate or complete or that the environmental condition of or risks to the City Lot are consistent with the Bureau's summary of its Limited Review. Buyer acknowledges and agrees that the City did not perform a Phase I Environmental Site Assessment or conduct a thorough environmental investigation of the City Lot, and that the City's review of the Review Documents was limited. Buyer acknowledges and agrees that the Bureau's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Lot, and that there may be other conditions, uses, and sources or types of contamination affecting the City Lot. Buyer acknowledges and agrees that the City is not obligated to locate all such documentation or information or to perform any environmental investigation or evaluation of the City Lot.
4. **Historic Contamination Of Urban Land.** Buyer acknowledges and agrees that properties in urban areas, including Chicago, are frequently impacted by historical conditions and uses that may not be documented in the Review Documents, such as: (a) buried demolition debris containing lead-based paint or asbestos; (b) underground heating oil tanks; (c) off-site migration of chemicals from existing or former gas stations, dry cleaners, metal finishing operations, lumber treatment facilities, and other commercial, industrial or manufacturing land uses; (d) illegal dumping; (e) nearby railroad operations; and (f) airborne deposit of lead and other contaminants from historical use of lead gasoline and surrounding industries. Buyer acknowledges receipt of a fact sheet prepared by the United States Environmental Protection Agency about urban gardening best management practices to prevent or reduce exposure to contaminants that may be present in soils, "Reusing Potentially Contaminated Landscapes: Growing Gardens in Urban Soils", EPA 542/F-10/011 (Spring 2011).
5. **"As Is", "Where Is" And "With All Faults" Conveyance.** Buyer acknowledges and agrees that Buyer has had an opportunity to inspect the City Lot and is relying solely upon Buyer's own inspection and other due diligence activities that Buyer may have conducted in determining whether to acquire the City Lot, and not upon any information provided by or on behalf of the City with respect thereto, including without limitation, the Limited Review, the Review Documents and any summary thereof. Buyer acknowledges and agrees that the City Lot is being conveyed, and Buyer accepts the City Lot, in its "As Is", "Where Is" and "With All Faults" condition without any covenant, representation, or warranty, express or implied, of any kind, regarding the physical or

environmental condition of the City Lot or the suitability of the City Lot for any purpose whatsoever. Buyer acknowledges and agrees that Buyer is solely responsible for any investigation and remediation work necessary to put the City Lot in a condition which is suitable for its intended use.

6. **Release Of City.** Buyer, on behalf of Buyer and Buyer's heirs, transferees, successors and assigns, and anyone claiming by, through or under any of them, hereby releases, relinquishes and forever discharges Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants, from and against any and all claims, demands, losses, damages, liabilities, costs and expenses (including, without limitation, reasonable attorney's fees and court costs) based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Lot.
7. **Affordable Housing And Municipal Code Requirements.** Buyer acknowledges and agrees that the sale of City-owned land may trigger Section 2-44-085 of the Municipal Code of Chicago (currently and as hereafter amended, supplemented or replaced, the "Affordable Requirements Ordinance"), and therefore, that a future residential project on the City Lot may be subject to the requirements of the Affordable Requirements Ordinance. Buyer also acknowledges and agrees that other provisions of the Municipal Code of Chicago (currently and as hereafter amended, supplemented or replaced) apply to the City Lot and Buyer's use, maintenance, and transfer of the City Lot.

SECTION 4. The Commissioner of the Department ("Commissioner"), or a designee of the Commissioner, is each hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver such documents as may be necessary or appropriate to carry out and comply with the provisions of this ordinance, with such changes, deletions and insertions as shall be approved by the Commissioner or the Commissioner's designee. Such documents may contain terms and provisions that the Commissioner or the Commissioner's designee deems appropriate, including indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title with respect to the City Lot or otherwise may be reasonably necessary or appropriate to consummate the transaction contemplated hereby.

SECTION 5. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity of such provision shall not affect any of the other provisions of this ordinance.

SECTION 6. This ordinance shall take effect upon its passage and approval.

Exhibits "A" and "B" referred to in this ordinance read as follows:

*Exhibit "A".**Legal Descriptions, Buyers And Purchase Prices.*

(LEGAL DESCRIPTIONS ARE SUBJECT TO TITLE COMMITMENT AND SURVEY)

**CITY LOT 1
6337 S. CARPENTER STREET**

LOT 20 IN BLOCK 1 IN WEDDELL AND COX'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-20-203-016-0000

ADDRESS: 6337 S. CARPENTER STREET
CHICAGO ILLINOIS, 60621

Buyer:	Gloria Allen
Ward/Community Area	16 / Englewood
TIF Area	Englewood
Size/Zoning	3,146 sq. ft./ RS-3
Market Value	\$15,728
Purchase Price	\$1,573 (10% of Market Value)
Open Space Use	Gloria Allen has lived in Englewood for over 50 years. She owns a house on the block at 6333 S. Carpenter. She has fenced 6337 S. Carpenter with wrought iron. Gloria plans to continue to maintain the grass and install seating. Her budget is <u>approximately \$1,500.</u>

**CITY LOT 2
1055 N. HARDING AVENUE**

LOTS 123, 124 AND THE NORTH 22 FEET OF LOT 125 IN WILLIAM B. WEIGELS SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-02-310-001-0000

ADDRESS: 1055 N. HARDING AVENUE
CHICAGO ILLINOIS, 60651

Buyer:	Alees Edwards
Ward/Community Area	37 / Humboldt Park
TIF Area	Chicago/Central Park
Size/Zoning	8,885 / RS-3

Market Value	\$39,398
Purchase Price	\$3,998 (10% of Market Value)
Open Space Use	Alees Edwards plans to fence the lot and add picnic tables, rain barrels, flower beds, and benches. She is trying to stem the crime in the area by creating a space for community gatherings. She lives across the street at 1056 S. Harding. She has secured funds from My Block My Hood and the Alderwoman's office. Her budget is approximately \$13,000.

**CITY LOT 3
5129 S. WINCHESTER AVENUE**

LOT 17 IN BLOCK 3 IN WHITE AND COLEMAN'S SUBDIVISION OF BLOCKS 41 TO 44, INCLUSIVE, IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, AND THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 20-07-401-017-0000

ADDRESS: 5129 S. WINCHESTER AVENUE
CHICAGO ILLINOIS, 60609

Buyer:	Deborah Larson
Ward/Community Area	16 / New City
TIF Area	N/A
Size/Zoning	3,117 / RS-3
Market Value	\$6,234
Purchase Price	\$623 (10% of Market Value)
Open Space Use	Deborah plans to fence the lot and plant grass and a garden. She lives one lot away and will use water from her house. She has lived in the neighborhood for over 55 years. Her budget is approximately \$21,000.

**CITY LOT 4
5436 S. PAULINA STREET**

LOT 14 IN BLOCK 1 IN BRUMMEL AND HEILMANN'S GARFIELD BOULEVARD SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PIN: 20-07-429-029-0000

ADDRESS: 5436 S. PAULINA STREET
CHICAGO ILLINOIS, 60609

Buyer:	Santiago Trujilo
Ward/Community Area	16 / New City
TIF Area	None
Size/Zoning	3,528 / RS-3
Market Value	\$8,821
Purchase Price	\$882 (10% of Market Value)
Open Space Use	Santiago plans to fence the lot and build a garden honoring seniors and veterans. Santiago and his family have lived around the corner from the site for over 10 years. His budget is approximately \$3,200

**CITY LOT 5
7026 S. ABERDEEN STREET**

LOT 11 IN BLOCK 14 IN LEE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-20-425-014-0000

ADDRESS: 7026 S. ABERDEEN STREET
CHICAGO ILLINOIS, 60621

Buyer:	Geoffrey Shiloh
Ward/Community Area	16 / Englewood
TIF Area	None
Size/Zoning	3,129 / RS-3
Market Value	\$7,824
Purchase Price	\$782 (10% of Market Value)
Open Space Use	Geoffrey plans to fence the lot and build a butterfly garden and seating area with a 50-gallon rain barrel. He lives around the corner from the site and plans to do the work himself over 6 months. His budget is approximately \$3,700.

**CITY LOT 6
6129 S. LAFLIN STREET**

LOT 31 IN BLOCK 10 IN BELLEVILLE, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-17-318-013-0000

ADDRESS: 6129 S. LAFLIN STREET
CHICAGO ILLINOIS, 60636

Buyer:	Nannette Tucker
Ward/Community Area	16 / West Englewood
TIF Area	None
Size/Zoning	3,150 / RS-3
Market Value	\$11,025
Purchase Price	\$1,103 (10% of Market Value)
Open Space Use	Nannette lives one block away and has been maintaining 6129 S. Laflin for three years. She also bought a city lot through Large Lots in 2019, directly behind the 6129 S. Laflin lot, and created a successful open space called Tish's Garden. She is a volunteer with Grown Greater Englewood and a member of the E.G. Wood Collective to help create jobs in Englewood. She plans to fence the lot, create a gathering space, and plant flowers. Her budget is approximately \$2,500.

**CITY LOT 7
4401 S. HONORE STREET**

LOT 50 IN BLOCK 4 IN WARD'S SUBDIVISION OF BLOCKS 1, 4 AND 5 OF STONE AND WHITNEY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-06-408-001-0000

ADDRESS: 4401 S. HONORE STREET
CHICAGO ILLINOIS, 60609

Buyer:	Juan Ignacio Gonzalez
Ward/Community Area	15 / New City
TIF Area	None
Size/Zoning	2,727 / RT-4
Market Value	\$9,544
Purchase Price	\$954 (10% of Market Value)
Open Space Use	Juan is a local business owner (Dreamcatcher Café) and lives in the neighborhood. He has beautified other lots and wants to do the same at 4401 S. Honore. He plans to fence the lot and create 20 raised garden beds for a small community farm. His budget is approximately \$4,200.

**CITY LOT 8
4428 S. WOOD STREET**

LOT 13 IN BLOCK 4 IN WARDS SUBDIVISION OF BLOCKS 1, 4 AND 5 IN STONE AND WHITNEY'S SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 20-06-408-037-0000

ADDRESS: 4428 S. WOOD STREET
CHICAGO ILLINOIS, 60609

Buyer:	Juan Ignacio Gonzalez
Ward/Community Area	15 / New City
TIF Area	None
Size/Zoning	3,006 / RS-3
Market Value	\$9,019
Purchase Price	\$902 (10% of Market Value)
Open Space Use	Juan is a local business owner (Dreamcatcher Café) and lives in the neighborhood. He has beautified other lots and wants to do the same at 4428 S. Wood. He plans to fence the lot, add flowers, and seating as an outdoor gathering space. His budget is approximately \$2,000.

*Exhibit "B".**Competing Proposals.***CITY LOT 1****6337 S. CARPENTER STREET – APPLICATIONS SUBMITTED:**

1.	Gloria Allen	Open Space Application Finalist/Selected	Gloria Allen has lived in Englewood for over 50 years. She owns a house on the block at 6333 S. Carpenter. She has fenced 6337 S. Carpenter with wrought iron. Gloria plans to continue to maintain the grass and install seating. Her budget is approximately \$1,500.
2.	Gloria Allen	Side Yard Not Selected/Ineligible	Owns the house next door but does not live there. Was advised to apply for open space.

CITY LOT 2**1055 N. HARDING AVENUE – APPLICATIONS SUBMITTED:**

1.	Alees Edwards	Open Space Application Finalist/Selected	Alees Edwards plans to fence the lot and add picnic tables, rain barrels, flower beds, and benches. She is trying to stem crime in the area by creating a space for community gatherings. She lives across the street at 1056 S. Harding. She has secured funds from My Block My Hood and the Alderwoman's office. Her budget is approximately \$13,000.
2.	Chris Thomas	Market Rate Housing Not Selected	This application lacked community benefits and community support. While the project had a clear budget, the applicant did not have funding secured. Applicant also bid lower than market rate for the lot.
3.	Margaret Gienko	Market Rate Housing Not Selected	Did not respond to the market rate bid price request which was due by April 18, 2023.
4.	Naderh Elrabadi	Side Yard	Does not live next door.

		Not Select/Ineligible	
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**CITY LOT 3
5129 S. WINCHESTER AVENUE – APPLICATIONS SUBMITTED:**

1.	Deborah Larson	Open Space Application Finalist/Selected Only Applicant	Deborah plans to fence the lot and plant grass and a garden. She lives one lot away and will use water from her house. She has lived in the neighborhood for over 55 years. Her budget is approximately \$21,000.
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**CITY LOT 4
5436 S. PAULINA STREET – APPLICATIONS SUBMITTED:**

1.	Santiago Trujilo	Open Space Application Finalist/Selected Only Applicant	Santiago plans to fence the lot and build a garden honoring seniors and veterans. Santiago and his family have lived around the corner from the site for over 10 years. His budget is approximately \$3,200
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**CITY LOT 5
7026 S. ABERDEEN STREET – APPLICATIONS SUBMITTED:**

1.	Geoffrey Shiloh	Open Space Application Finalist/Selected Only Applicant	Geoffrey plans to fence the lot and build a butterfly garden and seating area with a 50- gallon rain barrel. He lives around the corner from the site and plans to do the work himself over 6 months. His budget is approximately \$3,700.
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**CITY LOT 6
6129 S. LAFLIN STREET – APPLICATIONS SUBMITTED:**

1.	Nannette Tucker	Open Space	Nannette lives one block away
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		Application Finalist/Selected Only Applicant	and has been maintaining 6129 S. Laffin for three years. She also bought a city lot through Large Lots in 2019, directly behind the 6129 S. Laffin lot, and created a successful open space called Tish's Garden. She is a volunteer with Grown Greater Englewood and a member of the E.G. Wood Collective to help create jobs in Englewood. She plans to fence the lot, create a gathering space, and plant flowers. Her budget is approximately \$2,500.
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**CITY LOT 7
4401 S. HONORE STREET – APPLICATIONS SUBMITTED:**

1.	Juan Ignacio Gonzalez	Open Space Application Finalist/Selected	Juan is a local business owner (Dreamcatcher Café) and lives in the neighborhood. He has beautified other lots and wants to do the same at 4401 S. Honore. He plans to fence the lot and create 20 raised garden beds for a small community farm. His budget is approximately \$4,200.
2.	Ric Chago	Market Rate Not Selected	The lot is substandard in size and too small to build on.

**CITY LOT 8
4428 S. WOOD STREET – APPLICATIONS SUBMITTED:**

1.	Juan Ignacio Gonzalez	Open Space Application Finalist/Selected	Juan is a local business owner (Dreamcatcher Café) and lives in the neighborhood. He has beautified other lots and wants to do the same at 4428 S. Wood. He plans to fence the lot, add flowers, and seating as an outdoor gathering space. His budget is approximately
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			\$2,000.
2.	Ric Chago	Market Rate Not Selected	This application scored low because the applicant did not provide a clear site plan and bid lower than market value for the lot.

FINANCIAL RESTRUCTURING AND SALE TRANSFER OF OWNERSHIP, ALSO ADDING CITY VACANT LOTS TRANSFER REGARDING AIDSCARE CAMPUS PARCELS FROM PREVIOUS PRINCIPALS OF PHOENIX HOUSE DEVELOPMENT, HEARTLAND PROPERTY HOLDING INTERESTS IN WELLNESS CENTER LOTS, MULTIPURPOSE LOTS, GARDEN VIEW LOTS, SAWYER GARDENS LOTS, AND ALLEY RIGHTS, NOW TO CHASSA S KEDZIE LOTS LLC, CHASSA PHOENIX HOUSE LLC, CHASSA GARDEN VIEW LLC, COMMONLY KNOWN AS 1251 S. SAWYER AVE., 1214 -- 1232 S. KEDZIE AVE. AND 1242 -- 1256 S. KEDZIE AVE.
[O2024-0011045]

The Committee on Housing and Real Estate submitted the following report:

CHICAGO, September 13, 2024.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on Wednesday, September 11, 2024 and to which was referred an ordinance from the Department of Housing for the financial restructuring and sale transfer of ownership, adding City Vacant Lots transfer regarding AidsCare Campus Parcels from previous principals of Phoenix House development, Heartland Property Holding interests in Wellness Center Lots, Multipurpose Lots, Garden View Lots, Sawyer Gardens Lots, and alley rights, now to CHASSA S Kedzie Lots LLC, CHASSA Phoenix House LLC, CHASSA Garden View LLC, commonly known as 1251 South Sawyer Avenue, 1214 -- 1232 South Kedzie Avenue, 1242 -- 1256 South Kedzie Avenue (24th Ward) (O2024-0011045), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

The recommendation was passed by the same roll call vote as was used to determine quorum in Committee.

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

On motion of Alderperson Sigcho-Lopez, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City"), a home rule unit of government under Section 6(a), Article VII, of the 1970 Constitution of the State of Illinois, has heretofore found and does hereby find that there exists within the City a serious shortage of decent, safe and sanitary rental housing available to persons of low- and moderate-income; and

WHEREAS, The City Council of the City (the "City Council") has determined that the continuance of a shortage of affordable rental housing is harmful to the health, prosperity, economic stability and general welfare of the City; and

WHEREAS, The City has certain funds available from a variety of funding sources ("Multi-family Program Funds") to make loans and grants for the development of multi-family residential housing to increase the number of families served with decent, safe, sanitary and affordable housing and to expand the long-term supply of affordable housing, and such Multi-family Program Funds are administered by the City's Department of Housing ("DOH"); and

WHEREAS, The City Council, pursuant to an ordinance enacted on November 15, 2006 and published at pages 92011 -- 92018 of the *Journal of the Proceedings of the City Council of the City of Chicago* (the "*Journal*") of that date, authorized DOH to provide Multi-family Program Funds in the amount of \$1,300,000 (the "Original Phoenix House Loan") to finance a portion of the costs of the construction of a building called the Phoenix House Apartments, located at 1251 South Sawyer Avenue in Chicago, Illinois (the "Phoenix House Property") and the 32 residential dwelling units therein (the "Original Phoenix House Project"); and

WHEREAS, The City conveyed the Phoenix House Property and several adjacent parcels, all as described on Exhibit A attached hereto and made a part hereof (collectively, the "Aidscare Campus Parcels"), to Aidscare, Inc., an Illinois not-for-profit corporation now known as EdgeAlliance, Inc. ("Aidscare"), pursuant to the ordinances, agreements for redevelopment of land ("Agreements") and deeds ("Deeds") identified on Exhibit B hereto and made a part hereof; and

WHEREAS, The Agreements and Deeds encumbered the Aidscare Campus Parcels with various covenants that run with the land; and

WHEREAS, The City Council, pursuant to an ordinance ("Vacation Ordinance") enacted March 31, 2004 and published at pages 21596 -- 21600 of the *Journal* of that date, authorized the vacation of a public alley in the block bounded by West Roosevelt Road, South Kedzie Avenue, West 13th Street and South Sawyer Avenue; and

WHEREAS, In accordance with Section 5 of the Vacation Ordinance, the City and Aidscare, Inc., an Illinois not-for-profit corporation, among others, entered into that certain Agreement for the Sale and Redevelopment of Land ("Alley RDA"), dated

September 28, 2004 and recorded with the Office of the Recorder of Deeds of Cook County, Illinois, on September 30, 2004 as Document Number 0427441076; and

WHEREAS, The Alley RDA encumbered the vacated alley with various covenants that run with the land, and portions of the vacated alley became part of the Sawyer Gardens Project (as hereafter defined), the Garden View Project (as hereafter defined, and hereafter, the portion of the vacated alley that was incorporated into the Garden View Project is the "Garden View Alley Property"), the Original Phoenix House Project (hereafter, the portion of the vacated alley that was incorporated into the Original Phoenix House Project is the "Phoenix House Alley Property"), and the Wellness Center Lots (as hereafter defined, and hereafter, the portion of the vacated alley that was incorporated into the Wellness Center Lots is the "Wellness Center Alley Property"); and

WHEREAS, Section 6.B. of the Alley RDA states, in part, that a transfer of the "All Encumbered Property", as that term is defined in the Alley RDA, is subject to City Council approval; and

WHEREAS, Each of the Phoenix House Alley Property, the Wellness Center Alley Property, and the Garden View Alley Property are included in the "All Encumbered Property"; and

WHEREAS, In connection with the Original Phoenix House Project, the City made the Original Phoenix House Loan to The Phoenix House LLC, an Illinois limited liability company (the "Original Phoenix House Borrower"), on March 30, 2007 with an interest rate of zero percent per annum, which Original Phoenix House Loan is secured by, among other things, that certain Mortgage, Security Agreement and Financing Statement dated March 30, 2007 and recorded with the Recorder of Deeds of Cook County, Illinois (the "Recorder's Office") on March 30, 2007 as Document Number 0708905157 (the "Original Phoenix House Mortgage"); and

WHEREAS, In connection with the Original Phoenix House Project, AidsCare conveyed the Phoenix House Property to the Original Phoenix House Borrower, by quitclaim deed dated March 30, 2007 and recorded with the Recorder's Office on March 30, 2007 as Document Number 0708905147; and

WHEREAS, The City Council, pursuant to an ordinance enacted on October 16, 2019 and published at pages 7085 -- 7088 of the *Journal* of that date, authorized Heartland Phoenix House LLC (the "New Phoenix House Borrower"), an Illinois limited liability company, to acquire the Phoenix House Property and Original Phoenix House Project and assume: (i) the Original Phoenix House Mortgage and other associated loan documents in connection with the Original Phoenix House Loan; and (ii) the Agreements, as amended, that encumbered the Phoenix House Property, as evidenced by that certain Consent, Assignment and Assumption Agreement dated January 10, 2020 and recorded with the Recorder's Office on January 14, 2020 as Document Number 2001406065; and

WHEREAS, As indicated on Exhibit A, the Aidscore Campus Parcels also include the "Wellness Center Lots" and "Multipurpose Lots," neither of which were developed as intended under the Agreements by Aidscore and/or its affiliates; and

WHEREAS, The City Council, pursuant to an ordinance enacted on April 24, 2020 and published at pages 15217 -- 15223 of the *Journal* of that date, authorized Heartland Property Holding Company LLC's, an Illinois limited liability company ("Heartland Property Holding"), which is an affiliate of the New Phoenix House Borrower, purchase of the Wellness Center Lots and the Multipurpose Lots and its assumption and amendment of the applicable Agreements (the "Wellness and Multipurpose Transfers") for future development; and

WHEREAS, The City Council, pursuant to an ordinance enacted on April 24, 2020 and published at pages 16100 -- 16118 of the *Journal* of that date, consented to: (i) the conveyance of the Wellness Center Alley Property to Heartland Property Holding; (ii) certain amendments to the Alley RDA that allow the vacated alley to be used as landscaped green space; and (iii) Heartland Property Holding's assumption of the Alley RDA, as amended, as evidenced by that certain Partial Assignment, Assumption and Amendment Agreement for the September 28, 2004 Agreement for the Sale and Redevelopment of Land (Section 811 and Wellness Centers) dated June 19, 2020 and recorded September 24, 2020 as Document Number 2026857032; and

WHEREAS, Pursuant to an ordinance enacted by City Council on April 24, 2020 and published at pages 15217 -- 15223 of the *Journal* of that date, the City made a loan of Multi-family Program Funds to the New Phoenix House Borrower in the amount of \$1,000,000, with an interest rate of zero percent per annum (the "New Phoenix House Loan"), which New Phoenix House Loan is secured by, among other things, that certain Junior Mortgage, Security Agreement and Financing Statement dated July 10, 2020 and recorded with the Recorder's Office on July 23, 2020 as Document Number 2020557019 (the "New Phoenix House Mortgage"); and

WHEREAS, As indicated on Exhibit A, the Aidscore Campus Parcels also include the "Sawyer Gardens Lots", which were developed as a rental residential project (the "Sawyer Gardens Project") as intended under the applicable Agreement (the "Sawyer Garden Agreement", as noted on Exhibit B) by Aidscore and/or its affiliates (which development the City recognized by issuing a certificate of completion pursuant to the Sawyer Gardens Agreement); and

WHEREAS, Heartland Sawyer Gardens, Inc., an Illinois not-for-profit corporation, ("Heartland Sawyer Gardens"), which is also an affiliate of the New Phoenix House Borrower, acquired the Sawyer Gardens Lots, pursuant to special warranty deed dated June 3, 2020, and recorded with the Recorder's Office on August 13, 2020, as Document Number 2022657006, and purchased the Sawyer Gardens Project in accordance with the provisions of the Sawyer Gardens Agreement, as amended; and

WHEREAS, As indicated on Exhibit A, the Aidscore Campus Parcels also include the "Garden View Lots," which were developed as a rental residential project (the "Garden View Project") as intended under the applicable Agreement (the "Garden View Agreement," as

noted on Exhibit B) by Aidscore and/or its affiliates (which development the City recognized by issuing a certificate of completion pursuant to the Garden View Agreement); and

WHEREAS, Heartland Garden View LLC, an Illinois limited company ("Heartland Garden View"), which is also an affiliate of the New Phoenix House Borrower, previously purchased the Garden View Lots and the Garden View Project in accordance with the provisions of the Garden View Agreement, as amended, and the City consented to this purchase pursuant to the City Council ordinance enacted on April 24, 2020 and published at pages 15217 to 15223 of the *Journal* of that date, and as further evidenced by the Modification Agreement (Garden View Apartments Redevelopment Agreements and Quit Claim Deed Covenants) dated June 19, 2020 and recorded on September 17, 2020 as Document Number 2026157042; and

WHEREAS, The City Council, pursuant to an ordinance enacted on October 16, 2019 and published at pages 7802 -- 7823 of the *Journal* of that date, consented to the conveyance of the Garden View Alley Property to the Heartland Garden View, certain amendments to the Alley RDA, and Heartland Garden View's assumption of the Alley RDA, as amended, as evidenced by that certain Partial Assignment, Assumption and Amendment Agreement for the September 28, 2004 Agreement for the Sale and Redevelopment of Land dated January 10, 2020 and recorded on January 14, 2020 as Document Number 2001406067; and

WHEREAS, The New Phoenix House Borrower wishes to sell, or to cause its affiliate(s) to sell, the Phoenix House Property to CHASSA Phoenix House LLC, an Illinois limited liability company ("New Owner"), the sole member of which is Chicago House and Social Service Agency, an Illinois not-for-profit corporation, and requests that the City approve: (i) the proposed sale of the Phoenix House Property and the Phoenix House Alley Property to the New Owner; (ii) the assumption of the Mortgage and other associated Original Phoenix House Loan documents and New Phoenix House Loan documents by New Owner; (iii) the assumption by the New Owner of the Agreements, as amended, that encumber the Phoenix House Property; and (iv) the assumption by the New Owner of the Alley RDA, as amended, that encumbers the Phoenix House Alley Property (collectively, the "Phoenix House Transfer"); and

WHEREAS, DOH has approved a restructuring of the Original Phoenix House Loan and the New Phoenix House Loan (the "Restructuring") in a manner which: (1) will authorize the Transfer; (2) will not alter the principal amount of the Original Phoenix House Loan or the New Phoenix House Loan; (3) will not alter the interest rate on the principal balance of the Original Phoenix House Loan or the New Phoenix House Loan; and (4) will not alter the maturity date of the Original Phoenix House Loan or the New Phoenix House Loan (collectively, the "Material Terms"); and

WHEREAS, DOH has approved the New Phoenix House Borrower's assignment as described in the Phoenix House Transfer (and, subject to DOH approval, the amendment of the Alley RDA, as amended, and the amendment of the Agreements, as amended) to New Owner; and

WHEREAS, Heartland Property Holding wishes to sell, or to cause its affiliate(s) to sell, the Wellness Center Lots, Multipurpose Lots and Wellness Center Alley Property to CHASSA S. Kedzie Lots LLC, an Illinois limited liability company (“New Vacant Lots Owner”), the sole member of which is Chicago House and Social Service Agency, an Illinois not-for-profit corporation, and requests that the City approve: (i) the proposed sale of the Wellness Center Lots, Multipurpose Lots and Wellness Center Alley Property to the New Vacant Lots Owner; (ii) the assumption by the New Vacant Lots Owner of the Agreements, as amended, that encumber the Wellness Center Lots and Multipurpose Lots; and (iii) the assumption by the New Owner of the Alley RDA, as amended, that encumbers the Wellness Center Alley Property (collectively, the “Vacant Lots Transfer”); and

WHEREAS, DOH has approved the Heartland Property Holding’s assignment as described in the Vacant Lots Transfer (and, subject to DOH approval, the amendment of the Alley RDA, as amended, and the amendment of the Agreements, as amended) to New Vacant Lots Owner;

WHEREAS, Heartland Garden View wishes to sell, or to cause its affiliate(s) to sell, the Garden View Lots and Garden View Alley Property to CHASSA Garden View LLC, a Illinois limited liability company (the “New Garden View Owner”), and requests that the City approve: (i) the proposed sale of the Garden View Property and Garden View Alley Property to the New Garden View Owner; (ii) the assumption by the New Garden View Owner of the Garden View Agreement, as amended; and (iii) the assumption by the New Garden View Owner of the Alley RDA, as amended, that encumbers the Garden View Alley Property (collectively, the “Garden View Transfer”, and together with the Phoenix House Transfer and the Vacant Lots Transfer, the “Transfer”); and

WHEREAS, DOH has approved the Heartland Garden View’s assignment as described in the Garden View Transfer (and, subject to DOH approval, the amendment of the Alley RDA, as amended, and the amendment of the Garden View Agreements, as amended) to New Garden View Owner; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are expressly incorporated in and made a part of this ordinance as though fully set forth herein.

SECTION 2. The Restructuring is hereby approved as described above. The Commissioner of Housing (the “Housing Commissioner”) or a designee of the Housing Commissioner, are each hereby authorized, subject to approval by the Corporation Counsel, to negotiate any and all terms and provisions in connection with the Restructuring which do not substantially modify the Material Terms of the documents for the Original Phoenix House Loan or the New Phoenix House Loan, except as indicated herein. The Housing Commissioner, or a designee of the Housing Commissioner, are each hereby authorized,

subject to approval by the Corporation Counsel, to enter into and execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable in connection with the implementation of the Restructuring, including but not limited to assignments/assumptions and amendments of any of the Agreements, as amended, the Alley RDA, as amended, and the Deeds, consistent with the Restructuring, and with respect to the Transfer pursuant to Section 2-44-040(a)(3) of the Municipal Code of Chicago (the "Municipal Code"). The Housing Commissioner or a designee of the Housing Commissioner are each hereby authorized, subject to approval by the Corporation Counsel, to enter into and execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable, in connection with any future restructuring of the Original Phoenix House Loan or the New Phoenix House Loan, which do not substantially modify the Material Terms of the Original Phoenix House Loan or the New Phoenix House Loan.

SECTION 3. The Vacant Lots Transfer is hereby approved as described above. The Housing Commissioner or a designee of the Housing Commissioner, are each hereby authorized, subject to approval by the Corporation Counsel, to enter into and execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable in connection with the foregoing sale, including but not limited to assignments/assumptions and amendments of any of the Agreements, as amended, the Alley RDA, as amended, and the Deeds that encumber the Wellness Center Lots, Multipurpose Lots and Wellness Center Alley Property.

SECTION 4. The Garden View Transfer is hereby approved as described above. The Housing Commissioner or a designee of the Housing Commissioner, are each hereby authorized, subject to approval by the Corporation Counsel, to enter into and execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable in connection with the foregoing sale, including but not limited to assignments/assumptions and amendments of any of the Garden View Agreements, as amended, the Alley RDA, as amended, and the Deeds that encumber the Garden View Lots and Garden View Alley Property.

SECTION 5. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance. Sections 2-44-080 through 2-44-105 of the Municipal Code shall not apply to the AidsCare Campus Parcels, All Encumbered Property, the Original Phoenix House Project, the Garden View Project, or the Sawyer Gardens Project in connection with the Restructuring.

SECTION 6. This ordinance shall be effective as of the date of its passage and approval.

Exhibits "A" and "B" referred to in this ordinance read as follows:

Exhibit "A".

*The Aidscares Campus Parcels.
(Former City Lots)*

(Subject To Final Title And Survey)

Sawyer Gardens Lots:

Lots 11 through 16 in Block 1 in Prescott's Douglas Park Addition to Chicago in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, being a subdivision of Blocks 1, 2, 5 and 10 in Circuit Court Partition of the east half of the northeast quarter of that part of the east half of the southeast quarter lying north of center line of Ogden Avenue of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Garden View Lots:

Lots 17, 18, 19, 20, 22 and 38 in Block 1 in Prescott's Douglas Park Addition to Chicago in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, being a subdivision of Blocks 1, 2, 5 and 10 in Circuit Court Partition of the east half of the northeast quarter of that part of the east half of the southeast quarter lying north of center line of Ogden Avenue of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Phoenix House Property:

Lots 23 through 28, both inclusive, and the west 62.5 feet of Lots 29, 30, 32, 33 and 34 in Sub-Block 1 in Block 1 in Prescott's Douglas Park Addition to Chicago in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, being a subdivision of Blocks 1, 2, 5 and 10 in Circuit Court Partition of the east half of the northeast quarter and that part of the east half of the southeast quarter lying north of center line of Ogden Avenue of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Wellness Center Lots:

Lots 39, 42, 43, 44, 45 and 46 in Block 1 in Prescott's Douglas Park Addition to Chicago in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, being a subdivision of Blocks 1, 2, 5 and 10 in Circuit Court Partition of the east half of the northeast quarter of that part of the east half of the southeast quarter lying north of centerline of Ogden Avenue of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Multipurpose Lots:

Lots 29, 30, 32, 33 and 34, except for the west 62.5 feet of each lot, in Sub-Block 1 in Block 1 in Prescott's Douglas Park Addition to Chicago in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, being a subdivision of Blocks 1, 2, 5 and 10 in Circuit Court Partition of the east half of the northeast quarter and that part of the east half of the southeast quarter lying north of centerline of Ogden Avenue of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Exhibit "B".

Ordinances, Agreements And Deeds.
(Amendments In Italics)

Ordinance Date	Agreement Recording Date	Agreement Recording Number	Deed Recording Date	Deed Recording Number
2/6/02 (<i>Journal</i> pgs. 79023 -- 79049)	4/2/02** <i>1/7/04</i> <i>3/30/07</i>	0020374918** <i>0400732215</i> <i>0708905152</i>	04/15/02 <i>1/7/04</i> <i>3/30/07</i>	0020428244 <i>0400732216</i> <i>0708905148</i>
2/5/03 (<i>Journal</i> pgs. 103558 -- 103584)	7/3/03** <i>1/7/04</i> <i>3/30/07</i>	0318407006** <i>0400732213</i> <i>0708905151</i>	8/19/03 <i>1/7/04</i> <i>3/30/07</i>	0323131089 <i>0400732214</i> <i>0708905149</i>
2/5/03 (<i>Journal</i> pgs. 103558 -- 103584)	7/3/03** <i>1/7/04</i> <i>3/30/07</i>	0318407006** <i>0400732213</i> <i>0708905151</i>	2/25/04 <i>3/30/07</i>	0405603030 <i>0708905150</i>
2/6/02 (<i>Journal</i> pgs. 79023 -- 79049)	04/2/02**/** <i>01/29/03</i>	0020374917**/** <i>0030135353</i>	04/15/02 <i>01/29/03</i> <i>01/06/04</i>	0020428245 <i>0030135354</i> <i>0400732212</i>

* Sawyer Gardens Agreement, as amended.

** Garden View Agreements, as amended.

RESTRUCTURING OF LOAN AGREEMENT WITH SENIOR SUITES CHICAGO
HEGEWISCH LLC AT 13550 S. AVENUE O.

[O2024-0011084]

The Committee on Housing and Real Estate submitted the following report:

CHICAGO, September 13, 2024.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on September 11, 2024 and to which was referred an ordinance from the Department of Housing for the restructuring of September 2000 subordinate City HOME Investments Partnership Program mortgage to extend 2032 maturity date and secure new senior loan for Senior Suites Chicago Hegewisch LLC at 13550 South Avenue O (10th Ward) (O2024-0011084), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the said proposed ordinance transmitted herewith.

The recommendation was passed by the same roll call vote as was used to determine quorum in committee.

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

On motion of Alderperson Sigcho-Lopez, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City") is a home rule unit of government under Section 6(a), Article VII, of the 1970 Constitution of the State of Illinois and, as such, may legislate as to matters which pertain to its local government and affairs; and

WHEREAS, The City has determined that the continuance of a shortage of affordable housing for persons of low- and moderate-income is harmful to the health, prosperity, economic stability and general welfare of the City; and

WHEREAS, The City, pursuant to the HOME Investment Partnerships Program ("HOME Program"), received from the United States Department of Housing and Urban Development an allocation of funds ("HOME Funds") to make loans and grants to expand the long-term supply of affordable housing through, among other things, acquisition, new construction, reconstruction and moderate and substantial rehabilitation in low- and moderate-income areas; and

WHEREAS, The City Council of the City of Chicago (the "City Council"), pursuant to an ordinance enacted on June 28, 2000 and published at pages 36197 to 36202 of the *Journal of the Proceedings of the City Council of the City of Chicago* (the "*Journal*") for such date, authorized the City's Department of Housing ("DOH") to extend a loan of HOME Funds in the principal amount of \$3,370,844 with an interest rate of one percent per annum and a maturity date of October 1, 2032 (the "City Loan") to Senior Suites Chicago Hegewisch LLC, an Illinois limited liability company (the "Borrower"); and

WHEREAS, The City Loan was evidenced by, among other things, that certain Note dated as of September 14, 2000 made by the Borrower in favor of the City in the original principal amount of the City Loan, and was secured by, among other things, that certain Junior Mortgage, Security Agreement and Financing Statement dated September 14, 2000 and recorded on September 19, 2000 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 00730546, made by the Borrower in favor of the City (the "City Mortgage") and was further supported by that certain Regulatory Agreement executed by the Borrower on September 14, 2000 (the "Regulatory Agreement"); and

WHEREAS, The City Mortgage is subordinate to that certain Loan Agreement dated as of September 14, 2000 and made by the Borrower in favor of Harris Trust and Savings Bank (now doing business as BMO Bank, N.A.) (the "Bank"), securing a loan in the amount of \$341,000 (the "Existing Senior Loan"); and

WHEREAS, The Borrower used the proceeds of the City Loan and the Existing Senior Loan for the construction of a multi-unit residential facility for low- and moderate-income senior citizens located generally at 13550 South Avenue O, in Chicago, Illinois (the "Project"); and

WHEREAS, The Borrower desires to refinance the Existing Senior Loan and to execute a new note, mortgage and other loan documents in connection with a new loan for the Project to be made by Community Investment Corporation or any other financial institution that is acceptable to the Commissioner (as defined below) (the "New Senior Loan"); and

WHEREAS, The Borrower has requested that DOH consent to a proposed extension of the maturity date of the City Loan and DOH desires to amend the Regulatory Agreement to extend the compliance period for certain housing affordability requirements through the term of the proposed new maturity date; and

WHEREAS, DOH has approved a restructuring of the City Loan (the "Restructuring") in a manner that: (1) will permit the Borrower to incur the New Senior Loan; (2) will not alter the principal amount of the City Loan; (3) will not alter the repayment terms of the City Loan; (4) will not alter the interest rate on the principal balance of the City Loan; (5) will alter the maturity date of the City Loan; (6) will subordinate the City Mortgage to any liens which will secure the New Senior Loan; (7) will allow for the repayment of the Existing Senior Loan with the proceeds of the New Senior Loan without a concomitant acceleration of the maturity date of the City Loan; and (8) will extend the compliance period for certain housing affordability requirements (collectively, the "Material Terms"); now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are expressly incorporated herein and hereby made a part of this ordinance as though fully set forth herein.

SECTION 2. The Restructuring is hereby approved as described above. The Commissioner of Housing (the "Commissioner") or a designee of the Commissioner (each, an "Authorized Officer"), are each hereby authorized, subject to approval by the Corporation Counsel, to negotiate any and all terms and provisions in accordance with the Restructuring which do not substantially modify the Material Terms described herein. Each Authorized Officer is hereby authorized, subject to approval by the Corporation Counsel, to enter into and execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable, in connection with the implementation of the Restructuring. Each Authorized Officer is hereby authorized, subject to approval by the Corporation Counsel, to enter into and execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable, in connection with any future restructuring of the City Loan that does not substantially modify the Material Terms.

SECTION 3. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance. Sections 2-44-080, 2-44-085, 2-44-090, 2-44-100 and 2-44-105 of the Municipal Code of Chicago shall not apply to the Property or the Project in connection with the Restructuring.

SECTION 4. This ordinance shall be effective as of the date of its passage and approval.

RESTRUCTURING OF LOAN AGREEMENT WITH SENIOR SUITES CHICAGO
WEST HUMBOLDT PARK LLC AT 3656 W. HURON ST.

[O2024-0011091]

The Committee on Housing and Real Estate submitted the following report:

CHICAGO, September 13, 2024.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on September 11, 2024 and to which was referred an ordinance from the Department of Housing for the restructuring of November 2003 subordinate City HOME Investments Partnership Program mortgage to extend maturity date of 2035 and secure new senior loan for Senior Suites Chicago West Humboldt Park LLC at 3656 West Huron Street (27th Ward) (O2024-0011091), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the said proposed ordinance transmitted herewith.

The recommendation was passed by the same roll call as was used to determine quorum in committee.

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

On motion of Alderperson Sigcho-Lopez, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois and, as such, may legislate as to matters which pertain to its local government and affairs; and

WHEREAS, The City has determined that the continuance of a shortage of affordable housing for persons of low- and moderate-income is harmful to the health, prosperity, economic stability and general welfare of the City; and

WHEREAS, The City, pursuant to the HOME Investment Partnerships Program ("HOME Program"), received from the United States Department of Housing and Urban Development an allocation of funds ("HOME Funds") to make loans and grants to expand the long-term supply of affordable housing through, among other things, acquisition, new construction, reconstruction and moderate and substantial rehabilitation in low- and moderate-income areas; and

WHEREAS, The City Council of the City (the "City Council"), pursuant to an ordinance enacted on December 4, 2002 and published at pages 100117 to 100120 of the *Journal of the Proceedings of the City Council of the City of Chicago* (the "*Journal*") for such date, authorized the City's Department of Housing ("DOH") to extend a loan of HOME Funds in the principal amount of \$4,881,002 with an interest rate of one percent per annum and a maturity date of October 31, 2035 (the "City Loan") to Senior Suites Chicago West Humboldt Park LLC, an Illinois limited liability company (the "Borrower"); and

WHEREAS, The City Loan was evidenced by, among other things, that certain Note dated as of November 3, 2003 made by the Borrower in favor of the City in the original principal amount of the City Loan, and was secured by, among other things, that certain Junior Mortgage, Security Agreement and Financing Statement dated November 3, 2003 and recorded on November 3, 2003 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 00330727253, made by the Borrower in favor of the City (the "City Mortgage"), and was further supported by that certain Regulatory Agreement executed by the Borrower on November 3, 2003 (the "Regulatory Agreement"); and

WHEREAS, The City Mortgage is subordinate to that certain Loan Agreement dated as of November 3, 2003 and made by the Borrower in favor of Harris Trust and Savings Bank (now doing business as BMO Bank, N.A.) (the "Bank"), securing a loan in the amount of \$327,500 (the "Existing Senior Loan"); and

WHEREAS, The Borrower used the proceeds of the City Loan and the Existing Senior Loan for the construction of a multi-unit residential facility for low- and moderate-income senior citizens located generally at 3656 West Huron Street, in Chicago, Illinois (the "Project"); and

WHEREAS, The Borrower desires to refinance the Existing Senior Loan and to execute a new note, mortgage and other loan documents in connection with a new loan for the Project to be made by Community Investment Corporation or any other financial institution that is acceptable to the Commissioner (as defined below) (the "New Senior Loan"); and

WHEREAS, The Borrower has requested that DOH consent to a proposed extension of the maturity date of the City Loan and DOH desires to amend the Regulatory Agreement to extend the compliance period for certain housing affordability requirements through the term of the proposed new maturity date; and

WHEREAS, DOH has approved a restructuring of the City Loan (the "Restructuring") in a manner that: (1) will permit the Borrower to incur the New Senior Loan; (2) will not alter the principal amount of the City Loan; (3) will not alter the repayment terms of the City Loan; (4) will not alter the interest rate on the principal balance of the City Loan; (5) will alter the maturity date of the City Loan; (6) will subordinate the City Mortgage to any liens which will secure the New Senior Loan; (7) will allow for the repayment of the Existing Senior Loan with the proceeds of the New Senior Loan without a concomitant acceleration of the maturity date of the City Loan; and (8) will extend the compliance period for certain housing affordability requirements (collectively, the "Material Terms"); now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are expressly incorporated herein and hereby made a part of this ordinance as though fully set forth herein.

SECTION 2. The Restructuring is hereby approved as described above. The Commissioner of Housing (the "Commissioner") or a designee of the Commissioner (each, an "Authorized Officer"), are each hereby authorized, subject to approval by the Corporation Counsel, to negotiate any and all terms and provisions in accordance with the Restructuring which do not substantially modify the Material Terms described herein. Each Authorized Officer is hereby authorized, subject to approval by the Corporation Counsel, to enter into and execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable, in connection with the implementation of the Restructuring. Each Authorized Officer is hereby authorized, subject to approval by the Corporation Counsel, to enter into and execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable, in connection with any future restructuring of the City Loan that does not substantially modify the Material Terms.

SECTION 3. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance. Sections 2-44-080, 2-44-085, 2-44-090, 2-44-100 and 2-44-105 of the Municipal Code of Chicago shall not apply to the Property or the Project in connection with the Restructuring.

SECTION 4. This ordinance shall be effective as of the date of its passage and approval.

RESTRUCTURING OF LOAN AGREEMENT WITH SENIOR SUITES CHICAGO
JEFFERSON PARK LLC AT 5400 N. NORTHWEST HWY.

[O2024-0011088]

The Committee on Housing and Real Estate submitted the following report:

CHICAGO, September 13, 2024.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on September 11, 2024 and to which was referred an ordinance from the Department of Housing for the restructuring of January 2002 subordinate City HOME Investments Partnership Program mortgage to extend 2032 maturity date and secure new senior loan for Senior Suites Chicago Jefferson Park LLC at 5400 North Northwest Highway (45th Ward) (O2024-0011088), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the said proposed ordinance transmitted herewith.

The recommendation was passed by the same roll call as was used to determine quorum in committee.

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

On motion of Alderperson Sigcho-Lopez, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois and, as such, may legislate as to matters which pertain to its local government and affairs; and

WHEREAS, The City has determined that the continuance of a shortage of affordable housing for persons of low- and moderate-income is harmful to the health, prosperity, economic stability and general welfare of the City; and

WHEREAS, The City, pursuant to the HOME Investment Partnerships Program ("HOME Program"), received from the United States Department of Housing and Urban Development an allocation of funds ("HOME Funds") to make loans and grants to expand the long-term supply of affordable housing through, among other things, acquisition, new construction, reconstruction and moderate and substantial rehabilitation in low- and moderate-income areas; and

WHEREAS, The City Council of the City (the "City Council"), pursuant to an ordinance enacted on December 5, 2001 and published at pages 73655 to 73660 of the *Journal of the Proceedings of the City Council of the City of Chicago* (the "*Journal*") for such date, authorized the City's Department of Housing ("DOH") to extend a loan of HOME Funds in the principal amount of \$3,778,358 with an interest rate of three percent per annum and a maturity date of February 1, 2032 (the "City Loan") to Senior Suites Chicago Jefferson Park LLC, an Illinois limited liability company (the "Borrower"); and

WHEREAS, The City Loan was evidenced by, among other things, that certain note dated as of January 1, 2002 made by the Borrower in favor of the City in the original principal amount of the City Loan, and was secured by, among other things, that certain Junior Mortgage, Security Agreement and Financing Statement dated January 1, 2002 and recorded on January 18, 2002 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0020082202, made by the Borrower in favor of the City (the "City Mortgage"), and was further supported by that certain Regulatory Agreement executed by the Borrower on January 1, 2002 (the "Regulatory Agreement"); and

WHEREAS, The City Mortgage is subordinate to that certain Construction Mortgage, Personal Property Security Agreement, Assignment of Leases and Rentals and Financing Statement dated as of January 1, 2002 and made by the Borrower in favor of Harris Trust and Savings Bank (now doing business as BMO Bank, N.A.) (the "Bank"), securing a loan in the amount of \$599,500 (the "Existing Senior Loan"); and

WHEREAS, The Borrower used the proceeds of the City Loan and the Existing Senior Loan for the construction of a multi-unit residential facility for low- and moderate-income senior citizens located generally at 5400 North Northwest Highway, in Chicago, Illinois (the "Project"); and

WHEREAS, The Borrower desires to refinance the Existing Senior Loan and to execute a new note, mortgage and other loan documents in connection with a new loan for the Project to be made by Community Investment Corporation or any other financial institution that is acceptable to the Commissioner (as defined below) (the "New Senior Loan"); and

WHEREAS, The Borrower has requested that DOH consent to a proposed extension of the maturity date of the City Loan and DOH desires to amend the Regulatory Agreement to extend the compliance period for certain housing affordability requirements through the term of the proposed new maturity date; and

WHEREAS, DOH has approved a restructuring of the City Loan (the "Restructuring") in a manner that: (1) will permit the Borrower to incur the New Senior Loan; (2) will not alter the principal amount of the City Loan; (3) will not alter the repayment terms of the City Loan; (4) will not alter the interest rate on the principal balance of the City Loan; (5) will alter the maturity date of the City Loan; (6) will subordinate the City Mortgage to any liens which will secure the New Senior Loan; (7) will allow for the repayment of the Existing Senior Loan with the proceeds of the New Senior Loan without a concomitant acceleration of the maturity date of the City Loan; and (8) will extend the compliance period for certain housing affordability requirements (collectively, the "Material Terms"); now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are expressly incorporated herein and hereby made a part of this ordinance as though fully set forth herein.

SECTION 2. The Restructuring is hereby approved as described above. The Commissioner of Housing (the "Commissioner") or a designee of the Commissioner (each, an "Authorized Officer"), are each hereby authorized, subject to approval by the Corporation Counsel, to negotiate any and all terms and provisions in accordance with the Restructuring which do not substantially modify the Material Terms described herein. Each Authorized Officer is hereby authorized, subject to approval by the Corporation Counsel, to enter into and execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable, in connection with the implementation of the Restructuring. Each Authorized Officer is hereby authorized, subject to approval by the Corporation Counsel, to enter into and execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable, in connection with any future restructuring of the City Loan that does not substantially modify the Material Terms.

SECTION 3. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance. Sections 2-44-080, 2-44-085, 2-44-090, 2-44-100 and 2-44-105 of the Municipal Code of Chicago shall not apply to the Property or the Project in connection with the Restructuring.

SECTION 4. This ordinance shall be effective as of the date of its passage and approval.

RESTRUCTURING OF LOAN AGREEMENT WITH SENIOR SUITES CHICAGO
SOUTH SHORE LIMITED PARTNERSHIP AT 2345 -- 2361 E. 67TH ST.

[O2024-0011090]

The Committee on Housing and Real Estate submitted the following report:

CHICAGO, September 13, 2024.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on September 11, 2024 and to which was referred an ordinance from the Department of Housing for the restructuring of June 2016 City HOME Investments Partnership Program mortgage to extend 2026 maturity date and secure new senior loan for Senior Suites Chicago South Shore Limited Partnership at 2345 -- 2361 East 67th Street (5th Ward) (O2024-0011090), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the said proposed ordinance transmitted herewith.

The recommendation was passed by the same roll call as was used to determine quorum in committee.

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

On motion of Alderperson Sigcho-Lopez, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois and, as such, may legislate as to matters which pertain to its local government and affairs; and

WHEREAS, The City has determined that the continuance of a shortage of affordable housing for persons of low- and moderate-income is harmful to the health, prosperity, economic stability and general welfare of the City; and

WHEREAS, The City, pursuant to the HOME Investment Partnerships Program ("HOME Program"), received from the United States Department of Housing and Urban Development an allocation of funds ("HOME Funds") to make loans and grants to expand the long-term supply of affordable housing through, among other things, acquisition, new construction, reconstruction and moderate and substantial rehabilitation in low- and moderate-income areas; and

WHEREAS, The City Council of the City (the "City Council"), pursuant to an ordinance enacted on December 21, 1994 and published at pages 63447 to 63452 of the *Journal of the Proceedings of the City Council of the City of Chicago* (the "*Journal*") for such date, authorized the City's Department of Housing ("DOH") to extend a loan of HOME Funds in the principal amount of \$4,834,718 with an interest rate of one percent per annum and a maturity date of March 1, 2024 (the "City Loan") to Senior Suites Chicago South Shore Limited Partnership, an Illinois limited partnership (the "Borrower"); and

WHEREAS, Pursuant to an ordinance adopted by the City Council on May 18, 2016 and published at pages 23788 through 23792 of the *Journal* for such date, the City and Borrower entered into that certain Loan Modification Agreement dated June 15, 2016 to change the maturity date of the City Loan to October 1, 2026, among other things; and

WHEREAS, The City Loan was evidenced by, among other things, that certain Note dated as of March 8, 1995 made by the Borrower in favor of the City in the original principal amount of the City Loan, and was secured by, among other things, that certain Junior Mortgage and Security Agreement dated March 8, 1995 and recorded on March 9, 1995 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 95158683, made by the Borrower in favor of the City (the "City Mortgage"), and was further supported by that certain Regulatory Agreement executed by the Borrower on March 8, 1995 (the "Regulatory Agreement"); and

WHEREAS, The Borrower used the proceeds of the City Loan for the construction of a multi-unit residential facility for low- and moderate-income senior citizens located generally at 2345 -- 2361 East 67th Street, in Chicago, Illinois (the "Project"); and

WHEREAS, The Borrower has requested that DOH consent to a proposed extension of the maturity date of the City Loan and DOH desires to amend the Regulatory Agreement to extend the compliance period for certain housing affordability requirements through the term of the proposed new maturity date; and

WHEREAS, DOH has approved a restructuring of the City Loan (the "Restructuring") in a manner that: (1) will not alter the principal amount of the City Loan; (2) will not alter the repayment terms of the City Loan; (3) will not alter the interest rate on the principal balance of the City Loan; (4) will alter the maturity date of the City Loan; and (5) will extend the compliance period for certain housing affordability requirements (collectively, the "Material Terms"); now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are expressly incorporated herein and hereby made a part of this ordinance as though fully set forth herein.

SECTION 2. The Restructuring is hereby approved as described above. The Commissioner of Housing (the "Commissioner") or a designee of the Commissioner (each, an "Authorized Officer"), are each hereby authorized, subject to approval by the Corporation Counsel, to negotiate any and all terms and provisions in accordance with the Restructuring which do not substantially modify the Material Terms described herein. Each Authorized Officer is hereby authorized, subject to approval by the Corporation Counsel, to enter into and execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable, in connection with the implementation of the Restructuring. Each Authorized Officer is hereby authorized, subject to approval by the Corporation Counsel, to enter into and execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable, in connection with any future restructuring of the City Loan that does not substantially modify the Material Terms.

SECTION 3. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance. Sections 2-44-080, 2-44-085, 2-44-090, 2-44-100 and 2-44-105 of the Municipal Code of Chicago shall not apply to the Property or the Project in connection with the Restructuring.

SECTION 4. This ordinance shall be effective as of the date of its passage and approval.

PROPERTY ACCESS AGREEMENT TO PERFORM ENVIRONMENTAL
INVESTIGATION OF PROPERTY AT S. AVENUE O AND E. 126TH ST.

[O2024-0011043]

The Committee on Housing and Real Estate submitted the following report:

CHICAGO, September 13, 2024.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on September 11, 2024 and to which was referred an ordinance from the Department of Public Health for the license agreement for City and agents to access property located southwest of the intersection of South Avenue O at East 126th Street to conduct environmental testing and/or abatement described herein (10th Ward) (O2024-0011043), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the said proposed ordinance transmitted herewith.

The recommendation was passed by the same roll call as was used to determine quorum in committee.

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

On motion of Alderperson Sigcho-Lopez, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The Commissioner of the Department of Public Health (the "Commissioner") is hereby authorized to execute the agreement substantially in the form attached hereto as Exhibit A (the "Agreement"), and to execute any and all instruments and take such additional actions which the Commissioner determines to be necessary or desirable to implement the objectives of this ordinance and the terms of the Agreement.

SECTION 2. This ordinance shall be effective immediately upon its passage and approval.

Exhibit "A" referred to in this ordinance reads as follows:

Exhibit "A".

Property Access Agreement To Perform Environmental Investigation And/Or Abatement.

I ("Grantor") hereby authorize representatives of the City of Chicago, including but not limited to its agents, employees, contractors, subcontractors, and/or consultants (the "City") to access the property that I own, and/or have authority to permit access to, located southwest of the intersection of East 126th Street and South Avenue O, Chicago, Illinois, including, but not limited to, Cook County Property Index Numbers: 26-30-403-040-0000, 26-30-403-041-0000, 26-30-407-040-0000, 26-30-407-041-0000, 26-30-411-042-0000, 26-30-411-043-0000, 26-30-415-004-0000 and 26-30-416-010-0000 ("Property").

Grantor grants this access to the City to perform environmental investigation and/or abatement on the Property. A brief description of the environmental investigation and/or abatement is found at Attachment 1 to this access agreement.

Grantor understands that this access agreement is voluntary and non-binding, and that I reserve the right to revoke the access conveyed herein at any time. However, Grantor acknowledges that the City cannot adequately investigate or, if necessary, abate the environmental condition of the Property without appropriate access. The City will be responsible for repairing any damage that it causes during its access to the Property.

The consent granted herein shall terminate upon Grantor's receipt of written notice from the City indicating that all environmental investigation and/or abatement actions to be taken at the Property have been completed.

Grantor (Print)

Grantor (Signature)

Date

City of Chicago

By: Department of Public Health

Date

Attachment 1 referred to in this Property Access Agreement reads as follows:

Attachment 1.
(To Property Access Agreement)

*Description Of The Environmental Investigation
And/Or Abatement On The Property.*

Planned environmental investigation and/or abatement actions to be taken at the Property include:

- Securing the Property, which may include installing and maintaining warning signs, fencing, concrete barriers or other physical barriers intended to impede or restrict access to the Property;
- Conducting sampling and investigatory activity on the Property, including, but not limited to, the collection of soil, sediment, groundwater, and air samples and other investigatory actions that the City determines to be necessary;
- Consolidating, handling, studying, treating, and disposing of the contaminated soils; and
- Taking any response action necessary to address any release or threatened release of contaminated soils, pollutant or other contaminants which the City determines may pose an imminent and substantial endangerment to the public health or the environment.

DESIGNATION OF N. MILWAUKEE AVE., FROM N. WISNER AVE. TO N. KEDZIE AVE., AS LOW AFFORDABILITY COMMUNITY.

[O2024-0011003]

The Committee on Housing and Real Estate submitted the following report:

CHICAGO, September 13, 2024.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on September 11, 2024 and to which was referred an ordinance introduced by Alderperson Carlos Ramirez-Rosa for the designation of North Milwaukee Avenue, from North Wisner Avenue to North Kedzie Avenue, as Low Affordability Community (35th Ward) (O2024-0011003), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the said proposed ordinance transmitted herewith.

The recommendation was passed by the same roll call as was used to determine quorum in committee.

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

On motion of Alderperson Sigcho-Lopez, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois authorized to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The City has determined that the continuance of a shortage of affordable rental housing is harmful to the health, prosperity, economic stability and general welfare of the City; and

WHEREAS, The Illinois General Tax Assembly, pursuant to Public Act 102-0175, amended the state's Property Tax Code by adding Section 15-178, as the same may be hereafter amended, restated or supplemented from time to time ("Section 15-178") to create a new program that provides a reduction in assessed value for property on which there is newly constructed and rehabilitated affordable rental housing ("Affordable Housing Special Assessment Program"); and

WHEREAS, Pursuant to Section 15-178, the Cook County Assessor's Office (the "Assessor") is implementing the Affordable Housing Special Assessment Program; and

WHEREAS, Pursuant to Section 15-178, the City may designate a jurisdiction within the City as a "Low Affordability Community" by passage of an ordinance specifying a census tract or property by permanent index number or numbers; and

WHEREAS, Pursuant to Section 15-178, residential real property located within a Low Affordability Community may be eligible for a reduction in assessed value for such property, upon successful application to the Assessor, if the owner of the residential real property commits that for a period of 30 years after the newly constructed residential real property or improvements to existing residential real property are put in service, at least 20 percent of the multi-family building's units will have rents that are below maximum rents as defined in Section 15-178 and are occupied by households with household incomes at or below maximum income limits as defined in Section 15-178; and

WHEREAS, Pursuant to the Citywide Affordable Rental Housing Analysis commissioned by the City in 2019, the City determined that 26 percent of year-round rental housing units in the Logan Square Community Area and 33 percent of year-round rental housing in the Avondale Community Area were affordable; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are hereby expressly incorporated as if fully set forth herein.

SECTION 2. The City hereby finds that the area of North Milwaukee Avenue, between North Wisner Avenue to North Kedzie Avenue, a Low Affordability Community and specifies for the purposes of Section 15-178(c)(2) and Section 15-178(g) of the Property Tax Code (35 ILCS 200/15-178) the permanent index numbers related to the real property described on Exhibit 1.

SECTION 3. The City Clerk and Department of Housing are hereby authorized to deliver a certified copy of this ordinance to the Assessor.

SECTION 4. To the extent that any ordinance, resolution, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall be controlling. If any section, paragraph, clause or provision shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

SECTION 5. This ordinance shall be effective upon passage and publication.

Exhibit 1 referred to in this ordinance reads as follows:

Exhibit 1.

Legal Description.

Area 1:

Lots 15, 16 and 17 in Block 2 of Wm. E. Hatterman's Milwaukee Subdivision of a subdivision of Lots 15 and 16 of Brand's Subdivision of the northeast quarter of Section 26, 40, 13.

Common Address:

2814 North Milwaukee Avenue,

2816 North Milwaukee Avenue/3424 West Diversey Avenue.

Permanent Index Numbers:

13-26-225-014-0000; and

13-26-225-013-0000.

Area 2:

Lots 42 -- 52 in Block 6 of Henry Wisner's Subdivision of Lots 11 and 12 of Brand's Subdivision of the northeast quarter of Section 26, 40, 13.

Common Address:

2847 -- 2861 North Milwaukee Avenue.

Permanent Index Numbers:

13-26-217-077-0000;

13-26-217-078-0000;

13-26-217-084-0000;

13-26-217-085-0000;

13-26-217-082-0000; and

13-26-217-083-0000.

Area 3:

Lots 5 and 6 in Block 3 of Hitt. Runyan and Archer's Subdivision of 39 acres on the east side of the east half of the southeast quarter of Section 26, 40, 13.

Common Address:

2616 -- 2618 North Milwaukee Avenue.

Permanent Index Number:

13-26-415-009-0000.

COMMITTEE ON LICENSE AND CONSUMER PROTECTION.

AMENDMENT OF TITLES 2 AND 4 OF MUNICIPAL CODE BY ADDING NEW SECTION 2-36-520 AND NEW CHAPTER 4-24 REGARDING LITHIUM-ION BATTERY SAFETY FOR MICRO-MOBILITY DEVICES.

[SO2024-0007754]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration a substitute ordinance introduced by Alderperson Debra Silverstein (which was referred on February 21, 2024) to amend Titles 2 and 4 of the Municipal Code by adding new Section 2-36-520 and new Chapter 4-24 regarding lithium-ion battery safety standards for micro-mobility devices, begs leave to recommend that Your Honorable Body *Pass* the proposed substitute ordinance which is transmitted herewith.

This recommendation was concurred in by members of the Committee on License and Consumer Protection on September 11, 2024.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

On motion of Alderperson Silverstein, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, On December 20, 2022, the U.S. Consumer Product Safety Commission ("CPSC") called on manufacturers, retailers, importers and distributors of micro-mobility devices to comply with established Underwriters Laboratories ("UL") safety standards; and

WHEREAS, The CPSC states that failure to adhere to applicable UL safety standards may pose an unreasonable risk to consumers of fire and serious injury or death; and that compliance with the relevant UL standards "significantly reduces the risk of injuries and deaths from micro-mobility device fires"; and

WHEREAS, The 2022 Chicago Climate Action Plan and Chicago Department of Transportation's 2021 Strategic Plan for Transportation have goals to encourage and enable Chicagoans to walk, bike, take transit and use shared micro-mobility devices more often; and

WHEREAS, Privately-owned electric bikes and electric scooters, along with shared electric bikes and electric scooters can be an essential tool to help the City achieve these goals; and

WHEREAS, Over 2021 and 2022, the US Consumer Product Safety Commission (CPSC) received reports from 39 states of at least 208 fires or overheating events that tied to electric bicycles and personal e-mobility devices; these incidents were responsible for 19 fatalities; and

WHEREAS, Consensus standards are available that mitigate the battery and electrical system hazards of electric bicycles and personal e-mobility devices that can cause fires, including UL 2849 -- Standard for Electrical Systems for E-Bikes and UL 2272 -- Standard for Electrical Systems in Personal E-Mobility Devices; and

WHEREAS, In 2022, the CPSC issued a letter to the manufacturers, importers, distributors and retailers of electric bicycles and personal e-mobility devices urging these products be "designed, manufactured and certified" to the appropriate UL standard as "[m]anufacturing these products in compliance with the applicable UL standards significantly reduces the risk of injuries and deaths from micro-mobility device fires"; and

WHEREAS, Studies have demonstrated that without conformity assessment performed by a nationally accredited independent third-party certification organization, products are less likely to meet product safety standards; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 4 of the Municipal Code of Chicago is hereby amended by adding a new Chapter 4-24, as follows:

Chapter 4-24.

Lithium-Ion Batteries.

4-24-010 Definitions.

Whenever used in this Chapter, the following words and phrases shall have the following meanings:

“Accredited testing laboratory” means an independent third-party organization providing certification and testing for micro-mobility products, including powered bicycles and powered mobility devices, that has received ISO/IEC 17065 or ISO/IEC 17025 accreditation from an independent accreditation body that is a member of the International Accreditation Forum.

“Department” means Department of Environment.

“Lithium-ion battery” or “cell” means a rechargeable electrochemical cell or battery in which the positive and negative electrodes are both lithium compounds constructed with no metallic lithium in either electrode. A lithium-ion polymer cell or battery that uses lithium-ion chemistries, as described herein, is regulated as a lithium-ion cell or battery.

“Powered bicycle” means a “low-speed electric bicycle” or a “low-speed electric delivery bicycle” as both terms are defined under Section 9-4-010.

“Powered mobility device” has the same meaning ascribed to the term “low-speed electric mobility device” under Section 9-4-010.

“Recycling” means any process by which materials that would otherwise become waste are collected, separated or processed for the purpose of returning them to the economic mainstream in the form of raw materials for new products.

“Stock keeping unit” means each group of items offered for sale of the same brand name, quantity of contents, retail price and variety.

“Traction battery” means a rechargeable battery used to power the electric motors of powered bicycles or powered mobility devices.

4-24-020 Manufacture, Sale, And Rental Of Powered Bicycles And Powered Mobility Devices.

(a) No person shall manufacture, distribute, sell, lease, operate in furtherance of a business activity, rent, or offer for sale, lease or rental, a powered bicycle in the City unless the electrical system for such bicycle has been tested by an accredited testing laboratory for compliance with Underwriters Laboratories (UL) Standard 2849, European Standard (EN) 15194, or such other safety standard as the Department has established by rule in consultation with the Fire Department and the powered bicycle has been found to comply with such standard.

(b) No person shall manufacture, distribute, sell, lease, rent, or offer for sale, lease, rental, or operate in furtherance of a business activity, a powered mobility device in the City unless the electrical system for such powered mobility device has been tested by an accredited testing laboratory for compliance with Underwriters Laboratories (UL) Standard 2272 or such other safety standard as the Department has established by rule in consultation with the Fire Department and the powered mobility device has been found to comply with such standard.

(c) No person shall manufacture, distribute, sell, lease, rent, or offer for sale, lease or rental, a traction battery for a powered bicycle or powered mobility device in the City unless such traction battery has been tested by an accredited testing laboratory for compliance with a battery standard referenced in Underwriters Laboratories (UL) Standard 2849, European Standard (EN) 15194, or such other safety standard as the Department has established by rule in consultation with the Fire Department and the traction battery has been found to comply with such standard.

(d) The Department may promulgate rules governing the clarification and implementation of safety standards as they relate to powered bikes, powered mobility devices, and traction batteries.

4-24-030 Reconditioned Batteries.

(a) It shall be unlawful to: (i) assemble or recondition a lithium-ion battery using cells removed from used lithium-ion batteries; or (ii) sell or offer for sale a lithium-ion battery that uses cells removed from used lithium-ion batteries.

(b) Nothing in this Section shall be construed to prohibit the recycling of batteries or their components.

4-24-040 Lithium-Ion Battery Storage And Disposal Rules.

The Department may promulgate rules governing the storage, operation, and disposal of lithium-ion batteries to facilitate their safe operation by the public.

4-24-050 Penalty.

Any person who violates this Chapter or any rule promulgated thereunder shall be fined no less than \$100 and no more than \$2,000 for each offense. Each failure to comply with subsection (a), (b) or (c) of Section 4-24-020 with respect to any one stock keeping unit constitutes a separate violation.

SECTION 2. Article II of Chapter 2-36 of the Municipal Code of Chicago is hereby amended by adding new Section 2-36-520, as follows:

2-36-520 Lithium-Ion Battery Safety Reporting.

Starting in 2025, and each year thereafter, on or before the first day of March, the Fire Department shall submit to the Mayor and City Council a report relating to fires associated with powered bicycles and powered mobility devices, including the following:

- (1) Information on all fires that occurred during the prior calendar year in which powered mobility devices or powered bicycles were determined by the Fire Department to be the cause of such fire, including the geographic location and building occupancy type where each such fire occurred, and whether circumstances at each such location indicated compliance with relevant ordinances and rules, to the extent that such information can be ascertained;
- (2) A review of existing Code provisions governing the purchase, use, storage and charging of powered mobility devices, powered bicycles and traction batteries, and an evaluation of additional local measures, regulatory or otherwise, that could further mitigate fire risks posed by powered bicycles and powered mobility devices; and
- (3) A summary of relevant activities taken by the Fire Department to decrease the occurrence of fires caused by powered bicycles, powered mobility devices and traction batteries, including a summary of all related inspections or enforcement actions, and other fire prevention activities.

SECTION 3. This ordinance shall be in full force and effect 10 days following passage and publication.

AMENDMENT OF SECTION 4-60-022 OF MUNICIPAL CODE BY DELETING SUBSECTION 47.12 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTION OF N. CLARK ST.

[O2024-0010085]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderperson Angela Clay (which was referred on June 12, 2024) to amend the Municipal Code of Chicago by lifting subsection 4-60-022 (47.12) to allow the issuance of additional alcoholic liquor licenses on a portion of North Clark Street, begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on September 11, 2024.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

On motion of Alderperson Silverstein, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Section 4-60-022 of the Municipal Code of Chicago is hereby amended by deleting the language struck through, as follows:

4-60-022 Restrictions On Additional Licenses.

Subject to the provisions of subsection 4-60-021(c), no additional license shall be issued for the sale of alcoholic liquor, for consumption on the premises within the following areas:

(Omitted text is unaffected by this ordinance.)

~~(47.12) On Clark Street, from Byron Street to Berteau Avenue.~~

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance shall be in force and effect upon passage and approval.

AMENDMENT OF SECTION 4-60-022 OF MUNICIPAL CODE BY DELETING SUBSECTION 47.35 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTION OF W. LAWRENCE AVE.

[O2024-0010981]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderperson Matthew J. Martin (which was referred on July 17, 2024) to amend the Municipal Code of Chicago by lifting subsection 4-60-022 (47.35) to allow the issuance of additional alcoholic liquor licenses on a portion of West Lawrence Avenue, begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on September 11, 2024.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

On motion of Alderperson Silverstein, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Section 4-60-022 of the Municipal Code of Chicago is hereby amended by deleting the language struck through, and inserting the language underscored as follows:

4-60-022 Restrictions On Additional Licenses.

Subject to the provisions of subsection 4-60-021(c), no additional license shall be issued for the sale of alcoholic liquor, for consumption on the premises within the following areas:

(Omitted text is unaffected by this ordinance.)

(47.35) Reserved. ~~On Lawrence Avenue, from Ravenswood Avenue to Damen Avenue.~~

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance shall be in full force and effect upon passage and publication.

AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY ADDING NEW SUBSECTION 50.22 TO DISALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTION OF N. WESTERN AVE.

[O2024-0010313]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderperson Debra Silverstein (which was referred on July 17, 2024) to amend the Municipal Code of Chicago by adding new subsection 4-60-023 (50.22) to disallow the issuance of additional alcoholic liquor licenses on a portion of North Western Avenue, begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on September 11, 2024.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

On motion of Alderperson Silverstein, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The City Council finds that the areas described in Section 2 of this ordinance are adversely affected by the over-concentration of businesses licensed to sell alcoholic liquor within and near the areas.

SECTION 2. Section 4-60-023 of the Municipal Code of Chicago is hereby amended by replacing subsection 4-60-023 (50.22), which was previously deleted as shown in the *Journal of the Proceedings of the City Council of the City of Chicago* of February 1, 2023 at page 60486, with the following underscored text:

4-60-023 (50.22) On Western Avenue, from Lunt Avenue to Pratt Avenue.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and publication.

AMENDMENT OF SECTION 4-244-140 OF MUNICIPAL CODE TO PROHIBIT PEDDLING ON PORTIONS OF E. 79TH ST. AND E. 87TH ST.

[O2024-0010865]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderperson Michelle Harris (which was referred on July 17, 2024)

to amend Section 4-244-140 of the Municipal Code of Chicago prohibiting peddling in portions of the 8th Ward, begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on September 11, 2024.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

On motion of Alderperson Silverstein, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Section 4-244-140 of the Municipal Code of Chicago is hereby amended by adding the language underscored, as follows:

4-244-140 Prohibited Districts.

(a) No one having a peddler's license shall peddle any merchandise or any other article or thing whatsoever, at any time, within districts which have been or shall be hereafter designated by the City Council. A description of such districts shall be kept in the Office of the City Clerk.

(Omitted text is unaffected by this ordinance.)

(34) On both sides of East 79th Street, from South Cottage Grove Avenue to South Merrill Avenue. On both sides of East 87th Street, from South Cottage Grove Avenue to South Anthony Avenue.

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance shall be in full force and effect from and after its passage and publication.

DESIGNATION OF VARIOUS PRECINCTS OF 23RD WARD AS RESTRICTED CANNABIS ZONES.

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration two ordinances introduced by Alderperson Silvana Tabares (which were referred on July 17, 2024) designating precincts of the 23rd Ward as restricted cannabis zones, begs leave to recommend that Your Honorable Body *Pass* the proposed ordinances which are transmitted herewith.

This recommendation was concurred in by the members of the of the Committee on License and Consumer Protection on September 11, 2024.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

On motion of Alderperson Silverstein, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

2nd Precinct.

[O2024-0010348]

WHEREAS, Section 55-28 of the Illinois Cannabis Regulation and Tax Act, codified at 410 ILCS 705/55-28, authorizes the legal voters of any precinct within a municipality with a population of over 500,000 to petition their local alderman, in conformity with procedural requirements set forth in Section 55-28, to introduce an ordinance establishing the precinct as a restricted cannabis zone; and

WHEREAS, The requisite procedural requirements have been met; now, therefore,

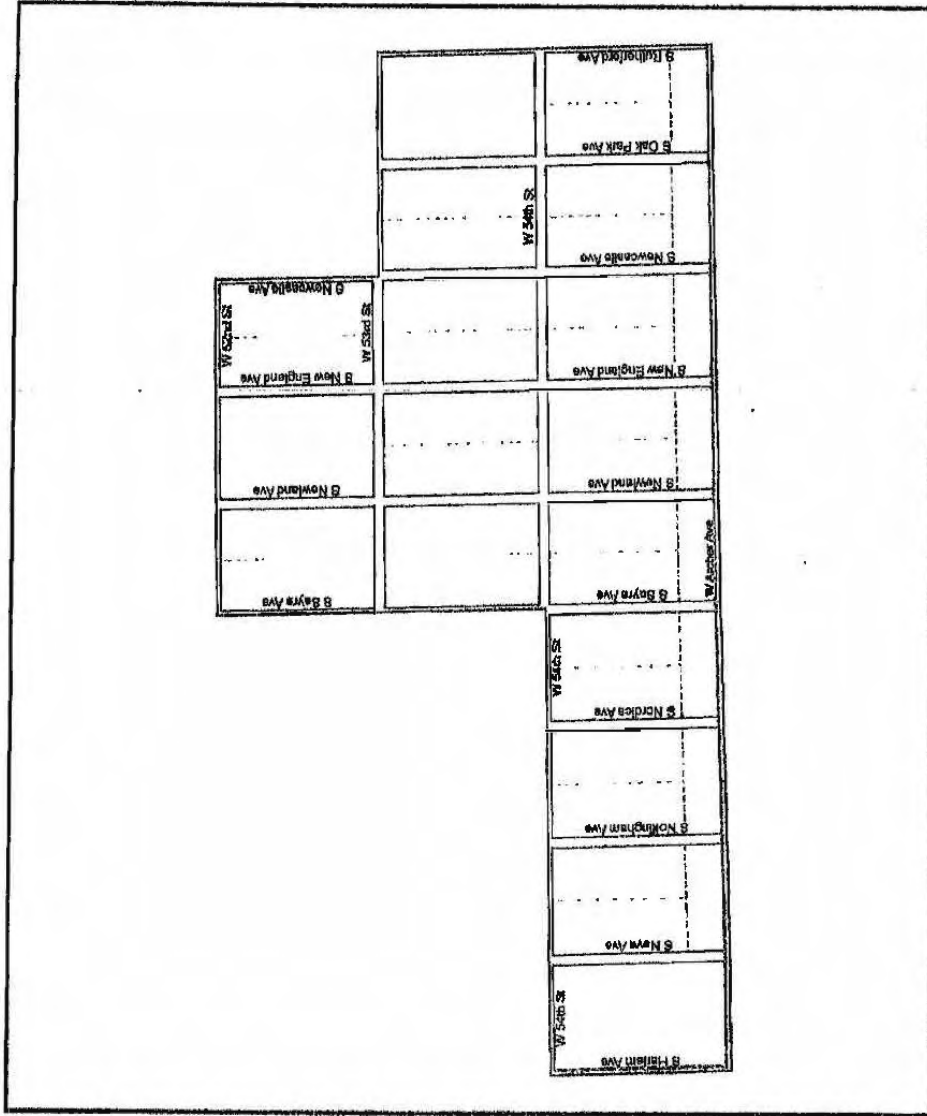
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 55-58 of the Cannabis Regulation and Tax Act ("the Act"), the 2nd Precinct of the 23rd Ward, as described herein, is hereby designated as a Restricted Cannabis Zone within the meaning of Section 55-28 of the Act. All cannabis business establishments including: cultivation centers; craft growers, processing organizations; infuser organizations; dispensing organizations; and transporting organizations, shall be prohibited within the boundaries of such 2nd Precinct, with such boundaries beginning at the intersection of South Sayre Avenue and West 52nd Street; thence east on West 52nd Street to the intersection of West 52nd Street and South Newcastle Avenue; thence south on South Newcastle Avenue to the intersection of South Newcastle Avenue and West 53rd Street; thence east on West 53rd Street to the intersection of West 53rd Street and South Rutherford Avenue; thence south on South Rutherford Avenue to the intersection of South Rutherford Avenue and West Archer Avenue; thence west on West Archer Avenue to the intersection of West Archer Avenue and South Harlem Avenue; thence north on South Harlem Avenue to the intersection of South Harlem Avenue and West 54th Street; thence east on West 54th Street to the intersection of West 54th Street and South Sayre Avenue; and thence north on South Sayre Avenue to the place of the beginning.

SECTION 2. This ordinance shall take full force and effect upon its passage and publication, and shall remain in effect for four years following its effective date.

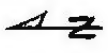
[23rd Ward 2nd Precinct map and legal description
attached to in this ordinance printed on
pages 16569 and 16570 of
this *Journal*.]

WARD 23 PCT 2



0 1,000 2,000 US Feet

- Legend
- Precincts
 - Freeway
 - Major Street
 - Local Street
 - Ramp
 - Service Drive
 - Alley
 - Waterways
 - Railroad



Board of Elections - City of Chicago
 69 W. Washington, Suite 600,
 Chicago, IL 60662
 312-269-7300
www.chicagoelections.gov

Date: 1/31/2023

WARD 23 PCT 2

Beginning at the intersection of S Sayre Ave and W 52nd St, thence east on W 52nd St to the intersection of W 52nd St and S Newcastle Ave, thence south on S Newcastle Ave to the intersection of S Newcastle Ave and W 53rd St, thence east on W 53rd St to the intersection of W 53rd St and S Rutherford Ave, thence south on S Rutherford Ave to the intersection of S Rutherford Ave and W Archer Ave, thence west on W Archer Ave to the intersection of W Archer Ave and S Harlem Ave, thence north on S Harlem Ave to the intersection of S Harlem Ave and W 54th St, thence east on W 54th St to the intersection of W 54th St and S Sayre Ave, thence north on S Sayre Ave to the place of the beginning.

6th Precinct.

[O2024-0010361]

WHEREAS, Section 55-28 of the Illinois Cannabis Regulation and Tax Act, codified at 410 ILCS 705/55-28, authorizes the legal voters of any precinct within a municipality with a population of over 500,000 to petition their local alderman, in conformity with procedural requirements set forth in Section 55-28, to introduce an ordinance establishing the precinct as a restricted cannabis zone; and

WHEREAS, The requisite procedural requirements have been met; now, therefore,

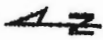
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 55-58 of the Cannabis Regulation and Tax Act (“the Act”), the 6th Precinct of the 23rd Ward, as described herein, is hereby designated as a Restricted Cannabis Zone within the meaning of Section 55-28 of the Act. All cannabis business establishments including: cultivation centers; craft growers, processing organizations; infuser organizations; dispensing organizations; and transporting organizations, shall be prohibited within the boundaries of such 6th Precinct, with such boundaries beginning at the intersection of the alley (west of South Neenah Avenue) and West 53rd Street; thence east on West 53rd Street to the intersection of West 53rd Street and South Narragansett Avenue; thence south on South Narragansett Avenue to the intersection of South Narragansett Avenue and West 54th Street; thence east on West 54th Street to the intersection of West 54th Street and South Mulligan Avenue; thence south on South Mulligan Avenue to the intersection of South Mulligan Avenue and South Archer Avenue; thence southwest on South Archer Avenue to the intersection of South Archer Avenue and West Archer Avenue; thence west on West Archer Avenue to the intersection of West Archer Avenue and South Neenah Avenue; thence north on South Neenah Avenue to the intersection of South Neenah Avenue and the alley (north of West Archer Avenue); thence west on said alley to intersection of said alley and the alley (west of South Neenah Avenue); and thence north on said alley to the place of the beginning.

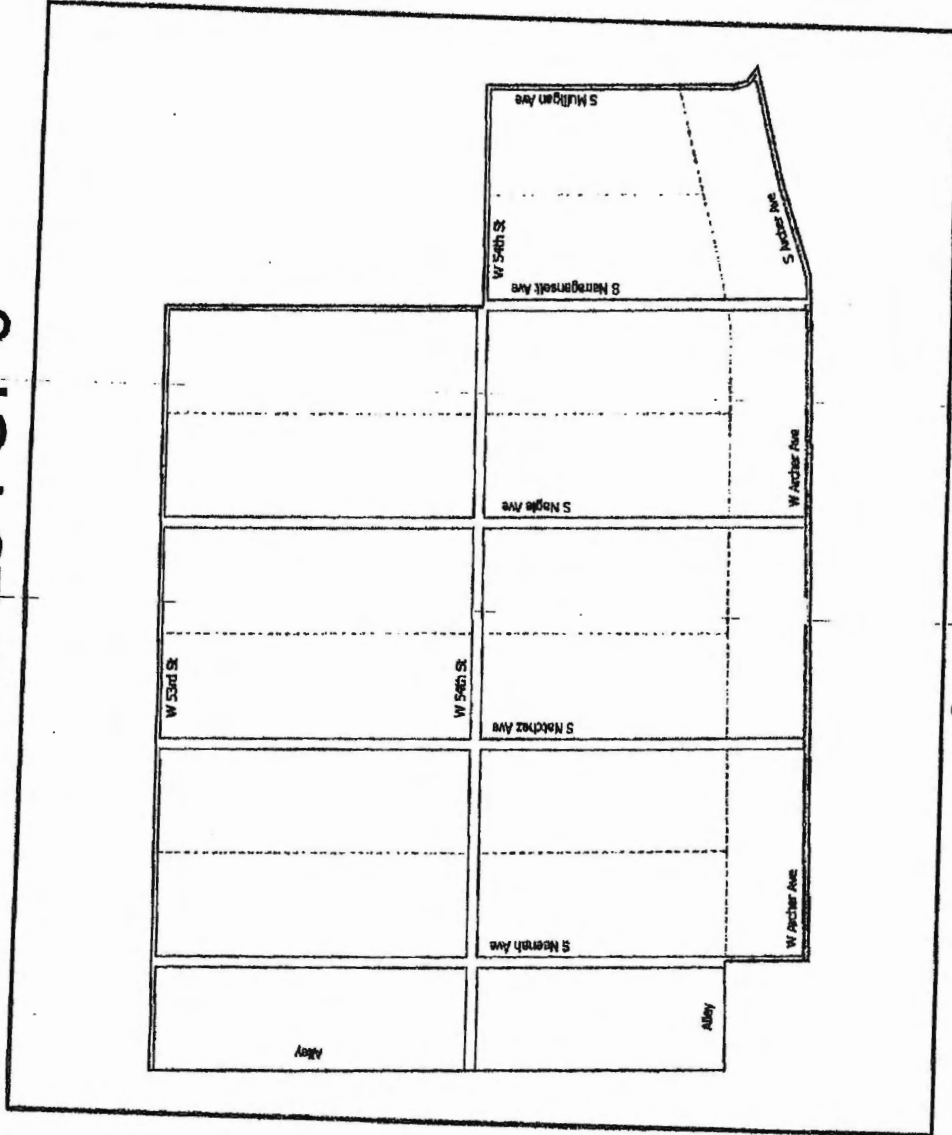
SECTION 2. This ordinance shall take full force and effect upon its passage and publication, and shall remain in effect for four years following its effective date.

[23rd Ward 6th Precinct map and legal description
attached to in this ordinance printed on
pages 16572 and 16573 of
this *Journal*.]

WARD 23 PCT 6



- Legend**
- Precincts
 - Freeway
 - Major Street
 - Local Street
 - Ramp
 - Service Drive
 - Alley
 - Waterways
 - Railroad



Board of Elections - City of
 Chicago
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 Chicago, IL 60602
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www.chicagoelections.gov

Date: 1/31/2023

WARD 23 PCT 6

Beginning at the intersection of the Alley (west of S Neerah Ave) and W 53rd St, thence east on W 53rd St to the intersection of W 53rd St and S Narragansett Ave, thence south on S Narragansett Ave to the intersection of S Narragansett Ave and W 54th St, thence east on W 54th St to the intersection of W 54th St and S Mulligan Ave, thence south on S Mulligan Ave to the intersection of S Mulligan Ave and S Archer Ave, thence southwest on S Archer Ave to the intersection of S Archer Ave and W Archer Ave, thence west on W Archer Ave to the intersection of W Archer Ave and S Neerah Ave, thence north on S Neerah Ave to the intersection of S Neerah Ave and the Alley (north of W Archer Ave), thence west on said Alley to intersection of said Alley and the Alley (west of Neerah Ave), thence north on said Alley to the place of the beginning.



DESIGNATION OF VARIOUS PRECINCTS OF 23RD WARD AS RESTRICTED RESIDENTIAL ZONES.

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration three ordinances introduced by Alderperson Silvana Tabares (which were referred on July 17, 2024) designating precincts of the 23rd Ward as restricted residential zones prohibiting additional shared housing and vacation rentals, begs leave to recommend that Your Honorable Body *Pass* the proposed ordinances which are transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on September 11, 2024.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

On motion of Alderperson Silverstein, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

2nd Precinct.

[O2024-0010346]

WHEREAS, Chapter 4-17 of the Municipal Code of Chicago authorizes the establishment of Restricted Residential Zones pursuant to an opt-out process, which requires a petition to trigger an ordinance; and

WHEREAS, The requisite procedural requirements have been met; now, therefore,

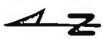
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Sections 4-17-020 and 4-17-040 of the Municipal Code of Chicago ("Code"), the 2nd Precinct of the 23rd Ward, as described herein, is hereby designated as a Restricted Residential Zone within the meaning of Chapter 4-17 of the Code. All new or additional shared housing units and vacation rentals shall be prohibited within the boundaries of such 2nd Precinct, with such boundaries beginning at the intersection of South Sayre Avenue and West 52nd Street; thence east on West 52nd Street to the intersection of West 52nd Street and South Newcastle Avenue; thence south on South Newcastle Avenue to the intersection of South Newcastle Avenue and West 53rd Street; thence east on West 53rd Street to the intersection of West 53rd Street and South Rutherford Avenue; thence south on South Rutherford Avenue to the intersection of South Rutherford Avenue and West Archer Avenue; thence west on West Archer Avenue to the intersection of West Archer Avenue and South Harlem Avenue; thence north on South Harlem Avenue to the intersection of South Harlem Avenue and West 54th Street; thence east on West 54th Street to the intersection of West 54th Street and South Sayre Avenue; and thence north on South Sayre Avenue to the place of the beginning.

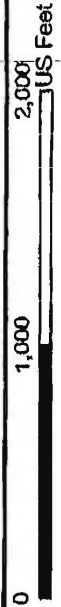
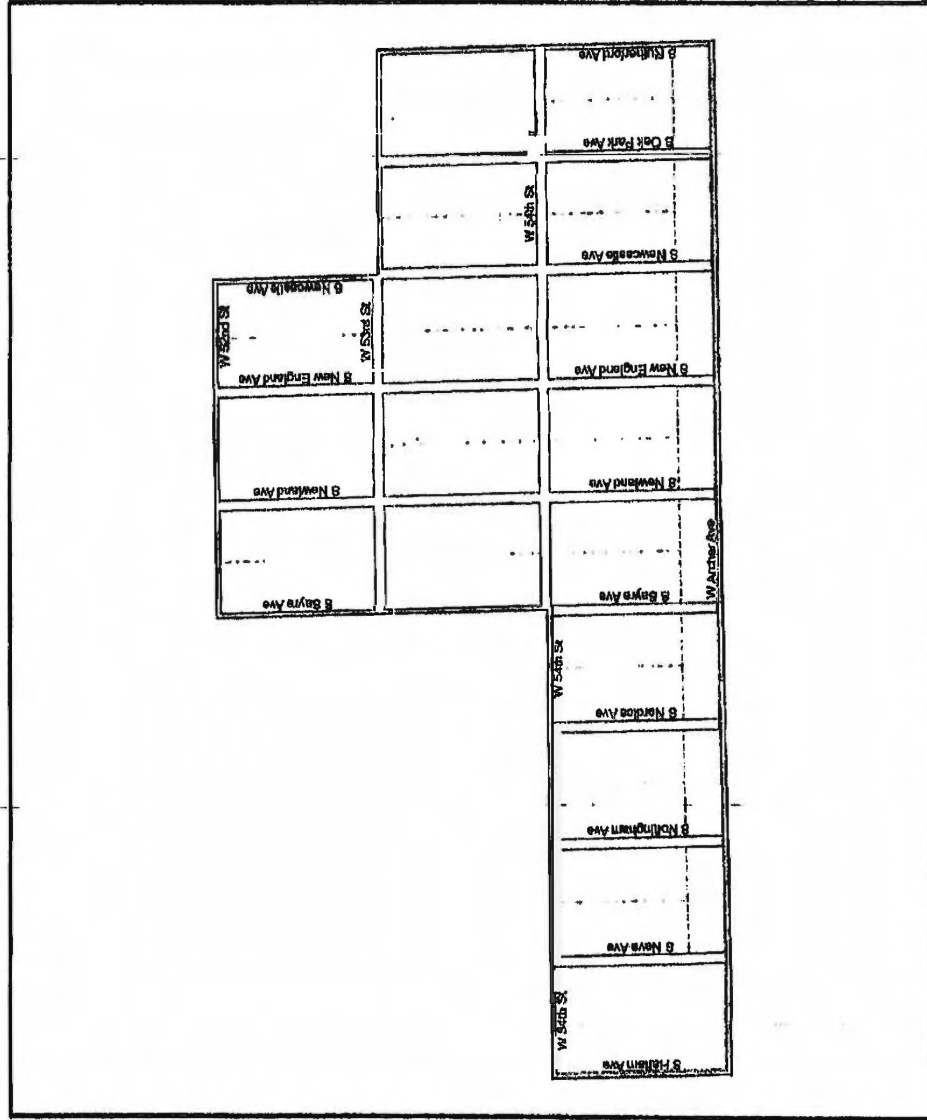
SECTION 2. This ordinance shall take full force and effect upon its passage and publication, and shall remain in effect for four years following its effective date.

[23rd Ward 2nd Precinct map and legal description
attached to in this ordinance printed on
pages 16576 and 16577 of
this *Journal*.]

WARD 23 PCT 2



- Legend
- Precincts
 - Freeway
 - Major Street
 - Local Street
 - Ramp
 - Service Drive
 - Alley
 - Waterways
 - Railroad



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Date: 1/31/2023

WARD 23 PCT 2

Beginning at the intersection of S Sayre Ave and W 52nd St, thence east on W 52nd St to the intersection of W 52nd St and S Newcastle Ave, thence south on S Newcastle Ave to the intersection of S Newcastle Ave and W 53rd St, thence east on W 53rd St to the intersection of W 53rd St and S Rutherford Ave, thence south on S Rutherford Ave to the intersection of S Rutherford Ave and W Archer Ave, thence west on W Archer Ave to the intersection of W Archer Ave and S Harlem Ave, thence north on S Harlem Ave to the intersection of S Harlem Ave and W 54th St, thence east on W 54th St to the intersection of W 54th St and S Sayre Ave, thence north on S Sayre Ave to the place of the beginning.

6th Precinct.

[O2024-0010356]

WHEREAS, Chapter 4-17 of the Municipal Code of Chicago authorizes the establishment of Restricted Residential Zones pursuant to an opt-out process, which requires a petition to trigger an ordinance; and

WHEREAS, The requisite procedural requirements have been met; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Sections 4-17-020 and 4-17-040 of the Municipal Code of Chicago ("Code"), the 6th Precinct of the 23rd Ward, as described herein, is hereby designated as a Restricted Residential Zone within the meaning of Chapter 4-17 of the Code. All new or additional shared housing units and vacation rentals shall be prohibited within the boundaries of such 6th Precinct, with such boundaries beginning at the intersection of the alley (west of South Neenah Ave) and West 53rd Street; thence east on West 53rd Street to the intersection of West 53rd Street and South Narragansett Avenue; thence south on South Narragansett Avenue to the intersection of South Narragansett Avenue and West 54th Street; thence east on West 54th Street to the intersection of West 54th Street and South Mulligan Avenue; thence south on South Mulligan Avenue to the intersection of South Mulligan Avenue and South Archer Avenue; thence southwest on South Archer Avenue to the intersection of South Archer Avenue and West Archer Avenue; thence west on West Archer Avenue to the intersection of West Archer Avenue and South Neenah Avenue; thence north on South Neenah Avenue to the intersection of South Neenah Avenue and the alley (north of West Archer Avenue); thence west on said alley to intersection of said alley and the alley (west of South Neenah Avenue); and thence north on said alley to the place of the beginning.

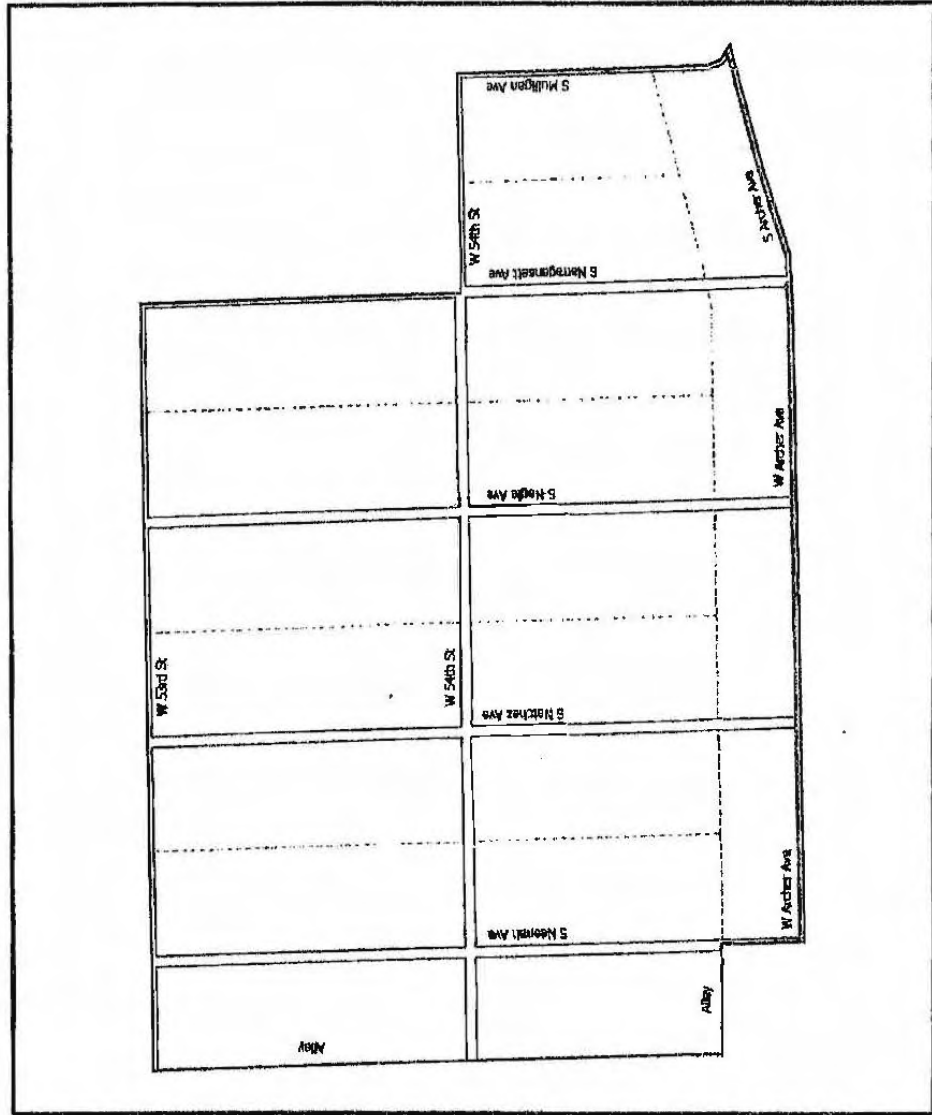
SECTION 2. This ordinance shall take full force and effect upon its passage and publication, and shall remain in effect for four years following its effective date.

[23rd Ward 6th Precinct map and legal description
attached to in this ordinance printed on
pages 16579 and 16580 of
this *Journal*.]

WARD 23 PCT 6



- Legend
- Precincts
 - Freeway
 - Major Street
 - Local Street
 - Ramp
 - Service Drive
 - Alley
 - Waterways
 - Railroad



Board of Elections - City of
Chicago
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Chicago, IL 60602
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Date: 1/31/2023

WARD 23 PCT 6

Beginning at the intersection of the Alley (west of S Neenah Ave) and W 53rd St, thence east on W 53rd St to the intersection of W 53rd St and S Narragansett Ave, thence south on S Narragansett Ave to the intersection of S Narragansett Ave and W 54th St, thence east on W 54th St to the intersection of W 54th St and S Mulligan Ave, thence south on S Mulligan Ave to the intersection of S Mulligan Ave and S Archer Ave, thence southwest on S Archer Ave to the intersection of S Archer Ave and W Archer Ave, thence west on W Archer Ave to the intersection of W Archer Ave and S Neenah Ave, thence north on S Neenah Ave to the intersection of S Neenah Ave and the Alley (north of W Archer Ave), thence west on said Alley to intersection of said Alley and the Alley (west of Neenah Ave), thence north on said Alley to the place of the beginning.

9th Precinct.

[O2024-0010870]

WHEREAS, Chapter 4-17 of the Municipal Code of Chicago authorizes the establishment of Restricted Residential Zones pursuant to an opt-out process, which requires a petition to trigger an ordinance; and

WHEREAS, The requisite procedural requirements have been met; now, therefore,

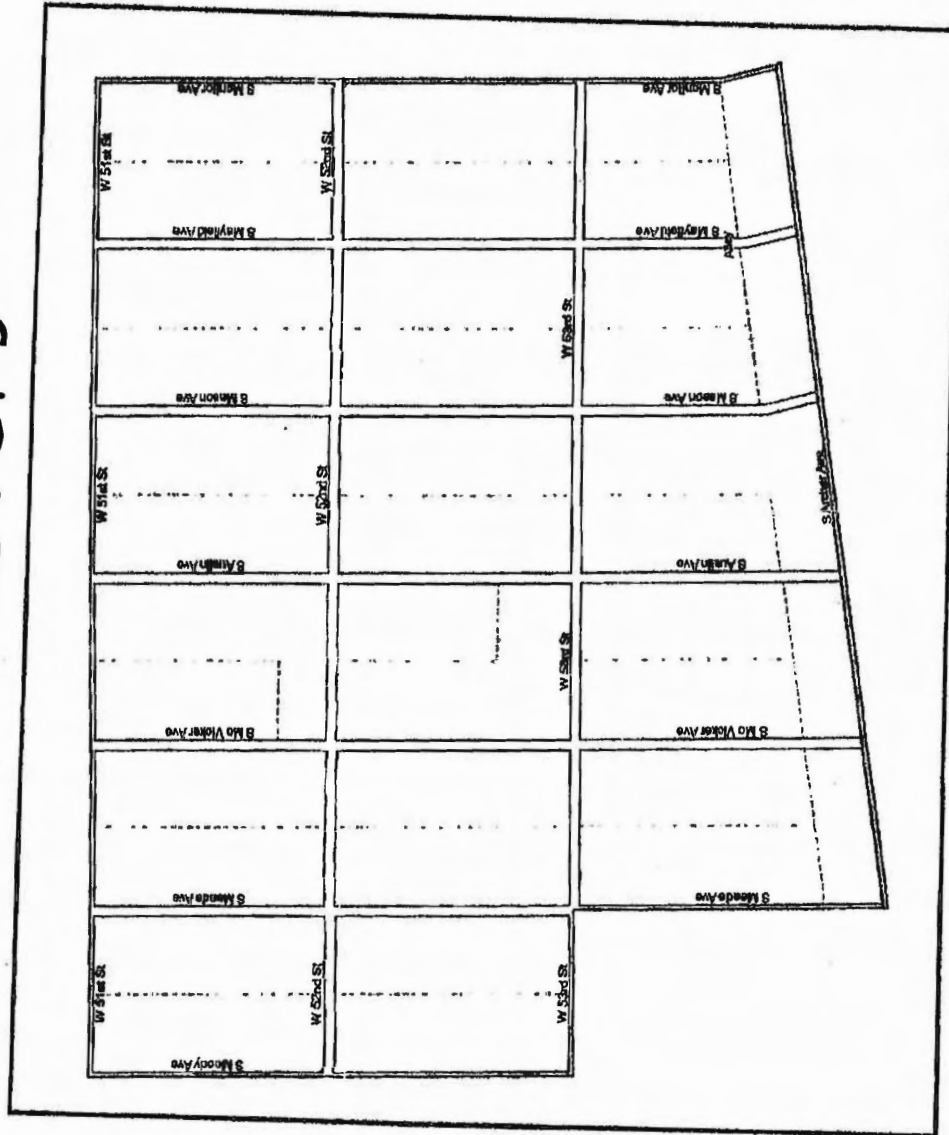
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Sections 4-17-020 and 4-17-040 of the Municipal Code of Chicago ("Code"), the 9th Precinct of the 23rd Ward, as described herein, is hereby designated as a Restricted Residential Zone within the meaning of Chapter 4-17 of the Code. All new or additional shared housing units and vacation rentals shall be prohibited within the boundaries of such 9th Precinct, with such boundaries beginning at the intersection of South Moody Avenue and West 51st Street; thence east on West 51st Street to the intersection of West 51st Street and South Monitor Avenue; thence south on South Monitor Avenue to the intersection of South Monitor Avenue and South Archer Avenue; thence southwest on South Archer Avenue to the intersection of South Archer Avenue and South Meade Avenue; thence north on South Meade Avenue to the intersection of South Meade Avenue and West 53rd Street; thence west on West 53rd Street to the intersection of West 53rd Street and South Moody Avenue; and thence north on South Moody Avenue to the place of the beginning.

SECTION 2. This ordinance shall take full force and effect upon its passage and publication, and shall remain in effect for four years following its effective date.

[23rd Ward 9th Precinct map and legal description
attached to in this ordinance printed on
pages 16582 and 16583 of
this *Journal*.]

WARD 23 PCT 9



- Legend
- Precincts
 - Freeway
 - Major Street
 - Local Street
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Date: 1/31/2023

WARD 23 PCT 9

Beginning at the intersection of S Moody Ave and W 51st St, thence east on W 51st St to the intersection of W 51st St and S Monitor Ave, thence south on S Monitor Ave to the intersection of S Monitor Ave and S Archer Ave, thence southwest on S Archer Ave to the intersection of S Archer Ave and S Meade Ave, thence north on S Meade Ave to the intersection of S Meade Ave and W 53rd St, thence west on W 53rd St to the intersection of W 53rd St and S Moody Ave, thence north on S Moody Ave to the place of the beginning.

COMMITTEE ON PEDESTRIAN AND TRAFFIC SAFETY.**ESTABLISHMENT AND AMENDMENT OF PARKING METERS.**

[SO2024-0012055]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, to which were referred proposed ordinances to establish and/or amend parking meters on portions of sundry streets, begs leave to recommend that Your Honorable Body do *Pass* the proposed substitute ordinance submitted herewith.

This recommendation was concurred in by all members of the committee present, with no dissenting votes.

Respectfully submitted,

(Signed) DANIEL LA SPATA,
Chair.

On motion of Alderperson La Spata, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Comptroller of the City of Chicago is directed to install and/or remove parking meters at the below listed locations:

Ward	Location	
4	South Wabash Avenue (both sides of the street) from East Roosevelt Road to East 11 th Street;	[O2024-0011531]
30	Repeal parking meters at North Milwaukee Avenue (west side of the street) from West Belmont Avenue to North Pulaski Road.	[O2024-0011373]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

ESTABLISHMENT AND AMENDMENT OF PARKING RESTRICTIONS.
(Except For Handicapped)

[SO2024-0012050]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, to which were referred proposed ordinances to establish and/or amend parking restrictions at all times -- disabled permits on portions of sundry streets, begs leave to recommend that Your Honorable Body do *Pass* the proposed substitute ordinance submitted herewith.

This recommendation was concurred in by all members of the committee present, with no dissenting votes.

Respectfully submitted,

(Signed) DANIEL LA SPATA,
Chair.

On motion of Alderperson La Spata, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Title 9, Chapter 64, Section 050 of the Municipal Code of Chicago, the operator of a vehicle shall not park such vehicle at any time upon the following public way, as indicated:

Establishment Of Disabled Permit Parking:

Ward	Location And Permit Number
1	1134 North Hoyne Avenue -- Disabled Parking Permit Number 117103; [O2024-0011562]
1	2823 West Logan Boulevard -- Disabled Parking Permit Number 133520; [O2024-0011663]

Ward	Location And Permit Number
1	1357 North Leavitt Street -- Disabled Parking Permit Number 133946; [O2024-0011825]
1	1516 North Oakley Boulevard -- Disabled Parking Permit Number 133955; [O2024-0011832]
3	342 East 50 th Street -- Disabled Parking Permit Number 134227; [O2024-0010388]
3	425 East 44 th Street -- Disabled Parking Permit Number 133623; [O2024-0010883]
3	4533 South Wabash Avenue -- Disabled Parking Permit Number 134125; [O2024-0011868]
4	4402 South Berkeley Avenue -- Disabled Parking Permit Number 130783; [O2024-00011487]
4	5200 South Blackstone Avenue -- Disabled Parking Permit Number 131013; [O2024-0011489]
4	4610 South Evans Avenue -- Disabled Parking Permit Number 132128; [O2024-0011521]
4	4343 South Greenwood Avenue -- Disabled Parking Permit Number 132962; [O2024-0011535]
5	2005 East 69 th Street -- Disabled Parking Permit Number 133509; [O2024-0011660]
5	7000 South East End Avenue -- Disabled Parking Permit Number 133577; [O2024-0011693]
6	7747 South Eberhart Avenue -- Disabled Parking Permit Number 128562; [O2024-0011439]
6	8727 South Michigan Avenue -- Disabled Parking Permit Number 129590; [O2024-0011447]
6	7613 South Calumet Avenue -- Disabled Parking Permit Number 129718; [O2024-0011451]
6	9346 South Calumet Avenue -- Disabled Parking Permit Number 130609; [O2024-0011479]

Ward	Location And Permit Number
6	346 East 80 th Street -- Disabled Parking Permit Number 132750; [O2024-0011528]
6	7946 South Princeton Avenue -- Disabled Parking Permit Number 133442; [O2024-0011625]
6	7337 South Rhodes Avenue -- Disabled Parking Permit Number 133568; [O2024-0011692]
6	6732 South Perry Avenue -- Disabled Parking Permit Number 133691; [O2024-0011733]
6	6741 South Rhodes Avenue -- Disabled Parking Permit Number 133931; [O2024-0011818]
7	10335 South Crandon Avenue -- Disabled Parking Permit Number 133783; [O2024-0011066]
7	9922 South Paxton Avenue -- Disabled Parking Permit Number 130486; [O2024-0011476]
7	9520 South Colfax Avenue -- Disabled Parking Permit Number 130497; [O2024-0011478]
7	7300 South Constance Avenue -- Disabled Parking Permit Number 133403; [O2024-0011623]
7	7331 South Clyde Avenue -- Disabled Parking Permit Number 133543; [O2024-0011679]
8	8030 South Kenwood Avenue -- Disabled Parking Permit Number 133721; [O2024-0010379]
8	8435 South Dante Avenue -- Disabled Parking Permit Number 133882; [O2024-0011069]
8	802 East 90 th Street -- Disabled Parking Permit Number 129847; [O2024-0011452]
8	8231 South Dorchester Avenue -- Disabled Parking Permit Number 130101; [O2024-0011458]

Ward	Location And Permit Number
8	1256 East 95 th Place -- Disabled Parking Permit Number 130185; [O2024-0011462]
8	8127 South Drexel Avenue -- Disabled Parking Permit Number 130778; [O2024-0011486]
9	11330 South Forest Avenue -- Disabled Parking Permit Number 126987; [O2024-0011426]
9	12055 South Harvard Avenue -- Disabled Parking Permit Number 129022; [O2024-0011441]
9	44 West 112 th Street -- Disabled Parking Permit Number 129471; [O2024-0011445]
9	12052 South Harvard Avenue -- Disabled Parking Permit Number 129647; [O2024-0011449]
9	10210 South St. Lawrence Avenue -- Disabled Parking Permit Number 132229; [O2024-0011460]
9	12408 South Normal Avenue -- Disabled Parking Permit Number 130170; [O2024-0011461]
9	544 West 126 th Street -- Disabled Parking Permit Number 130201; [O2024-0011463]
9	9426 South Normal Avenue -- Disabled Parking Permit Number 130743; [O2024-0011464]
9	10916 South State Street -- Disabled Parking Permit Number 130762; [O2024-0011485]
9	9235 South LaSalle Street -- Disabled Parking Permit Number 131069; [O2024-0011494]
9	10941 South State Street -- Disabled Parking Permit Number 131127; [O2024-0011495]
9	10635 South Prairie Avenue -- Disabled Parking Permit Number 131418; [O2024-0011507]

Ward	Location And Permit Number
9	10535 South Rhodes Avenue -- Disabled Parking Permit Number 133175; [O2024-0011603]
9	10822 South Wabash Avenue -- Disabled Parking Permit Number 133951; [O2024-0011828]
10	10832 South Avenue O -- Disabled Parking Permit Number 133778; [O2024-0010472]
10	10833 South Hoxie Avenue -- Disabled Parking Permit Number 121422; [O2024-0011398]
10	10536 South Avenue N -- Disabled Parking Permit Number 132124; [O2024-0011520]
10	9925 South Avenue H -- Disabled Parking Permit Number 133581; [O2024-0011697]
10	2847 East 90 th Street -- Disabled Parking Permit Number 133789; [O2024-0011786]
10	11644 South Ewing Avenue -- Disabled Parking Permit Number 134055; [O2024-0011847]
11	256 West 26 th Place -- Disabled Parking Permit Number 134509; [O2024-0010590]
11	2807 South Quinn Street -- Disabled Parking Permit Number 133809; [O2024-0010593]
11	1133 West 25 th Street -- Disabled Parking Permit Number 133666; [O2024-0010595]
11	1813 West 34 th Place -- Disabled Parking Permit Number 133099; [O2024-0010596]
11	3134 South Princeton Avenue -- Disabled Parking Permit Number 132790; [O2024-0011529]
12	4606 South Washtenaw Avenue -- Disabled Parking Permit Number 131772; [O2024-0010312]
12	3010 West 46 th Street -- Disabled Parking Permit Number 133602; [O2024-0010314]

Ward	Location And Permit Number
12	3706 South Wolcott Avenue -- Disabled Parking Permit Number 133203; [O2024-0010385]
12	3031 West 36 th Street -- Disabled Parking Permit Number 125799; [O2024-0010533]
12	3857 South Albany Avenue -- Disabled Parking Permit Number 128680; [O2024-0010644]
12	4355 South Rockwell Street -- Disabled Parking Permit Number 132997; [O2024-0010812]
12	4248 South Richmond Street -- Disabled Parking Permit Number 133704; [O2024-0011079]
12	4446 South Talman Avenue -- Disabled Parking Permit Number 128050; [O2024-0011431]
12	3323 South Seeley Avenue -- Disabled Parking Permit Number 133595; [O2024-0011708]
13	5831 South Natchez Avenue -- Disabled Parking Permit Number 133648; [O2024-0010402]
13	5831 South Parkside Avenue -- Disabled Parking Permit Number 133757; [O2024-0010403]
14	4300 South Kedvale Avenue (signs to be posted at 4139 West 43 rd Street) -- Disabled Parking Permit Number 130866; [O2024-0011366]
14	6053 South Spaulding Avenue -- Disabled Parking Permit Number 130394; [O2024-0011474]
14	5231 South Fairfield Avenue -- Disabled Parking Permit Number 131259; [O2024-0011497]
14	4623 South Homan Avenue -- Disabled Parking Permit Number 131758; [O2024-0011568]
14	5627 South Homan Avenue -- Disabled Parking Permit Number 133388; [O2024-0011622]

Ward	Location And Permit Number
14	3538 West 61 st Street -- Disabled Parking Permit Number 133503; [O2024-0011652]
14	5319 South Richmond Street -- Disabled Parking Permit Number 133521; [O2024-0011665]
14	5643 South Homan Avenue -- Disabled Parking Permit Number 133579; [O2024-0011695]
14	5535 South Homan Avenue -- Disabled Parking Permit Number 133604; [O2024-0011711]
14	5046 South Kolin Avenue -- Disabled Parking Permit Number 133770; [O2024-0011776]
14	6646 South Spaulding Avenue -- Disabled Parking Permit Number 133914; [O2024-0011815]
15	4543 South Union Avenue -- Disabled Parking Permit Number 133265; [O2024-0010352]
15	5933 South Whipple Street -- Disabled Parking Permit Number 132830; [O2024-0010879]
15	6639 South Sacramento Avenue -- Disabled Parking Permit Number 132396; [O2024-0010889]
15	4528 South Wood Street (signs to be posted at 4524 South Wood Street) -- Disabled Parking Permit Number 132531; [O2024-0011367]
15	4812 South Damen Avenue -- Disabled Parking Permit Number 133842; [O2024-0011379]
15	5406 South Artesian Avenue -- Disabled Parking Permit Number 133348; [O2024-0011381]
15	6347 South Whipple Street -- Disabled Parking Permit Number 133942; [O2024-0011382]
15	6448 South Whipple Street -- Disabled Parking Permit Number 134066; [O2024-0011383]

Ward	Location And Permit Number
15	2433 West 46 th Place -- Disabled Parking Permit Number 127688; [O2024-0011427]
15	4521 South Emerald Avenue -- Disabled Parking Permit Number 131053; [O2024-0011492]
15	622 West 48 th Place -- Disabled Parking Permit Number 134427; [O2024-0011553]
15	4513 South Emerald Avenue -- Disabled Parking Permit Number 134302; [O2024-0011554]
15	4926 South Damen Avenue -- Disabled Parking Permit Number 134217; [O2024-0011555]
15	454 West 45 th Place -- Disabled Parking Permit Number 133561; [O2024-0011691]
15	6202 South Whipple Street -- Disabled Parking Permit Number 133995; [O2024-0011845]
15	5736 South Winchester Avenue -- Disabled Parking Permit Number 134212; [O2024-0011892]
16	1222 West 61 st Street -- Disabled Parking Permit Number 115552; [O2024-0011390]
16	5329 South May Street -- Disabled Parking Permit Number 118134; [O2024-0011393]
16	6823 South Washtenaw Avenue -- Disabled Parking Permit Number 132313; [O2024-0011525]
16	5534 South Damen Avenue -- Disabled Parking Permit Number 132724; [O2024-0011527]
16	6335 South Laflin Street -- Disabled Parking Permit Number 129090; [O2024-0011564]
16	5534 South Morgan Street -- Disabled Parking Permit Number 133495; [O2024-0011643]
16	5942 South Green Street -- Disabled Parking Permit Number 133729; [O2024-0011749]

Ward	Location And Permit Number
16	5524 South Morgan Street -- Disabled Parking Permit Number 133755; [O2024-0011757]
16	6840 South Oakley Avenue -- Disabled Parking Permit Number 133763; [O2024-0011763]
16	6159 South Fairfield Avenue -- Disabled Parking Permit Number 133775; [O2024-0011779]
16	5534 South Peoria Street -- Disabled Parking Permit Number 133782; [O2024-0011781]
16	6640 South Oakley Avenue -- Disabled Parking Permit Number 134073; [O2024-0011848]
16	6125 South Bishop Street -- Disabled Parking Permit Number 134095; [O2024-0011858]
16	5232 South Wood Street -- Disabled Parking Permit Number 134159; [O2024-0011877]
16	5740 South Ada Street -- Disabled Parking Permit Number 134167; [O2024-0011880]
16	6107 South Fairfield Avenue -- Disabled Parking Permit Number 134203; [O2024-0011890]
16	5939 South Winchester Avenue -- Disabled Parking Permit Number 134209; [O2024-0011891]
17	8532 South Carpenter Street -- Disabled Parking Permit Number 133356; [O2024-0010364]
17	8548 South May Street -- Disabled Parking Permit Number 133299; [O2024-0010366]
17	7612 South Bishop Street -- Disabled Parking Permit Number 133488; [O2024-0010367]
17	2052 West 69 th Place -- Disabled Parking Permit Number 132269; [O2024-0010368]
17	8615 South May Street -- Disabled Parking Permit Number 132220; [O2024-0010369]

Ward	Location And Permit Number
17	8012 South May Street -- Disabled Parking Permit Number 132326; [O2024-0010370]
17	7618 South Peoria Street -- Disabled Parking Permit Number 132037; [O2024-0010371]
17	8605 South Ada Street -- Disabled Parking Permit Number 132011; [O2024-0010373]
17	7310 South Paulina Street -- Disabled Parking Permit Number 132484; [O2024-0010386]
17	7819 South Laflin Street -- Disabled Parking Permit Number 130997; [O2024-0010389]
17	7018 South Oakley Avenue -- Disabled Parking Permit Number 132911; [O2024-0010391]
17	7621 South Union Avenue -- Disabled Parking Permit Number 132064; [O2024-0010392]
17	8327 South Carpenter Street -- Disabled Parking Permit Number 132497; [O2024-0010393]
17	7619 South Bishop Street -- Disabled Parking Permit Number 132188; [O2024-0010394]
17	7215 South Wolcott Avenue -- Disabled Parking Permit Number 132862; [O2024-0010395]
17	6805 South Laflin Street -- Disabled Parking Permit Number 132621; [O2024-0010396]
17	7341 South Green Street -- Disabled Parking Permit Number 130512; [O2024-0010397]
17	7714 South Carpenter Street -- Disabled Parking Permit Number 133650; [O2024-0010413]
17	519 West 78 th Street -- Disabled Parking Permit Number 133830; [O2024-0010414]
17	7237 South Wolcott Avenue -- Disabled Parking Permit Number 54919; [O2024-0011558]

Ward	Location And Permit Number
17	6836 South Marshfield Avenue -- Disabled Parking Permit Number 133606; [O2024-0011712]
17	7525 South May Street -- Disabled Parking Permit Number 133633; [O2024-0011720]
17	8004 South Bishop Street -- Disabled Parking Permit Number 133701; [O2024-0011739]
17	7344 South Green Street -- Disabled Parking Permit Number 133761; [O2024-0011760]
17	7148 South Green Street -- Disabled Parking Permit Number 133791; [O2024-0011787]
17	7326 South Sangamon Street -- Disabled Parking Permit Number 134021; [O2024-0011846]
18	8340 South Seeley Avenue -- Disabled Parking Permit Number 133161; [O2024-0010909]
18	7930 South Washtenaw Avenue -- Disabled Parking Permit Number 133676; [O2024-0010911]
18	3829 West 83 rd Place -- Disabled Parking Permit Number 133267; [O2024-0010912]
18	3822 West 76 th Place -- Disabled Parking Permit Number 121190; [O2024-0011397]
18	8147 South Spaulding Avenue -- Disabled Parking Permit Number 131367; [O2024-0011505]
18	7215 South Maplewood Avenue -- Disabled Parking Permit Number 131485; [O2024-0011511]
18	8217 South Albany Avenue -- Disabled Parking Permit Number 13351; [O2024-0011557]
18	3701 West 84 th Place -- Disabled Parking Permit Number 133679; [O2024-0011728]
18	3536 West 76 th Place -- Disabled Parking Permit Number 133683; [O2024-0011730]

Ward	Location And Permit Number
18	3795 West 76 th Place -- Disabled Parking Permit Number 133860; [O2024-0011805]
18	8548 South Hermitage Avenue -- Disabled Parking Permit Number 134135; [O2024-0011873]
19	10811 South Talman Avenue -- Disabled Parking Permit Number 132946; [O2024-0011056]
19	11427 South Artesian Avenue -- Disabled Parking Permit Number 133536; [O2024-0011057]
19	10812 South Maplewood Avenue -- Disabled Parking Permit Number 133725; [O2024-0011081]
19	1815 West 105 th Street -- Disabled Parking Permit Number 133753; [O2024-0011082]
19	10755 South Trumbull Avenue -- Disabled Parking Permit Number 133399; [O2024-0011083]
19	11225 South Troy Avenue -- Disabled Parking Permit Number 132334; [O2024-0011578]
19	10722 South Troy Avenue -- Disabled Parking Permit Number 133377; [O2024-0011619]
19	9934 South Charles Street -- Disabled Parking Permit Number 133498; [O2024-0011649]
20	6221 South Eberhart Avenue -- Disabled Parking Permit Number 133173; [O2024-0011594]
20	6337 South Langley Avenue -- Disabled Parking Permit Number 133289; [O2024-0011609]
20	4816 South Bishop Street -- Disabled Parking Permit Number 134120; [O2024-0011864]
21	1217 West 97 th Place -- Disabled Parking Permit Number 133386; [O2024-0011074]
21	347 West 106 th Street -- Disabled Parking Permit Number 133758; [O2024-0011075]

Ward	Location And Permit Number
21	1716 West 91 st Street -- Disabled Parking Permit Number 133780; [O2024-0011076]
21	9012 South Marshfield Avenue -- Disabled Parking Permit Number 133759; [O2024-0011077]
21	9914 South Union Avenue -- Disabled Parking Permit Number 133908; [O2024-0011078]
21	11744 South Union Avenue -- Disabled Parking Permit Number 129291; [O2024-0011442]
21	10550 South Union Avenue -- Disabled Parking Permit Number 129307; [O2024-0011443]
21	10612 South Martin Street -- Disabled Parking Permit Number 129583; [O2024-0011446]
21	11033 South Parnell Avenue -- Disabled Parking Permit Number 129607; [O2024-0011448]
21	1222 West 96 th Street -- Disabled Parking Permit Number 130475; [O2024-0011475]
21	11631 South Aberdeen Street -- Disabled Parking Permit Number 133768; [O2024-0011773]
21	446 West 103 rd Place -- Disabled Parking Permit Number 133841; [O2024-0011793]
21	10219 South Union Avenue -- Disabled Parking Permit Number 134115; [O2024-0011862]
22	3253 South Hamlin Avenue -- Disabled Parking Permit Number 133320; [O2024-0011063]
22	2631 South Millard Avenue -- Disabled Parking Permit Number 133727; [O2024-0011064]
22	2739 South Central Park Avenue -- Disabled Parking Permit Number 131941; [O2024-0011065]
22	3031 South Kildare Avenue -- Disabled Parking Permit Number 133551; [O2024-0011684]

Ward	Location And Permit Number
23	5136 South Melvina Avenue -- Disabled Parking Permit Number 134371; [O2024-0010292]
23	3709 West 60 th Place -- Disabled Parking Permit Number 133582; [O2024-0010638]
23	6725 South Kostner Avenue -- Disabled Parking Permit Number 132725; [O2024-0010643]
24	2132 South Drake Avenue -- Disabled Parking Permit Number 133363; [O2024-0010199]
24	3043 West 19 th Street -- Disabled Parking Permit Number 129346; [O2024-0011444]
24	2247 South Albany Avenue -- Disabled Parking Permit Number 129860; [O2024-0011455]
24	1421 South Springfield Avenue -- Disabled Parking Permit Number 131040; [O2024-0011491]
24	4300 West 14 th Street -- Disabled Parking Permit Number 130939; [O2024-0011567]
24	3906 West Filmore Street -- Disabled Parking Permit Number 132563; [O2024-0011579]
24	1220 South Christiana Avenue -- Disabled Parking Permit Number 133807; [O2024-0011788]
25	2018 South Allport Street -- Disabled Parking Permit Number 132016; [O2024-0011518]
25	2453 South Sawyer Avenue -- Disabled Parking Permit Number 133312; [O2024-0011611]
25	2452 South Sawyer Avenue -- Disabled Parking Permit Number 133459; [O2024-0011631]
25	1339 West 19 th Street -- Disabled Parking Permit Number 133466; [O2024-0011640]
25	2219 South Bell Avenue -- Disabled Parking Permit Number 133538; [O2024-0011677]

Ward	Location And Permit Number
25	2409 South Sawyer Avenue -- Disabled Parking Permit Number 133941; [O2024-0011821]
26	3103 West Wabansia Avenue -- Disabled Parking Permit Number 133766; [O2024-0010381]
26	2025 North Lamon Avenue -- Disabled Parking Permit Number 130391; [O2024-0011472]
26	2055 North La Crosse Avenue -- Disabled Parking Permit Number 131391; [O2024-0011506]
26	2026 North Kostner Avenue -- Disabled Parking Permit Number 131450; [O2024-0011510]
27	2832 West Warren Boulevard -- Disabled Parking Permit Number 134023; [O2024-0010354]
27	3806 West Huron Street -- Disabled Parking Permit Number 104842; [O2024-0010921]
27	446 North Lawndale Avenue -- Disabled Parking Permit Number 131651; [O2024-0011515]
27	522 North Troy Street -- Disabled Parking Permit Number 133445; [O2024-0011627]
28	2337 West Grenshaw Street -- Disabled Parking Permit Number 133625; [O2024-0010876]
28	221 North Lamon Avenue -- Disabled Parking Permit Number 133715; [O2024-0010877]
28	4901 West Quincy Street -- Disabled Parking Permit Number 133518; [O2024-0010878]
28	4413 West Washington Boulevard -- Disabled Parking Permit Number 133717; [O2024-0010880]
28	4114 West Maypole Avenue -- Disabled Parking Permit Number 133517; [O2024-0010881]
28	1112 South Francisco Avenue -- Disabled Parking Permit Number 128017; [O2024-0011430]

Ward	Location And Permit Number
28	819 South Bishop Street -- Disabled Parking Permit Number 130254; [O2024-0011465]
28	4658 West West End Avenue -- Disabled Parking Permit Number 133777; [O2024-0011780]
28	5147 West Washington Boulevard -- Disabled Parking Permit Number 133853; [O2024-0011798]
29	1718 North Mason Avenue -- Disabled Parking Permit Number 124721; [O2024-0011404]
29	1121 North Menard Avenue -- Disabled Parking Permit Number 133311; [O2024-0011610]
29	5718 West Race Avenue -- Disabled Parking Permit Number 133554; [O2024-0011686]
29	635 North Mayfield Avenue -- Disabled Parking Permit Number 134030; [O2024-0011783]
29	5800 West Adams Street -- Disabled Parking Permit Number 134039; [O2024-0011784]
29	5720 West Race Avenue -- Disabled Parking Permit Number 133555; [O2024-0011900]
30	2959 North Melvina Avenue -- Disabled Parking Permit Number 123208; [O2024-0011403]
30	3431 North Harding Avenue -- Disabled Parking Permit Number 130317; [O2024-0011469]
30	2513 North Mango Avenue -- Disabled Parking Permit Number 133330; [O2024-0011614]
30	5023 West Byron Street -- Disabled Parking Permit Number 133534; [O2024-0011674]
30	3313 North Hamlin Avenue -- Disabled Parking Permit Number 133586; [O2024-0011707]
30	3005 North Monitor Avenue -- Disabled Parking Permit Number 133601; [O2024-0011709]

Ward	Location And Permit Number
30	5118 West Barry Avenue -- Disabled Parking Permit Number 133709; [O2024-0011741]
31	2636 North Kildare Avenue -- Disabled Parking Permit Number 131591; [O2024-0011513]
31	3031 North Kilpatrick Avenue -- Disabled Parking Permit Number 132273; [O2024-0011524]
31	5036 West Cornelia Avenue -- Disabled Parking Permit Number 133905; [O2024-0011808]
31	2938 North Kolmar Avenue -- Disabled Parking Permit Number 133971; [O2024-0011835]
33	3750 West Agatite Avenue -- Disabled Parking Permit Number 126326; [O2024-0011425]
35	2622 North Drake Avenue -- Disabled Parking Permit Number 131184; [O2024-0011060]
35	3320 West Diversey Avenue -- Disabled Parking Permit Number 133323; [O2024-0011062]
35	2450 North Lawndale Avenue -- Disabled Parking Permit Number 132475; [O2024-0011526]
35	3212 West Dickens Avenue -- Disabled Parking Permit Number 133724; [O2024-0011710]
35	2231 North Keystone Avenue -- Disabled Parking Permit Number 133620; [O2024-0011714]
36	2138 West Walton Street -- Disabled Parking Permit Number 101985; [O2024-0010866]
36	3041 North Neenah Avenue -- Disabled Parking Permit Number 104989; [O2024-0011388]
36	2056 North Lorel Avenue -- Disabled Parking Permit Number 129957; [O2024-0011456]
36	3016 North Natchez Avenue -- Disabled Parking Permit Number 130695; [O2024-0011482]

Ward	Location And Permit Number
36	2125 North Mango Avenue -- Disabled Parking Permit Number 133744; [O2024-0011755]
37	1653 North Lotus Avenue -- Disabled Parking Permit Number 133479; [O2024-0010598]
37	4941 West Ohio Street -- Disabled Parking Permit Number 133427; [O2024-0010602]
37	1512 North Linder Avenue -- Disabled Parking Permit Number 129986; [O2024-0011457]
37	1021 North Springfield Avenue -- Disabled Parking Permit Number 130265; [O2024-0011466]
37	4115 West Kamerling Avenue -- Disabled Parking Permit Number 130713; [O2024-0011483]
37	1226 North Harding Avenue -- Disabled Parking Permit Number 131622; [O2024-0011514]
37	5237 West Hirsh Street -- Disabled Parking Permit Number 131761; [O2024-0011569]
37	1740 North Luna Avenue -- Disabled Parking Permit Number 133369; [O2024-0011617]
37	5354 West Fulton Street -- Disabled Parking Permit Number 133415; [O2024-0011624]
37	4855 West Iowa Street -- Disabled Parking Permit Number 133443; [O2024-0011626]
37	4839 West Ohio Street -- Disabled Parking Permit Number 133478; [O2024-0011642]
37	5236 West Race Avenue -- Disabled Parking Permit Number 133585; [O2024-0011700]
37	627 North Lockwood Avenue -- Disabled Parking Permit Number 133659; [O2024-0011727]
37	853 North Kildare Avenue -- Disabled Parking Permit Number 133705; [O2024-0011740]

Ward	Location And Permit Number
38	3836 North Odell Avenue -- Disabled Parking Permit Number 130134; [O2024-0011459]
38	3236 North Ozanam Avenue -- Disabled Parking Permit Number 132834; [O2024-0011585]
38	5521 West Hutchinson Street -- Disabled Parking Permit Number 133217; [O2024-0011606]
38	6320 West Grace Street -- Disabled Parking Permit Number 133637; [O2024-0011723]
38	3804 North Odell Avenue -- Disabled Parking Permit Number 133731; [O2024-0011753]
39	3524 West Bryn Mawr Avenue -- Disabled Parking Permit Number 130942; [O2024-0011488]
39	5719 North Bernard Street -- Disabled Parking Permit Number 133626; [O2024-0011718]
40	5639 North Maplewood Avenue -- Disabled Parking Permit Number 130792; [O2024-0011377]
40	2020 West Berwyn Avenue -- Disabled Parking Permit Number 130299; [O2024-0011468]
40	5525 North Campbell Avenue -- Disabled Parking Permit Number 131248; [O2024-0011496]
40	5810 North Campbell Avenue -- Disabled Parking Permit Number 130844; [O2024-0011566]
40	1950 West Hood Avenue -- Disabled Parking Permit Number 133450; [O2024-0011630]
40	6237 North Hermitage Avenue -- Disabled Parking Permit Number 133700; [O2024-0011736]
40	6423 North Hermitage Avenue -- Disabled Parking Permit Number 133835; [O2024-0011790]
40	1744 West Granville Avenue -- Disabled Parking Permit Number 133858; [O2024-0011803]

Ward	Location And Permit Number
41	8428 West Catalpa Avenue -- Disabled Parking Permit Number 129670; [O2024-0011450]
44	3725 North Magnolia Avenue -- Disabled Parking Permit Number 128290; [O2024-0011433]
45	5530 West Sunnyside Avenue -- Disabled Parking Permit Number 119701; [O2024-0011395]
45	5220 North Lind Avenue -- Disabled Parking Permit Number 132950; [O2024-0011587]
45	6221 West Rascher Avenue -- Disabled Parking Permit Number 133527; [O2024-0011671]
45	4921 North Moody Avenue -- Disabled Parking Permit Number 133979; [O2024-0011837]
45	6218 North Naper Avenue -- Disabled Parking Permit Number 133981; [O2024-0011841]
46	908 West Lakeside Place -- Disabled Parking Permit Number 130637; [O2024-0011480]
46	941 West Gunnison Street -- Disabled Parking Permit Number 131020; [O2024-0011490]
46	936 West Windsor Avenue -- Disabled Parking Permit Number 133584; [O2024-0011530]
47	2108 West Eastwood Avenue -- Disabled Parking Permit Number 131067; [O2024-0011493]
47	1462 West Argyle Street -- Disabled Parking Permit Number 131316; [O2024-0011504]
47	1319 West Carmen Avenue -- Disabled Parking Permit Number 131553; [O2024-0011512]
47	1608 West Wilson Avenue -- Disabled Parking Permit Number 132097; [O2024-0011519]
47	5025 North Glenwood Avenue -- Disabled Parking Permit Number 133640; [O2024-0011725]

Ward	Location And Permit Number
48	1356 West Rosedale Avenue -- Disabled Parking Permit Number 125386; [O2024-0011406]
48	5040 North Kenmore Avenue -- Disabled Parking Permit Number 125400; [O2024-0011407]
48	5427 North Kenmore Avenue -- Disabled Parking Permit Number 125409; [O2024-0011414]
48	6353 North Wayne Avenue -- Disabled Parking Permit Number 133461; [O2024-0011638]
49	6912 North Greenview Avenue -- Disabled Parking Permit Number 104622; [O2024-0011385]
49	7645 North Bosworth Avenue -- Disabled Parking Permit Number 104971; [O2024-0011387]
49	7722 North Ashland Avenue -- Disabled Parking Permit Number 105078; [O2024-0011389]
49	7133 North Damen Avenue -- Disabled Parking Permit Number 117294; [O2024-0011391]
49	1849 West Greenleaf Avenue -- Disabled Parking Permit Number 121107; [O2024-0011396]
49	7334 North Ridge Boulevard -- Disabled Parking Permit Number 125498; [O2024-0011416]
49	7411 North Greenview Avenue -- Disabled Parking Permit Number 128579; [O2024-0011440]
49	1357 West Touhy Avenue (signs to be posted at 7125 North Glenwood Avenue) -- Disabled Parking Permit Number 123539; [O2024-0011539]
49	1706 West Jonquil Terrace -- Disabled Parking Permit Number 104659; [O2024-0011560]
50	2759 West Greenleaf Avenue -- Disabled Parking Permit Number 133360; [O2024-0010425]

Ward	Location And Permit Number
50	6223 North Monticello Avenue -- Disabled Parking Permit Number 133668; [O2024-0010426]
50	6418 North Albany Avenue -- Disabled Parking Permit Number 133556; [O2024-0010427]
50	6153 North Richmond Street -- Disabled Parking Permit Number 133541; [O2024-0010635]
50	6301 North Rockwell Street -- Disabled Parking Permit Number 133730; [O2024-0010636]
50	6424 North Fairfield Avenue -- Disabled Parking Permit Number 104892; [O2024-0011386]
50	6225 North Washtenaw Avenue -- Disabled Parking Permit Number 117305; [O2024-0011392]
50	6433 North Washtenaw Avenue -- Disabled Parking Permit Number 119277; [O2024-0011394]
50	6321 North Talman Avenue -- Disabled Parking Permit Number 121728; [O2024-0011399]
50	6455 North Whipple Street -- Disabled Parking Permit Number 121731; [O2024-0011401]
50	6144 North Francisco Avenue -- Disabled Parking Permit Number 122213; [O2024-0011402]
50	6435 North Artesian Avenue -- Disabled Parking Permit Number 125417; [O2024-0011415]
50	6035 North Christiana Avenue -- Disabled Parking Permit Number 125576; [O2024-0011417]
50	6418 North Rockwell Street -- Disabled Parking Permit Number 125622; [O2024-0011419]
50	6256 North Rockwell Street -- Disabled Parking Permit Number 125736; [O2024-0011420]

Ward	Location And Permit Number
50	6442 North Claremont Avenue -- Disabled Parking Permit Number 126114; [O2024-0011422]
50	6438 North Richmond Street -- Disabled Parking Permit Number 127754; [O2024-0011429]
50	6112 North Mozart Street -- Disabled Parking Permit Number 128547; [O2024-0011435]
50	6157 North Richmond Street -- Disabled Parking Permit Number 130296; [O2024-0011467]
50	2020 West Arthur Avenue -- Disabled Parking Permit Number 130670; [O2024-0011481]
50	6501 North Winchester Avenue -- Disabled Parking Permit Number 130718; [O2024-0011484]
50	2111 West Arthur Avenue -- Disabled Parking Permit Number 131292; [O2024-0011498]
50	2104 West Arthur Avenue -- Disabled Parking Permit Number 131337; [O2024-0011499]
50	6145 North Bernard Street -- Disabled Parking Permit Number 131445; [O2024-0011500]
50	6251 North Talman Avenue -- Disabled Parking Permit Number 131496; [O2024-0011501]
50	2709 West Arthur Avenue -- Disabled Parking Permit Number 131596; [O2024-0011502]
50	6251 North Richmond Street -- Disabled Parking Permit Number 132022; [O2024-0011503]
50	2704 West Arthur Avenue -- Disabled Parking Permit Number 132774; [O2024-0011580]
50	6215 North Fairfield Avenue -- Disabled Parking Permit Number 133522. [O2024-0011636]

Repeal Of Disabled Permit Parking:

Ward	Location And Permit Number
1	Repeal Disabled Permit Parking Number 133956 at 2050 North Bingham Street; [O2024-0010380]
12	Repeal Disabled Parking Permit Number 64617 at 3525 South Hoyne Avenue; [O2024-0010375]
12	Repeal Disabled Parking Permit Number 37069 at 4018 South Brighton Place; [O2024-0010582]
13	Repeal Disabled Parking Permit Number 120696 at 5720 West 64 th Place; [O2024-0010404]
13	Repeal Disabled Parking Permit Number 126683 at 4135 West 63 rd Street; [O2024-0010405]
13	Repeal Disabled Parking Permit Number 129086 at 6350 South Austin Avenue; [O2024-0010406]
13	Repeal Disabled Parking Permit Number 131518 at 5708 South Rutherford Avenue; [O2024-0010407]
13	Repeal Disabled Parking Permit Number 126813 at 6037 South Mason Avenue; [O2024-0010408]
13	Repeal Disabled Parking Permit Number 110032 at 5521 South Mason Avenue; [O2024-0010410]
23	Repeal Disabled Parking Permit Number 126474 at 7139 South Lawndale Avenue; [O2024-0010272]
23	Repeal Disabled Parking Permit Number 73060 at 5144 South Melvina Avenue; [O2024-0010284]

Ward	Location And Permit Number
23	Repeal Disabled Parking Permit Number 124 at 5143 South Massasoit Avenue; [O2024-0010293]
23	Repeal Disabled Parking Permit Number 52563 at 3535 West 65 th Street; [O2024-0010294]
23	Repeal Disabled Parking Permit Number 104715 at 5405 South Linder Avenue; [O2024-0010295]
23	Repeal Disabled Parking Permit Number 113986 at 3811 West 68 th Street; [O2024-0010319]
23	Repeal Disabled Parking Permit Number 116104 at 3936 West 63 rd Place; [O2024-0010320]
23	Repeal Disabled Parking Permit Number 119960 at 3814 West 69 th Place; [O2024-0010321]
23	Repeal Disabled Parking Permit Number 127059 at 6818 South Kenneth Avenue; [O2024-0010456]
23	Repeal Disabled Parking Permit Number 127261 at 3737 West 56 th Place; [O2024-0010792]
25	Repeal Disabled Parking Permit Number 94499 at 2014 South Racine Avenue; [O2024-0010929]
31	Repeal Disabled Parking Permit Number 14435 at 2414 North Lotus Avenue; [O2024-0010409]
33	Repeal Disabled Parking Permit Number 109506 at 4938 North Drake Avenue; [O2024-0010390]
33	Repeal Disabled Parking Permit Number 122869 at 3302 West Pensacola Avenue; [O2024-0010580]
33	Repeal Disabled Parking Permit Number 91907 at 3370 West Pensacola Avenue; [O2024-0010581]

Ward	Location And Permit Number
45	Repeal Disabled Parking Permit Number 127345 at 5358 West Montrose Avenue; [O2024-0010850]
45	Repeal Disabled Parking Permit Number 129421 at 5026 West Montrose Avenue; [O2024-0010852]
47	Repeal Disabled Parking Permit Number 103196 at 3728 North Paulina Street; [O2024-0011376]
50	Repeal Disabled Parking Permit Number 126020 at 6414 North Richmond Street. [O2024-0010634]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

ESTABLISHMENT AND AMENDMENT OF NO PARKING ZONES.
[SO2024-0012054]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, to which were referred proposed ordinances and an order to establish and/or amend no parking zones on portions of sundry streets, begs leave to recommend that Your Honorable Body do *Pass* the proposed substitute ordinance submitted herewith.

This recommendation was concurred in by all members of the committee present, with no dissenting votes.

Respectfully submitted,

(Signed) DANIEL LA SPATA,
Chair.

On motion of Alderperson La Spata, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Commissioner of Transportation is hereby authorized and directed to establish and/or amend no parking zone signs at the below listed locations:

Ward	Location
12	South Mozart Street (east side of street) from a point 190 feet north of West 42 nd Street to a point 215 feet north thereof -- no parking/tow-away zone -- except official school personnel only -- 7:00 A.M. to 4:30 P.M. -- school days; [O2024-0009216]
12	Repeal rush hour parking restrictions at South California Avenue, from West 42 nd Street to South Archer Avenue; [O2024-0011369]
18	7858 -- 7850 South Kilpatrick Avenue (west side of the street) -- no parking/tow-away zone -- at all times -- all days; [Or2024-0008224]
30	North Milwaukee Avenue (west side of the street) from West Belmont Avenue to North Pulaski Road -- no parking/tow-away zone -- at all times -- all days; [O2024-0011372]
38	West Roscoe Street (north side of the street) from a point 55 feet west of North Osceola Avenue to a point 30 feet west thereof -- disabled loading zone -- 7:00 A.M. to 4:30 P.M. -- school days; [O2024-0008222]
42	East Hubbard Street (north side of the street) from a point 80 feet west of North Rush Street to a point 20 feet west thereof -- no parking/tow-away zone -- Ireland Consulate parking only -- at all times -- all days; [O2024-0008448]

Ward	Location
42	South LaSalle Street (west side of the street) from a point 30 feet south of West Adams Street to a point 40 feet south thereof -- no stopping/standing zone -- at all times -- all days (public benefit); [O2024-0011071]
44	Repeal loading/tow-away zone at 644 West Diversey Parkway -- at all times -- all days by striking the above; [O2024-0011384]
47	Repeal ordinance passed November 6, 2002, <i>Journal of the Proceedings of the City Council of the City of Chicago</i> , page 96120, which reads: "North Leavitt Street (west side) from a point 90 feet north of West Giddings Street to a point 25 feet north thereof -- reserved disabled parking/tow-away zone -- 7:00 A.M. to 2:00 P.M. -- Sundays only" by striking the above. [O2024-0011351]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

ESTABLISHMENT AND AMENDMENT OF RESIDENTIAL PERMIT PARKING ZONES.

[SO2024-0012052]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, to which were referred proposed ordinances and one order to establish and/or amend residential permit parking zones on portions of sundry streets, begs leave to recommend that Your Honorable Body do *Pass* the proposed substitute ordinance submitted herewith.

This recommendation was concurred in by all members of the committee present, with no dissenting votes.

Respectfully submitted,

(Signed) DANIEL LA SPATA,
Chair.

On motion of Alderperson La Spata, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Title 9, Chapter 64, Section 090 of the Municipal Code of Chicago, portions of the below named streets are hereby designated as residential permit parking zones, for the following locations:

Ward	Location And Permit Number
12	Residential Permit Parking Zone 282 at 2800 -- 2858 West 38 th Street (both sides of the street) -- at all times -- all days; [O2024-0010304]
12	Extend Residential Permit Parking Zone 672 by adding 3501 -- 3511 South Wood Street (east side of the street only) -- at all times -- all days; [Or2024-0011080]
23	Residential Permit Parking Zone 2445 at 5201 -- 5238 South Lorel Avenue (both sides of the street) and from West 52 nd Street to the first alley south thereof -- at all times -- all days; [SO2024-0010325]
25	Residential Permit Parking Zone 2443 at 1612 -- 1740 South Desplaines Street (west side of the street) -- signs to be posted from West 16 th Street to West 18 th Street; and 1613 -- 1737 South Desplaines Street (east side of the street) -- signs to be posted from West 16 th Street to 1617 South Desplaines Street and 1715 South Desplaines Street to West 18 th Street -- at all times -- all days; [O2024-0010822]
25	Amend Residential Permit Parking Zone 741 at 712 -- 732 and 713 -- 731 West 17 th Street -- at all times -- Monday through Sunday by striking: "712" and inserting in lieu thereof: "706"; [O2024-0010832]

Ward	Location And Permit Number
27	Amend ordinance passed July 17, 2024, <i>Journal of the Proceedings of the City Council of the City of Chicago</i> , page 14476 which reads: "Residential Permit Parking Zone at 1652 -- 1654 West Walnut Street (north side of the street) -- at all times -- all days" by striking "Residential Permit Parking Zone" and inserting: "Residential Permit Parking Zone 2446" in lieu thereof; [O2024-0011540]
33	Residential Permit Parking Zone 2444 at 4505 -- 4538 North Spaulding Avenue (both sides of the street) -- at all times -- all days; [O2024-0011073]
35	Residential Permit Parking Zone 141 at 3103 -- 3151 North Ridgeway Avenue (both sides of the street) -- at all times -- all days; [O2024-0010864]
40	Repeal Residential Permit Parking Zone 65 at 5600 -- 5650 North Ashland Avenue (both sides of the street) -- at all times -- all days by striking the above. [O2024-0011364]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

INSTALLATION AND AMENDMENT OF TRAFFIC WARNING SIGNS.
[SO2024-0012051]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, to which were referred proposed ordinances and an order to erect and/or amend traffic warning signs and signals, begs leave to recommend that Your Honorable Body do *Pass* the proposed substitute ordinance submitted herewith.

This recommendation was concurred in by all members of the committee present, with no dissenting votes.

Respectfully submitted,

(Signed) DANIEL LA SPATA,
Chair.

On motion of Alderperson La Spata, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Title 9, Chapter 64 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to erect and/or amend traffic warning signs and signals, for the following locations as hereby designated:

Ward	Location And Type Of Sign
4	South Plymouth Court, from West Polk Street to West 9 th Street -- speed limitation -- 20 miles per hour; [O2024-0011534]
4	West 9 th Street, from South Plymouth Court to South State Street -- speed limitation -- 20 miles per hour; [O2024-0011536]
10	South Avenue O and East 111 th Street -- "All-Way Stop" sign, stopping all approaches; [O2024-0010830]
12	West 39 th Place, from South Archer Avenue to South Campbell Avenue; West 40 th Place, from South Rockwell Avenue to South Brighton Place; West 40 th Street, from South Rockwell Avenue to South Western Avenue; West 42 nd Street, from South Richmond Avenue to South Western Avenue; West 43 rd Street, from South Archer Avenue to South Western Boulevard; West 44 th Street, from South Kedzie Avenue to South Campbell Avenue; West 45 th Street, from South Kedzie Avenue to South Campbell Avenue; West 46 th Street, from South Kedzie Avenue to South Rockwell Street; South Albany Avenue, from West 47 th Street to West 43 rd Street; South Artesian Avenue, from West 43 rd Street to West Pershing Road; South Brighton Place, from West 40 th Place to South Archer Avenue; South California Avenue, from West 47 th Street to South Archer Avenue;

Ward	Location And Type Of Sign
	<p>South Campbell Avenue, from West 45th Street to West Pershing Road; South Fairfield Avenue, from West 47th Street to West Washtenaw Avenue; South Francisco Avenue, from West 47th Street to South Archer Avenue; South Maplewood Avenue, from West 45th Street to West 40th Street; South Montgomery Avenue, from West Montgomery Avenue to South Archer Avenue; West Montgomery Avenue, from South Rockwell Street to South Montgomery Avenue; South Mozart Street, from West 47th Street to 4101 South Mozart Street; South Richmond Street, from West 47th Street to South Archer Avenue; South Sacramento Avenue, from West 47th Street to South Archer Avenue; South Talman Avenue, from West 47th Street to West 42nd Street; South Talman Avenue, from West 40th Place to West 39th Place; South Troy Street, from West 46th Street to South Archer Avenue; South Washtenaw Avenue, from West 47th Street to South Washtenaw Avenue; South Washtenaw Avenue, from South Fairfield Avenue to South Washtenaw Avenue; South Whipple Street, from West 47th Street to South Archer Avenue -- speed limitation -- 20 miles per hour;</p> <p style="text-align: right;">[O2024-0011348]</p>
12	<p>West Montgomery Avenue, from South Montgomery Avenue to South Rockwell Street -- one-way westbound except bicycles;</p> <p style="text-align: right;">[O2024-0011371]</p>
22	<p>Repeal ordinance passed June 12, 2024, <i>Journal of the Proceedings of the City Council of the City of Chicago</i>, page 13650 which reads: "West 32nd Street and South Springfield Avenue -- 'All-Way Stop' sign, stopping all approaches" by striking the above;</p> <p style="text-align: right;">[O2024-0011538]</p>
23	<p>West 60th Street and South Hamlin Avenue -- "All-Way Stop" sign, stopping all approaches;</p> <p style="text-align: right;">[Or2024-0010322]</p>
33	<p>North Christiana Avenue, from West Argyle Street to West Lawrence Avenue; North Spaulding Avenue, from West Carmen Avenue to West Lawrence Avenue; North Sawyer Avenue, from West Carmen Avenue to West Lawrence Avenue; North Troy Street, from West Carmen Avenue to West Lawrence Avenue; North Albany Avenue, from West Carmen Avenue to West Lawrence Avenue; North Whipple Street, from West Argyle Street to West Ainslie Street; North Sacramento Avenue, from West Ainslie Street to West Lawrence Avenue; West Carmen Avenue, from North Spaulding Avenue to North Albany Avenue; West Argyle Street, from North Kimball Avenue to north branch of the Chicago River; West Ainslie Street, from North Kimball Avenue to North Sacramento Avenue; West Gunnison Street, from North Albany Avenue to North Sacramento Avenue; West Kimball Avenue, from West Lawrence Avenue to West Carmen Avenue -- speed limitation -- 20 miles per hour;</p> <p style="text-align: right;">[O2024-0011347]</p>

Ward	Location And Type Of Sign
34	West Van Buren Street and westbound Eisenhower Expressway exit ramp -- "Stop" sign, stopping westbound traffic on West Van Buren Street for Eisenhower Expressway exit ramp; [O2024-0009277]
37	North Lockwood Avenue and West Washington Boulevard -- "All-Way Stop" sign, stopping all approaches; [O2024-0010637]
37	North Kostner Avenue and West Potomac Avenue -- "All-Way Stop" sign, stopping all approaches; [O2024-0010842]
39	North LaPorte Avenue and West Balmoral Avenue -- "All-Way Stop" sign, stopping all approaches; [O2024-0011537]
39	West Thorndale Avenue and North Christiana Avenue -- "All-Way Stop" sign, stopping all approaches; [O2024-0011549]
40	West Berwyn Avenue, from North Damen Avenue to North Clark Street -- speed limitation -- 20 miles per hour; [O2024-0011541]
40	West Berwyn Avenue, from North Damen Avenue to North Wolcott Avenue -- one-way westbound except bicycles; [O2024-0011542]
45	North Rogers Avenue and North Latrobe Avenue -- "Stop" sign, stopping southbound North Latrobe Avenue at North Rogers Avenue; [O2024-0010848]
45	North Rogers Avenue and North Larned Avenue -- "Stop" sign, stopping southbound North Larned Avenue at North Rogers Avenue; [O2024-0010853]
45	North Lightfoot Avenue and North Leoti Avenue -- "All-Way Stop" sign, stopping all approaches; [O2024-0010854]

Ward	Location And Type Of Sign
45	North Waukesha Avenue and West Lunt Avenue -- "Two-Way Stop" sign, stopping North Waukesha Avenue for West Lunt Avenue; [O2024-0010858]
45	West Cullom Avenue, from North Central Avenue to North Laramie Avenue; North Linder Avenue, from West Cullom Avenue to West Montrose Avenue; North Long Avenue, from West Cullom Avenue to West Montrose Avenue; North Lockwood Avenue, from West Cullom Avenue to West Montrose Avenue; West Pensacola Avenue, from North Central Avenue to North Laramie Avenue -- speed limitation -- 20 miles per hour; [O2024-0011374]
46	North Winthrop Avenue, from West Leland Avenue to West Ainslie Street -- speed limitation -- 20 miles per hour; [O2024-0011532]
46	North Kenmore Avenue, from West Leland Avenue to West Ainslie Street -- speed limitation -- 20 miles per hour; [O2024-0011533]
46	North Clark Street, from West Irving Park Road to West Montrose Avenue -- speed limitation -- 20 miles per hour; [O2024-0011544]
48	West Berwyn Avenue, from North Ravenswood Avenue to North Sheridan Road -- speed limitation -- 20 miles per hour; [O2024-0011545]
48	West Berwyn Avenue, from North Clark Street to North Broadway -- one-way westbound except bicycles; West Berwyn Avenue from North Winthrop Avenue to North Sheridan Road -- one-way eastbound except bicycles; [O2024-0011547]
49	West Wallen Avenue and North Ravenswood Avenue -- "All-Way Stop" sign, stopping all approaches; [O2024-0010341]
49	West North Shore Avenue and North Ravenswood Avenue -- "Stop" sign, stopping westbound West North Shore Avenue at North Ravenswood Avenue. [O2024-0010345]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

COMMITTEE ON POLICE AND FIRE.**APPOINTMENT OF ANGEL RUBI NAVARIJO AS COMMISSIONER OF
COMMUNITY COMMISSION FOR PUBLIC SAFETY AND ACCOUNTABILITY.
[A2024-0009254]**

The Committee on Police and Fire submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on Police and Fire, which held a meeting on Tuesday, September 17, 2024, in person to consider the following appointment of Angel Rubi Navarajo as a commissioner of the Community Commission for Public Safety and Accountability (A2024-0009254), having the same under advisement, begs leave to report and recommend that Your Honorable Body *Approve* the proposed appointment transmitted herewith.

This recommendation was concurred in by the affirmative vote of all the committee members present for roll call to determine quorum.

Sincerely,

(Signed) CHRIS TALIAFERRO,
Chair.

On motion of Alderperson Taliaferro, the committee's recommendation was *Concurred In* and the said proposed appointment of Angel Rubi Navarajo as a commissioner of the Community Commission for Public Safety and Accountability was *Approved* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Beale, Chico, Ramirez, Gutiérrez, Coleman, Moore, Curtis, Mosley, Rodríguez, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Vasquez, Knudsen, Lawson, Clay, Martin, Hadden -- 31.

Nays -- Alderpersons Lee, Quinn, Lopez, O'Shea, Tabares, Scott, Cardona, Waguespack, Sposato, Nugent, Napolitano, Reilly, Gardiner, Silverstein -- 14.

Alderperson Manaa-Hoppenworth abstained from voting on this item pursuant to Rule 14 of the City Council's Rules of Order and Procedure disclosing that Mr. Navarajo is an employee at the 48th Ward office.

Alderperson Hall moved to reconsider the foregoing vote. The motion was lost.

**COMMITTEE ON SPECIAL EVENTS, CULTURAL AFFAIRS
AND RECREATION.**

APPOINTMENT OF MARLON E. EVERETT AS COMMISSIONER OF CHICAGO
PARK DISTRICT.

[A2024-0011020]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, September 4, 2024.

To the President and Members of the City Council:

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred an appointment (A2024-0011020) of Marlon E. Everett as a commissioner of the Chicago Park District, having the same under advisement, begs leave to report and recommend that Your Honorable Body *Approve* the proposed appointment transmitted herewith.

This recommendation was concurred in by a unanimous vote of the members of the committee present and with no dissenting votes on September 4, 2024.

Respectfully submitted,

(Signed) NICHOLAS SPOSATO,
Chair.

On motion of Alderperson Sposato, the committee's recommendation was *Concurred In* and the said proposed appointment of Marlon E. Everett as a commissioner of the Chicago Park District was *Approved* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

AMENDMENT OF CHAPTER 16-18 OF MUNICIPAL CODE BY MODIFYING SECTION 16-18-040 TO ADJUST OPEN SPACE IMPACT FEE COSTS AND SCHEDULES.

[SO2024-0010158]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, September 4, 2024.

To the President and Members of the City Council:

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred a substitute ordinance (SO2024-0010158) to amend Municipal Code Chapter 16-18 by modifying Section 16-18-040 to adjust Open Space Impact Fee costs and schedules, having the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith.

This recommendation was concurred in by a unanimous vote of the members of the committee present and with no dissenting votes on September 4, 2024.

Respectfully submitted,

(Signed) NICHOLAS SPOSATO,
Chair.

On motion of Alderperson Sposato, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Chapter 16-18 of the Municipal Code of Chicago is hereby amended by deleting the language struck through, and by adding the language underscored, as follows:

16-18-040 Fee Formula.

(a) Open space impact fees shall be calculated based on the following formula (the fee per dwelling unit being rounded to the nearest dollar before being totaled for the development as a whole):

(1) Fee = Open Space Need x Open Space Cost x Developer's Share; where:

(2) Open Space Need = Number of Dwelling Units of a particular size which do not qualify as affordable housing units under paragraph (b) of this section x that particular size unit's Estimated Household Size x Minimum Open Space Standard (2 acres per 1,000 people);

(i) As necessary, repeat this Open Space Need formula for all relevant sizes of units and add together each result to calculate a given development's total Open Space Need; and

(3) Household Size is estimated to increase with the size of the dwelling unit as follows:

Size Of Unit (Square Feet)	<u>Estimated</u> Household Size (Persons)
Less than 800	1
800 -- 1,599	2
1,600 -- 2,999	3
3,000 and <u>upgreater</u>	4

(4) Open Space Cost = \$12.00 per square foot prior to and including December 31, 2024; and henceforth shall be adjusted as follows:

(i) Beginning on January 1, 2025, Open Space Cost shall increase to \$16.00 per square foot; and

(ii) Beginning on January 1, 2026, Open Space Cost shall increase to \$20.00 per square foot; and

- (iii) Beginning on January 1, 2027, Open Space Cost shall increase to \$24.00 per square foot; and
 - (iv) Beginning on January 1, 2028, and on every January 1 thereafter, the Open Space Cost shall be, the lesser of, (1) the prior year's cost adjusted by the percentage increase in the United States Department of Labor, Bureau of Labor Statistics Consumer Price Index for all Urban Consumers for the Chicago metropolitan area; or (2) 102.5 percent of the prior year's Open Space Cost, to reflect current market-rate land values.
- (5) Minimum Open Space Standard (2 acres per 1,000 people) = \$87.00 per person (rounded to the nearest dollar and based on 43,560 square feet per acre).
 - (6) Developer's Share = 30 percent, except units which qualify as "affordable housing," which shall be charged a flat nominal fee regardless of size.
 - (7) Affordable housing units, counted separately from any calculations of the fee formula in subsection (a)(1) or open space need formula in subsection (a)(2) of this section, shall be charged a flat nominal fee of \$100.00 per unit regardless of size.

(b) Affordable housing is defined as housing which is sold or rented at or below the maximum price or fair market rents for household income limits up to 120 percent AMI as established by the Chicago Section 2-44-085 of the Code (the Affordable Requirements Ordinance or the ARO), localized financial statistics updated annually by HUD, and including ARO program rules promulgated by the Department of Planning and Development for the "City Lots for City Living" or "New Homes for Chicago" affordable housing programs. The sale or rental price of each unit will be the primary criteria for its status as affordable housing, regardless of the development's or unit's level of government financial assistance. The above-stated maximum price or fair market rents may be modified by the Department of Planning and Development from time to time. The Department of Planning and Development may also issue a fee schedule similar to the example in Section 10-18-050 with updated rates based on the formulas and values in subsection 10-18-040(a) without the need to amend this chapter.

16-18-070 Individualized Assessment Of Impact.

Any person applying for a building permit may opt to submit an individualized assessment of impact in lieu of calculation of fees pursuant to the fee schedule formula in Section 16-18-050~~040~~ hereof. Individualized assessments shall establish why new open space is unnecessary in the area because of adequate existing open space or why the fees should be reduced because of lower open space costs in the area than those estimated in Section 16-18-040 hereof. Existing open space shall be deemed to be adequate if it meets the goals set forth in the "City Space Plan".

16-18-080 Credit For On-Site Open Space Within Planned Developments.

(a) In the case of larger developments which are processed as planned developments, developers are encouraged to:

- (i) provide open space and recreational facilities on-site to serve new residents instead of paying open space impact fees;
- (ii) incorporate nature plant species in their open spaces pursuant to the Department of Planning and Development's Sustainable Development Policy; and
- (iii) incorporate suitably designed dog-friendly areas on-site.

For purposes of this Section, "dog-friendly area" means a designated section of land where dogs are allowed to run and play off-leash. In addition to complying with applicable laws, a dog-friendly area must abide by applicable dog-friendly area guidelines set forth by the Chicago Park District, as adopted by the Department of Planning and Development with necessary adjustments. The size of the dog-friendly area shall reflect the amount of available land and the licensed dog population in the community area and shall be a minimum size of no less than 0.10 acres (4,356 square feet).

(b) Credit may be given for open space or recreational facilities within a planned development that satisfy all or most of the goals of the City Space Plan and adequately serve the needs of the proposed new development.

16-18-120 Paulina Street Corridor.

The Paulina Street Corridor shall consist of all property within the area defined by West Wellington Avenue; North Paulina Street; a line 565 feet south of West Wellington Avenue; a line from a point 565 feet south of West Wellington Avenue and 344 feet east of North Paulina Street to West Wolfram Street, at a point 224 feet west of North Ashland Avenue; West Wolfram Street to a point 130.3 feet east of North Paulina Street; from this point a line parallel to North Paulina Street to the alley next south of and parallel to West Wolfram Street; North Paulina Street; the alley next south of and parallel to West Wolfram Street; North Paulina Street; a line 541 feet south of West Diversey Parkway; the alley next east of and parallel to North Paulina Street; the alley next north of and parallel to West Wrightwood Avenue; North Marshfield Avenue; West Wrightwood Avenue; a line 365.65 feet west of and parallel to North Paulina Street; a line 99.41 feet north of and parallel to West Wrightwood Avenue; a line 409.06 feet west of and parallel to North Paulina Street; a line 141.84 feet north of and parallel to West Wrightwood Avenue; a line 45.04 feet east of and parallel to the Chicago and Northwestern Railroad right-of-way. Notwithstanding the fee ~~schedule~~formula set forth in Section 16-18-~~050040~~ of this chapter, open space impact fees for the Paulina Street Corridor shall be charged according to the following fee schedule:

(Omitted text is unaffected by this ordinance.)

SECTION 2. Chapter 16-18 of the Municipal Code of Chicago is hereby amended by repealing Section 16-18-050 (Fee Schedule), in its entirety.

SECTION 3. This ordinance shall be in full force and effect upon passage and publication.

EXPENDITURE OF OPEN SPACE IMPACT FEE FUNDS FOR COSTS RELATED TO DEVELOPMENT OF LARRABEE GATEWAY PLAZA.

[O2024-0010962]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, September 4, 2024.

To the President and Members of the City Council:

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred an ordinance (O2024-0010962) for the expenditure of Open Space Impact Fee funds for costs related to development of Larrabee Gateway Plaza, having the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a unanimous vote of the members of the committee present and with no dissenting votes on September 4, 2024.

Respectfully submitted,

(Signed) NICHOLAS SPOSATO,
Chair.

On motion of Alderperson Sposato, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City") is a home rule unit of government under Article VII, Section 6(a) of the Constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The City is authorized under its home rule powers to regulate the use and development of land; and

WHEREAS, It is a reasonable condition of development approval to ensure that adequate open space and recreational facilities exist within the City; and

WHEREAS, On April 1, 1998, the City Council of the City (the "City Council") adopted the Open Space Impact Fee Ordinance codified at Chapter 18 of Title 16 (the "Open Space Ordinance") of the Municipal Code of Chicago (the "Code") to address the need for additional public space and recreational facilities for the benefit of the residents of newly created residential developments in the City; and

WHEREAS, The Open Space Ordinance authorizes, among other things, the collection of fees from residential developments that create new dwelling units without contributing a proportionate share of open space and recreational facilities for the benefit of their residents as part of the overall development (the "Fee-Paying Developments"); and

WHEREAS, Pursuant to the Open Space Ordinance, the Department of Finance ("DOF") has collected fees derived from the Fee-Paying Developments (the "Open Space Fees") and has deposited those fees in separate funds, each fund corresponding to the Community Area (as defined in the Open Space Ordinance), in which each of the Fee-Paying Developments is located and from which the Open Space Fees were collected; and

WHEREAS, The City's Department of Planning and Development ("DPD") has determined that the Fee-Paying Developments built in the Near North Side Community Area have deepened the already significant deficits of open space in the Near North Side Community Area, which deficits were documented in the comprehensive plan entitled "The CitySpace Plan", adopted by the Chicago Plan Commission on September 11, 1997 and adopted by the City Council on May 20, 1998 pursuant to an ordinance published at pages 69309 -- 69311 of the *Journal of the Proceedings of the City Council of the City of Chicago* of the same date; and

WHEREAS, DPD desires to use Open Space Fees to pay for certain costs related to the development of the Larrabee Gateway Plaza to be located on the former Ogden Avenue right-of-way generally bounded by Larrabee Street and North Avenue, Chicago, Illinois, in the Near North Side Community Area (the "Project"); and

WHEREAS, The Open Space Ordinance requires that the Open Space Fees be used for open space acquisition and capital improvements, which provide a direct and material benefit to the new development from which the Open Space Fees are collected; and

WHEREAS, The Open Space Ordinance requires that the Open Space Fees be expended within the same or a contiguous Community Area from which they were collected after a legislative finding by the City Council that the expenditure of the Open Space Fees will directly and materially benefit the developments from which the Open Space Fees were collected; and

WHEREAS, DPD has determined that the use of the Open Space Fees to fund the Project will provide a direct and material benefit to each of the Fee-Paying Developments from which the Open Space Fees were collected; and

WHEREAS, DPD has determined that Open Space Fees to be used for the purposes set forth herein have come from the specific fund set up by DOF for the Near North Side Community Area, in which the Fee-Paying Developments are located and from which the Open Space Fees were collected; and

WHEREAS, DPD has recommended that the City Council approve the use of the Open Space Fees for the purposes described herein; and

WHEREAS, DPD has recommended that the City Council make a finding that the expenditure of the Open Space Fees as described herein will directly and materially benefit Fee-Paying Developments from which the Open Space Fees were collected; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are expressly incorporated in and made part of this ordinance as though fully set forth herein.

SECTION 2. The City Council hereby finds that the expenditure of the Open Space Fees will directly and materially benefit the residents of those Fee-Paying Developments from which the Open Space Fees were collected and approves the use of the Open Space Fees for the purposes described herein.

SECTION 3. Open Space Fees in the amount of \$844,000 from the Near North Side Community Area's Open Space Fees Funds are hereby appropriated to DPD for the purposes described herein.

SECTION 4. To the extent that any ordinance, resolution, rule, order or provision of the Code, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provisions of this ordinance.

SECTION 5. This ordinance shall be in full force and effect from and after the date of its passage and approval.

EXPENDITURE OF OPEN SPACE IMPACT FEE FUNDS FOR IMPROVEMENTS AT
GREY ELEMENTARY SCHOOL PLAY AREA, 3730 N. LARAMIE AVE.

[O2024-0010961]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, September 4, 2024.

To the President and Members of the City Council:

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred an ordinance (O2024-0010961) for the expenditure of Open Space Impact Fee funds for improvements at Grey Elementary School Play Area, 3730 North Laramie Avenue, having the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a unanimous vote of the members of the committee present and with no dissenting votes on September 4, 2024.

Respectfully submitted,

(Signed) NICHOLAS SPOSATO,
Chair.

On motion of Alderperson Sposato, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City") is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970 and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The City is authorized under its home rule powers to regulate the use and development of land; and

WHEREAS, It is a reasonable condition of development approval to ensure that adequate open space and recreational facilities exist within the City; and

WHEREAS, On April 1, 1998, the City Council of the City (the "City Council") adopted the Open Space Impact Fee Ordinance codified at Chapter 18 of Title 16 (the "Open Space Ordinance") of the Municipal Code of Chicago (the "Code") to address the need for additional public space and recreational facilities for the benefit of the residents of newly created residential developments in the City; and

WHEREAS, The Open Space Ordinance authorizes, among other things, the collection of fees from residential developments that create new dwelling units without contributing a proportionate share of open space and recreational facilities for the benefit of their residents as part of the overall development (the "Fee-Paying Developments"); and

WHEREAS, Pursuant to the Open Space Ordinance, the Department of Finance ("DOF") has collected fees derived from the Fee-Paying Developments (the "Open Space Fees") and has deposited those fees in separate funds, each fund corresponding to the Community Area (as defined in the Open Space Ordinance), in which each of the Fee-Paying Developments is located and from which the Open Space Fees were collected; and

WHEREAS, The Open Space Ordinance requires that the Open Space Fees: (i) be used for open space acquisition or capital improvements, or both, which provide a direct and material benefit to the new development from which the fees are collected; and (ii) be expended within the same or a contiguous Community Area from which they were collected after a legislative finding by the City Council that the expenditure of the Open Space Fees will directly and materially benefit the developments from which the Open Space Fees were collected; and

WHEREAS, The Department of Planning and Development (the "Department") has determined that the Fee-Paying Developments built in the Portage Park Community Area have deepened the already significant deficit of open space in the Portage Park Community Area, which deficit was documented in the comprehensive plan entitled "The CitySpace Plan", adopted by the Chicago Plan Commission on September 11, 1997 and adopted by the City Council on May 20, 1998; and

WHEREAS, The Board of Education of the City of Chicago, a body politic and corporate (the "Board"), has proposed certain improvements including the excavation and removal of compacted soil, a new drainage system, a new artificial turf play area, a shock pad, sand infill, and concrete curb (the "Project") at Grey Elementary School located at 3730 North Laramie Avenue, Chicago, Illinois 60641; and

WHEREAS, The Department wishes to make available to the Board proceeds from the Open Space Fees collected by DOF in an amount not to exceed Two Hundred Eighty-seven Thousand Seven Hundred Fifty-one and no/100 Dollars (\$287,751.00) for the purpose of funding the Project which will provide open space and recreational facilities for the benefit of the residents of the Portage Park Community Area; and

WHEREAS, The Department and the Board have agreed to enter into an intergovernmental agreement in substantially the form attached hereto as Exhibit 1 (the "Agreement") whereby the Department shall pay for or reimburse the Board for a portion of the Project costs; and

WHEREAS, The Board has agreed to use the proceeds from the Open Space Fees for capital improvements relating to the Project subject to the terms and conditions specified in the Agreement; and

WHEREAS, The Department has determined that the use of the Open Space Fees to assist with the Project will provide a direct and material benefit to each of the Fee-Paying Developments from which the Open Space Fees were collected in that the Open Space Fees used for the Project will come from the specific fund set up by DOF for the Portage Park Community Area in which a Fee-Paying Development is located and from which the Open Space Fees were collected; and

WHEREAS, The Department has recommended that the City Council: (i) approve the use of the Open Space Fees for the purposes set forth in this ordinance; (ii) make a finding that the expenditure of the Open Space Fees as described herein will directly and materially benefit the Fee-Paying Developments from which the Open Space Fees were collected; and (iii) authorize the Department to enter into the Agreement; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are expressly incorporated in and made part of this ordinance as though fully set forth herein.

SECTION 2. The City Council hereby finds that the expenditure of the Open Space Fees for the purpose of funding the Project will directly and materially benefit the residents of those Fee-Paying Developments from which the Open Space Fees were collected and approves the use of the Open Space Fees for the Project.

SECTION 3. The Commissioner of the Department (the "Commissioner") is hereby authorized to provide Open Space Fee proceeds to the Board in an amount not to exceed Two Hundred Eighty-seven Thousand Seven Hundred Fifty-one and no/100 Dollars (\$287,751.00) from the corresponding fund to pay for expenses permitted under the Open Space Ordinance.

SECTION 4. The Commissioner or a designee of the Commissioner are each hereby authorized, with the approval of the City's Corporation Counsel, to negotiate, execute and deliver the Agreement in substantially the form attached hereto as Exhibit 1 and made a part hereof, and such other documents as may be necessary to carry out and comply with the provisions of the Agreement, with such changes, deletions and insertions as shall be approved by the persons executing the Agreement on the part of the Department, including provisions related to the inclusion of additional legally available funds.

SECTION 5. To the extent that any ordinance, resolution, rule, order or provision of the Code, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provisions of this ordinance.

SECTION 6. This ordinance shall take effect immediately upon its passage and approval.

Exhibit 1 referred to in this ordinance reads as follows:

Exhibit 1.
(To Ordinance)

Intergovernmental Cooperation Agreement For Grey Elementary School Play Area.

This Agreement (the "**Agreement**") is entered into as of ___day of _____, 2024, between the City of Chicago (the "**City**"), a municipal corporation and home rule unit of government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, by and through its Department of Planning and Development (the "**Department**") and the Board of Education of the City of Chicago (the "**Board**"), a body politic and corporate.

RECITALS

WHEREAS, the Board has proposed certain improvements at Grey Elementary School located at 3730 N. Laramie Avenue, Chicago, Illinois 60641 (the "**School**"), which is commonly known and legally identified and described on **Exhibit A** hereto, including the excavation and removal of compacted soil and the addition of a new drainage system, a new artificial turf play area, a shock pad, sand infill, and concrete curb (the "**Project**"); and

WHEREAS, on April 1, 1998, the City Council of the City (the "**City Council**") adopted the Open Space Impact Fee Ordinance codified at Chapter 18 of Title 16 (the "**Open Space Ordinance**") of the Municipal Code of Chicago (the "**Code**") to address the need for additional public space and recreational facilities for the benefit of the residents of newly created residential developments in the City; and

WHEREAS, the Open Space Ordinance authorizes collection of fees as a condition of issuance of a building permit for proposed new dwelling units to ensure that adequate open space and recreational facilities are available to serve residents of new developments in the City (the "**Open Space Fees**"); and

WHEREAS, the Department of Finance has collected Open Space Fees for new dwelling units built in the Portage Park Community Area (the "**Community Area**") and contiguous communities (the "**Proceeds**") and has deposited such Proceeds in the fund set up for the Community Area identified by CAPS code PS15 131 54 5015 2604; and

WHEREAS, on [_____] the City Council adopted an ordinance published in the Journal of the Proceedings of the City Council (the "**Journal**") for said date at pages [_____] (the "**Authorizing Ordinance**"), among other things, (i) finding that the Project would provide a direct and material benefit to the residents of the new developments originating the Open Space Fees; and (ii) authorizing the transfer of a portion of the Proceeds to the Board in an amount not to exceed Two Hundred Eighty-Seven Thousand Seven Hundred Fifty-One and No/100 Dollars (\$287,751) (the "**City Funds**"), which will provide open space and recreational facilities for the benefit of the residents of the Community Area; and

WHEREAS, under authority granted in Board Rule No. Sec. 7-13.d (the "**Board Rule**"), the Board is authorized to enter into an agreement with the City for the development of the Project and implementation of the Project in accordance with the Project Description set forth on **Exhibit B** and to accept the City Funds; and

WHEREAS, it is anticipated that following completion of the Project, the Board will operate and maintain the Project as open space in accordance with this Agreement; and

WHEREAS, the City and the Board have determined that it is in their best interest to enter into this Agreement pursuant to the Intergovernmental Cooperation Act of the State of Illinois in order to set forth their objectives and respective duties and responsibilities and to describe the procedures and guidelines to be followed with respect to the Project; and

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS.

The recitals set forth above, and the Exhibits attached hereto, constitute an integral part of this Agreement and are incorporated herein by this reference as agreements of the parties.

SECTION 2. DEFINITIONS

For all purposes of the Agreement, the following terms shall be defined as follows:

2.1 Authorized City Representative. The person designated by the City as its representative in participating in the planning, development and inspections related to the construction of the Project and to receive notices to the City given pursuant to this Agreement and otherwise as the City's representative implementing this Agreement. The City hereby designates Meg Gustafson as the Authorized City Representative.

2.2 Authorized Board Representative. The person or entity employed or retained by the Board to provide design, construction management, administration and coordination of services with respect to the Project. The Board hereby designates [] as the Authorized Board Representative.

2.3 Budget. The amount determined by the parties as the estimated cost of completing the Project. For the purposes of this Agreement, the term "Budget" includes, as the case may be, the "Preliminary Budget" and the final "Budget" for the Project as determined by the Department and the Board pursuant to the review procedures described in Section 3.2 and 3.3 hereof. A copy of the Preliminary Budget is attached hereto as **Exhibit C.**

2.4 Building Scope. The requirements of the Board and the City with respect to the nature, scope and extent of the Project including without limitation the size, type, function, dimensions, spatial relationships and materials to be used in the design and construction of the Project.

2.5 Contract. The contract which shall be entered into between the Board and the Contractor, including all of the contract documents as described therein, providing all labor, materials and other Work and services for the development, construction and improvement of the Project.

2.6 Contract Documents. The drawings, specifications and program requirements (including civil, engineering, architectural, structural, mechanical, plumbing, fire protection and electrical drawings and technical specifications) to be prepared by the Board or its designee and approved by the Authorized Board Representative and the Authorized City Representative for compliance with the Building Scope and matters related to the Project.

2.7 Contractor. Any contractor that contracts with the Board or its duly authorized representative to perform services and/or provide Work in connection with the construction of the Project. For purposes of this Agreement, the term "Contractor" may include a general contractor, or other consultants or contractors engaged by the Board to complete the Project

2.8 Final Acceptance. The date on which the Authorized Board Representative and the Authorized City Representative determine that all of the requirements of the Contract Documents have been completed and the Board is entitled to reimbursement for the Project pursuant to this Agreement.

2.9 Project. The design, development, construction and improvement of the School as described in the first Recital, in accordance with the time schedule and plans set forth in this Agreement.

2.10 Punch List Work. Minor adjustments or deficiencies in the construction of the Project, as determined by the Authorized City and Board Representatives, which must be completed before Final Acceptance.

2.11 Schedule. The anticipated date on which the Project or portions thereof will be initiated and completed as set forth on Exhibit D.

2.12 Work. All labor, materials, equipment or other incidentals necessary or convenient to the successful completion of the Project and which are required by, incidental to or collateral to this Agreement.

SECTION 3. DEVELOPMENT AND CONSTRUCTION OF THE PROJECT.

3.1 Project. The Board will administer, coordinate, implement and manage the Project on behalf of the City pursuant to the terms of this Agreement and the applicable provisions of the Code.

3.2 Review of Project. The City and the Board by their designated representatives will review the scope of work required for the Project as well as the preliminary design documents and specifications for the Project. Such review shall include the cost estimates, assessments and/or remediation of environmental conditions, site preparation, demolition of existing buildings, footings and foundations, scheduling and any other factors that may affect the coordination or cost of the Project.

3.3. Implementation of Project. Upon completion of the review procedures described in Section 3.2 above, the Board shall determine the final Budget and the Schedule for the Project and the Board will commence implementation of the Project. Notwithstanding anything to the contrary elsewhere in this Agreement, there are no Board funding obligations under this Agreement other than the \$62,249 set forth in Exhibit C, which is contingent on that amount being

included in a Board-approved Capital Plan. The Board shall have no obligation to utilize Board funds to fund any obligations hereunder other than what is in a Board-approved Capital Plan.

3.4. Selection of General Contractor. The Board will retain Contractors for the development and construction of the Project. Prior to the commencement of the Work relating to the development of the Project, the Contractors shall comply with the licensing, letter of credit, insurance and bonding and other requirements applicable under the Code and applicable state law, including those applicable to the performance of work on public property and the construction of public improvements.

3.5. Contracts. The Board shall let the contracts for the construction of the Project in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, all as may be in effect from time to time, pertaining to or affecting the Project or the Board as related thereto. Upon the City's request, the Board shall provide evidence reasonably satisfactory to the City of such compliance.

3.6. Permits. At such time as the Board lets a contract or contracts for the Project, the Board, at the Board's expense, shall also provide the City with copies of all governmental licenses and permits required to develop and construct the Project and to use, occupy, operate and maintain the Project as a school from all appropriate governmental authorities, including, but not limited to, building permits, street and sidewalk closure permits, driveway permits and infrastructure permits and evidence that the School is appropriately zoned to be used, occupied and operated as a public facility.

3.7. Construction. The Board agrees to complete the demolition of existing structures, if any, on the School in accordance with applicable requirements of the City and any other compliance requirements and to construct the Project on the School in accordance with the construction documents and a landscape plan for the Project listed on **Exhibit E** (the "**Drawings**"), which have been approved by the Department and the Open Space Development Committee and which are incorporated herein by reference. The Drawings shall conform with the terms of this Agreement, and applicable federal, state and local laws, ordinances and regulations, including, without limitation, Illinois Prevailing Wage Act, the Chicago Human Rights Ordinance, EEO and affirmative action requirements, MBE/WBE participation, the Zoning Ordinance and the Landscape Ordinance of the Municipal Code of Chicago. In addition, the Drawings shall comply with any and all federal, state and local laws, rules and regulations with regard to accessibility standards for the physically disabled, including, without limitation, the Fair Housing Act, 42 U.S.C. 3601 et seq. (1990), the Americans with Disabilities Act of 1990, 42 U.S.C. 12101 et seq. (1990) and 47 U.S.C. 152, 221, 225 and 611 (1990), the Illinois Environmental Barriers Act, 410 ILCS 25/1 et seq. (1992), and the Illinois Accessibility Code, 71 Ill. Admin. Code ch. 1, such. B, sec. 400.100 et seq. (1988). No material deviation from the Drawings may be made without the prior written approval of the City which will not be unreasonably withheld.

3.8. Contractor's Insurance. In all contracts relating to the Project, the Board agrees to require its Contractors to name the City (and the Public Building Commission of Chicago ("**PBC**") in its capacity as titleholder as its interests may appear) as additional insureds on all insurance policies and to require its Contractors to indemnify the City (and the PBC in its capacity as titleholder as its interests may appear) from all claims, damages, demands, losses, suits, actions, judgments and expenses, including but not limited to attorney's fees, arising out of or resulting

from the construction of the Project by its Contractors or Contractors' suppliers, employees or agents.

3.9. Inspection and Oversight. The Board agrees to carefully inspect the School prior to commencement of any activity on the School with regard to construction of the Project to ensure that such activity with regard to construction of the Project shall not damage surrounding property, structures, utility lines or any subsurface lines or cables. The Board shall be solely responsible for the safety and protection of the public with regard to construction of the Project. The City reserves the right, but shall have no obligation, to inspect the work being done on the School.

3.10. Title Commitment and Insurance. The Board shall be responsible for obtaining, at the Board's expense, any title commitment or title policy with respect to the School that it deems necessary.

3.11. Survey. The Board shall be responsible for obtaining at the Board's expense any survey of the School that it deems necessary.

3.12. Development Budget for the Project. The Board has prepared the budget describing the various hard and soft construction costs relating to the development of the Project set forth on Exhibit C (the "**Preliminary Budget**") which has been approved by the Department. Any cost decreases or increases in excess of five percent (5%) of the aggregate budget amount must be approved by the Department. The Board has prepared the preliminary schedule for the development and construction of the Project set forth in Exhibit D ("**Schedule**"), which has been approved by the Department. No material deviation from the Schedule shall be made without the prior approval of the Department, subject to the permitted delay provisions of Section 13.2 of this Agreement.

3.13. Reports. The Board shall provide the City with monthly reports on the progress of the Project and reasonable access to its books and records relating to the Project.

3.14. No Liens. The Board agrees to keep the School free from all liens and encumbrances arising out of any work performed, materials supplied or obligations incurred by or for the Board with regard to the Project.

SECTION 4. FUNDING

Disbursement of City Funds. Upon the substantial completion of the Project (as evidenced by the issuance of the Certificate as described in Section 7), the Board and general contractor shall provide the City with appropriate owner and general contractor sworn statements, a general waiver of lien from the general contractor and the Board and partial waivers or releases of lien from subcontractors, if available. Upon the final completion of the Project, the Board shall deliver to the City a sworn statement from the general contractor, a general waiver of lien from the Board and the general contractor, and final waivers or releases of lien from each and every subcontractor undertaking work relating to the Project. In addition, the Board shall deliver to the City copies of any manufacturer's or other warranties provided by material suppliers or from subcontractors, with the originals of such materials being delivered to the Board. Finally, the Board shall deliver to the City an executed Certificate of Expenditure and Completion, the form of which is attached hereto as Exhibit F. The City shall disburse the City Funds within 30 days of Final Acceptance.

SECTION 5. LIMITED APPLICABILITY.

Approvals. The approval of the Drawings by the Department is for the purposes of this Agreement only and do not constitute the approval required by the City's Department of Buildings, or any other City department; nor does the approval by the Department pursuant to this Agreement constitute an approval of the quality, structural soundness or the safety of the Project. The approval given by the Department shall be only for the benefit of the Board.

SECTION 6. COMMENCEMENT AND COMPLETION OF THE PROJECT.

Reserved.

SECTION 7. CERTIFICATE OF COMPLETION.

Certificate of Completion; Inspection. Upon completion of construction of the Project in accordance with the Drawings, the City, upon written request by the Board, shall furnish the Board with a certificate of completion (the "**Certificate**") evidencing that Board has satisfactorily completed the Project. The Certificate shall not constitute evidence that the Board has complied with any applicable provisions of federal, state and local laws, ordinances and regulations with regard to the completion of the Project, nor shall it serve as any "guaranty" of the structural soundness or quality of the construction of any improvements in the Project.

Upon written request by the Board for the Certificate, the Department shall promptly undertake an inspection of the Project and thereafter provide the Board either with the Certificate or a written statement indicating what measures or acts will be necessary, in the reasonable opinion of the City, for the Board to perform in order to obtain the Certificate. The Board shall promptly, but in all events within sixty (60) days, correct any such nonconformity or default, subject to permitted delays or such additional cure period as the Department may consent to, in its sole discretion. Upon compliance with the City's requirements, the Board shall resubmit a written request for a Certificate from the City, which shall be promptly issued by the City.

SECTION 8. CONTINUING OBLIGATIONS OF THE BOARD AND THE SCHOOL.

Maintenance and Use. After the issuance of the Certificate by the City, the Board shall comply, and cause the School to comply, as applicable, with the covenants set forth in this Section 8, and the other provisions of this Agreement applicable to the continuing maintenance and use of the Project.

8.1. Maintenance of the Project.

On-Going Maintenance of the Project. The Board shall cause the School throughout the Term of the Agreement to: (a) maintain the Project; (b) provide light bulb replacement for all light fixtures located at the Project; (c) provide trash pickup and disposal services at the Project; and (d) remove snow and arrange for the removal of leaves, litter, debris and other waste materials at the Project. "**Improvements**" shall mean the excavation and removal of compacted soil and the addition of a new drainage system, a new artificial turf play area, a shock pad,

sand infill, and concrete curb included in the Project. The Parties agree that the actual useful life of the Improvements, meaning the period in which they shall continue to be functional in the manner required for safe and effective use for their particular purpose, is estimated to be approximately ten years after the City's issuance of the Certificate.

8.2. Use of the Project

(a) **Generally.** The Project shall be utilized as open space for use by the public for and on behalf of the City. The School shall not restrict access to the Project by the public during the hours of operation of the Project, as set forth below, and furthermore, shall not discriminate based upon race, color, religion, sex, national origin or ancestry, military status, sexual orientation, source of income, age, or handicap, in the use of the Project by the public. The hours of operation of the Project shall be during regular School hours and additional hours if the School is open late. The School shall post a sign at the School informing the public of the hours the Project is open. In addition, the Project may also be used by appointment by community groups and others on the weekends and when the School is not open with prior written approval from the School principal. All expenses associated with the use of the Project when the School is not open shall be at the cost of the School. The School shall not store any toxic or hazardous materials at the Project in a manner in violation of any applicable law. Other than set forth in the Drawings, no structures or improvements are to be constructed on the Project by the Board without the prior written approval of the Department, which shall not be unreasonably withheld.

(b) **No Rights of Use for Private Purposes Conferred.** This Agreement does not confer any special rights upon the Board or any other person or entity to use the Project for private parties or events. The use of alcohol in the Project by any person or entity is strictly prohibited.

(c) **Notice to the City.** The Board agrees to notify the City in writing of any injury to persons or property relating to the construction of the Project within seven (7) days of the date that the Board becomes aware of such injury, and in the instance of an emergency, to notify the City immediately by telephone and facsimile notice by contacting the Authorized City Representative, Department of Planning and Development, City of Chicago, Room 1000, 121 N. LaSalle Street, Chicago, Illinois 60602, or such other person as the City shall designate to the Board in writing. Furthermore, the Board agrees to notify the City immediately in the method described in this paragraph in the event that it learns that the Project is being utilized by any of the public in violation of the open space requirements for the Project, including, without limitation, (a) any unauthorized events occurring at the Project, including, without limitation, private parties; or (b) the occurrence of any illegal activity at the Project. Notwithstanding anything to the contrary contained in this paragraph, the Board shall not be responsible for policing or providing any private security for the use of the Project. Failure to notify the City (as provided for herein) shall not give rise to a claim for damages by the City against the Board.

(d) Injury to Persons and Property; Insurance and Indemnity. The City acknowledges that the Board is self-insured up to \$3,000,000. Furthermore, the Board agrees to indemnify, defend and hold the City, its officers and employees, harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses (including, without limitation, reasonable attorneys' fees and court costs) suffered or incurred by the City (excepting that caused by the negligence or misconduct of the City) arising from or in connection with the Board's negligence in: (a) developing the Project, including, without limitation, the failure of the Board or any contractor to pay contractors, subcontractors or material suppliers in connection with the construction of the Project; or (b) subject to the limitations set forth in Sections 8.1. and 12 hereof, the failure of the Board to perform its obligations under this Agreement to maintain the Project as set forth in and limited by Sections 8.1 and 12, for so long as the Board is the beneficial owner and controls the School and/or the School continues to operate as a Chicago Public School. This indemnification shall survive any termination of this Agreement.

(e) Permits. The Board shall apply for and maintain any and all governmental permits and approvals relating to the ongoing operation and maintenance of the Project.

SECTION 9. CITY'S POST-CERTIFICATE OBLIGATIONS.

After the issuance of the Certificate by the City, the City shall be obligated with regard to the following:

9.1. Insurance and Indemnity. The City acknowledges to the Board that it is self-insured and furthermore agrees to indemnify, defend and hold the Board harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses (including, without limitation, attorneys' fees and court costs) suffered or incurred by the Board (excepting the contractor's liability or caused by the negligence or misconduct of the Board) arising from or in connection with the use and operation of the Project. This indemnification shall survive any termination of this Agreement. Notwithstanding anything to the contrary, in the event that the City assigns its rights under this Agreement as provided for herein, the assignee shall be required to obtain and keep in force and effect a Comprehensive Commercial General Liability Insurance policy insuring against claims for personal injury, death or property damage occurring in, on or about the Project arising out of the ownership, maintenance, operation or use of the Project by the City or such Assignee or any of their respective employees in an amount not less than \$3,000,000 per occurrence and \$3,000,000 general aggregate. The Board (and the City of Chicago in Trust For the Use Of Schools and the PBC, in their capacity as titleholder as their interests may appear) shall be named as an additional insured on such policy as its interest may appear.

9.2. Utilities. The City shall be liable to provide utility service (e.g. electrical, water and sewer) to the Project.

9.3. Discretionary Maintenance By City. The City may elect, at the City's cost and expense, to install and remove holiday lighting and seasonal decor, to make the Project available

for neighborhood festivals and street fairs, and to otherwise schedule events at and license the use of the Project for limited, short term purposes. In the event such short term uses are planned, the City shall give the School and the Board courtesy notice of such events.

SECTION 10. ENVIRONMENTAL MATTERS.

Environmental Responsibilities. It shall be the responsibility of the Board to investigate and determine the soil and environmental condition of the School. The City makes no covenant, representation or warranty as to the environmental condition of the School or the suitability of the School as a Project or for any use whatsoever.

SECTION 11. RESERVED.

SECTION 12. TERM OF THE AGREEMENT.

Term. The Term of the Agreement shall commence as of the date hereof and, unless otherwise terminated by the City in writing, the obligations as set forth in Section 8 of this Agreement shall continue until and terminate upon the first to occur of: A. The date that the Board ceases to be the beneficial owner and control the School and/or the School ceases to operate as a Chicago Public School; or B. The date occurring ten (10) years after the City's issuance of the Certificate.

SECTION 13. PERFORMANCE, EVALUATION AND BREACH; REMEDIES.

13.1 Time of the Essence. Time is of the essence in the parties' performance of their obligations under this Agreement. Should any date fall on a weekend or holiday, the deadline for compliance shall not occur until the next regular business day.

13.2 Permitted Delays. The Board shall not be in breach of its obligation to construct the Project in the event of a delay in the performance of such obligations due to unforeseeable causes beyond the Board's control and without the Board's fault or negligence, including but not limited to, delays or halts in construction of the Project which are compelled by court order, acts of God, acts of the public enemy, acts of the United States government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, embargoes, inability to obtain certain necessary materials and unusually severe weather or delays of subcontractors due to such cause. The time for the performance of the obligations shall be extended only for the period of the delay if the Board requests it in writing of the City within twenty (20) days after the beginning of any such delay.

13.3 Breach. Except as otherwise provided in this Agreement, in the event of a default by either party in the performance of its obligations under this Agreement, the defaulting party, upon written notice from the other, shall cure or remedy the default not later than sixty (60) days after receipt of such notice. If the default is not capable of being cured within the sixty (60) day period but the defaulting party has commenced action to cure the default and is diligently proceeding to cure the default within the sixty (60) day period, then the sixty (60) day period shall be extended for the length of time that is reasonably necessary to cure the default. If the default is not cured in the time period provided for herein, the aggrieved party may institute such proceedings at law or in equity as may be necessary or desirable in its sole discretion to cure and remedy the default, including but not limited to, proceedings to compel specific performance.

For purposes of this Agreement, the occurrence of any one or more of the following shall constitute an "event of default":

1. If either party fails to perform, keep or observe any of the material covenants, conditions, promises, agreements or obligations required under this Agreement; or
2. If either party makes or furnishes a warranty, representation, statement or certification to the other party which is not true and correct in any material respect; or
3. Subject to the permitted delays referenced above, the Board abandons or substantially suspends the construction of the Project, and such abandonment or suspension is not cured, ended, or remedied within sixty (60) days of the date the Board receives written demand by the City to cure such default; or
4. The Board suffers or permits any levy or attachment, material suppliers' or mechanics' lien, or any other lien or encumbrance unauthorized by this Agreement to attach to the Project; or
5. The Board fails to comply, or cause the School to comply, with the maintenance and other obligations regarding the Project described in Section 8; or
6. Either party fails to comply with the terms of any other written agreement entered into with the other party relating to the Project.

13.4 Waiver and Estoppel. Any delay by either party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights shall not operate as a waiver of such rights or operate to deprive the delaying party of or limit such rights in any way. No waiver made by either party with respect to any specific default by the other party shall be construed, considered or treated as a waiver of the rights of the waiving party with respect to any other defaults of the other party.

13.5 Access to the School. Throughout the Term of the Agreement, any duly authorized representative of the City shall have access to the Project at all reasonable times for the purpose of confirming the Board's compliance with its obligations under this Agreement.

13.6 City's Right to Inspect Records. The Board agrees that the City shall have the right and authority to review and audit, from time to time, the Board's books and records solely relating to the Project, including, without limitation, general contractor's sworn statements, the contract with the general contractor and subcontracts, purchase orders, waivers of lien, paid receipts and invoices. All such books, records and other documents shall be available at the offices of the Board for inspection, copying, audit and examination at all reasonable times by any duly authorized representative of the Department upon prior reasonable notice to the Board and at the Department's sole cost and expense.

13.7. Evaluation. Upon written request by the City, but not more frequently than once on an annual basis, the Board shall submit to the City a written report describing the maintenance of the Project and all costs attendant thereto. Thereafter, at the City's request, representatives of the City and of the Board shall meet and address any issues and concerns. Should the City reasonably determine, as a result of the review of the report and the site visit, that the Board is not complying with the terms and provisions of this Agreement, the parties agree that: (i) the City shall deliver a notice of default as provided for in this Section and the Board shall thereafter have an opportunity to cure (as provided for in this Section 13); or (ii) in the alternative, the City, by written notice to the Board, may terminate this Agreement.

13.8. Enforcement and Remedies. The parties hereto shall have such remedies as may be available at law or in equity for a breach of this Agreement. Such equitable remedies shall include, without limitation, the right to bring a mandamus action and specific performance.

SECTION 14. CONFLICT OF INTEREST; CITY'S AND BOARD'S REPRESENTATIVES NOT INDIVIDUALLY LIABLE.

Conflict of Interest: The Board warrants that no agent, official, or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such agent, official or employee participate in any decision relating to this Agreement which affects his or her personal interests or the interests of any corporation, partnership, or association in which he or she is directly or indirectly interested. No agent, official, or employee of either party shall be personally liable to the other party or any successor in interest in the event of any default or breach by the defaulting party or for any amount which may become due to the other party or successor or on any obligation under the terms of this Agreement.

SECTION 15. BARRICADES, SIGNS AND PUBLIC RELATIONS.

Barricades, Signs, and Public Relations; City Approval. Prior to the commencement of any demolition or construction activity requiring barricades, the Board shall install a barricade of a type and appearance reasonably satisfactory to the City and constructed in compliance with all applicable federal, state or City laws, ordinances and regulations. The City shall retain the right to approve the maintenance, appearance, color scheme, painting, nature, type, content and design of all barricades.

At the request of the City, the Board shall erect a sign of size and style approved by the Department in a conspicuous location at the Project during the construction of the Project, indicating that the undertaking of the Project is in accordance with City objectives. The City reserves the right to include the name, photograph, artistic rendering of the Project and other pertinent information regarding the Board and the Project in the City's promotional literature and communications. Until the expiration of the Term of the Agreement, the Department shall have the right to approve any changes in signage that are inconsistent with the original signage approved for the Project.

SECTION 16. RESERVED.**SECTION 17. GENERAL PROVISIONS.**

17.1 Headings. The headings of the various sections of this Agreement have been inserted for convenient reference only and shall not in any manner be construed as modifying, amending, or affecting in any way the express terms and provisions thereof.

17.2. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

17.3. Entire Agreement.

This Agreement constitutes the entire agreement between the parties and supersedes and replaces completely any prior agreements between the parties with respect to the subject matter hereof. This Agreement may not be modified or amended in any manner other than by supplemental written agreement executed by the parties.

17.4. Severability.

If any provision of this Agreement, or any paragraph, sentence, clause, phrase or word, or the application thereof is held invalid, the remainder of this Agreement shall be construed as if such invalid part were never included and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

17.5. Intentionally Deleted.

17.6. Authority. Execution of this Agreement by the City is authorized by the Authorizing Ordinance. Execution of this Agreement by the Board is authorized by the Board Rule. The parties represent and warrant to each other that they have the authority to enter into this Agreement and perform their obligations hereunder.

17.7. Compliance with Laws. The parties agree to comply with all federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders relating to this Agreement.

17.8. Consents. Whenever the consent or approval of one or both parties to this Agreement is required hereunder, such consent or approval will not be unreasonably withheld.

17.9. Construction of Words. As used in this Agreement, the singular of any word shall include the plural, and vice versa. Masculine, feminine and neuter pronouns shall be fully interchangeable, where the context so requires.

17.10. Counterparts. This Agreement may be executed in counterparts and by different parties in separate counterparts, with the same effect as if all parties had signed the same document. All such counterparts shall be deemed an original, shall be construed together and shall constitute one and the same instrument. A signature delivered by facsimile or electronic means shall be considered binding for both parties.

17.11. Exhibits. Any exhibits to this Agreement will be construed to be an integral part of this Agreement to the same extent as if the same has been set forth verbatim herein.

17.12. Further Assurances. The parties shall perform such acts, execute and deliver such instruments and documents, and do all such other things as may be reasonably necessary to accomplish the transactions contemplated in this Agreement.

17.13. Intentionally Deleted.

17.14. Integration. This Agreement contains the entire agreement between the parties.

17.15. Modification. This Agreement may not be modified or amended except by an agreement in writing signed by the parties.

17.16. Notice Any notice, demand or communication required or permitted to be given hereunder shall be given in writing at the address set forth below by any of the following means: (a) personal service; (b) electronic communication by fax; (c) overnight courier; or (d) registered or certified first class mail postage prepaid, return receipt requested.

To the City: City of Chicago
 Department of Planning and Development
 Attention: Commissioner
 City Hall, Room 1000
 121 N. La Salle Street
 Chicago, Illinois 60602
 (312) 744-6550 (Fax)

With copies to: City of Chicago
 Department of Law
 Attention: Finance and Economic Development Division
 City Hall, Room 600
 121 N. La Salle Street
 Chicago, Illinois 60602
 (312) 744-0200
 (312) 744-8538 (Fax)

Notice to Board shall be addressed to:

Board of Education of the City of Chicago
 Department of Operations
 42 West Madison Street, 3rd Floor
 Chicago, Illinois 60602
 Attn: Chief Operations Officer (or if none, Interim or Acting
 Chief Operations Officer)
 (773) 553-1648
 (773) 553-1501 (Fax)

With copies to: Board of Education of the City of Chicago
 Bureau of Treasury

42 West Madison Street, 2nd Floor
Chicago, Illinois 60602
Attn: Chief Financial Officer (or if none, Deputy Chief
Financial Officer or Treasurer)
(773) 553-2790
(773) 553-2701 (Fax)

and:

Board of Education of the City of Chicago
1 North Dearborn Street, Suite 900
Chicago, Illinois 60602
Attn: General Counsel
(773) 553-1700
(773) 553-1701 (Fax)

Any notice, demand or communication given pursuant to either clause (a) or (b) hereof shall be deemed received upon such personal service or upon dispatch by electronic means, respectively. Any notice, demand or communication given pursuant to clause (c) hereof shall be deemed received on the day immediately following deposit with the overnight courier. Any notice, demand or communication given pursuant to clause (d) hereof shall be deemed received three (3) business days after mailing. The parties, by notice given hereunder, may designate any further or different addresses to which subsequent notices, demands or communications shall be given.

17.17. Parties' Interest / No Third Party Beneficiaries. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of, and be enforceable by, the respective successors and permitted assigns of the parties hereto. This Agreement shall not run to the benefit of, or be enforceable by, any person or entity other than a party of this Agreement and its successors and permitted assigns. This Agreement should not be deemed to confer upon third parties any remedy, claim, right of reimbursement or other right. Nothing contained in this Agreement, nor shall any act of the City or the Board be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the City or the Board. This Agreement may not be assigned by either party without the written consent of the other party, which shall not be unreasonably withheld.

17.18. Representatives. Immediately upon execution of this Agreement, the following individuals will represent the parties as a primary contact in all matters under this Agreement.

For the City: Meg Gustafson
City of Chicago
Department of Planning and Development
City Hall, Room 1001
121 N. LaSalle Street
Chicago, Illinois 60602
(312) 744-0524
(312) 742-8548 (Fax)

For the Board: Venguenette Dye, Executive Director
Board of Education of the City of Chicago

Department of Operations
42 West Madison Street, 3rd Floor
Chicago, Illinois 60602
(773) 553-1000

Each party agrees to promptly notify the other party of any change in its designated representative, which notice shall include the name, address, telephone number and fax number of the representative for such party for the purpose hereof.

17.19. Inspector General. Under the provisions of 105 ILCS 5/34-13.1, the Inspector General of the Board has the authority to conduct certain investigations. The contractors used by the Board in connection with the Project shall give the Inspector General access to all information and personnel necessary to conduct its investigations.

17.20. Conflicts of Interest. This Agreement is not legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3, which restricts the employment of, or the letting of contracts to, former Board members during the one (1) year period following expiration or other termination of their terms of office.

17.21. Indebtedness. The parties agree to comply with the Board's Indebtedness Policy (96-0626-PO3) adopted June 26, 1996, as may be further amended from time to time, which is hereby incorporated by reference as if fully set forth herein.

17.22. Non-Appropriation. Expenditures not appropriated in the Board's current fiscal year budget are deemed to be contingent liabilities only and are subject to appropriation in later fiscal year budgets. If sufficient funds are not appropriated in any fiscal year for performance under this Agreement or any contract documents, the Board shall notify the Department and this Agreement and any contract documents shall terminate on the last day of the fiscal period for which funds were appropriated or when appropriated funds are exhausted, whichever occurs first.

17.23. Time. Time is of the essence in the performance of this Agreement.

17.24. Venue and Consent to Jurisdiction. If there is a lawsuit under this Agreement, each party hereto agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois and the United States District Court for the Northern District of Illinois.

*[The remainder of this page is intentionally blank.
Signatures appear on the following page.]*

IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed and delivered as of the date first above written.

CITY OF CHICAGO, a municipal corporation

By: _____

Ciere Boatright
Commissioner
Department of Planning and Development

**THE BOARD OF EDUCATION OF
THE CITY OF CHICAGO**

By: _____

Miroslava Mejia Krug
Chief Financial Officer

Board Rule No. Sec. 7-13.d.

Approved as to legal form:

Ruchi Verma, General Counsel

(Sub)Exhibits "A", "B" "C", "D", "E" and "F" referred to in this Intergovernmental Cooperation Agreement for Grey Elementary School Play Area read as follows:

(Sub)Exhibit "A".
(To Intergovernmental Cooperation Agreement
For Grey Elementary School Play Area)

3730 N. Laramie Ave.
Chicago, Illinois 60641.

Legal Description (subject to survey and title):

Sublots 1 to 6, inclusive, and vacated alley of Koster & Zander's Subdivision of Lot 2 (except the north 30.65 feet thereof) of the Circuit Court Commissioner's partition of the south half of the northeast quarter and east half of the east half of the northwest quarter (except the north 20 acres) of Section 21, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number (PIN):

13-21-119-001-0000.

(Sub)Exhibit "B".
(To Intergovernmental Cooperation Agreement
For Grey Elementary School Play Area)

Project Description.

The Grey Elementary School project is comprised of certain improvements, including but not limited to, the excavation and removal of compacted soil and the addition of a new drainage system, a new artificial turf play area, a shock pad, sand infill, and concrete curb.

(Sub)Exhibit "C".
(To Intergovernmental Cooperation Agreement
For Grey Elementary School Play Area)

Preliminary Budget.

Improvements	Estimate	Other Funding Sources
Soil removal and disposal, excavation and disposal soil	\$150,000.00	[City Bond Funds -- \$150,000]
Drainage improvements, stormwater management, underground infrastructures	50,000.00	CPS -- \$62,249
Artificial turf, shock pad, sand infill	250,000.00	
Concrete containment curb	50,000.00	
Total:	\$500,000.00	

(Sub)Exhibit "D".
(To Intergovernmental Cooperation Agreement
For Grey Elementary School Play Area)

Schedule.

(To Be Attached Prior To Execution Of The Agreement)

(Sub)Exhibit "E".
(To Intergovernmental Cooperation Agreement
For Grey Elementary School Play Area)

Drawings.

(To Be Attached Prior To Execution Of The Agreement)

(Sub)Exhibit "F".
(To Intergovernmental Cooperation Agreement
For Grey Elementary School Play Area)

Certificate Of Expenditure And Completion.

State of Illinois)
) SS.
County of Cook)

The affiant, the Board of Education of the City of Chicago, a body politic and corporate, hereby certifies that with respect to that certain Intergovernmental Agreement between the Board of Education of the City of Chicago (the "Board") and the City of Chicago (the "City") dated _____, _____ regarding Grey Elementary School (the "Agreement"):

- A. Expenditures for the Project, in the total amount of \$ _____, have been made:
- B. This paragraph B sets forth and is a true and complete statement of all costs of Open Space Impact Fee-Funded Improvements for the Project reimbursed by the City to date:

\$ _____

C. The Board requests reimbursement for the following cost of Open Space Impact Fee-Funded Improvements:

\$ _____

D. None of the costs referenced in paragraph C above have been previously reimbursed by the City.

E. The Board hereby certifies to the City that, as of the date hereof:

1. Except as described in the attached certificate, the representations and warranties contained in the Agreement are true and correct and to the best of its knowledge and belief the Board is in compliance with all applicable covenants contained herein.
2. No Event of Default or condition or event which, with the giving of notice or passage of time or both, would constitute a default, exists or has occurred.
3. The Board has approved all work and materials for the current request for a Certificate of Expenditure, and such work and materials conform to the Agreement.
4. The Board is in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, all as may be in effect from time to time, pertaining to or affecting the Project.

All capitalized terms which are not defined herein have the meanings given such terms in the Agreement.

By: _____

Name: _____

Title: _____

Subscribed and sworn before me this ___ day of _____, _____.

The Department of Planning and Development of the City of Chicago, hereby certifies to the best of its knowledge that the Board has satisfactorily performed its covenants and agreements with respect to Project, as such term is defined in the Agreement.

Agreed and Accepted:

Name: _____

Title: _____

City of Chicago,
Department of Planning and Development

EXPENDITURE OF OPEN SPACE IMPACT FEE FUNDS FOR IMPROVEMENTS AT
STONE ELEMENTARY SCHOOL NATURE PLAY AREA, 6239 N. LEAVITT ST.

[O2024-0010963]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, September 4, 2024.

To the President and Members of the City Council:

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred an ordinance (O2024-0010963) for the expenditure of Open Space Impact Fee funds for improvements at Stone Elementary School Nature Play Area, 6239 North Leavitt Street, having the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a unanimous vote of the members of the committee present and with no dissenting votes on September 4, 2024.

Respectfully submitted,

(Signed) NICHOLAS SPOSATO,
Chair.

On motion of Alderperson Sposato, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City") is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970 and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The City is authorized under its home rule powers to regulate the use and development of land; and

WHEREAS, It is a reasonable condition of development approval to ensure that adequate open space and recreational facilities exist within the City; and

WHEREAS, On April 1, 1998, the City Council of the City (the "City Council") adopted the Open Space Impact Fee Ordinance codified at Chapter 18 of Title 16 (the "Open Space Ordinance") of the Municipal Code of Chicago (the "Code") to address the need for additional public space and recreational facilities for the benefit of the residents of newly created residential developments in the City; and

WHEREAS, The Open Space Ordinance authorizes, among other things, the collection of fees from residential developments that create new dwelling units without contributing a proportionate share of open space and recreational facilities for the benefit of their residents as part of the overall development (the "Fee-Paying Developments"); and

WHEREAS, Pursuant to the Open Space Ordinance, the Department of Finance ("DOF") has collected fees derived from the Fee-Paying Developments (the "Open Space Fees") and has deposited those fees in separate funds, each fund corresponding to the Community Area (as defined in the Open Space Ordinance), in which each of the Fee-Paying Developments is located and from which the Open Space Fees were collected; and

WHEREAS, The Open Space Ordinance requires that the Open Space Fees: (i) be used for open space acquisition or capital improvements, or both, which provide a direct and material benefit to the new development from which the fees are collected; and (ii) be expended within the same or a contiguous Community Area from which they were collected after a legislative finding by the City Council that the expenditure of the Open Space Fees will directly and materially benefit the developments from which the Open Space Fees were collected; and

WHEREAS, The Department of Planning and Development (the "Department") has determined that the Fee-Paying Developments built in the West Ridge Community Area have deepened the already significant deficit of open space in the West Ridge Community Area, which deficit was documented in the comprehensive plan entitled "The CitySpace Plan", adopted by the Chicago Plan Commission on September 11, 1997 and adopted by the City Council on May 20, 1998; and

WHEREAS, The Board of Education of the City of Chicago, a body politic and corporate (the "Board"), has proposed certain improvements including, but not limited to, installation of a spiral path, concrete entrance, play logs, a climbing boulder, council ring, and stormwater drainage (the "Project") at Stone Elementary School located at 6239 North Leavitt Street, Chicago, Illinois 60659; and

WHEREAS, The Department wishes to make available to the Board proceeds from the Open Space Fees collected by DOF in an amount not to exceed One Hundred Thirty-seven Thousand Three Hundred Sixty-seven and no/100 Dollars (\$137,367.00) for the purpose of funding the Project which will provide open space and recreational facilities for the benefit of the residents of the West Ridge Community Area; and

WHEREAS, The Department and the Board have agreed to enter into an intergovernmental agreement in substantially the form attached hereto as Exhibit 1 (the "Agreement") whereby the Department shall pay for or reimburse the Board for a portion of the Project costs; and

WHEREAS, The Board has agreed to use the proceeds from the Open Space Fees for capital improvements relating to the Project subject to the terms and conditions specified in the Agreement; and

WHEREAS, The Department has determined that the use of the Open Space Fees to assist with the Project will provide a direct and material benefit to each of the Fee-Paying Developments from which the Open Space Fees were collected in that the Open Space Fees used for the Project will come from the specific fund set up by DOF for the West Ridge Community Area in which a Fee-Paying Development is located and from which the Open Space Fees were collected; and

WHEREAS, The Department has recommended that the City Council: (i) approve the use of the Open Space Fees for the purposes set forth in this ordinance; (ii) make a finding that the expenditure of the Open Space Fees as described herein will directly and materially benefit the Fee-Paying Developments from which the Open Space Fees were collected; and (iii) authorize the Department to enter into the Agreement; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are expressly incorporated in and made part of this ordinance as though fully set forth herein.

SECTION 2. The City Council hereby finds that the expenditure of the Open Space Fees for the purpose of funding the Project will directly and materially benefit the residents of those Fee-Paying Developments from which the Open Space Fees were collected and approves the use of the Open Space Fees for the Project.

SECTION 3. The Commissioner of the Department (the "Commissioner") is hereby authorized to provide Open Space Fee proceeds to the Board in an amount not to exceed One Hundred Thirty-seven Thousand Three Hundred Sixty-seven and no/100 Dollars (\$137,367.00) from the corresponding fund to pay for expenses permitted under the Open Space Ordinance.

SECTION 4. The Commissioner or a designee of the Commissioner are each hereby authorized, with the approval of the City's Corporation Counsel, to negotiate, execute and deliver the Agreement in substantially the form attached hereto as Exhibit 1 and made a part hereof, and such other documents as may be necessary to carry out and comply with the provisions of the Agreement, with such changes, deletions and insertions as shall be approved by the persons executing the Agreement on the part of the Department.

SECTION 5. To the extent that any ordinance, resolution, rule, order or provision of the Code, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provisions of this ordinance.

SECTION 6. This ordinance shall take effect immediately upon its passage and approval.

Exhibit 1 referred to in this ordinance reads as follows:

Exhibit 1.
(To Ordinance)

Intergovernmental Cooperation Agreement For Stone Elementary School Nature Play Area.

This Agreement (the "**Agreement**") is entered into as of ____ day of _____, 2024, between the City of Chicago (the "**City**"), a municipal corporation and home rule unit of government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, by and through its Department of Planning and Development (the "**Department**") and the Board of Education of the City of Chicago (the "**Board**"), a body politic and corporate.

RECITALS

WHEREAS, the Board has proposed certain improvements at Stone Elementary School located at 6239 North Leavitt Street, Chicago, Illinois, 60659 (the "**School**"), which is commonly known and legally identified and described on **Exhibit A** hereto, including but not limited to, installation of a spiral path, concrete entrance, play logs, a climbing boulder, council ring, and stormwater drainage (the "**Project**"); and

WHEREAS, on April 1, 1998, the City Council of the City (the "**City Council**") adopted the Open Space Impact Fee Ordinance codified at Chapter 18 of Title 16 (the "**Open Space Ordinance**") of the Municipal Code of Chicago (the "**Code**") to address the need for additional public space and recreational facilities for the benefit of the residents of newly created residential developments in the City; and

WHEREAS, the Open Space Ordinance authorizes collection of fees as a condition of issuance of a building permit for proposed new dwelling units to ensure that adequate open space and recreational facilities are available to serve residents of new developments in the City (the "**Open Space Fees**"); and

WHEREAS, the Department of Finance has collected Open Space Fees for new dwelling units built in the West Ridge Community Area (the "**Community Area**") and contiguous communities (the "**Proceeds**") and has deposited such Proceeds in the fund set up for the Community Area identified by CAPS code PS02 131 54 5002 2604; and

WHEREAS, on [____], the City Council adopted an ordinance published in the Journal of the Proceedings of the City Council (the "**Journal**") for said date at pages [____] (the "**Authorizing Ordinance**"), among other things, (i) finding that the Project would provide a direct and material benefit to the residents of the new developments originating the Open Space Fees; and (ii) authorizing the transfer of a portion of the Proceeds to the Board in an amount not to exceed One Hundred Thirty-Seven Thousand Three Hundred Sixty-Seven and No/100 dollars (\$137,367) (the "**City Funds**"), which will provide open space and recreational facilities for the benefit of the residents of the Community Area; and

WHEREAS, under authority granted in Board Rule No. Sec. 7-13.d (the "**Board Rule**"), the Board is authorized to enter into an agreement with the City for the development of the Project and implementation of the Project in accordance with the Project Description set forth on **Exhibit B** and to accept the City Funds; and

WHEREAS, it is anticipated that following completion of the Project, the Board will operate and maintain the Project as open space in accordance with this Agreement; and

WHEREAS, the City and the Board have determined that it is in their best interest to enter into this Agreement pursuant to the Intergovernmental Cooperation Act of the State of Illinois in order to set forth their objectives and respective duties and responsibilities and to describe the procedures and guidelines to be followed with respect to the Project; and

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS.

The recitals set forth above, and the Exhibits attached hereto, constitute an integral part of this Agreement and are incorporated herein by this reference as agreements of the parties.

SECTION 2. DEFINITIONS

For all purposes of the Agreement, the following terms shall be defined as follows:

2.1 Authorized City Representative. The person designated by the City as its representative in participating in the planning, development and inspections related to the construction of the Project and to receive notices to the City given pursuant to this Agreement and otherwise as the City's representative implementing this Agreement. The City hereby designates Meg Gustafson as the Authorized City Representative.

2.2 Authorized Board Representative. The person or entity employed or retained by the Board to provide design, construction management, administration and coordination of services with respect to the Project. The Board hereby designates [] as the Authorized Board Representative.

2.3 Budget. The amount determined by the parties as the estimated cost of completing the Project. For the purposes of this Agreement, the term "Budget" includes, as the case may be, the "Preliminary Budget" and the final "Budget" for the Project as determined by the Department and the Board pursuant to the review procedures described in Section 3.2 and 3.3 hereof. A copy of the Preliminary Budget is attached hereto as **Exhibit C.**

2.4 Building Scope. The requirements of the Board and the City with respect to the nature, scope and extent of the Project including without limitation the size, type, function, dimensions, spatial relationships and materials to be used in the design and construction of the Project.

2.5 Contract. The contract which shall be entered into between the Board and the Contractor, including all of the contract documents as described therein, providing all labor, materials and other Work and services for the development, construction and improvement of the Project.

2.6 Contract Documents. The drawings, specifications and program requirements (including civil, engineering, architectural, structural, mechanical, plumbing, fire protection and electrical drawings and technical specifications) to be prepared by the Board or its designee and approved by the Authorized Board Representative and the Authorized City Representative for compliance with the Building Scope and matters related to the Project.

2.7 Contractor. Any contractor that contracts with the Board or its duly authorized representative to perform services and/or provide Work in connection with the construction of the Project. For purposes of this Agreement, the term "Contractor" may include a general contractor, or other consultants or contractors engaged by the Board to complete the Project

2.8 Final Acceptance. The date on which the Authorized Board Representative and the Authorized City Representative determine that all of the requirements of the Contract Documents have been completed and the Board is entitled to reimbursement for the Project pursuant to this Agreement.

2.9 Project. The design, development, construction and improvement of the School as described in the first Recital, in accordance with the time schedule and plans set forth in this Agreement.

2.10 Punch List Work. Minor adjustments or deficiencies in the construction of the Project, as determined by the Authorized City and Board Representatives, which must be completed before Final Acceptance.

2.11 Schedule. The anticipated date on which the Project or portions thereof will be initiated and completed as set forth on Exhibit D.

2.12 Work. All labor, materials, equipment or other incidentals necessary or convenient to the successful completion of the Project and which are required by, incidental to or collateral to this Agreement.

SECTION 3. DEVELOPMENT AND CONSTRUCTION OF THE PROJECT.

3.1 Project. The Board will administer, coordinate, implement and manage the Project on behalf of the City pursuant to the terms of this Agreement and the applicable provisions of the Code.

3.2 Review of Project. The City and the Board, by their designated representatives, will review the scope of work required for the Project as well as the preliminary design documents and specifications for the Project. Such review shall include the cost estimates, assessments and/or remediation of environmental conditions, site preparation, demolition of existing buildings, footings and foundations, scheduling and any other factors that may affect the coordination or cost of the Project.

3.3. Implementation of Project. Upon completion of the review procedures described in Section 3.2 above, the Board shall determine the final Budget and the Schedule for the Project, and the Board will commence implementation of the Project. Notwithstanding anything to the contrary elsewhere in this Agreement, there are no Board funding obligations under this Agreement, and the Board shall have no obligation to utilize Board funds to fund any obligations

hereunder.

3.4. Selection of General Contractor. The Board will retain Contractors for the development and construction of the Project. Prior to the commencement of the Work relating to the development of the Project, the Contractors shall comply with the licensing, letter of credit, insurance and bonding and other requirements applicable under the Code and applicable state law, including those applicable to the performance of work on public property and the construction of public improvements.

3.5. Contracts. The Board shall let the contracts for the construction of the Project in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, all as may be in effect from time to time, pertaining to or affecting the Project or the Board as related thereto. Upon the City's request, the Board shall provide evidence reasonably satisfactory to the City of such compliance.

3.6. Permits. At such time as the Board lets a contract or contracts for the Project, the Board, at the Board's expense, shall also provide the City with copies of all governmental licenses and permits required to develop and construct the Project and to use, occupy, operate and maintain the Project as a school from all appropriate governmental authorities, including, but not limited to, building permits, street and sidewalk closure permits, driveway permits and infrastructure permits and evidence that the School is appropriately zoned to be used, occupied and operated as a public facility.

3.7. Construction. The Board agrees to complete the demolition of existing structures, if any, on the School in accordance with applicable requirements of the City and any other compliance requirements and to construct the Project on the School in accordance with the construction documents and a landscape plan for the Project listed on **Exhibit E** (the "**Drawings**"), which have been approved by the Department and the Open Space Development Committee and which are incorporated herein by reference. The Drawings shall conform with the terms of this Agreement, and applicable federal, state and local laws, ordinances and regulations, including, without limitation, Illinois Prevailing Wage Act, the Chicago Human Rights Ordinance, EEO and affirmative action requirements, MBE/WBE participation, the Zoning Ordinance and the Landscape Ordinance of the Municipal Code of Chicago. In addition, the Drawings shall comply with any and all federal, state and local laws, rules and regulations with regard to accessibility standards for the physically disabled, including, without limitation, the Fair Housing Act, 42 U.S.C. 3601 et seq. (1990), the Americans with Disabilities Act of 1990, 42 U.S.C. 12101 et seq. (1990) and 47 U.S.C. 152, 221, 225 and 611 (1990), the Illinois Environmental Barriers Act, 410 ILCS 25/1 et seq. (1992), and the Illinois Accessibility Code, 71 Ill. Admin. Code Ch. 1, such. B, sec. 400.100 et seq. (1988). No material deviation from the Drawings may be made without the prior written approval of the City, which will not be unreasonably withheld.

3.8. Contractor's Insurance. In all contracts relating to the Project, the Board agrees to require its Contractors to name the City (and the Public Building Commission of Chicago ("**PBC**") in its capacity as titleholder as its interests may appear) as additional insureds on all insurance policies and to require its Contractors to indemnify the City (and the PBC in its capacity as titleholder as its interests may appear) from all claims, damages, demands, losses, suits, actions, judgments and expenses, including but not limited to attorney's fees, arising out of or resulting from the construction of the Project by its Contractors or Contractors' suppliers, employees or agents.

3.9. Inspection and Oversight. The Board agrees to carefully inspect the School prior to commencement of any activity on the School with regard to construction of the Project to ensure that such activity with regard to construction of the Project shall not damage surrounding property, structures, utility lines or any subsurface lines or cables. The Board shall be solely responsible for the safety and protection of the public with regard to construction of the Project. The City reserves the right, but shall have no obligation, to inspect the work being done on the School.

3.10. Title Commitment and Insurance. The Board shall be responsible for obtaining, at the Board's expense, any title commitment or title policy with respect to the School that it deems necessary.

3.11. Survey. The Board shall be responsible for obtaining at the Board's expense any survey of the School that it deems necessary.

3.12. Development Budget for the Project. The Board has prepared the budget describing the various hard and soft construction costs relating to the development of the Project set forth on **Exhibit C** (the "**Preliminary Budget**") which has been approved by the Department. Any cost decreases or increases in excess of five percent (5%) of the aggregate budget amount must be approved by the Department. The Board has prepared the preliminary schedule for the development and construction of the Project set forth in **Exhibit D** ("**Schedule**"), which has been approved by the Department. No material deviation from the Schedule shall be made without the prior approval of the Department, subject to the permitted delay provisions of Section 13.2 of this Agreement.

3.13. Reports. The Board shall provide the City with monthly reports on the progress of the Project and reasonable access to its books and records relating to the Project.

3.14. No Liens. The Board agrees to keep the School free from all liens and encumbrances arising out of any work performed, materials supplied, or obligations incurred by or for the Board with regard to the Project.

SECTION 4. FUNDING

Disbursement of City Funds. Upon the substantial completion of the Project (as evidenced by the issuance of the Certificate as described in Section 7), the Board and general contractor shall provide the City with appropriate owner and general contractor sworn statements, a general waiver of lien from the general contractor and the Board and partial waivers or releases of lien from subcontractors, if available. Upon the final completion of the Project, the Board shall deliver to the City a sworn statement from the general contractor, a general waiver of lien from the Board and the general contractor, and final waivers or releases of lien from each and every subcontractor undertaking work relating to the Project. In addition, the Board shall deliver to the City copies of any manufacturers or other warranties provided by material suppliers or from subcontractors, with the originals of such materials being delivered to the Board. Finally, the Board shall deliver to the City an executed Certificate of Expenditure and Completion, the form of which is attached hereto as Exhibit F. The City shall disburse the City Funds within 30 days of Final Acceptance.

SECTION 5. LIMITED APPLICABILITY.

Approvals. The approval of the Drawings by the Department is for the purposes of this Agreement only and do not constitute the approval required by the City's Department of Buildings, or any other City department; nor does the approval by the Department pursuant to this Agreement constitute an approval of the quality, structural soundness or the safety of the Project. The approval given by the Department shall be only for the benefit of the Board.

SECTION 6. COMMENCEMENT AND COMPLETION OF THE PROJECT.

Reserved.

SECTION 7. CERTIFICATE OF COMPLETION.

Certificate of Completion; Inspection. Upon completion of construction of the Project in accordance with the Drawings, the City, upon written request by the Board, shall furnish the Board with a certificate of completion (the "**Certificate**") evidencing that Board has satisfactorily completed the Project. The Certificate shall not constitute evidence that the Board has complied with any applicable provisions of federal, state and local laws, ordinances and regulations with regard to the completion of the Project, nor shall it serve as any "guaranty" of the structural soundness or quality of the construction of any improvements in the Project.

Upon written request by the Board for the Certificate, the Department shall promptly undertake an inspection of the Project and thereafter provide the Board either with the Certificate or a written statement indicating what measures or acts will be necessary, in the reasonable opinion of the City, for the Board to perform in order to obtain the Certificate. The Board shall promptly, but in all events within sixty (60) days, correct any such nonconformity or default, subject to permitted delays or such additional cure period as the Department may consent to, in its sole discretion. Upon compliance with the City's requirements, the Board shall resubmit a written request for a Certificate from the City, which shall be promptly issued by the City.

SECTION 8. CONTINUING OBLIGATIONS OF THE BOARD AND THE SCHOOL.

Maintenance and Use. After the issuance of the Certificate by the City, the Board shall comply, and cause the School to comply, as applicable, with the covenants set forth in this Section 8, and the other provisions of this Agreement applicable to the continuing maintenance and use of the Project.

8.1. Maintenance of the Project.

On-Going Maintenance of the Project. The Board shall cause the School throughout the Term of the Agreement to: (a) maintain the Project; (b) provide light bulb replacement for all light fixtures located at the Project; (c) provide trash pickup and disposal services at the Project; and (d) remove snow and arrange for the removal of leaves, litter, debris and other waste materials at the Project. "**Improvements**" shall mean installation of a spiral path, concrete entrance, play logs, a climbing boulder, council ring, and stormwater drainage included in the Project. The Parties agree that the actual useful life of the Improvements, meaning the period in which they shall continue to be functional in

the manner required for safe and effective use for their particular purpose, is estimated to be approximately ten years after the City's issuance of the Certificate.

8.2. Use of the Project

(a) Generally. The Project shall be utilized as open space for use by the public for and on behalf of the City. The School shall not restrict access to the Project by the public during the hours of operation of the Project, as set forth below, and furthermore, shall not discriminate based upon race, color, religion, sex, national origin or ancestry, military status, sexual orientation, source of income, age, or handicap, in the use of the Project by the public. The hours of operation of the Project shall be during regular School hours and additional hours if the School is open late. The School shall post a sign at the School informing the public of the hours the Project is open. In addition, the Project may also be used by appointment by community groups and others on the weekends and when the School is not open with prior written approval from the School principal. All expenses associated with the use of the Project when the School is not open shall be at the cost of the School. The School shall not store any toxic or hazardous materials at the Project in a manner in violation of any applicable law. Other than set forth in the Drawings, no structures or improvements are to be constructed on the Project by the Board without the prior written approval of the Department, which shall not be unreasonably withheld.

(b) No Rights of Use for Private Purposes Conferred. This Agreement does not confer any special rights upon the Board or any other person or entity to use the Project for private parties or events. The use of alcohol in the Project by any person or entity is strictly prohibited.

(c) Notice to the City. The Board agrees to notify the City in writing of any injury to persons or property relating to the construction of the Project within seven (7) days of the date that the Board becomes aware of such injury, and in the instance of an emergency, to notify the City immediately by telephone and facsimile notice by contacting the Authorized City Representative, Department of Planning and Development, City of Chicago, Suite 1000, 121 N. LaSalle Street, Chicago, Illinois 60602, or such other person as the City shall designate to the Board in writing. Furthermore, the Board agrees to notify the City immediately in the method described in this paragraph in the event that it learns that the Project is being utilized by any of the public in violation of the open space requirements for the Project, including, without limitation, (a) any unauthorized events occurring at the Project, including, without limitation, private parties; or (b) the occurrence of any illegal activity at the Project. Notwithstanding anything to the contrary contained in this paragraph, the Board shall not be responsible for policing or providing any private security for the use of the Project. Failure to notify the City (as provided for herein) shall not give rise to a claim for damages by the City against the Board.

(d) Injury to Persons and Property; Insurance and Indemnity. The City acknowledges that the Board is self-insured up to \$3,000,000. Furthermore, the Board agrees to indemnify, defend and hold the City, its officers and employees,

harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses (including, without limitation, reasonable attorneys' fees and court costs) suffered or incurred by the City (excepting that caused by the negligence or misconduct of the City) arising from or in connection with the Board's negligence in: (a) developing the Project, including, without limitation, the failure of the Board or any contractor to pay contractors, subcontractors or material suppliers in connection with the construction of the Project; or (b) subject to the limitations set forth in Sections 8.1. and 12 hereof, the failure of the Board to perform its obligations under this Agreement to maintain the Project as set forth in and limited by Sections 8.1 and 12, for so long as the Board is the beneficial owner and controls the School and/or the School continues to operate as a Chicago Public School. This indemnification shall survive any termination of this Agreement.

(e) Permits. The Board shall apply for and maintain any and all governmental permits and approvals relating to the ongoing operation and maintenance of the Project.

SECTION 9. CITY'S POST-CERTIFICATE OBLIGATIONS.

After the issuance of the Certificate by the City, the City shall be obligated with regard to the following:

9.1. Insurance and Indemnity. The City acknowledges to the Board that it is self-insured and furthermore agrees to indemnify, defend and hold the Board harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses (including, without limitation, attorneys' fees and court costs) suffered or incurred by the Board (excepting the contractor's liability or caused by the negligence or misconduct of the Board) arising from or in connection with the use and operation of the Project. This indemnification shall survive any termination of this Agreement. Notwithstanding anything to the contrary, in the event that the City assigns its rights under this Agreement as provided for herein, the assignee shall be required to obtain and keep in force and effect a Comprehensive Commercial General Liability Insurance policy insuring against claims for personal injury, death or property damage occurring in, on or about the Project arising out of the ownership, maintenance, operation or use of the Project by the City or such Assignee or any of their respective employees in an amount not less than \$3,000,000 per occurrence and \$3,000,000 general aggregate. The Board (and the City of Chicago in Trust For the Use Of Schools and the PBC, in their capacity as titleholder as their interests may appear) shall be named as an additional insured on such policy as its interest may appear.

9.2. Utilities. The City shall be liable to provide utility services (e.g. electrical, water and sewer) to the Project.

9.3. Discretionary Maintenance By City. The City may elect, at the City's cost and expense, to install and remove holiday lighting and seasonal decor, to make the Project available for neighborhood festivals and street fairs, and to otherwise schedule events at and license the use of the Project for limited, short term purposes. In the event such short term uses are planned, the City shall give the School and the Board courtesy notice of such events.

SECTION 10. ENVIRONMENTAL MATTERS.

Environmental Responsibilities. It shall be the responsibility of the Board to investigate and determine the soil and environmental condition of the School. The City makes no covenant, representation or warranty as to the environmental condition of the School or the suitability of the School as a Project or for any use whatsoever.

SECTION 11. RESERVED.**SECTION 12. TERM OF THE AGREEMENT.**

Term. The Term of the Agreement shall commence as of the date hereof and, unless otherwise terminated by the City in writing, the obligations as set forth in Section 8 of this Agreement shall continue until and terminate upon the first to occur of: (a) the date that the Board ceases to be the beneficial owner and control the School and/or the School ceases to operate as a Chicago Public School; or (b) the date occurring ten (10) years after the City's issuance of the Certificate.

SECTION 13. PERFORMANCE, EVALUATION AND BREACH; REMEDIES.

13.1 Time of the Essence. Time is of the essence in the parties' performance of their obligations under this Agreement. Should any date fall on a weekend or holiday, the deadline for compliance shall not occur until the next regular business day.

13.2 Permitted Delays. The Board shall not be in breach of its obligation to construct the Project in the event of a delay in the performance of such obligations due to unforeseeable causes beyond the Board's control and without the Board's fault or negligence, including but not limited to, delays or halts in construction of the Project which are compelled by court order, acts of God, acts of the public enemy, acts of the United States government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, embargoes, inability to obtain certain necessary materials and unusually severe weather or delays of subcontractors due to such cause. The time for the performance of the obligations shall be extended only for the period of the delay if the Board requests it in writing of the City within twenty (20) days after the beginning of any such delay.

13.3 Breach. Except as otherwise provided in this Agreement, in the event of a default by either party in the performance of its obligations under this Agreement, the defaulting party, upon written notice from the other, shall cure or remedy the default not later than sixty (60) days after receipt of such notice. If the default is not capable of being cured within the sixty (60) day period but the defaulting party has commenced action to cure the default and is diligently proceeding to cure the default within the sixty (60) day period, then the sixty (60) day period shall be extended for the length of time that is reasonably necessary to cure the default. If the default is not cured in the time period provided for herein, the aggrieved party may institute such proceedings at law or in equity as may be necessary or desirable in its sole discretion to cure and remedy the default, including but not limited to, proceedings to compel specific performance.

For purposes of this Agreement, the occurrence of any one or more of the following shall constitute an "event of default":

1. If either party fails to perform, keep or observe any of the material covenants, conditions, promises, agreements or obligations required under this Agreement; or
2. If either party makes or furnishes a warranty, representation, statement or certification to the other party which is not true and correct in any material respect; or
3. Subject to the permitted delays referenced above, the Board abandons or substantially suspends the construction of the Project, and such abandonment or suspension is not cured, ended, or remedied within sixty (60) days of the date the Board receives written demand by the City to cure such default; or
4. The Board suffers or permits any levy or attachment, material suppliers' or mechanics' lien, or any other lien or encumbrance unauthorized by this Agreement to attach to the Project; or
5. The Board fails to comply, or cause the School to comply, with the maintenance and other obligations regarding the Project described in Section 8; or
6. Either party fails to comply with the terms of any other written agreement entered into with the other party relating to the Project.

13.4 Waiver and Estoppel. Any delay by either party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights shall not operate as a waiver of such rights or operate to deprive the delaying party of or limit such rights in any way. No waiver made by either party with respect to any specific default by the other party shall be construed, considered or treated as a waiver of the rights of the waiving party with respect to any other defaults of the other party.

13.5. Access to the School. Throughout the Term of the Agreement, any duly authorized representative of the City shall have access to the Project at all reasonable times for the purpose of confirming the Board's compliance with its obligations under this Agreement.

13.6. City's Right to Inspect Records. The Board agrees that the City shall have the right and authority to review and audit, from time to time, the Board's books and records solely relating to the Project, including, without limitation, general contractor's sworn statements, the contract with the general contractor and subcontracts, purchase orders, waivers of lien, paid receipts and invoices. All such books, records and other documents shall be available at the offices of the Board for inspection, copying, audit and examination at all reasonable times by any duly authorized representative of the Department upon prior reasonable notice to the Board and at the Department's sole cost and expense.

13.7. Evaluation. Upon written request by the City, but not more frequently than once on an annual basis, the Board shall submit to the City a written report describing the maintenance of the Project and all costs attendant thereto. Thereafter, at the City's request, representatives of

the City and of the Board shall meet and address any issues and concerns. Should the City reasonably determine, as a result of the review of the report and the site visit, that the Board is not complying with the terms and provisions of this Agreement, the parties agree that: (i) the City shall deliver a notice of default as provided for in this Section and the Board shall thereafter have an opportunity to cure (as provided for in this Section 13); or (ii) in the alternative, the City, by written notice to the Board, may terminate this Agreement.

13.8. Enforcement and Remedies. The parties hereto shall have such remedies as may be available at law or in equity for a breach of this Agreement. Such equitable remedies shall include, without limitation, the right to bring a mandamus action and specific performance.

SECTION 14. CONFLICT OF INTEREST; CITY'S AND BOARD'S REPRESENTATIVES NOT INDIVIDUALLY LIABLE.

Conflict of Interest: The Board warrants that no agent, official, or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such agent, official or employee participate in any decision relating to this Agreement which affects his or her personal interests or the interests of any corporation, partnership, or association in which he or she is directly or indirectly interested. No agent, official, or employee of either party shall be personally liable to the other party or any successor in interest in the event of any default or breach by the defaulting party or for any amount which may become due to the other party or successor or on any obligation under the terms of this Agreement.

SECTION 15. BARRICADES, SIGNS AND PUBLIC RELATIONS.

Barricades, Signs, and Public Relations: City Approval. Prior to the commencement of any demolition or construction activity requiring barricades, the Board shall install a barricade of a type and appearance reasonably satisfactory to the City and constructed in compliance with all applicable federal, state or City laws, ordinances and regulations. The City shall retain the right to approve the maintenance, appearance, color scheme, painting, nature, type, content and design of all barricades.

At the request of the City, the Board shall erect a sign of size and style approved by the Department in a conspicuous location at the Project during the construction of the Project, indicating that the undertaking of the Project is in accordance with City objectives. The City reserves the right to include the name, photograph, artistic rendering of the Project and other pertinent information regarding the Board and the Project in the City's promotional literature and communications. Until the expiration of the Term of the Agreement, the Department shall have the right to approve any changes in signage that are inconsistent with the original signage approved for the Project.

SECTION 16. RESERVED.**SECTION 17. GENERAL PROVISIONS.**

17.1 Headings. The headings of the various sections of this Agreement have been inserted for convenient reference only and shall not in any manner be construed as modifying, amending, or affecting in any way the express terms and provisions thereof.

17.2. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

17.3. Entire Agreement.

This Agreement constitutes the entire agreement between the parties and supersedes and replaces completely any prior agreements between the parties with respect to the subject matter hereof. This Agreement may not be modified or amended in any manner other than by supplemental written agreement executed by the parties.

17.4. Severability.

If any provision of this Agreement, or any paragraph, sentence, clause, phrase or word, or the application thereof is held invalid, the remainder of this Agreement shall be construed as if such invalid part were never included, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

17.5. Intentionally Omitted.

17.6. Authority. Execution of this Agreement by the City is authorized by the Authorizing Ordinance. Execution of this Agreement by the Board is authorized by the Board Rule. The parties represent and warrant to each other that they have the authority to enter into this Agreement and perform their obligations hereunder.

17.7. Compliance with Laws. The parties agree to comply with all federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders relating to this Agreement.

17.8. Consents. Whenever the consent or approval of one or both parties to this Agreement is required hereunder, such consent or approval will not be unreasonably withheld.

17.9. Construction of Words. As used in this Agreement, the singular of any word shall include the plural, and vice versa. Masculine, feminine and neuter pronouns shall be fully interchangeable, where the context so requires.

17.10. Counterparts. This Agreement may be executed in counterparts and by different parties in separate counterparts, with the same effect as if all parties had signed the same document. All such counterparts shall be deemed an original, shall be construed together, and shall constitute one and the same instrument. A signature delivered by facsimile or electronic means shall be considered binding for both parties.

42 West Madison Street, 2nd Floor
 Chicago, Illinois 60602
 Attn: Chief Financial Officer (or if none, Deputy Chief
 Financial Officer or Treasurer)
 (773) 553-2790
 (773) 553-2701 (Fax)

and:

Board of Education of the City of Chicago
 1 North Dearborn Street, Suite 900
 Chicago, Illinois 60602
 Attn: General Counsel
 (773) 553-1700
 (773) 553-1701 (Fax)

Any notice, demand or communication given pursuant to either clause (a) or (b) hereof shall be deemed received upon such personal service or upon dispatch by electronic means, respectively. Any notice, demand or communication given pursuant to clause (c) hereof shall be deemed received on the day immediately following deposit with the overnight courier. Any notice, demand or communication given pursuant to clause (d) hereof shall be deemed received three (3) business days after mailing. The parties, by notice given hereunder, may designate any further or different addresses to which subsequent notices, demands or communications shall be given.

17.17. Parties' Interest / No Third Party Beneficiaries. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of, and be enforceable by, the respective successors and permitted assigns of the parties hereto. This Agreement shall not run to the benefit of, or be enforceable by, any person or entity other than a party of this Agreement and its successors and permitted assigns. This Agreement should not be deemed to confer upon third parties any remedy, claim, right of reimbursement or other right. Nothing contained in this Agreement, nor shall any act of the City or the Board be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the City or the Board. This Agreement may not be assigned by either party without the written consent of the other party, which shall not be unreasonably withheld.

17.18. Representatives. Immediately upon execution of this Agreement, the following individuals will represent the parties as a primary contact in all matters under this Agreement.

For the City: Meg Gustafson
 City of Chicago
 Department of Planning and Development
 City Hall, Suite 1001
 121 N. LaSalle Street
 Chicago, Illinois 60602
 (312) 744-0524
 (312) 742-8548 (Fax)

For the Board: []
 []

Board of Education of the City of Chicago
Department of Operations
42 West Madison Street, 3rd Floor
Chicago, Illinois 60602

[]

Each party agrees to promptly notify the other party of any change in its designated representative, which notice shall include the name, address, telephone number and fax number of the representative for such party for the purpose hereof.

17.19. Inspector General. Under the provisions of 105 ILCS 5/34-13.1, the Inspector General of the Board has the authority to conduct certain investigations. The contractors used by the Board in connection with the Project shall give the Inspector General access to all information and personnel necessary to conduct its investigations.

17.20. Conflicts of Interest. This Agreement is not legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3, which restricts the employment of, or the letting of contracts to, former Board members during the one (1) year period following expiration or other termination of their terms of office.

17.21. Indebtedness. The parties agree to comply with the Board's Indebtedness Policy (96-0626-PO3) adopted June 26, 1996, as may be further amended from time to time, which is hereby incorporated by reference as if fully set forth herein.

17.22. Non-Appropriation. Expenditures not appropriated in the Board's current fiscal year budget are deemed to be contingent liabilities only and are subject to appropriation in later fiscal year budgets. If sufficient funds are not appropriated in any fiscal year for performance under this Agreement or any contract documents, the Board shall notify the Department and this Agreement and any contract documents shall terminate on the last day of the fiscal period for which funds were appropriated or when appropriated funds are exhausted, whichever occurs first.

17.23. Time. Time is of the essence in the performance of this Agreement.

17.24. Venue and Consent to Jurisdiction. If there is a lawsuit under this Agreement, each party hereto agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois and the United States District Court for the Northern District of Illinois.

*[The remainder of this page is intentionally blank.
Signatures appear on the following page.]*

IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed and delivered as of the date first above written.

CITY OF CHICAGO, a municipal corporation

By: _____
Ciera Boatright, Commissioner
Department of Planning and Development

**THE BOARD OF EDUCATION OF
THE CITY OF CHICAGO**

By: _____
[]
[]

Board Rule No. Sec. 7-13.d.

Approved as to legal form:

[], General Counsel

(Sub)Exhibits "A", "B", "C", "D", "E" and "F" referred to in this Intergovernmental Cooperation Agreement for Stone Elementary School Nature Play Area read as follows:

(Sub)Exhibit "A".
(To Intergovernmental Cooperation Agreement For
Stone Elementary School Nature Play Area)

6239 N. Leavitt St.
Chicago, Illinois 60659.

Legal Description (subject to title and survey):

Lots 1 to 18, Block 3, and Lots 1 to 18, Block 4, in Wietor's Devon-Leavitt Addition to North Edgewater in the north half of the northwest quarter of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, and vacated alleys and street, in Cook County, Illinois.

Permanent Index Number (PIN):

14-06-110-033-0000.

(Sub)Exhibit "B".
(To Intergovernmental Cooperation Agreement For
Stone Elementary School Nature Play Area)

Project Description.

The Stone Elementary School project is comprised of improvements, including but not limited to, installation of a spiral path, concrete entrance, play logs, a climbing boulder, council ring, and stormwater drainage.

(Sub)Exhibit "C".
(To Intergovernmental Cooperation Agreement For
Stone Elementary School Nature Play Area)

Preliminary Budget.

Item	Cost
Soil removal and disposal, excavation and disposal soil	\$ 30,000

Item	Cost
Drainage improvements, stormwater management, underground infrastructures	\$ 25,000
Engineering Wood Fiber surface	25,000
Nature play structure and logs	50,000
Concrete pavement and stone	10,000
Total:	\$140,000

(Sub)Exhibit "D".

(To Intergovernmental Cooperation Agreement For
Stone Elementary School Nature Play Area)

Schedule.

(To Be Attached Prior To Execution Of The Agreement)

(Sub)Exhibit "E".

(To Intergovernmental Cooperation Agreement For
Stone Elementary School Nature Play Area)

Drawings.

(To Be Attached Prior To Execution Of The Agreement)

(Sub)Exhibit "F".
 (To Intergovernmental Cooperation Agreement For
 Stone Elementary School Nature Play Area)

Certificate Of Expenditure And Completion.

State of Illinois)
) SS.
 County of Cook)

The affiant, the Board of Education of the City of Chicago, a body politic and corporate, hereby certifies that with respect to that certain Intergovernmental Agreement between the Board of Education of the City of Chicago (the "Board") and the City of Chicago (the "City") dated _____, 2024 regarding Stone Elementary School (the "Agreement"):

A. Expenditures for the Project, in the total amount of \$ _____, have been made:

B. This paragraph B sets forth and is a true and complete statement of all costs of Open Space Impact Fee-Funded Improvements for the Project reimbursed by the City to date:

\$ _____

C. The Board requests reimbursement for the following cost of Open Space Impact Fee-Funded Improvements:

\$ _____

D. None of the costs referenced in paragraph C above have been previously reimbursed by the City.

E. The Board hereby certifies to the City that, as of the date hereof:

1. Except as described in the attached certificate, the representations and warranties contained in the Agreement are true and correct and to the best of its knowledge and belief the Board is in compliance with all applicable covenants contained herein.

- 2. No Event of Default or condition or event which, with the giving of notice or passage of time or both, would constitute a default, exists or has occurred.
- 3. The Board has approved all work and materials for the current request for a Certificate of Expenditure, and such work and materials conform to the Agreement.
- 4. The Board is in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, all as may be in effect from time to time, pertaining to or affecting the Project.

All capitalized terms which are not defined herein have the meanings given such terms in the Agreement.

By: _____

Name: _____

Title: _____

Subscribed and sworn before me this ____ day of _____, 2024.

The Department of Planning and Development of the City of Chicago, hereby certifies to the best of its knowledge that the Board has satisfactorily performed its covenants and agreements with respect to Project, as such term is defined in the Agreement.

Agreed and Accepted:

Name: _____

Title: _____

City of Chicago,
Department of Planning and Development

COMMITTEE ON TRANSPORTATION AND PUBLIC WAY.

AMENDMENT OF SECTION 10-20-155 OF MUNICIPAL CODE REQUIRING CITY COORDINATION ON PAVEMENT RESTORATION WORK IMPACTING 60 PERCENT OR MORE OF SIDEWALK.

[SO2024-0010913]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith (SO2024-0010913) for an amendment of Municipal Code Section 10-20-155 requiring City coordination on pavement restoration work impacting 60 percent or more of the sidewalk. This substitute ordinance was referred to the committee on July 17, 2024.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Section 10-20-155 of the Municipal Code of Chicago is hereby amended by deleting the language struck through and by inserting the language underscored, as follows:

10-20-155 Pavement Restoration.

(Omitted text is unaffected by this ordinance.)

(d) The insurance and letter of credit protections of this article shall apply to any amounts levied or incurred by the City of Chicago pursuant to this section.

(e) If work done under authority of the permit required by this article results in the removal of 60 percent or more of the sidewalk on a block of an impacted side of the street, as determined by the total linear footage of the block, the permittee shall contact the Commissioner of Transportation or the Commissioner's designee to discuss coordination with the City on full restoration of the sidewalk on that block.

SECTION 2. This ordinance shall take effect upon passage and publication.

AMENDMENT TO PEDESTRIAN WALKWAY EASEMENT AT BUILDING
FORMERLY KNOWN AS JAMES R. THOMPSON CENTER.

[O2024-0011048]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith (O2024-0011048) for an amendment to the pedestrian walkway easement at the building formerly known as James R. Thompson Center located at 100 West Randolph Street.

JRTC Holdings LLC now owns the property and wishes to redevelop the property. JRTC and CDOT have determined that a reduction in the pedestrian walkway easement is appropriate for the redevelopment and will continue to serve the public uses of the Pedestrian Walks Easements. This ordinance was referred to the committee on July 17, 2024.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the said proposed ordinance transmitted with the foregoing committee report was *Passed by yeas and nays* as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City") is a home rule unit of government under Article VII, Section 6(a) of the Constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The City Council of the City approved an ordinance on September 24, 1980, that vacated certain portions of North LaSalle Street and North Clark Street for the development of the property at 100 West Randolph Street in the City, previously known as the James R. Thompson Center ("Property"), with such ordinance published in the *Journal of the Proceedings of the City Council of the City of Chicago* (the "*Journal*") for such date at pages 3994 and 3994, and a copy was recorded with the Cook County Recorder of Deeds on February 2, 1982 as Document Number 26130931 ("Vacation Ordinance"); and

WHEREAS, Pursuant to Sections 2 and 3 of the Vacation Ordinance, the City reserved an easement for pedestrian walks ("Pedestrian Walks Easement"); and

WHEREAS, JRTC Holdings LLC, an Illinois limited liability company ("Owner"), now owns the Property and wishes to redevelop the Property; and

WHEREAS, The Owner and the Commissioner of Transportation of the City ("Commissioner") have determined that a reduction in the Pedestrian Walks Easement is appropriate for the redevelopment of the Property and will continue to adequately serve the public uses of the Pedestrian Walks Easement; and

WHEREAS, Owner wishes to amend the Pedestrian Walks Easement to provide such reduction in return for providing significant additional public improvements, including the reconfiguration of the existing CTA station on the Property and the pedway connections thereto, all of which will better serve the public than the present configurations; now therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are expressly incorporated in and made part of this ordinance as though fully set forth herein.

SECTION 2. The Commissioner is authorized to execute an amendment to Pedestrian Walks Easement in substantially the form of Exhibit 1 which is attached hereto and incorporated herein.

SECTION 3. The Commissioner is hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver such agreements and instruments and take such other actions as may be necessary or appropriate to carry out and comply with the provisions of this ordinance.

SECTION 4. To the extent that any ordinance, resolution, rule, order, or provision of the Code, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provisions of this ordinance.

SECTION 5. This ordinance shall be in full force and effect from and after the date of its passage and approval.

Exhibit 1 referred to in this ordinance reads as follows:

Exhibit 1.
(To Ordinance)

Amendment To Pedestrian Walks Easement.

This Amendment to Reservation of Rights Pedestrian Walks Easement ("Amendment") is made this ___ day of _____, 2024, between JRTC Holdings LLC, an Illinois limited liability company ("Owner") and the City of Chicago, an Illinois municipal corporation and home rule unit of local government (the "City").

Background.

A. Whereas, Grantor is the fee owner of a certain parcel of land in the County of Cook, State of Illinois, commonly known as 100 West Randolph Street, Chicago, Illinois, legally described in (Sub)Exhibit A, attached hereto and made a part hereof (hereinafter referred to as the "Thompson Center Parcel"); and

B. Whereas, Pursuant to ordinance adopted by the City Council of the City of Chicago (the "City Council"), on September 24, 1980 and published in the *Journal of the Proceedings of the City Council of the City of Chicago* (the "*Journal*") for such date at page 3994, and recorded with the Cook County Recorder of Deeds on February 2, 1982 as Document Number 26130931 (hereinafter referred to as the "Vacation Ordinance"), the City Council approved the vacation of the east seventeen (17) feet of North LaSalle Street and the west sixteen (16) feet of North Clark Street lying between the south line of West Lake Street and the north line of West Randolph Street; and

C. Whereas, Pursuant to Sections 2 and 3 of the Vacation Ordinance, the City reserved an easement for pedestrian walks as follows:

"Section 2. The City of Chicago hereby reserves an easement for pedestrian walks between horizontal planes which are 14.00 feet and 29.00 feet respectively above Chicago City Datum ("CCD") over and across all that part of North LaSalle Street and North Clark Street, as herein vacated subject to building columns or appurtenances to be constructed to support a superstructure over and above said easement and a right of ingress and egress to said areas for purposes of installation and maintenance.

Section 3. The people of the State of Illinois, Capital Development Board shall be solely responsible for the lighting and maintenance of said easement area and is granted a right of access and ingress for said purpose. All improvements below or above said easement areas to be constructed will be subject to approval of the City agencies concerned and

the easement area will require the construction which will afford suitable lighting and protection for the public. The people of the State of Illinois, Capital Development Board will be responsible for all damages to the sidewalks caused by the construction and shall indemnify and hold harmless the City of Chicago against all claims for injuries, deaths, damages, suits, judgments, costs and expenses which in any way may accrue against the City arising out of the contemplated overall construction. If any judgment shall be rendered against the City for such matters the people of the State of Illinois, Capital Development Board or its insurance carriers shall satisfy and discharge the same.

The provisions establishing obligations herein upon the people of the State of Illinois, Capital Development Board are covenants running with the land and run with the easement. Any grantees, or successors in title to the fee of said property are subject to the conditions and provisions of this easement agreement”.

(the easement created is hereinafter referred to herein as the “Pedestrian Walks Easement”); and

D. Whereas, Owner and City wish to amend the Pedestrian Walks Easement by: (a) reducing the area and height of both that part of vacated North LaSalle Street burdened by the Pedestrian Walks Easement (hereinafter referred to as “Original LaSalle Street Easement Parcel”) and that part of vacated North Clark Street burdened by the Pedestrian Walks Easement (hereinafter referred to as “Original Clark Street Easement Parcel”); and (b) restating the terms and conditions related to Owner’s improvement and use of the Pedestrian Walks Easement, all as stated below; and

E. Whereas, The northeast corner of the existing building facade located on the Thompson Center Parcel projects and encroaches into a small portion of the West Lake Street public right-of-way near its intersection with North Clark Street. The City desires to grant an exclusive easement over that portion of West Lake Street as depicted and legally described in (Sub)Exhibit D, attached hereto and made a part hereof (hereinafter referred to as “Facade Projection Easement Parcel”);

Now, Therefore, In consideration of the sum of Ten and no/100 Dollars (\$10.00), the above recitals, mutual agreements, covenants and amended easements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner and City agree to amend the Pedestrian Walks Easement as follows:

1. Incorporation. The parties hereby acknowledge that foregoing recitals are true and correct.

2. Amendment. The Pedestrian Walks Easement as set forth in Sections 2 and 3 of the Vacation Ordinance is hereby amended as follows:

a. The Original LaSalle Street Easement Parcel is reduced as legally described in (Sub)Exhibit D, attached hereto and made a part hereof (hereinafter referred to as "Amended LaSalle Street Easement Parcel") and those portions of the Original LaSalle Street Easement Parcel located outside the Amended LaSalle Street Easement Parcel are hereby released from the Pedestrian Walks Easement; and

b. The Original Clark Street Easement Parcel is reduced as legally described in (Sub)Exhibit E, attached hereto and made a part hereof (hereinafter referred to as "Amended Clark Street Easement Parcel") and those portions of the Original Clark Street Easement Parcel outside the Amended Clark Street Easement Parcel are hereby released from the Pedestrian Walks Easement; and

c. Pedestrian Walks Easement is hereby amended to provide that upon the approval of City's Commissioner of Transportation ("Commissioner") Owner may construct, install, use, maintain, repair, replace and remove building columns or appurtenances to support a superstructure, canopy structures, seating structures, landscaping, planter boxes, bollards, and door swings in, over, across, upon and above the Amended LaSalle Street Easement Parcel and the Amended Clark Street Easement Parcel and upon such approval, Owner shall have a right of ingress and egress to perform such work in said areas in accordance with plans submitted to and approved by the Commissioner (the Pedestrian Walks Easement as amended in this Section 2 is referred to herein as the "Amended Pedestrian Walks Easement").

3. Sole Amendment. This Amendment contains the sole amendment to the Pedestrian Walks Easement to date. In all other respects, the Pedestrian Walks Easement shall remain in full force and effect as originally reserved.

4. Authority. The person signing this Amendment on behalf of the Owner represents and warrants that Owner is an Illinois limited liability company duly organized, validly existing, and in good standing under the laws of the State of Illinois, with full power and authority as owner of the fee interest in the Thompson Center Parcel, including the Original LaSalle Street Easement Parcel and the Original Clark Street Easement Parcel, with sufficient title to enter into this amendment, to amend the Pedestrian Walks Easement and to bind the Thompson Center Parcel to the provisions hereof, and that the person signing this Amendment on behalf of Owner has the authority to do so. The City's execution of this Amendment is authorized by ordinance adopted by the City Council on _____, 2024 (*Journal of the Proceedings of the City Council of the City of Chicago*, pages _____ -- _____).

5. Covenants Running With The Land; Successors And Assigns. All of the terms, covenants, conditions and easements contained herein shall run with the land and be binding on the parties hereto and their respective successors and assigns and shall inure

to the benefit of all other owners of property subject to this amendment and their respective successors and assigns, tenants, occupants and users.

6. Recording. Owner shall cause this Amendment to be recorded along with other documents incidental thereto and shall provide the City with a copy of the recorded amendment.

7. Counterparts. This amendment may be executed in any number of counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute a single, integrated instrument.

In Witness Whereof, The parties have caused this Amendment to Reservation of Rights Pedestrian Walks Easement to be signed and delivered on or as of the date first above written.

Owner:

JRTC Holdings LLC,
an Illinois limited liability company

By: _____

Name: _____

Title: _____

City of Chicago,
an Illinois municipal corporation

By: _____
Commissioner,
Department of Transportation

Approved as to Form and Legality:

By: _____
Department of Law

(Sub)Exhibits "A", "B", "C", "D" and "E" referred to in this Amendment to Pedestrian Walks Easement read as follows:

(Sub)Exhibit "A".
(To Amendment To Pedestrian Walks Easement)

Legal Description Of Thompson Center Parcel.

Parcel 1:

Block 34 in Original Town of Chicago in the southeast quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian (excepting therefrom the west 3 feet thereof, taken for widening North LaSalle Street), in Cook County, Illinois.

Parcel 2:

The vacated west 16 feet of North Clark Street lying east of and adjoining Block 34 in Original Town of Chicago in the southeast quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

100 West Randolph Street
Chicago, Illinois.

Real Estate Tax Property Index Numbers (PINs):

17-09-434-020-0000;
17-09-434-021-0000;
17-09-434-022-0000; and
17-09-434-023-0000.

(Sub)Exhibit "B".
(To Amendment To Pedestrian Walks Easement)

Legal Description Of Original LaSalle Street Easement Parcel:

All that part of North LaSalle Street vacated by ordinance passed January 14, 1982 and recorded February 2, 1982 as Document Number 26130931 and reserved as easement to the City of Chicago for pedestrian walk between horizontal planes which are 14.00 feet

and 29.00 feet above Chicago City Datum, being also the east 17 feet of the west 20 feet of Block 34 in Original Town of Chicago in the southwest quarter of Section 35, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

100 West Randolph Street
Chicago, Illinois.

Real Estate Property Index Numbers (PINs):

17-09-434-021-0000; and
17-09-434-023-0000.

(Sub)Exhibit "C".
(To Amendment To Pedestrian Walks Easement)

Legal Description Of Original Clark Street Easement Parcel:

All that part of North Clark Street vacated by ordinance passed January 14, 1982 and recorded February 2, 1982 as Document Number 26130931 and reserved as easement to the City of Chicago for pedestrian walk between horizontal planes which are 14.00 feet and 29.00 feet above Chicago City Datum, lying east of and adjoining Block 34 in Original Town of Chicago in the southwest quarter of Section 35, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

100 West Randolph Street
Chicago, Illinois.

Real Estate Property Index Numbers (PINs):

17-09-434-020-0000; and
17-09-434-022-0000.

(Sub)Exhibit "D".
(To Amendment To Pedestrian Walks Easement)

Legal Description Of Amended LaSalle Street Easement Parcel:

The west 8 feet, 7 inches of that part of North LaSalle Street vacated by ordinance passed January 14, 1982 and recorded February 2, 1982 as Document Number 26130931 and reserved as easement to the City of Chicago for pedestrian walk between horizontal planes which are 14.00 feet and 26.00 feet above Chicago City Datum, being also the west 8 feet, 7 inches of the east 17 feet of the west 20 feet of Block 34 in Original Town of Chicago in the southwest quarter of Section 35, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

100 West Randolph Street
Chicago, Illinois.

Real Estate Property Index Numbers (PINs):

17-09-434-021-0000; and

17-09-434-023-0000.

(Sub)Exhibit "E".
(To Amendment To Pedestrian Walks Easement)

Legal Description Of Amended Clark Street Easement Parcel:

All that part of North Clark Street vacated by ordinance passed January 14, 1982 and recorded February 2, 1982 as Document Number 26130931 and reserved as easement to the City of Chicago for pedestrian walk between horizontal planes which are 14.00 feet and 26.00 feet above Chicago City Datum, lying east of and adjoining Block 34 in Original Town of Chicago in the southwest quarter of Section 35, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

100 West Randolph Street
Chicago, Illinois.

Real Estate Property Index Numbers (PINs):

17-09-434-020-0000; and
17-09-434-022-0000.

VACATION OF PORTION OF PUBLIC ALLEY IN BLOCK BOUNDED BY
W. LAKE ST., N. CLINTON ST., W. RANDOLPH ST. AND N. JEFFERSON ST.
[SO2024-0008282]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith (SO2024-0008282) for a proposed vacation of a 10-foot-wide east/west oriented alley in the block bounded by North Clinton Street, North Jefferson Street, West Lake Street and West Randolph Street. This property is located in the 34th Ward. This substitute ordinance was referred to the committee on March 20, 2024.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago ("City") is a home rule unit of local government pursuant to Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The properties at 168 -- 172 North Clinton Street, 176 -- 182 North Clinton Street and 541 -- 553 West Lake Street are owned by 168 North Clinton LLC, an Illinois limited liability company ("Developer"); and

WHEREAS, Developer proposes to assemble the portion of the alley to be vacated with Developer's other property and use it for parking; and

WHEREAS, The City Council of the City of Chicago, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be subserved is such as to warrant the vacation of that portion of the public alley described below; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Vacation of that part of the east/west 10-foot-wide public alley lying south of and adjoining Lots 1 through 6, and lying north of and adjoining that part of Lot 8, all inclusive, in the subdivision of Lots 1 and 4 in Block 27 of Original Town of Chicago in the south part of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian recorded November 23, 1847, ante-fire, and described as follows: beginning at the southeast corner of Lot 1 aforesaid; thence north 89 degrees, 13 minutes, 38 seconds along the south line of Lots 1 through 6 aforesaid, also being the north line of said east/west public alley, 129.82 feet to the southwest corner of said Lot 6; thence south 00 degrees, 12 minutes, 49 seconds east along the southerly extension of the west line of Lot 6 aforesaid, 10.00 feet to a point on the north line of Lot 8, also being the south line of said east/west public alley; thence south 89 degrees, 13 minutes, 38 seconds along the north line of Lot 8 aforesaid, 129.81 feet to the northeast corner thereof; thence north 00 degrees, 09 minutes, 37 seconds west, 10.00 feet to the point of beginning, all in Cook County, Illinois, said above described parcel containing 1,298 square feet or 0.029 acre, more or less, as shaded and legally described by the words "Hereby Vacated" on the plat hereto attached as Exhibit A, which plat for greater clarity, is hereby made a part of this ordinance, be and the same is hereby vacated and closed, inasmuch as the same is no longer required for public use and the public interest will be subserved by such vacation.

SECTION 2. The vacation herein provided for is made upon the express condition that within one hundred eighty (180) days of the City Council’s passage of this ordinance and its related plat, Developer shall pay to the City Treasury of the City of Chicago, a quoted security deposit equal to the cost of Developer’s work for public paving, curb, and related appurtenances in accordance with the most current version of the Chicago Department of Transportation’s Regulations for Opening, Repair and Construction in the Public Way and its appendices. Upon completion of work, a request for final field inspection and approval of Developers’ construction, shall be made to the CDOT Division of Infrastructure Management, Construction Compliance Unit, Room 905, City Hall, prior to return of said security deposit less any service fee.

SECTION 3. The vacation herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, Developer shall pay or cause to be paid to the City of Chicago as compensation for the benefits which will accrue to the owner of the property abutting said part of public alley hereby vacated the sum of Five Hundred Twenty Thousand Dollars (\$520,000), which sum in the judgment of this body will be equal to such benefits.

SECTION 4. The vacation herein provided for is made under the express condition that Developer, and its successors and assigns, shall hold harmless, indemnify and defend the City of Chicago from all claims related to said vacation.

SECTION 5. The vacation herein provided for is further made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, Developer shall file or cause to be filed for recordation with the Office of the Clerk of Cook County, Illinois, Recordings Division, a fully stamp-approved, certified copy of this ordinance, together with the similarly approved associated full-sized plat as authorized by the Superintendent of Maps and Plats.

SECTION 6. This ordinance shall take effect and be in force from and after its passage and publication. The vacation shall take effect and be in force from and after recording of the published ordinance and approved plat.

Vacation Approved:

(Signed) Thomas Carney
Commissioner of Transportation

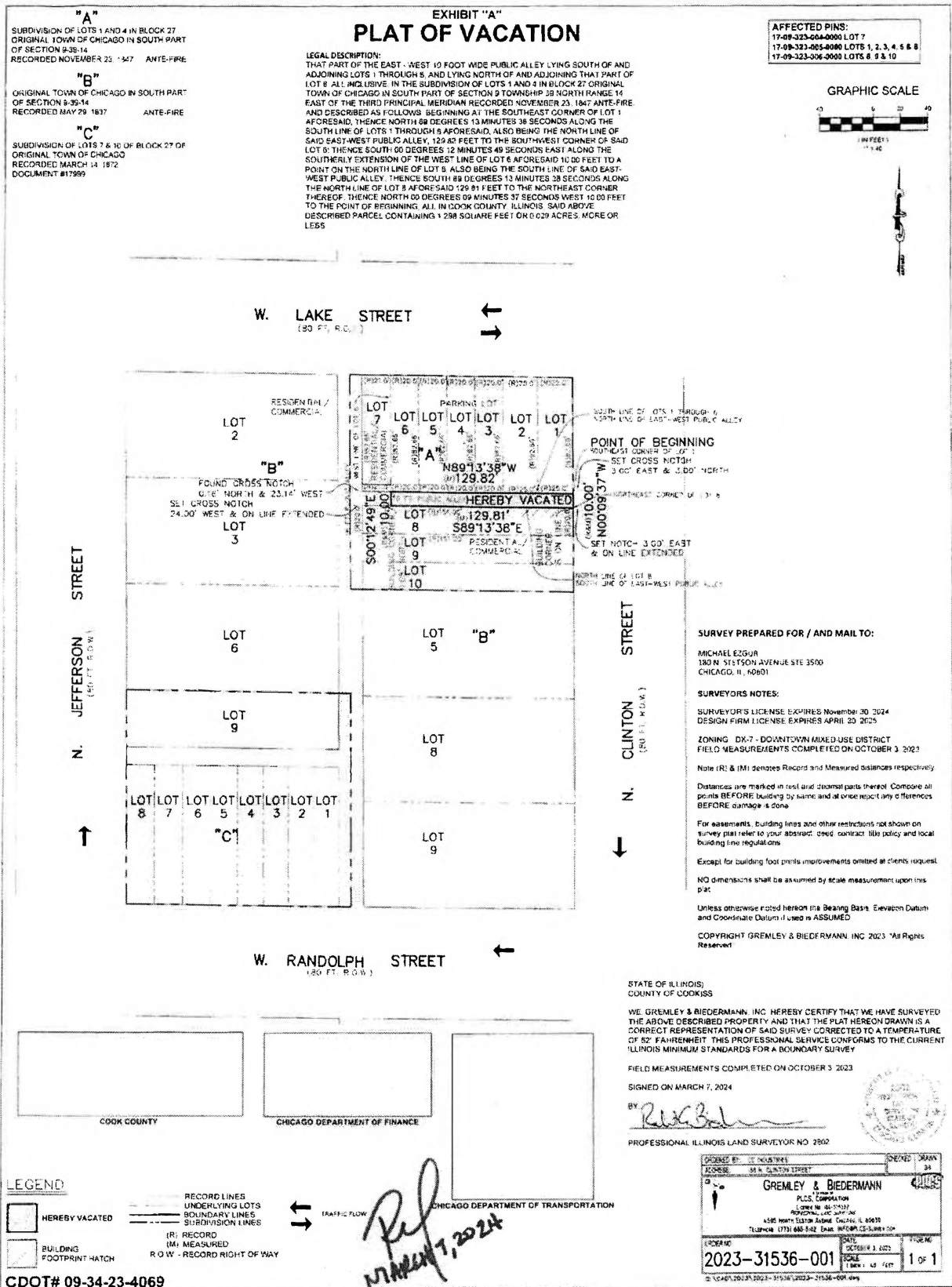
Introduced By:

(Signed) William Conway
Alderspersion, 34th Ward

CDOT File Number:

09-24-23-4069.

[Exhibit “A” referred to in this ordinance printed on page 16690 of this *Journal*.]



APPROVAL OF CENTRAL EIGHT RESUBDIVISION.

[O2024-0010037]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (O2024-0010037) for a proposed Central Eight Resubdivision, being a subdivision bounded by North Major Avenue, West Eddy Street, North Central Avenue and West Cornelia Avenue in the 30th Ward. This ordinance was referred to the committee on July 17, 2024.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The Commissioner of the Chicago Department of Transportation, or any of the Commissioner's designees, is each hereby authorized and directed to approve a proposed Central Eight Resubdivision, being a resubdivision of certain lots owned by Fimla Construction, Inc., an Illinois corporation ("Developer") in the block bounded by North Major Avenue, North Central Avenue, West Eddy Street and West Cornelia Avenue and legally described in the attached plat (Exhibit A, CDOT File: 20-30-24-4070) which, for greater certainty, is hereby made a part of this ordinance.

SECTION 2. The resubdivision herein provided for is made under the express condition that the Developer, its successors and assigns, shall hold harmless, indemnify, and defend the City of Chicago from all claims related to the resubdivision.

SECTION 3. The resubdivision herein provided for is further made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall file or cause to be filed for recordation with the Office of the Cook County Clerk/Recordings Division, Illinois, a fully-stamp approved, certified copy of this ordinance, together with the similarly approved associated full-sized plat as authorized by the Superintendent of Maps and Plats.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and publication. The resubdivision shall take effect and be in force from and after the recording of the published ordinance and approved plat.

Introduced By:

(Signed) Ruth Cruz
Aldersperson, 30th Ward

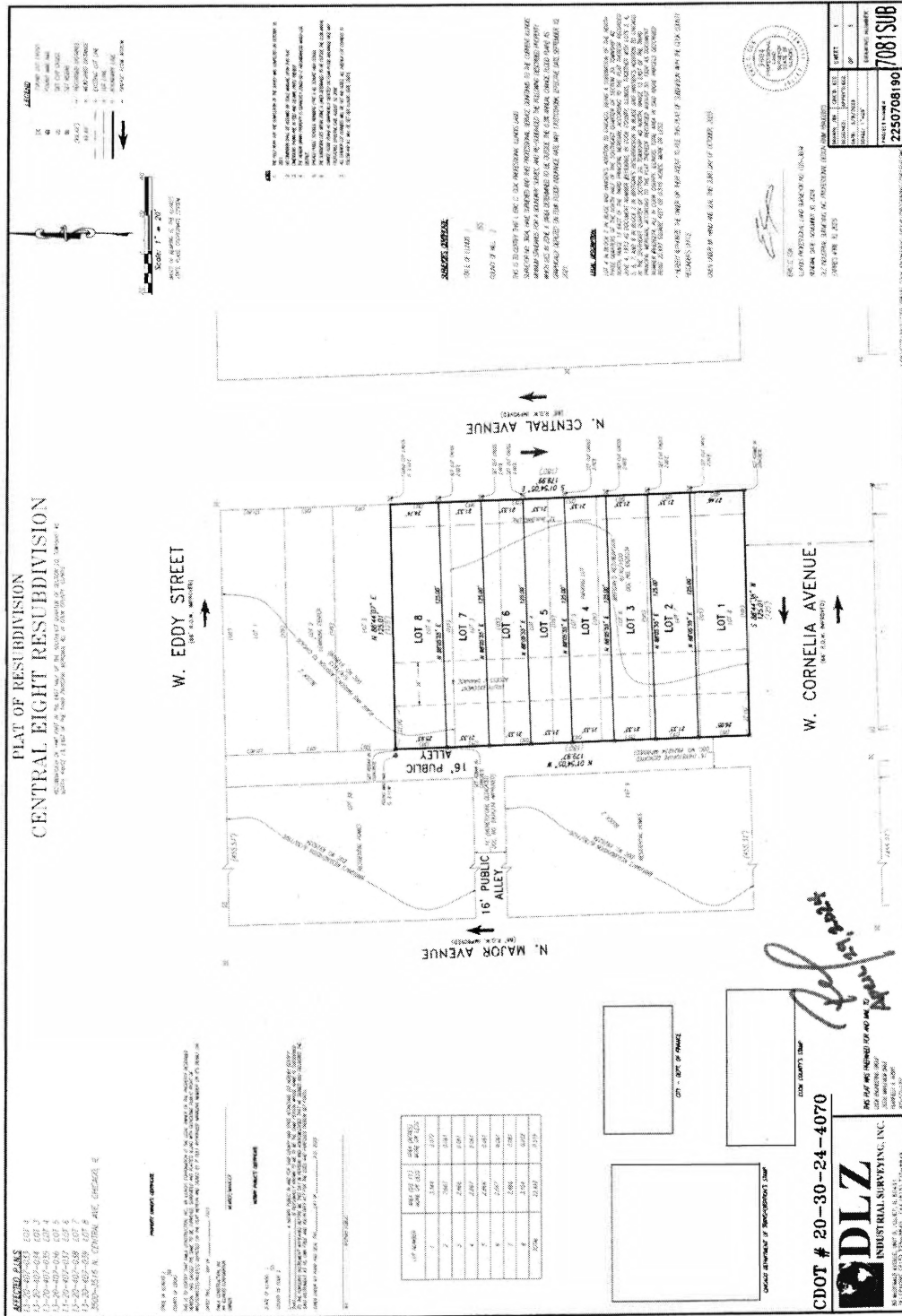
CDOT File Number:

20-30-24-4070.

[Exhibit "A" referred to in this ordinance
printed on page 16693 of
this *Journal*.]

Exhibit "A".

Central Eight Resubdivision.



CDOT # 20-30-24-4070

DLZ
INDUSTRIAL SURVEYING, INC.

NO. 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202
TEL: 303.733.1000 FAX: 303.733.1001
WWW.DLZSURVEYING.COM

DATE: 09/18/2024
BY: [Signature]

7081 SUB
2250708190

LOT NUMBER	AREA (SQ. FT.)	AREA (ACRES)
1	1,041	.0237
2	1,041	.0237
3	1,041	.0237
4	1,041	.0237
5	1,041	.0237
6	1,041	.0237
7	1,041	.0237
8	1,041	.0237
TOTAL	8,328	.1908

LEGAL DESCRIPTION:
The following is a legal description of the land shown on this plat:
[Detailed legal description text]

NOTICE:
This plat is subject to all existing easements, covenants, and restrictions of record.
[Additional notice text]

RECORDING INFORMATION:
This plat was recorded on 09/18/2024 at 10:00 AM in Book 20-30-24-4070, Page 1 of 1.
[Recording information text]

APPROVAL OF FRIAR SERVANTS OF MARY AND APARTMENT
RESUBDIVISION.

[O2024-0010985]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (O2024-0010985) for a proposed Friar Servants of Mary and Apartment Resubdivision, being a resubdivision in the block bounded by North Orleans Street, West Illinois Street, North Franklin Street and West Hubbard Street in the 42nd Ward. This ordinance was referred to the committee on July 17, 2024.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The Commissioner of the Chicago Department of Transportation, or any of his designees, is each hereby authorized and directed to approve a proposed Friar Servants of Mary & Apartment Resubdivision, being a resubdivision of certain lots owned by Chicago 311 Illinois LLC, a Delaware limited liability company, 311 RPF-Buffalo Creek LLC, a Delaware limited liability company, 311 West Illinois RJF LLC, a Delaware limited liability company and 311 IL RM Delaware LLC, a Delaware limited liability company, as tenants in common, and Order of Friar Servants of Mary, USA Province, Inc., an Illinois not-for-profit corporation (all of the aforementioned entities, collectively, the "Developers") in the block bounded by North Orleans Street, West Illinois Street, North Franklin Street and West Hubbard Street, and legally described in the attached plat (Exhibit A, CDOT File: 09-42-24-4080) which, for greater certainty, is hereby made a part of this ordinance.

SECTION 2. The subdivision herein provided for is made under the express condition that the Developer, and their successors and assigns, shall hold harmless, indemnify, and defend the City of Chicago from all claims related to the subdivision.

SECTION 3. The subdivision herein provided for is further made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developers shall file or cause to be filed for recordation with the Office of the Clerk of Cook County, Illinois, Recordings Division, a fully-stamp approved, certified copy of this ordinance, together with the similarly approved associated full-sized plat as authorized by the Chicago Department of Transportation Superintendent of Maps.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and publication. The subdivision shall take effect and be in force from and after the recording of the published ordinance and approved plat.

Introduced By:

(Signed) Brendan Reilly
Aldersperson, 42nd Ward

CDOT File Number:

09-42-24-4080.

[Exhibit "A" referred to in this ordinance printed on pages 16697 through 16705 of this *Journal*.]

Exhibits "B" and "C" referred to in this ordinance read as follows:

Exhibit "B".

Legal Description:

Friar Servants of Mary & Apartment Resubdivision, being a resubdivision of Lots 1 through 13, inclusive, in Block 4 in Butler, Wright & Webster's Addition to Chicago (ante-fire) in the west half of the west half of the northeast quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, area = 32,180.19 square feet or 0.739 acre, more or less.

Exhibit "C".

PINs And Address Ranges.

Commonly Known As:

301 -- 331 West Illinois Street;
440 -- 448 North Franklin Street; and
441 -- 449 North Orleans Street
Chicago, Illinois 60654.

Property Index Numbers (PINs):

17-09-250-003-0000;
17-09-250-004-0000;
17-09-250-005-0000;
17-09-250-006-0000; and
17-09-250-018-0000.

Exhibit "A".

Plat Of Friar Servants Of Mary & Apartment Resubdivision.
(Page 1 of 9)

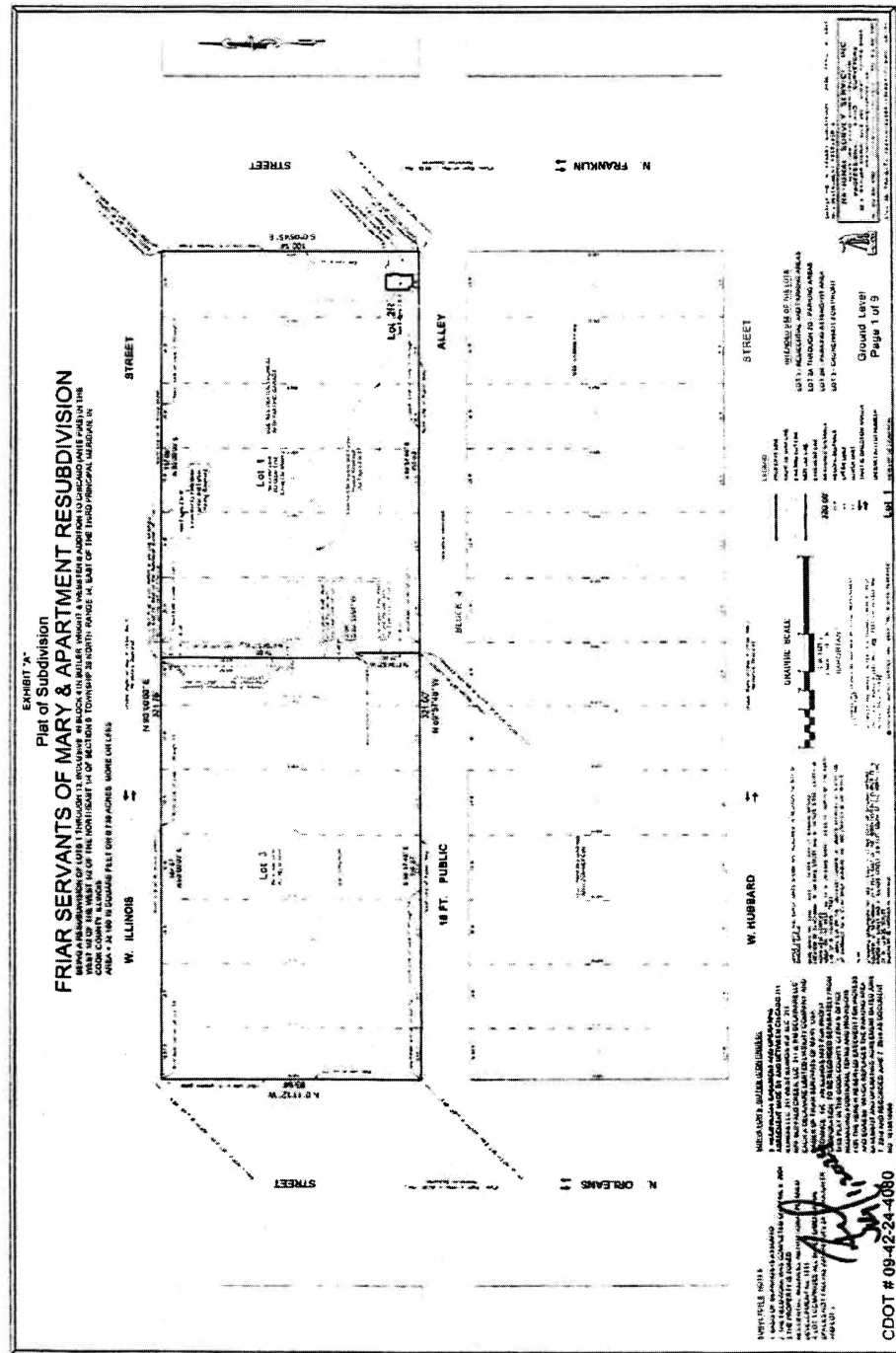


Exhibit "A".

Plat Of Friar Servants Of Mary & Apartment Resubdivision.
(Page 2 of 9)

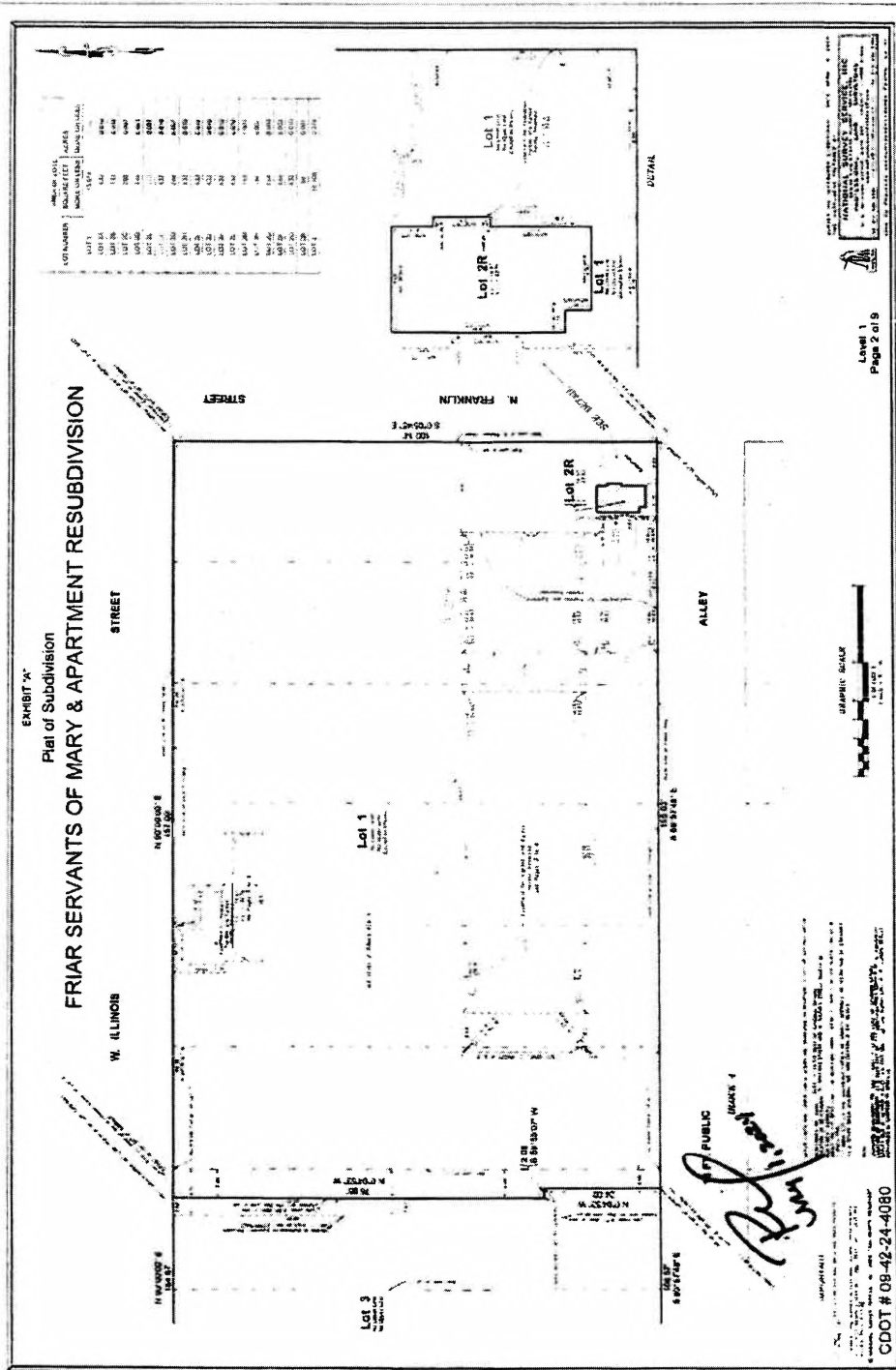


Exhibit "A".

Plat Of Friar Servants Of Mary & Apartment Resubdivision.
(Page 3 of 9)

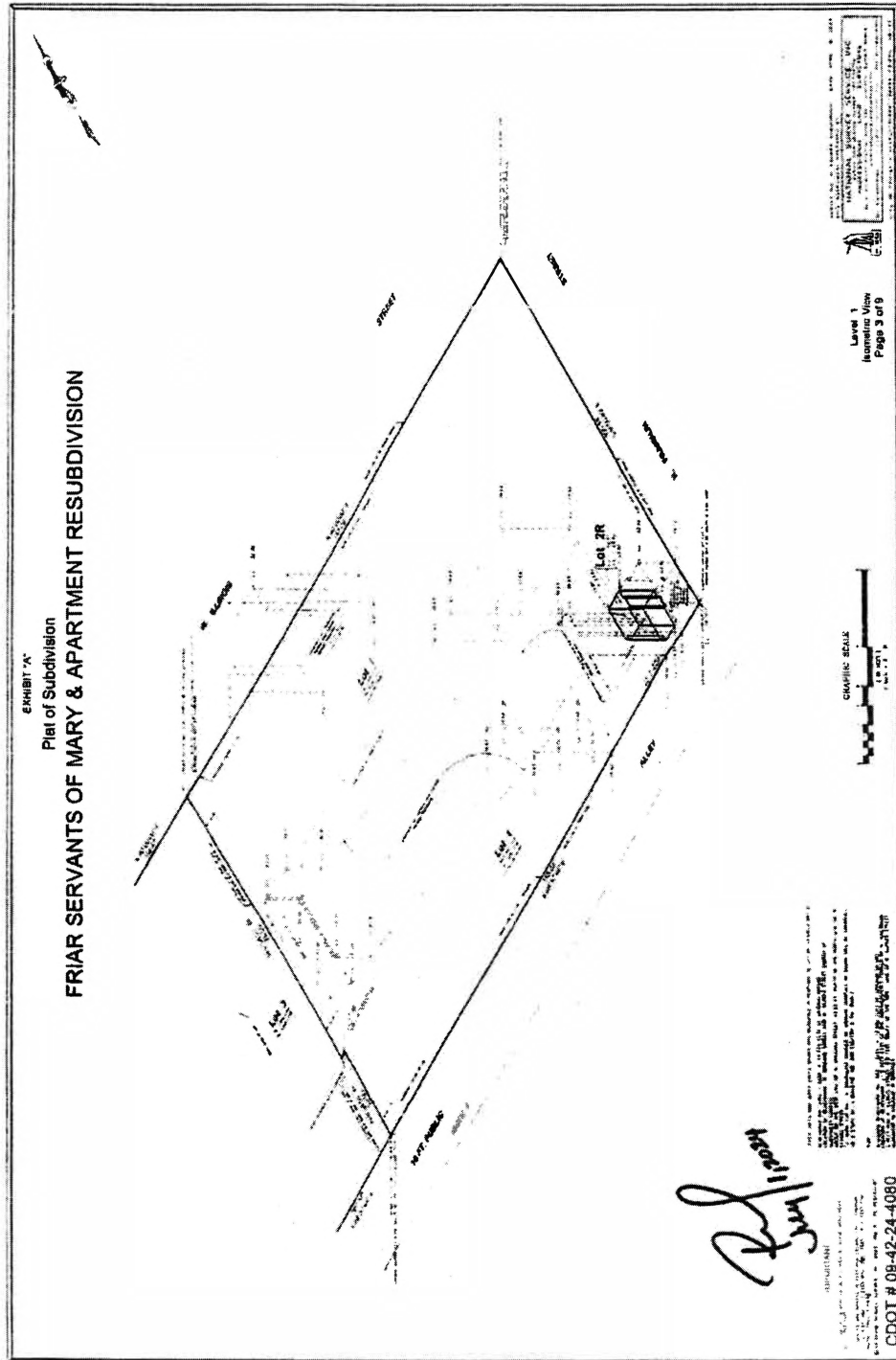


Exhibit "A".

Plat Of Friar Servants Of Mary & Apartment Resubdivision.
(Page 4 of 9)

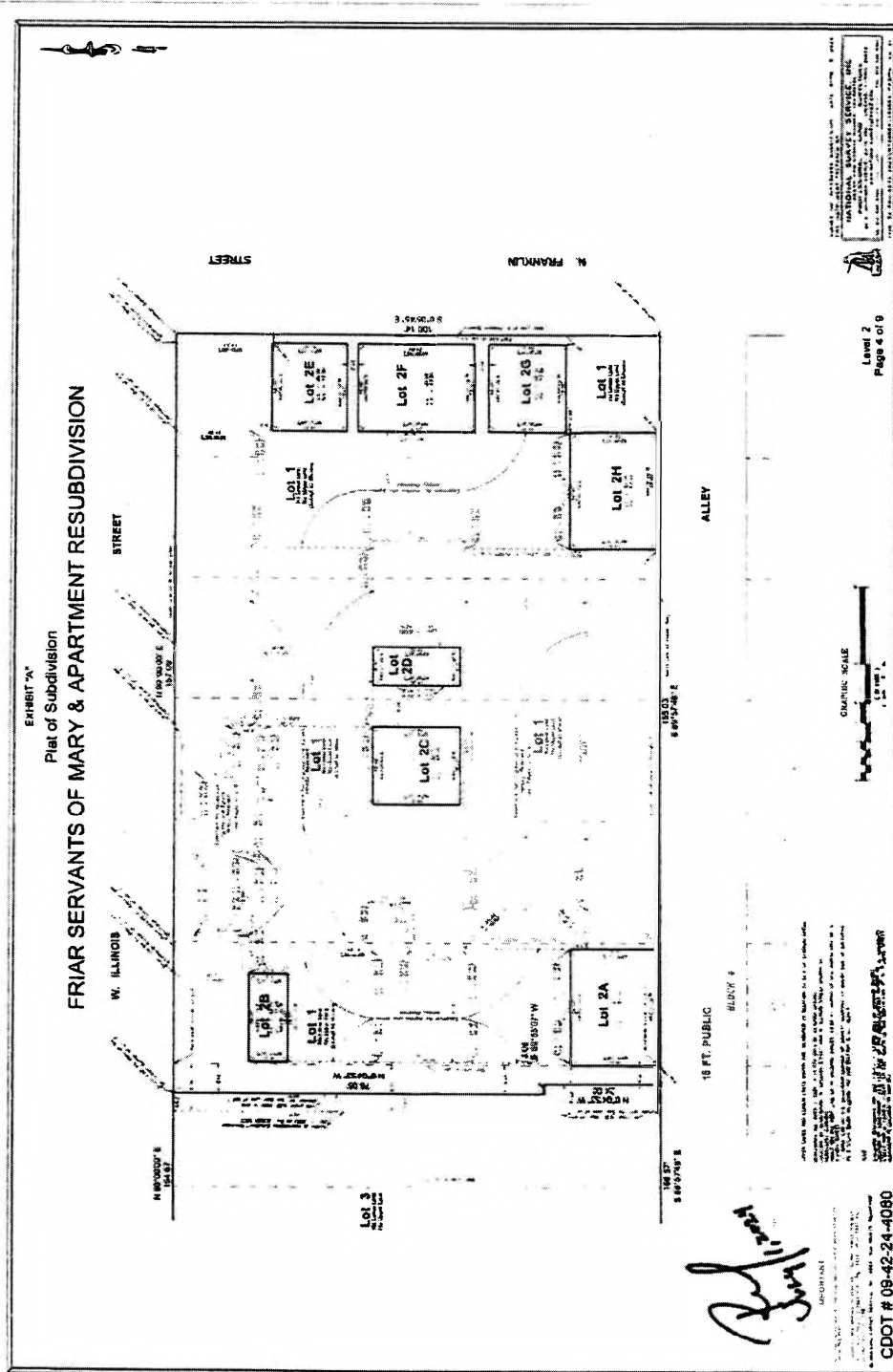


Exhibit "A".

Plat Of Friar Servants Of Mary & Apartment Resubdivision.
(Page 5 of 9)

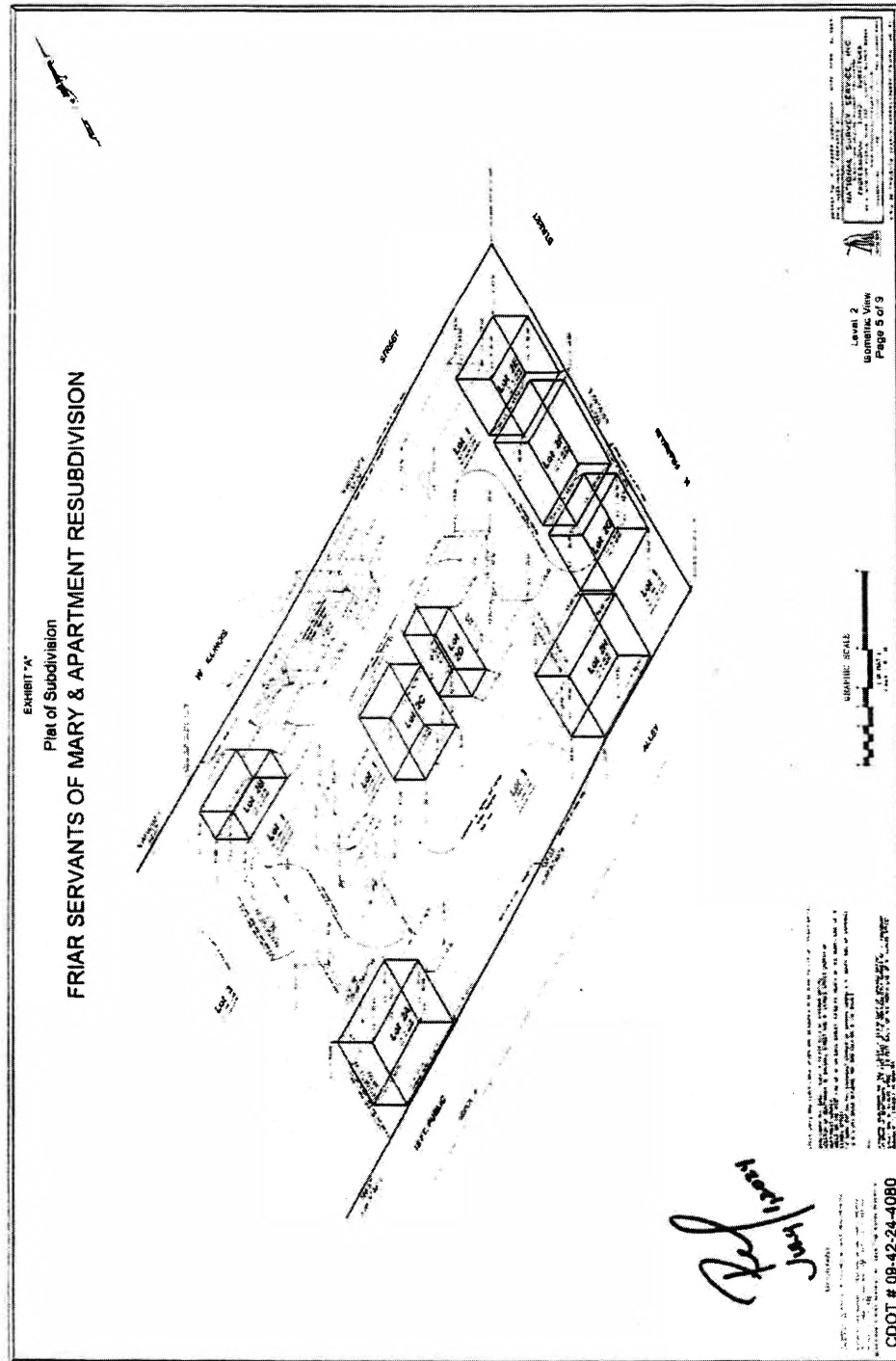


Exhibit "A".

Plat Of Friar Servants Of Mary & Apartment Resubdivision.
(Page 6 of 9)

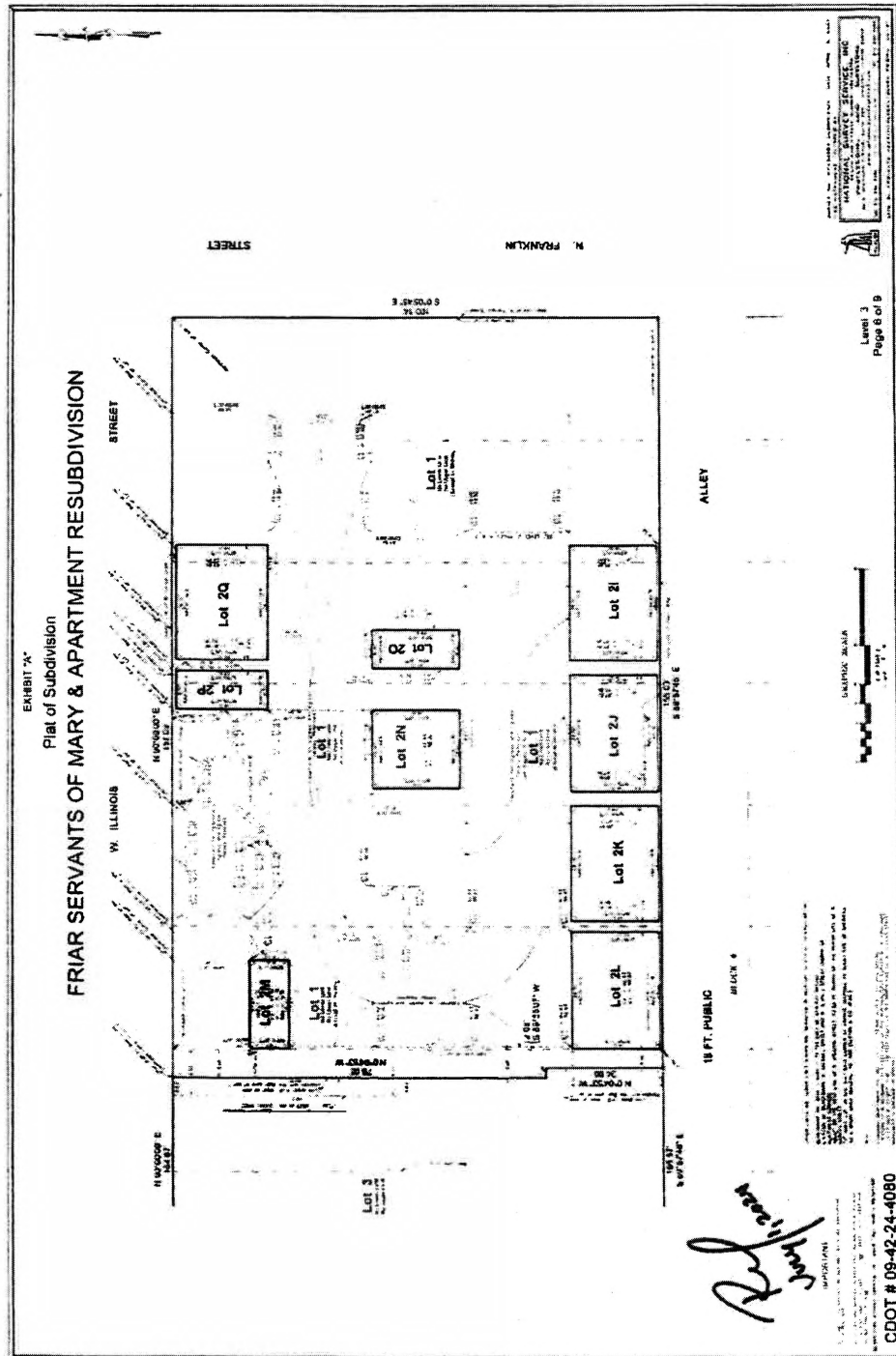


Exhibit "A".

Plat Of Friar Servants Of Mary & Apartment Resubdivision.
(Page 7 of 9)

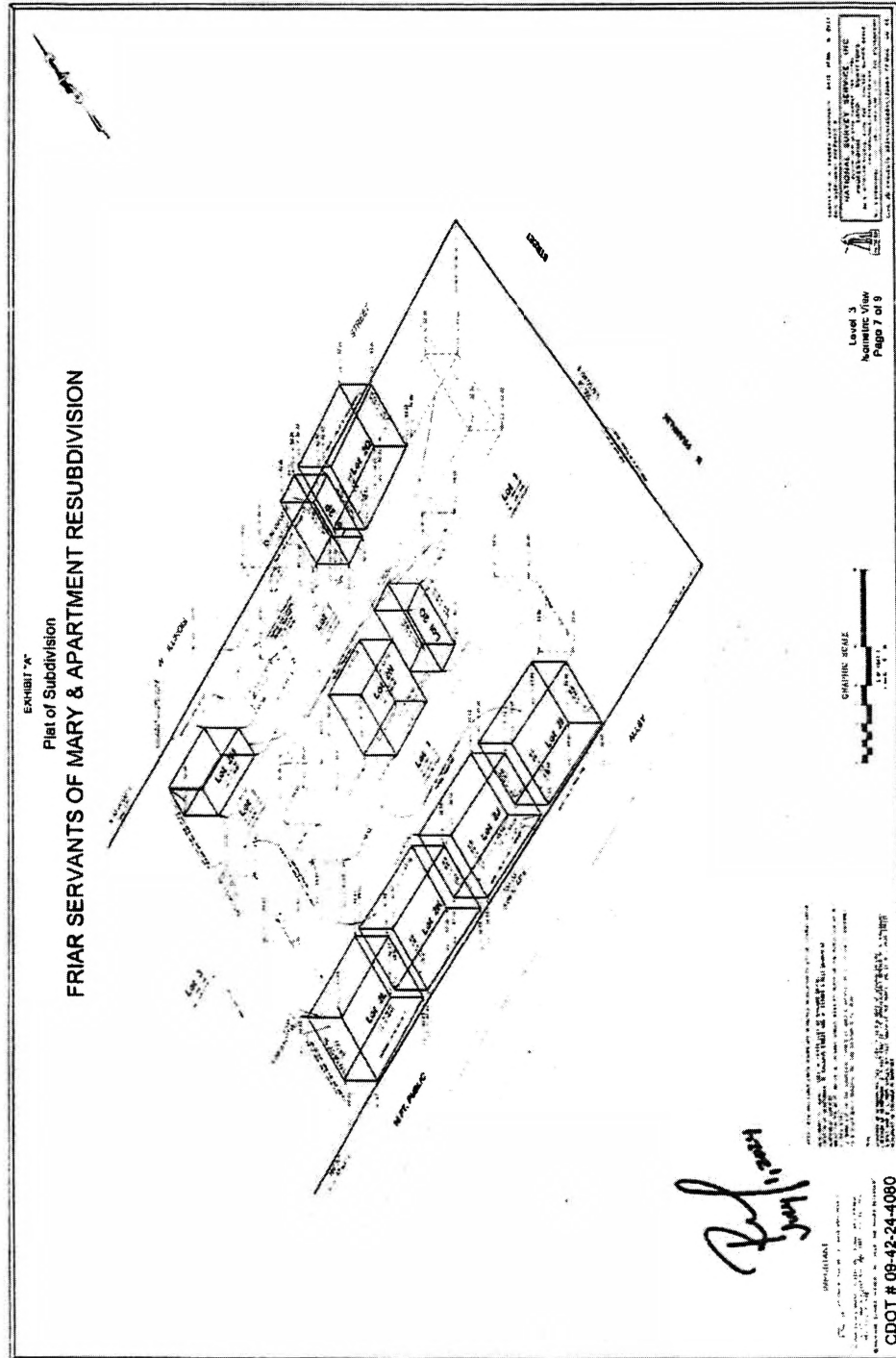


Exhibit "A".

Plat Of Friar Servants Of Mary & Apartment Resubdivision.
(Page 8 of 9)

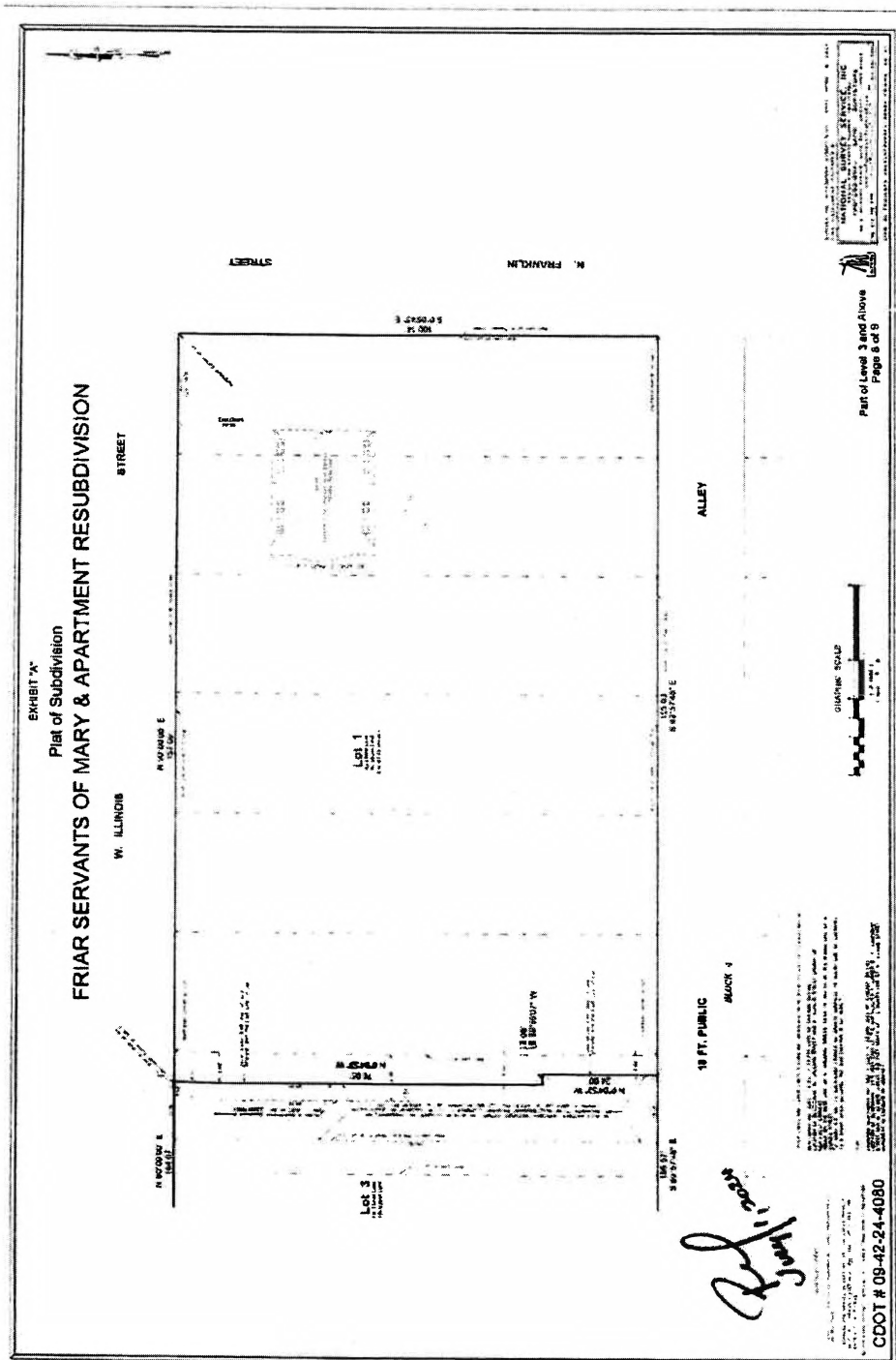


Exhibit "A".

Plat Of Friar Servants Of Mary & Apartment Resubdivision. (Page 9 of 9)

EXHIBIT "A"
Plat of Subdivision
FRIAR SERVANTS OF MARY & APARTMENT RESUBDIVISION

PREPARED FOR: THE FRIAR SERVANTS OF MARY, INC. (A CORPORATION)
PREPARED BY: JAMES M. GIBSON, JR., CIVIL ENGINEER, LICENSE NO. 10000
DATE: 10/15/2024

PROJECT: FRIAR SERVANTS OF MARY, INC. (A CORPORATION)
ADDRESS: 10000 100TH AVENUE, SUITE 100, BOSTON, MA 02124
PROJECT NO.: 09-42-24-4080

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/15/2024	PRELIMINARY PLAT
2	10/15/2024	FINAL PLAT

APPROVED: JAMES M. GIBSON, JR., CIVIL ENGINEER
 License No. 10000
 State of Massachusetts

NOTED: THE PLAT IS SUBJECT TO THE RECORDS OF THE MASSACHUSETTS DEPARTMENT OF REVENUE AND TAXATION, AND THE MASSACHUSETTS DEPARTMENT OF CONSUMER AFFAIRS.

RECORDED: 10/15/2024

FILED: 10/15/2024

REGISTERED: 10/15/2024

MASSACHUSETTS DEPARTMENT OF REVENUE AND TAXATION
 100 NORTH ST., 10TH FLOOR, BOSTON, MA 02109
 TEL: 617-725-2000 FAX: 617-725-2001
 WWW.MASS.TAXES.COM

MASSACHUSETTS DEPARTMENT OF CONSUMER AFFAIRS
 100 NORTH ST., 10TH FLOOR, BOSTON, MA 02109
 TEL: 617-725-2000 FAX: 617-725-2001
 WWW.MASSCONSUMERAFFAIRS.COM

CDOT # 09-42-24-4080

Page 9 of 9

APPROVAL OF RAINA SUBDIVISION.

[O2024-0010604]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (O2024-0010604) for a proposed Raina Subdivision, being a subdivision in the block bounded by the railroad right-of-way (approximately South Rockwell Street), West 23rd Street, South Western Avenue and West 24th Street in the 25th Ward. This ordinance was referred to the committee on July 17, 2024.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The Commissioner of the Chicago Department of Transportation, or any of his designees, is each hereby authorized and directed to approve a proposed Raina Subdivision, being a subdivision of certain lots owned by Raina 24th Western LLC, an Illinois limited liability company ("Developer"), in the block bounded by the railroad right-of-way (approximately South Rockwell Street), West 23rd Street, South Western Avenue and West 24th Street, and legally described in the attached plat (Exhibit A, CDOT File: 25-25-24-4078) which, for greater certainty, is hereby made a part of this ordinance.

SECTION 2. The subdivision herein provided for is made under the express condition that the Developer and its successors and assigns, shall hold harmless, indemnify, and defend the City of Chicago from all claims related to the subdivision.

SECTION 3. The subdivision herein provided for is further made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall file or cause to be filed for recordation with the Office of the Clerk of Cook County, Illinois, Recordings Division, a fully-stamp approved, certified copy of this ordinance, together with the similarly approved associated full-sized plat as authorized by the Chicago Department of Transportation Superintendent of Maps.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and publication. The subdivision shall take effect and be in force from and after the recording of the published ordinance and approved plat.

Introduced By:

(Signed) Byron Sigcho-Lopez
Aldersperson, 25th Ward

CDOT File Number:

25-25-24-4078.

[Exhibit "A" referred to in this ordinance printed on
page 16709 of this *Journal*.]

Exhibits "B" and "C" referred to in this ordinance read as follows:

Exhibit "B".

Legal Description:

Being a subdivision of that part of the south 150.375 feet of "Outlot B" in McCormick Estate Subdivision of Blocks 1 and 8, east of the railroad of S.J. Walker's Subdivision of the northeast quarter of Section 25, Township 39 North, Range 13, East of the Third Principal Meridian, plat recorded April 18, 1895 as Document Number 2203873, in Cook County, Illinois, together with a triangular piece of land in the southwest corner of the north 147.00 feet of the south 297.375 feet of said "Outlot B", described as follows: beginning at the southwest corner of said north 147.00 feet; running thence east on the south line of said north 147.00 feet, a distance of 27.46 feet; running thence northwest to the point on the westerly line of said north 147.00 feet, which is 44.56 feet north of the point of beginning; running thence south along the westerly line of said north 147.00 feet, a distance of 44.56 feet to the point of beginning, all in Cook County, Illinois, total area in said above parcel described being 74,190 square feet or 1.703 acres, more or less.

Exhibit "C".

PINs And Address Ranges.

Commonly Known As:

2400 -- 2466 West 24th Street
Chicago, Illinois 60608.

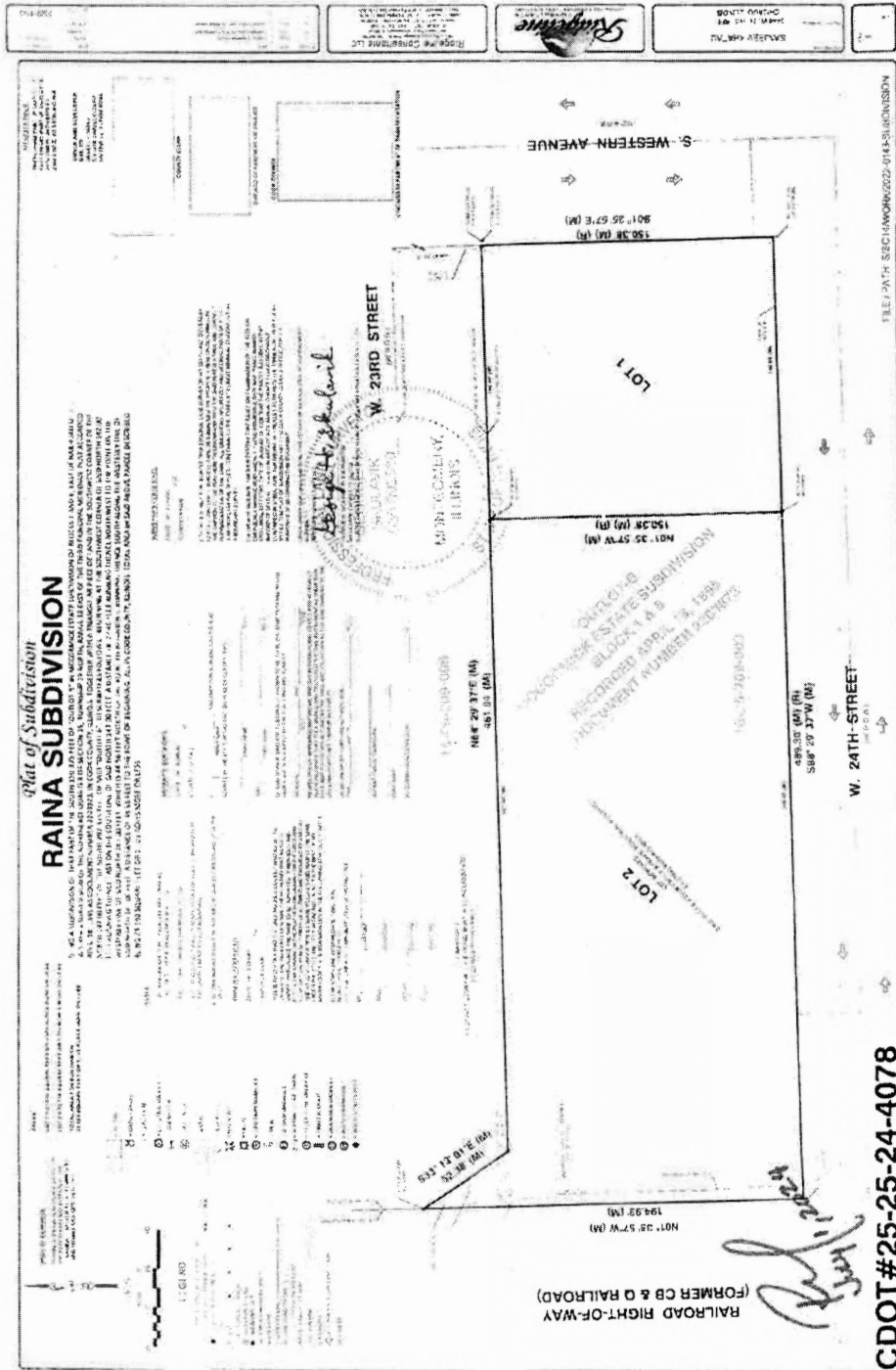
Property Index Numbers (PINs):

16-25-209-003-0000; and

16-25-209-005-0000.

Exhibit "A".

Raina Subdivision.



APPROVAL OF REGENTS PARK II RESUBDIVISION.

[O2024-0010769]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (O2024-0010769) for a proposed Regents Park II Subdivision, being a resubdivision in the block bounded by West Pratt Avenue, North Whipple Street, North Kedzie Avenue and West Albion Avenue in the 50th Ward. This ordinance was referred to the committee on July 17, 2024.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The Commissioner of the Chicago Department of Transportation, or any of his designees, is each hereby authorized and directed to approve a proposed Regents Park II Resubdivision, being a resubdivision of certain lots owned by CCBS MGR LLC, an Illinois limited liability company ("Developer") in the block bounded by West Pratt Avenue, North Whipple Street, North Kedzie Avenue and West Albion Avenue, and legally described on the attached plat (Exhibit A, CDOT File: 36-50-24-4071) and on Exhibit B attached hereto which, for greater certainty, are hereby made a part of this ordinance.

SECTION 2. The resubdivision herein provided for is made under the express condition that the Developer, and its successors and assigns, shall hold harmless, indemnify, and defend the City of Chicago from all claims related to the resubdivision.

SECTION 3. The resubdivision herein provided for is further made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall file or cause to be filed for recordation with the Office of the Clerk of Cook County, Illinois, Recordings Division, a fully-stamp approved, certified copy of this ordinance, together with the similarly approved associated full-sized plat as authorized by the Chicago Department of Transportation Superintendent of Maps.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and publication. The resubdivision shall take effect and be in force from and after the recording of the published ordinance and approved plat.

Introduced By:

(Signed) Debra Silverstein
Aldersperson, 50th Ward

CDOT File Number:

36-50-24-4071.

[Exhibit "A" referred to in this ordinance printed on
pages 16713 and 16714 of this *Journal*.]

Exhibits "B" and "C" referred to in this ordinance read as follows:

Exhibit "B".

Legal Description:

Lots 14 through 21, inclusive, except the west 26 feet of Lot 14, in Regents Park Subdivision, being a subdivision of the west half of the southwest fractional quarter of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, according to the plat recorded August 5, 2003 as document Number 0321718075, in Cook County, Illinois, said above described parcel containing 62,288 square feet or 1.43 acres, more or less.

Exhibit "C".

PINs And Address Ranges.

Address Ranges:

3046 -- 3098 West Albion Avenue;
3047 -- 3107 West Wallen Avenue (private); and
3046 -- 3114 West Wallen Avenue (private).

Property Index Numbers (PINs):

10-36-300-076-0000;	10-36-300-085-0000;
10-36-300-077-0000;	10-36-300-086-0000;
10-36-300-078-0000;	10-36-300-087-0000;
10-36-300-079-0000;	10-36-300-088-0000;
10-36-300-080-0000;	10-36-300-089-0000;
10-36-300-081-0000;	10-36-300-090-0000;
10-36-300-082-0000;	10-36-300-091-0000;
10-36-300-083-0000;	10-36-300-092-0000; and
10-36-300-084-0000;	10-36-300-093-0000.

Exhibit "A".

Regents Park II Resubdivision.
(Page 1 of 2)

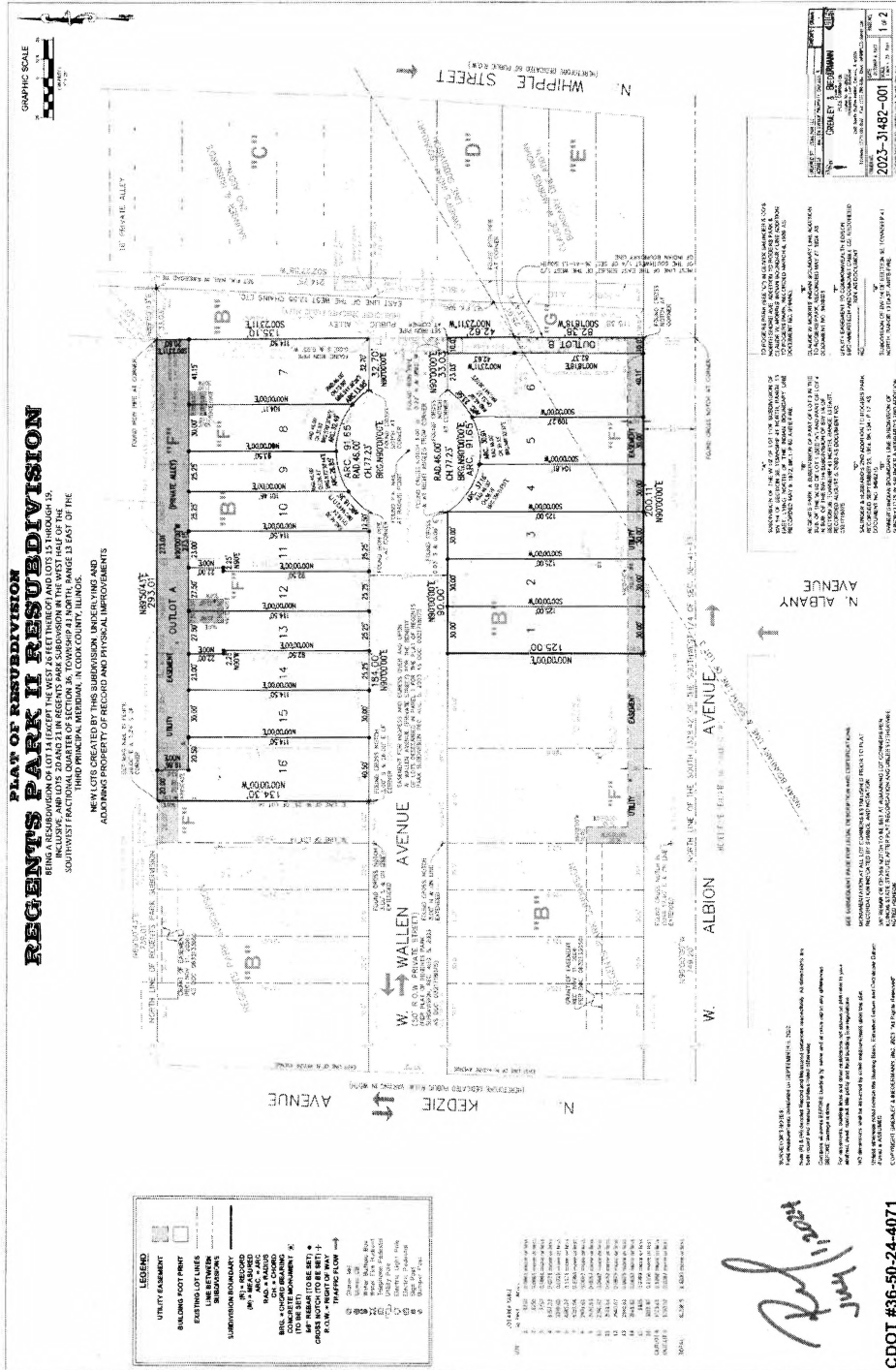


Exhibit "A".

Regents Park II Resubdivision.
(Page 2 of 2)

EXHIBIT "A"

PLAN OF RESUBDIVISION

REGENTS PARK II RESUBDIVISION

BEING A RESUBDIVISION OF LOT 14 (EXCEPT THE WEST 26 FEET THEREOF) AND LOTS 15 THROUGH 19, INCLUSIVE, AND COTY. 20 AND 21 IN REGENTS PARK SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF SUBDIVIDED PROPERTY AND CERTIFICATIONS

OWNER'S CERTIFICATE

I, the undersigned, hereby certify that I am the owner of the above described property and that I am duly qualified to execute this instrument and that the contents of this instrument are true and correct.

DATE: _____

SIGNATURE: _____

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____

COUNTY: _____

NOTICE

This instrument is subject to the provisions of the Uniform Gifts to Minors Act, which may be amended from time to time, and to the provisions of the Uniform Transfers to Minors Act, which may be amended from time to time.

LEGAL DESCRIPTION OF SUBDIVIDED PROPERTY AND CERTIFICATIONS

SEE REVERSE SIDE OF THIS INSTRUMENT FOR LEGAL DESCRIPTION AND CERTIFICATIONS.

REGISTERED

FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 1, 2024.

PREPARED FOR MAIL TO:

CEB USA, LLC

1500 N. MICHIGAN AVENUE

CHICAGO, ILLINOIS 60612

PREPARED BY:

CHERYL L. BRESNAHAN

1500 N. MICHIGAN AVENUE

CHICAGO, ILLINOIS 60612

2023-31482-001

2 of 2

CDOT #36-50-24-4071

ACQUISITION OF PROPERTIES AT 4801 W. ARGYLE ST. AND 4801 W. AINSLIE ST. FOR ROAD IMPROVEMENT PROJECT.

[O2024-0010960]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (O2024-0010960) for the acquisition of properties located at 4801 West Argyle Street and 4801 West Ainslie Street for a road improvement project. This ordinance was referred on July 17, 2024.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas – Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O’Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays – None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago ("City") is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970 and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The Chicago Department of Transportation ("CDOT") has a project to implement safety measures and improvements to the viaduct carrying the Union Pacific Railroad line over North Cicero Avenue due to the frequent occurrence of accidents and other traffic concerns ("Project"), including the acquisition of right-of-way to establish greater buffers between street traffic and buildings; and

WHEREAS, Pursuant Section 2-102-030 of the Municipal Code of the City, the Commissioner of CDOT ("Commissioner") has the authority to manage the preparation, planning, development and monitoring of transportation system projects within the City, including the acquisition of rights of way for such projects; and

WHEREAS, The City has determined that it is useful, desirable, and necessary that the City acquire for the Project those parcels of real property as listed on the attached Exhibit A or portions thereof (the "Acquisition Parcels"); now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. It is hereby determined and declared that it is useful, desirable, and necessary that the City acquire the Acquisition Parcels for public purposes, including implementing the objectives of the Project and fulfilling the objectives of the plan.

SECTION 3. The Commissioner is authorized to negotiate with the owners of any interest in the Acquisition Parcels for the purchase of the Acquisition Parcels or portions thereof. If the Commissioner and any owner are able to agree on the terms of the purchase, including the price or interests therein, the Commissioner is authorized to purchase the Acquisition Parcels or portions thereof or interests therein on behalf of the City for the agreed price with such purchase price to be paid out of legally available funds of the City, including, without limitation, the proceeds of any grants or other funds received by the City, subject to the approval of the Corporation Counsel as to form and legality. If the Commissioner is unable to agree with any owner of an Acquisition Parcel

or portions thereof or interests therein on the terms of the purchase, or if an owner is unwilling or unable to enter into such a transaction with the City, or if an owner cannot be located, then the Commissioner shall report such facts to the Corporation Counsel. Such acquisition efforts shall commence with the delivery of an offer letter to the owner(s) of such Acquisition Parcel within four (4) years of the date of the publication of this ordinance.

SECTION 4. The Commissioner is authorized to enter into such agreements and execute such documents as may be necessary to implement the intention of this ordinance, including any agreement with any property owner impacted by the Project, and any such agreement may provide for City's indemnification of another party in connection with the Project, subject to the approval of the Corporation Counsel.

SECTION 5. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 6. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall be effective upon its passage and approval.

Exhibit "A" referred to in this ordinance reads as follows:

Exhibit "A".

Acquisition Parcels.

(Subject To Final Survey And Title Commitment)

Parcel Number	Property Index Number	Property Address	Vacant Or Improved
1	13-09-419-022-0000	4801 West Argyle Street	Improved
2	13-09-427-021-0000	4801 West Ainslie Street	Improved

EXEMPTION OF APPLICANTS FROM PHYSICAL BARRIER REQUIREMENT
PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinances transmitted herewith authorizing and directing the Commissioner of Transportation and/or the Director of Finance to exempt various applicants from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress to parking facilities at sundry locations. These ordinances were referred to the committee on July 17, 2024.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Advent Properties LLC-3066.

[O2024-0010620]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Director of the Department of Revenue is hereby authorized and directed to exempt Advent Properties LLC-3066 of 3015 -- 3017 North Southport Avenue from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the parking facilities for the premises address.

SECTION 2. This ordinance shall take effect and be in force upon its passage and publication.

Broadway Solutions.

[O2024-0010179]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Director of Finance is hereby authorized and directed to exempt Broadway Solutions, 2220 West Morse Avenue, Chicago, Illinois 60645, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the parking facilities at 2220 West Morse Avenue.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

CarBros/Miguel Ruelas.

[O2024-0010358]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to exempt Miguel Ruelas of CarBros from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress at 3415 North Pulaski Road.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

City Food Equipment.

[O2024-0011054]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to exempt City Food Equipment, 4714 South Cicero Avenue, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the parking for the premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

—

Michael Fox.

[O2024-0010826]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to exempt Michael Fox from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress to the parking facilities at 1600 South Laflin Street, Chicago, Illinois 60608.

SECTION 2. This ordinance shall take effect and be in force upon its passage and publication.

—

KKDD LLC.

[O2024-0011051]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to exempt KKDD LLC from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress at 1 West Huron Street.

SECTION 2. This ordinance shall take effect and be in force upon its passage and publication.

LPAC Holdings LLC.

[O2024-0011049]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of the City of Chicago, the Commissioner of the Department of Transportation is hereby authorized and directed to exempt LPAC Holdings LLC from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress at 1001 -- 1013 West Diversey Parkway.

SECTION 2. This ordinance shall take effect upon its passage and publication.

New City Redevelopment Limited Partnership.

[O2024-0010347]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to exempt New City Redevelopment Limited Partnership, an Illinois limited partnership from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress at 4703 South Justine Street.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Orleans & Tempus LLC.

[O2024-0011052]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to exempt Orleans & Tempus LLC, 1009 -- 1011 North Orleans Street, Chicago, Illinois 60610, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the parking facilities for the premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

PLD Homes.

[O2024-0010302]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Director of the Department of Revenue is hereby authorized and directed to exempt PLD Homes of 3027 -- 3037 North Lincoln Avenue from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the parking facilities for the premises address.

SECTION 2. This ordinance shall take effect and be in force upon its passage and publication.

Regional Transportation Authority/Metra.

[O2024-0011055]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Director of Revenue is hereby authorized and directed to exempt Regional Transportation Authority/Metra, 1982 West 115th Street (Metra-Morgan Park, 115th Street Station), from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the parking facilities.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Sunbird Appliances.

[O2024-0009804]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to exempt Sunbird Appliances, 8434 South Stony Island Avenue, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the parking facilities for the premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Velez Iron Works, Inc.

[O2024-0010834]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to exempt Velez Iron Works, Inc. located at 2101 -- 2103 North Major Avenue, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the parking facilities for the premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Veritas Chicago LLC.
(1383 -- 1385 W. Lake St.)

[O2024-0010398]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to exempt Veritas Chicago LLC, 1383 -- 1385 West Lake Street, Chicago, Illinois 60607, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the parking facilities for the premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Veritas Chicago LLC.
(1385 -- 1389 W. Lake St.)

[O2024-0010578]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to exempt Veritas Chicago LLC, 1385 -- 1389 West Lake Street, Chicago, Illinois 60607, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the parking facilities for the premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Volo Holdings LLC-1445 Chicago Series.

[O2024-0011053]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to exempt Volo Holdings LLC-1445 Chicago Series, 754 North Bishop Street, Chicago, Illinois 60642, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the parking facilities for the premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

—

2035 West Irving Acquisition LLC.

[O2024-0011050]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Director of Finance is hereby authorized and directed to exempt 2035 West Irving Acquisition LLC from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the parking facilities at 2035 West Irving Park Road.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

—

4505 South Drexel Boulevard.

[O2024-0010458]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to exempt 4505 South Drexel Boulevard, property owner of 4505 South Drexel Boulevard, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the parking facilities for the premises address.

SECTION 2. This ordinance shall take effect and be in force after its passage.

6334 -- 6338 West Irving Park Road.

[O2024-0010922]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to exempt 6334 -- 6338 West Irving Park Road from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the parking facilities for the premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

STANDARDIZATION OF PORTIONS OF PUBLIC WAYS.

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinances and substitute ordinance transmitted herewith authorizing and directing the Commissioner of Transportation to take the actions necessary for the honorary designation/standardization of various portions of the public way. These ordinances and substitute ordinance were referred to the committee on July 17, 2024.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the said proposed ordinances and substitute ordinance with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

2600 -- 2700 Block Of W. Belmont Ave., From N. Rockwell Ave. To N. California Ave., To Be Known As "Steve Albini Way".

[O2024-0010999]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which allows the erection of honorary street-name designations, the Commissioner of the Chicago Department of Transportation shall be directed to install honorary street-name signs to honor Steve Albini on the 2600 -- 2700 block of West Belmont Avenue, from North Rockwell Avenue to North California Avenue, as "Steve Albini Way".

SECTION 2. This ordinance shall take effect on passage and publication.

7800 -- 7900 Block Of S. Peoria St. To Be Known As "Mark S. Allen's Way".

[O2024-0010579]

WHEREAS, Mark Stanley Allen was born March 18, 1962, in Chicago, Illinois, to Minor Jones Allen, Sr. and Ollie Evans Allen. He was the second of three children and was raised on 7800 South Peoria Street. Allen received his degree in communications from Western Illinois University in 1984; and

WHEREAS, At a very early age Mark was a community leader on 7800 South Peoria Street. At the age of 12 Mark ran for the office of mayor for the City of Chicago and later became a teenage hero in the community when he organized his neighbors, cleaned his block, started his first organization, and got news coverage; and

WHEREAS, As a young adult Mark pledged Kappa Alpha Psi Fraternity at Chicago Alumni Chapter in 1986, then later campaigned for and worked with Barack Obama in his quest to become state senator and later became a professional activist, dedicating his life to make the world a better place; and

WHEREAS, During his time as a professional activist Mark Allen:

- Co-founded the Illinois Alliance of Black Students (representing over 70 African-American student organizations);
- Joined the Citizen Action Midwest Academy Leadership Foundation as administrative assistant to the president;
- Became program director of PUSH for Excellence, Inc. and later director of special projects for Operation PUSH, leading Allen to be the youngest member of Reverend Jesse Jackson's Illinois delegation;
- Served as a voter education/registration specialist for the Chicago Urban League; and

WHEREAS, Mark Stanley Allen would later go on to found the National Black Wall Street Chicago ("NBWSC"), NFP in 2012 with the focus of community welfare in general and emphasis on identifying, collecting, disseminating, publicizing and preserving information and materials all related to consumer education and action; and

WHEREAS, Even with Mark Allen's passing on September 12, 2020, his organization continues to create, sustain, and increase Black business, delineating the powerful yet positive impact that Allen has had on his community; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which allows the erection of honorary street-name designs, the Commissioner of the Chicago Department of Transportation shall take the necessary action for the standardization of 7800 -- 7900 block of South Peoria Street as "Mark S. Allen's Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

N. McClurg Ct., Between E. Grand Ave. And E. Illinois St., To Be Known As "Honorary Dennis Downes Way".

[SO2024-0010171]

WHEREAS, The City of Chicago mourns the loss of our cherished community member, Dennis Downes, who passed away on February 25, 2024, at his home in Antioch at the age of 72; and

WHEREAS, The City of Chicago has been notified of Dennis' passing by the Honorable Alderperson Brian Hopkins of the 2nd Ward; and

WHEREAS, Born on May 16, 1951, in Chicago to parents Mary Berriochoa and Mathew Downes, Dennis' passion for art and history took root in his formative years in Northbrook and visiting his mother's people at a young age, the Basque Berriochoa Clan living in Idaho and Montana's Rocky Mountains; and

WHEREAS, Dennis' research on Native American trail marker trees culminated in the publication of his incredible book, *Native American Trail Marker Trees: Marking Paths Through the Wilderness* and numerous pieces of his masterful artwork inspired by natural and ancient sites, and his profound contributions to the preservation of Native American history have been nationally and tribally recognized; and

WHEREAS, As an award winning artist, author, sculptor and explorer with entries in over 150 public and private shows, several of Dennis' sculptures and paintings are on permanent display across the country, including the "Captain George Wellington Street" statue near Navy Pier and at the Art Institute of Chicago where three of his pieces were on display at the "Fiber in Art Museums" exhibit in 1999; and

WHEREAS, Dennis was also a leader in organizations such as the Great Lakes Trail Marker Tree Society and was dedicated to sharing his knowledge and passion with others through lectures, presentations, and community outreach efforts; and

WHEREAS, Dennis' commitment to preserving Native American culture was exemplified by his involvement in the installation of a 6-foot tall bronze sculpture of a trail marker tree in Antioch's downtown area, as well as his contributions to The Grove in Glenview, where his 16-foot tall steel-and-resin sculpture of a trail marker tree remains on permanent display; and

WHEREAS, As a symbol of their gratitude for Dennis' contributions to preserving their cultural heritage, an Ojibwe elder bestowed upon him the name "Mayaagaabaw", meaning "he stands foremost among others" as he was foremost in preserving this history and passing it on to the next generations to keep alive; and

WHEREAS, As Dennis would say, "Don't be afraid of doing something, be afraid of never doing anything"; and

WHEREAS, Dennis leaves to cherish their memories of him: his wife, Gail Spreen-Downes; sister Maryann and brothers Louis, Harrold, and Patrick; cousins, nieces, nephews and great-nieces and great-nephews; and

WHEREAS, The City of Chicago honors the memory of Dennis Downes and extends its deepest condolences to his family, friends and all those whose lives he touched; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which allows the erection of honorary street-name designations, the Commissioner of the Chicago Department of Transportation shall take the necessary action for the standardization of North McClurg Court, between East Grand Avenue and East Illinois Street, as "Honorary Dennis Downes Way".

SECTION 2. This substitute ordinance shall take effect upon its passage and publication.

S. Kostner Ave., From W. 31st St. To W. 33rd St., To Be Known As "Manuela 'Manuelita' Garcia Way".

[O2024-0011010]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which permits the erection of honorary street-name designations, the Commissioner of Transportation shall take all necessary action for the standardization of the South Kostner Avenue, from West 31st Street to West 33rd Street, as "Manuela 'Manuelita' Garcia Way".

SECTION 2. This ordinance shall take effect upon passage and publication.

2600 -- 2799 Block Of W. Armitage Ave., From N. Rockwell St. To N. California Ave., To Be Known As "Healthcare Alternative Systems Way".

[O2024-0010457]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which allows the erection of honorary street-name designations, the Commissioner of the Chicago Department of Transportation shall be directed to install honorary street-name signs to honor Frank Lopez on the 2600 -- 2799 block of West Armitage Avenue, from North Rockwell Street to North California Avenue, as "Healthcare Alternative Systems Way".

SECTION 2. This ordinance shall take effect immediately upon its passage and publication.

Southeast Corner Of 5100 S. Wentworth Ave. To Be Known As "Honorary Police Officer Samuel Jimenez Road".

[O2024-0010662]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which allows the erection of honorary street-name designations, the Commissioner of the Chicago Department of Transportation shall take the necessary action for the standardization of 5100 South Wentworth Avenue (southeast corner) as "Honorary Police Officer Samuel Jimenez Road".

SECTION 2. This ordinance shall take effect upon its passage and publication.

2600 -- 2700 Block Of N. Washtenaw Ave., From W. Logan Blvd. To W. Schubert Ave., To Be Known As "Frank Lopez Way".

[O2024-0010377]

WHEREAS, Frank Lopez lived on the corner of West Logan Boulevard and North Washtenaw Avenue for over 40 years and was a leader of the community; and

WHEREAS, Frank owned the Chicago Wire Design Company for more than 50 years, providing jobs for many people in the community and servicing many prominent clients such as the Wrigley Company, AT&T, and Marshall Field's; and

WHEREAS, Every year, he would bring joy to the community by creating elaborate holiday decorations, causing his house to be nicknamed "The Christmas House" by neighbors; and

WHEREAS, The lights and ornaments, many of which were created by his company, would be meticulously installed before the start of the holiday season and remained in display until January 6th, delighting countless visitors who came to take pictures and create lasting memories; and

WHEREAS, Frank's extravagant holiday decorations were featured on local television stations, including WLS-TV and WGN-TV; and

WHEREAS, Throughout his life, Frank Lopez received numerous awards and recognition for his contributions to the community, including:

- In 1982, an award for outstanding services to the Latino Community from the Puerto Rican Chamber of Commerce and Industry of Chicago; and
- In 1994, a Certificate of Appreciation for opening his garden for the Logan Square Preservation House Walk; and
- In 1997, a Resolution of Recognition from the Cook County Board of Commissioners for 17 years of helping to keep the Christmas spirit alive in Chicago; and
- In 1999, an award for outstanding dedicated service presented by the Friends of Humboldt Park Library; and
- In 2002, a Certificate of Achievement from Chicago Wire Design Company for 30 years of continued growth and customer satisfaction, from 1972 to 2002; and
- In 2005, a recognition for the 33rd anniversary of Chicago Wire Design Company; and
- In 2011, the Latino American Who's Who Award, recognizing his achievements in advancing the culture of the Latino American business community; and
- In 2013, a Certificate of Appreciation from Humboldt Park Earth Day for his tireless effort and outstanding contribution to community cleanup and celebration; and
- The National Leadership Award from the National Republican Congressional Committee for outstanding service and commitment to Republican ideals; and

WHEREAS, Honoring the late Frank Lopez would serve as a lasting reminder to the community of his exceptional generosity, kindness, and holiday spirit; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which allows the erection of honorary street-name designations, the Commissioner of the Chicago Department of Transportation shall be directed to install honorary street-name signs to honor Frank Lopez on the 2600 -- 2700 block of North Washtenaw Avenue, from West Logan Boulevard to West Schubert Avenue, as "Frank Lopez Way".

SECTION 2. This ordinance shall take effect immediately upon its passage and publication.

E. Lake Shore Dr., Between N. Michigan Ave. And N. Lake Shore Dr., To Be Known As "Honorary Benjamin H. Marshall Way".

[O2024-0010296]

WHEREAS, The City of Chicago commemorates the sesquicentennial anniversary of the birth of renowned Chicago architect, Benjamin Marshall; and

WHEREAS, The City of Chicago has been notified of this momentous occasion by the Honorable Alderperson Brian Hopkins of the 2nd Ward; and

WHEREAS, Benjamin Marshall, a native Chicagoan, was inspired by the World's Columbian Exposition held in Chicago in 1893; and

WHEREAS, Despite having no formal education in the architectural field, Marshall apprenticed himself in the Chicago architectural firm of Marble & Wilson and soon became a partner in his own firm Wilson & Marshall in 1895; and

WHEREAS, Benjamin Marshall hired Charles Fox thus establishing the firm of Marshall & Fox in 1905, responsible for the dramatic development of the Chicago skyline, designing such landmarks including the Drake Hotel, the Blackstone Hotel, the South Shore Country Club, the Edgewater Beach Hotel and Apartments and notable addresses such as 1550 North State Parkway; and

WHEREAS, Benjamin Marshall has played a defining role in the history and culture of Chicago's vibrant past in addition to his architectural contributions; and

WHEREAS, Benjamin Marshall left a legacy of hotels, theaters, residences and iconic structures across the country; and

WHEREAS, Benjamin Marshall inspired the creation of the Benjamin Marshall Society and from May 2024 to May 2025 it will join the city in commemorating the Sesquicentennial of his birth; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which allows the erection of honorary street-name designations, the Commissioner of the Chicago Department of Transportation shall take the necessary action for the standardization of East Lake Shore Drive, between North Michigan Avenue and North Lake Shore Drive, as “Honorary Benjamin H. Marshall Way”.

SECTION 2. This ordinance shall take effect upon its passage and publication.

N. Kenneth Ave., Between W. Wellington Ave. And W. Barry Ave., To Be Known As “Honorary Darryl Robinson Way”.

[O2024-0010940]

WHEREAS, The City of Chicago mourns the loss of our cherished community member, Darryl Robinson; and

WHEREAS, The City of Chicago has been notified of Darryl's passing by the Honorable Felix Cardona Jr., Alderperson of the 31st Ward; and

WHEREAS, Darryl was born in Gary, Indiana, and moved with his family to Chicago in 1968, where he began forming lifelong friendships at Nettelhorst Elementary and later graduated from Lake View High School in 1978; and

WHEREAS, As an avid athlete, Darryl played basketball and track at Lake View High School, played college basketball on Briar Cliff University's NAIA Championship basketball team as a freshman before spending the rest of his collegiate career at Division III MacMurray College, and even competed against professional basketball players in Europe; and

WHEREAS, Darryl earned a bachelor's degree in Social Work and Marketing with a minor in Deaf Education from MacMurray College in Jacksonville, Illinois in 1982; and

WHEREAS, Darryl met the love of his life, Barbara Scott, playing for Lake View High School's basketball team while she was keeping stats for the opposing team, and they shared a lifelong romance filled with love and joy; and

WHEREAS, After serving as a family educator for neglected and at-risk youth at Maryville Academy, Darryl transitioned to a successful career in sales and management in the telecommunications industry and later worked as a union electrician with IBEW Local 134, focusing on fiber optics for over 20 years; and

WHEREAS, Darryl's passion for basketball extended to coaching, first as a coach to deaf children at the Hull House on Broadway and later for youth basketball at Kilbourn Park, AAU teams with Spartan Sports, as well as at his alma mater, Lake View High School; and

WHEREAS, With a deep commitment to helping young people, Darryl helped students secure scholarships and opportunities, maintaining lifelong connections with those he mentored, and helping send students to MacMurray College as well as to Notre Dame University through his relationship with Maryville Academy; and

WHEREAS, Darryl's infectious joy and enthusiasm for life brought laughter to all who knew him, and he was always ready to offer advice, support, and mentorship to anyone in need; and

WHEREAS, Darryl is survived by his loving wife Barb; his sisters, Sharon McNeil, Rebecca Robinson, Edrina Robinson and Wendy Robinson; his brothers, Ricky Robinson and Michael Robinson (Miriam); his nieces, Andrea McNeil (Justin Leege) and Nina McNeil; his nephews, Michael McNeil, Ante Robinson, Jerod McNeil and Cy McNeil, who is also his godson; his godchildren, Hannah Amundsen and Zach Amundsen (Mackenzie); and his extended family and countless friends; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which allows the erection of honorary street-name designations, the Commissioner of the Chicago Department of Transportation shall take the necessary action for the standardization of North Kenneth Avenue, between West Wellington Avenue and West Barry Avenue, as "Honorary Darryl Robinson Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

7900 Block Of S. Racine Ave. To Be Known As "Johnny L. Tyus 'The Hat Man' Way".
[O2024-0010577]

WHEREAS, Johnny L. Tyus was born in a small town in Alabama on September 25, 1933. He faced the challenges of poverty and segregation from an early age. At the age of 12, Tyus shouldered responsibilities beyond his years such as managing the family farm and running the local general store up until the age of 18. These early experiences sowed the seeds of self-sufficiency and entrepreneurship within Tyus; and

WHEREAS, Johnny was enlisted in the United States Army in January 1950, and served with valor. He learned to speak German with near fluency while he was stationed. Tyus was honorably discharged in 1955, and he chose to go to Stockport, England, where he spent a couple of years working in the textile and hat-making mills. It was there, aged 23, that Johnny discovered his true calling -- the artistry of hat craftsmanship; and

WHEREAS, Growing up in the South, Johnny knew from a young age the power of hats and what they symbolized: respect, dignity and rite of passage. In his world, a man's hat was considered his prized possession because it exemplified manhood and class. It was a symbol with an unmistakable history, deeply rooted within our culture and also within Tyus; and

WHEREAS, Returning home filled with newfound skills and determination, Johnny embarked on the endeavor of turning his passion into a profession. He then moved to Chicago in 1960 and worked with his father-in-law to further hone his craft. Pursuing his entrepreneurial aspirations, Tyus experimented with various businesses to help raise capital, later having a short stint with the Chicago Police Department as an investigator in the 1960s; and

WHEREAS, Through years of hard work, perseverance and sacrifice, Johnny opened his own hat shop at 7908 South Racine Avenue on Chicago's vibrant South Side and for almost 30 years the shop acted as a community hub, attracting locals and notables alike. Tyus was known for his friendly, mild, gentle, and direct manner. He loved the neighborhood, and they admired him in return for his accomplishments and the positive impact he had on the community. He was so gifted at his craft that throughout the years numerous news agencies noticed and profiled him alongside his work and steady contributions in various broadcast and print mediums, highlighting his creativity and determination; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which allows the erection of honorary street-name designations, the Commissioner of the Chicago Department of Transportation shall take the necessary action for the standardization of the intersection of 7900 South Racine Avenue as "Johnny L. Tyus 'The Hat Man' Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

**COMMITTEE ON ZONING, LANDMARKS
AND BUILDING STANDARDS.**

AMENDMENT OF TITLES 2, 5 AND 17 OF MUNICIPAL CODE BY MODIFYING VARIOUS SECTIONS AND ADDING NEW CHAPTER 5-11 ENTITLED "TENANT OPPORTUNITY TO PURCHASE BLOCK (606) DISTRICT PILOT PROGRAM" AND BY MODIFYING SECTION 17-7-0591 REDEFINING BOUNDARIES OF (606) DISTRICT.

(As Amended)

[SO2024-0011001]

(Committee Meeting Held September 17, 2024)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on September 17, 2024, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2024-0011001 for a text amendment of Municipal Code Titles 5 and 17 by adding new Chapter 5-11 entitled "Tenant Opportunity to Purchase Block (606) District Pilot Program" and by modifying Section 17-7-0590 redefining boundaries of 606 District.

Page 1 also contains Document Number O2024-0010904 for historical landmark designation of the Ramova Theater building at 3508 -- 3518 South Halsted Street.

Page 1 further contains three fee waivers for historical landmarks in the 3rd, 4th and 34th Wards.

Moving on, pages 1 through 15 contain various map amendments in the 1st, 2nd, 3rd, 4th, 6th, 9th, 11th, 12th, 14th, 19th, 20th, 22nd, 25th, 26th, 27th, 28th, 30th, 33rd, 34th, 37th, 38th, 39th, 40th, 44th, 45th, 46th, 48th and 49th Wards.

Lastly, page 15 contains various large signs over 100 square feet in area and 24 feet above grade in the 3rd, 12th, 22nd, 23rd, 25th, 27th, 32nd, 41st, 42nd and 48th Wards.

I hereby move for passage of the proposed and substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) BENNETT R. LAWSON,
Vice-Chair.

On motion of Alderperson Lawson, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 44.

Nays -- Alderpersons Hopkins, Conway, Lawson -- 3.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, the City of Chicago (the "City") is a home rule unit of government pursuant to Article VII, Section 6(a) of the 1970 State of Illinois Constitution and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City has determined that a shortage of affordable housing available to low- and moderate-income households is harmful to the health, prosperity, economic stability, and general welfare of the City; and

WHEREAS, many areas in the City are experiencing high levels of gentrification and displacement of vulnerable households; and

WHEREAS, data from the Chicago Department of Planning and Development's Citywide Affordable Rental Housing Analysis demonstrates that a substantially larger percentage of the City's affordable housing stock is in "naturally occurring affordable housing," totaling 26 percent of all units, compared to "legally restricted affordable housing," which totals 10 percent of all units; and

WHEREAS, the Chicago Department of Planning and Development's Citywide Affordable Rental Housing Analysis identified the number of rental housing units in each community area using the U.S. Census Bureau's 2013-2017 American Community Survey data; and

WHEREAS, the Citywide Affordable Rental Housing Analysis, which incorporated programmatic data on affordable housing developments from the U.S. Department of Housing and Urban Development, the Illinois Housing Development Authority, and the Chicago Housing Authority, indicates that naturally occurring affordable housing comprises the following percentages of housing units in the following community areas: 18 percent of housing units in Logan Square; 31 percent of housing units in Avondale; 39 percent of housing units in Humboldt Park; 45 percent of housing units in Hermosa; 54 percent of housing units in Lower West Side; and 12 percent of housing units in West Town; and

WHEREAS, the community areas of Logan Square, Avondale, Humboldt Park, and Hermosa comprise one of the largest uninterrupted geographic areas of naturally occurring affordable housing as evidenced by Chicago Department of Planning and Development maps of affordable housing, and each of these community areas has substantially more naturally occurring affordable housing units than legally restricted affordable housing units; and

WHEREAS, the Lower West Side community area is also part of one of the largest uninterrupted geographic areas of naturally occurring affordable housing, as evidenced by Chicago Department of Planning and Development maps of affordable housing; and

WHEREAS, the Lower West Side faces disproportionate gentrification pressures due to its proximity to downtown Chicago and the Cook County Assessor's office found the Lower West Side experienced the most extreme total assessed value increase of any community area from

2018 to 2021 with a total assessed value change of 91% compared to the citywide average of 31 percent, and the highest tax levy increase on residential properties in 2021 with total taxes increasing 44.7 percent compared to the Citywide total tax increase of 7.97 percent; and

WHEREAS, rising property taxes are an indicator of raising housing costs and a precursor to gentrification and displacement pressure, especially in communities with high rates of naturally occurring affordable housing and low- and moderate-income residents; and

WHEREAS, additionally, the Institute for Housing Studies at DePaul University ("IHS") published a report entitled *The State of Rental Housing in Chicago* in 2023 which examined the change in the supply of affordable rental housing for every United States Census Bureau-designated Public-Use Microdata Area ("PUMA") in the City during the period between 2012-2014 and 2019-2021; and

WHEREAS, this IHS report found that the Logan Square-Avondale PUMA saw a 15.3 percent decrease in the share of affordable rental housing—the greatest loss of affordable rental housing of any PUMA in the City during this period—and the West Town-Near West Side PUMA, which includes Pilsen, saw a 14.6 percent decline in the share of affordable rental housing; and

WHEREAS, this loss of affordable rental housing coincided with an 18.9 percent decrease in the share of lower-income renters in the Logan Square-Avondale PUMA—the largest decrease in lower-income rental households of any PUMA in the City during this period, and the West Town-Near West Side PUMA saw a 14 percent decrease in the share of lower-income renters—the second largest decrease; and

WHEREAS, the existing demolition and deconversion surcharge has resulted in a decrease in yearly demolition permit requests of 81 percent in the Predominance of the Block (606) District and 66 percent in the Pilsen pilot area respectively since its creation in 2021; and

WHEREAS, the revenue collected through the demolition and deconversion surcharge fees has funded the creation or preservation of affordable housing in the Predominance of the Block (606) District and in Pilsen; and

WHEREAS, protecting such naturally occurring affordable housing is critical to protecting low- and moderate-income households from displacement; and

WHEREAS, the City can protect affordable housing by expanding the demolition surcharge and the predominance of the block in Avondale, Hermosa, Humboldt Park, Lower West Side, West Town, and Logan Square; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Section 2-44-135 of the Municipal Code of Chicago is hereby amended by adding the language underscored, and by deleting the language struck through, as follows:

2-44-135 Demolition permit surcharge ordinance.

(a) *Title.* This section shall be known as the Demolition Permit Surcharge Ordinance. The surcharge imposed by this section shall be known as the Demolition Permit Surcharge and is imposed in addition to all other fees, surcharges, and taxes imposed by the City of Chicago, the State of Illinois, or any other municipal corporation or political subdivision of the State of Illinois.

(b) *Definitions.* As used in this section:

"Area Median Income" has the meaning ascribed to that term in Section 2-44-080(B).

"Building" has the meaning ascribed to that term in Section 17-17-0223.

"CCLT" means the Chicago Community Land Trust, as defined in Section 2-44-080(B).

"Coach house" has the meaning ascribed to that term in Section 17-17-0234.6.

"Demolition" means any activity requiring a permit pursuant to Section 14A-4-407.

"Demolition Permit Surcharge" or "surcharge" means the Demolition Permit Surcharge established under subsection (c) of this section.

"Detached house" has the meaning ascribed to that term in Section 17-17-0246.

" Dwelling unit" has the meaning ascribed to that term in Section 17-17-0248.

"Multi-unit residential" has the meaning ascribed to that term in Section 17-17-0299.

"Permit" has the meaning ascribed to that term in Section 14A-2-202.

"Pilot area" means:

A. All parcels located in the boundaries identified in Section 17-7-0580; and

B. All parcels located in the boundaries identified in Section 17-7-0590.

"Townhouse" has the meaning ascribed to that term in Section 17-17-02179.

"Two-flat" has the meaning ascribed to that term in Section 17-17-02184.

(c) *Demolition permit surcharge imposed.* Pursuant to 65 ILCS 5/11-42-1, the following Demolition Permit Surcharge is hereby imposed on the issuance of any permit for demolition that includes one or more dwelling units located in either of the pilot areas, except as otherwise provided in subsection (e):

(1) ~~\$45,000~~ 60,000 for the demolition of a detached house, townhouse, or two-flat; and

(2) ~~\$5,000~~ 20,000 per dwelling unit for the demolition of a coach house or multi-unit residential building.

(Omitted text is unaffected by this ordinance)

(f) *Deposit and use of revenue.* The revenue generated by the surcharge shall be deposited in the Affordable Housing Opportunity Fund described in Section ~~2-44-080(G)~~ 2-44-085(I) unless such revenue is required to be deposited into another fund pursuant to federal or state law. Such revenue shall be reserved and utilized to pay the administrative costs and expenses of implementing this section and, after subtracting such costs and expenses, transferred ~~by to~~ the Department of Housing ~~to the~~ and allocated to the CCLT. The CCLT shall apply such revenue toward the construction, rehabilitation, or preservation of affordable housing in direct proportion to the revenue collected in each pilot area.

(g) *Duration.* The surcharge required under this section shall be in effect through December 31, ~~2024~~ 2029. At least 150 days prior to such date, the Department of Housing shall submit to the City Council Committee on Housing and Real Estate a written report identifying the amount of revenue generated under this section; its observed effect on development activity in the applicable pilot area; and any other information that the Committee may require.

(Omitted text is unaffected by this ordinance)

SECTION 2. Section 17-7-0590 of the Municipal Code of Chicago is hereby amended by adding the language underscored, and by deleting the language struck through, as follows:

17-7-0590 Predominance of the Block District.

17-7-0591 Boundaries. The Predominance of the Block (606) District consists of all parcels zoned RS3 and RT3.5 and within the area bounded by: ~~Armitage Avenue, Western Avenue, North Avenue, Kedzie Avenue, Hirsch Street and Kostner Avenue~~ Addison Street, the North Branch of the Chicago River, Western Avenue, Division Street, California Avenue, North Avenue, Kedzie Avenue, Hirsch Street, Kostner Avenue, Fullerton Avenue, Pulaski Road.

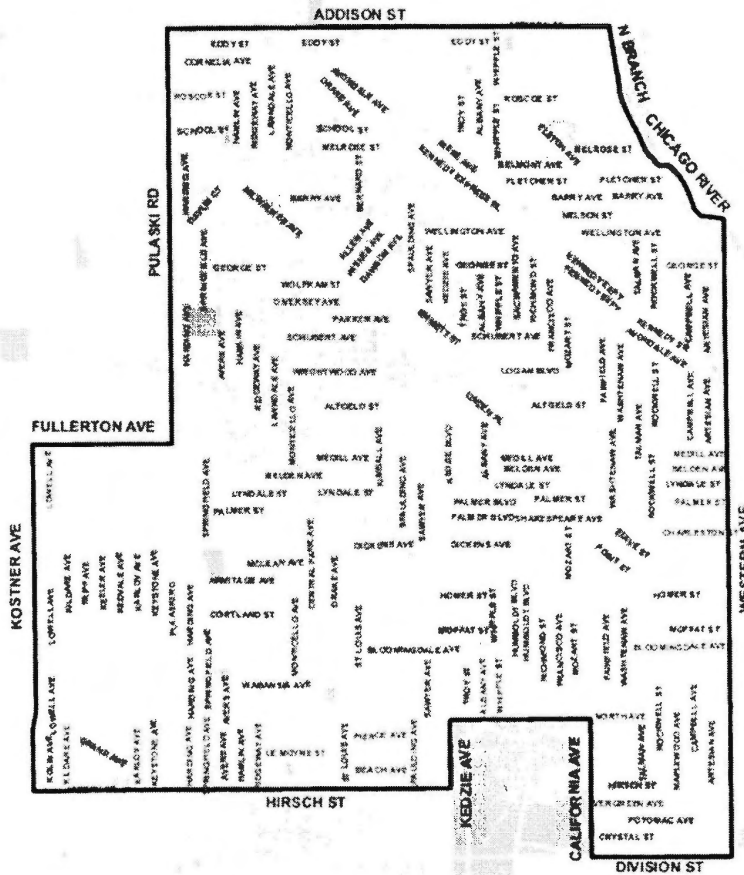
17-7-0592 Purpose. To reduce displacement of low- and moderate-income residents and maintain contextual density of housing typologies that often provide naturally occurring affordable housing.

17-7-0593 Predominance of the Block.

17-7-0593-A In the RS3 district, located in boundaries as identified in Section 17-7-0591, a detached house may not be established when more than 50% of the zoning lots fronting on the same side of the street between the two nearest intersecting streets have been lawfully improved with buildings containing more than one dwelling unit. In those instances, the minimum lot area per dwelling unit may be reduced to 1,500 square feet to allow construction of a two-flat. Notwithstanding the foregoing, in cases where a two-flat is required, pursuant to the block characteristic standards of this ordinance, a detached house may be established, if no two-flat can be provided pursuant to the applicable bulk and density standards including the aforementioned reduction of the required minimum lot area to 1,500 square feet. Open land or zoning lots unimproved with principal buildings shall be considered as either detached houses or multi-unit residential buildings, at the discretion of the applicant, for purposes of the calculation described in this Section 17-7-0593-A only.

17-7-0593-B In the RT3.5 district, located in boundaries as identified in Section 17-7-0591, a detached house may not be established when more than 40% of the zoning lots fronting on the same side of the street between the two nearest intersecting streets have been lawfully improved with buildings containing more than one dwelling unit. Notwithstanding the foregoing, in cases where a multi-unit residential building or two-flat is required, pursuant to the block characteristic standards of this ordinance, a detached house may be established, if no multi-unit residential building or two-flat can be provided pursuant to the applicable bulk and density standards. Open land or zoning lots unimproved with principal buildings shall be considered as either detached houses or multi-unit residential buildings, at the discretion of the applicant, for purposes of the calculation described in this Section 17-7-0593-B only.

Figure 17-7-0590



(Note: This map is for illustrative purposes only; the Predominance of the Block (606) District boundaries may be amended only through text amendment procedures)

SECTION 3. Title 5 of the Municipal Code of Chicago is hereby amended by adding a new Chapter 5-11, as follows:

**CHAPTER 5-11
TENANT OPPORTUNITY TO PURCHASE BLOCK (606) DISTRICT PILOT PROGRAM**

5-11-010 Title, purpose, and scope.

This chapter shall be known and may be cited as the "Tenant Opportunity to Purchase Block (606) District Pilot Program", and shall be liberally construed and applied to promote its purposes and policies.

It is the purpose of this chapter and the policy of the City, in order to protect and promote the public health, safety, and welfare of its residents, to empower tenants to purchase multi-family rental properties, at market prices, within a reasonable period of time and to thereby minimize tenant displacement, stabilize households facing displacement pressures, and promote the preservation of affordable rental housing in neighborhoods at risk of gentrification.

5-11-020 Definitions.

For purposes of this chapter, the following definitions apply:

"Affordable housing restrictive covenant" means an agreement between the purchaser and the City in which the purchaser agrees to affordability restrictions memorialized in an affordability covenant, in a form approved by the Commissioner, enforceable by the City as a third party beneficiary. The affordability restrictions in each affordable housing restrictive covenant shall extend for a period of not less than thirty years from the sale, subject to such exceptions as the Commissioner may provide for by rule.

"Affordability restrictions" means limits on rents and income for persons or families seeking to qualify as tenants in the rental property.

"Affordable housing" means that the value of rents paid by tenants are restricted based on the Department's formula for affordability for a 60 percent area median income limit, and that the gross household income of new tenants in the rental property shall not exceed 80 percent of the area median income.

"Commissioner" means the Commissioner of Housing, or the Commissioner's designee.

"Department" means the Department of Housing or any successor agency.

"Good faith negotiations" means:

(a) whether the party or any of its agents knowingly made any misrepresentations of material fact to the other party or of its agents during the negotiation period;

(b) whether the party or any of its agents failed to provide in a timely fashion any information legitimately requested by the other party or any of its agents during the negotiation period;

(c) whether the party or any of its agents failed to allow in a timely fashion any legitimate inspection of the property requested by the other party or any of its agents during the negotiation period;

(d) whether the party or any of its agents engaged in any other conduct that would constitute a lack of good faith under the standard imposed by the Uniform Commercial Code; and

(e) whether the party or any of its agents engaged in any other conduct that displays a price adjustment(s) that would substantially interfere with the tenants or tenants association rights under this chapter.

"Just cause eviction" means any eviction for serious or repeated violations of the terms and conditions of a lease or occupancy agreement, or for violation of applicable federal, state, or local laws or for other good cause.

"Owner" means the person(s), firm, partnership, corporation, trust, organization, limited liability company or other entity, or its successors or assigns, that holds title to a rental property.

"Public funds" means any financial support in the form of loans, grants, or other funds provided directly by the City of Chicago or by an authorized community partner using City funds.

"Purchaser" means a party who has entered into a purchase contract with an owner and who will, upon performance of the purchase contract, become the new owner of the rental property.

"Rental property" means any occupied residential rental building, or a group of residential rental buildings operated as one entity, within the boundaries identified in Section 17-7-0590. Rental property does not include:

(a) "assisted housing" or an "assisted housing development" or "development", as those terms are defined in the Affordable Housing Preservation Ordinance, Section 2-44-120;

(b) housing accommodations in any hospital, convent, monastery, extended care facility, asylum or not-for-profit home for the aged, temporary overnight shelter, transitional shelter, or in a dormitory owned and operated by an elementary school, high school or

institution of higher learning; student housing accommodations wherein a housing agreement or housing contract is entered into between the student and an institution of higher learning or student housing wherein the institution exercises control or supervision of the students; or student housing owned and operated by a tax exempt organization affiliated with an institution of higher learning;

(c) public housing units managed by the Chicago Housing Authority.

"Rental unit" or "unit" means a room or suite of rooms designed, occupied or intended for occupancy as a separate living quarter with cooking, sleeping, and sanitary facilities provided within the unit for the exclusive use of the occupants of the unit.

"Sale" or "sell" means an act by which an owner conveys, transfers or disposes of rental property by deed or otherwise, whether through a single transaction or a series of transactions, including: (i) transfer of title to rental property; (ii) transfer of a majority interest in owner; or (iii) lease of rental property for more than 7 years.

"Tenant" means a natural person entitled by written or oral agreement or by sufferance to occupy a rental unit to the exclusion of others, and who is residing in a rental unit at the time of a notification under Section 5-11-060(a). If more than one tenant is listed on a lease any such tenants may exercise the rights granted under this chapter.

"Tenant association" means an association of tenants, whether incorporated or not, for which (a) written consent to forming a tenant association has been given by tenants representing (i) at least 75 percent of the occupied units in a rental property with five or more units, or (ii) at least 50 percent of the occupied units in a rental property with four or fewer units and (b) the tenants agreeing to participate in the tenant association shall signify their consent to form a tenant association by signing a form provided by the Department. The percentage shall be calculated based on the number of occupied rental units in a rental property rather than the number of individuals listed on leases as tenants. Any reference to a "tenant association" in this chapter shall be deemed to include any third party or assignee under Section 5-11-080.

"Third-party purchase agreement" means an arm's length third-party agreement whereby an owner agrees to sell a rental property, including, without limitation, a purchase and sale agreement, contract of sale, purchase option, or other similar instrument.

"Title" means a legal or equitable ownership interest in a rental property; or a legal, equitable, or beneficial interest in a partnership, limited partnership, corporation, trust, or other entity that has a legal or equitable ownership interest in a rental property.

5-11-030 Right of first refusal conferred.

This chapter shall be construed to confer a right of first refusal to purchase any rental property for sale within the boundaries identified in Section 17-7-0590, pursuant to the terms set forth herein upon each tenant association or tenant(s) under Section 5-11-060(b)(3).

5-11-040 Exceptions.

The requirements of this chapter shall not apply to the transfers identified below, but shall apply to any subsequent transfer to a non-exempt party:

(a) a transfer of legal title or an interest in an entity holding legal title to a rental property pursuant to a deed of trust or mortgage, and thereafter any transfer by foreclosure sale or deed in lieu of foreclosure pursuant to a deed of trust or mortgage to an entity not affiliated with the owner; or

(b) a transfer made in connection with any bankruptcy proceeding (including, but not limited to, any transfer made by a bankruptcy trustee); or

(c) a tax sale or transfer pursuant to tax foreclosure; or

(d) a transfer by devise or intestacy, or any other transfer made in connection with a bona fide effort to pass an interest in real property to one's devisees or heirs (including, but not limited to, such transfers made in connection with a living trust); or

- (e) a transfer between or among spouses, domestic partners, siblings (including, but not limited to, half-siblings, step-siblings, and adoptive siblings), parents (including, but not limited to, step-parents and adoptive parents) or guardians and their children, grandparents, and their grandchildren, aunts or uncles and their nieces or nephews, great-aunts or great-uncles and their grand-nieces or grand-nephews, or first cousins, or any combination thereof; or
- (f) a transfer of bare legal title into a revocable trust, without actual consideration for the transfer, where the transferor is the current beneficiary of the trust; or
- (g) a transfer to a named beneficiary of a revocable trust by reason of the death of the grantor of the revocable trust; or
- (h) a transfer by the trustee of a revocable trust if the transfer would otherwise be excluded under this chapter if made by the grantor of the revocable trust; or
- (i) a transfer pursuant to court order or court-approved settlement; or
- (j) a transfer by eminent domain or negotiated purchase under threat of eminent domain; or
- (k) a transfer directly caused by a change in the form of the entity owning the rental property, provided that the transfer is without consideration.

5-11-050 Notice of intent to sell.

(a) *Notice prior to listing required.* The owner shall provide notice to the Department and to the tenant association, or if no tenant association exists, to each tenant, of the owner's intent to sell (i) no less than 60 days prior to listing or otherwise offering a rental property for sale for a multi-unit residential building with five or more dwelling units, or (ii) no less than 30 days prior to listing or otherwise offering a rental property for sale for a multi-unit residential building with four or fewer dwelling units. The notice required by this subsection shall be delivered in person or mailed, by certified or registered mail, return receipt requested, on a form provided by the Department, and shall contain the following information: (1) the name, address, and telephone number of each owner of the rental property; (2) the address of the rental property; (3) a description of the rental property, including the number of units and the number of bedrooms within each unit; (4) the proposed asking price for the rental property; (5) a statement that the owner intends to sell the rental property; and (6) a summary of tenant rights under this chapter. The owner shall also post a notice of intent to sell in a form provided by the Department at all public entrances to the rental property. The owner shall keep all return receipts required by this subsection (a) for a period of three years after the sale of the rental property and make such receipts available for inspection by the Commissioner at all times during the owner's business hours.

(b) *Additional disclosures.* The tenant association, or if no tenant association exists, any tenant in the rental property, or the Department, may in writing, at any time after receipt of the owner's notice of intent to sell, request the following additional information:

- (1) the most recent rent roll, including each unit number and the monthly rent charged for each unit;
- (2) a list of vacant apartments, and a statement of the rental property's vacancy rate during the preceding 12 months;
- (3) the income and expense report for the 12-month period prior to the notice, including capital improvements, real property taxes and other municipal charges; and
- (4) any other information the Commissioner may specify by rule.

The owner shall have a period of 30 calendar days from receipt of such request to provide the information.

5-11-060 Right of first refusal.

(a) *Notice of offer.* If the owner receives and accepts a bona fide offer from a third party to purchase the rental property, then the owner shall promptly provide written notice of

such offer ("Notice of Sale"), to the Department and to the tenant association, or if no tenant association exists, to each tenant in the rental property. Any such third-party purchase agreement shall be contingent upon the right of first refusal set forth in this chapter. The Notice of Sale must include an executed duplicate original of the third-party purchase agreement, and the disclosures set forth in Section 5-11-050(b), unless the owner has previously made such disclosures and the disclosures remain accurate and complete.

(b) *Time for tenants to form organization.* In order to exercise its right of first refusal to purchase a rental property:

(1) the tenants of a rental property consisting of five or more dwelling units shall have a period of 90 calendar days from receipt of the Notice of Sale to

- (A) form a tenant association,
- (B) inform the owner and the Department of its existence, and
- (C) provide to the owner and the Department the names, addresses, and telephone numbers of at least two of the officers or representatives of such association.

(2) the tenants of a rental property consisting of four or three dwelling units shall have a period of 30 calendar days from receipt of the Notice of Sale to form a tenant association and inform the owner and the Department of its existence.

(3) at least one tenant of a rental property consisting of one or two dwelling units shall have 15 calendar days to inform the owner of its intent to exercise its right of first refusal.

(c) *Negotiation.* Any negotiations between the owner, or the owner's agents, and a tenant association or, in the case of a rental property consisting of one or two dwelling units, one or both tenants, shall require a continuing duty of good faith negotiations on the part of the owner.

(d) *Exercise right of first refusal.*

(1) A tenant association or, in the case of a rental property consisting of one or two dwelling units, at least one tenant, shall exercise its right of first refusal by delivering written notice to the owner prior to the expiration of the period required in subsection (b) that the tenant association or tenant(s), as applicable, elects to purchase the rental property pursuant to this chapter.

(2) Any such subsection (d)(1) notice shall be accompanied by any earnest money required under the terms of the third-party purchase agreement, subject to the cap set forth in Section 5-11-070.

(3) The contract formed by exercise of the right of first refusal shall be on the same terms and conditions as those set forth in the third-party purchase agreement, as modified by the terms of this chapter.

(4) Notwithstanding this general requirement or any term of the third-party purchase agreement, any such acceptance shall be presumed to be contingent upon the tenant association's, or tenant's, ability to conduct due diligence and secure financing before the deadline in subsection (c) for completing the sale.

(5) Nothing in this section shall be construed to require any owner to extend any form of owner financing to tenants or a tenant association.

(c) *Time for closing.*

(1) If a tenant association, or tenant(s) under subsection (b)(3), exercises its right of first refusal in accordance with subsection (b), then the tenant association or tenant(s) shall have a period of either:

(A) 120 calendar days from the date of such notice in rental properties consisting of five or more dwelling units, or

(B) 60 calendar days in rental properties consisting of four or fewer dwelling units,

to conduct due diligence and secure financing, unless the owner and the tenant association, or tenant(s), have expressly agreed otherwise in writing.

(2) The owner must give the tenant association or tenant(s) any information about the rental property that the tenant association or tenant(s) reasonably requests, such as architectural and engineering plans and specifications, if available, and access to the rental property to inspect the same and conduct reasonable tests at reasonable times after reasonable notice.

(3) At the end of this 120-day period, 60-day period, or any other period which has been agreed upon in writing, as applicable, the owner shall sell the rental property to the tenant association or tenant(s) upon those terms. If the applicable closing period ends on a Saturday, Sunday, or other legal holiday in the City, then the closing shall occur on the first business day thereafter. If the rental property is conveyed to the tenant association or tenant(s) under this right of first refusal, any prepaid rent shall be apportioned as of the closing date and applied on account of the purchase price.

(d) *Tenant association's rejection of offer.* If the tenant association or tenant(s) fails to exercise its right of first refusal on or before the deadline set forth in subsection (b), or terminate the contract pursuant to its terms, or defaults (unless there is a mutual default), then such right will be deemed waived and the owner may sell the rental property to the third-party purchaser identified in the third-party purchase agreement on the terms specified therein. If the sale to such third-party purchaser fails for any reason to close, or if there is any material change in the terms of sale from those set forth in the third-party purchase agreement, then the tenant association's, or tenant's, right of first refusal under this chapter shall be reinstated. Any sale of the rental property by the owner to a different party or on any materially different terms shall be null and void.

(e) *Third-party rights.* The right of a third-party to purchase a rental property is subject to the right of first refusal conferred by this chapter. Upon exercise of the right of first refusal, the third-party purchase agreement between the owner and the third-party purchaser shall automatically terminate, and neither the owner nor the tenant association or tenant(s), as applicable, nor the rental building shall be bound or in anyway affected by any such agreement and such third-party purchaser shall not have any interest in the contract between the owner and the tenant association or tenant(s) formed by exercise of the right of first refusal. Without limiting the generality of the foregoing, the owner and the tenant association or tenant(s) may freely modify the terms and conditions on which the sale from the owner to the tenant association or tenant(s) may be made. For example, the time periods for exercising the right of first refusal under subsection (b) and for closing under subsection (c) are minimum periods, and the owner may grant the tenants a reasonable extension of such period, without liability under a third-party agreement. Third-party purchasers are presumed to act with full knowledge of tenant rights and public policy under this chapter.

(f) *Continuing right.* The right of first refusal is a continuing right and shall apply as often as the owner shall sell the rental property. The right of first refusal applies to all owners of the rental property including, but not limited to, any owner that acquired its interest in a sale to which the right of first refusal applied but was not exercised.

5-11-070 Financial assurances; deposit.

The owner may not require the tenant association to prove financial ability to perform as a prerequisite to entering into a contract. The owner shall not require the tenant association or tenant(s) under Section 5-11-060(b)(3), to pay a deposit of more than 5 percent of the contract sales price in order to make a contract. The owner must refund the deposit in the event of a good faith failure of the tenant association or tenant(s) to perform under the contract.

5-11-080 Exercise or assignment of rights.**5-11-090 Waiver of rights.**

An owner shall not request a waiver of the right of first refusal conferred by this chapter. An owner shall not require waiver of any other right under this chapter.

5-11-100 Notice.

Any notice required by this chapter shall be deemed to have been provided when delivered in person or mailed by certified or registered mail, return receipt requested, to the party to whom notice is required.

5-11-110 Preservation as rent-restricted affordable housing.

If a purchaser purchases a rental property and uses any public funds in the purchase, then the rental property shall be maintained as affordable housing for no less than 30 years. The Commissioner shall establish procedures to ensure that each rental property acquired under this chapter is subject to an affordable housing restrictive covenant that sets forth the manner in which the rental property shall be preserved as rent-restricted affordable housing.

5-11-120 Duties of owner relative to existing tenancies.

No owner shall disturb any tenancy, other than for a just cause eviction, during the time periods set forth in this chapter.

5-11-130 Sale of property to third-party purchaser.

If a tenant association or tenant(s) under Section 5-11-060(b)(3) waives its right of first refusal, and the owner sells the rental property to a bona fide third-party purchaser, such purchaser shall allow the current tenants to remain in their respective dwelling units for the longer of six months from the effective date of the sale or until each tenant's lease expires, at the same terms and conditions as before such sale. Such purchaser may, with the agreement of the tenants, relocate such tenants to comparable units with comparable rents in accordance with procedures to be established by the rules of the Department.

5-11-140 Rules.

The Commissioner shall have the authority to promulgate rules necessary to implement the requirements of this chapter.

5-11-150 Penalties.

Any person who violates this chapter shall be fined not less than \$200.00 nor more than \$1,000.00 for each offense. Each day that a violation continues shall constitute a separate and distinct offense to which a separate fine shall apply.

5-11-160 Private right of action.

Any aggrieved person, including but not limited to any tenant or tenant association, may enforce the provisions of this chapter by means of a civil action in which the court may provide injunctive relief or award treble damages and the plaintiffs' court costs and reasonable attorneys' fees.

5-11-170 Remedies cumulative.

The penalties and remedies provided in this chapter shall be in addition to any other penalty or remedy provided by law.

SECTION 4. Section 17-2-0303-B of the Municipal Code of Chicago is hereby amended by adding the language underscored as follows:

17-2-0303-B Exemptions.

1. In the RS3 district the minimum *lot area per dwelling unit* may be reduced to 1,500 square feet when 60% or more of the *zoning lots* fronting on the same side of the *street* between the two nearest intersecting *streets* have been lawfully improved with *buildings* containing more than one *dwelling unit* or (ii) when the property is located within the "Predominance of the Block" boundaries as defined by Section 17-7-0591. This exemption will only allow for the establishment of a two-unit *building*.

(Omitted text is unaffected by this ordinance)

SECTION 5. This ordinance shall be in full force and effect upon passage and publication.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF PARTICULAR AREAS.

(Committee Meeting Held September 17, 2024)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on September 17, 2024, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2024-0011001 for a text amendment of Municipal Code Titles 5 and 17 by adding new Chapter 5-11 entitled "Tenant Opportunity to Purchase Block (606) District Pilot Program" and by modifying Section 17-7-0590 redefining boundaries of 606 District.

Page 1 also contains Document Number O2024-0010904 for historical landmark designation of the Ramova Theater building at 3508 -- 3518 South Halsted Street.

Page 1 further contains three fee waivers for historical landmarks in the 3rd, 4th and 34th Wards.

Moving on, pages 1 through 15 contain various map amendments in the 1st, 2nd, 3rd, 4th, 6th, 9th, 11th, 12th, 14th, 19th, 20th, 22nd, 25th, 26th, 27th, 28th, 30th, 33rd, 34th, 37th, 38th, 39th, 40th, 44th, 45th, 46th, 48th and 49th Wards.

Lastly, page 15 contains various large signs over 100 square feet in area and 24 feet above grade in the 3rd, 12th, 22nd, 23rd, 25th, 27th, 32nd, 41st, 42nd and 48th Wards.

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) BENNETT R. LAWSON,
Vice-Chair.

On motion of Alderperson Lawson, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-F.

(As Amended)

(Application No. 22506T1)

(Common Address: 495 -- 499 N. Milwaukee Ave.)

[SO2024-0010944]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M2-3 Light Industry District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Grand Avenue; a line 258 feet west of and parallel to North Union Avenue; a line 71 feet southeast of the intersection of West Grand Avenue and North Milwaukee Avenue, as measured along North Milwaukee Avenue and perpendicular to North Milwaukee Avenue; and North Milwaukee Avenue,

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage.

[Basement, 1st and Loft Floor Plans attached to this ordinance printed on pages 16753 through 16755 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

NARRATIVE AND PLANS TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: RV Ventures LLC
Property Location: 495-499 N. Milwaukee Ave.
Proposed Zoning: DX-3 Downtown Mixed-Use District
Lot Area: 2,232.7 square feet

RV Ventures LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 495-499 N. Milwaukee Avenue from the M2-3 Light Industry District to the DX-3 Downtown Mixed-Use District. The Applicant requests a re-zoning from the M2-3 Light Industry District to the DX-3 Downtown Mixed-Use District to obtain a Public Place of Amusement (PPA) license for an existing restaurant with incidental liquor sales. The building will have no new parking spaces and the floor area will remain 3,940 square feet.

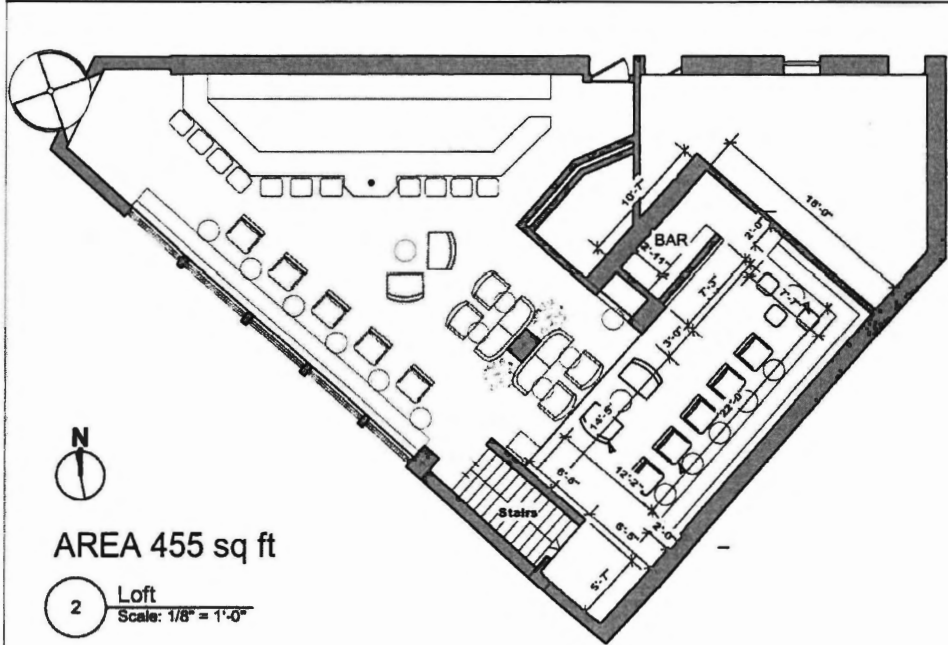
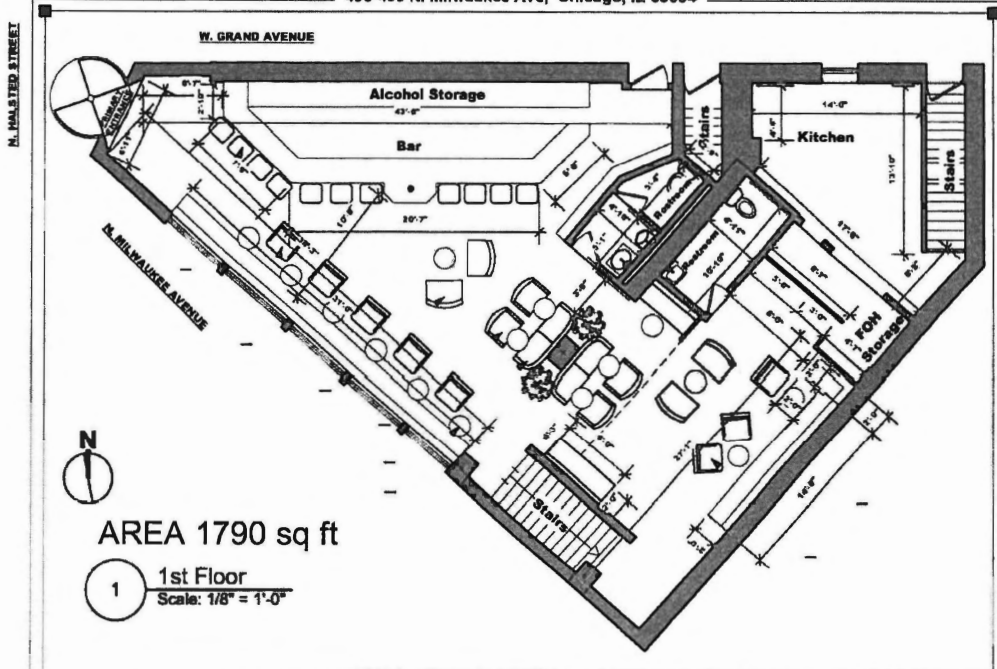
The site is located at the intersecting corner of West Grand Avenue and North Milwaukee Avenue. To the north and west are properties zoned C1-3 and to the east is property zoned C1-5, and to the southwest is property zoned M2-3.

NARRATIVE ZONING ANALYSIS

- (a) Floor Area and Floor Area Ratio:
- | | | |
|------|-------------------------------|-------------------|
| i. | Lot area: | 2,189 square feet |
| ii. | Total proposed building area: | 3,940 square feet |
| iii. | Proposed FAR: | ~1.8 |
- (b) Density (Lot Area Per Dwelling Unit): N/A
- (c) Amount of off-street parking: 0
- (d) Setbacks: 0
- (e) Building height: Existing
- (f) Off-street Loading: 0

Final for Publication

RIA Ventures LLC d/b/a Bar Noma
495-499 N. Milwaukee Ave, Chicago, IL 60654



RIA Ventures
Bar Noma
495 N Milwaukee Ave
Chicago, IL 60654

KEHOE
DESIGNS

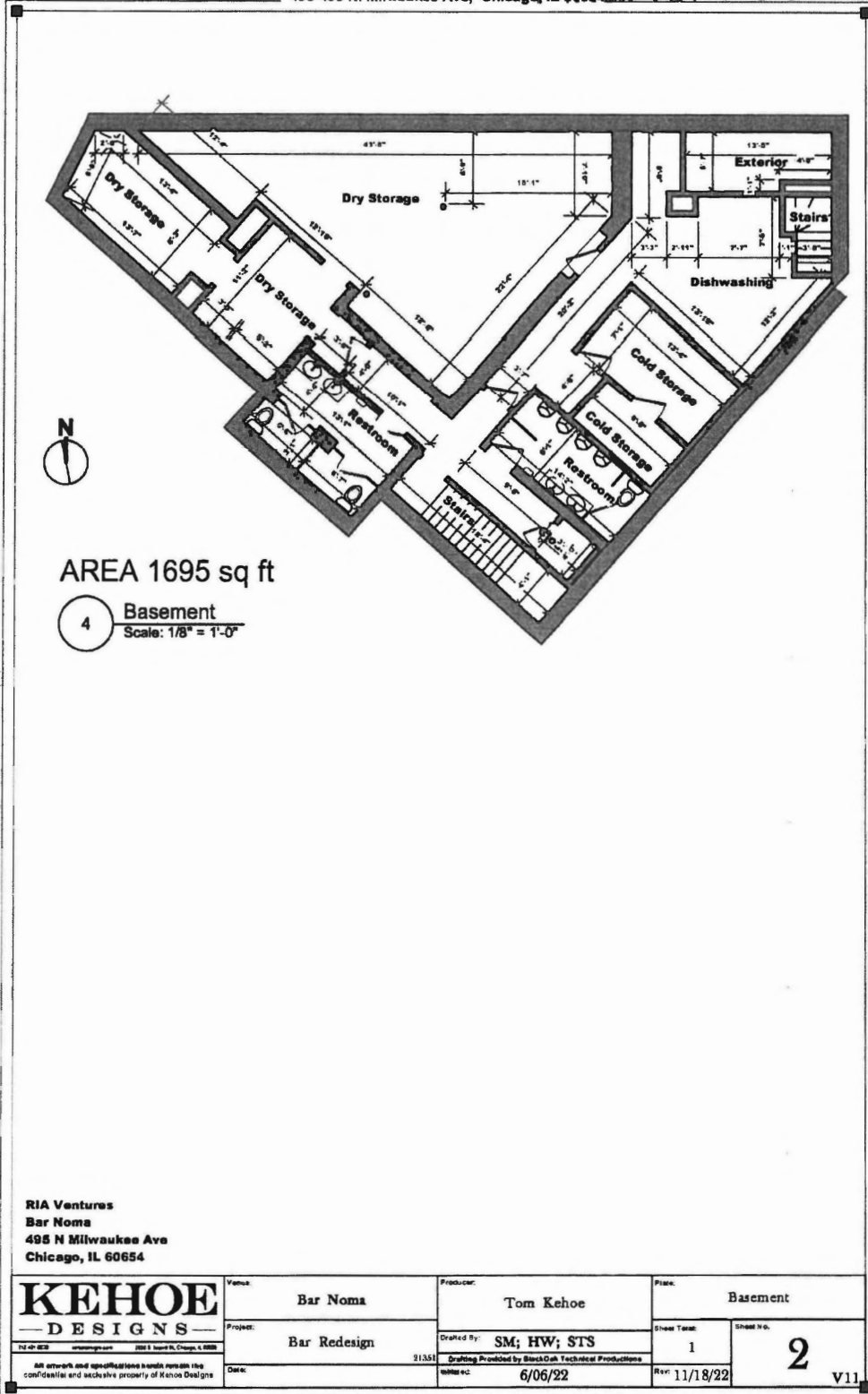
142-01-0000 www.kehoe.com 300 E. Lake St., Chicago, IL 60601
All artwork and specifications herein remain the confidential and exclusive property of Kehoe Designs.

Client:	Bar Noma	Producer:	Tom Kehoe	Plan:	Main Floor/Loft
Project:	Bar Redesign	Drafted By:	SM; HW; STS	Sheet Total:	1
Date:		21231	Drawing Provided by SlackOn Technical Productions	Sheet No.:	1
		6/06/22		Rev:	11/18/22

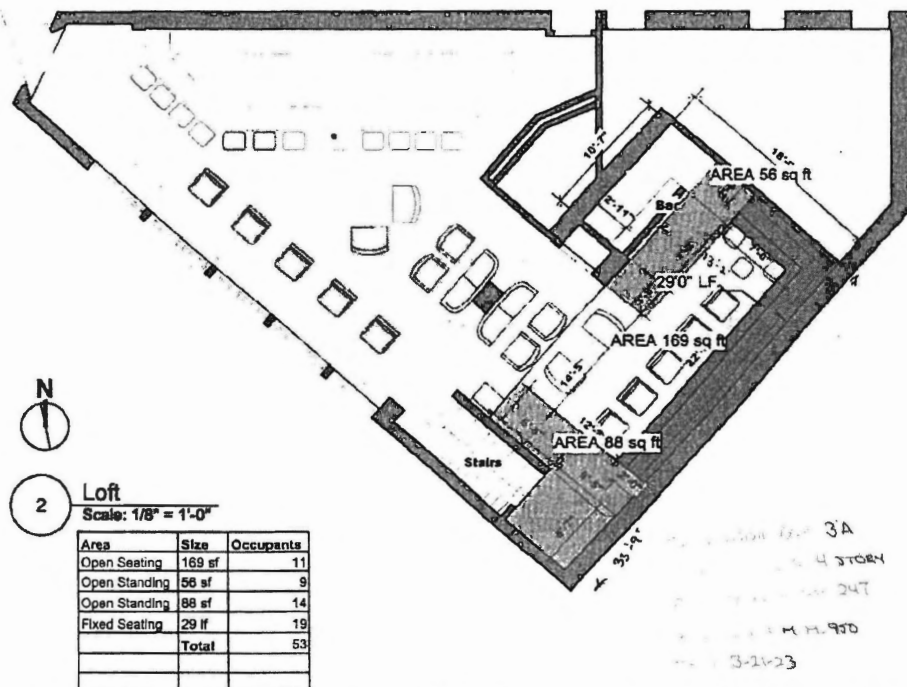
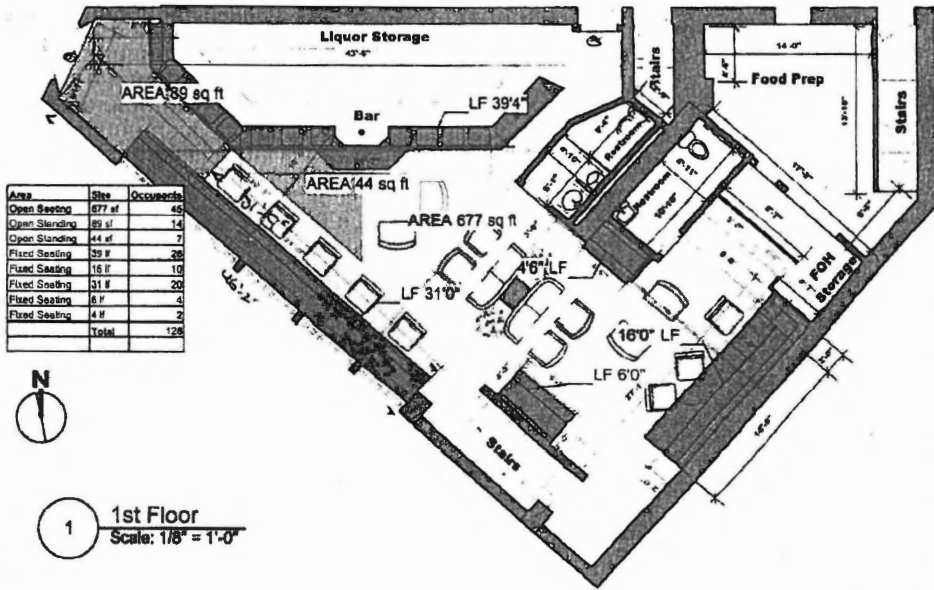
V11

RIA Ventures LLC d/b/a Bar Noma
495-499 N. Milwaukee Ave, Chicago, IL 60654

Final for Publication



Final for Publication



	Vendor: RIA Ventures LLC d/b/a Pearl Club	Producer: Tom Kehoe	Page: Occupancy Calculation
	Project: 495-499 N. Milwaukee Ave, Floors 1 & Mezz., Chicago, IL 60654	Drafted By: SM; HW; STS Drafting Provided by StarChal Technical Productions	Sheet Total: 1 Sheet No: 1.1 Rev: 1/5/23
All artwork and specifications herein remain the confidential and exclusive property of Kehoe Designs	Date:	Initialed: 6/06/22	V13

Reclassification Of Area Shown On Map No. 1-G.

(As Amended)

(Application No. 22476)

(Common Address: 1140 W. Erie St.)

[SO2024-0009965]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance, be amended by changing all of the Residential-Business Planned Development Number 1480 symbols and indications as shown on Map Number 1-G in the area bounded by:

West Erie Street; North Ogden Avenue; and North May Street,

to those of the Residential-Business Planned Development Number 1480, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1480, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1480 ("Planned Development") consists of approximately 20,450 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 1140 W Erie LLC is the owner of the Property and the "Applicant" for this Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this

Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation (CDOT) on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the

Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 18 Statements: a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Property Line Boundary Map; a Site Plan; a Landscape Plan; and Building Elevations (North, South, East and West) prepared by FitzGerald Associates and dated _____, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: dwelling units above the ground floor, lodging (including hotel subject to future site plan approval, see statement 17), vacation rental, and shared housing unit), general and limited restaurant, tavern, outdoor patio (at grade), financial services (except payday loan and pawn shop), general retail, food and beverage retail sales, liquor sales, medical service, office, personal service (all), consumer repair or laundry service, animal service (except shelter/boarder kennel and stables), incidental and accessory uses and accessory parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 20,450 square feet and an FAR of 5.0.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Assets, Information and Services, and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of: (i) 26 percent MBE and 6 percent WBE

participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBEs and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from B3-5 Community Shopping District to a Residential-Business Planned Development for construction of the Project triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-44-090 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to the ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10 percent to 20 percent. Any developer of a residential housing project in the Near North Zone must provide the first 10 percent of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of the Department of Housing ("DOH"), subject to the transition provisions of Section 2-44-040(c), in consultation with the Commissioner of the Department of Planning and Development ("DPD") as appropriate, in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10 percent of units required to be affordable

(the "Additional Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of DOH (subject to the transition provisions of Section 2-44-040(c)), in consultation with the Commissioner of DPD as appropriate, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii). The project has a total of 113 housing units. As a result, the Applicant's affordable housing obligation is 23 affordable units (20 percent of 113, rounded up), consisting of 11 First Units and 12 Additional Units. Applicant has agreed to satisfy its affordable housing obligation by providing 6 (six) First Units in the rental building to be constructed in the Planned Development, and 5 (five) First Units and the Additional Units off-site or in the rental building to be constructed in the Planned Development, to be approved by the DOH in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at such income level, and the Additional Units to households earning up to 80 percent or 100 percent of AMI, as determined by rule and approved by the Commissioner at prices affordable to households at such income level. If the Applicant subsequently reduces (or increases) the number of housing units in the project or elects to build a for-sale project instead of a rental project, or (with the Commissioner's approval) elects to construct off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form to DOH for review and approval. DOH may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such Property.

The Commissioner may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

17. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for the "Hotel Use" the Applicant shall submit a site plan and floor plans identifying which units will be converted to hotel use for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development.

No Part II approval for the Hotel Use shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of the Site Plan, changes or modifications to the plans may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned floor plans indicating which units will be dedicated as a hotel use;
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s);
- statistical information applicable to the site, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks;
- an updated traffic study; and
- approvals from CDOT, MOPD, and Fire.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D.

18. The improvements contemplated by this Planned Development have been commenced and completed within the time periods required pursuant to Section 17-13-0612.

[Existing Land-Use Map; Existing Zoning Map; Property Line and Boundary Map; Site Plan; Landscape Plan; Northeast, Northwest, and South Building Elevations; Masonry Podium Facade Details; and Metal Panel Facade Detail referred to in these Plan of Development Statements printed on pages 16764 through 16774 of this *Journal*.]

[Affordable Housing Profile Form unavailable at time of printing.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

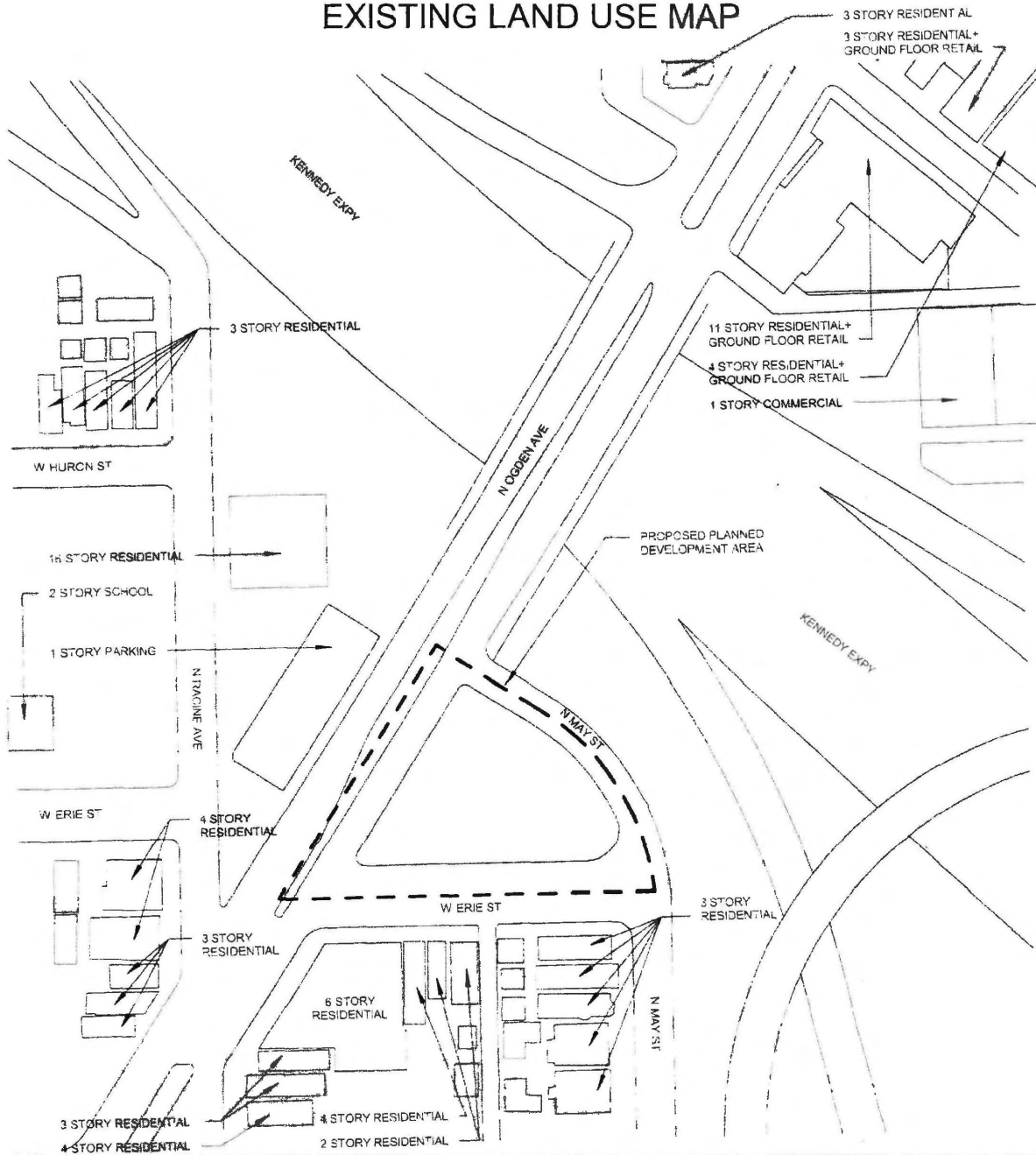
Residential-Business Planned Development No. 1480, As Amended.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	57,820
Area of Public Rights-of-Way (square feet):	37,370
Net Site Area (square feet):	20,450
Maximum Floor Area Ratio:	5.0
Maximum Permitted Dwelling Units:	113
Maximum Permitted Dwelling Units and Hotel Keys:	113*
Minimum Off-Street Parking Spaces:	29
Minimum Off-Street Loading Spaces:	1 (10 feet by 25 feet)
Minimum Number Bicycle Parking Spaces:	93
Maximum Building Height:	108 feet
Minimum Setbacks:	In accordance with plans

* Hotel Use must be approved through Site Plan Approval (see Statements 5 and 17). The total number of combined Dwelling Units and Hotel Keys shall not exceed 113.

FINAL FOR PUBLICATION
 Planned Development No. -
 EXISTING LAND USE MAP



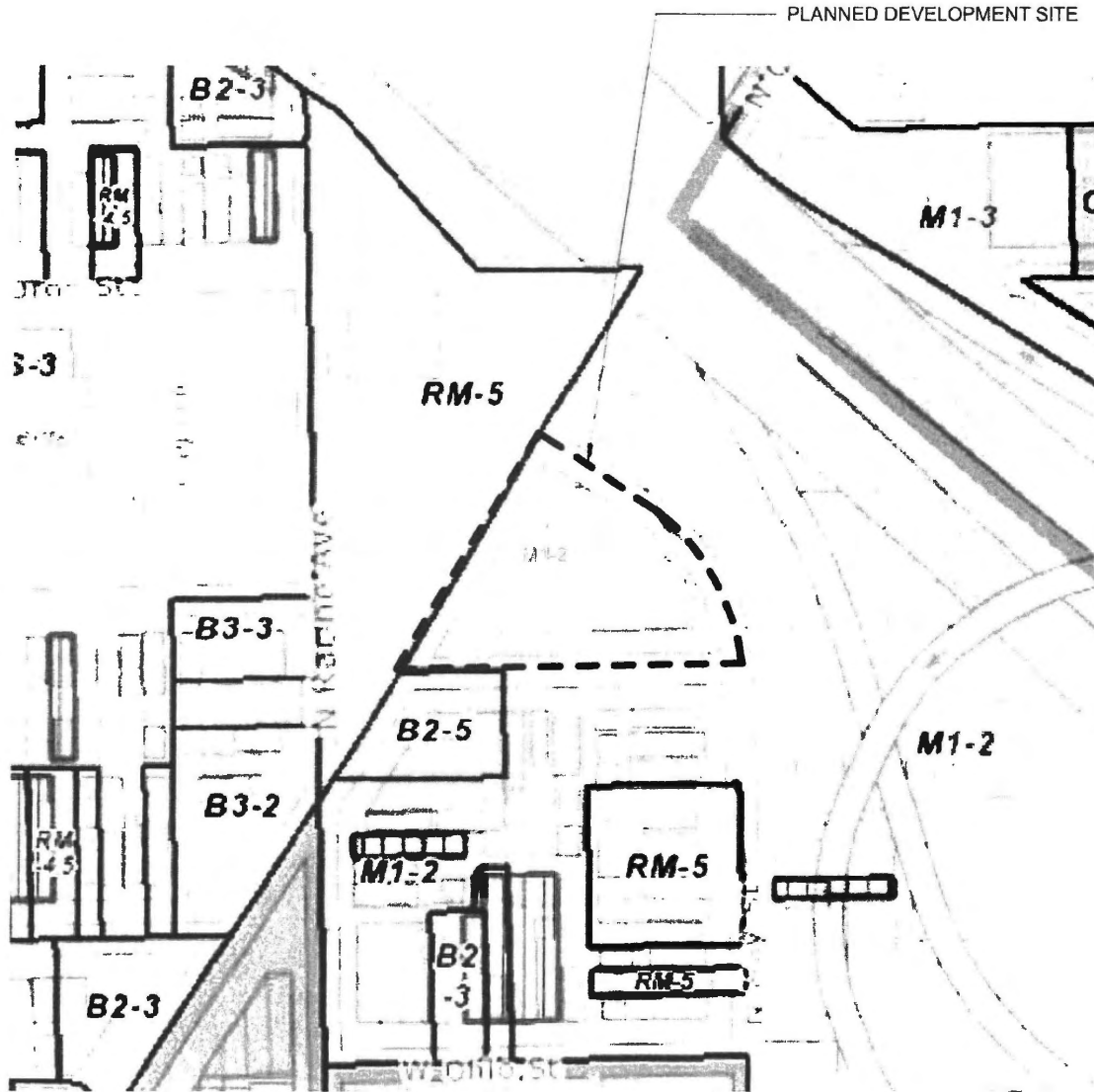
Applicant: 1140 W Erie LLC
 Address: 1140 W. Erie Street

Introduced: June 12, 2024
 CPC Date:



PD-01

FINAL FOR PUBLICATION
Planned Development No. -
EXISTING ZONING MAP



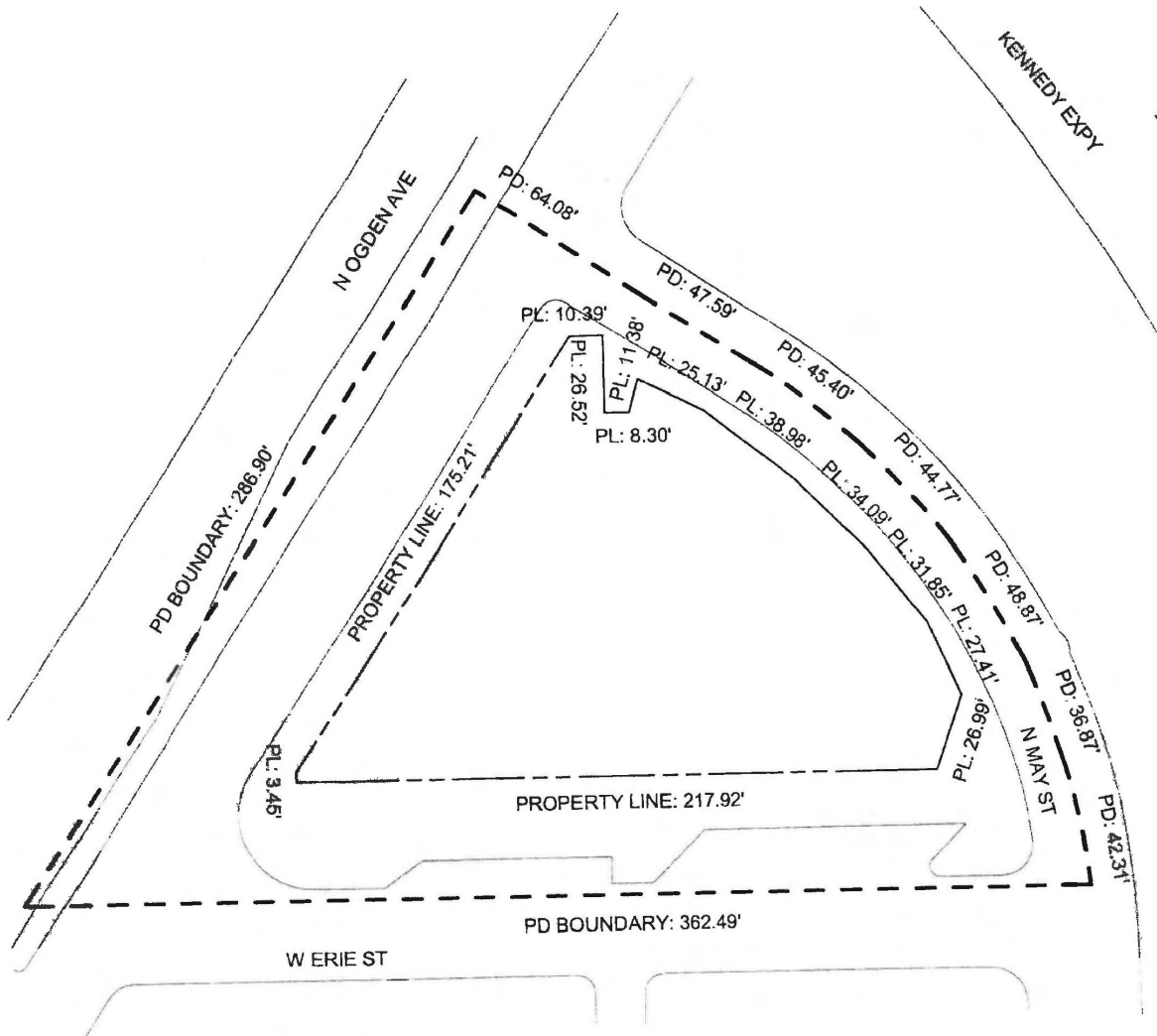
Applicant: 1140 W Erie LLC
Address: 1140 W. Erie Street

Introduced: June 12, 2024
CPC Date:



PD-02

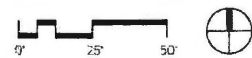
FINAL FOR PUBLICATION
Planned Development No. -
PLANNED DEVELOPMENT PROPERTY
LINE, BOUNDARY MAP



NET SITE AREA = 20,450 SF
 AREA IN RIGHT OF WAY = 31,495 SF
 GROSS SITE AREA = 51,945 SF

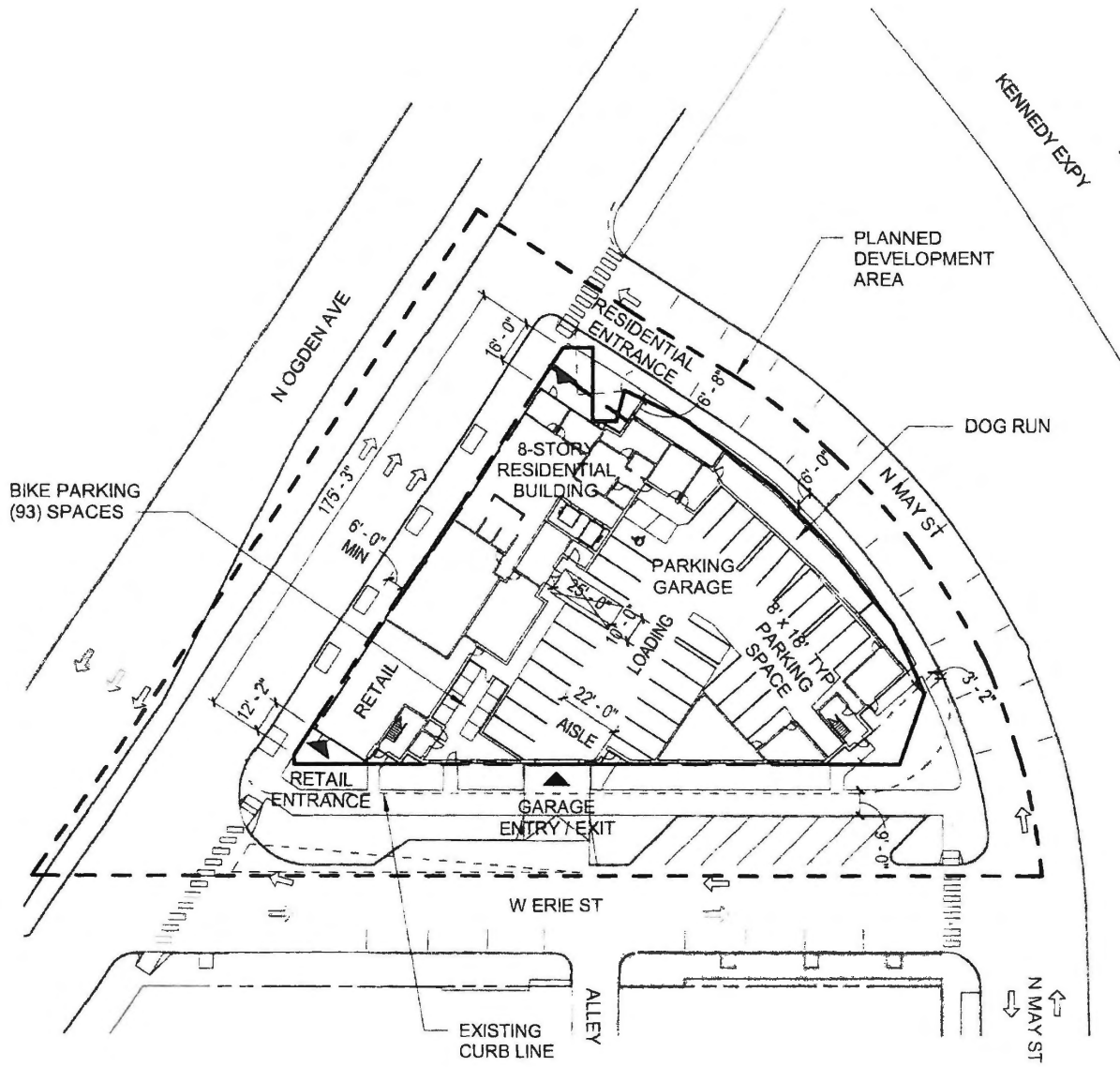
Applicant: 1140 W Erie LLC
 Address: 1140 W. Erie Street

Introduced: June 12, 2024
 CPC Date:



PD-03

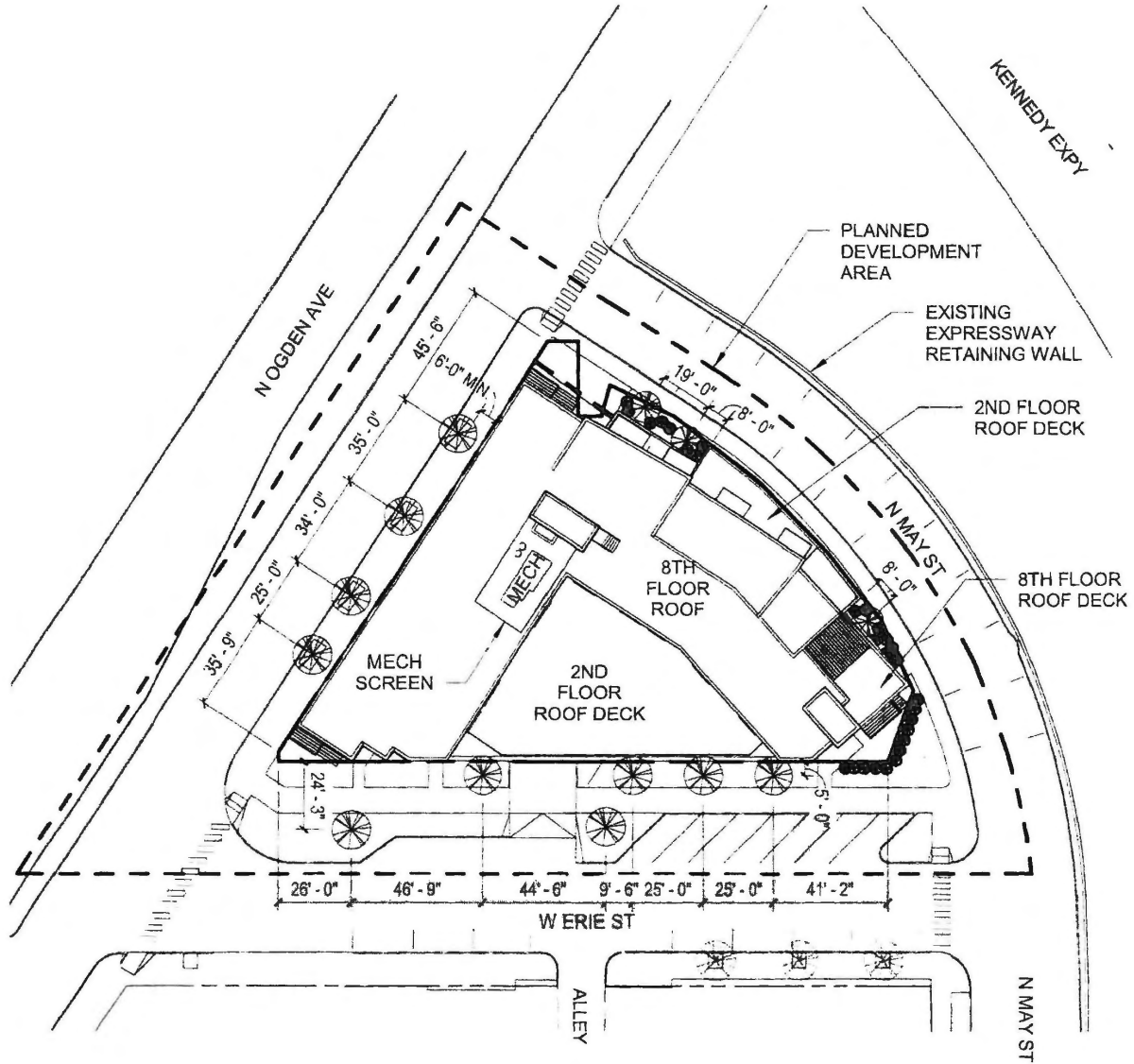
FINAL FOR PUBLICATION Planned Development No. - SITE PLAN



Applicant: 1140 W Erie LLC
 Address: 1140 W. Erie Street
 Introduced: June 12, 2024
 CPC Date:

PD-04

FINAL FOR PUBLICATION Planned Development No. - LANDSCAPE PLAN



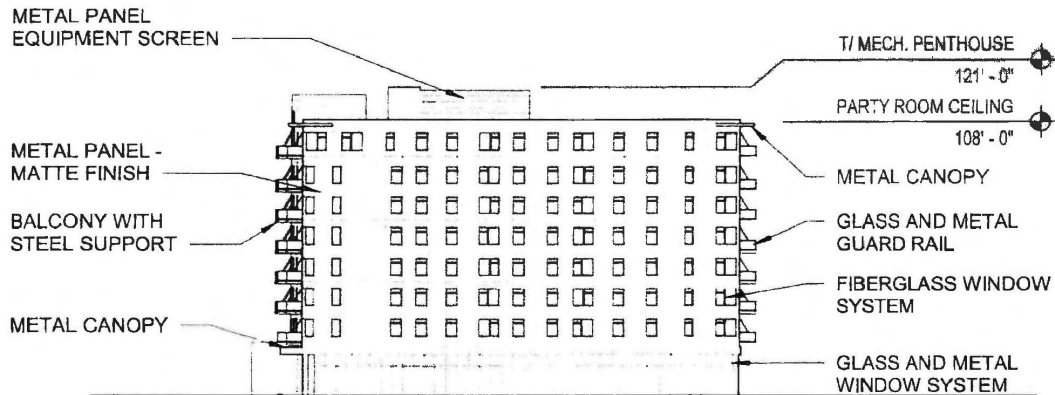
Applicant: 1140 W Erie LLC
 Address: 1140 W. Erie Street

Introduced: June 12, 2024
 CPC Date:



PD-05

FINAL FOR PUBLICATION
Planned Development No. -
NORTH-WEST ELEVATION



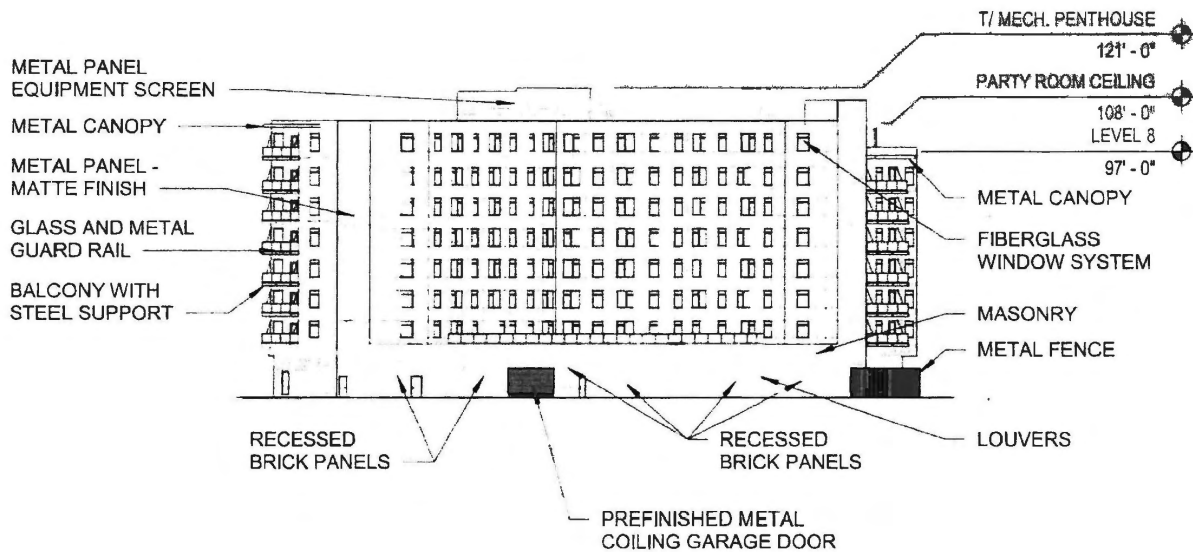
Applicant: 1140 W Erie LLC
Address: 1140 W. Erie Street

Introduced: June 12, 2024
CPC Date:



PD-06

FINAL FOR PUBLICATION
Planned Development No. -
SOUTH ELEVATION



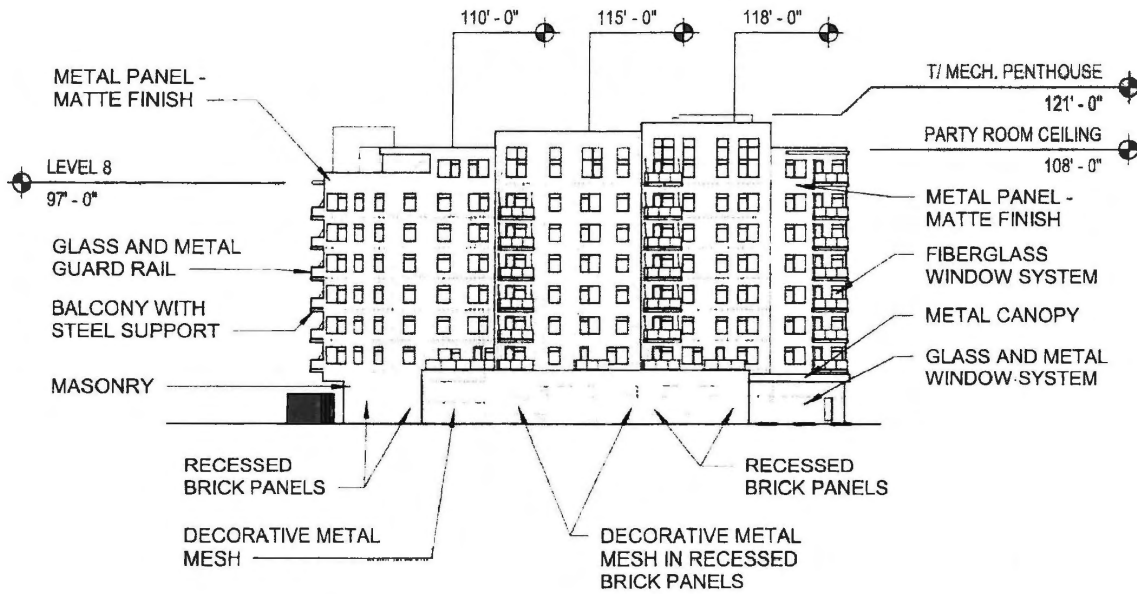
Applicant: 1140 W Erie LLC
Address: 1140 W. Erie Street

Introduced: June 12, 2024
CPC Date:



PD-07

FINAL FOR PUBLICATION
 Planned Development No. -
 NORTH-EAST ELEVATION



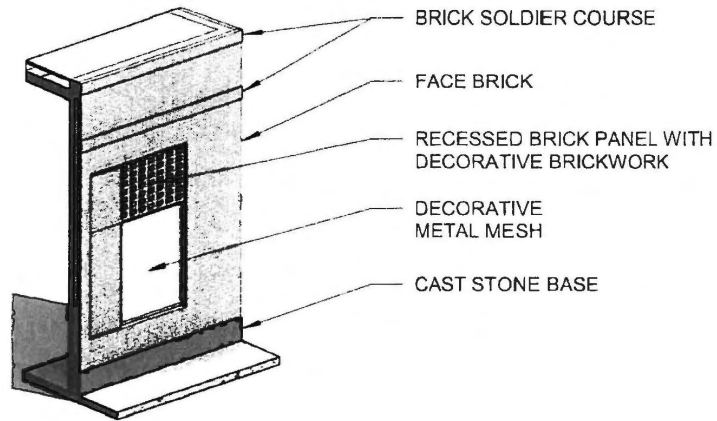
Applicant: 1140 W Erie LLC
 Address: 1140 W. Erie Street

Introduced: June 12, 2024
 CPC Date:



PD-08

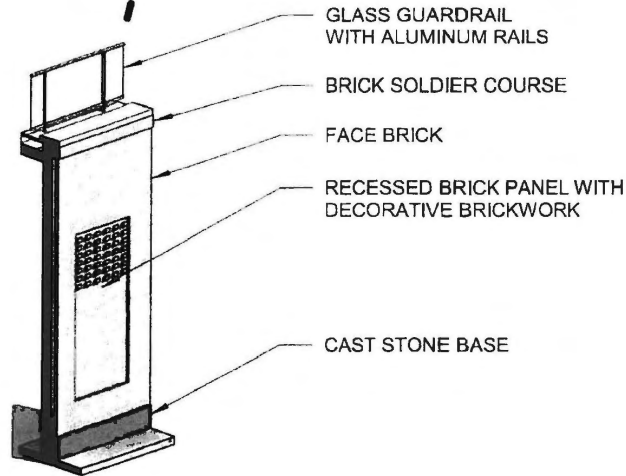
FINAL FOR PUBLICATION
Planned Development No. -
MASONRY PODIUM FACADE DETAIL



Applicant: 1140 W Erie LLC
Address: 1140 W. Erie Street

Introduced: June 12, 2024
CPC Date:

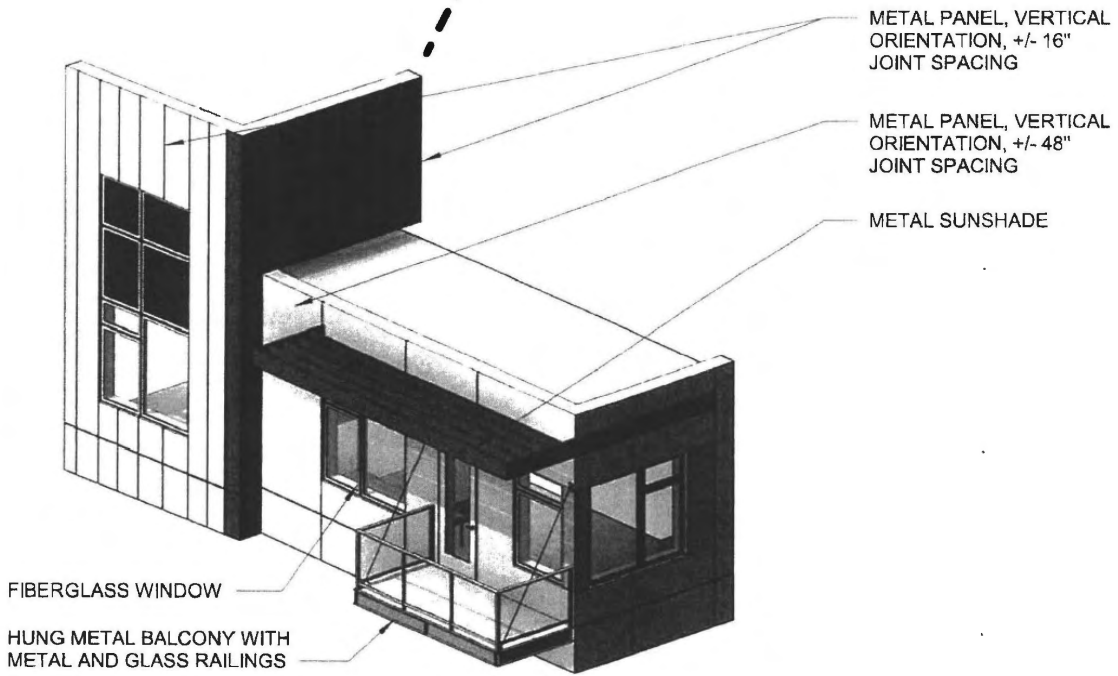
FINAL FOR PUBLICATION
Planned Development No. -
MASONRY PODIUM FACADE DETAIL



Applicant: 1140 W Erie LLC
Address: 1140 W. Erie Street

Introduced: June 12, 2024
CPC Date:

FINAL FOR PUBLICATION
Planned Development No. -
METAL PANEL FACADE DETAIL



Applicant: 1140 W Erie LLC
Address: 1140 W. Erie Street

Introduced: June 12, 2024
CPC Date:

Reclassification Of Area Shown On Map No.1-G.
(As Amended)
(Application No. 22401)
(Common Address: 1132 -- 1140 W. Randolph St./146 -- 182 N. May St./
1133 -- 1157 W. Lake St./169 -- 183 N. Racine Ave.

[SO2024-0008812]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential-Business Planned Development Number 1512 District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Lake Street; North May Street; West Randolph Street; a line 96.14 feet west of North May Street; a line 75.02 feet north of West Randolph Street; a line 116.04 feet west of North May Street; a line 185.03 feet north of West Randolph Street; and North Racine Avenue,

to those of a Residential-Business Planned Development which is hereby established in the area described above.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. _____.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number _____ ("Planned Development") consists of approximately 60,029 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map ("Property") and is owned or controlled by the Applicant, Fulton Grounds Owner LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's

successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

The Planned Development will comply with the CDOT approved Travel Demand Management Study. A 6-foot easement will be provided adjacent to, and immediately north of, the 10-foot alley dedicated by Applicant, in order to expand public access to this right-of-way.

4. This plan of development consists of seventeen (17) statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Subarea Map; a Site Plan; a Landscape Plan; a Ground Floor Plan; a Roof Plan; Building Elevations; Facade Axons, and an ARO Affordable Housing Profile Form ("AHP"), all submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code or AHP, the Building Code or AHP, as applicable, shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development:

Subarea A and Subarea B: cultural exhibits and libraries; animal services (except kenneling); artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); communication service establishments; eating and drinking establishments (all and including at-grade and above-grade outdoor patio and liquor sales); indoor special event including incidental liquor sales; financial services (excluding payday loan stores, pawn shops and drive-thru facilities); food and beverage retail sales (including incidental liquor sales); hotel/motel; medical service; office; personal service; repair or laundry service, consumer; retail sales; participant sports and recreation (subject to site plan approval); artisan manufacturing, production and industrial services; co-located wireless communications facilities; dwelling units above the ground floor; accessory parking and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The Applicant acknowledges that the project has received a bonus FAR in the amount of 4.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total overall FAR for the Planned Development is 11.50. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. The Applicant acknowledges and agrees that the rezoning of the Property from the RBP. Number 1512 District to this Residential-Business Planned Development ("P.D.") Number _____ is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a "downtown district" within the meaning of the ARO and permits the construction of 287 dwelling units in Subarea A, and 380 dwelling units in Subarea B. The Applicant intends to construct a total of 667 units in two rental buildings (the "Project").

Developers of rental projects in downtown districts with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the

“Required Units”), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant’s affordable housing obligation 133.40 affordable units (20 percent of 667) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing 133 affordable units in the rental building in the P.D. and making a payment to the Affordable Housing Opportunity Fund in lieu of the establishment of 0.4 affordable units in the amount of \$217,482 per unit for a total payment of \$86,992.80, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that: (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI; (y) at least one-third (or 44 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 7 of the 44 units) must be affordable to households at or below 40 percent of the AMI; and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH’s request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement (“IHA”) in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D. and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 9, including any breach of any IHA, and

enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

10. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development ("DPD"). The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. For any new construction, the Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the improvements or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant’s submission for Part II permit review for the improvements or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant’s preliminary outreach plan; (b) a description of the applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant’s outreach efforts; and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the improvements or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to a DX-7 Downtown Mixed-Use District.

* Editor’s Note: Numbering sequence error; (i) missing in original document.

[Tiers 1, 2 and 3 Typical Floor Plans; Middle Amenity/Residential Floor Plan; Existing Zoning Map; Existing Land-Use Map; Subarea Map; Site Plan; Ground Level Landscape Plan; Ground Level Plan; Roof Plan; South, East, West and North Building Elevations; Podium Axonometric Views 1 and 2; and Tower Axonometric Views 1 and 2 referred to in these Plan of Development Statements printed on pages 16788 through 16809 of this *Journal*.]

Bulk Regulations and Data Table and ARO Intake Form referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. _____.

Bulk Regulations And Data Table.

Net Site Area:	60,029.00 square feet
Subarea A:	36,519.00 square feet
Subarea B:	23,510.00 square feet
Area Remaining in the Public Right-of-Way:	40,667.28 square feet
Subarea A:	27,252.90 square feet
Subarea B:	13,414.38 square feet
Gross site area:	100,696.28 square feet
Subarea A:	63,771.90 square feet
Subarea B:	36,924.38 square feet
Maximum Floor Area Ratio:	11.50
Subarea A:	8.72
Subarea B:	15.82

Maximum Number of Dwelling Units:	667
Subarea A:	287
Subarea B:	380
Maximum Hotel Key Count:	
Subarea A:	287
Subarea B:	380
Maximum Building Height:	
Subarea A:	450 feet
Subarea B:	450 feet
Minimum Number of Accessory Off-Street Parking:	
Subarea A:	252
Subarea B:	257
Minimum Number of Off-Street Loading Berths:	
Subarea A:	2
Subarea B:	2
Minimum Number of Bicycle Parking Spaces:	
Subarea A:	287
Subarea B:	380
Minimum Setbacks from Property Line:	In accordance with the Site Plan

(For each hotel key added to the project, the dwelling unit count will be reduced in a 1 to 1 ratio)

- * Applicant seeks relief pursuant to 17-13-1003-LL for a reduction of EVSE Requirements for Affordable Housing in accordance with the applicable value specified in the table contained in this section of the Chicago Zoning Ordinance

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* An official website of the City of Chicago Here's how you know



ARO Intake Application



Submission ID: 872528

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://codclibrary.amlegal.com/codes/chicago/latest/chicago_il/0_0_0_2598874.

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in [Section 2-44-105 of the City's Municipal Code](#).

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function.

Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 5.1.2 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.org.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name * <input type="text" value="LG Development Group, LLC"/>	Applicant Contact Person * <input type="text" value="Gabe Leahu"/>
Applicant Email * <input type="text" value="gleahu@lgdevelopmentgroup.com"/>	Applicant Phone * <input type="text" value="(224) 489-6393"/>
Applicant Address * <input type="text" value="363 W. Ontario St., Chicago, IL 60654"/>	
Attorney Name * <input type="text" value="Michael Ezgur"/>	Attorney Email * <input type="text" value="michael@acostaezgur.com"/>

Development Information

Development Address:

From * <input type="text" value="146"/>	To <input type="text" value="82"/>	Direction * <input type="text" value="N"/>	Street Name * <input type="text" value="MAY"/>
Zip Code * <input type="text" value="60607"/>	Ward * <input type="text" value="27"/>	ARO Zone * <input type="text" value="Downtown"/>	
Development Name * <input type="text" value="170 N. May /175 N. Racine"/>		If you are working with a Planner at the City, what is his/her/their name? <input type="text" value="Max Lyon"/>	
Zoning Application Number (if applicable) <input type="text"/>		Council Introduction Date * <input type="text" value="4/17/2024"/>	

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

ARO Trigger * <input type="text" value="Zoning Entitlement"/>	Development Type * <input type="text" value="Rental"/>
---	--

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Total Units *

667

Is your Project in a Transit Served Location? *

with 4.0 FAR (100% on-site requirement)

Estimated date marketing will begin *

1/5/2026

Estimated date of building permit (in-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

12/2/2024

ARO Requirements

ARO Option

- 20% at 60% average AMI
- 16% at 50% average AMI
- 13% at 40% AMI
- 10% at 30% AMI

ARO Option

- 20% at 100% AMI
- 16% at 80% AMI

ARO Option *

10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *

- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units Required *

133.4

Minimum On-Site Units *

33

Maximum Units Paid For In-Lieu *

67

Proposed On-Site Units *

133

Proposed Off-Site Units *

0

Proposed In-Lieu Units *

0.4

In-Lieu Amount Owed *

\$86,992.80

On-Site Units To CLHITF or CHA *

0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From To Direction Street Name

Zip Code Ward ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

\$ 0.00

Forms

Unit Mix and Square Footage Spreadsheet *

[Affordable-Requirements-Unit-Details - 170 N. May - 175 N. Racine - Draft.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

If ARO units are CLHITF or CHA, attach signed acceptance letter

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If off-site units are new construction, attach:

A. Schematic and design development drawings for on-site units

B. Schematic and design development drawings for off-site units

If off-site units are rehab, please attach the following documents:

A. Schematic and design development drawings for on-site units

B. Schematic and design development drawings for off-site units

C. A Physical Needs Assessment (PNA)

D. Surveys

E. Outstanding code violations

F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

A. Owner Sworn Statement

B. GC Sworn Statement

C. Bounday Survey

D. Draft permit application prior to submission to the Department of Buildings (DOB)

E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH

B. A copy of the front and back of each building permit for each property with all DOB signoffs

C. A copy of the Certificate of Occupancy for each property (if applicable)

D. Final GC and Owner Sworn Statements

E. All final waivers of lien or a title report showing no liens for each property

F. As built Survey (new construction)

G. Final Issued for Construction Permitted Construction Drawings

H. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

Michael

Summary Work Log

Submission Date: 03/18/2024 03:08:17 PM

Amended Date:

Admin Amended Date:

Admin Amended By:

Admin Amended Justification:

Options

[Show Notes](#)

[Email User](#)

Action

[Accept](#)

[Deny](#)

[Follow Up](#)



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Project Name	170 N May/175 N Racine
Zoning Application number, if applicable	
Address	170 N May S1/175 N Racine Ave
Is this a For Sale or Rental Project?	Rental
Anticipated average psf/rent/price**	\$4.00
Total Units in Project	667
Total Affordable units	133

unit type	Market Rate			ARO			
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage*
studio	163	31%	608	40	30%	538	68%
one-bed	200	37%	797	50	38%	729	91%
two-bed	166	31%	1,125	42	31%	1,073	95%
three-bed	3	1%	1,430	1	1%	1,430	100%

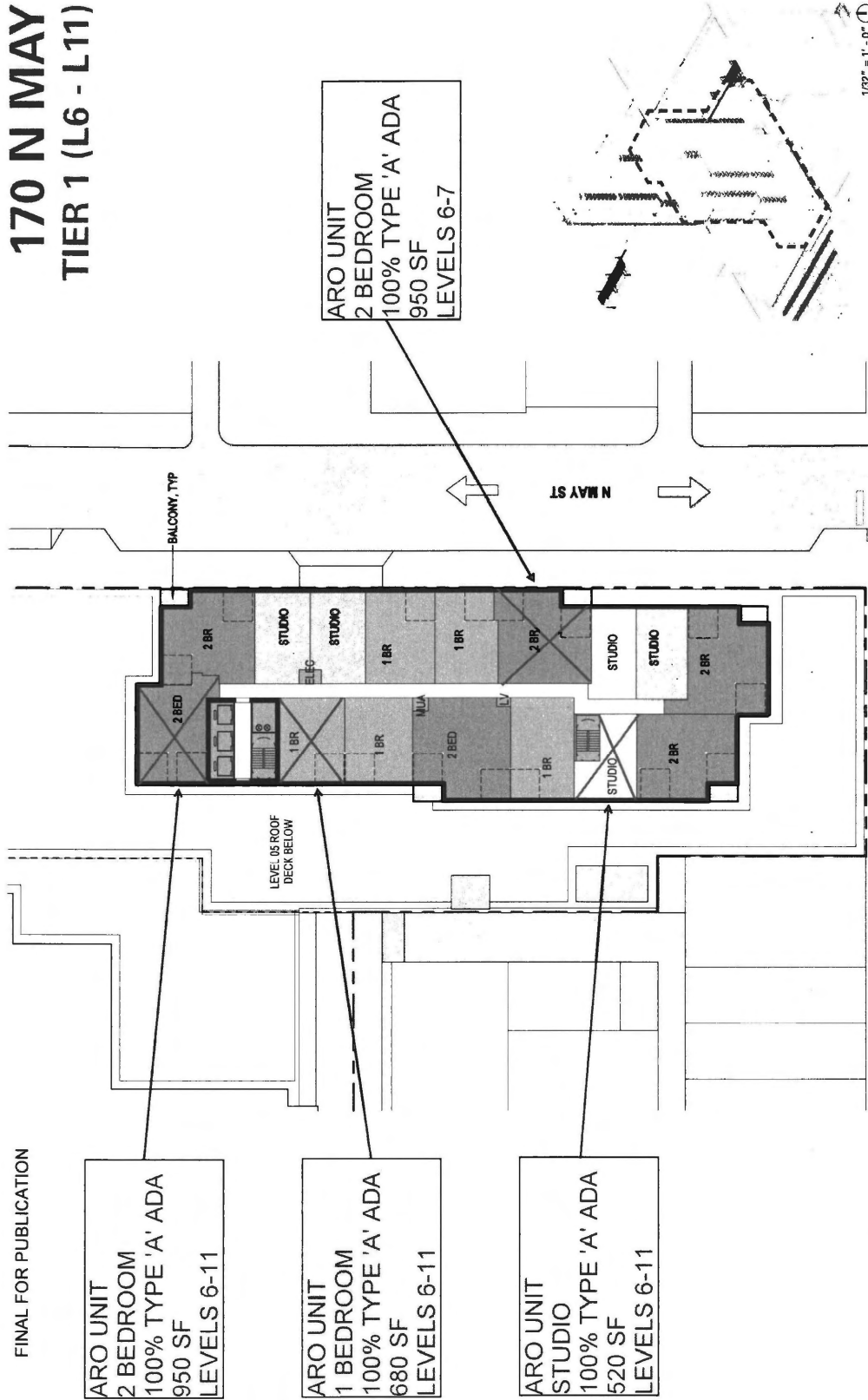
*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).
 **the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Cit-site units must meet minimum unit sizes specified in the Design Guidelines.

	Market Rate Units	Affordable Units
Parking	n/a	n/a
Laundry	In-unit. Same as Market Rate.	In-unit. Same as Market Rate.
Appliances	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Refrigerator	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Dishwasher	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Stove/Oven	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Microwave	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Bathroom(s)	Yes, minimum 1 full bath per unit	Yes, minimum 1 full bath per unit
Half bath? Full bath?	quartz	quartz
Kitchen countertops material	LVT	LVT
Flooring material	Fan Coil	Fan Coil
HVAC	TBD	TBD
Other		

NOTE: DDH will review specific details for features and amenities for approval when they become available. The Applicant shall provide comparable unit finishes and amenities in affordable units as in market rate units as required by the ARO Rules.

Unit Type	AMI Mix for ARO Units						Total Units	Average #DIV/0!
	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI		
Studio	-	2	11	20	-	7	40	59.75%
1 bed	-	3	14	25	-	8	50	59.20%
2 bed	-	2	12	20	-	8	42	60.00%
3 bed	-	-	-	1	-	-	1	60.00%
4 bed	-	-	-	-	-	-	-	-
	-	7	37	66	-	23	133	59.62%

170 N MAY TIER 1 (L6 - L11)



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ARO UNIT
2 BEDROOM
100% TYPE 'A' ADA
950 SF
LEVELS 6-11

ARO UNIT
1 BEDROOM
100% TYPE 'A' ADA
680 SF
LEVELS 6-11

ARO UNIT
STUDIO
100% TYPE 'A' ADA
520 SF
LEVELS 6-11

ARO UNIT
2 BEDROOM
100% TYPE 'A' ADA
950 SF
LEVELS 6-7

1/32" = 1' - 0"



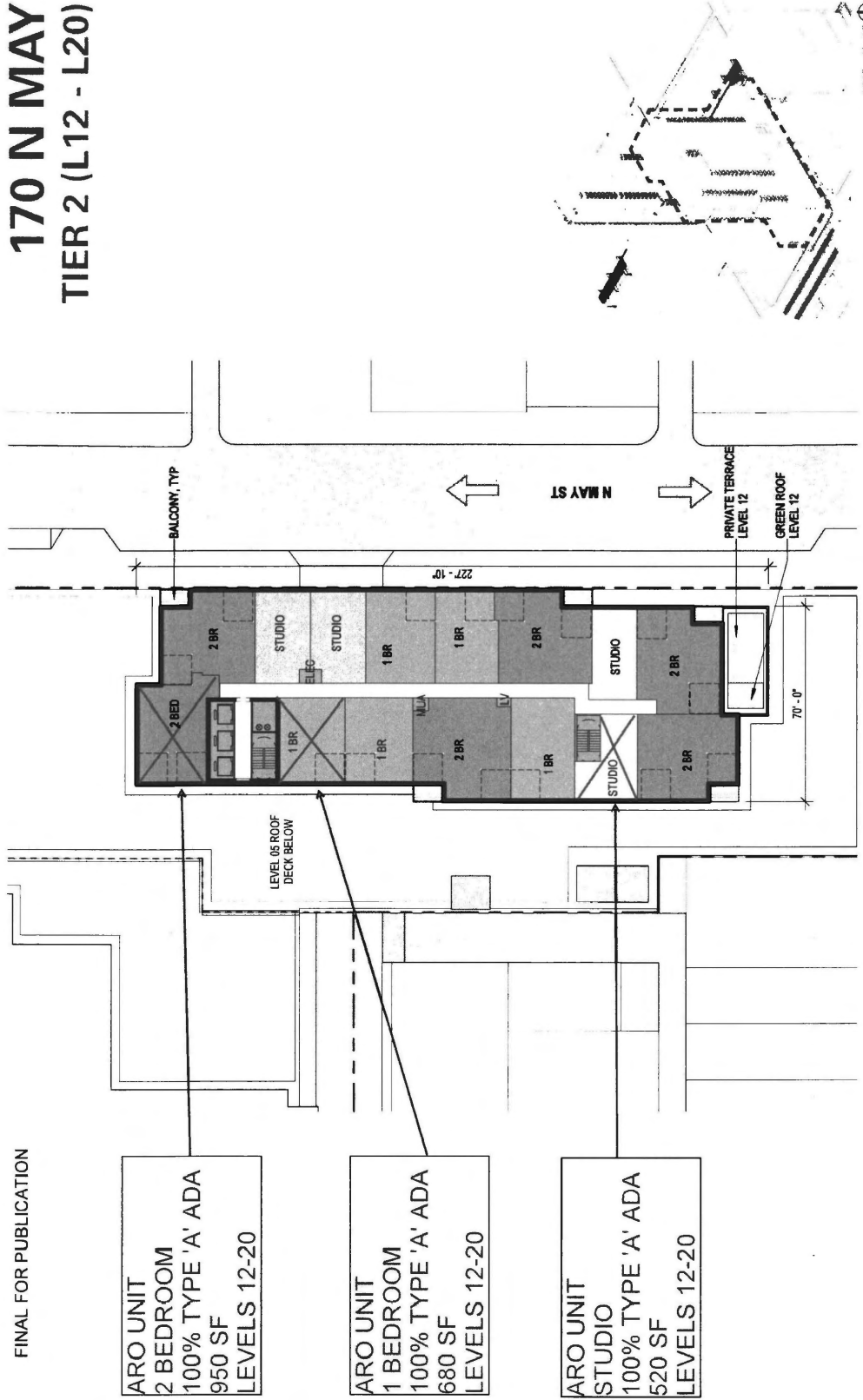
Project 23025
2024.05.10
Pg 21 of 84

170 N MAY - TIER 1 TYPICAL FLOOR PLAN (LV 06 - 11)
170 N MAY & 175 N RACINE

IN-PROGRESS



170 N MAY TIER 2 (L12 - L20)



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ARO UNIT
2 BEDROOM
100% TYPE 'A' ADA
950 SF
LEVELS 12-20

ARO UNIT
1 BEDROOM
100% TYPE 'A' ADA
680 SF
LEVELS 12-20

ARO UNIT
STUDIO
100% TYPE 'A' ADA
520 SF
LEVELS 12-20

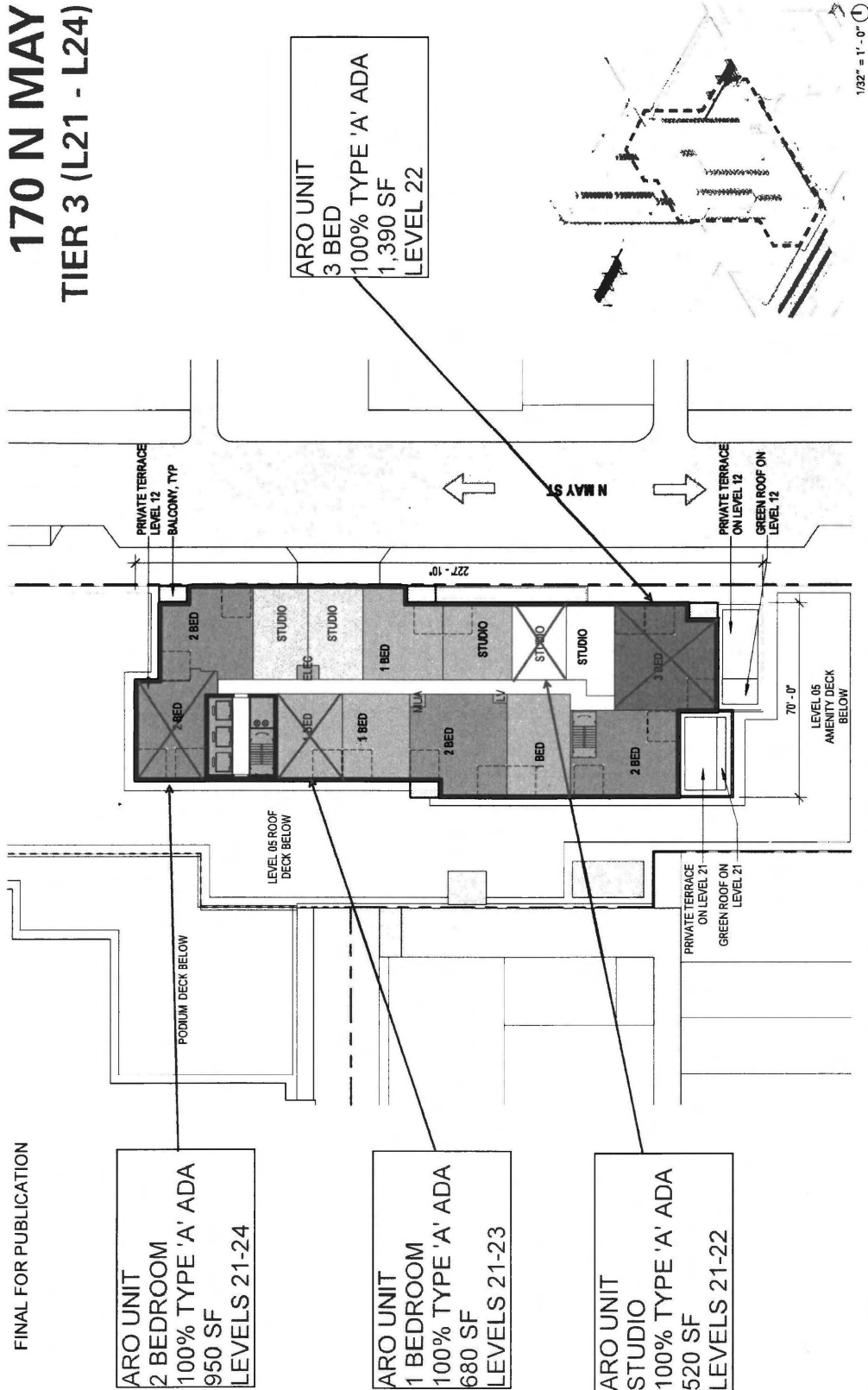
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2024.05.10
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170 N MAY - TIER 2 TYPICAL FLOOR PLAN (LV 12 - 20)
170 N MAY & 175 N RACINE

IN-PROGRESS



**170 N MAY
TIER 3 (L21 - L24)**



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ARO UNIT
2 BEDROOM
100% TYPE 'A' ADA
950 SF
LEVELS 21-24

ARO UNIT
1 BEDROOM
100% TYPE 'A' ADA
680 SF
LEVELS 21-23

ARO UNIT
STUDIO
100% TYPE 'A' ADA
520 SF
LEVELS 21-22

ARO UNIT
3 BED
100% TYPE 'A' ADA
1,390 SF
LEVEL 22

Project 23025
2024.05.10
Pg 23 of 84



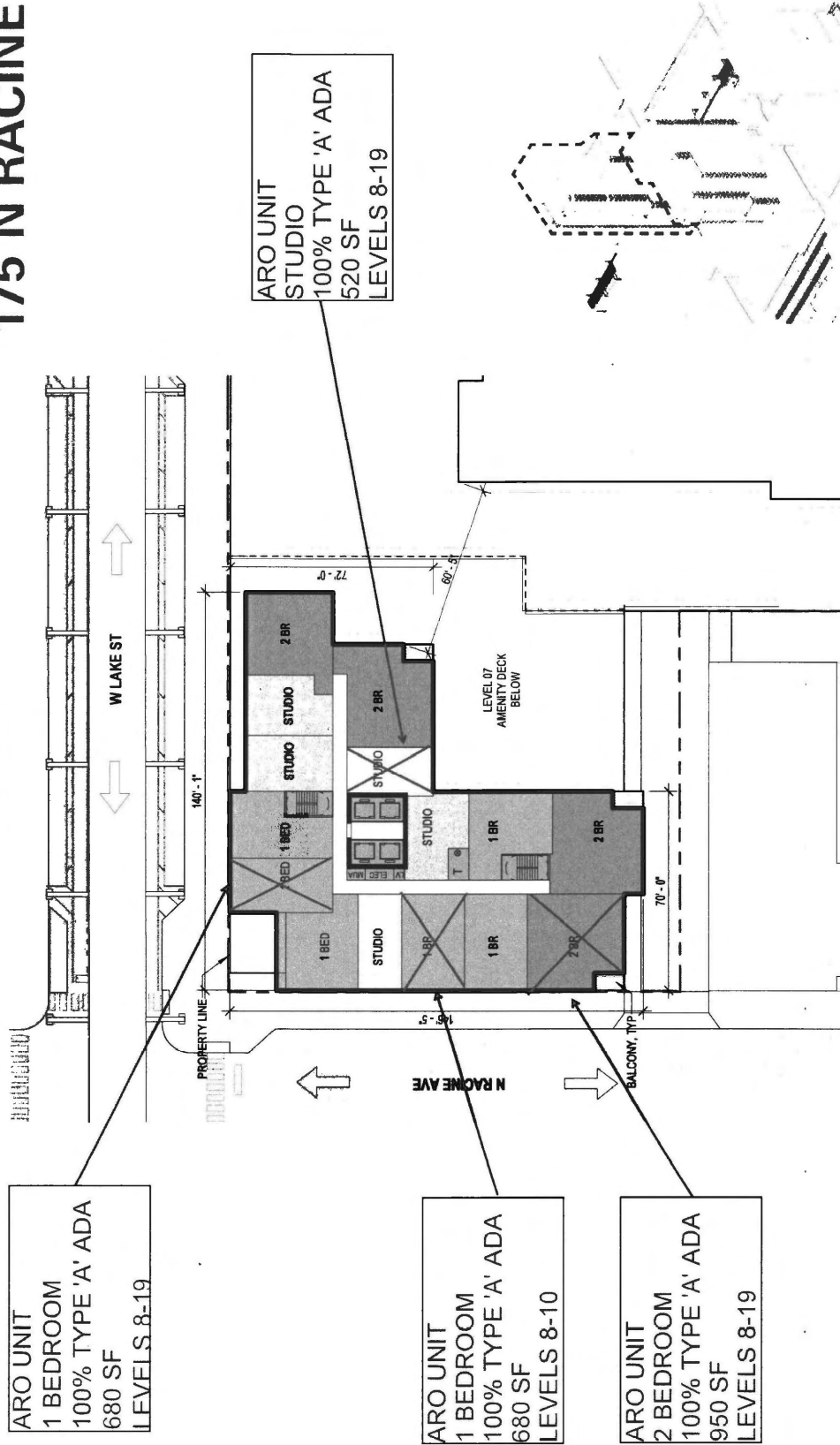
170 N MAY - TIER 3 TYPICAL FLOOR PLAN (LV 21 - 24)
170 N MAY & 175 N RACINE

IN-PROGRESS



175 N RACINE

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ARO UNIT
1 BEDROOM
100% TYPE 'A' ADA
680 SF
LEVELS 8-19

ARO UNIT
1 BEDROOM
100% TYPE 'A' ADA
680 SF
LEVELS 8-10

ARO UNIT
2 BEDROOM
100% TYPE 'A' ADA
950 SF
LEVELS 8-19

ARO UNIT
STUDIO
100% TYPE 'A' ADA
520 SF
LEVELS 8-19



Project 23005
2024.05.10
Pg. 37 of 84
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175 N RACINE - TIER 1 TYPICAL FLOOR PLAN (LV 08 - 19)
170 N MAY & 175 N RACINE

IN-PROGRESS



175 N RACINE

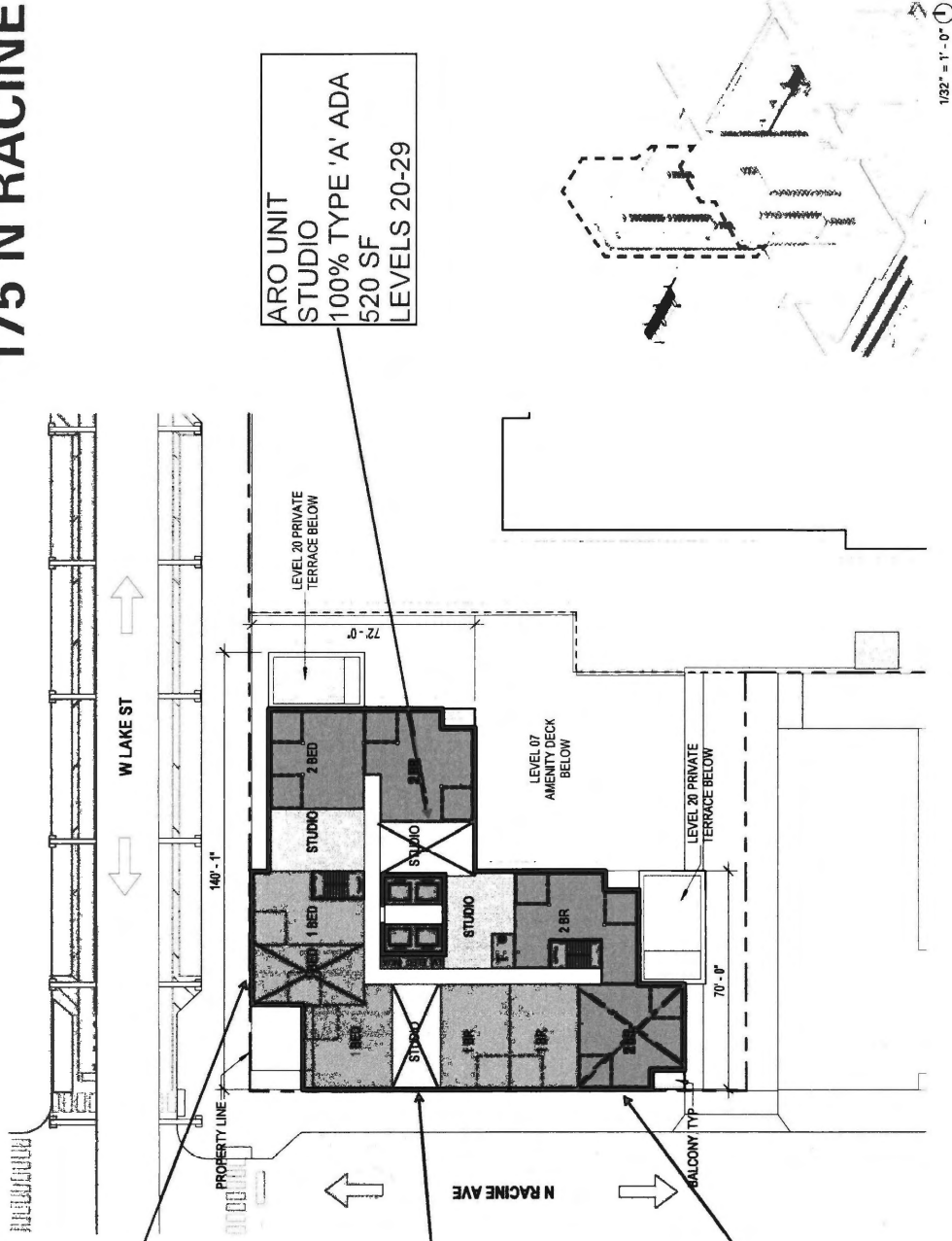
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ARO UNIT
1 BEDROOM
100% TYPE 'A' ADA
680 SF
LEVELS 20-29

ARO UNIT
STUDIO
100% TYPE 'A' ADA
520 SF
LEVEL 20

ARO UNIT
2 BEDROOM
100% TYPE 'A' ADA
950 SF
LEVELS 20-28

ARO UNIT
STUDIO
100% TYPE 'A' ADA
520 SF
LEVELS 20-29



1/32" = 1'-0"



Project 23025
2024.05.10
Pg 38 of 84
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175 N RACINE - TIER 2 TYPICAL FLOOR PLAN (LV 20 - 29)
170 N MAY & 175 N RACINE

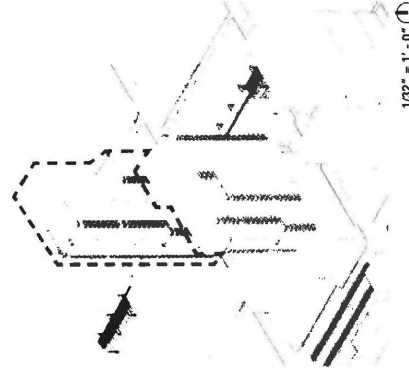
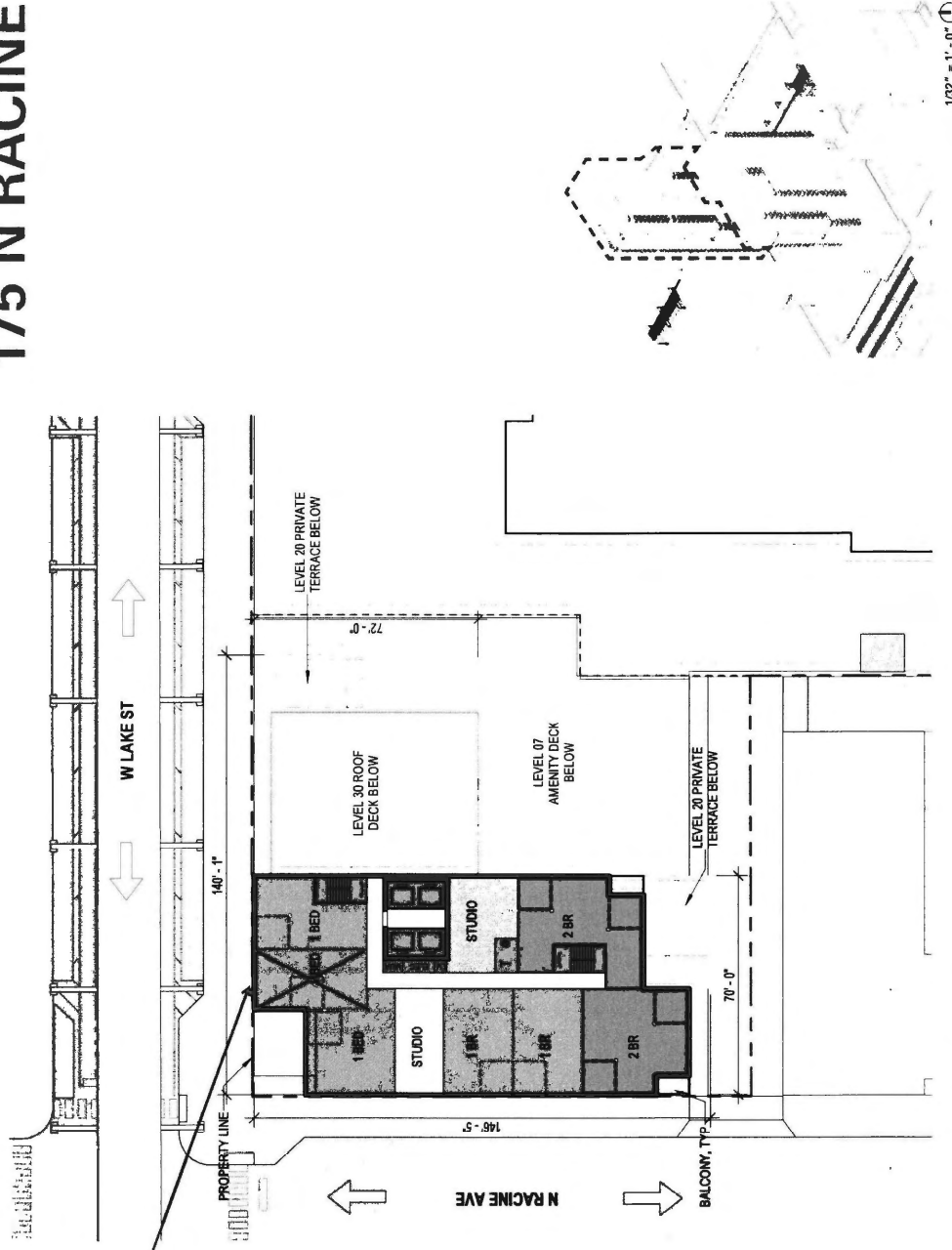
IN-PROGRESS



175 N RACINE

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ARO UNIT
1 BEDROOM
100% TYPE 'A' ADA
680 SF
LEVELS 31-37




IN-PROGRESS

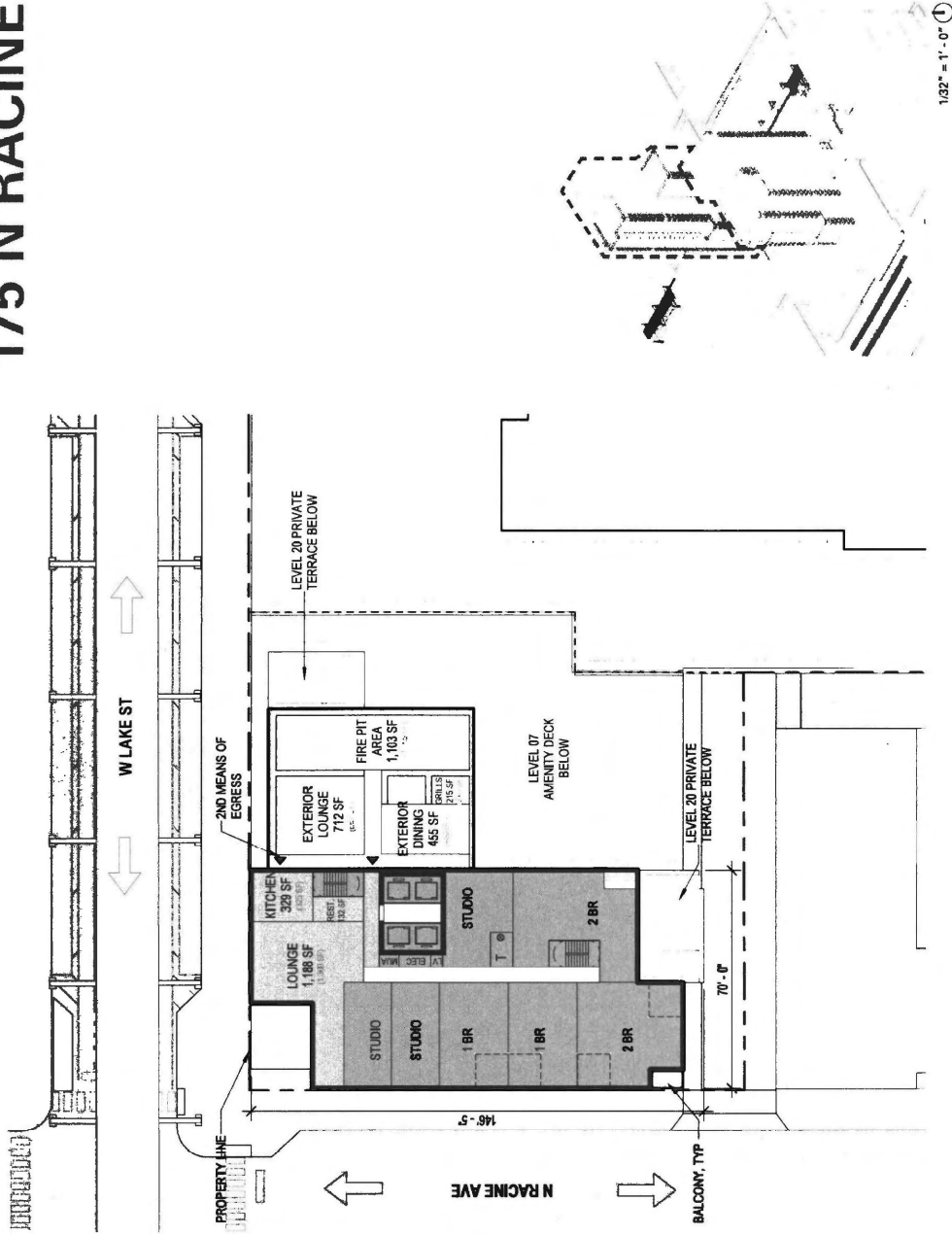
175 N RACINE - TIER 3 TYPICAL FLOOR PLAN (LV 31 - 37)
170 N MAY & 175 N RACINE

Project 23025
 2024.05.10
 Pg 40 of 84

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 BIZZARINI ARCHITECTURE LLC

175 N RACINE

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1/32" = 1'-0"

Project: 23025
 2024.05.10
 Pg. 39 of 84

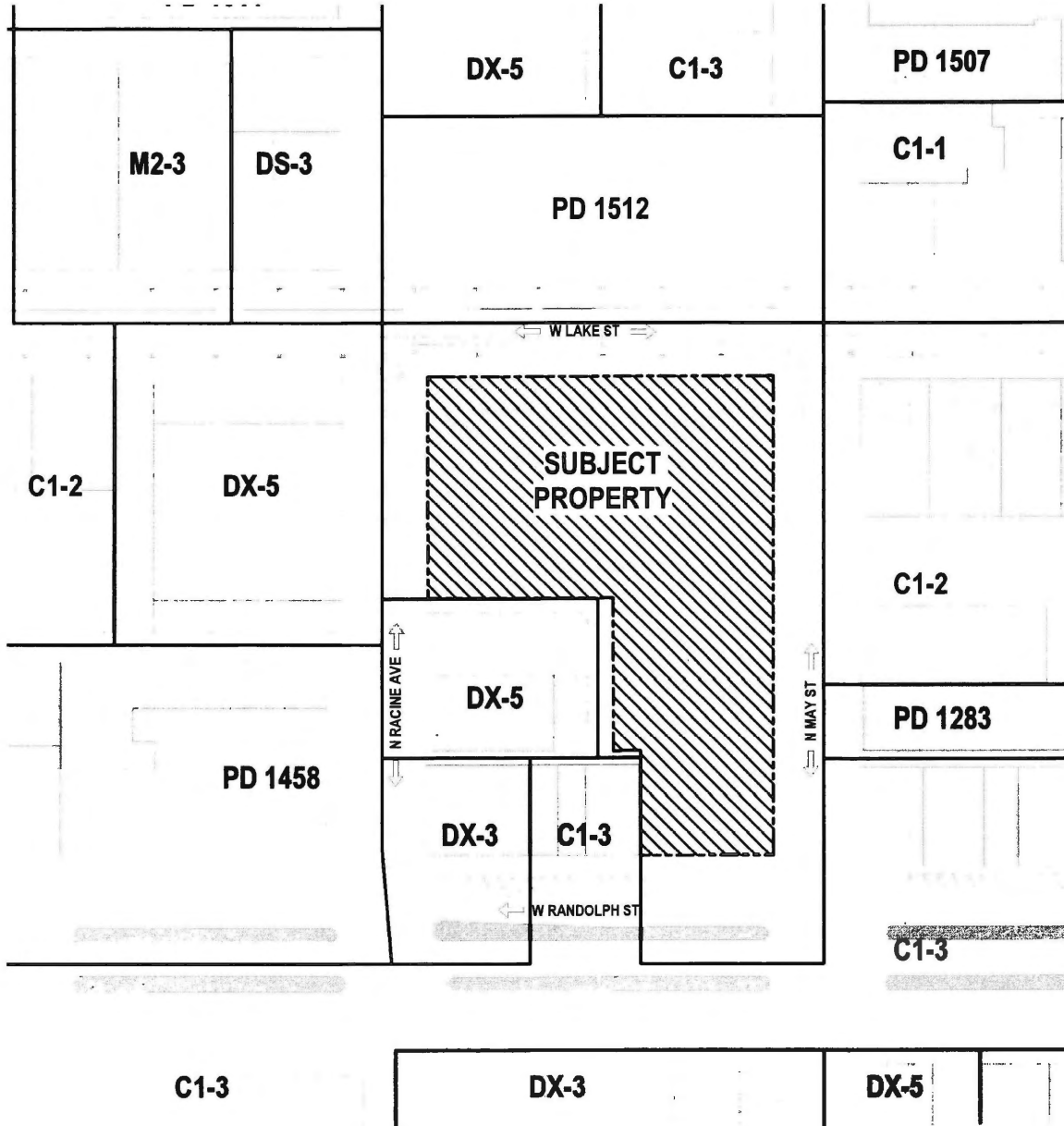
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175 N RACINE - MIDDLE AMENITY / RESIDENTIAL FLOOR PLAN (LV 30)
 170 N MAY & 175 N RACINE

IN-PROGRESS



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EXISTING ZONING MAP
Scale: N.T.S.



- Development Site
- Property Line

APPLICANT: Fulton Grounds Owner LLC
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.
 DATE OF INTRODUCTION: APRIL 17, 2024
 DATE OF PLAN COMMISSION: JULY 18, 2024



FINAL FOR PUBLICATION



EXISTING LAND-USE MAP
Scale: N.T.S.

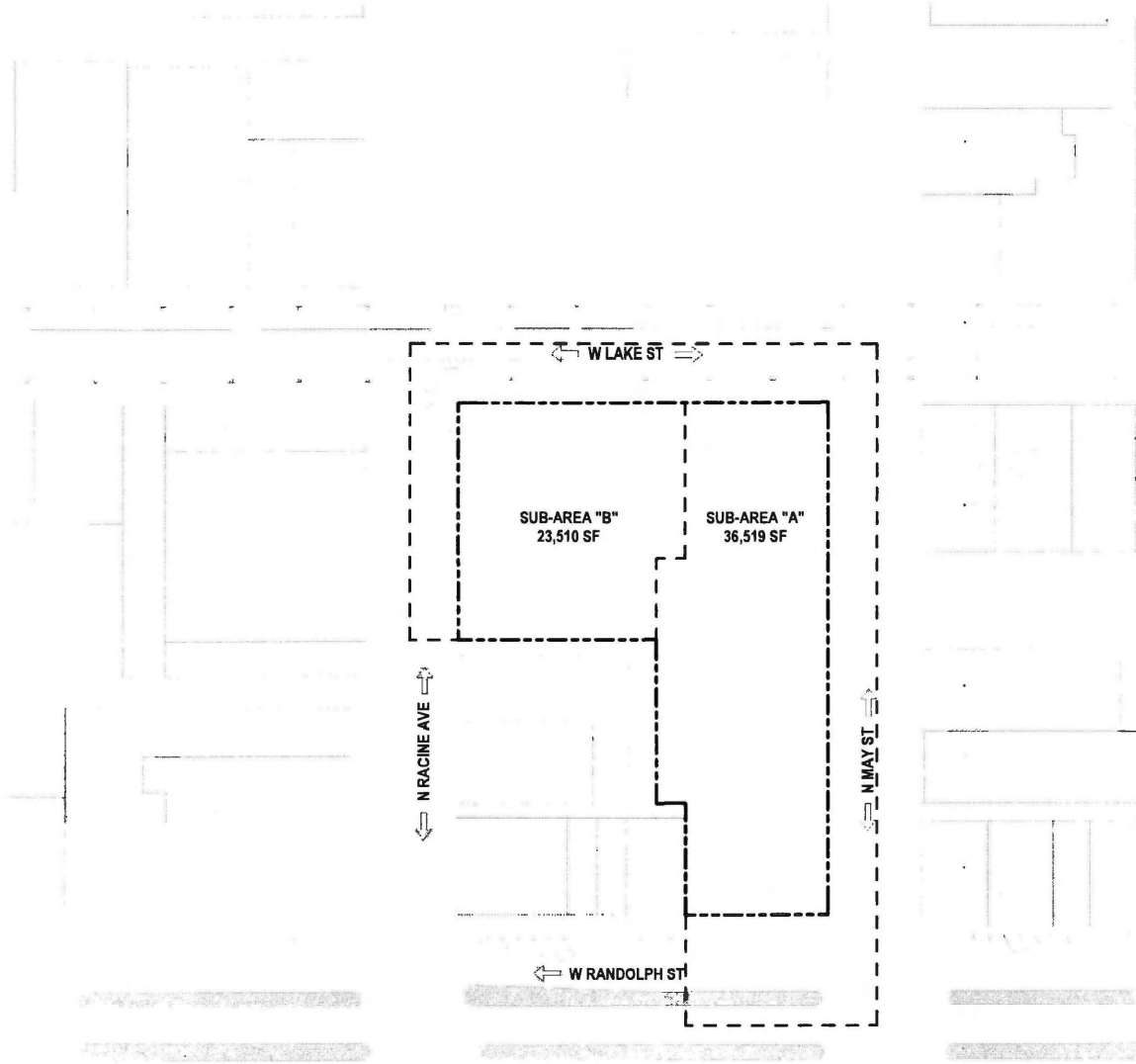


-  Development Site
-  Property Line

APPLICANT: Fulton Grounds Owner LLC
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.
 DATE OF INTRODUCTION: APRIL 17, 2024
 DATE OF PLAN COMMISSION: JULY 18, 2024





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SUB AREA MAP
Scale: N.T.S.

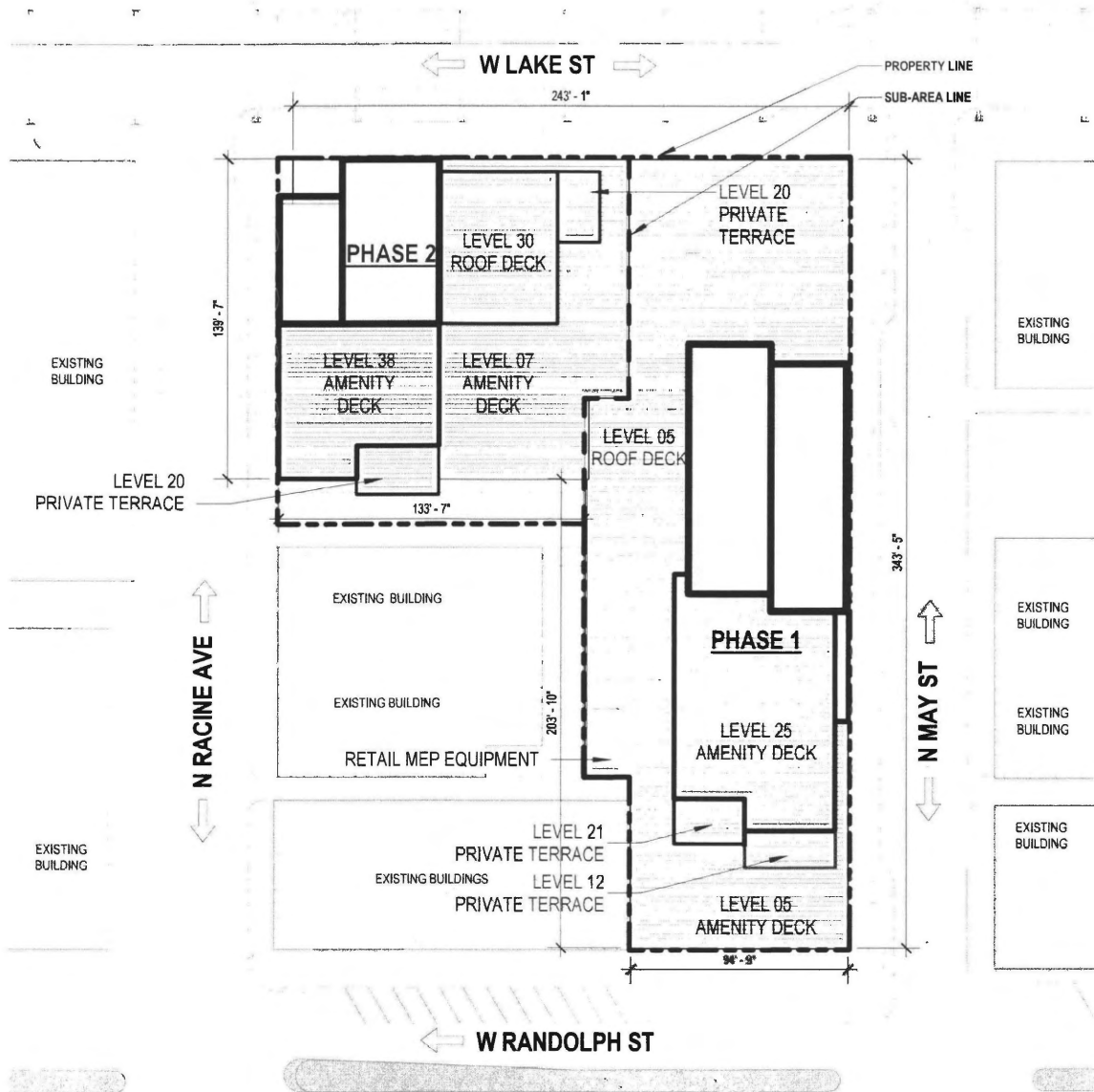


-  Property Line
-  PD Boundary

APPLICANT: Fulton Grounds Owner LLC
ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.
DATE OF INTRODUCTION: APRIL 17, 2024
DATE OF PLAN COMMISSION: JULY 18, 2024



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Green Roof: 0 SF

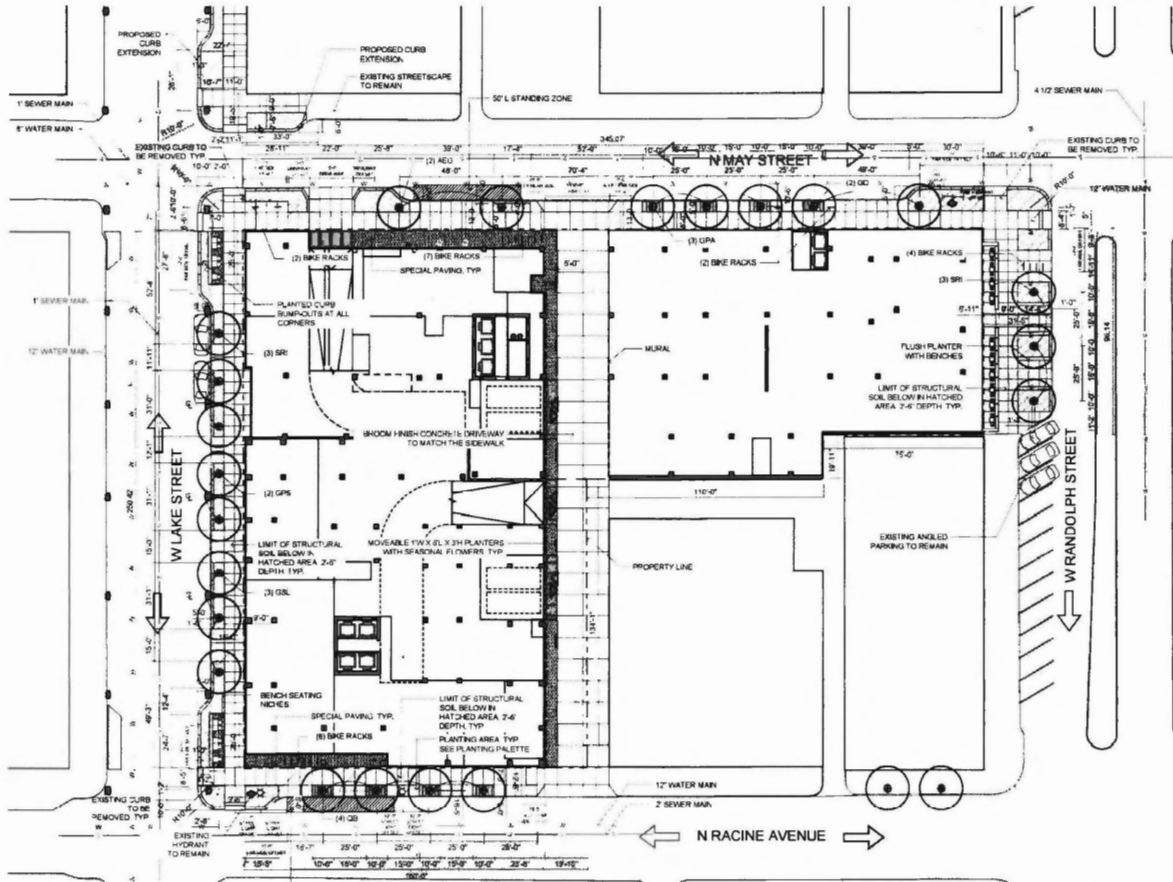
SITE PLAN
Scale: N.T.S.



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Ground Level Landscape Plan



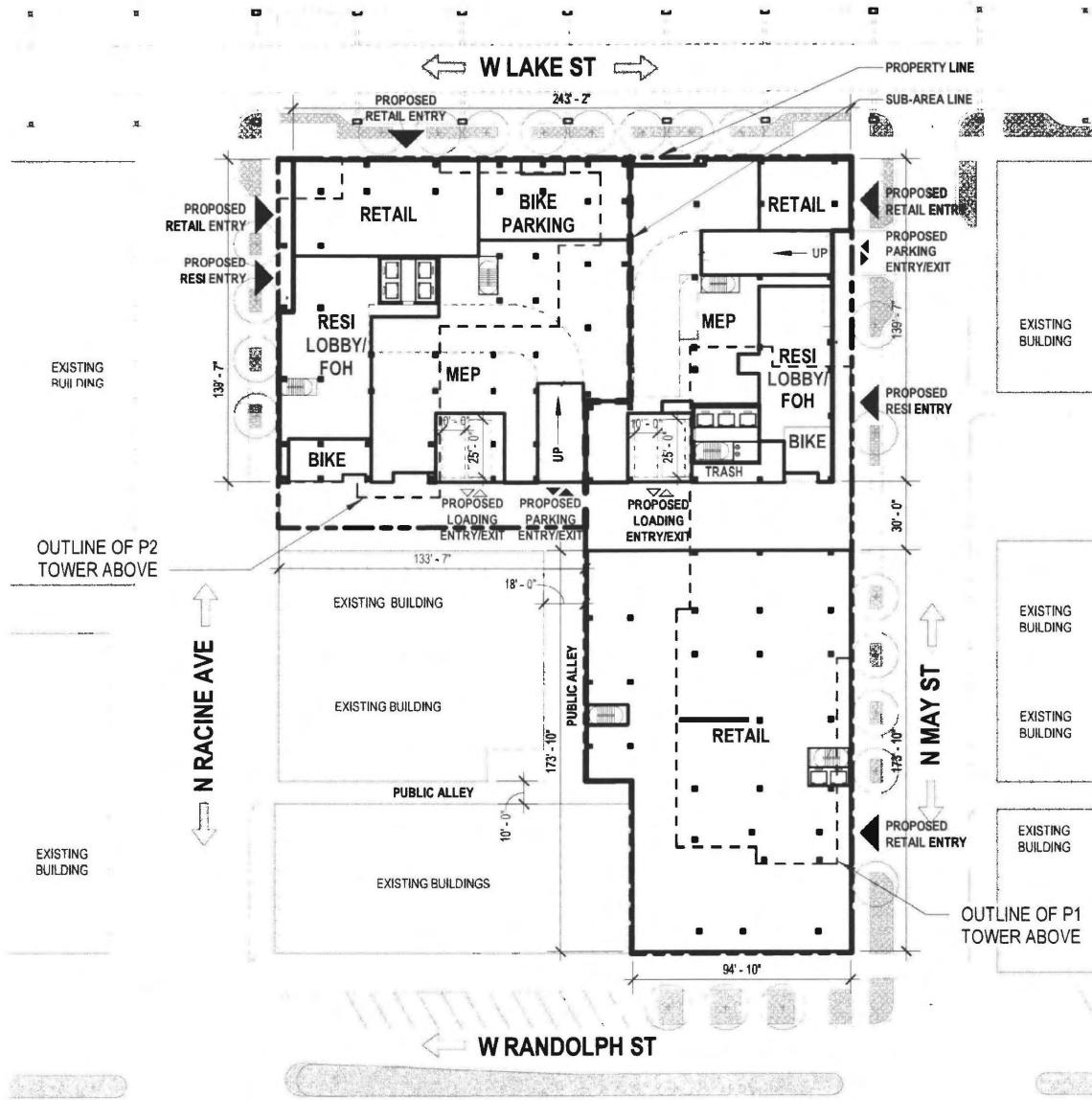
APPLICANT: Fulton Grounds Owner LLC
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CONFLUENCE



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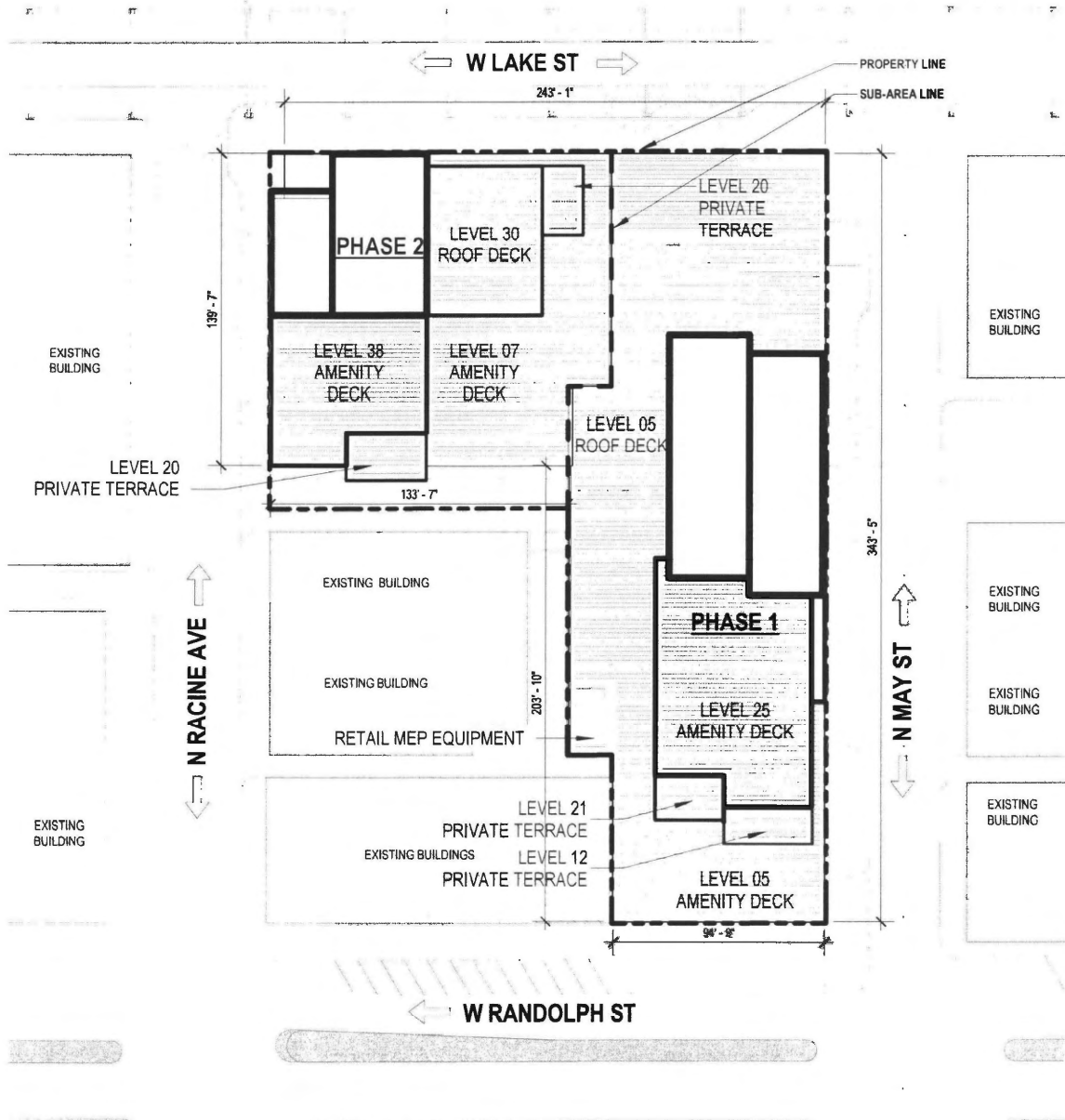
GROUND LEVEL PLAN
Scale: N.T.S.



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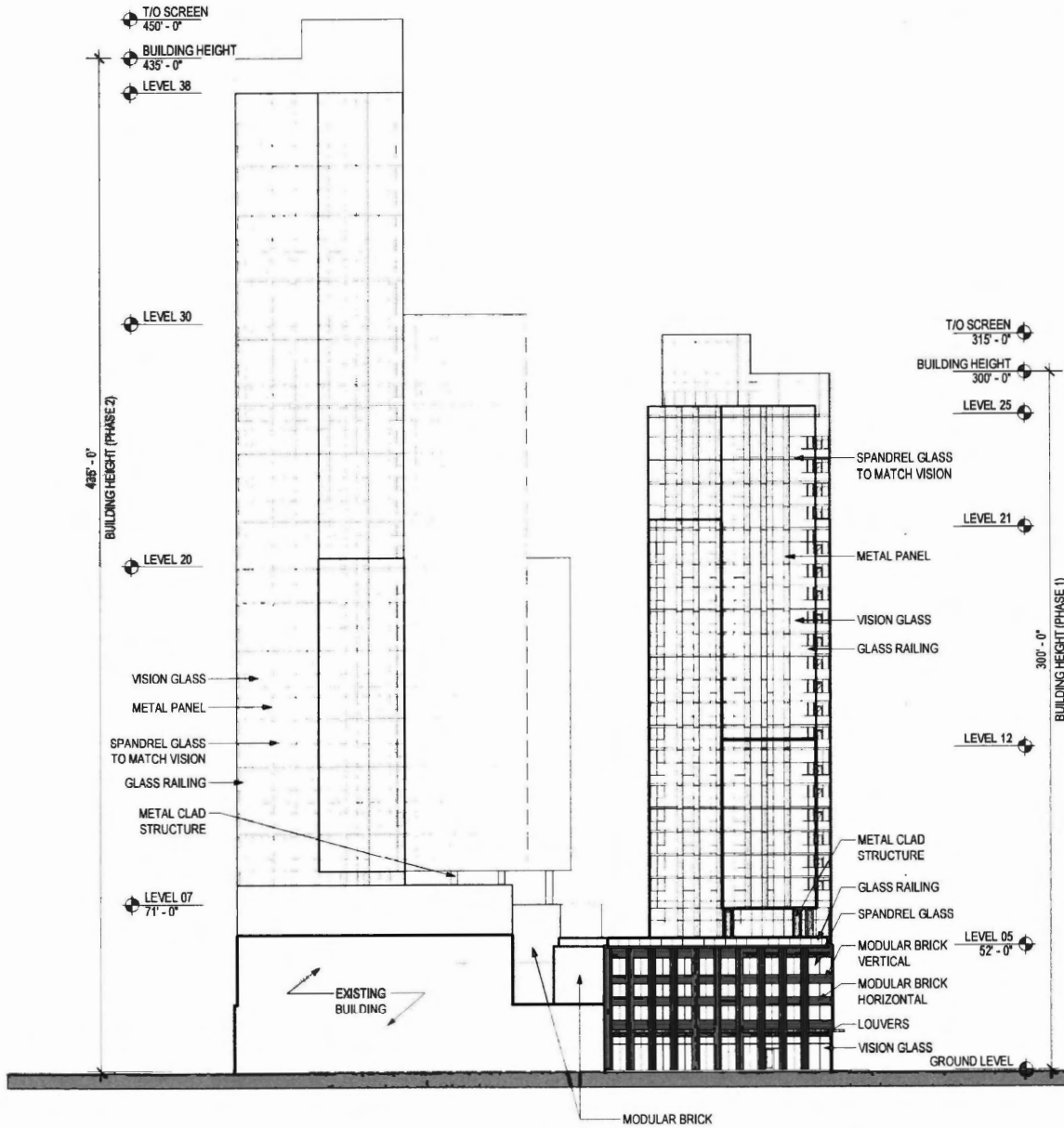
ROOF PLAN
Scale: N.T.S.



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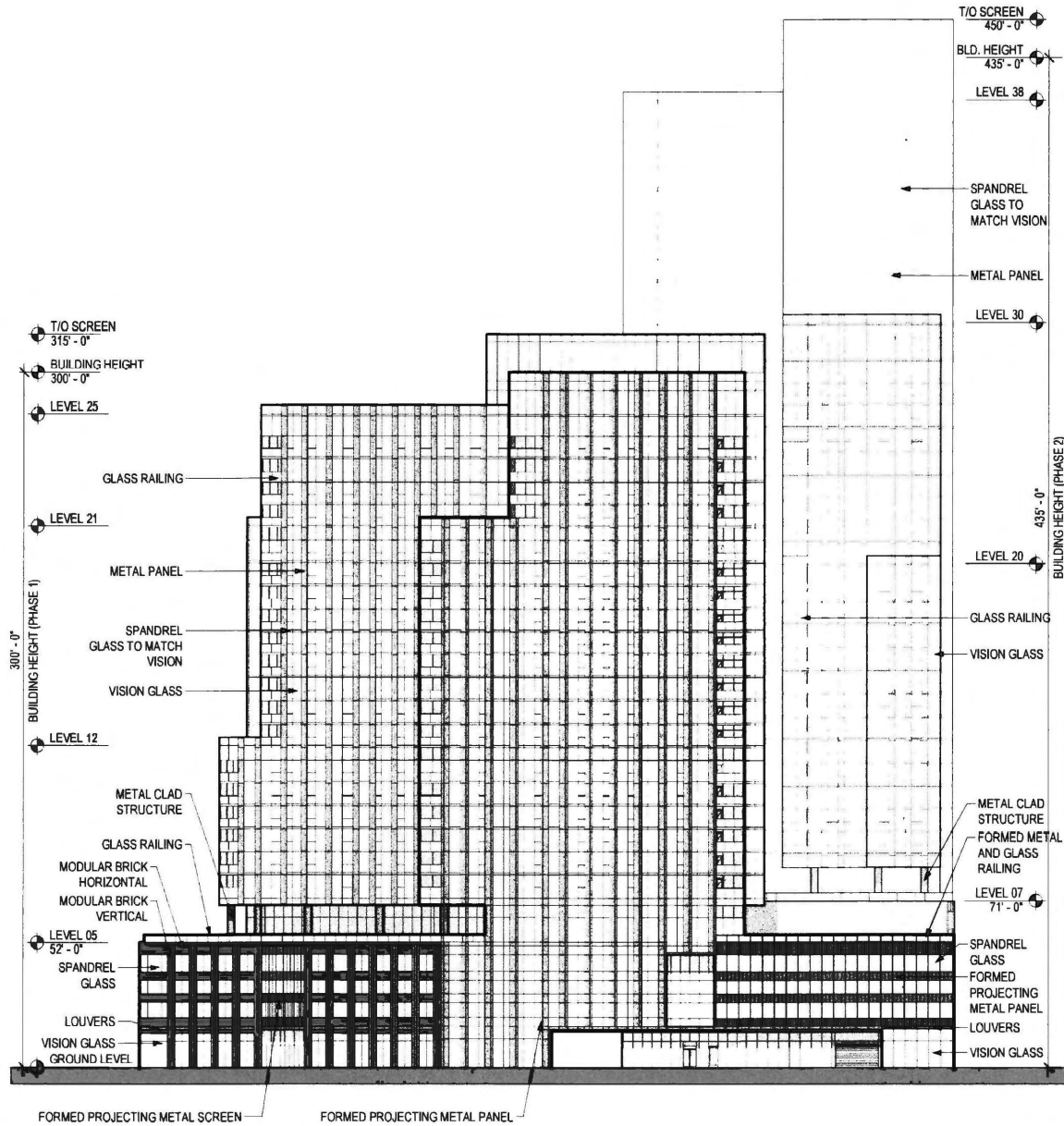


SOUTH BUILDING ELEVATION
Scale: N.T.S.

APPLICANT: Fulton Grounds Owner LLC
ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.
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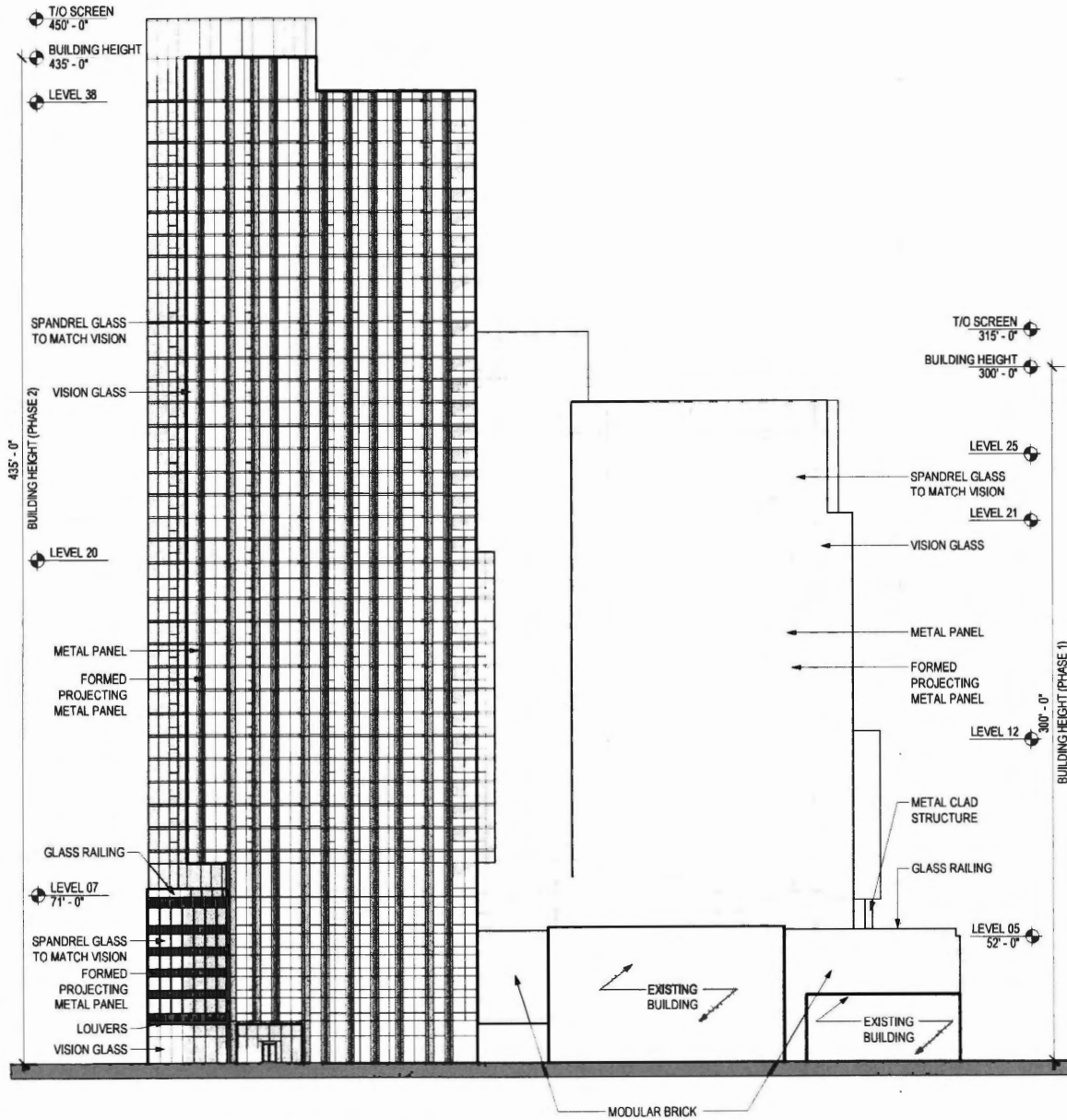


EAST BUILDING ELEVATION
Scale: N.T.S.

APPLICANT: Fulton Grounds Owner LLC
ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.
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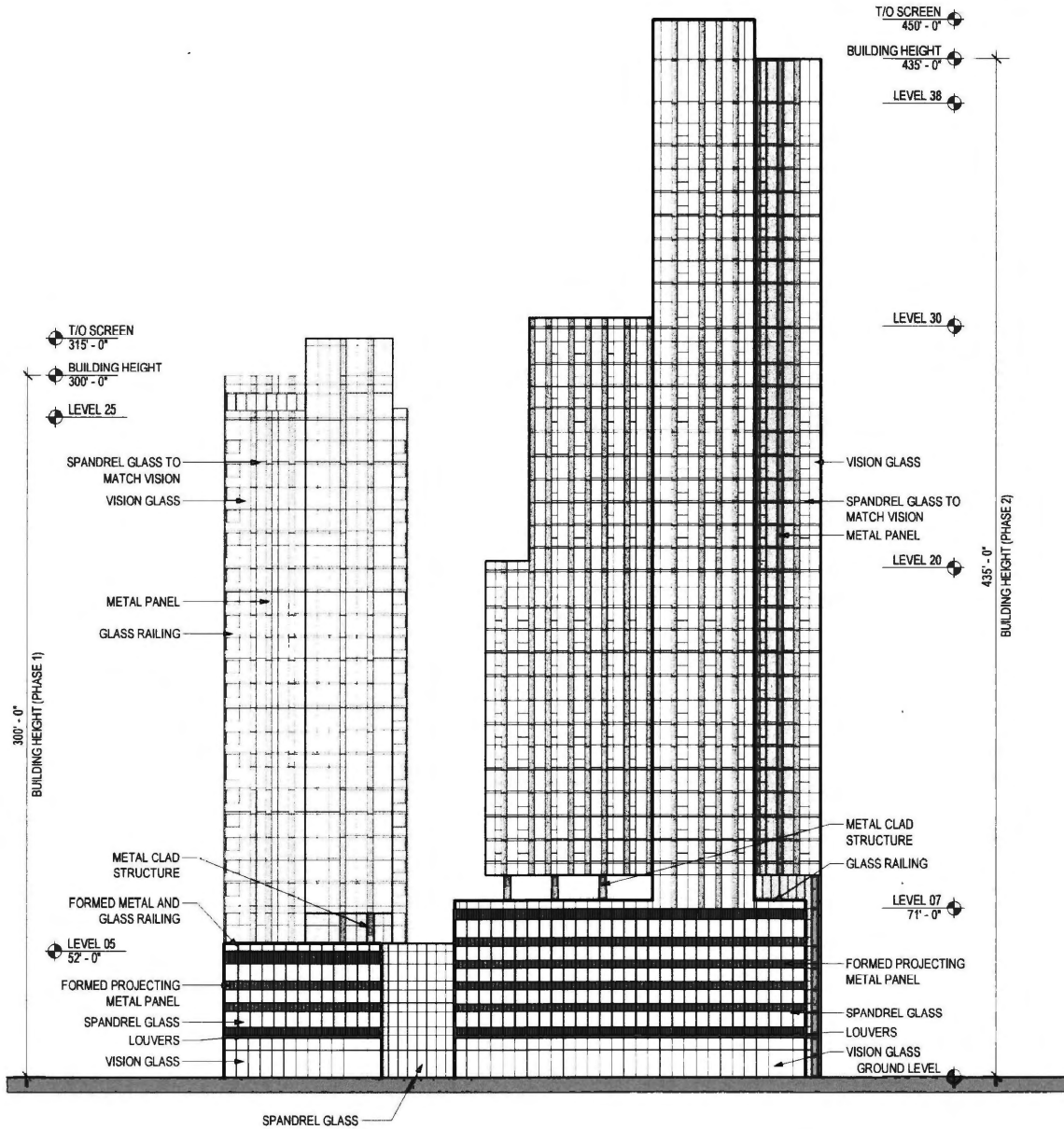


WEST BUILDING ELEVATION
Scale: N.T.S.

APPLICANT: Fulton Grounds Owner LLC
ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.
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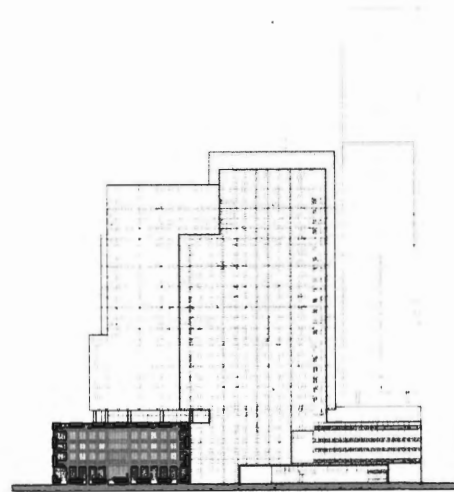
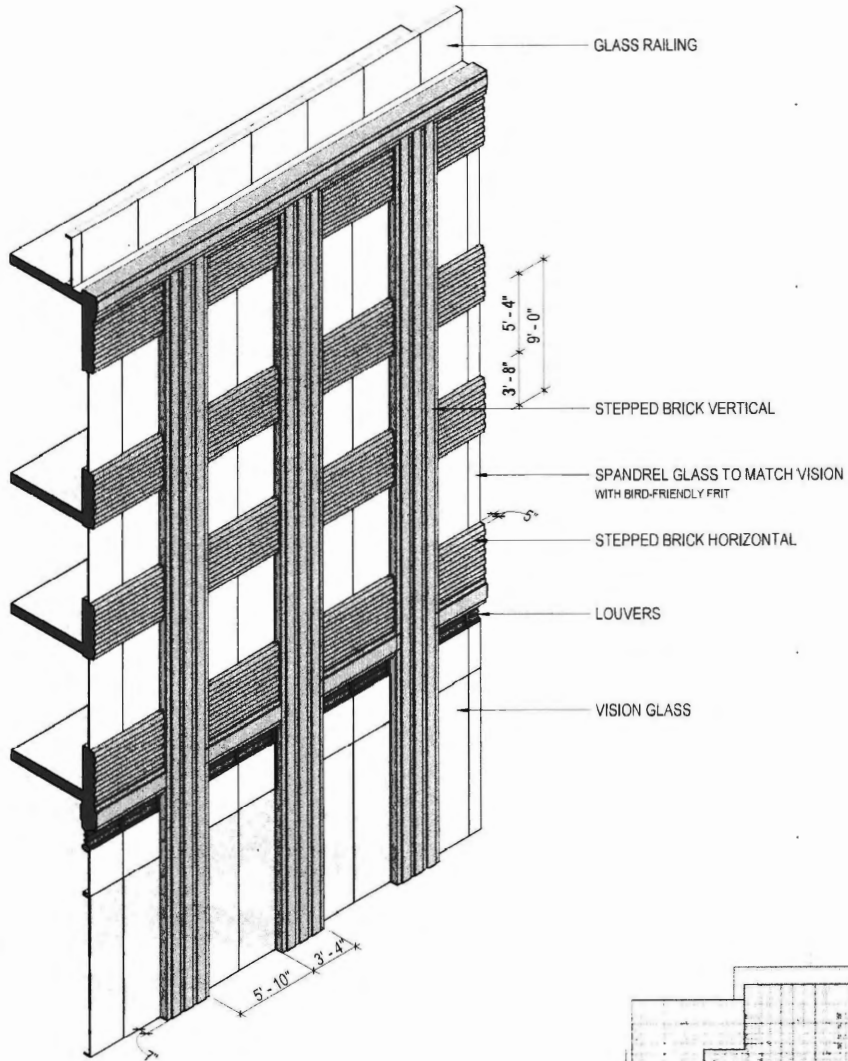


NORTH BUILDING ELEVATION
Scale: N.T.S.

APPLICANT: Fulton Grounds Owner LLC
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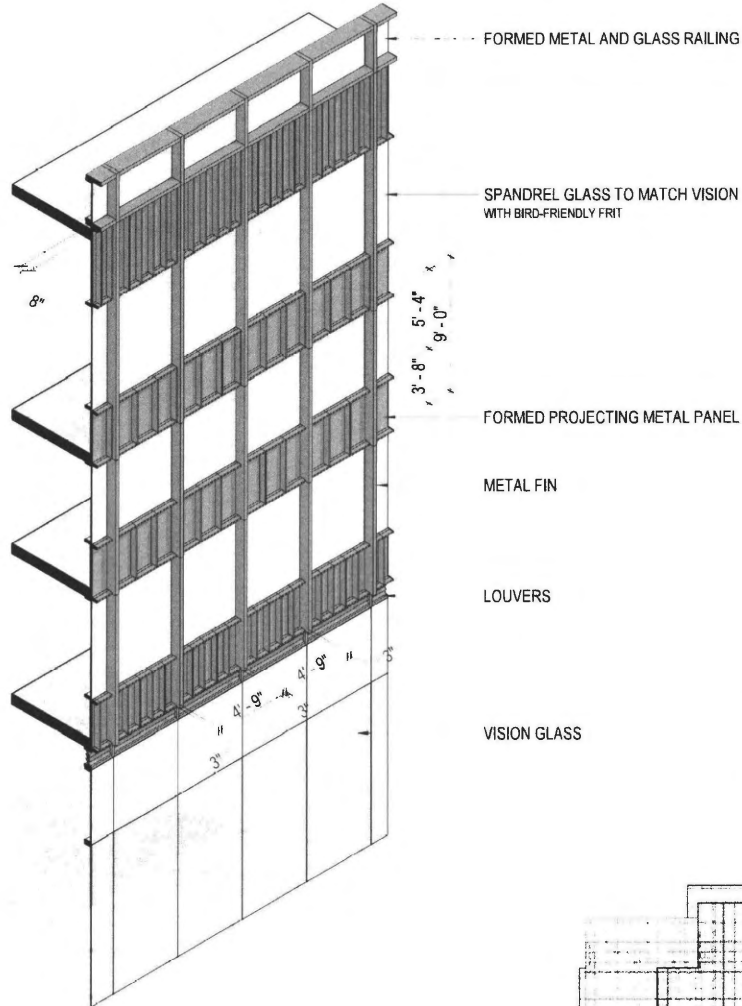


PODIUM AXONOMETRIC VIEW 1

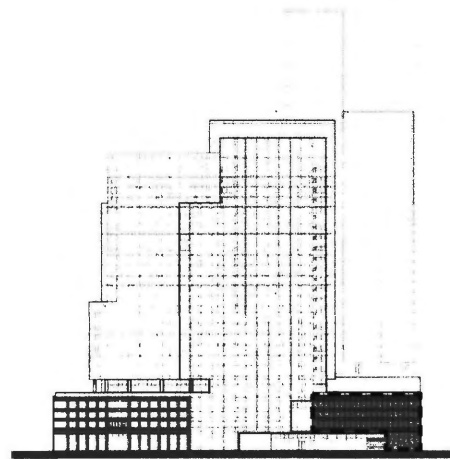
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PODIUM AXONOMETRIC VIEW 2

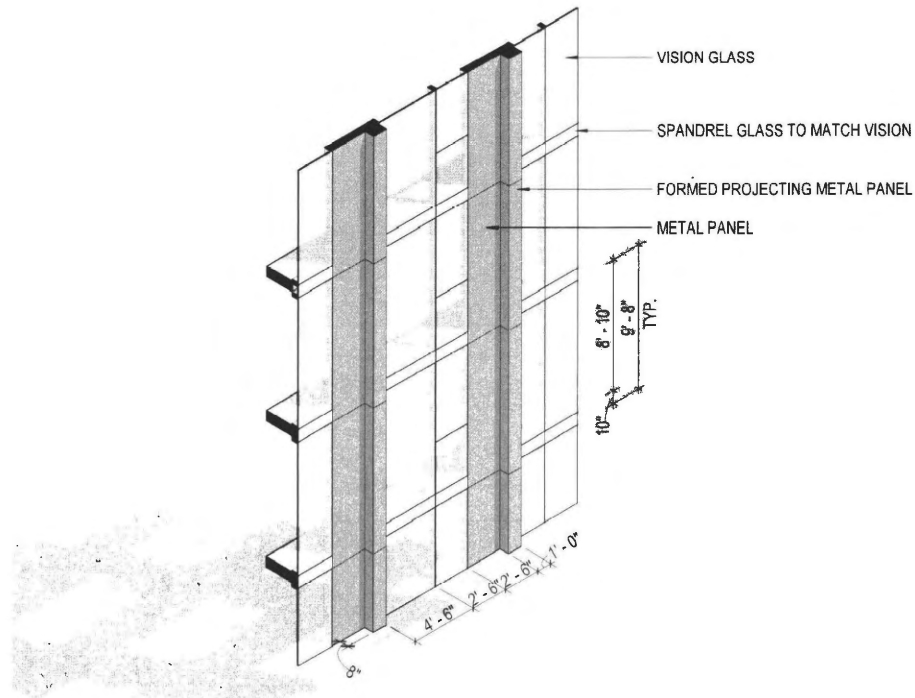


EAST ELEVATION

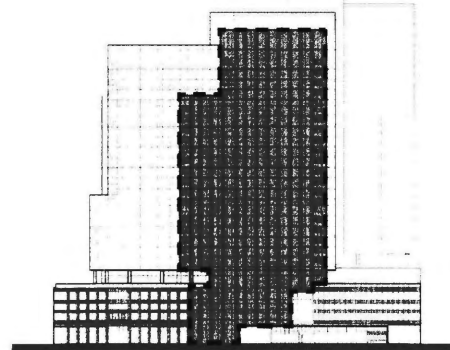
APPLICANT: Fulton Grounds Owner LLC
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.
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FINAL FOR PUBLICATION



TOWER AXONOMETRIC VIEW 1

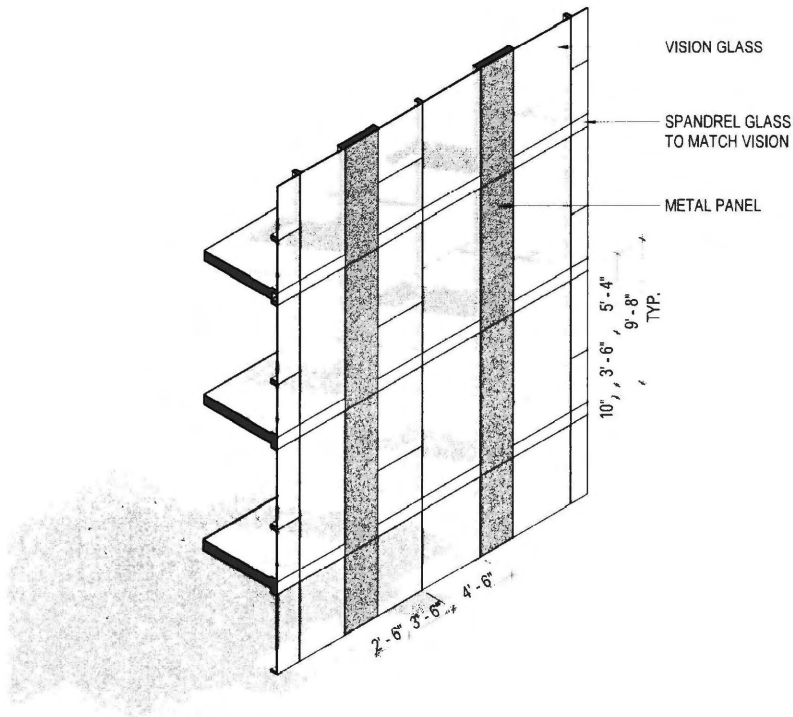


EAST ELEVATION

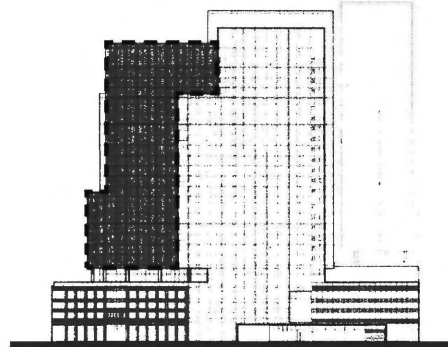
APPLICANT: Fulton Grounds Owner LLC
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FINAL FOR PUBLICATION



TOWER AXONOMETRIC VIEW 2



EAST ELEVATION

APPLICANT: Fulton Grounds Owner LLC
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.
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Reclassification Of Area Shown On Map No. 1-G.

(As Amended)

(Application No. 22400)

(Common Address: 201 -- 209 N. Racine Ave./1132 -- 1156 W. Lake St./
200 -- 208 N. May St.)

[SO2024-0008810]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential-Business Planned Development Number 1512 District symbols and indications as shown on Map Number 1-G in the area bounded by:

the public alley next north of West Lake Street; North May Street; West Lake Street; and North Racine Avenue,

to those of a Residential-Business Planned Development Number 1512, as amended, which is hereby established in the area described above.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1512, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1512, as amended ("Planned Development") consists of approximately 25,027 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Fulton Grounds Owner LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or

designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

The following improvements shall be installed prior to issuance of a Certificate of Occupancy:

- Lake Street and Racine Avenue -- install a traffic signal. Countdown pedestrian signals and high-visibility crosswalks also to be provided at this intersection.
- Lake Street and May Street -- install high-visibility crosswalks on all legs to improve pedestrian safety.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; an overall Site Plan; Landscape Plans; Ground Floor Plans; Roof Plans; and Building Elevations all submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development:

cultural exhibits and libraries; day care; lodge or private club; animal services; artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); urban farm, rooftop operation; communication service establishments; eating and drinking establishments (all and including at-grade and above-grade outdoor patio and liquor sales); entertainment and spectator sports (excluding inter-track wagering facility); indoor special event including incidental liquor sales; financial services (excluding payday loan stores, pawn shops and drive-through facilities); food and beverage retail sales (including incidental liquor sales); hotel/motel; medical service; office; personal service; repair or laundry service, consumer; retail sales; participant sports and recreation; artisan manufacturing, production and industrial services; co-located wireless communications facilities; residential units; accessory parking and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The Applicant acknowledges that the project has received a bonus FAR of 0.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 7.5. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, the Applicant will contribute the Local Impact portion of the bonus payment for construction of a project to be identified by the alderperson (the "Project"). The Project will be located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for improvements within Subarea A of the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

9. The Applicant acknowledges and agrees that the rezoning of the Property from the Residential-Business Planned Development Number 1512 to the Residential-Business Planned Development Number 1512, as amended ("P.D."), is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a "downtown district" within the meaning of the ARO and permits the construction of 179 dwelling units. The Applicant intends to construct a 179-unit rental building (the "Project").

Developers of rental projects in downtown districts with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units;

or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 35.8 affordable units (20 percent of 179) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing 36 affordable units in the Project, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that: (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI; (y) at least one-third (or 12 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 2 of the 12 units) must be affordable to households at or below 40 percent of the AMI; and (z) all income levels must be multiples of 10 percent of the AMI.

This P.D. is located in the Fulton Market Innovation District (the "FMID"). The Chicago Plan Commission adopted a plan for the FMID in July 2014 and approved an update to the plan (the "FMID Plan Update") in February 2021. The FMID Plan Update allows residential uses north of Lake Street in the FMID and establishes a 30 percent affordability goal for new residential projects in that area. In order to achieve that goal, the City's Department of Housing ("DOH") is committed to offering developers financial assistance (the "FMID Funds") to provide the additional affordable units. Subject to the City's approval of the FMID Funds in an amount and on terms described below, the Applicant has agreed to explore the provision of up to additional 18 affordable units (10 percent of 179) either on-site or in an off-site location within the boundaries of the FMID, in accordance with the FMID Plan Update (the "FMID Units"). The Applicant and DOH will continue to collaborate to determine the amount of FMID Funds necessary to create the FMID Units, which amount shall account for such factors as the change in projected net operating income during the period of affordability and based on commercially reasonable investment criteria and empirical data. The Applicant shall submit to DOH detailed proformas at 20 percent and 30 percent affordability along with a market rent study for the determination of the amount of funds necessary to compensate for the loss of market rate rent for the FMID Units, whether the Project can accept FMID Funds and, if so, the amount of FMID Funds necessary to create the FMID Units in accordance with this Statement 16. At least six (6) months

prior to the issuance of the first vertical improvements permit for any residential building in the P.D., the Applicant shall notify the City of the Applicant's intent to proceed with construction of the Project ("Applicant's Notice to Proceed"). The Applicant's Notice to Proceed must include an updated and detailed budget for the Project, updated proformas at 20 percent and 30 percent affordability based on commercially reasonable investment criteria and empirical data, an updated rent market study, its calculation of the amount of FMID Funds necessary to create the FMID Units ("FMID Funding Determination") and a detailed explanation of its FMID Funding Determination, or, if applicable, a detailed explanation as to why the Project cannot accept FMID Funds (the foregoing referred to as the "Supporting Documents"). The Applicant shall concurrently deliver a copy of the Applicant's Notice to Proceed and associated documentation to the alderman in whose ward the Project is located. Within 30 days after delivery of the Applicant's Notice to Proceed and all associated documentation to DOH, the City will either: (1) accept the Applicant's FMID Funding Determination and agree to provide the amount of FMID Funds identified by the Applicant, subject to City Council approval of the FMID Funds and the Applicant's execution of a TIF RDA (defined below); (2) reject the Applicant's FMID Funding Determination and request additional information and discussion; or (3) accept a determination by the Applicant that it is not fiscally possible, based on commercially reasonable investment criteria and empirical data, to accept FMID Funds. Furthermore, if the City fails to respond within the 30-day period following the delivery of the Applicant's Notice to Proceed (which will not be considered delivered unless each of the Supporting Documents are delivered), the Applicant may proceed with development of the Project without providing the FMID Units. If the City rejects the Applicant's FMID Funding Determination, the City and the Applicant must confer and negotiate in good faith and with due diligence to determine the amount of FMID Funds necessary to create the FMID Units. If the City and the Applicant are unable to reach agreement regarding such amount on terms acceptable to the Applicant and the City within ninety (90) days after delivery of the Applicant's Notice to Proceed, the Applicant may proceed with development of the Project without providing the FMID Units. The City intends to provide the FMID Funds from available incremental property taxes on deposit in the special tax allocation fund for the Kinzie Industrial Conservation Area Tax Increment Redevelopment Project Area, within whose boundaries the Property is located. The Applicant understands and agrees that the award of the FMID Funds is expressly conditioned on the City and the Applicant entering into a TIF Redevelopment Agreement (the "TIF RDA"), which will be approved pursuant to a separate ordinance (the "TIF Ordinance"), and the Applicant agrees to negotiate the TIF RDA in good faith and with due diligence and to execute the TIF RDA in order for the Applicant to receive the FMID Funds. Among other conditions, closing of the TIF RDA will be subject to the Applicant securing and closing its construction financing.

If, following the passage of this P.D., the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level, or chooses to decrease the number of dwelling units in the Project or pursue uses allowed by this P.D. other than residential, DOH may adjust the AHP as requested, without amending the P.D.,

provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D. and will constitute a lien against such Property. The Commissioner of DOH may enforce remedies for any breach of this statement, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

10. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. For improvements within Subarea A of the Planned Development, the Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant’s submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant’s preliminary outreach plan; (b) a description of the applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant’s outreach efforts; and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

* Editor’s Note: Numbering sequence error; (i) missing in original document.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a DX-7 Downtown Mixed-Use District.

[Levels 3 through 13 Floor Plans; Existing Zoning Map; Existing Land-Use Map; Boundary Map, Property Line; Overall Site Plan; Landscape Plan; Ground Floor; Roof Plan; West, East, South and North Building Elevations; and Facade Axons referred to in these Plan of Development Statements printed on pages 16823 through 16837 of this *Journal*.]

Bulk Regulations and Data Table and ARO Intake Application referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1512, As Amended.

Bulk Regulations And Data Table.

Net Site Area:	25,027.00 square feet
Area Remaining in the Public Right-of-Way:	21,783.68 square feet
Gross Site Area:	46,810.68 square feet
Maximum Floor Area Ratio:	7.50
Maximum Number of Dwelling Units:	179
Maximum Hotel Key Count:	179
Maximum Building Height:	222 feet, 6 inches
Minimum Number of Accessory Off-Street Parking:	29
Minimum Number of Off-Street Loading Berths:	1
Minimum Number of Bicycle Parking Spaces:	179
Minimum Setbacks from Property Line:	In accordance with the Site Plan

(For each hotel key added to the project, the dwelling unit count will be reduced in a 1 to 1 ratio)

* Applicant seeks relief pursuant to 17-13-1003-LL for a reduction of EVSE Requirements for Affordable Housing in accordance with the applicable value specified in the table contained in this section of the Chicago Zoning Ordinance.

★ EFORMS ADMIN TOOL

ARO Intake Application

Submission ID: 891761

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2598874.

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in [Section 2-44-105 of the City's Municipal Code](#).

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 5.1.2 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.org.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name *	Applicant Contact Person *
<input type="text" value="Fulton Ownership Group LLC"/>	<input type="text" value="Gabe Leahu"/>
Applicant Email *	Applicant Phone *
<input type="text" value="gleahu@lgdevelopmentgroup.com"/>	<input type="text" value="(224) 489-6393"/>
Applicant Address *	
<input type="text" value="363 W. Ontario St., Chicago, IL 60654"/>	
Attorney Name *	Attorney Email *
<input type="text" value="Michael Ezgur"/>	<input type="text" value="michael@acostaezgur.com"/>

Development Information

Development Address:

From *	To	Direction *	Street Name *
<input type="text" value="201"/>	<input type="text" value="09"/>	<input type="text" value="N"/>	<input type="text" value="RACINE"/>
Zip Code *	Ward *	ARO Zone *	
<input type="text" value="606071611"/>	<input type="text" value="27"/>	<input type="text" value="Downtown"/>	

Development Name *	If you are working with a Planner at the City, what is his/her/their name?
<input type="text" value="201 N. Racine"/>	<input type="text" value="Max Lyon"/>

Zoning Application Number (if applicable)	Council Introduction Date *
<input type="text" value="22400"/>	<input type="text" value="4/17/2024"/>

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

Yes No

ARO Trigger *	Development Type *
<input type="text" value="Zoning Entitlement"/>	<input type="text" value="Rental"/>

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Total Units *

179

Is your Project in a Transit Served Location? *

with 7.34 FAR (100% on-site requirement)

Estimated date marketing will begin *

1/1/2029

Estimated date of building permit (in-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

05/01/2027

ARO Requirements

ARO Option

- 20% at 60% average AMI
- 16% at 50% average AMI
- 13% at 40% AMI
- 10% at 30% AMI

ARO Option

- 20% at 100% AMI
- 16% at 80% AMI

ARO Option *

- 10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *

- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units

Required *

36

Minimum On-Site

Units *

9

Maximum Units Paid

For In-Lieu *

18

Proposed On-Site

Units *

36

Proposed Off-Site

Units *

0

Proposed In-Lieu

Units *

0

In-Lieu Amount

Owed *

\$0.00

On-Site Units To

CLHHTF or CHA *

0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From To Direction Street Name

Zip Code Ward ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

\$ 0.00

Forms

Unit Mix and Square Footage Spreadsheet *

[Affordable-Requirements-Unit-Details - 201 N. Racine Draft.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

[201 N Racine ARO Unit Map update.pdf](#)

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If ARO units are CLIHTF or CHA, attach signed acceptance letter
If off-site units are new construction, attach:

- A. Schematic and design development drawings for on-site units
 - B. Schematic and design development drawings for off-site units
- If off-site units are rehab, please attach the following documents:
- A. Schematic and design development drawings for on-site units
 - B. Schematic and design development drawings for off-site units
 - C. A Physical Needs Assessment (PNA)
 - D. Surveys
 - E. Outstanding code violations
 - F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

- A. Owner Sworn Statement
- B. GC Sworn Statement
- C. Bounday Survey
- D. Draft permit application prior to submission to the Department of Buildings (DOB)
- E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

- A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- B. A copy of the front and back of each building permit for each property with all DOB signoffs
- C. A copy of the Certificate of Occupancy for each property (if applicable)
- D. Final GC and Owner Sworn Statements
- E. All final waivers of lien or a title report showing no liens for each property
- F. As built Survey (new construction)
- G. Final Issued for Construction Permitted Construction Drawings
- H. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

Michael Ezgur

Summary

Work Log

Submission Date: 07/02/2024 11:05:24 PM
 Amended Date:
 Admin Amended Date:
 Admin Amended By:
 Admin Amended Justification:

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Project Name	Fulton Grounds - 201 N. Racine
Zoning Application number, if applicable	22400
Address	201-09 N. Racine
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?	\$4.00
Total Units in Project	179
Total Affordable units	36

Unit type	Market Rate			ARO		
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage
Studio	45	31%	424	11	31%	381
one-bed	88	32%	705	22	61%	687
two-bed	10	7%	1,064	3	8%	1,064
three-bed	0	0%	0	0	0%	0

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).
 **The average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines.

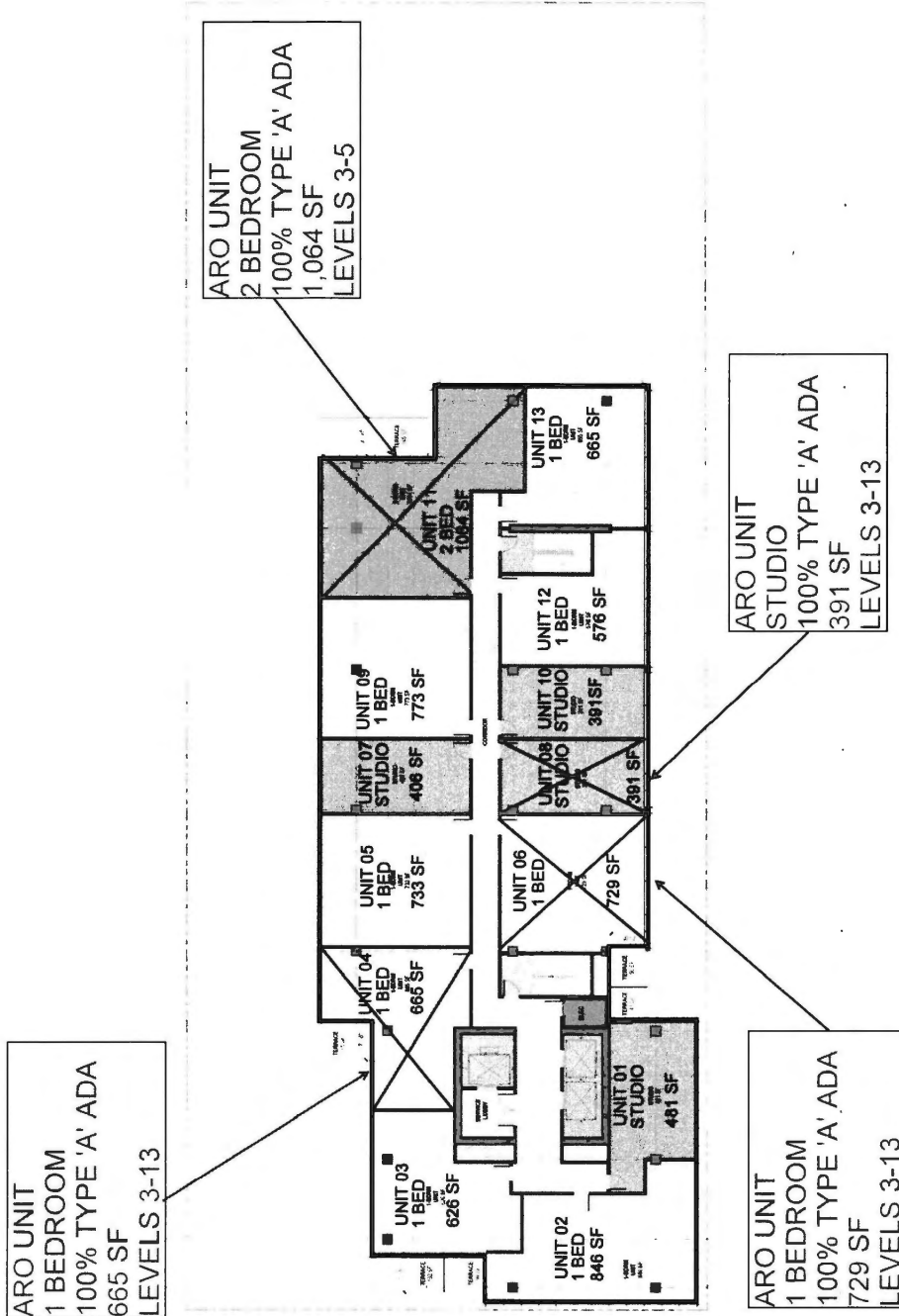
	Market Rate Units		Affordable Units	
	In-unit	yes	In-unit	yes
Parking	n/a		n/a	
Laundry	In-unit	yes	In-unit. Same as Market Rate.	yes
Appliances	yes		yes	
Refrigerator	Whirlpool Stainless Steel		Whirlpool Stainless Steel	
age/EnergyStar/make/mode/color			Rate.	
Dishwasher	Whirlpool Stainless Steel		Whirlpool Stainless Steel. Same as Market Rate.	
age/EnergyStar/make/mode/color			Rate.	
Stove/Oven	Whirlpool Stainless Steel		Whirlpool Stainless Steel. Same as Market Rate.	
age/EnergyStar/make/mode/color			Rate.	
Microwave	Whirlpool Stainless Steel		Whirlpool Stainless Steel. Same as Market Rate.	
age/EnergyStar/make/mode/color			Rate.	
Bathroom(s)	Yes, minimum 1 full bath per unit		Yes, minimum 1 full bath per unit	
how many?				
Half bath? Full bath?				
Kitchen countertops	quartz		quartz	
material				
Flooring	LVT		LVT	
material				
HVAC	Fan Coil		Fan Coil	
Other	TBD		TBD	

Unit Type	AMI Mix for ARO Units						
	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units
Studio	-	1	3	5	-	2	11
1 bed	-	1	6	11	-	4	22
2 bed	-	-	1	1	-	1	3
Average	-	2	10	17	-	7	36



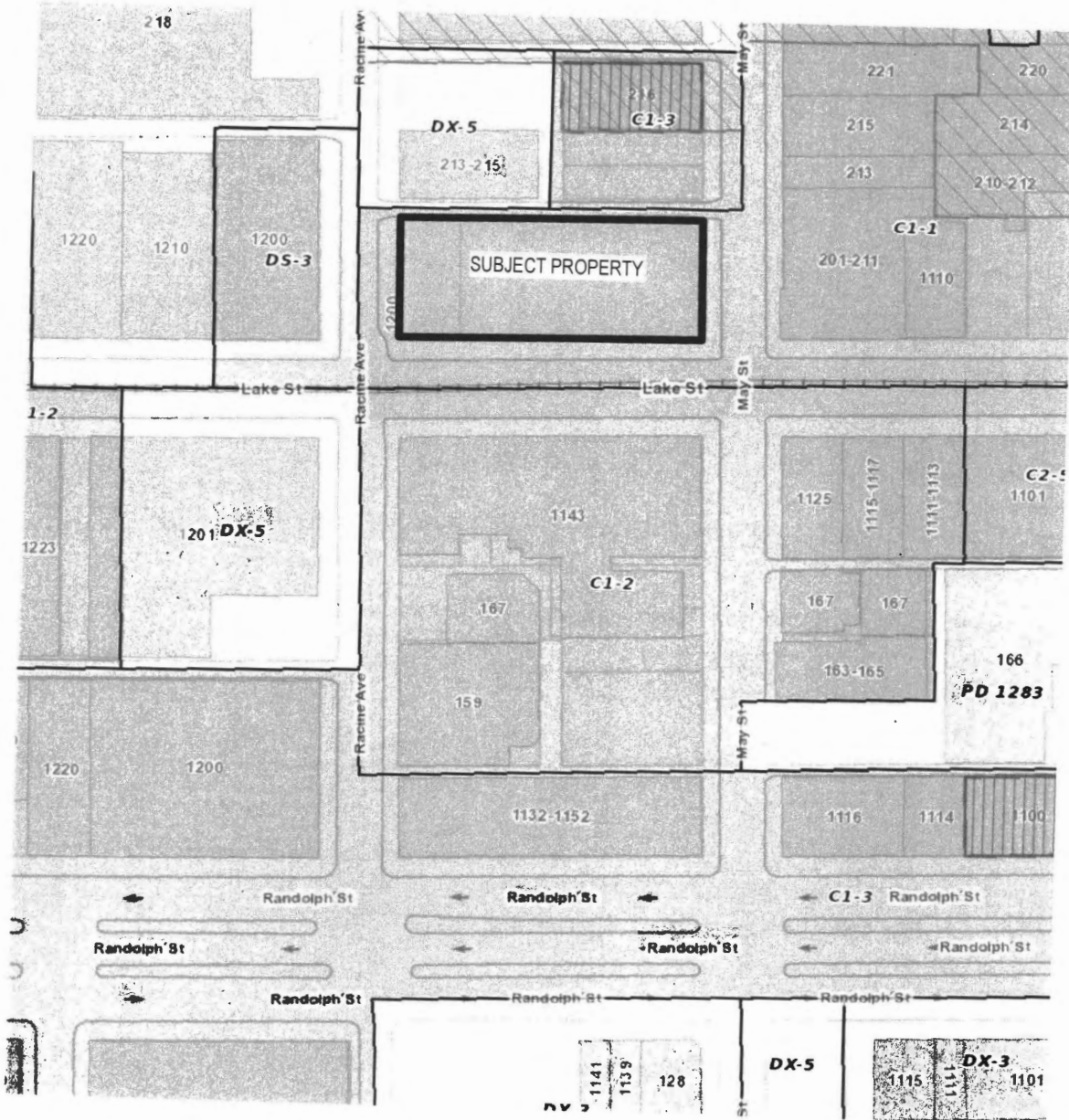
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FLOOR PLAN
TYPICAL LEVEL



LEVELS 3 - 15

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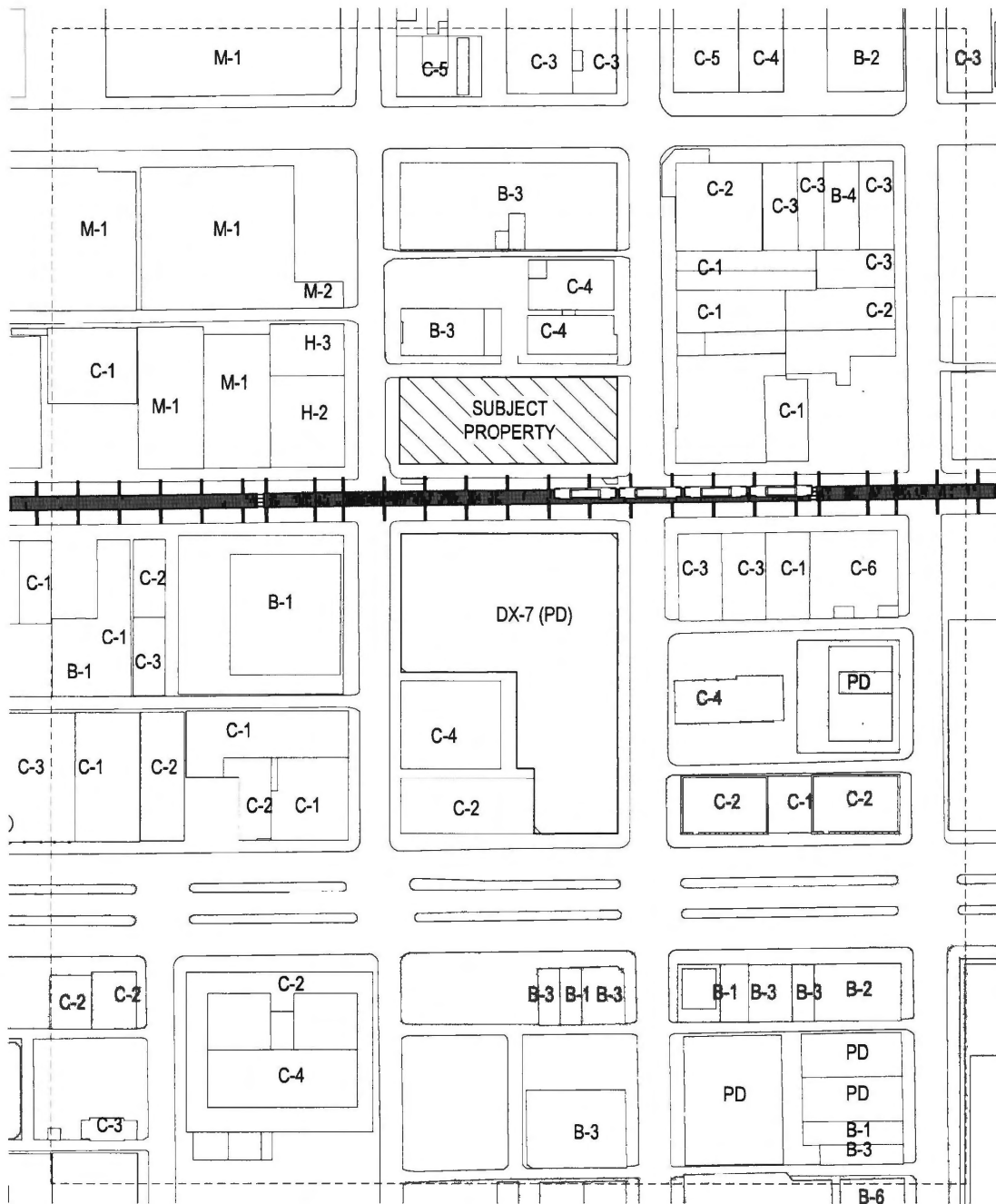
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EXISTING ZONE MAP

APPLICANT: LG Development Group
 ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
 200-08 North May Street

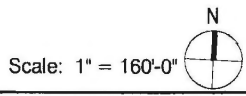
INTRODUCTION: April 17, 2024
 PLAN COMMISSION: July 18, 2024



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- A: RESIDENTIAL
- B: BUSINESS
- C: COMMERCIAL
- E: MANUFACTURING
- F: RETAIL
- G: INDUSTRIAL
- H: MIXED USE

PD: PLANNED DEVELOPMENT
- NUMBER OF STORIES

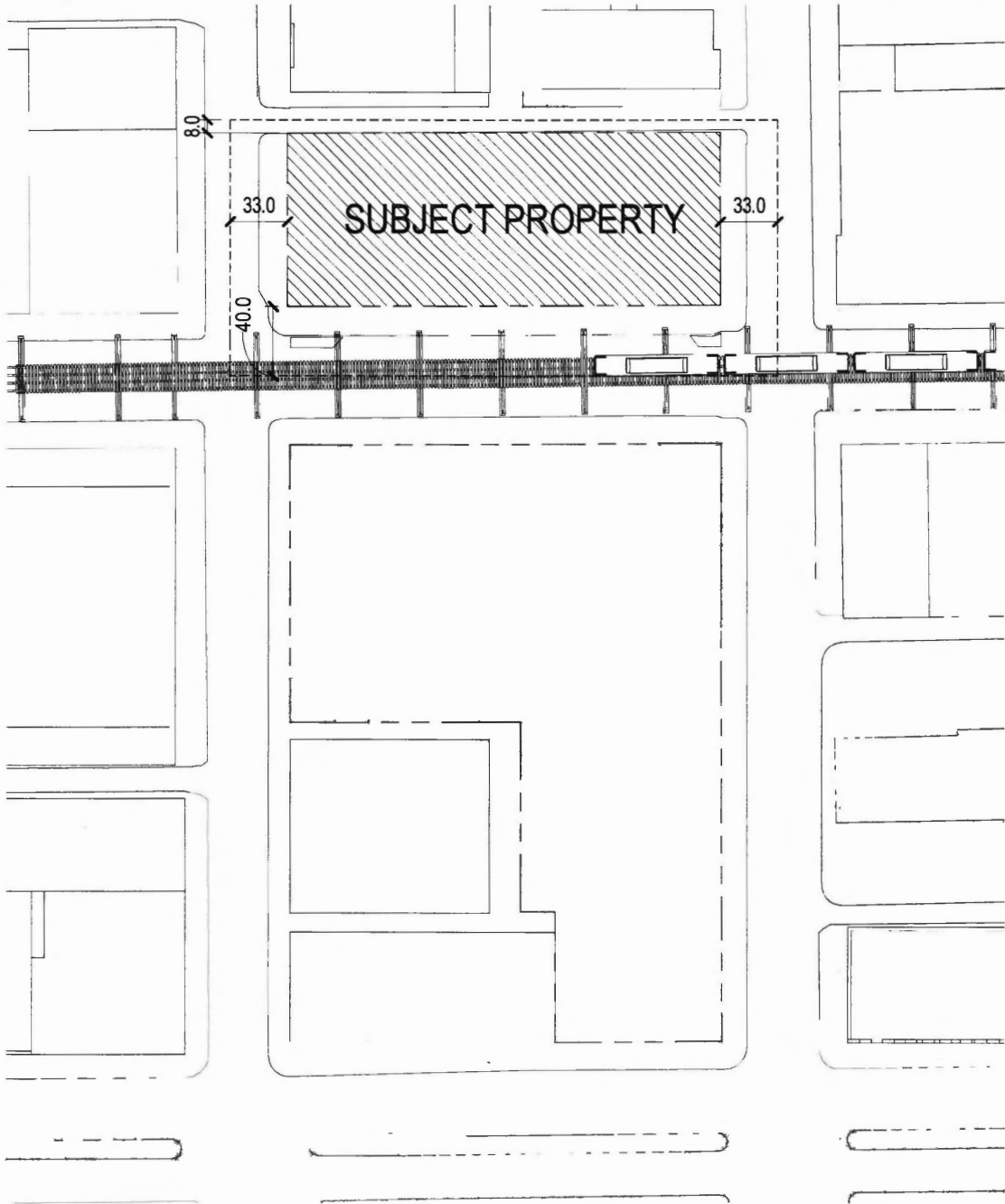


EXISTING LAND USE MAP

APPLICANT: LG Development Group
 ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
 200-08 North May Street

INTRODUCTION: — April 17, 2024
 PLAN COMMISSION: — July 18, 2024

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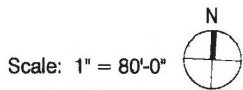
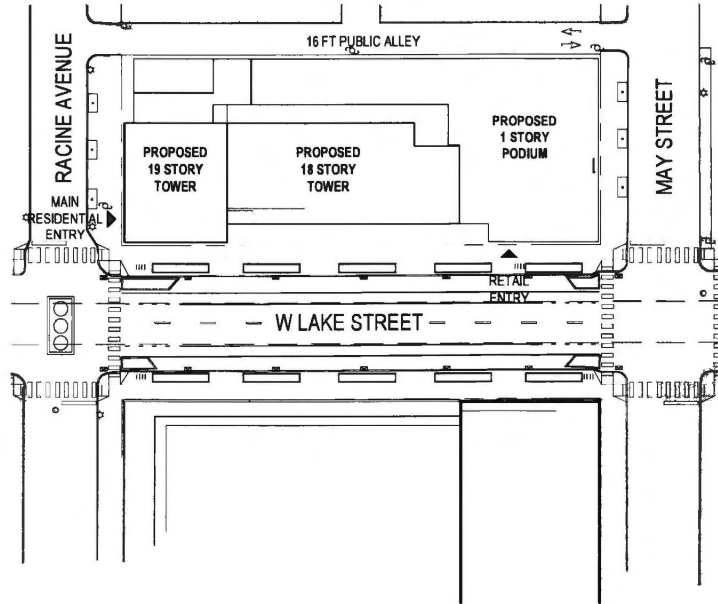
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**PLANNED DEVELOPMENT BOUNDARY,
PROPERTY LINE**

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: April 17, 2024
PLAN COMMISSION: July 18, 2024

FINAL FOR PUBLICATION

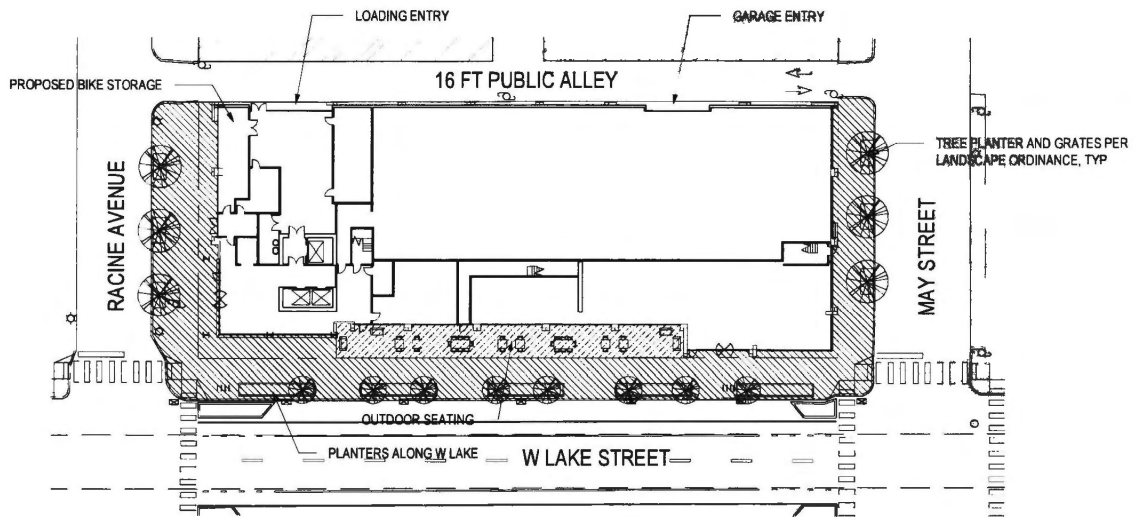


OVERALL SITE PLAN

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: April 17, 2024
PLAN COMMISSION: July 18, 2024

FINAL FOR PUBLICATION



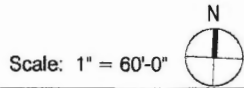
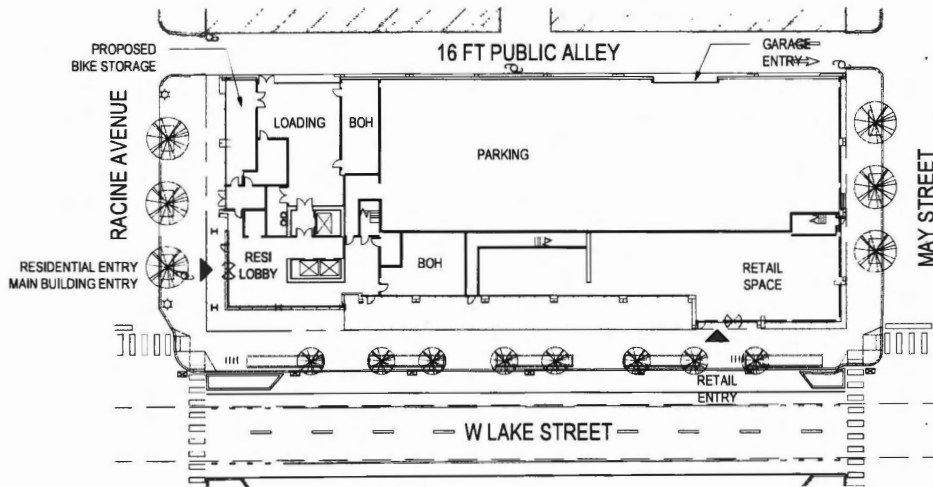
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LANDSCAPE PLAN

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: April 17, 2024
PLAN COMMISSION: July 18, 2024

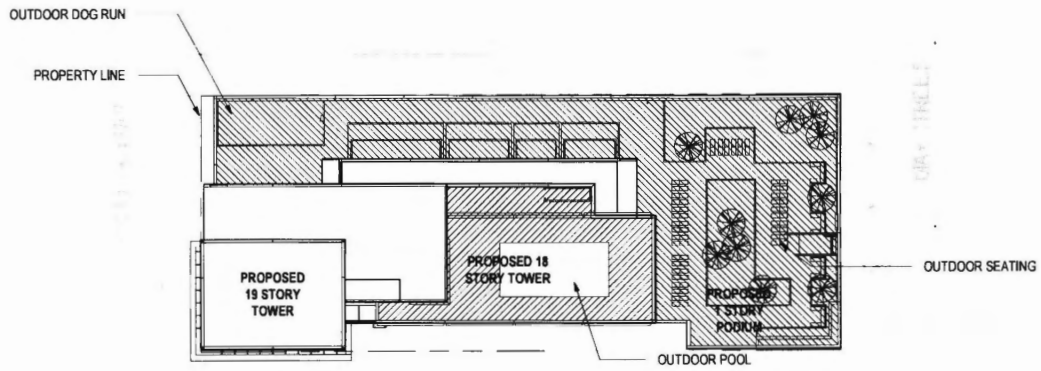



GROUND FLOOR

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: April 17, 2024
PLAN COMMISSION: July 18, 2024

FINAL FOR PUBLICATION



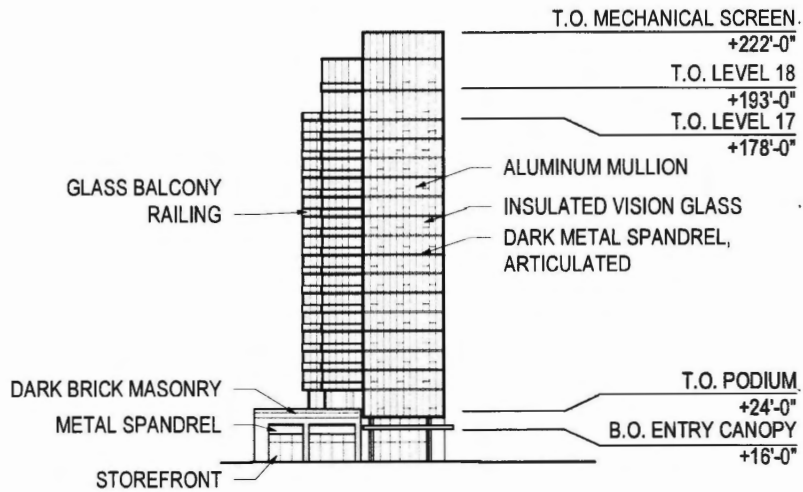
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ROOF PLAN

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: April 17, 2024
PLAN COMMISSION: July 18, 2024

FINAL FOR PUBLICATION



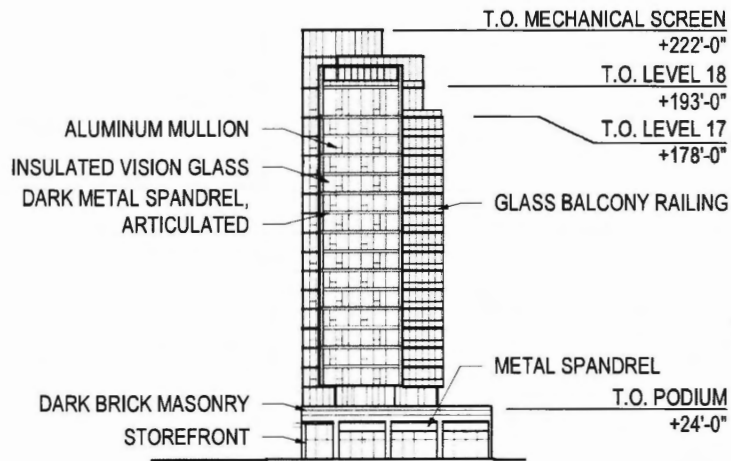
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WEST ELEVATION

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: - April 17, 2024
PLAN COMMISSION: - July 18, 2024

FINAL FOR PUBLICATION

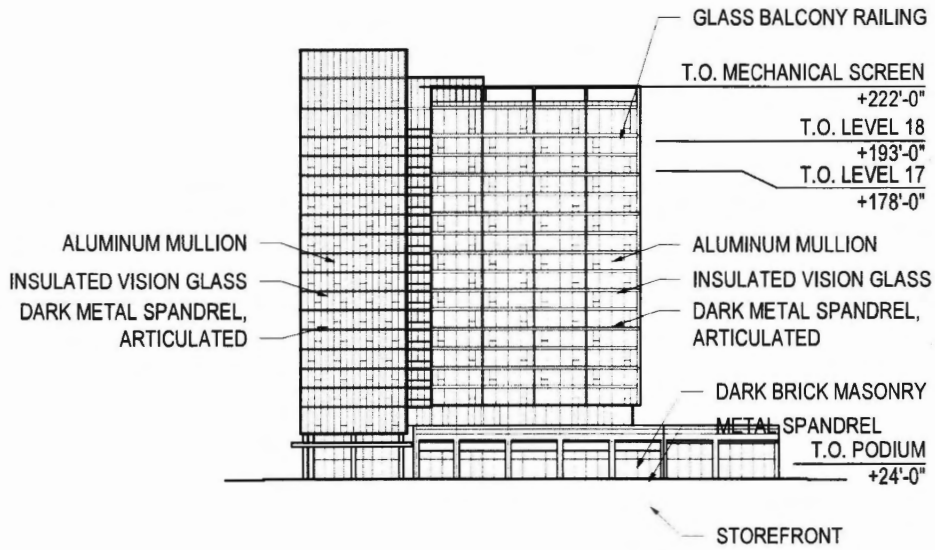


Scale: 1" = 80'-0"

EAST ELEVATION

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: - April 17, 2024
PLAN COMMISSION: - July 18, 2024



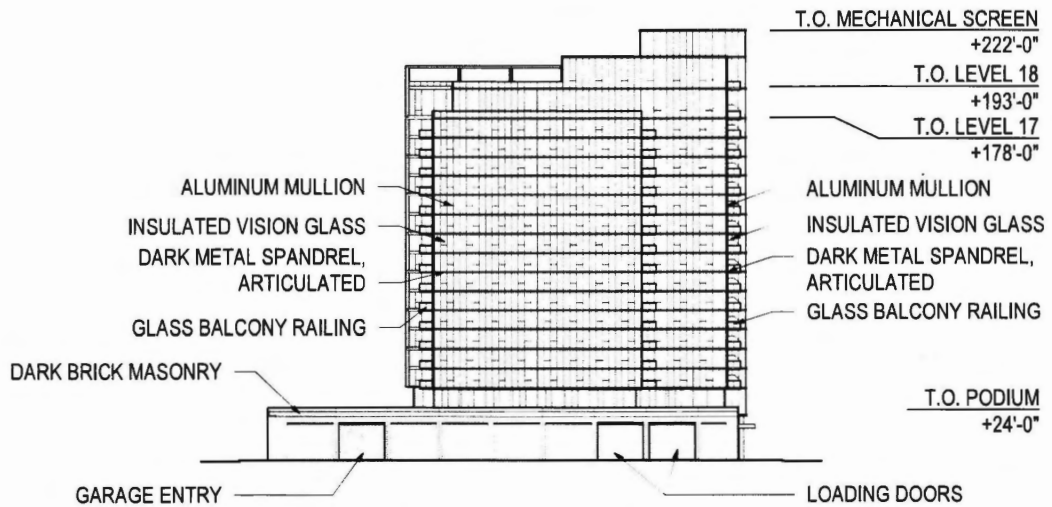
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SOUTH ELEVATION

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: April 17, 2024
PLAN COMMISSION: July 18, 2024

FINAL FOR PUBLICATION



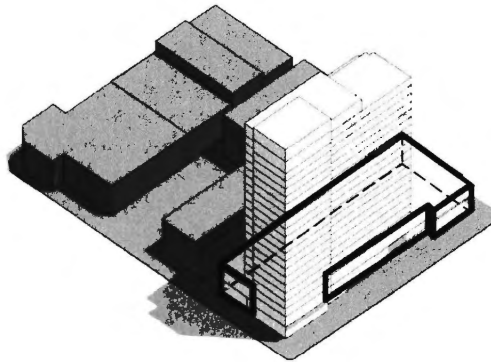
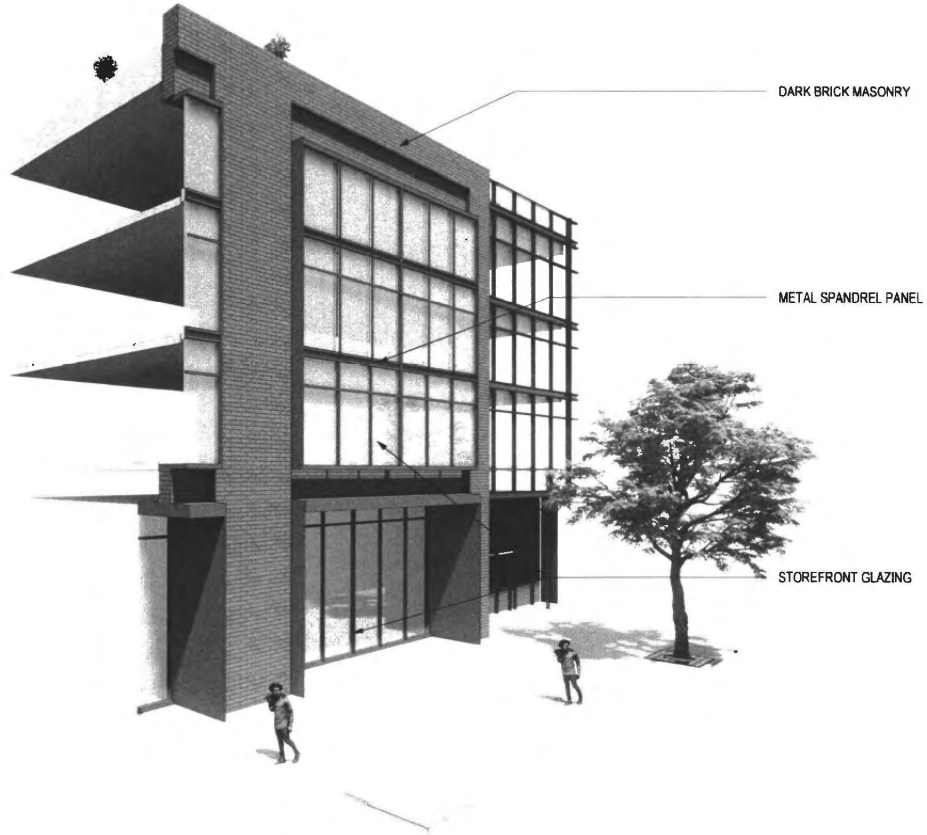
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NORTH ELEVATION

APPLICANT: LG Development Group
 ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
 200-08 North May Street

INTRODUCTION: April 17, 2024
 PLAN COMMISSION: July 18, 2024

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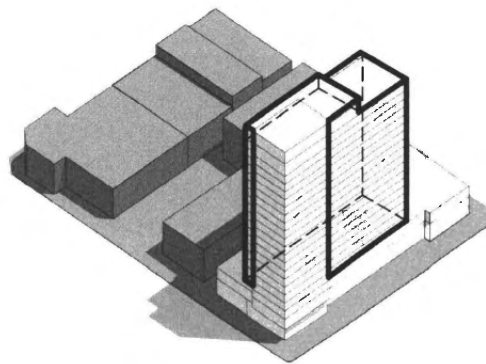
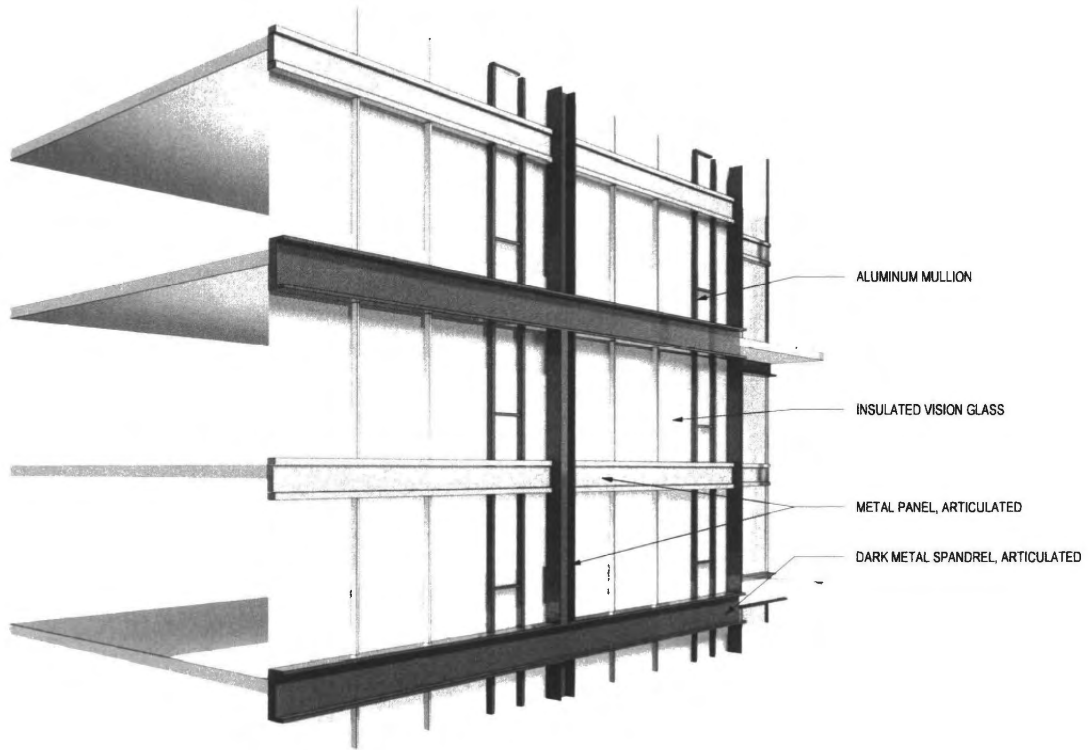
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FACADE AXONS

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/ 1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: April 17, 2024
PLAN COMMISSION: July 18, 2024

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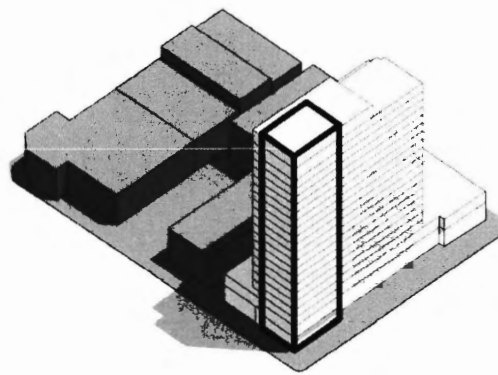
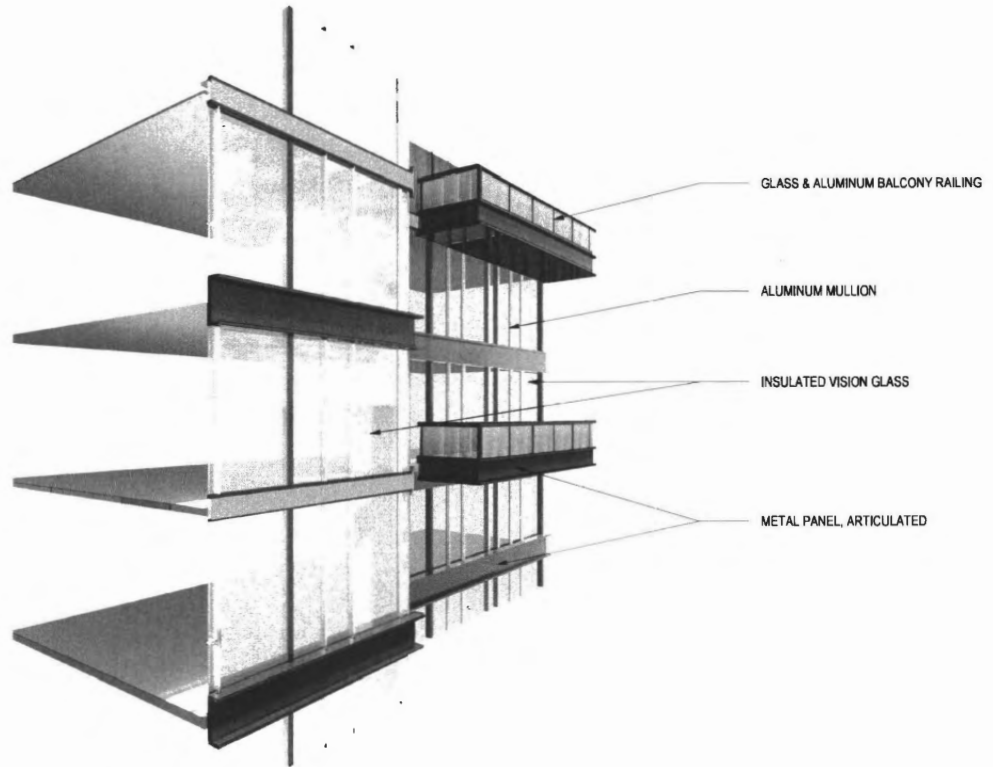
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FACADE AXONS

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Ave/1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: April 17, 2024
PLAN COMMISSION: July 18, 2024

FINAL FOR PUBLICATION



Scale: N.T.S.

FACADE AXONS

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: April 17, 2024
PLAN COMMISSION: July 18, 2024

Reclassification Of Area Shown On Map No. 1-I.

(Application No. 22530T1)

(Common Address: 341 -- 351 N. Kedzie Ave./3148 -- 3158 W. Carroll Ave.)

[O2024-0011155]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current B3-2 Community Shopping District and M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 1-I in the area bounded by:

a line 146.00 feet north of and parallel to West Carroll Avenue; the public alley next east of and parallel to North Kedzie Avenue; West Carroll Avenue; and North Kedzie Avenue,

to those of a C2-2 Motor Vehicle-Related Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Architectural Site Plan; and Exterior Elevators attached
to this ordinance printed on pages 16840 through
16841 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

NARRATIVE AND PLANS ATTACHMENT
TYPE II Rezoning from B2-5 and M1-2 to C2-2
341-55 North Kedzie Avenue/3148-58 West Carroll Avenue

The Project

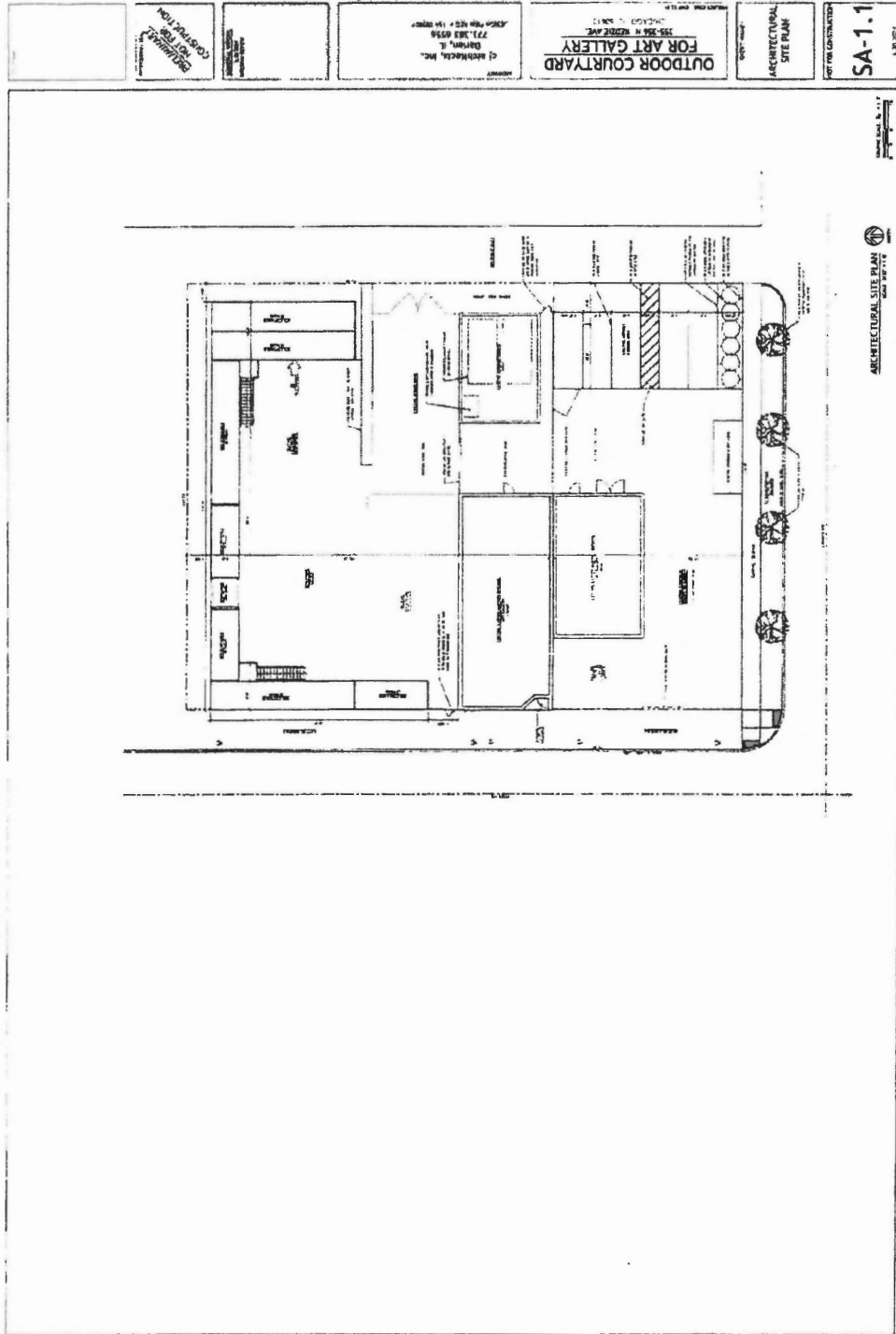
The subject property is comprised of six lots and is improved with two one-story building, 13 feet, 1 inch in height, that contain 2,537 sq. ft. and two parking spaces in a detached garage. The buildings are used as an Art Gallery, Artist Work and Sales Space and a Venue. The Applicant proposes to expand the existing uses into the adjacent property to the north and erect containers, 19.5 feet in height, to display art and provide additional restrooms and outdoor seating to be used in connection with the Venue. Eight on-site parking spaces will be provided including the two in the existing two-car garage.

The property is located on the on the northeast corner of North Kedzie and West Carroll Avenue in an area that is comprised of various zoning districts including C1-2, M1-2, B3-1, and RT-4. The area is improved buildings ranging in height from one to four stories containing residential and commercial uses. Fifteen feet north of the property is the Kedzie Metra station entrance.

To allow the proposed use of an outdoor art gallery, the Applicant seeks a change in zoning classification for the subject property from the property's current B3-2 Community Shopping District and M1-2 Limited Manufacturing/Business Park Districts to a C2-2 Motor Vehicle-Related Commercial District under a Type 1 Map Amendment. The Applicant also seeks as part of the Type 1 Rezoning an Administrative Adjustment pursuant to Section 17-13-0303-D to reduce, under Section 17-13-1003-EE, the required parking from 38 spaces to eight spaces.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	17,957.61 sf	
Floor Area:	4,358 sf	
Maximum FAR:	0.24	
Residential Dwelling Units:	0	
MLA Density:	N/A	
Height:	13 feet (existing)	
Bicycle Parking:	0 spaces (existing)	
Automobile Parking:	8 spaces (existing)	
Setbacks:	Front (N. Kedzie):	None (Existing)
	North Side	6 feet 8.25 inches
	South Side(Berwyn Ave):	None (Existing)
	Rear:	4 feet 10.5 inches



Final for Publication

Final for Publication

SCALE: 1/8" = 1'-0"

OUTDOOR COURTYARD
FOR ART GALLERY

ARCHITECT: J. J. B. ARCHITECTS, INC.
2111 19th Street, N.E.
Atlanta, GA 30329
Phone: 404.525.1234

DATE: 09/18/2024

PROJECT: OUTDOOR COURTYARD FOR ART GALLERY

DRAWING: EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

A-2.1

Reclassification Of Area Shown On Map No. 1-J.
(Application No. 22505)
(Common Address: 3843 W. Huron St.)

[O2024-0010943]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map Number 1-J in the area bounded by:

West Huron Street; a line 97 feet west of and parallel to North Avers Avenue; the public alley next south of and parallel to West Huron Street; and a line 121 feet west of and parallel to North Avers Avenue,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Reclassification Of Area Shown On Map No. 2-F.
(Application No. 22518T1)
(Common Address: 622 -- 624 W. Roosevelt Ave.)

[O2024-0011142]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current DS-3 Downtown Service District symbols and indications as shown on Map Number 2-F in the area bounded by:

the public alley next north of and parallel to West Roosevelt Road; a line 114.64 feet east of and parallel to South Desplaines Street; West Roosevelt Road; and a line 69.76 feet east of and parallel to South Desplaines Street,

to those of a DS-3 Downtown Service District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; Basement and First Floor Partition Plans; and South and West Building Elevations attached to this ordinance printed on pages 16844 through 16848 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

SUBSTITUTE NARRATIVE AND PLANS ATTACHMENT TYPE I Rezoning from DS-3 to DS-3 622 – 24 West Roosevelt Road

The Project

The property is improved with a three-story commercial building with three parking spaces. The Applicant seeks to rezone the property to allow the use of the building’s ground floor and basement totaling 7,653.70 sq. ft., including the basement, as an Adult Use Cannabis Dispensary. The two upper floors will remain as unrelated commercial use. No exterior modifications to the building are proposed and the existing three parking spaces will remain. The height of the building is and will remain at 44.00 feet.

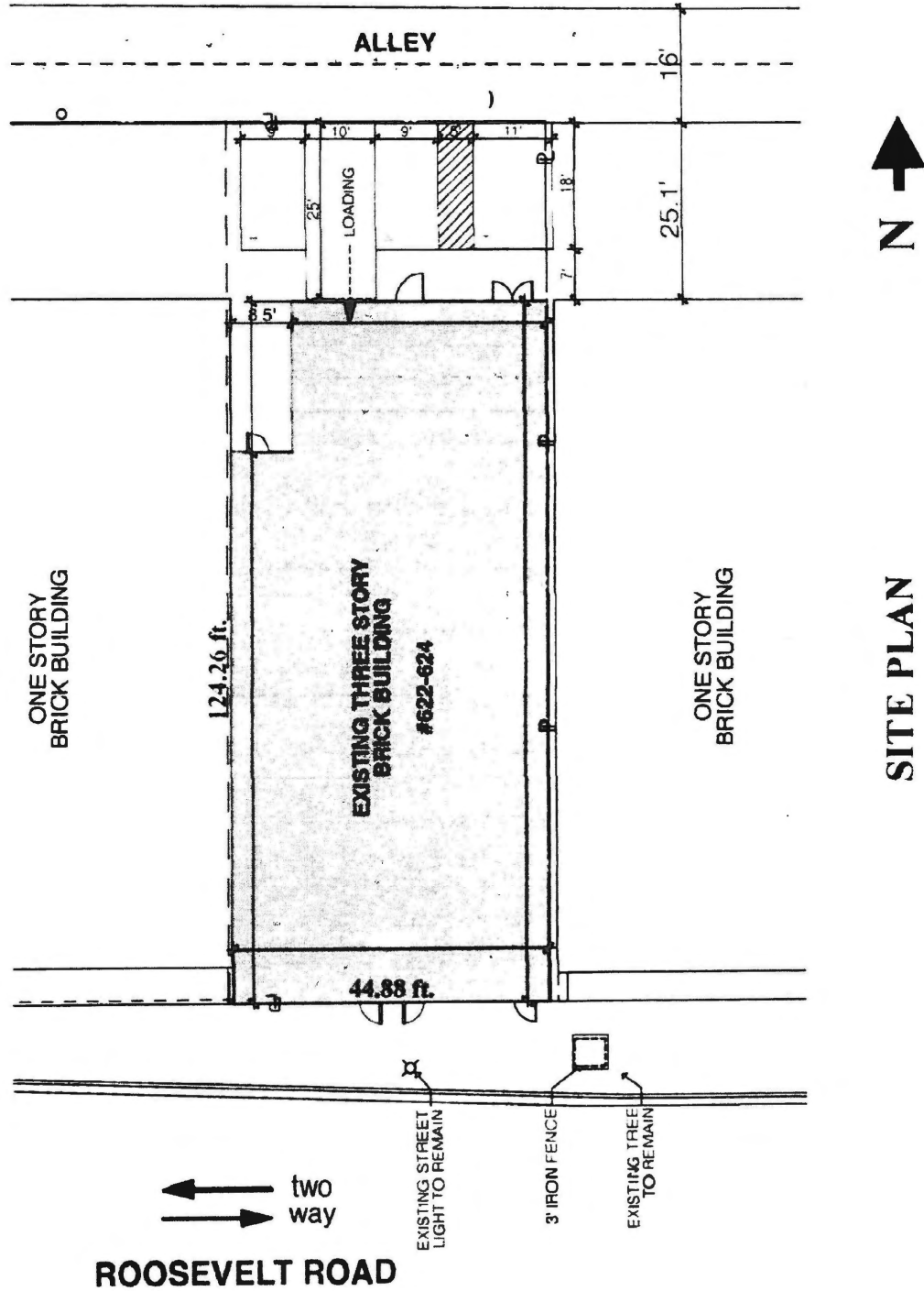
The property is located on the north side of West Roosevelt Road in an area that is primarily improved with single and multi-story commercial buildings. To allow the proposed use of the property as an Adult Use Cannabis Dispensary, the Applicant seeks a Mandatory Type I rezoning of the property without a change in the DS-3 zoning classification. The area has a mix of zoning classifications, including DS-3, DS-5, DX-5, and DX-7. It is improved with multiple buildings of similar or greater size, scale, and density to the subject building. The property is a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B (1), as it is located on West Roosevelt Road a designated bus line corridor in Table 17-17-0400-B.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	5,577square feet	
Floor Area:	10,319.55 square feet	
Maximum FAR:	1.85	
Residential Dwelling Units:	None	
MLA Density:	N/A	
Height (existing):	44.00 feet (existing)	
Bicycle Parking:	None	
Automobile Parking:	3 spaces	
Setbacks:	Front (Roosevelt Road):	None (existing)
	West Side:	None (existing)
	East Side:	None (existing)
	Rear (Alley):	25.00 feet (existing)
Distance to nearest School:	Greater than 500 feet	

*A set of plans is attached.

Final for Publication



BLOG DEPT APPROVAL



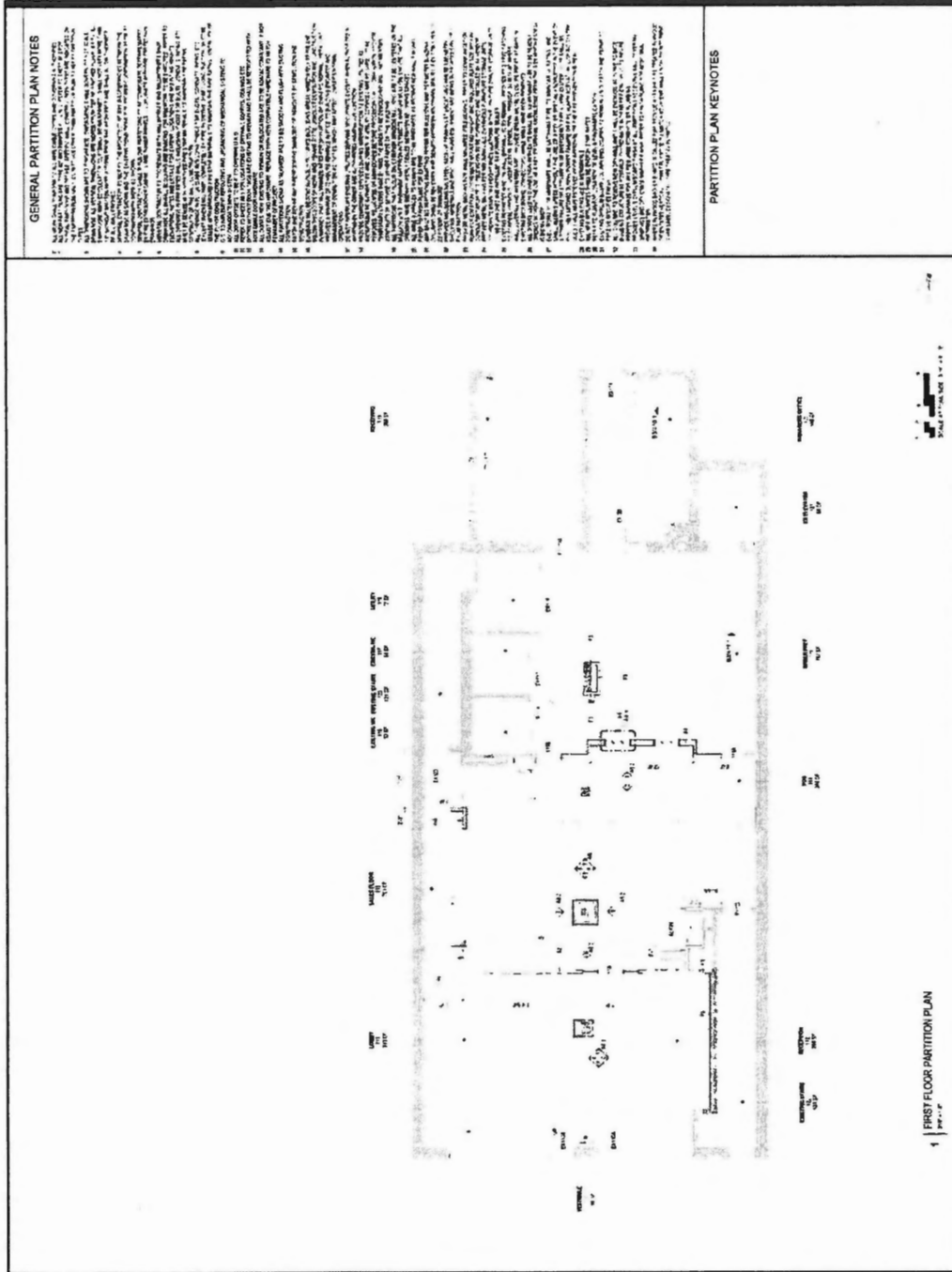
High Hagan Chicago LLC

Chicago, IL
KEY PLAN

DATE: 09/18/2024
PROJECT: 16845
SHEET: 16845-01
SCALE: AS SHOWN

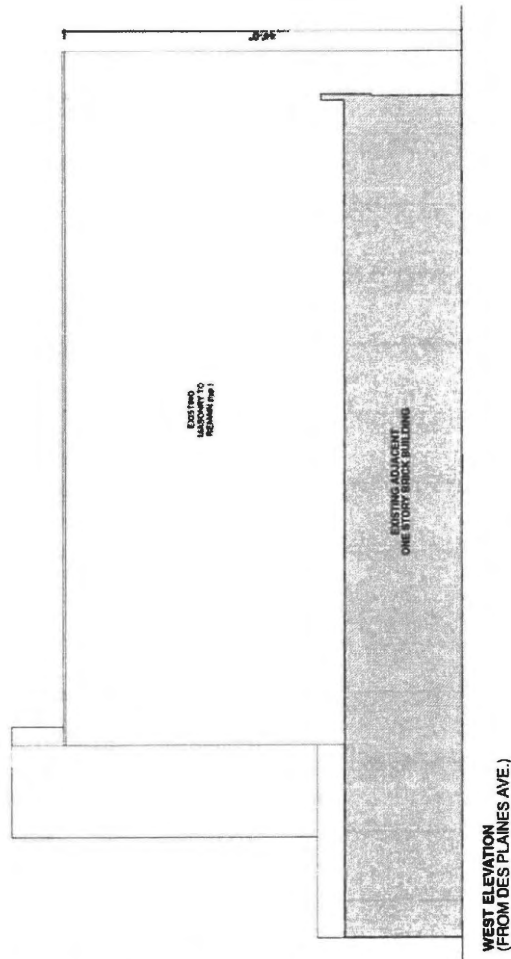
FIRST FLOOR PARTITION PLAN

A1.1

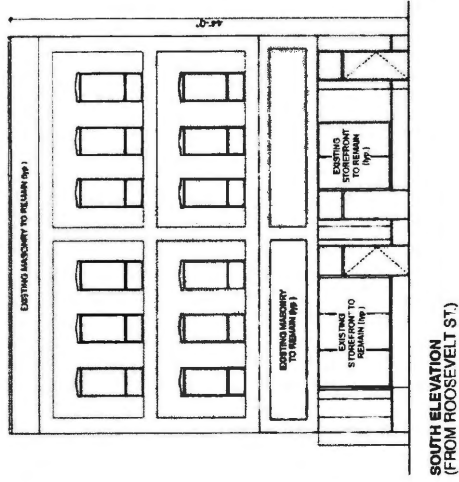


Final for Publication

Final for Publication

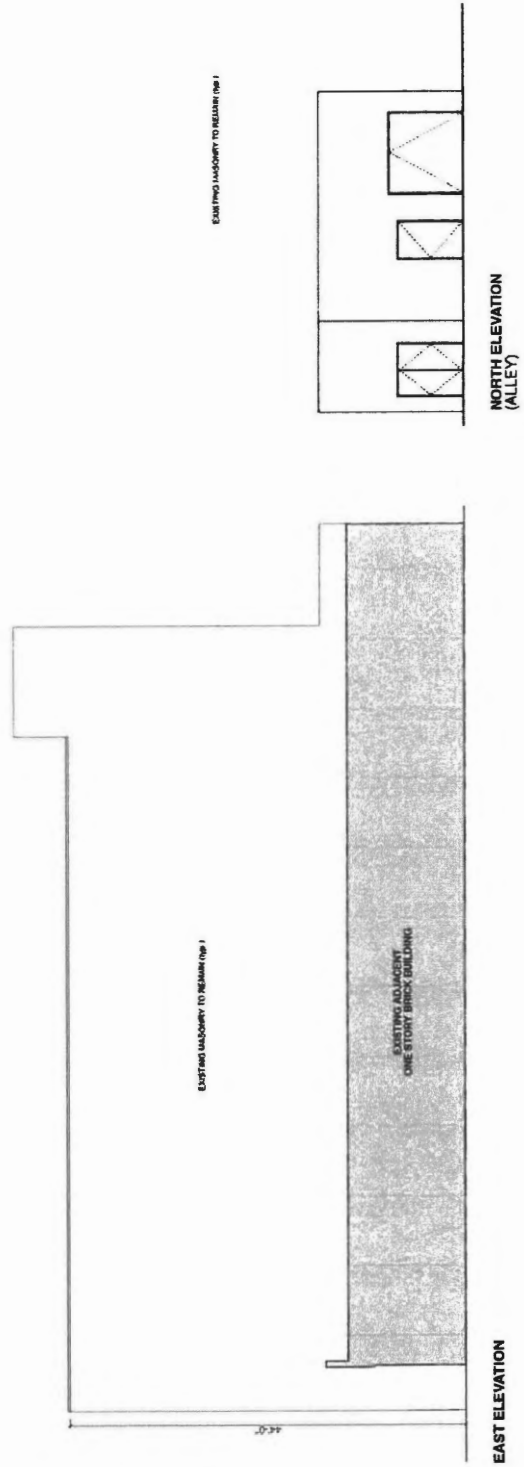


WEST ELEVATION
(FROM DES PLAINES AVE.)



SOUTH ELEVATION
(FROM ROOSEVELT ST.)

Final for Publication



Reclassification Of Area Shown On Map No. 2-G.
(As Amended)
(Application No. 22375)
(Common Address: 1000 -- 1024 W. Jackson Blvd., 230 -- 238 S. Morgan St.,
And 1015 -- 1027 W. Adams St.)

[SO2024-0008412]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Business Planned Development Number 1562 District symbols, and the DS-3 Downtown Service District symbols and indications all as shown on Map Number 2-G in the area bounded by:

West Adams Street; a line 149.47 feet west of South Morgan Street; West Quincy Street; a line 118.60 feet west of South Morgan Street; a line 79.61 feet south of West Quincy Street; a line 70.00 feet west of South Morgan Street; a line 89.61 feet south of West Quincy Street; South Morgan Street; West Jackson Boulevard; a line 256.32 feet west of South Morgan Street; West Quincy Street; and a line 293.60 feet west of South Morgan Street,

to those of a DX-5 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current DX-5 Downtown Mixed-Use District symbols and indications as shown on Map No. 2-G in the area bounded by:

West Adams Street; a line 149.47 feet west of South Morgan Street; West Quincy Street; a line 118.60 feet west of South Morgan Street; a line 79.61 feet south of West Quincy Street; a line 70.00 feet west of South Morgan Street; a line 89.61 feet south of West Quincy Street; South Morgan Street; West Jackson Boulevard; a line 256.32 feet west of South Morgan Street; West Quincy Street; and a line 293.60 feet west of South Morgan Street,

to those of a Residential Business Planned Development Number 1562, as amended, which is hereby established in the area described above.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1562, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1562, as amended, ("Planned Development") consists of approximately 65,763 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map ("Property") and is owned or controlled by the Applicant, 1016 W Jackson LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys

- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

The Planned Development will comply with the CDOT approved Travel Demand Management Study.

4. This plan of development consists of eighteen (18) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Subarea, and Property Line Map; an overall Site Plan; Ground Floor Plan; Typical Parking Floor Plan, Typical Floor Plan, Roof Plans; and Building Elevations, all submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development:

Subarea A and Subarea B: cultural exhibits and libraries; animal services (except kenneling); artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); communication service establishments; eating and drinking establishments (all and including at-grade and above-grade outdoor patio and liquor sales); indoor special event including incidental liquor sales; financial services (excluding payday loan stores, pawn shops and drive-through facilities); food and beverage retail sales (including liquor sales); hotel/motel; medical service; office; personal service; repair or laundry

service, consumer; retail sales, general; participant sports and recreation (subject to site plan approval); artisan manufacturing, production and industrial services; co-located wireless communications facilities; residential units; accessory parking and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The Applicant acknowledges that the project has received a bonus FAR on the Subarea A portion of the property only in the amount of 1.55, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total overall FAR for the Planned Development is 7.19. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. The Applicant acknowledges and agrees that the rezoning of the Property from Residential-Business Planned Development Number 1562 ("RBP1562") and DS-3 Downtown Service District, to the DX-5 Downtown Mixed-Use District and then to RBP1562, as amended is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a "downtown district" within the meaning of the ARO and permits the construction of 380 dwelling units in Subarea A and 50 dwelling units in Subarea B. The Applicant intends to construct a 380-unit rental building in Subarea A (the "Project"). This statement addresses ARO compliance for the Project. Compliance with the ARO for Subarea B will be determined in the future if a residential development project is proposed.

Developers of rental projects in downtown districts with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant for Subarea A has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation for Subarea A is 76 affordable units (20 percent of 380) and half of those affordable units are Required Units. The Applicant of Subarea A has agreed to satisfy its affordable housing obligation by providing all 76 affordable units in the rental building in Subarea A, as set forth in the Affordable Housing Profile Form (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that: (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI, (y) at least one-third (or 25 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 4 of the 25 units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against Subarea A of the P.D. and will constitute a lien against such property. The Commissioner of DOH

may enforce remedies for any breach of this Statement 9, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

10. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development ("DPD"). The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. For any new construction, the Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. As there are existing improvements within Subarea B of the P.D. which have been previously constructed, the obligations contained within this Statement only shall apply to the improvements in Subarea A of the P.D. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the Subarea A improvements or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant’s submission for Part II permit review for the Subarea A improvements or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant’s preliminary outreach plan; (b) a description of the applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant’s outreach efforts; and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the Subarea A improvements or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
17. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea B, the Applicant shall submit a site plan, landscape plan and building elevations for Subarea B for review and approval by the DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with this P.D. and to assist the City in monitoring ongoing development.

* Editor’s Note: Numbering sequence error; (i) missing in original document.

Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Subarea B Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a DX-5 Downtown Mixed-Use District.

[ARO/Types A and B Communication Unit Distribution; Existing Zoning Map; Existing Land-Use Map; Boundary, Subarea and Property Line Map; Overall Site Plan; Ground Floor and Landscape Plan; Typical Parking Floor Plan; Typical Floor Plan; Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 16862 through 16874 of this *Journal*.]

Bulk Regulations and Data Table and ARO Intake Application referred to in these Plan of Development Statements read as follows:

*Residential-Business Planned Development Number 1362, As Amended.**Bulk Regulation and Data Table.*

FINAL FOR PUBLICATION

<u>NET SITE AREA:</u>	65,763.00 sq. ft.
Sub-Area A:	38,450.00 sq. ft.
Sub-Area B:	27,313.00 sq. ft.
<u>AREA REMAINING IN THE PUBLIC RIGHT-OF-WAY:</u>	20,655.41 sq. ft.
Sub-Area A:	14,601.95 sq. ft.
Sub-Area B:	6,053.46 sq. ft.
<u>GROSS SITE AREA:</u>	86,418.41 sq. ft.
Sub Area A:	53,051.95 sq. ft.
Sub Area B:	33,366.46 sq. ft.
<u>MAXIMUM FLOOR AREA RATIO:</u>	7.19
Sub-Area A:	9.13
Sub-Area B:	4.46
<u>MAXIMUM NUMBER OF DWELLING UNITS:</u>	
(these unit counts are based upon a required 40% mix of efficiency units)	430
Sub-Area A:	380
Sub-Area B:	50
<u>MAXIMUM HOTEL KEY COUNT:</u>	
(For each hotel key added to the project, the dwelling unit count will be reduced accordingly in a 1 to 1 ratio)	350
Subarea A:	300
Subarea B:	50
<u>MAXIMUM BUILDING HEIGHT:</u>	
Sub-Area A:	275 feet
Sub-Area B:	150 feet
<u>MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:</u>	
Sub-Area A:	163
Sub-Area B:	0
<u>MINIMUM NUMBER OF OFF-STREET LOADING BERTHS:</u>	
Sub-Area A:	3
Sub-Area B:	0
<u>MINIMUM NUMBER OF BICYCLE PARKING SPACES:</u>	
Sub-Area A:	380
Sub-Area B:	0
<u>MINIMUM SETBACKS FROM PROPERTY LINE:</u>	In accordance with the Site Plan

*Applicant seeks relief pursuant to 17-13-1003-LL for a reduction of EVSE Requirements for Affordable Housing in accordance with the applicable value specified in the table contained in this section of the Chicago Zoning Ordinance

* An official website of the City of Chicago Here's how you know

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ARO Intake Application



Submission ID: 868162

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://code.library.amegal.com/codes/chicago/latest/chicago_1/0-0-0-2598874.

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in [Section 2-44-105 of the City's Municipal Code](#).

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function.

Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 5.1.2 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.org.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name * 1016 W Jackson LLC	Applicant Contact Person * Anthony Hrusovsky
Applicant Email * anthony@mavrekdevelopment.com	Applicant Phone * (847) 917-3065
Applicant Address * 2211 N. Elston Ave.	
Attorney Name * Michael Ezgur	Attorney Email * michael@acostaezgur.com

Development Information

Development Address:

From * 1000	To 24	Direction * W	Street Name * JACKSON
Zip Code * 606072914	Ward * 34	ARO Zone * Downtown	
Development Name * 1000 W Jackson	If you are working with a Planner at the City, what is his/her/their name? James Gwinner		
Zoning Application Number (if applicable)	Council Introduction Date * 3/20/2024		

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

ARO Trigger * Zoning Entitlement	Development Type * Rental
--	-------------------------------------

FINAL FOR PUBLICATION

Total Units *

380

Is your Project in a Transit Served Location? *

with 4.0 FAR (100% on-site requirement)

Estimated date marketing will begin *

2/2/2026

Estimated date of building permit (in-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

9/2/2024

ARO Requirements

ARO Option

- 20% at 60% average AMI
- 16% at 50% average AMI
- 13% at 40% AMI
- 10% at 30% AMI

ARO Option

- 20% at 100% AMI
- 16% at 80% AMI

ARO Option *

10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF T-E AMI

ARO Option *

- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units

Required *

76.0

Minimum On-Site

Units *

19

Maximum Units Paid

For In-Lieu *

38

Proposed On-Site

Units *

76

Proposed Off-Site

Units *

0

Proposed In-Lieu

Units *

0.0

In-Lieu Amount

Owed *

\$0.00

On-Site Units To

CLHIF or CHA *

0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From To Direction Street Name

Zip Code Ward ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

\$ 0.00

Forms

Unit Mix and Square Footage Spreadsheet *

[Affordable-Requirements-Unit-Details - 1000 W. Jackson - Draft.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

[1000 W Jackson Typical floor plan.pdf](#)

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If ARO units are CLIHTF or CHA, attach signed acceptance letter
If off-site units are new construction, attach:

- A. Schematic and design development drawings for on-site units
- B. Schematic and design development drawings for off-site units
If off-site units are rehab, please attach the following documents:
- A. Schematic and design development drawings for on-site units
- B. Schematic and design development drawings for off-site units
- C. A Physical Needs Assessment (PNA)
- D. Surveys
- E. Outstanding code violations
- F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

- A. Owner Sworn Statement
- B. GC Sworn Statement
- C. Bounday Survey
- D. Draft permit application prior to submission to the Department of Buildings (DOB)
- E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

- A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- B. A copy of the front and back of each building permit for each property with all DOB signoffs
- C. A copy of the Certificate of Occupancy for each property (if applicable)
- D. Final GC and Owner Sworn Statements
- E. All final waivers of lien or a title report showing no liens for each property
- F. As built Survey (new construction)
- G. Final Issued for Construction Permitted Construction Drawings
- H. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

Michael

Summary Work Log

Submission Date: 02/26/2024 07:16:51 PM

Amended Date:

Admin Amended Date:

Admin Amended By:

Admin Amended Justification:

Options	Action
Show Notes	Accept
Email User	Deny
	Follow Up



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Project Name	1018 W Jackson
Zoning Application number, if applicable	
Address	1000-1024 W Jackson Blvd
Is this a For Sale or Rental Project?	Rental
Anticipated average psf/rent/price?*	\$4.33
Total Units in Project	380
Total Affordable units	76

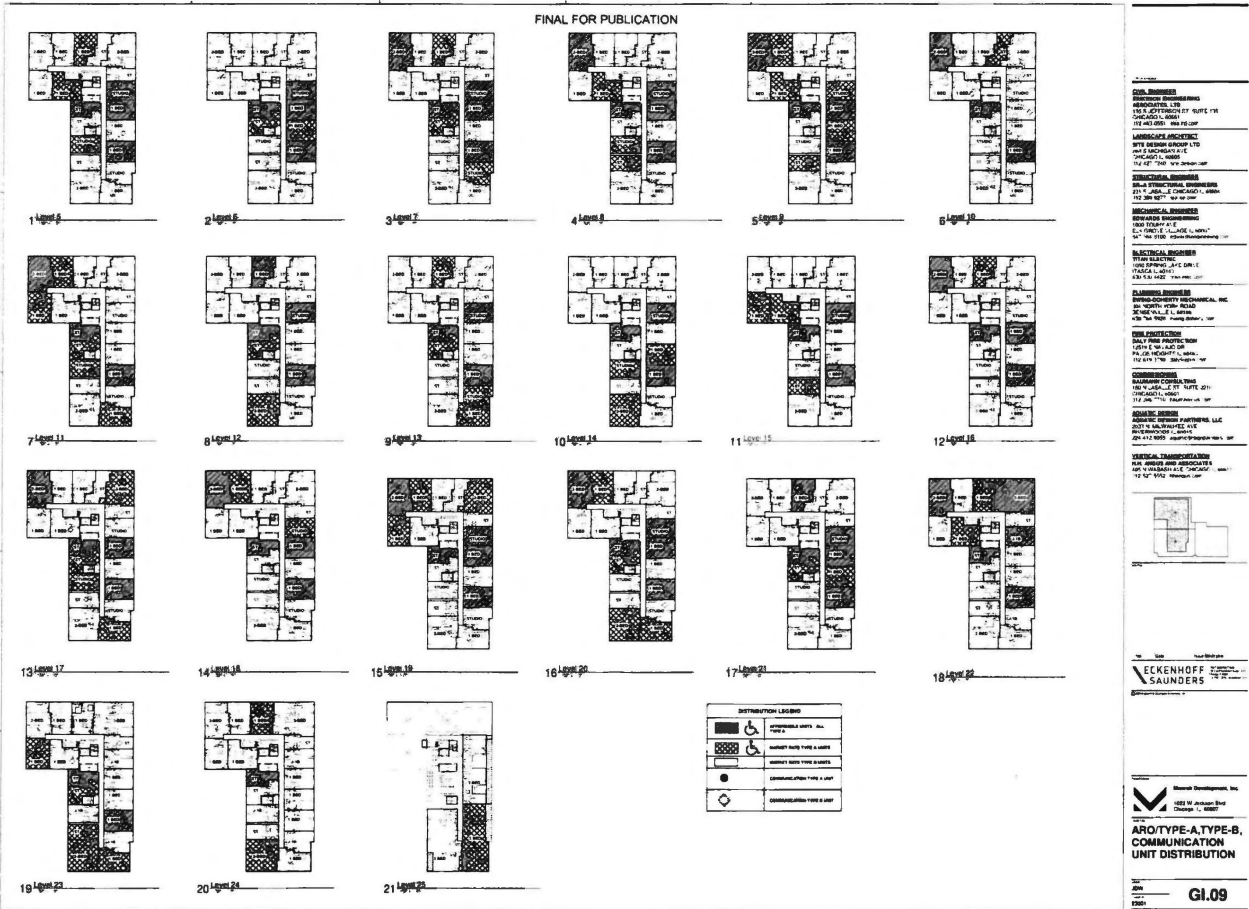
Summary						
unit type	Market Rate			ARO		
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage
studio	125	41%	535	32	42%	505
one-bed	129	42%	705	32	42%	641
two-bed	46	15%	1,011	11	14%	895
three-bed	5	2%	1,721	1	1%	1,463

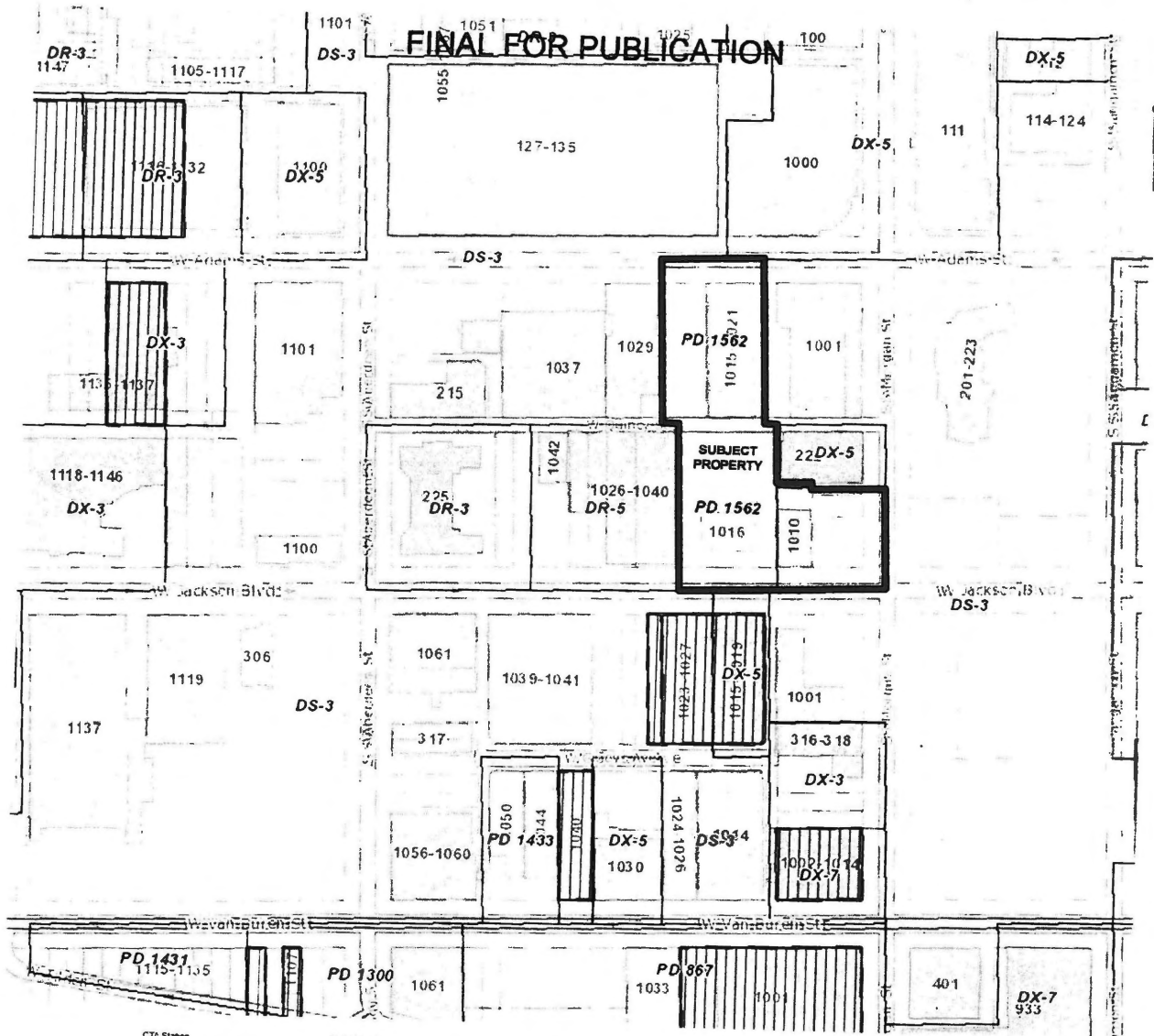
*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios)
 **the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

	Market Rate Units	Affordable Units
Parking	20	N/A
Laundry	20	In-unit. Same as Market Rate.
Appliances	yes	yes
Refrigerator age/EnergyStar/make/model/color	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Dishwasher age/EnergyStar/make/model/color	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Stove/Oven age/EnergyStar/make/model/color	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Microwave age/EnergyStar/make/model/color	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Bathroom(s) how many? Half bath? Full bath?	Two, minimum 1 full bathroom	Yes, minimum 1 full bath per unit.
Kitchen countertops material	quartz	quartz
Flooring material	LVT	LVT
HVAC	central	Fan Coil
Other	TBD	TBD

NOTE: DOH will review specific details for features and amenities for approval when they become available. The applicant shall provide comparable unit features and amenities in affordable units as in market rate units as required by the ARO Rules.

AMI Mix for ARO Units								
Affordable Units	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units	Average
Studio	-	2	9	14	-	7	32	60.31%
1 bed	-	2	10	16	-	4	32	58.13%
2 bed	-	1	2	4	-	4	11	63.64%
3 bed	-	-	-	1	-	-	1	60.00%
4 bed	-	-	-	-	-	-	-	#DIV/0!
	-	5	21	35	-	15	76	59.87%





- | | | | |
|--|---|---|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> CTA Station <input type="checkbox"/> Non-Accessible <input type="checkbox"/> Accessible <input type="checkbox"/> METRA Station <input type="checkbox"/> Chicago Public Schools <input type="checkbox"/> TIFs <input type="checkbox"/> Industrial Corridors <input type="checkbox"/> Wards <input type="checkbox"/> Community Area <input type="checkbox"/> City Parcels <input type="checkbox"/> Planned Developments <input type="checkbox"/> Lakefront Zoning <input type="checkbox"/> Private <input type="checkbox"/> Public | <ul style="list-style-type: none"> <input type="checkbox"/> Pedestrian Street <input type="checkbox"/> Retail <input type="checkbox"/> So Coner <input type="checkbox"/> Chicago Landmarks <input type="checkbox"/> Chicago Landmark Districts <input type="checkbox"/> Chicago Historic Resources Survey <input type="checkbox"/> Grange <input type="checkbox"/> Rac <input type="checkbox"/> National Register <input type="checkbox"/> NHP - Property <input type="checkbox"/> NHP - District <input type="checkbox"/> NHL - Property <input type="checkbox"/> NHL - District <input type="checkbox"/> Overlay & Special Sign Districts | <ul style="list-style-type: none"> <input type="checkbox"/> FEMA Floodplain 2021 <input type="checkbox"/> 100 Year Floodplain <input type="checkbox"/> 500 Year Floodplain <input type="checkbox"/> PMD Subareas <input type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> ADU Area <input type="checkbox"/> Careable Zoning Ordinance <input type="checkbox"/> Affordable Resourmentals (ARO) <input type="checkbox"/> Community Preservation Area <input type="checkbox"/> Laboratory Area <input type="checkbox"/> Downtown <input type="checkbox"/> Park and Lake Village Park Area <input type="checkbox"/> Job Map <input type="checkbox"/> Planning Region <input type="checkbox"/> Zoning Map Index <input type="checkbox"/> Zoning Development Area <input type="checkbox"/> TSL Rail Station <input type="checkbox"/> TSL Bus Route | <ul style="list-style-type: none"> <input type="checkbox"/> Zoning - Color-Coded <input type="checkbox"/> Business <input type="checkbox"/> Commerce <input type="checkbox"/> Manufacturing <input type="checkbox"/> Reparat <input type="checkbox"/> Planned Development <input type="checkbox"/> Planned Manufacturing <input type="checkbox"/> Downtown Mixed <input type="checkbox"/> Downtown Core <input type="checkbox"/> Downtown Resource <input type="checkbox"/> Central Service <input type="checkbox"/> Transportation <input type="checkbox"/> Park and Open Space |
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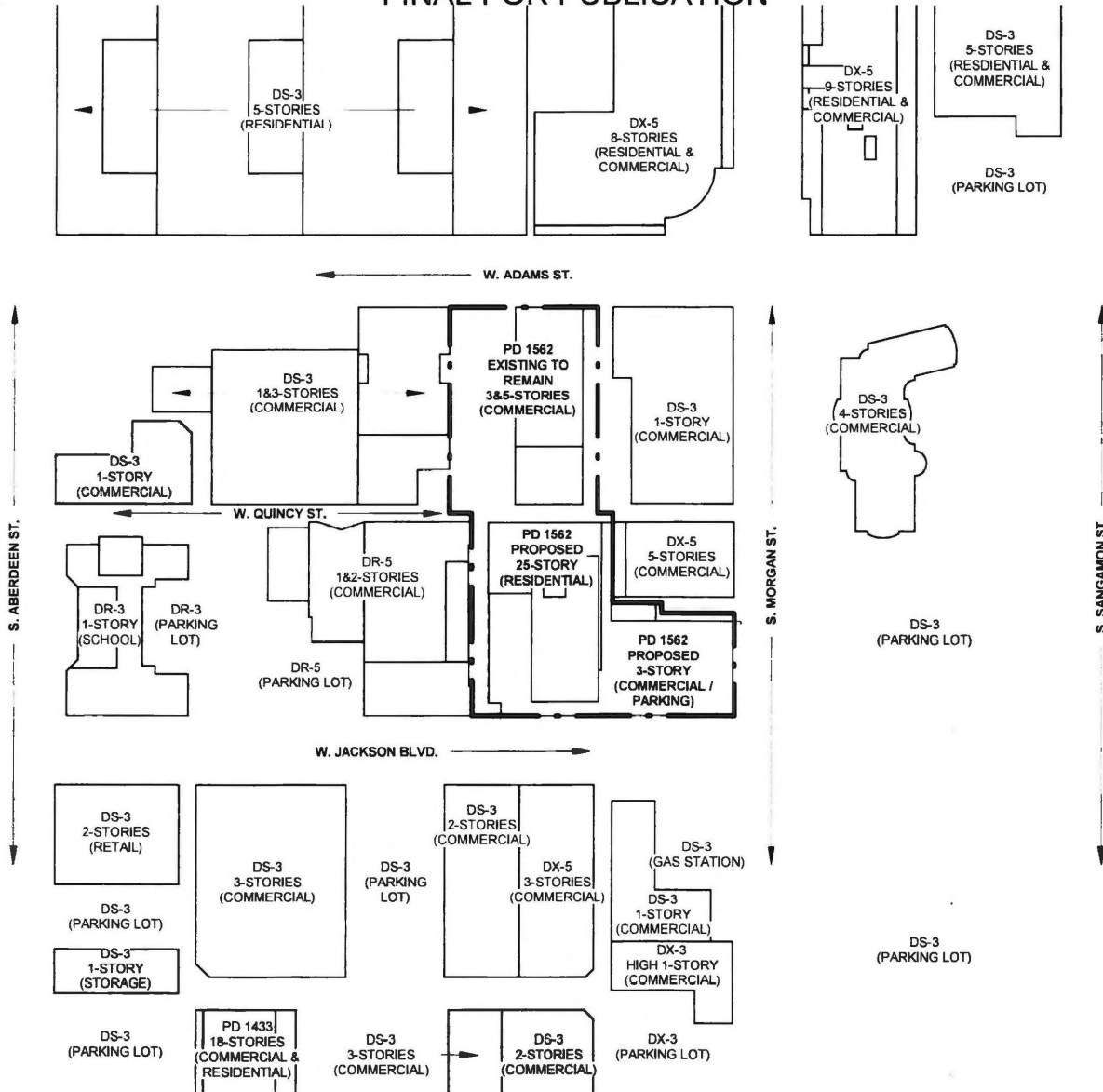


EXISTING ZONING MAP

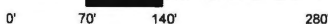
ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Steet
 Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

FINAL FOR PUBLICATION



SCALE 1" = 140'-0"



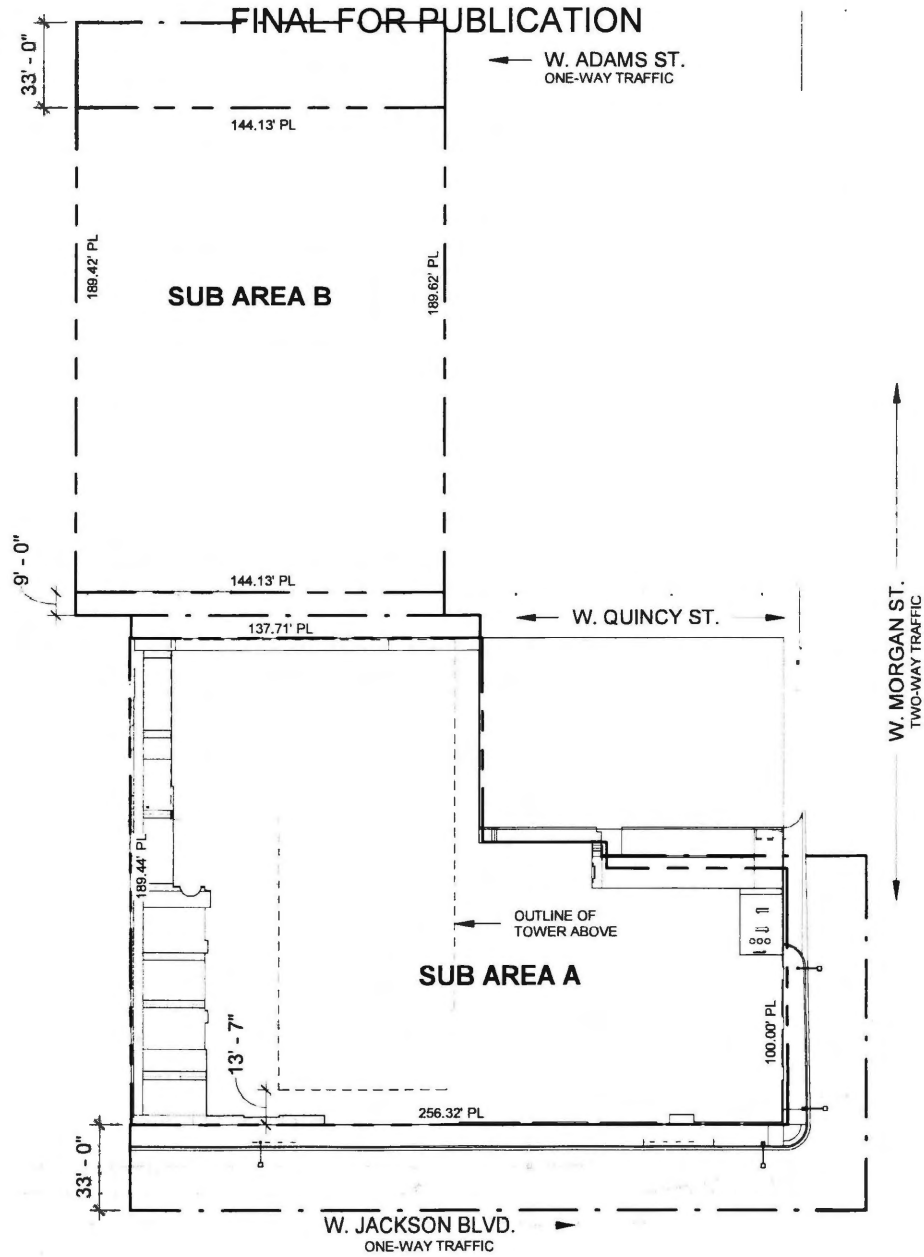
EXISTING LAND USE MAP

ECKENHOFF SAUNDERS

Applicant:
Address:

1016 W Jackson LLC
1000-24 West Jackson Boulevard/
230-38 South Morgan Street/
1015-27 West Adams Steet
MARCH 20, 2024
JULY 18, 2024

Introduction:
Plan Commission:



SCALE 1" = 60'-0"

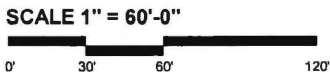
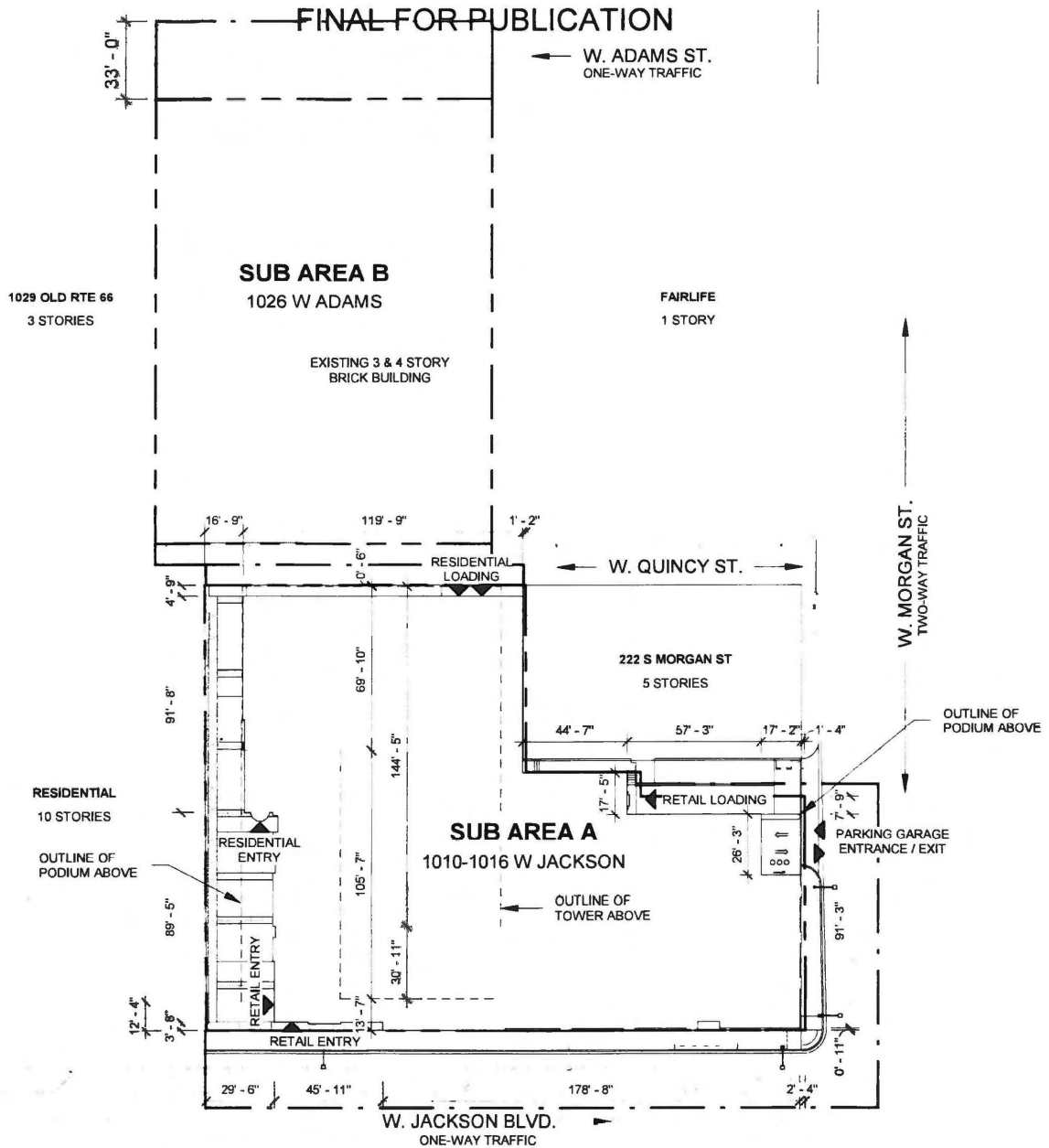


PD BOUNDARY, SUB-AREA, & PROPERTY LINE MAP

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Steet

Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

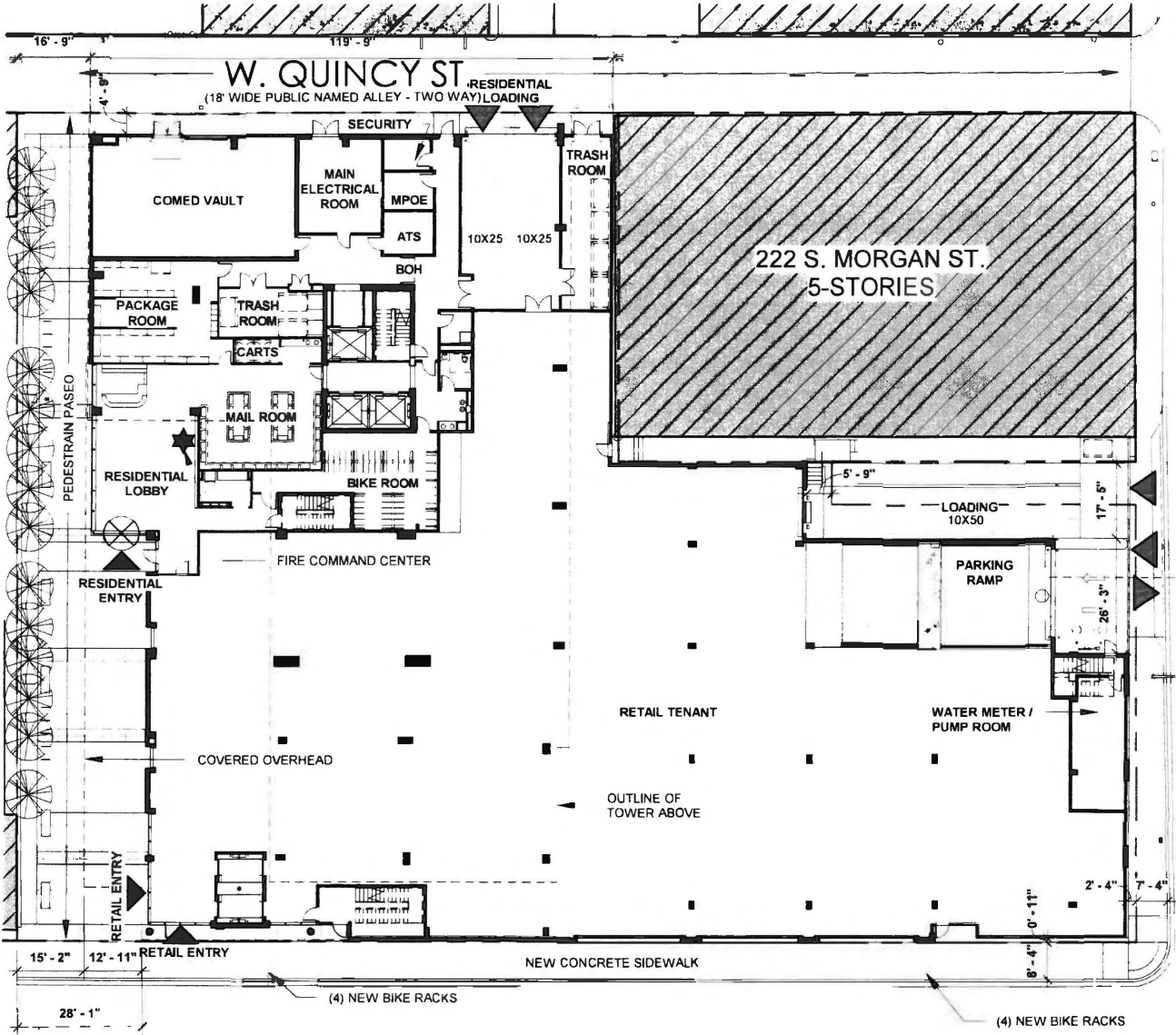


OVERALL SITE PLAN

ECKENHOFF SAUNDERS

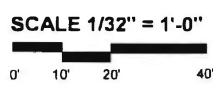
Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Street
 Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

FINAL FOR PUBLICATION



W. JACKSON BLVD.

(66' PUBLIC R.O.W. - ONE-WAY)

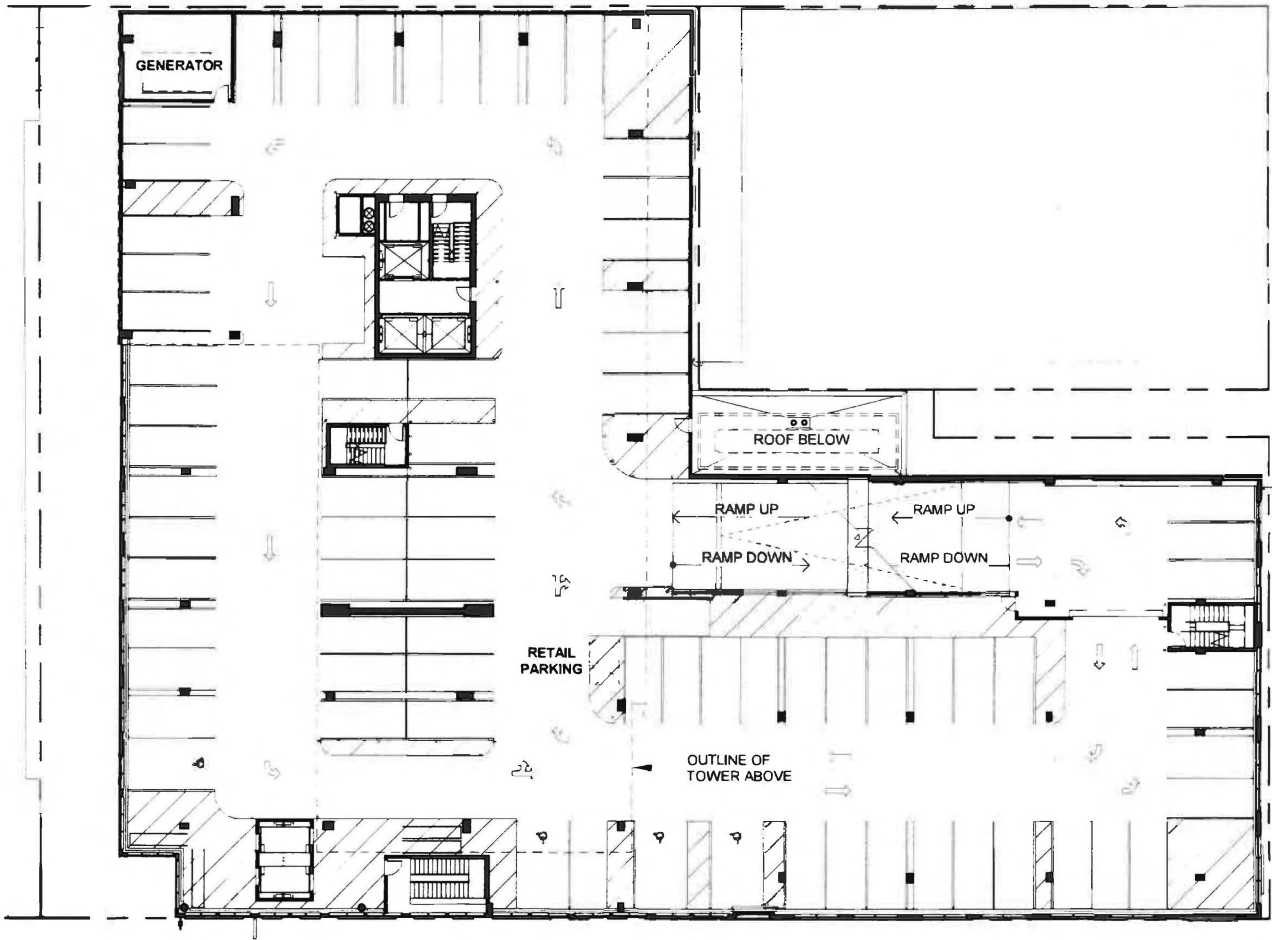


GROUND FLOOR & LANDSCAPE PLAN

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Street
 Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

FINAL FOR PUBLICATION



SCALE 1/32" = 1'-0"



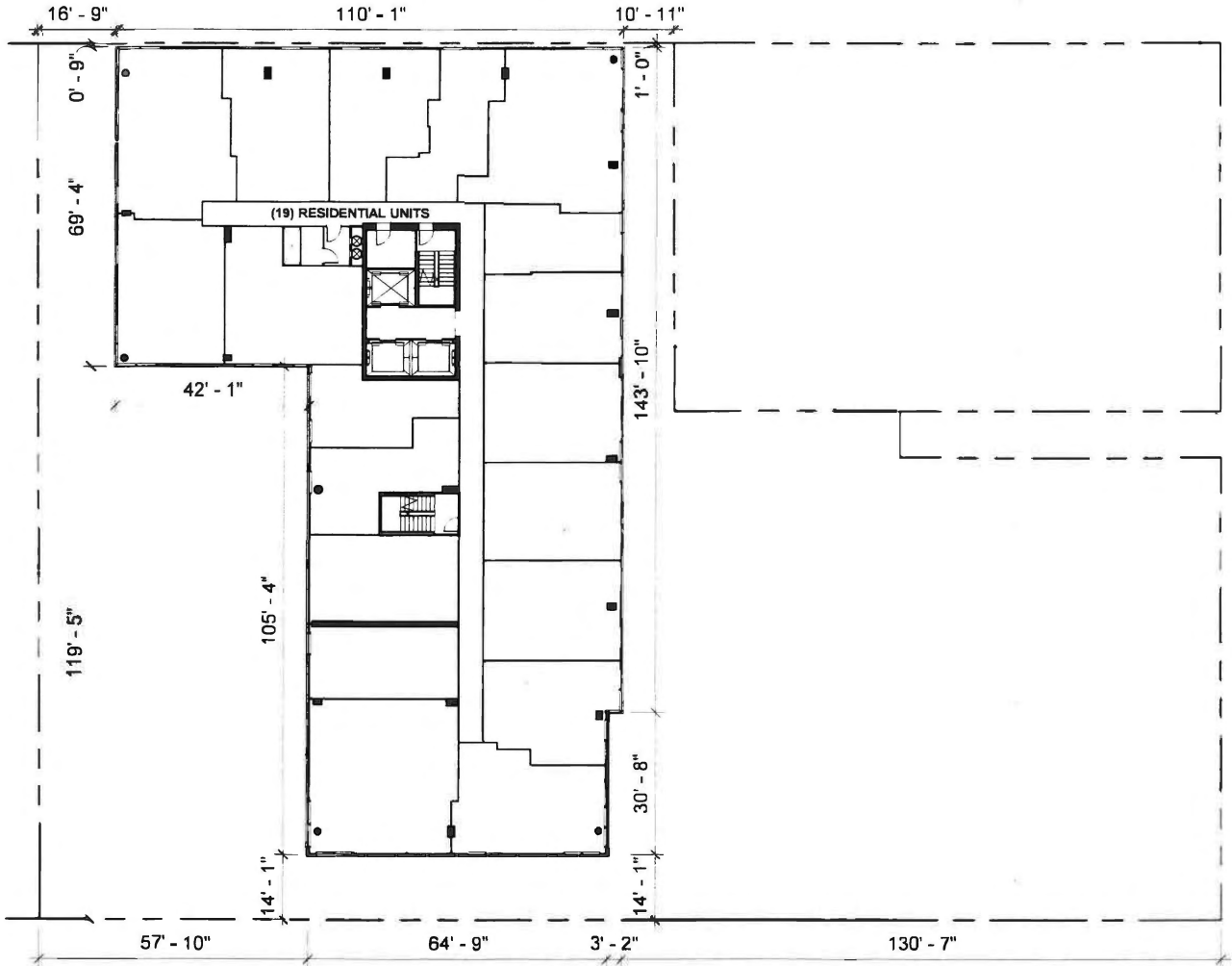
TYPICAL PARKING FLOOR PLAN

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Street

Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

FINAL FOR PUBLICATION



SCALE 1/32" = 1'-0"



TYPICAL FLOOR PLAN

ECKENHOFF SAUNDERS

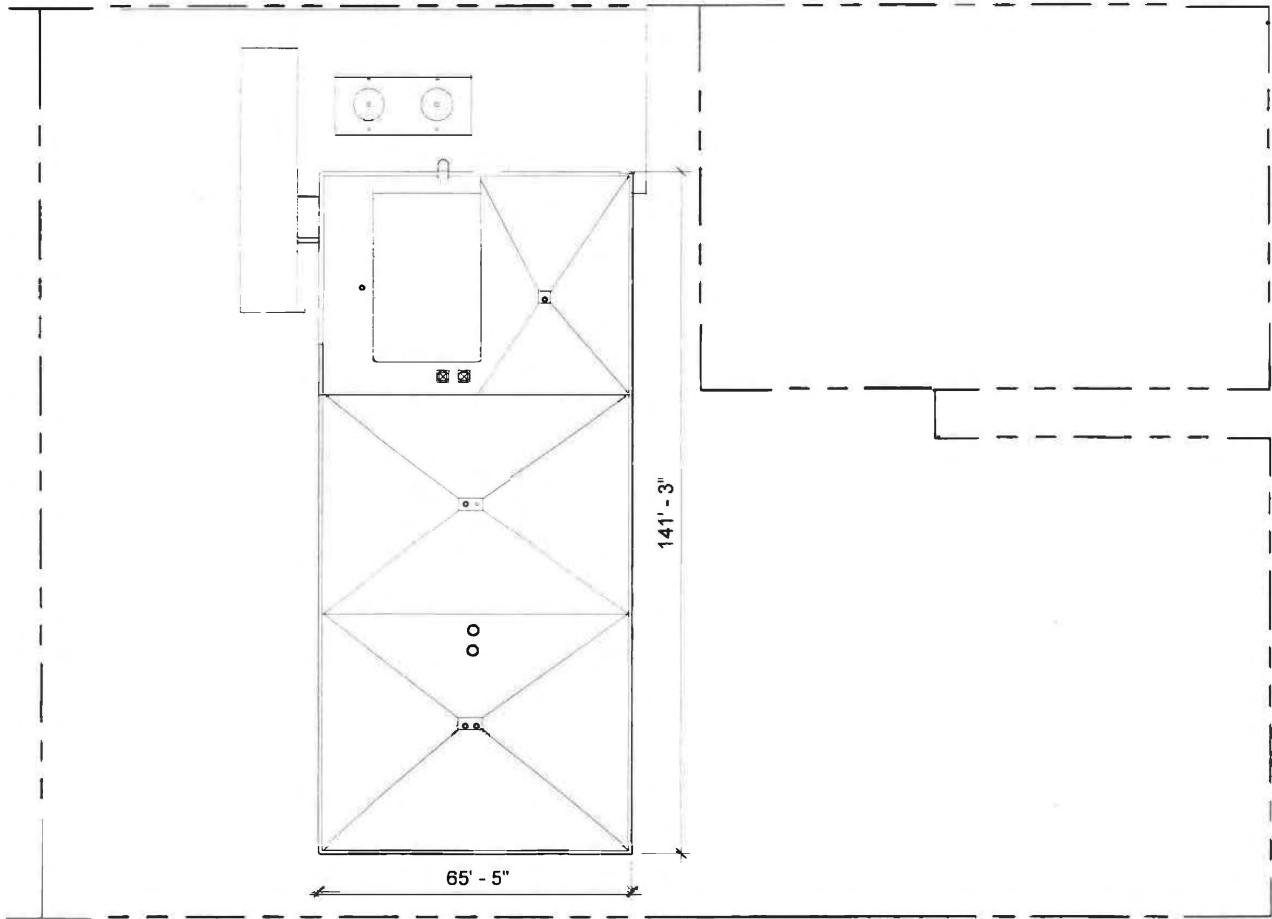
Applicant:
Address:

1016 W Jackson LLC
1000-24 West Jackson Boulevard/
230-38 South Morgan Street/
1015-27 West Adams Street

Introduction:
Plan Commission:

MARCH 20, 2024
JULY 18, 2024

FINAL FOR PUBLICATION



SCALE 1/32" = 1'-0"



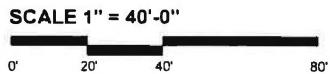
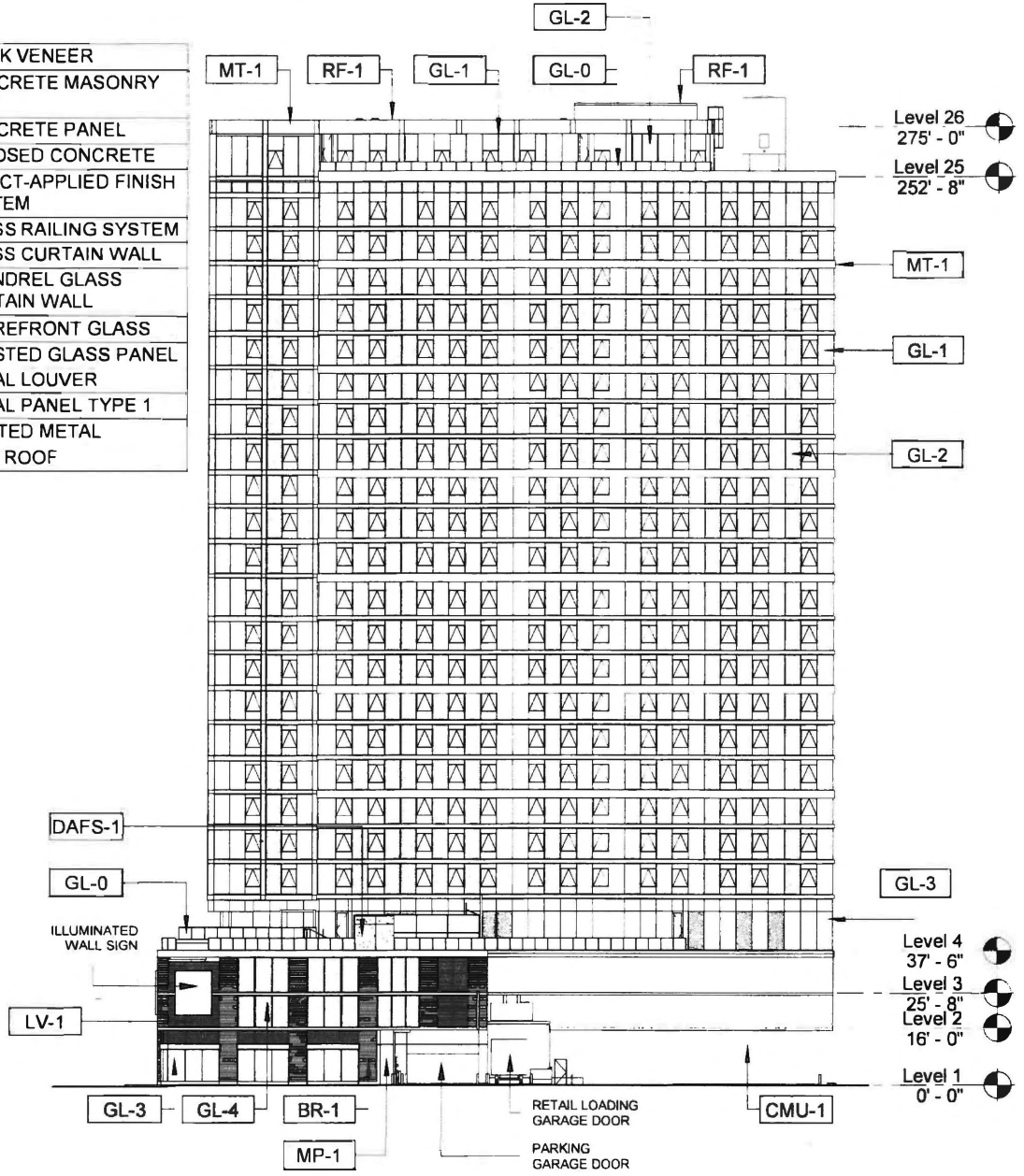
ROOF PLAN

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
Address: 1000-24 West Jackson Boulevard/
230-38 South Morgan Street/
1015-27 West Adams Street
Introduction: MARCH 20, 2024
Plan Commission: JULY 18, 2024

FINAL FOR PUBLICATION

BR-1	BRICK VENEER
CMU-1	CONCRETE MASONRY UNIT
CN-1	CONCRETE PANEL
CONC-1	EXPOSED CONCRETE
DAFS-1	DIRECT-APPLIED FINISH SYSTEM
GL-0	GLASS RAILING SYSTEM
GL-1	GLASS CURTAIN WALL
GL-2	SPANDREL GLASS CURTAIN WALL
GL-3	STOREFRONT GLASS
GL-4	FROSTED GLASS PANEL
LV-1	METAL LOUVER
MP-1	METAL PANEL TYPE 1
MT-1	PAINTED METAL
RF-1	FLAT ROOF

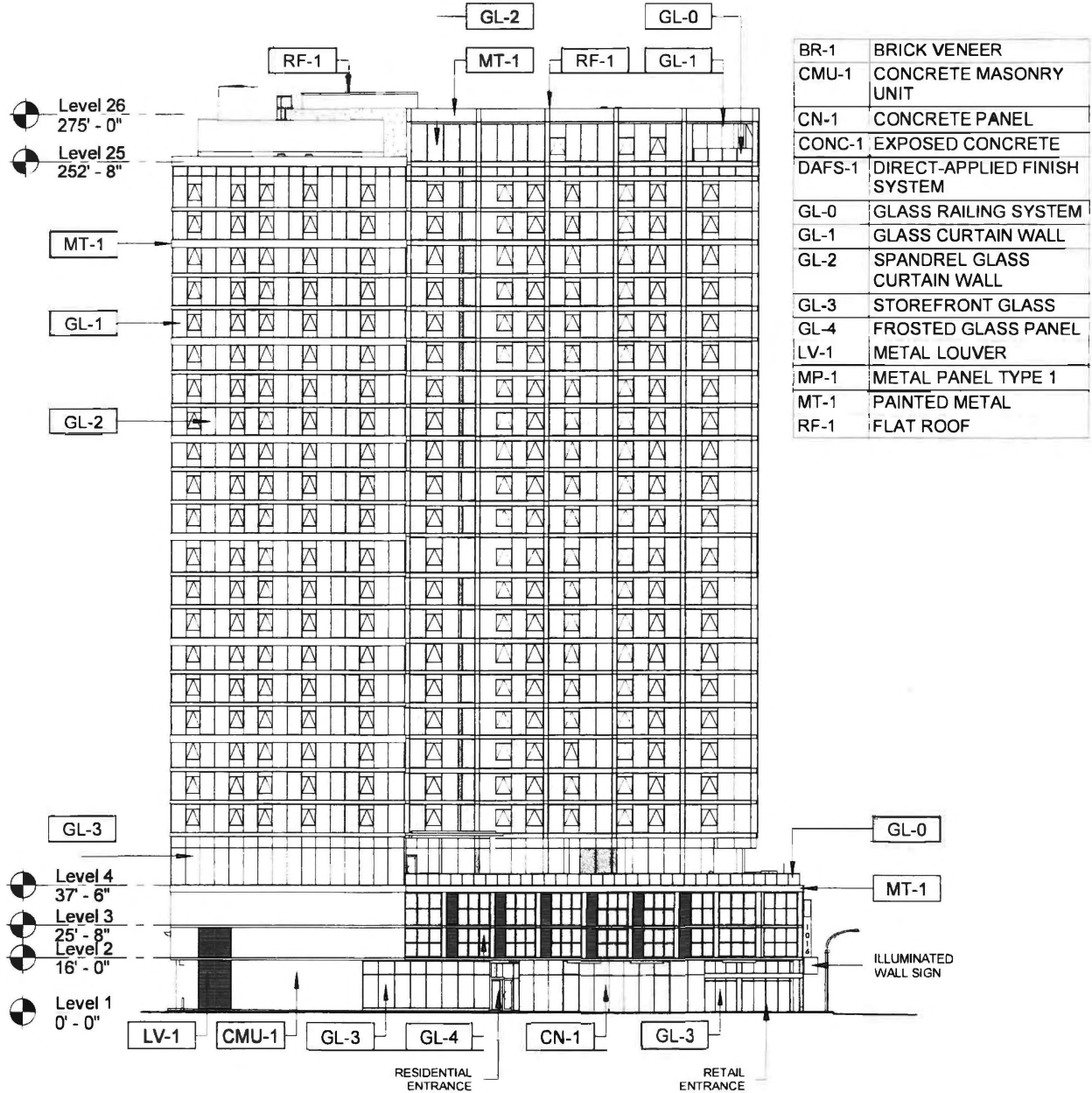


EAST ELEVATION

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Street
 Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

FINAL FOR PUBLICATION



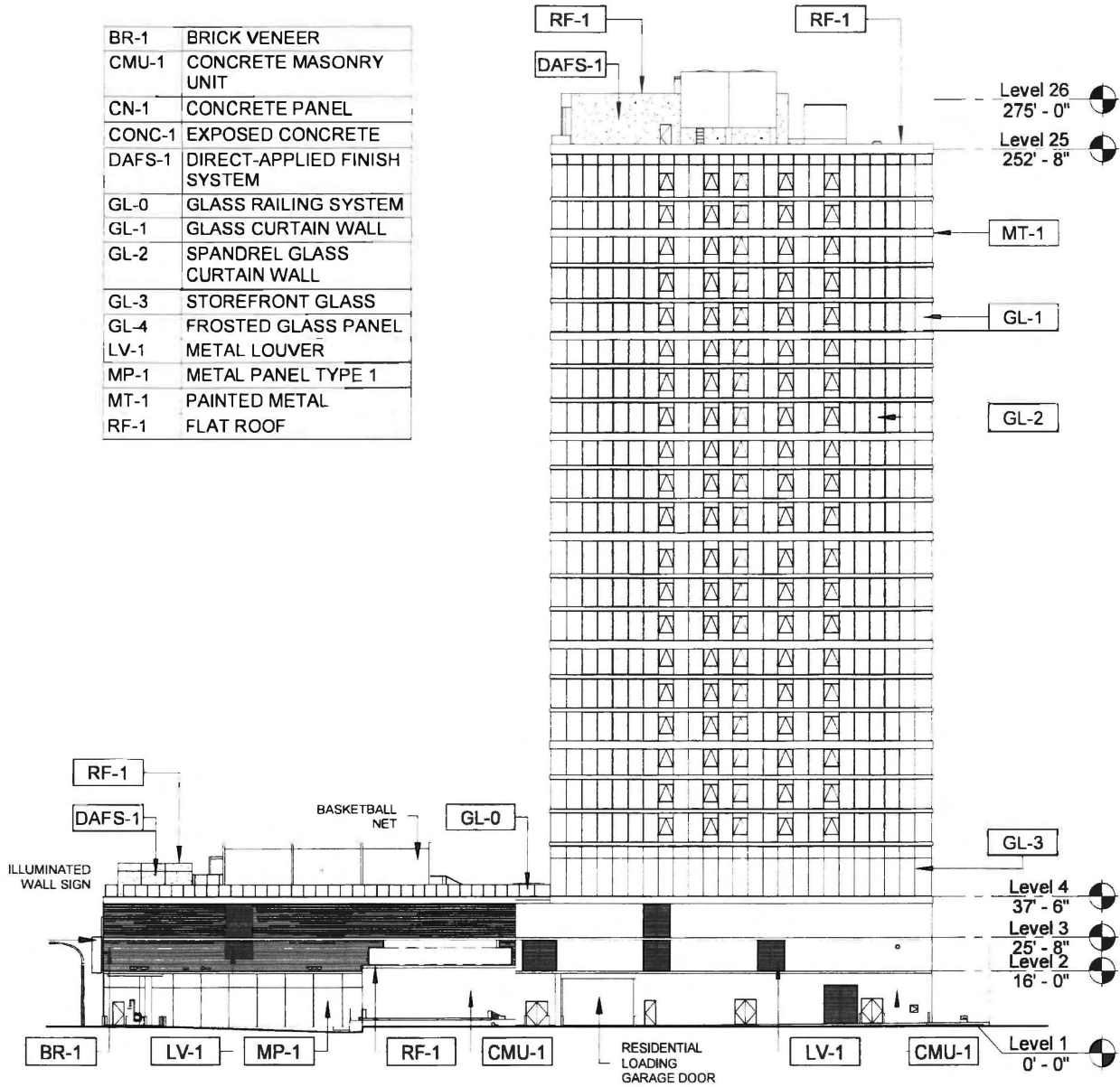
WEST ELEVATION

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Street
 Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

FINAL FOR PUBLICATION

BR-1	BRICK VENEER
CMU-1	CONCRETE MASONRY UNIT
CN-1	CONCRETE PANEL
CONC-1	EXPOSED CONCRETE
DAFS-1	DIRECT-APPLIED FINISH SYSTEM
GL-0	GLASS RAILING SYSTEM
GL-1	GLASS CURTAIN WALL
GL-2	SPANDREL GLASS CURTAIN WALL
GL-3	STOREFRONT GLASS
GL-4	FROSTED GLASS PANEL
LV-1	METAL LOUVER
MP-1	METAL PANEL TYPE 1
MT-1	PAINTED METAL
RF-1	FLAT ROOF



SCALE 1" = 40'-0"

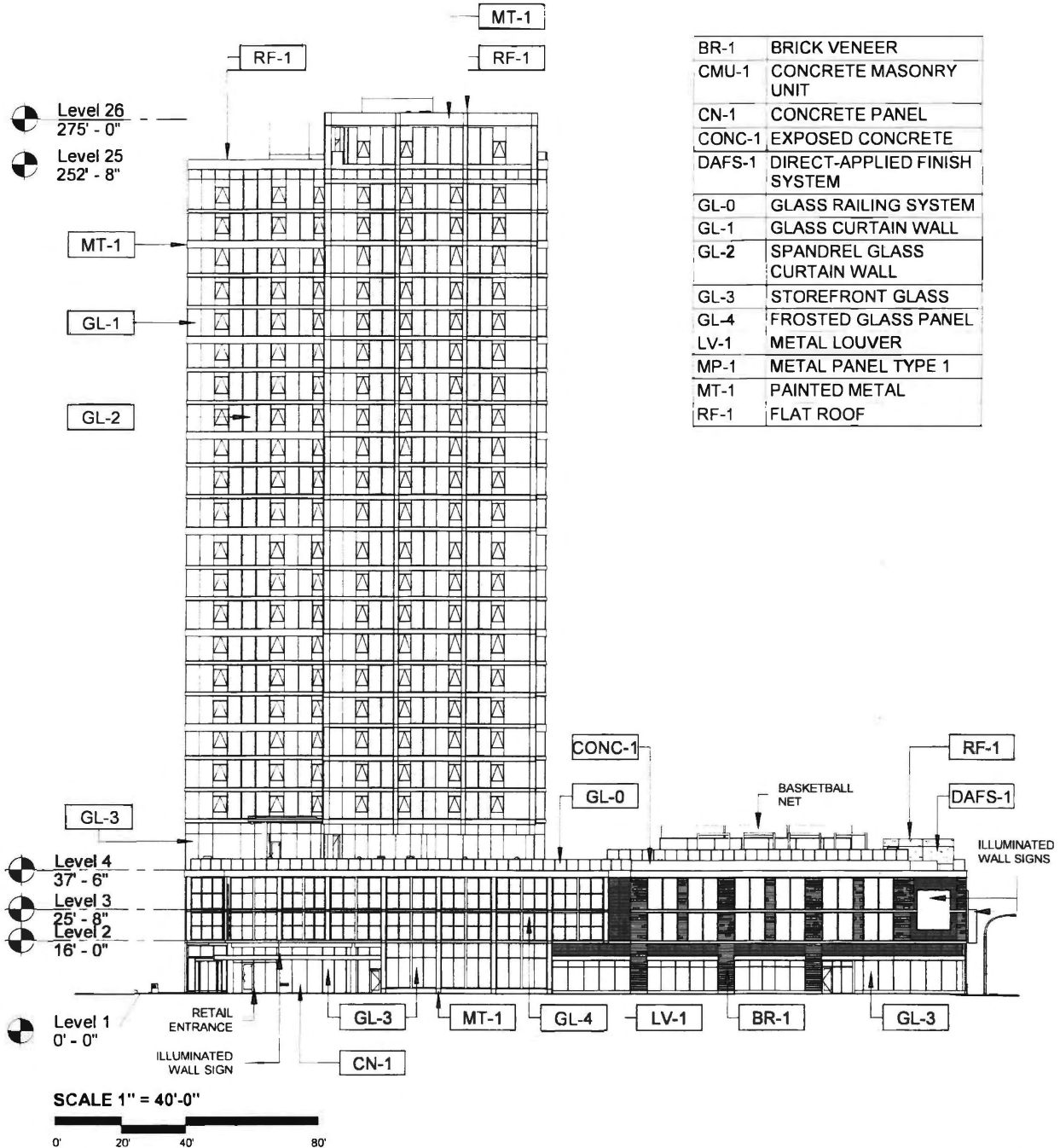


NORTH ELEVATION

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Street
 Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

FINAL FOR PUBLICATION



BR-1	BRICK VENEER
CMU-1	CONCRETE MASONRY UNIT
CN-1	CONCRETE PANEL
CONC-1	EXPOSED CONCRETE
DAFS-1	DIRECT-APPLIED FINISH SYSTEM
GL-0	GLASS RAILING SYSTEM
GL-1	GLASS CURTAIN WALL
GL-2	SPANDREL GLASS CURTAIN WALL
GL-3	STOREFRONT GLASS
GL-4	FROSTED GLASS PANEL
LV-1	METAL LOUVER
MP-1	METAL PANEL TYPE 1
MT-1	PAINTED METAL
RF-1	FLAT ROOF

SOUTH ELEVATION

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Street
 Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

Reclassification Of Area Shown On Map No. 2-I.

(Application No. 22526)

(Common Address: 739 -- 741 S. California Ave.)

[O2024-0011151]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 Community Shopping District symbols as shown on Map Number 2-I in the area bounded by:

a line 53.16 feet south of and parallel to West Lexington Street; the public alley next east of and parallel to South California Avenue; a line 106.32 feet south of and parallel to West Lexington Street; and South California Avenue,

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Reclassification Of Area Shown On Map No. 3-F.

(As Amended)

(Application No. 22317)

(Common Address: 749 -- 757 W. North Ave., 1551 -- 1577 N. Halsted St.,
1555 -- 1569 N. Clybourn Ave. And 732 -- 754 W. Weed St.)

[SO2023-0006481]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Business Planned Development Number 834 symbols and indications as shown on Map Number 3-F in the area bounded by:

West North Avenue; the Chicago Transit Authority right-of-way; West Weed Street; North Clybourn Avenue; and North Halsted Street,

to those of the B3-5 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map Number 3-F in the area bounded by:

West North Avenue; the Chicago Transit Authority right-of-way; West Weed Street; North Clybourn Avenue; and North Halsted Street,

to those of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. _____.

Planned Development Statements.

1. The area delineated herein as Planned Development Number _____ (the "Planned Development" or "P.D.") consists of approximately 74,621 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). LPC Chicago LLC is the owner of the Property and the "Applicant" for this Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation’s Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation’s Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 17 Statements; a Bulk Regulations and Data Table, and the following exhibits prepared by bKL Architecture and dated June 20, 2024: Existing Zoning Map; Existing Land-Use Map; P.D. Boundary and Property Line; Subarea Map; Site Plan; Ground Level Plan; Level 02 Plan; Level 03 Plan; Roof Plan; East Building Elevation; South Building Elevation; West Building Elevation; North Building Elevation; Typical Podium Axonometric View; Typical Facade Axonometric View; Upper Tier Typical Tower Axonometric View; Overall Site Plan and Landscape Ordinance Analysis; Enlarged Site Plan; Planting Details; and Sections. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development Number _____:

Subarea A: dwelling units located above the ground floor (including multi-unit residential); cultural exhibits and libraries; day care; animal services (sales and grooming, veterinary, excluding kenneling and boarding); artist work or sales space; building maintenance services; business equipment sales and service; business support services (except day labor employment agency); communication service establishments; eating and drinking establishments (all); entertainment and spectator sports (small and medium venues and indoor special event including incidental liquor sales); bank, savings bank, savings and loan associations, and credit union; food and beverage retail sales (liquor sales as accessory use); lodging; medical service; office; personal service (all); consumer repair or laundry service (dry cleaning drop-off or pick-up, no on-premise plant); retail sales; indoor participant sports and recreation; auto supply/accessory sales; indoor light equipment sales/rental; catering and shared kitchen; co-located wireless communication facilities; accessory parking; non-accessory parking (subject to Section 17-10-0503); and accessory and incidental uses.

Subarea B: accessory parking; and accessory and incidental uses.

Subarea C: colleges and universities; cultural exhibits and libraries; day care; postal service; public safety services; lodges, private clubs, cultural exhibits and libraries; animal services (sales and grooming, veterinary, excluding kenneling and boarding); artist work or sales space; building maintenance services; business equipment sales and service; business support services (except day labor employment agency); urban farm (indoor); communication service establishments; drive-through bank facility; eating and drinking establishments (all); entertainment and spectator sports (small and medium venues and indoor special event including incidental liquor sales); bank, savings bank, savings and loan associations, and credit union; food and beverage retail sales (liquor sales as accessory use); medical service; office; personal service (all); consumer repair or laundry service (dry cleaning drop-off or pick-up, no on-premises plant); residential storage warehouse; retail sales; indoor participant sports and recreation; auto supply/accessory sales; light equipment sales/rental, indoor; co-located wireless communication facilities; and accessory and incidental uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development ("DPD"). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 74,621 square feet and a base FAR of 5.0.
9. Pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development and paid by the Applicant as follows: the review fee is \$0.50 per square foot of buildable floor area. One-half of the review fee is due at the time of Plan Commission review, and one-half of the review fee is due at the time of permit review. The Plan Commission review fee is paid at the time of filing the Planned Development application and is based on the total buildable floor area, as identified in the Planned Development's Bulk Regulations and Data Table. If the planned development includes phases or subareas which are subject to future review by DPD or the Chicago Plan Commission prior to the issuance of permits for that phase or subarea, the Plan Commission review fee for such phases or subareas is due when the relevant phase or subarea submission is made, pursuant to Section 17-13-0800. If the buildable floor area square footage changes between Plan Commission review and permit review, the total review fee will be prorated, accordingly, at the time of permit review.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. Modifications to the boundaries of subareas designed under this P.D. and the reallocation of development rights among subareas may be approved as a minor change pursuant to Section 17-13-0611-A, provided the minor change criteria set forth in Section 17-13-0611-A are not exceeded on an aggregate basis over all subareas.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

* Editor's Note: numbering sequence error; (i) missing in original document.

16. The Applicant acknowledges and agrees that the rezoning of the Property from Business Planned Development Number 834 to the B3-5 Community Shopping District and then to this Residential-Business Planned Development ("P.D.") Number _____ is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in an "inclusionary area" within the meaning of the ARO and permits the construction of 396 dwelling units in Subarea A. The Applicant intends to construct a 396-unit rental building (the "Project").

Developers of rental projects in inclusionary areas with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 79.2 affordable units (20 percent of 396) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional affordable unit on site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing 79 affordable units in the Project and making a payment to the Affordable Housing Opportunity Fund in the amount of \$155,344 per unit for a total payment of \$31,068.80 ($0.2 \times \$155,344$), as set forth in the Affordable Housing Profile Form (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI, (y) at least one-third (or 26 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 4 of the 26 units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D.; provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to the Plan Commission on such change. Prior to the issuance of any building permits for the Project, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against Subarea A of the P.D., and will constitute a lien against Subarea A of the P.D. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to Business Planned Development Number 834, in effect prior to approval of this P.D.

[ARO Unit Layout; Levels 4 through 10 Floor Plans; Levels 11 through 16 Floor Plans; Level 17 Floor Plans; Levels 18 through 29 Floor Plans; Levels 30 through 36 Floor Plans; Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Subarea Map; Site Plan; Ground Level Plan; Levels 02 and 03 Floor Plans; Roof Plan; North, South, East and West Building Elevations; Typical Podium Axonometric View; Typical Facade Axonometric View; Upper Tier Typical Tower Axonometric View; Overall Site Plan and Landscape Ordinance Analysis; Enlarged Site Plan; Planting Details; and Sections A and B referred to in these Plan of Development Statements printed on pages 16889 through 16914 of this *Journal*.]

Bulk Regulations and Data Table and ARO Intake Form referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. _____.

Bulk Regulations And Data Table.

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Gross Site Area (sf):	99,907
Area in Public Right of Way (sf):	25,286
Net Site Area (sf):	74,621
Subarea A:	14,774
Subarea B:	28,360
Subarea C:	31,487
Maximum Floor Area Ratio:	5.0
Subarea A:	22.14
Subarea B:	0.0
Subarea C:	1.46
Maximum Number of Dwelling Units:	
Subarea A	396
Subarea B:	0
Subarea C:	0
Parking Spaces:	158
Subarea A:	0
Subarea B:	158

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Subarea C:	0
Maximum Height:	
Subarea A:	450 ft
Subarea B:	Existing condition to remain
Subarea C:	Existing condition to remain
Minimum Loading:	
Subarea A:	2-10'x25'
Subarea B:	1
Subarea C:	0
Minimum Bicycle Parking:	
Subarea A	396
Subarea B	0
Subarea C:	0
Minimum Setbacks:	Per the attached site plans

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* An official website of the City of Chicago. Here's how you know



ARO Intake Application



Submission ID: 875346

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://code.library.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2598874.

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in [Section 2-44-105 of the City's Municipal Code](#).

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function.

Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 5.1.2 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.org.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name *	Applicant Contact Person *
<input type="text" value="LPC Chicago, LLC"/>	<input type="text" value="Paul Apollonio"/>
Applicant Email *	Applicant Phone *
<input type="text" value="papollonio@georgetownco.com"/>	<input type="text" value="(212) 755-2323"/>
Applicant Address *	
<input type="text" value="c/o Georgetown Company, 500 Park Ave., I"/>	
Attorney Name *	Attorney Email *
<input type="text" value="Paul Shadle, DLA Piper LLP (US)"/>	<input type="text" value="paul.shadle@us.dlapiper.com"/>

Development Information

Development Address:

From *	To	Direction *	Street Name *
<input type="text" value="1555"/>	<input type="text" value="1569"/>	<input type="text" value="N"/>	<input type="text" value="CLYBOURN"/>
Zip Code *	Ward *	ARO Zone *	
<input type="text" value="606101009"/>	<input type="text" value="2"/>	<input type="text" value="ARO Inclusionary Ar"/>	
Development Name *	If you are working with a Planner at the City, what is his/her/their name?		
<input type="text" value="1565 N. Clybourn"/>	<input type="text" value="James Gwinner"/>		
Zoning Application Number (if applicable)	Council Introduction Date *		
<input type="text" value="22317"/>	<input type="text" value="12/13/2023"/>		

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

ARO Trigger *	Development Type *
<input type="text" value="Zoning Entitlement"/>	<input type="text" value="Retail"/>

Total Units *

Is your Project in a Transit Served Location? *

Estimated date marketing will begin *

Estimated date of building permit (in-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

ARO Requirements

ARO Option

- 20% at 60% average AMI
- 16% at 50% average AMI
- 13% at 40% AMI
- 10% at 30% AMI

ARO Option *

- 20% at 100% AMI
- 16% at 80% AMI

ARO Option *

- 10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *

- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units Required *

Minimum On-Site Units *

Maximum Units Paid For In-Lieu *

Proposed On-Site Units *

Proposed Off-Site Units *

Proposed In-Lieu Units *

In-Lieu Amount Owed *

On-Site Units To CLHTF or CHA *

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From	To	Direction	Street Name
<input type="text"/>	<input type="text"/>	Select One	Select One

Zip Code	Ward	ARO Zone
<input type="text"/>	<input type="text"/>	<input type="text"/>

Off-Site Type

Off-Site Admin Fee

Forms

Unit Mix and Square Footage Spreadsheet *

[1565 N. Clybourn - ARO Affordable Unit Details and Square Footage - 20240128_DPD01608529298.1.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

[1565 N. Clybourn - ARO Unit Layout 03.29.24.pdf](#)

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If ARO units are CLIHTF or CHA, attach signed acceptance letter
If off-site units are new construction, attach:

- A. Schematic and design development drawings for on-site units
- B. Schematic and design development drawings for off-site units
If off-site units are rehab, please attach the following documents:
 - A. Schematic and design development drawings for on-site units
 - B. Schematic and design development drawings for off-site units
 - C. A Physical Needs Assessment (PNA)
 - D. Surveys
 - E. Outstanding code violations
 - F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

- A. Owner Sworn Statement
- B. GC Sworn Statement
- C. Boundary Survey
- D. Draft permit application prior to submission to the Department of Buildings (DOB)
- E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

- A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- B. A copy of the front and back of each building permit for each property with all DOB signoffs
- C. A copy of the Certificate of Occupancy for each property (if applicable)
- D. Final GC and Owner Sworn Statements
- E. All final waivers of lien or a title report showing no liens for each property
- F. As built Survey (new construction)
- G. Final Issued for Construction Permitted Construction Drawings
- H. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

Paul Apollonio

Summary Work Log

Submission Date: 04/02/2024 01:26:56 PM
Amended Date:
Admin Amended Date:
Admin Amended By:
Admin Amended Justification:

- | Options | Action |
|----------------------------|---------------------------|
| Show Notes | Accept |
| Email User | Deny |
| | Follow Up |



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Project Name	1565 N Clybourn
Zoning Application number, if applicable	
Address	749-757 W. North Ave., 1551-1577 N. Halsted St., 1555-1569 N Clybourn Ave., 732-754 W. Weed St.
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price**	\$3.95
Total Units in Project	396
Total Affordable units	79

unit type	Market Rate			ARO			
	how many?	% of total	avg. square footage	how many**	% of total	avg. square footage	affordable v. market square footage*
studio	79	25%	541	20	25%	437	92%
one-bed	212	67%	684	52	66%	583	85%
two-bed	26	8%	1,042	7	9%	996	96%
three-bed	0	0%	0	0	0%	0	0%

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).
 **the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

	Market Rate Units	Affordable Units
Parking	Not Included	Not Included
Laundry	Yes	Yes
Appliances		
Refrigerator age/EnergyStar/Make/model/color	New/EnergyStar/Make, Model, Color TBD	New/EnergyStar/Make, Model, Color TBD
Dishwasher age/EnergyStar/Make/model/color	New/EnergyStar/Make, Model, Color TBD	New/EnergyStar/Make, Model, Color TBD
Stove/Oven age/EnergyStar/Make/model/color	New/EnergyStar/Make, Model, Color TBD	New/EnergyStar/Make, Model, Color TBD
Microwave age/EnergyStar/Make/model/color	New/EnergyStar/Make, Model, Color TBD	New/EnergyStar/Make, Model, Color TBD
Bathroom(s) how many? Half bath? Full bath?	1 Full Bath in 1-Bedrooms and 2-Bedrooms, 2 Full Baths in 3-Bedrooms (subject to floor plans)	1 Full Bath in 1-Bedrooms and 1-Bedrooms, 2 Full Baths in 2-Bedrooms (subject to floor plans)
Kitchen countertops material	Quartz	Quartz
Flooring material	Hard Tile	Vinyl Tile
HVAC	Vertical Heat Pump	Vertical Heat Pump
Other	TBD	TBD

NOTE: DCH will review specific details for features and amenities for approval when they become available. The Applicant shall provide comparable unit features and amenities in affordable units as in market rate units as required by the ARO Rules.

Unit Type	AMI Mix for ARO Units						Total Units	Average
	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI		
Studio	-	-	-	-	-	20	20	80.00%
1 bed	19	7	-	-	-	26	52	56.35%
2 bed	7	-	-	-	-	-	7	30.00%
3 bed	-	-	-	-	-	-	-	#DIV/0!
4 bed	-	-	-	-	-	-	-	#DIV/0!
	26	7	-	-	-	46	79	60.00%

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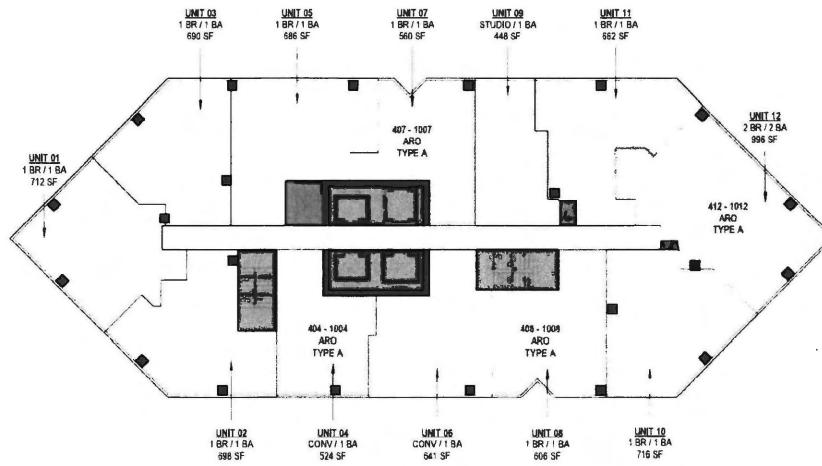
1565 N CLYBOURN AVE

ARO UNIT LAYOUT
18 APRIL 2024

THE GEORGETOWN COMPANY **DRAFT**



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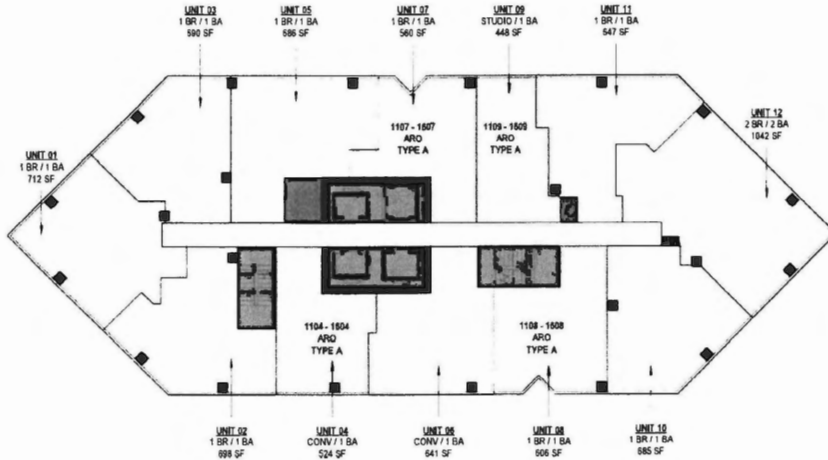
NOTE: IN-PROGRESS PLAN, SUBJECT TO CHANGE UPON COORDINATION WITH STRUCTURAL, MEP AND EXTERIOR FACADE CONSULTANTS. ALL AREAS SUBJECT TO CHANGE UPON FURTHER DEVELOPMENT OF PLANS.

THE GEORGETOWN COMPANY DRAFT

LEVELS 4-10 FLOOR PLAN
1565 N CLYBOURN AVE

Pro ect: 23001
2024-09-18
Pg 2 of 8
1/8" = 1'-0"
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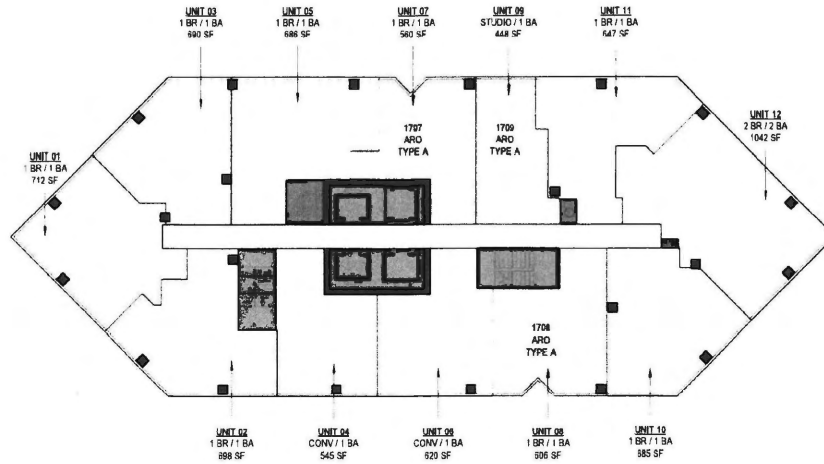
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 L AREAS SUBJECT TO CHANGE UPON FURTHER DEVELOPMENT OF PLANS.

THE GEORGETOWN COMPANY **DRAFT**

LEVELS 11-16 FLOOR PLAN
 1565 N CLYBOURN AVE

1/16" = 1'-0"
 Pro. No. 22001
 2024.04.18
 -Pg. 3 of 6
b KL
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NOTE: IN PROGRESS PLAN. SUBJECT TO CHANGE UPON COORDINATION WITH STRUCTURAL, MEP AND EXTERIOR FACADE CONSULTANTS. ALL AREAS SUBJECT TO CHANGE UPON FURTHER DEVELOPMENT OF PLANS.

THE GEORGETOWN COMPANY DRAFT

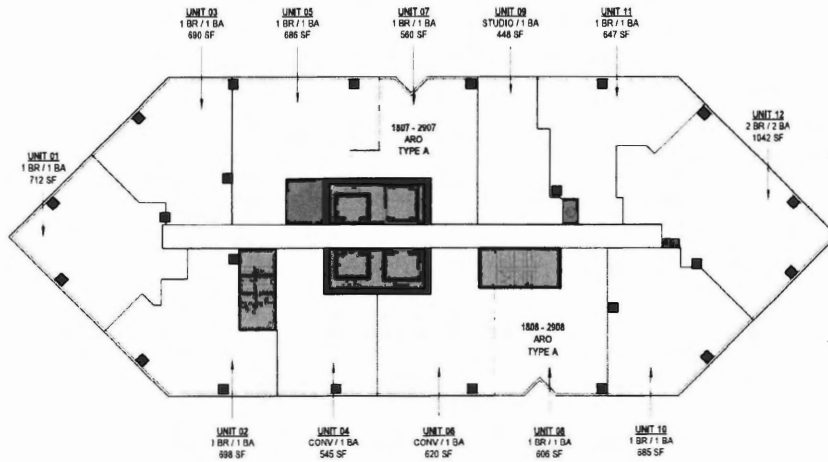
LEVEL 17 FLOOR PLAN
1565 N CLYBOURN AVE

Project: 23001
2024 04 18
Pg 4 of 8



1/16" = 1'-0"

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L AREAS SUBJECT TO CHANGE UPON FURTHER DEVELOPMENT OF PLANS.

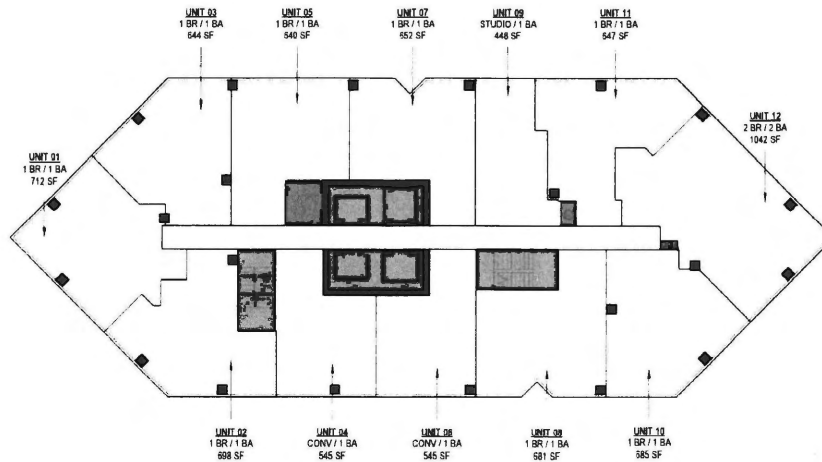
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LEVELS 18-29 FLOOR PLAN
1565 N CLYBOURN AVE

Project 23001
2024.04.18
Pg 7 of 8



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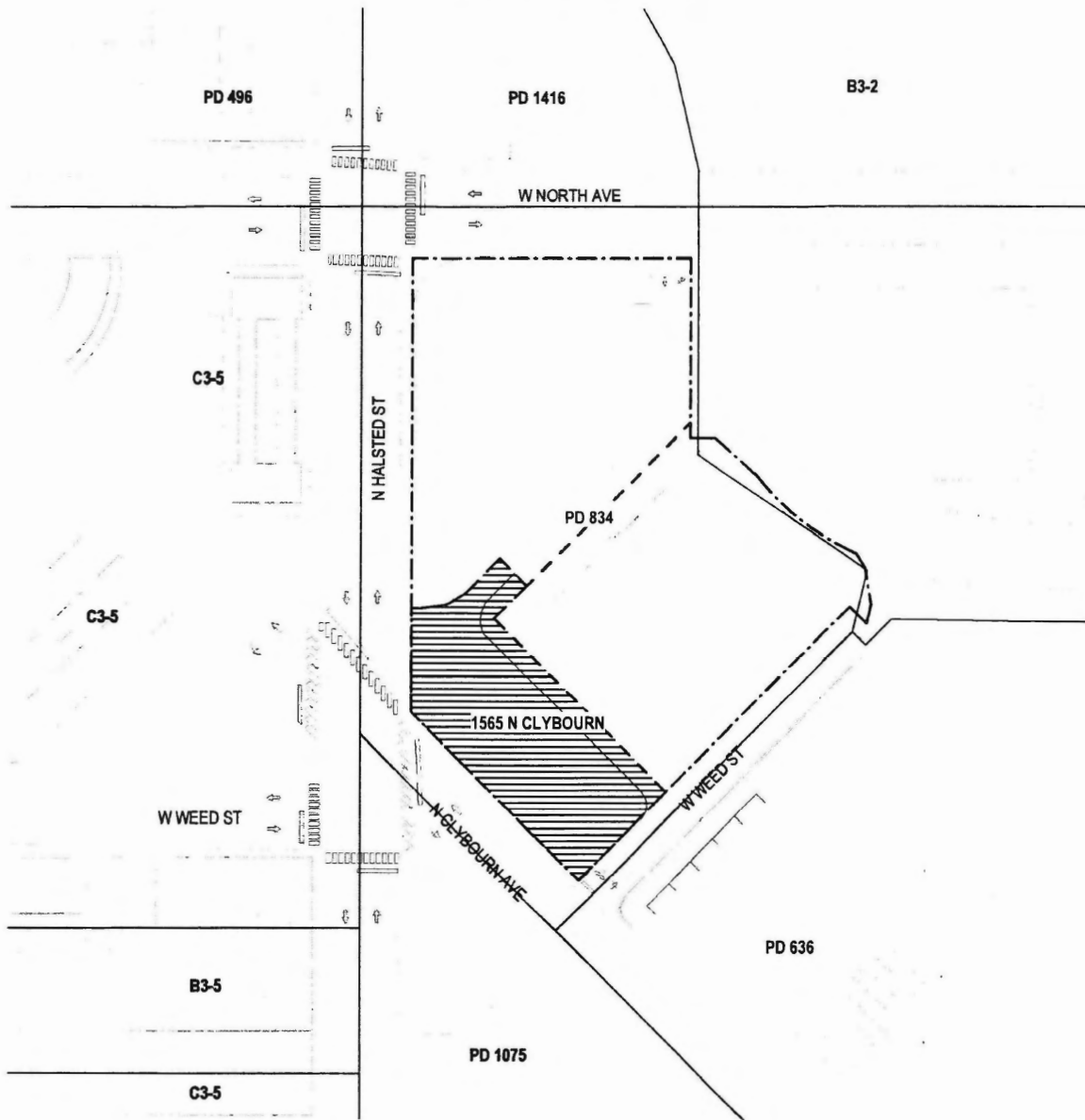
NOTE: IN-PROGRESS PLAN, SUBJECT TO CHANGE UPON COORDINATION WITH STRUCTURAL, MEP AND EXTERIOR FACADE CONSULTANTS. ALL AREAS SUBJECT TO CHANGE UPON FURTHER DEVELOPMENT OF PLANS.

THE GEORGETOWN COMPANY DRAFT

LEVELS 30-36 FLOOR PLAN
1565 N CLYBOURN AVE

1/18" = 1'-0"
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2024.04.18
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EXISTING ZONING MAP
Scale: N.T.S.

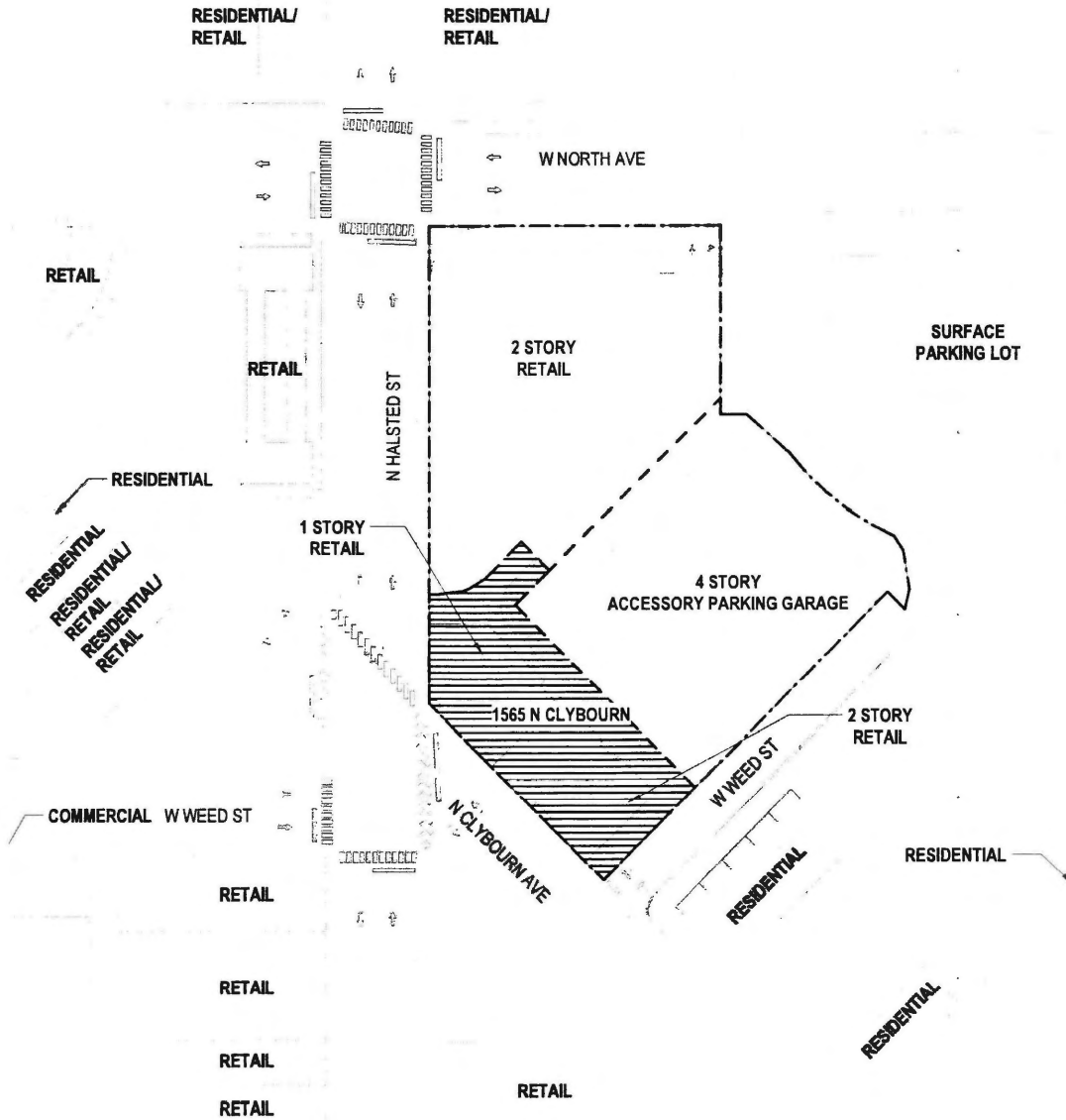


-  Development Site
-  Property Line

APPLICANT: LPC CHICAGO, LLC
 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
 1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
 DATE OF INTRODUCTION: DECEMBER 13, 2023
 DATE OF PLAN COMMISSION: JUNE 20, 2024



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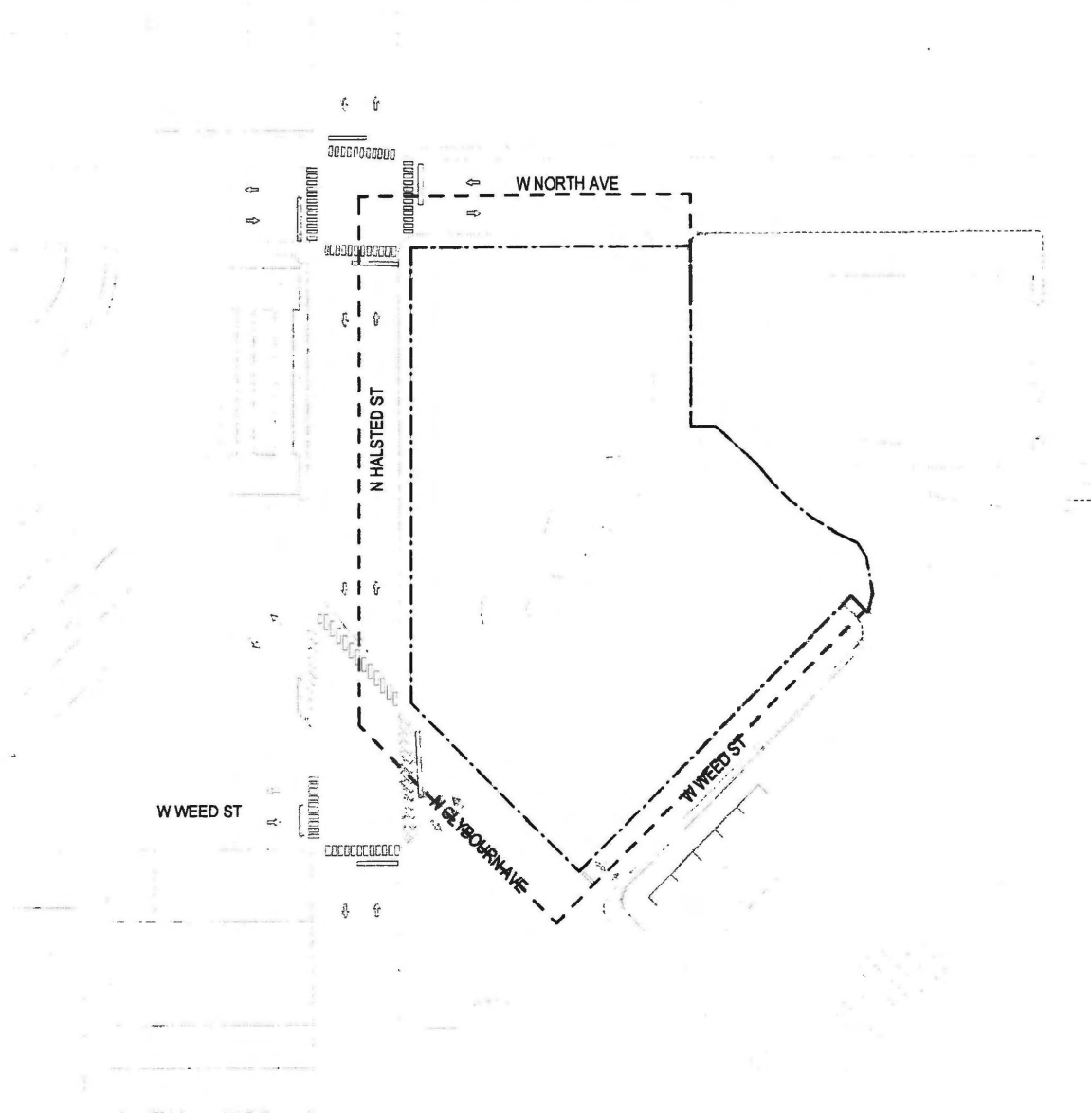
EXISTING LAND-USE MAP
Scale: N.T.S.

-  Development Site
-  Property Line

APPLICANT: LPC CHICAGO, LLC
 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST,
 1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
 DATE OF INTRODUCTION: DECEMBER 13, 2023
 DATE OF PLAN COMMISSION: JUNE 20, 2024



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PD BOUNDARY AND
PROPERTY LINE MAP
Scale: N.T.S.

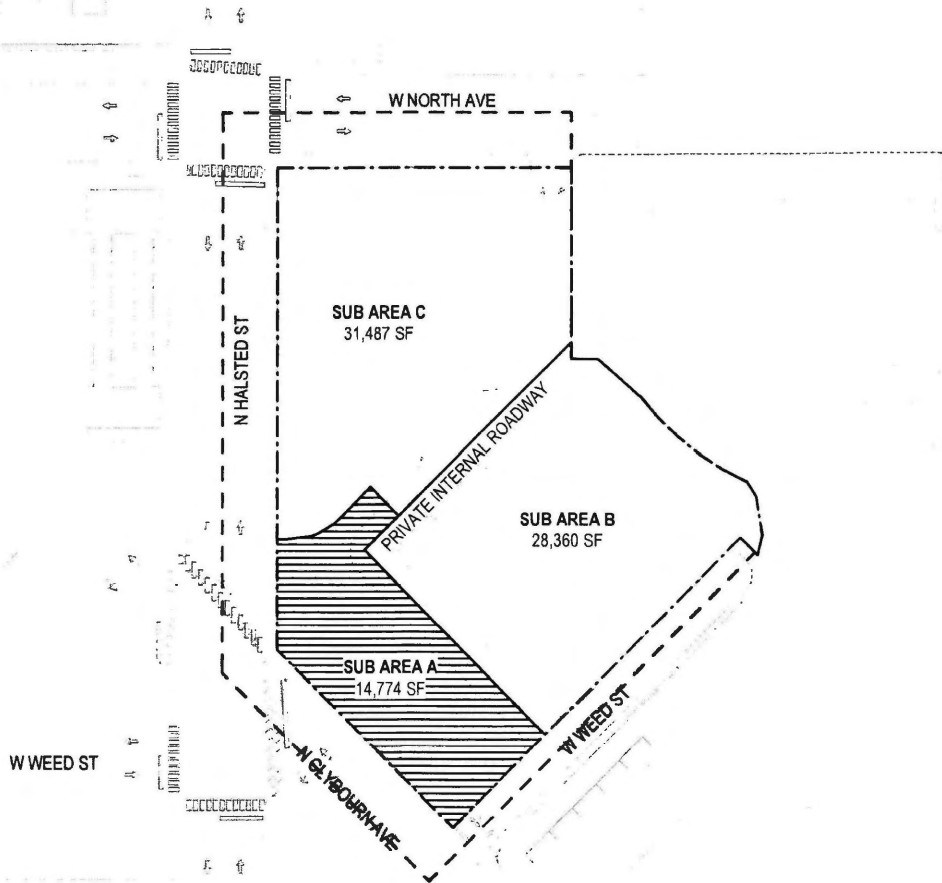


-  Development Site
-  Property Line
-  PD Boundary

APPLICANT: LPC CHICAGO, LLC
 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
 1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
 DATE OF INTRODUCTION: DECEMBER 13, 2023
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SUB AREA MAP
Scale: N.T.S.

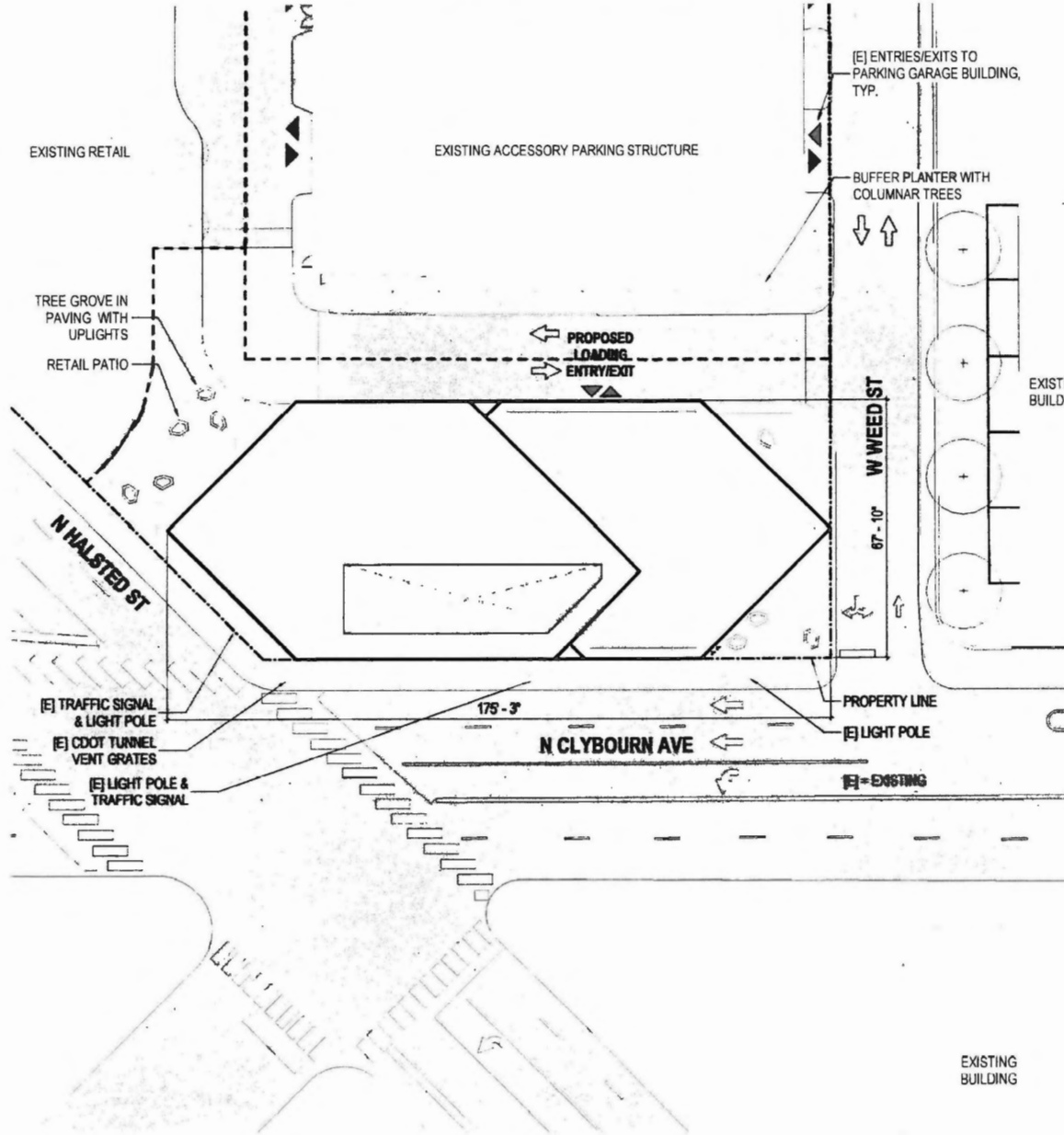


-  Development Site
-  Property Line
-  PD Boundary

APPLICANT: LPC CHICAGO, LLC
 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST,
 1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
 DATE OF INTRODUCTION: DECEMBER 13, 2023
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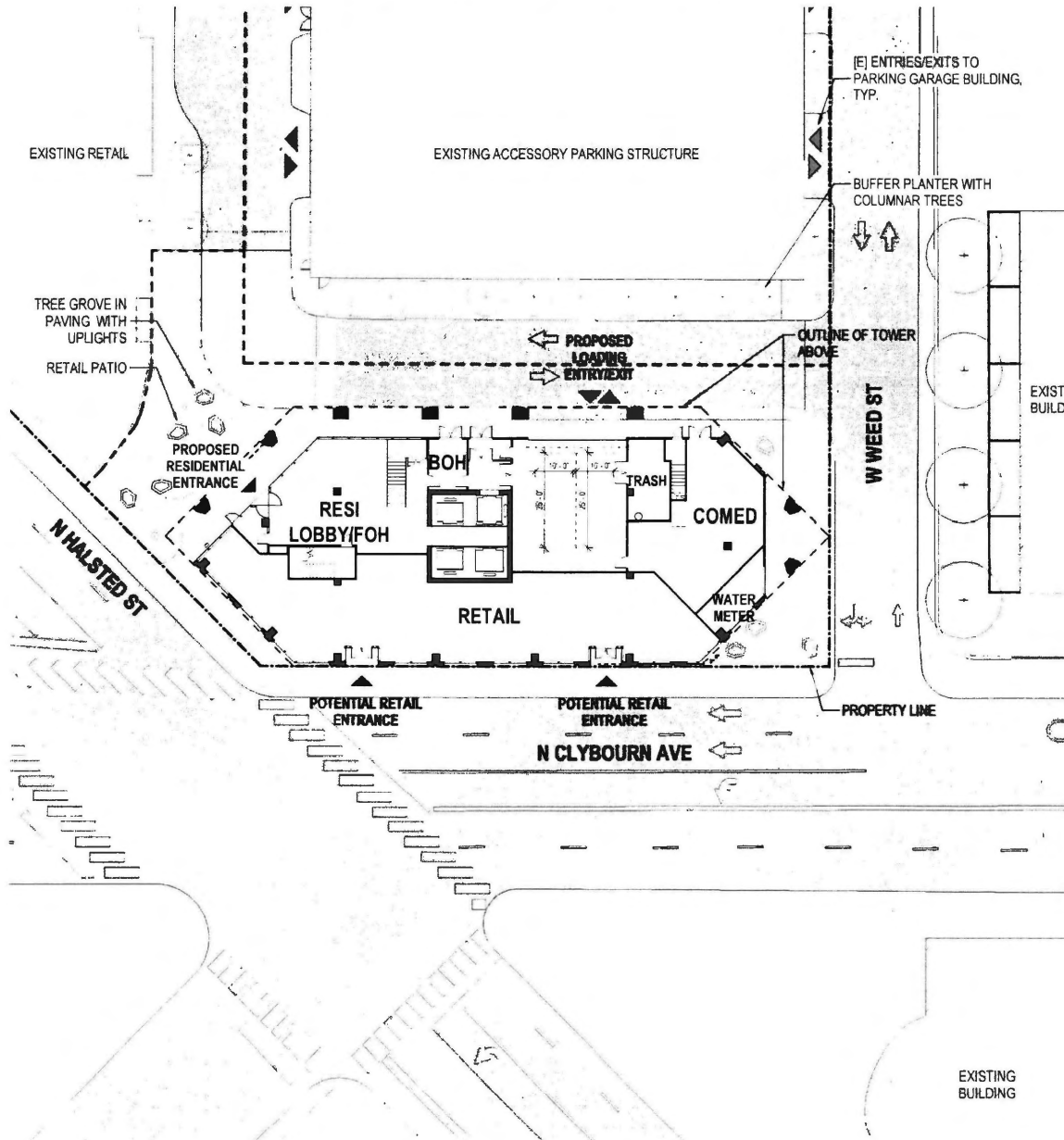
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SITE PLAN
Scale: N.T.S.

APPLICANT: LPC CHICAGO, LLC
 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
 1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
 DATE OF INTRODUCTION: DECEMBER 13, 2023
 DATE OF PLAN COMMISSION: JUNE 20, 2024

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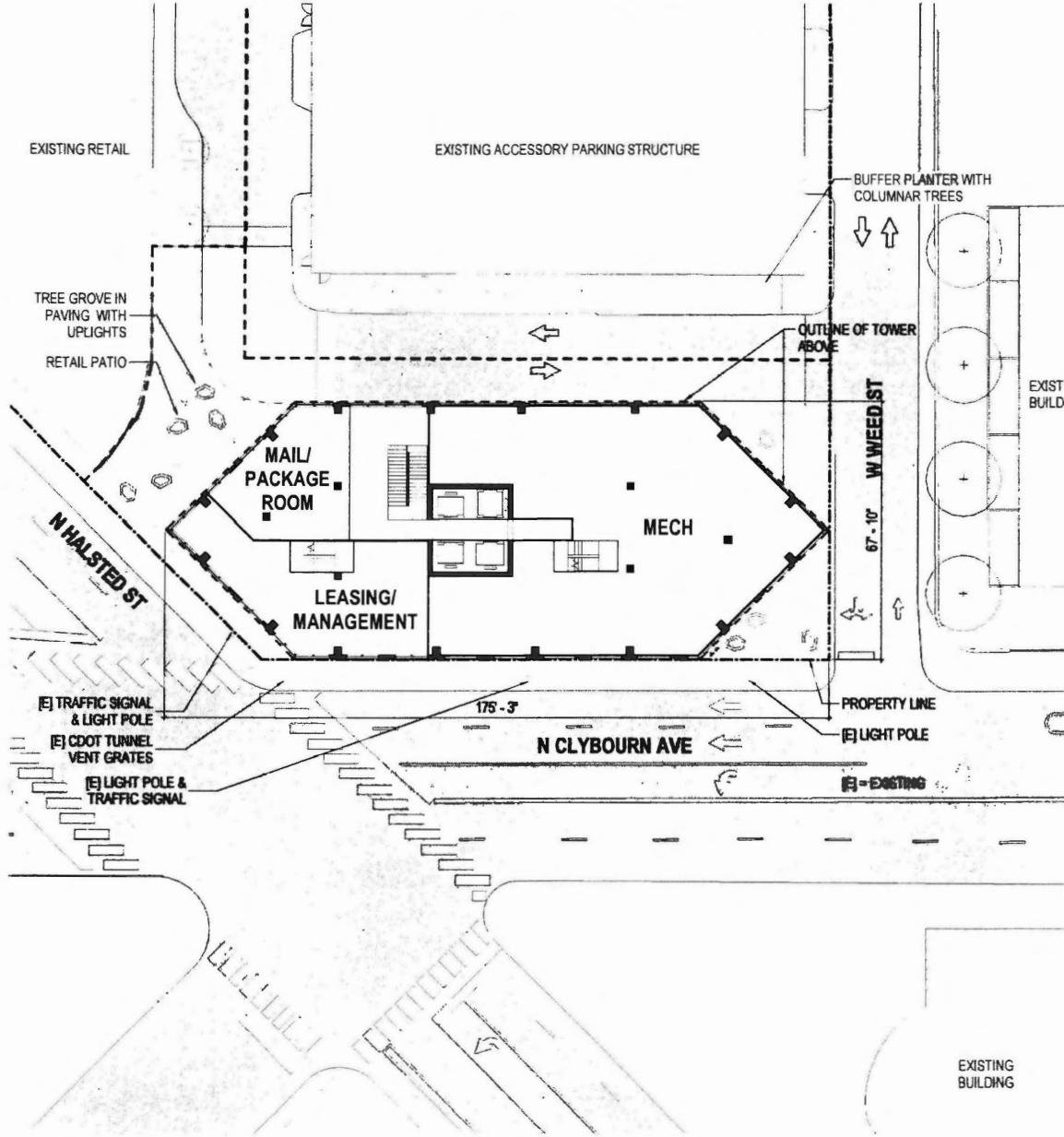
GROUND LEVEL PLAN
Scale: N.T.S.



APPLICANT: LPC CHICAGO, LLC
 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST,
 1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
 DATE OF INTRODUCTION: DECEMBER 13, 2023
 DATE OF PLAN COMMISSION: JUNE 20, 2024



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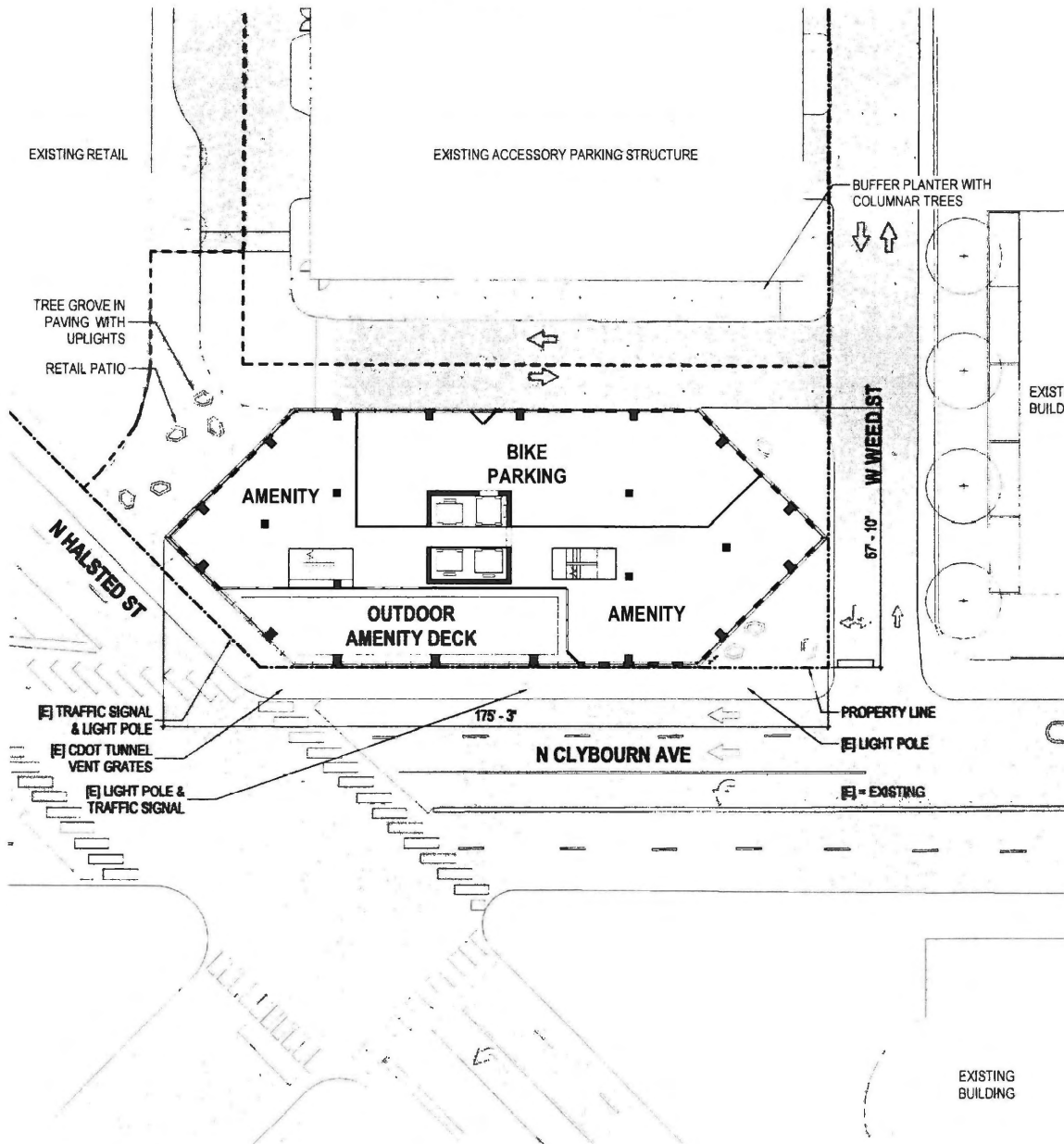


LEVEL 02 PLAN
Scale: N.T.S.

APPLICANT: LPC CHICAGO, LLC
 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
 1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
 DATE OF INTRODUCTION: DECEMBER 13, 2023
 DATE OF PLAN COMMISSION: JUNE 20, 2024



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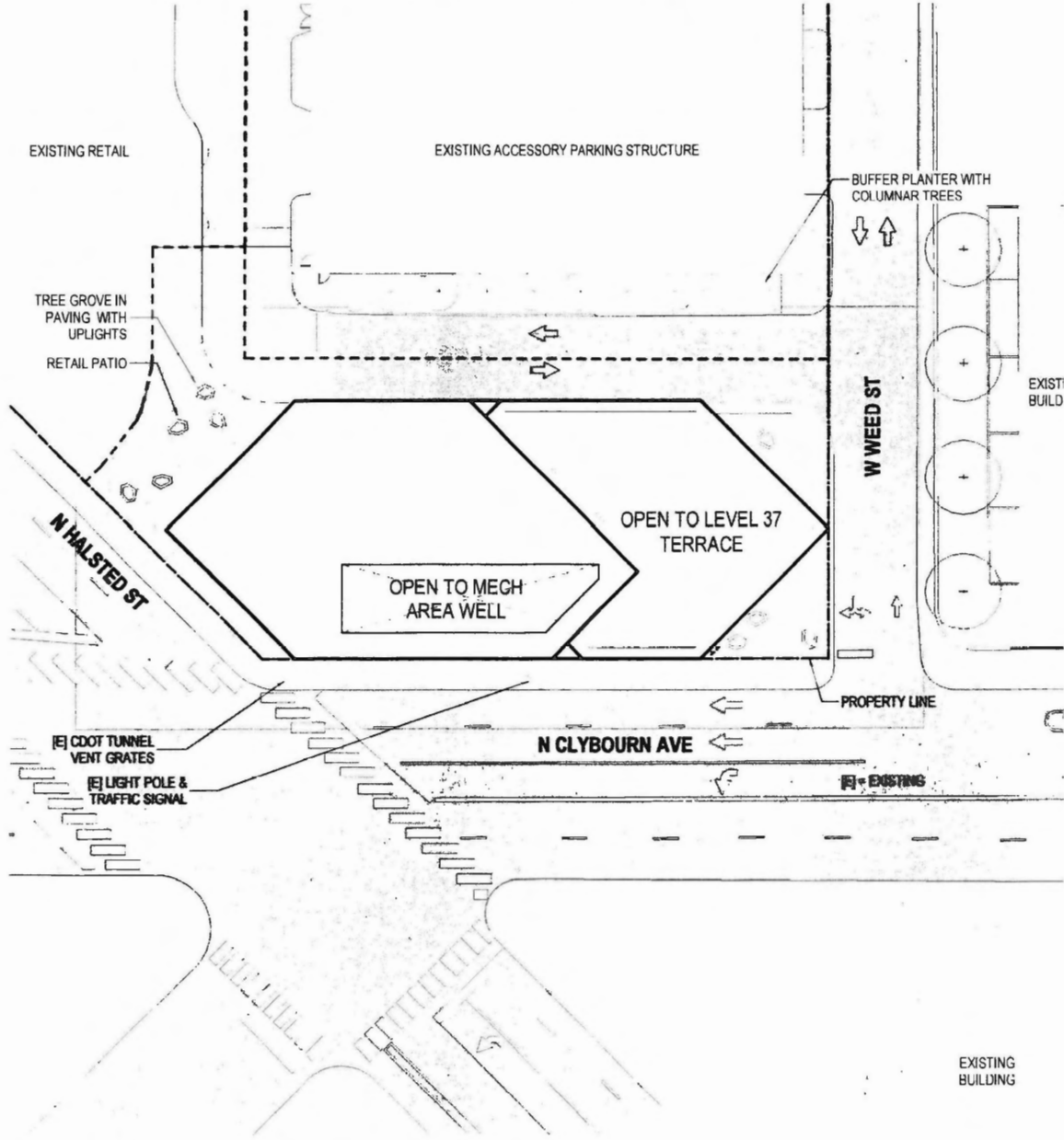


LEVEL 03 PLAN
Scale: N.T.S.

APPLICANT: LPC CHICAGO, LLC
 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
 1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
 DATE OF INTRODUCTION: DECEMBER 13, 2023
 DATE OF PLAN COMMISSION: JUNE 20, 2024



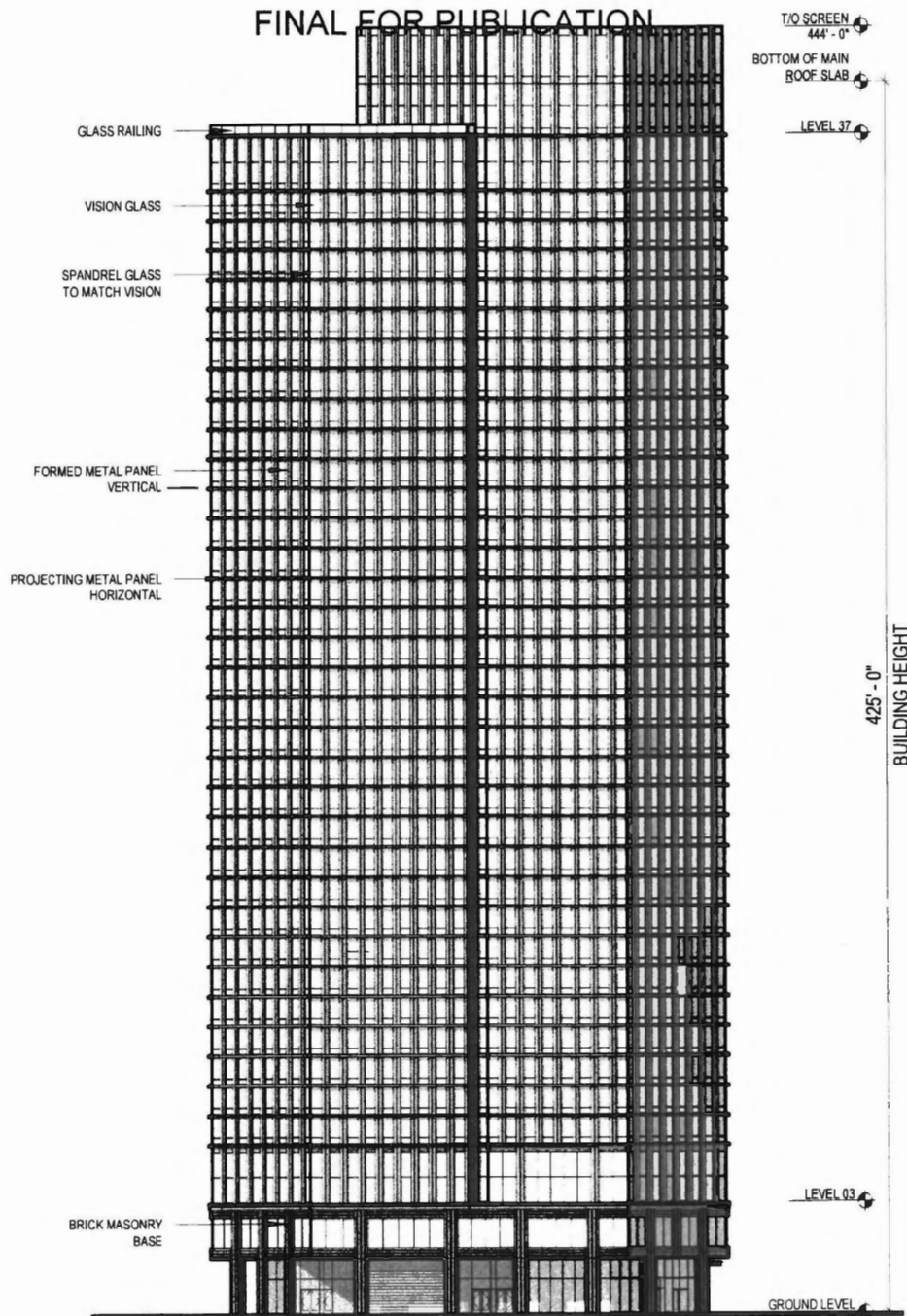
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ROOF PLAN
Scale: N.T.S.

APPLICANT: LPC CHICAGO, LLC
 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
 1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
 DATE OF INTRODUCTION: DECEMBER 13, 2023
 DATE OF PLAN COMMISSION: JUNE 20, 2024

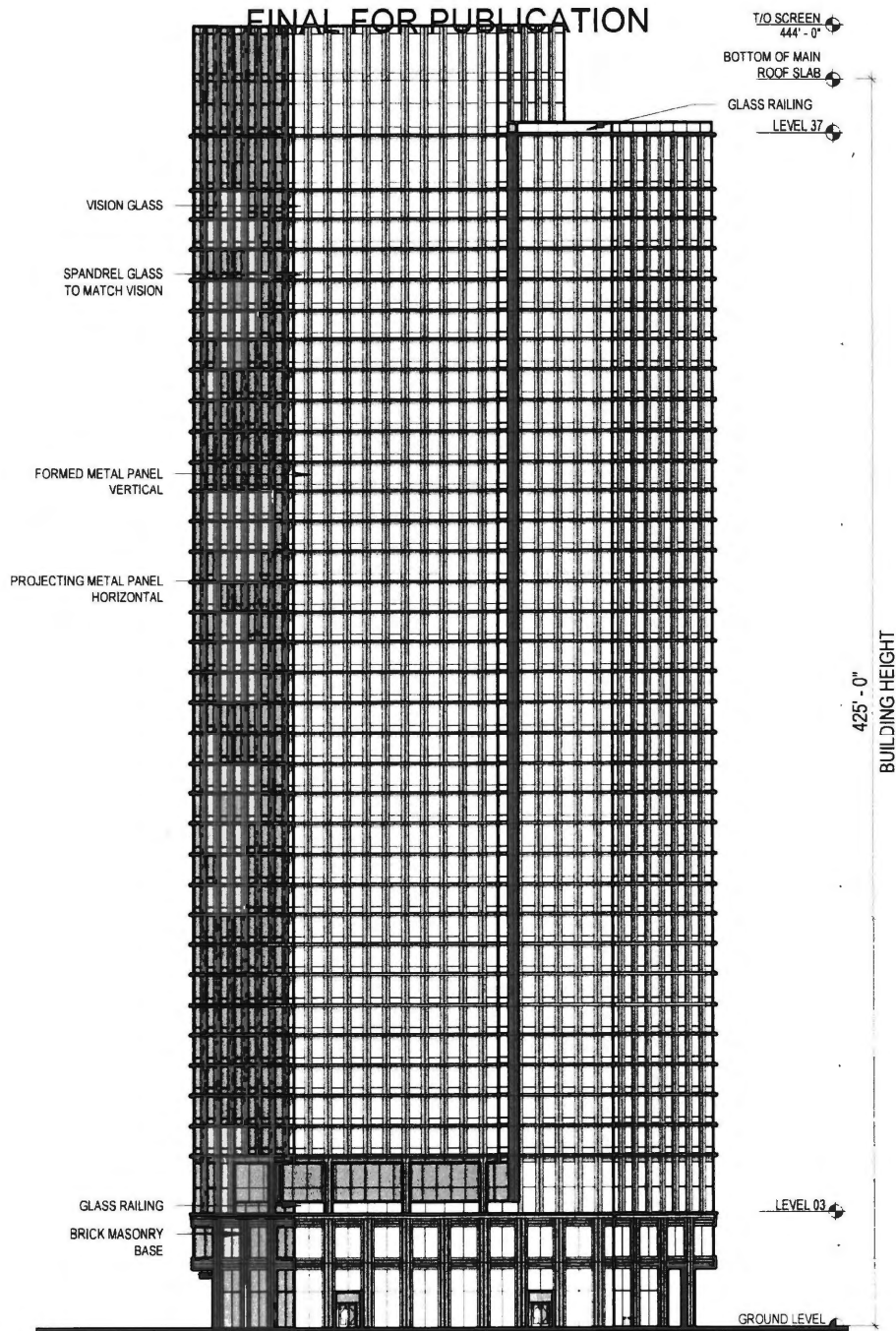




NORTH BUILDING ELEVATION
 Scale: 1" = 50'-0"

APPLICANT: LPC CHICAGO, LLC
 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
 1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
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 DATE OF PLAN COMMISSION: JUNE 20, 2024

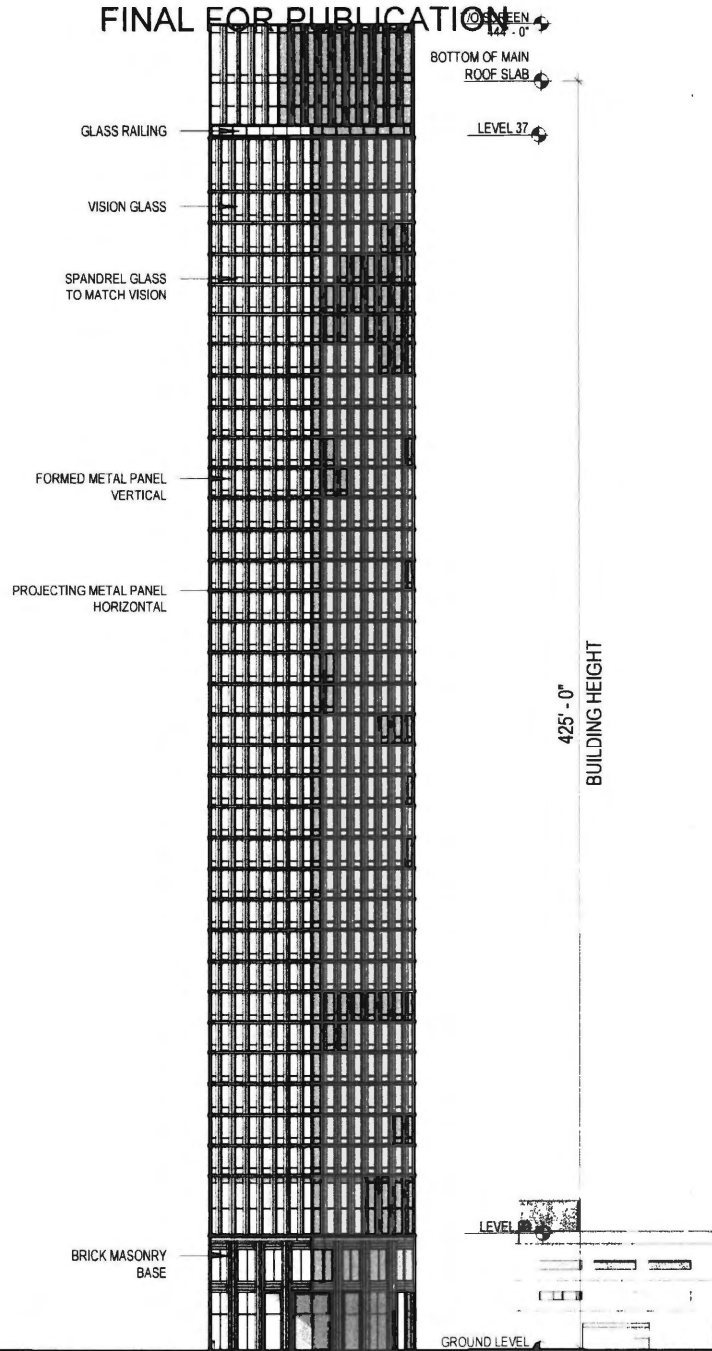




SOUTH BUILDING ELEVATION
Scale: 1" = 50'-0"

APPLICANT: LPC CHICAGO, LLC
ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
DATE OF INTRODUCTION: DECEMBER 13, 2023
DATE OF PLAN COMMISSION: JUNE 20, 2024

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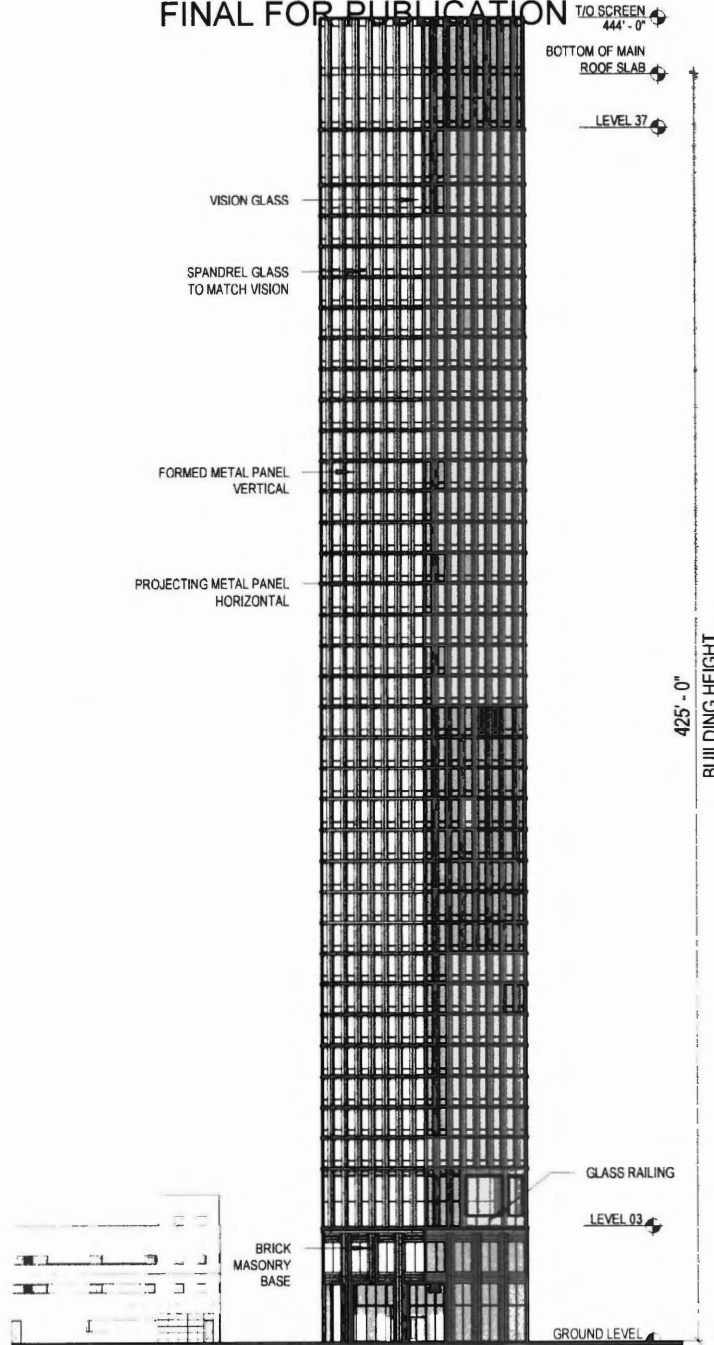


EAST BUILDING ELEVATION
Scale: 1" = 50'-0"

APPLICANT: LPC CHICAGO, LLC
ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
DATE OF INTRODUCTION: DECEMBER 13, 2023
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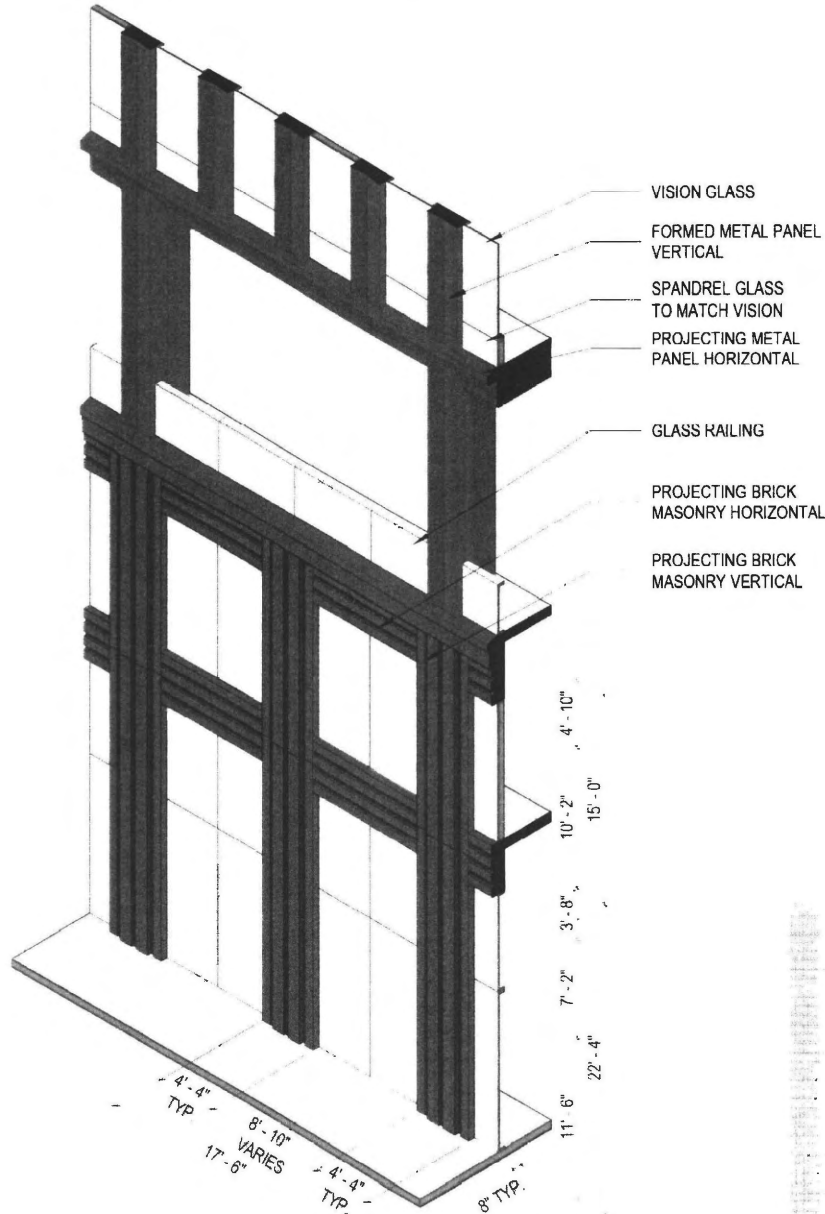


WEST BUILDING ELEVATION
Scale: 1" = 50'-0"

APPLICANT: LPC CHICAGO, LLC
ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
DATE OF INTRODUCTION: DECEMBER 13, 2023
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TYPICAL PODIUM AXONOMETRIC VIEW

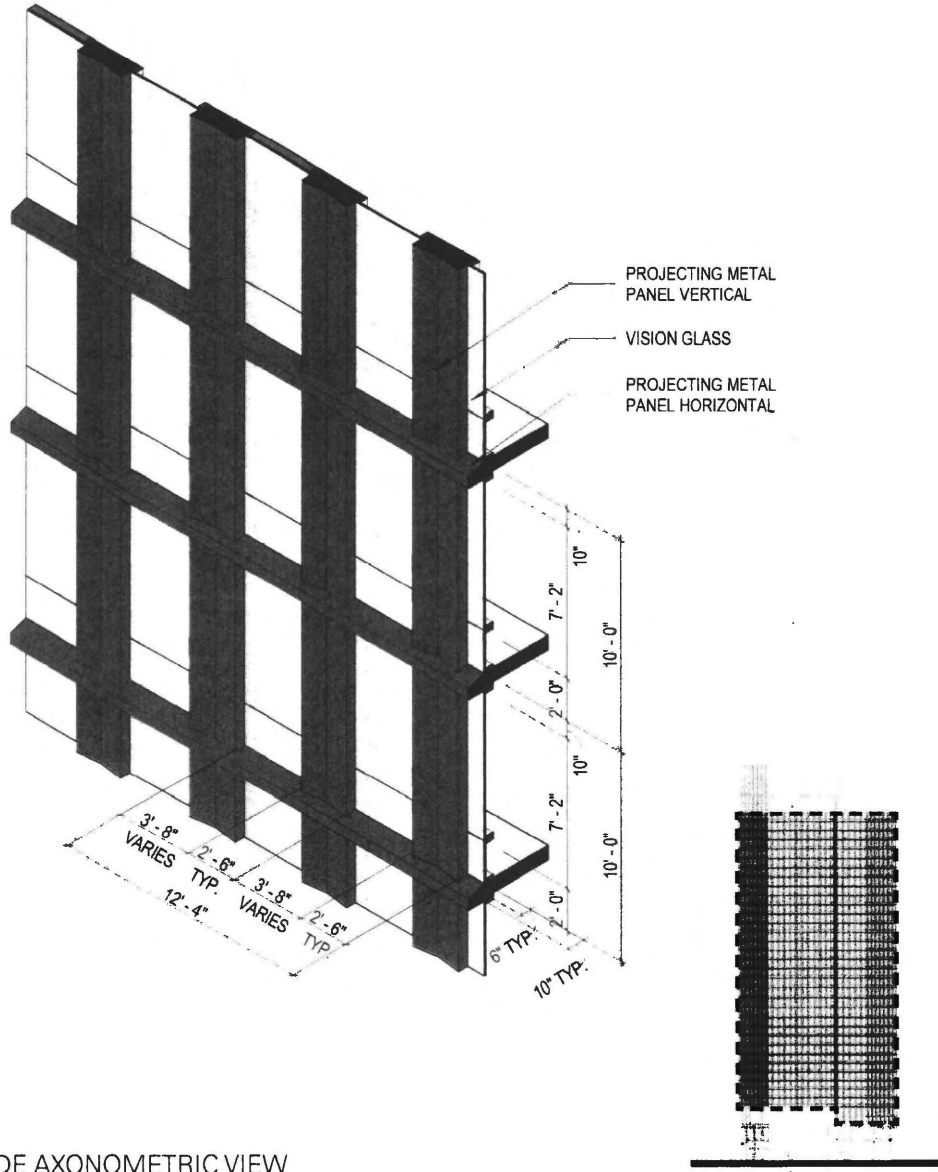


NORTH ELEVATION

APPLICANT: LPC CHICAGO, LLC
 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
 1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
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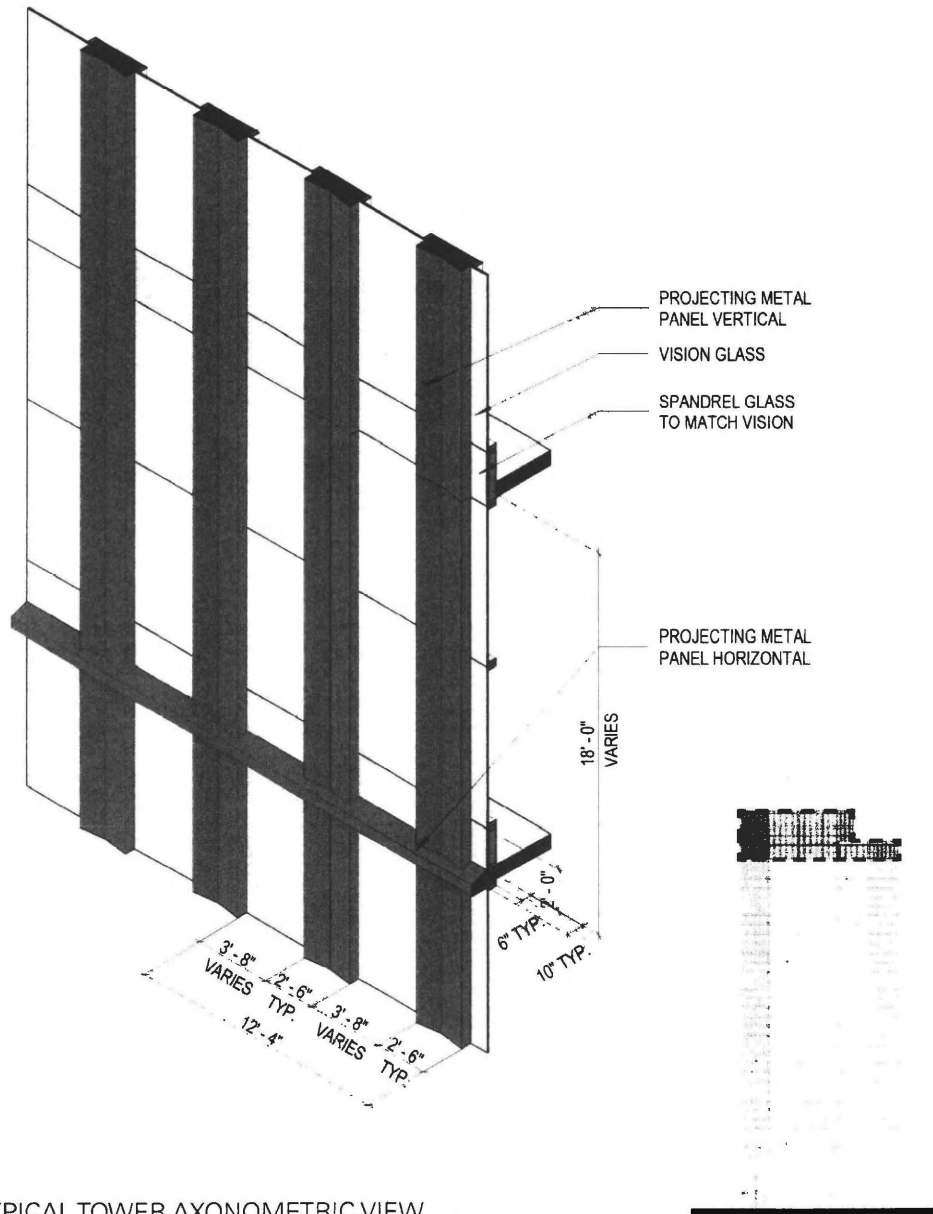


TYPICAL FACADE AXONOMETRIC VIEW

SOUTH ELEVATION

APPLICANT: LPC CHICAGO, LLC
ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
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DATE OF INTRODUCTION: DECEMBER 13, 2023
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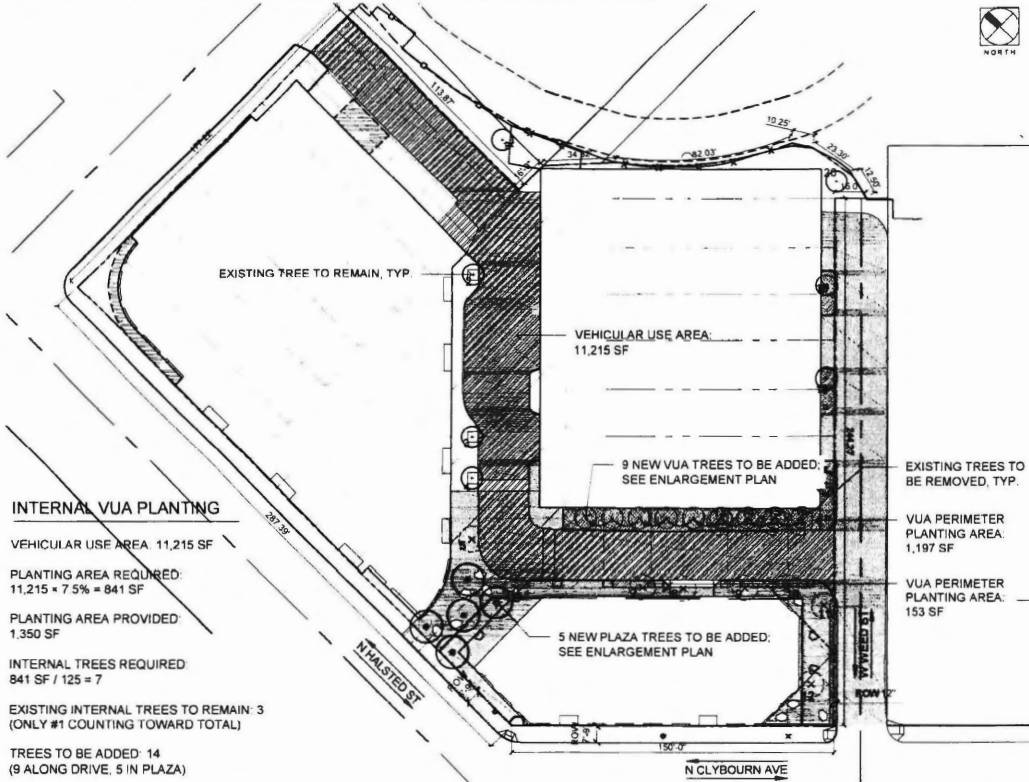
UPPER TIER TYPICAL TOWER AXONOMETRIC VIEW

SOUTH ELEVATION

APPLICANT: LPC CHICAGO, LLC
 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
 1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
 DATE OF INTRODUCTION: DECEMBER 13, 2023
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FINAL FOR PUBLICATION
OVERALL SITE PLAN & LANDSCAPE ORDINANCE ANALYSIS



INTERNAL VUA PLANTING

VEHICULAR USE AREA 11,215 SF
 PLANTING AREA REQUIRED:
 $11,215 \times 7.5\% = 841$ SF
 PLANTING AREA PROVIDED
 1,350 SF
 INTERNAL TREES REQUIRED
 $841 \text{ SF} / 125 = 7$
 EXISTING INTERNAL TREES TO REMAIN: 3
 (ONLY #1 COUNTING TOWARD TOTAL)
 TREES TO BE ADDED 14
 (9 ALONG DRIVE, 5 IN PLAZA)

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

NORTH CLYBOURN AVE

LENGTH (LINEAR FEET) 150'-0"
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 0
 NUMBER OF EXISTING TREES TO REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 0
 0 TREES ARE PROVIDED. PARKWAY WIDTH < 9 FEET WIDE - NO PARKWAY TREES REQUIRED

NORTH HALSTED ST

LENGTH (LINEAR FEET) 287.39'
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 12
 NUMBER OF EXISTING TREES TO REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 0
 0 TREES ARE PROVIDED. PARKWAY WIDTH < 9 FEET WIDE - NO PARKWAY TREES REQUIRED

WEST WEED ST

LENGTH (LINEAR FEET) 244.20'
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 10
 NUMBER OF EXISTING TREES TO REMAIN 4
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 0
 0 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO REQUIRED OFFSET

NOTE

1. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY OR PARKWAY 2'-6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
2. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS

#	SPECIES	SIZE	STATUS
1	PYRUS CALLERYANA	8"	TO REMAIN
2	DEAD UNKNOWN TREE	-	TO BE REMOVED
3	GYMNOCLADUS DIOICUS	2.5"	TO REMAIN
4	GYMNOCLADUS DIOICUS	2.5"	TO REMAIN
5	GYMNOCLADUS DIOICUS	2.5"	TO BE REMOVED
6	GYMNOCLADUS DIOICUS	2.5"	TO BE REMOVED
7	ACER MIYABEI STATE	3"	TO BE REMOVED
8	STREET	2.5"	TO BE REMOVED
9	GYMNOCLADUS DIOICUS	-	TO BE REMOVED
10	DEAD UNKNOWN TREE	2.5"	TO BE REMOVED
11	GYMNOCLADUS DIOICUS	8"	TO BE REMOVED
12	PYRUS CALLERYANA	-	TO BE REMOVED
13	DEAD UNKNOWN TREE	8"	TO BE REMOVED
14	PYRUS CALLERYANA	8"	TO BE REMOVED
15	PYRUS CALLERYANA	8"	TO BE REMOVED
16	PYRUS CALLERYANA	8"	TO BE REMOVED
17	PYRUS CALLERYANA	8"	TO REMAIN
18	PYRUS CALLERYANA	8"	TO REMAIN
19	PYRUS CALLERYANA	8"	TO REMAIN
20	PYRUS CALLERYANA	6"	TO REMAIN

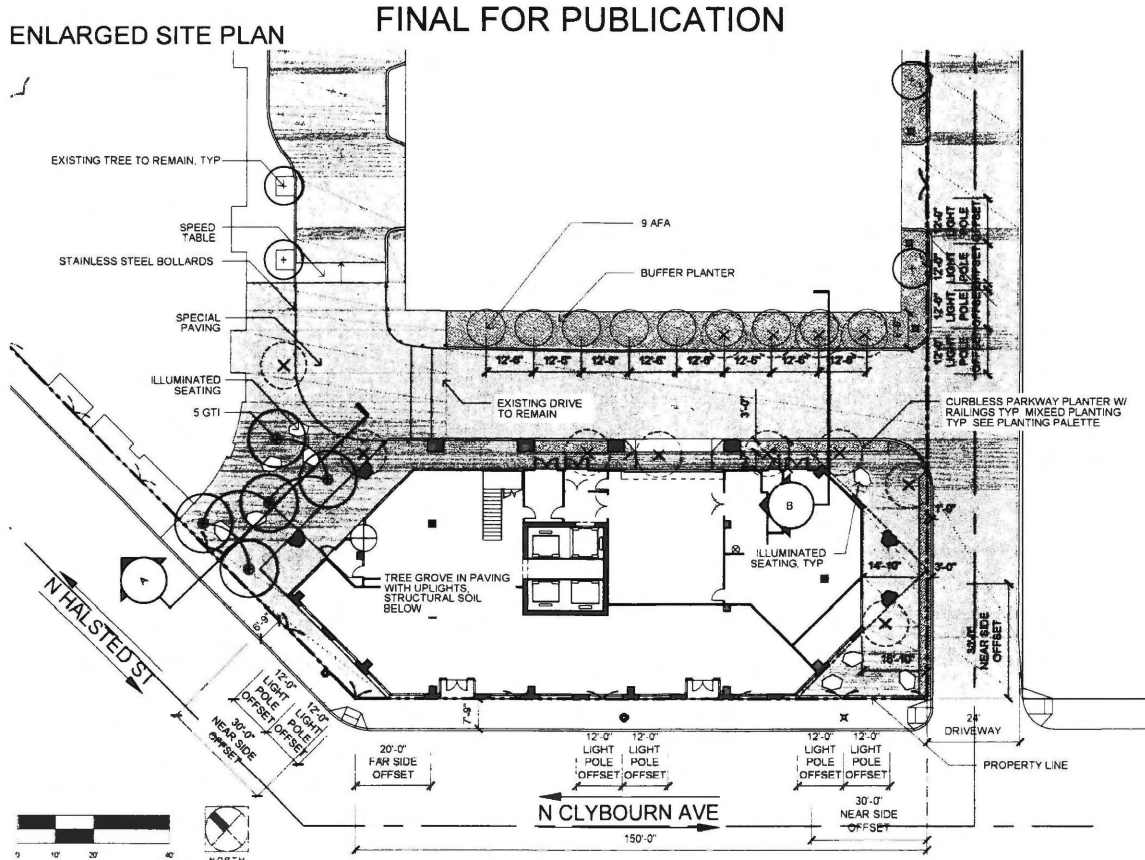
CRATAEGUS PHAENOPYRUM

APPLICANT: LPC CHICAGO, LLC
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 1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
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CONFLUENCE



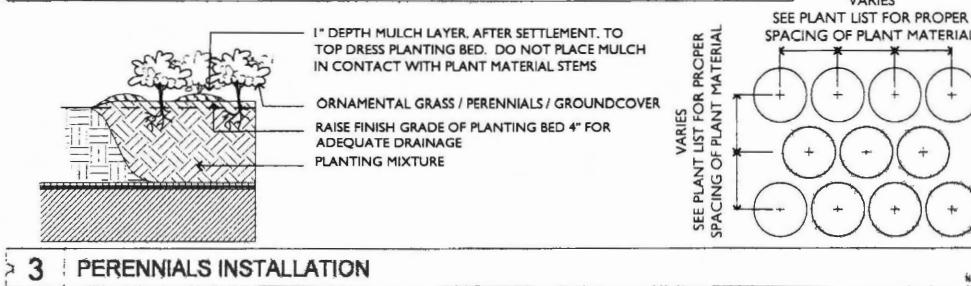
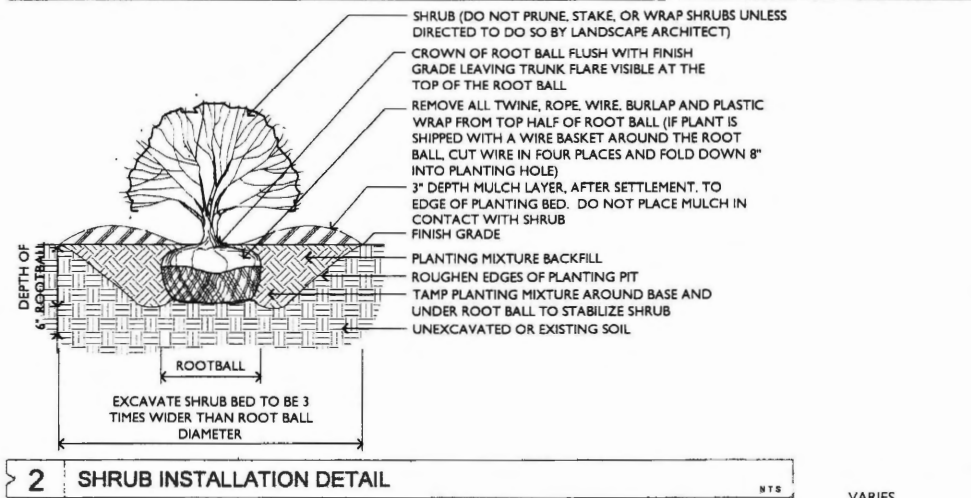
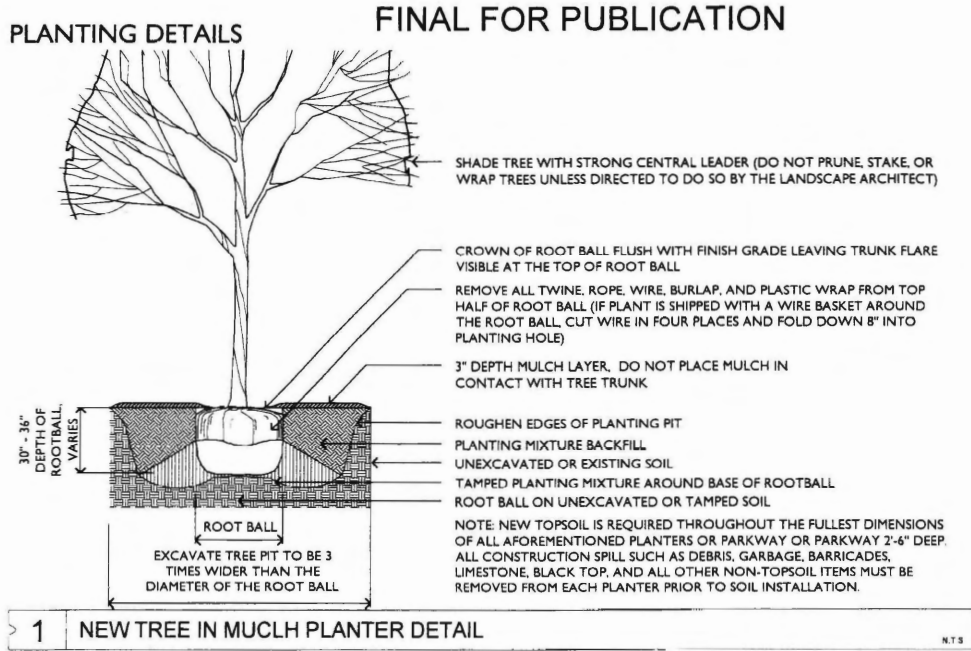
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PLANT LIST

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL.	HT.	SPRD	ROOT	REMARKS
A	PARKWAY TREES								
	AFA	ACER RUBRUM 'ARMSTRONG'	'ARMSTRONG' RED MAPLE	9	2.5"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	GTS	GLEDITSIA TRIACANTHOS F. INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	5	2.5"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
B	SHRUBS								
	BGV	BUXUS 'GREEN VELVET'	'GREEN VELVET' BOXWOOD	-	-	-	-	#5	2'-6" ON CENTER
	HPL	HYDRANGEA PANICULATA 'LITTLE LIME'	'LITTLE LIME' PANICLE HYDRANGEA	-	-	-	-	#5	2'-6" ON CENTER
	DKO	DIERVILLA 'KODIAK ORANGE'	KODIAK ORANGE BUSH HONEYSUCKLE	-	-	-	-	#5	2'-6" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	'GRO-LOW' FRAGRANT SUMAC	-	-	-	-	#5	2'-6" ON CENTER
	SCH	SYMPHORICARPOS CHENAUILLII 'HANCOCK'	'HANCOCK' SNOWBERRY	-	-	-	-	#5	2'-6" ON CENTER
C	GRASSES								
	SPO	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	-	-	-	-	#1	1'-6" ON CENTER, TRIANGULAR SPACING
	PVC	PANICUM VIRGATUM 'CHEYENNE SKY'	CHEYENNE SKY SWITCHGRASS	-	-	-	-	#1	1'-6" ON CENTER, TRIANGULAR SPACING
D	PERENNIALS AND GROUND COVER								
	PDT	PENSTEMON 'DARK TOWERS'	DARK TOWER PENSTEMON	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	LSK	LIATRIS SPICATA 'KOBOLD'	KOBOLD GAYFEATHER	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	ASB	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ALLIUM	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	EPKH	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	PURPLE CONEFLOWER	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	MBR	MONARDA BRADBURIANA	BRADBURY BEE BALM	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	PT	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	-	-	-	-	QT	8" ON CENTER, TRIANGULAR SPACING
	VM	VINCA MINOR	COMMON PERIWINKLE	-	-	-	-	QT	8" ON CENTER, TRIANGULAR SPACING
	E	BULBS							
APS		ALLIUM 'PURPLE SENSATION'	GIANT ALLIUM	-	-	-	-	BULB	1'-3" ON CENTER, TRIANGULAR SPACING
NAT		NARCISSUS THALIA	THE ORCHID NARCISSUS	-	-	-	-	BULB	1'-3" ON CENTER, TRIANGULAR SPACING
ALG	ALLIUM GLOBEMASTER	ALLIUM GLOBEMASTER	-	-	-	-	BULB	1'-3" ON CENTER, TRIANGULAR SPACING	

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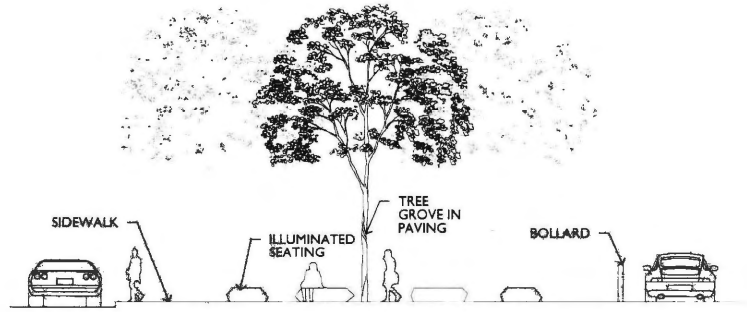
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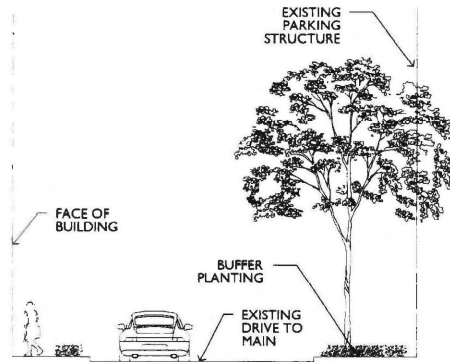
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SECTIONS

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1 SECTION A N.T.B



2 SECTION B N.T.B

APPLICANT: LPC CHICAGO, LLC
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CONFLUENCE



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Reclassification Of Area Shown On Map No. 3-G.
(Application No. 22519T1)
(Common Address: 1235 -- 1237 N. Ashland Ave.)

[O2024-0011141]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 3-G in the area bounded by:

a line 96.00 feet north of and parallel to the public alley next north of North Milwaukee Avenue, as measured along the east line of North Ashland Avenue; the public alley next east of and parallel to North Ashland Avenue; a line 48 feet north of and parallel to the public alley next north of North Milwaukee Avenue, as measured along the east line of North Ashland Avenue; and North Ashland Avenue,

to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Zoning Data; Site Plan; Building Depictions; Typical,
Basement and First Floor Plans; and Side (North),
Side (South), Rear (East) and Front (West)
Building Elevations attached to this
ordinance printed on pages 16918
through 16925 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

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17-13-0303-C(1) Type 1 Narrative & Plans – 1235-37 N. Ashland Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 5,832 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the property with a new 5-story mixed-use building containing commercial space and sixteen (16) dwelling units above. The commercial space will contain 1,460 sq. ft. The proposed building will measure 54'-0 ½". in height. Pursuant to Sec. 17-13-0303-D, Optional Administrative Adjustment and Variation, as well as Secs. 17-13-1003-EE and 17-13-1101B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback from the required 30' to 8'-6" and reduce the off-street parking requirement of 16 spaces to 4 since the property is a Transit Served Location (TSL).

(A) The Project's Floor Area Ratio: *23,268.5 sq. ft. (3.99 FAR)

*All of the ARO units required will be provided onsite and the property is in a TSL.

(B) The Project's Density (Minimum Lot Area Per D.U.):
**364 sq. ft. per unit
(16 dwelling units proposed)

**All of the ARO units required will be provided onsite.

(C) The amount of off-street parking: ***4

***The subject property is a designated Transit Served Location. Pursuant to Section 17-13-0303-D, Optional Administrative Adjustment and Variation, and Sec. 17-13-1003-EE, the Applicant is seeking to reduce the required parking of 16 to 4.

(D) Setbacks:

- a. Front Setback: 0 feet
- b. Side Setbacks:
 - North Side: 0 feet
 - South Side: 0 feet
- c. ***Rear Setback: 8'-6"

****Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential uses from the required 30 ft. to 8'-6".

(E) Building Height: 54'-0 ½"

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- (F) 17-3-0307. Exceptions. The Applicant will comply with the Chicago Air Quality Ordinance should such provisions be determined as applicable.

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The project complies with the applicable standards of Sec. 17-10-0102-B because the subject property is located within 1,320 linear feet of the Ashland CTA bus line. The proposed mixed-use building will have 4 off-street parking spaces. The Applicant intends on seeking a Variation and Administrative Adjustment to reduce those requirements.
2. The proposed mixed-use building will comply with Sec. 17-3-0504 because its front setback will be at the front property line, the entrance width does not exceed 12 ft., the entrance depth does not exceed the entrance width, the entrance is not more than two-stories in height, the proposed building elevations comply with the window transparency requirements, the front doors to the restaurant are located along North Ashland Avenue.
3. The Transit Friendly Development Guide defines ‘transit friendly development’ as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporate accessibility and connectivity to the Ashland CTA bus line, which is located east of the subject property. The Applicant believes the project will help improve the pedestrian way along North Ashland Avenue for residents and other commuters traveling in the subject area.
4. The proposed mixed-use building contemplates 16 dwelling units. Four (4) off-street parking will be provided for the building. The Applicant intends on seeking a Variation to permit the reduction of off-street parking with the TSL Ordinance.
5. The Applicant believes the proposed mixed-use building will provide appropriate density in a south side neighborhood within which the subject property is located. Further, and based on the subject property’s proximity to mass transit, the Applicant believes the project complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

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NOO
 PROPOSED
 153
 JONATHAN SPILLI ARCHITECTS LLC
 4891 NORTH SPANISHWOOD AVENUE
 SUITE 201 CHICAGO, ILLINOIS 60630
 773 833 1917 FAX 773 833 2881

1235 N ASHLAND	
ZONING DATA	
ADDRESS:	1235-37 NORTH ASHLAND AVENUE, CHICAGO, IL 60622
LOT SIZE:	49.00' x 121.52'
LOT AREA:	5,932.50 SQ. FT.
100' DISTANCE:	FRONTS ON ASHLAND AVE
CURRENT ZONING	
ZONING DISTRICT:	BR-3 (100)
FAA:	4.01
MAXIMUM BUILDABLE AREA:	23,328 SF
MINIMUM LOT AREA:	300*
MAXIMUM NUMBER OF UNITS:	19 UNITS
MAXIMUM BUILDING HEIGHT:	55.4'
PROPOSED BUILDING	
ZONING DISTRICT:	BR-3 (100)
FAA:	3.5M
MAXIMUM BUILDABLE AREA:	23,283.6 SF
MINIMUM LOT AREA:	364.5
MAXIMUM NUMBER OF UNITS:	16 UNITS
MAXIMUM BUILDING HEIGHT:	54'-0" (2')
SETBACKS:	
FRONT YARD:	0'
REAR YARD:	30' @ RES. FLOORS
SIDE YARDS:	0'
MINIMUM PARKING:	
MINIMUM PARKING:	5 SPACES / UNIT
BICYCLE PARKING:	1 BIKE / UNIT
LOADING BERTH:	(1) @ 24 SQFT.
COMMERCIAL SPACE:	1,494 SQ. FTN.

* TYPE I ATTACHMENT & 100% OF ARO REQUIREMENT IS ON-SITE

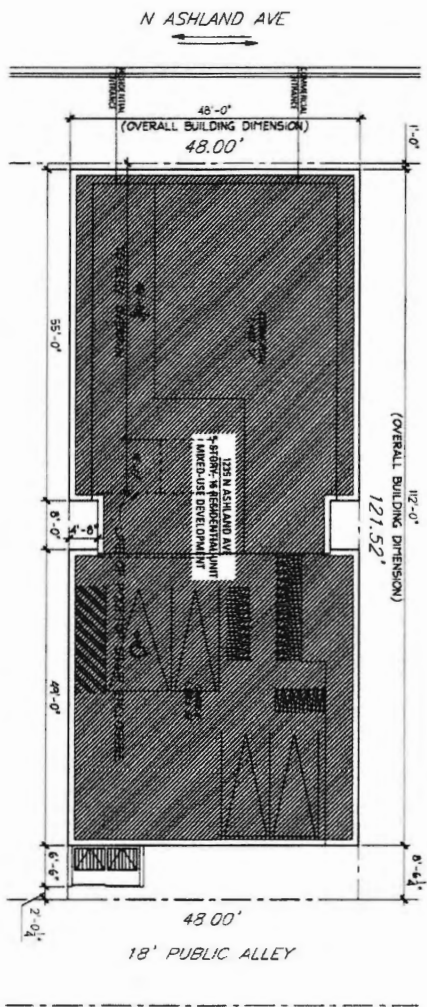
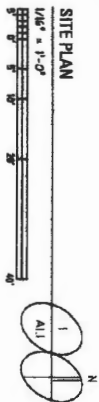
208
 MONITORING
 PROPERTY DEVELOPMENT
 CHICAGO & NEARBY
 DIVISION - RESOLUTIONS/PERMITS



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Jonathan Slifft Architects LLC
4001 North Ashland Avenue
Suite 601
Chicago, Illinois 60622
773.883.1017 fax 773.883.1091



1235-1237 N ASHLAND AVE

DATE: 09/18/2024
DRAWN BY: JONATHAN SLIFFT
CHECKED BY: JONATHAN SLIFFT
DIVISION: ARCHITECTURE

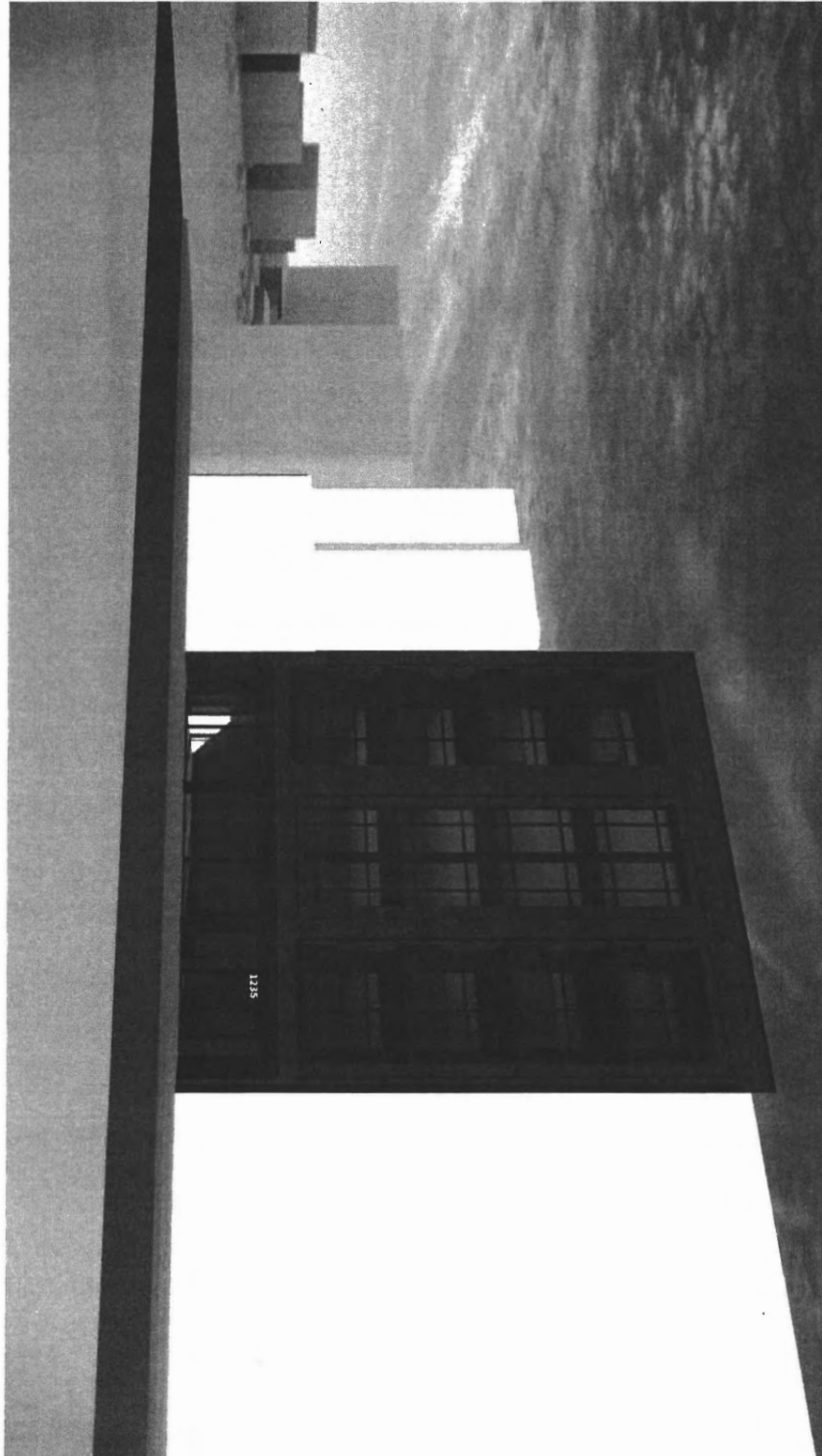


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NO. 00
PROPERTY

13a
JONATHAN SPILTT ARCHITECTS LLC
4001 NORTH ASHLAND AVENUE
SUITE 601
CHICAGO, ILLINOIS 60612-3116
312 800 1007 FAX 312 800 3081

1235-1237 N ASHLAND AVE



1235

300
1235-1237 N ASHLAND AVE
CHICAGO, ILLINOIS 60612-3116
DESCRIPTION 01/07-12/31/2024

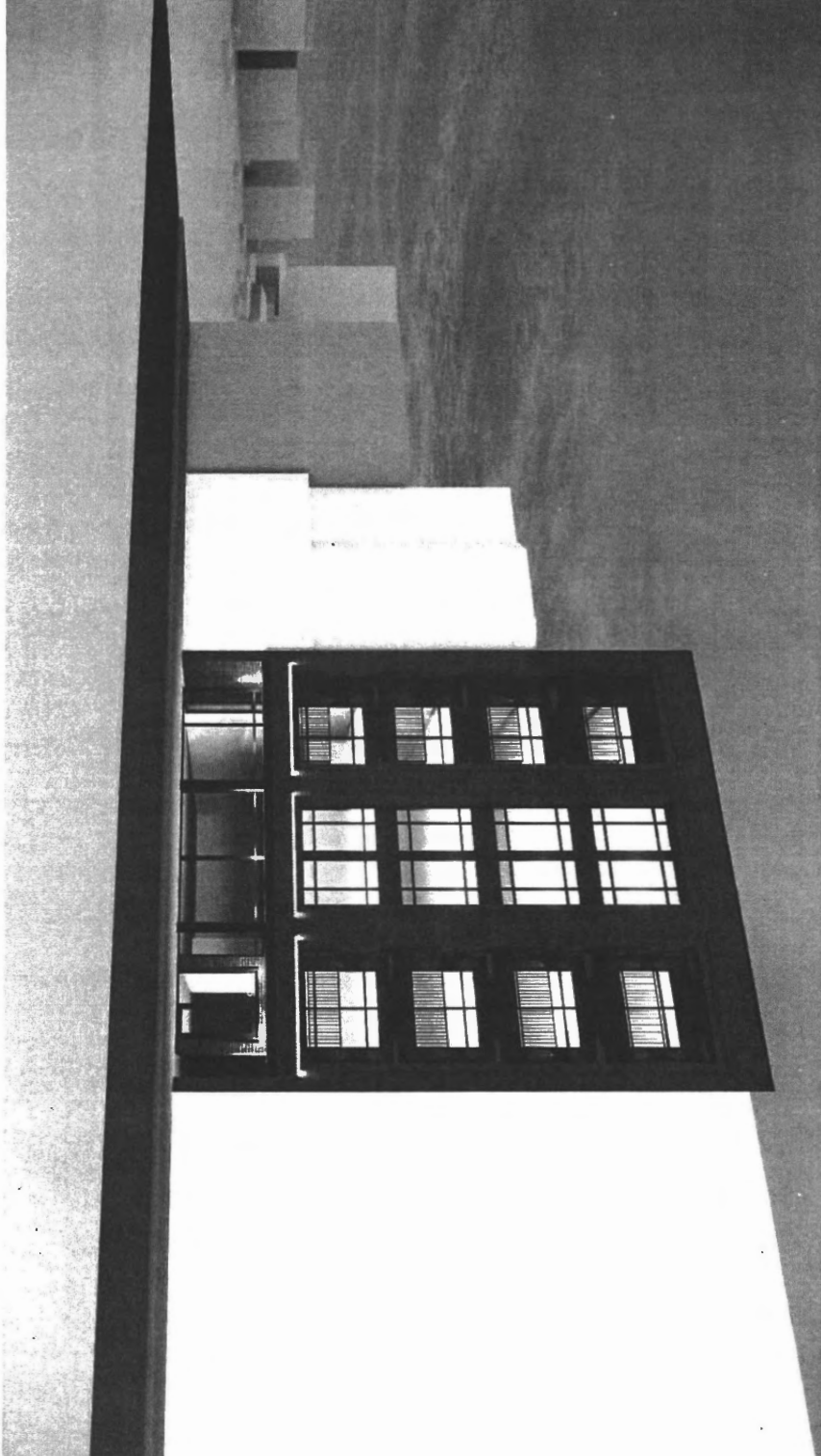


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ISA
Jonathan Spurr Architects, Inc.
 4201 North Vermont Avenue
 Suite 400, Denver, Colorado 80212
 303.733.1817 fax 303.733.3885

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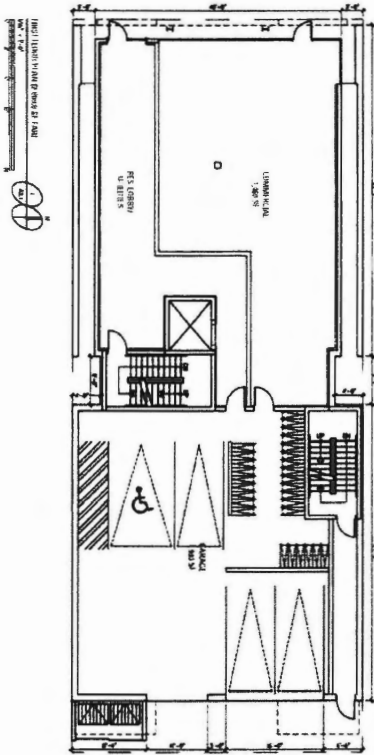
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 3700 S. W. 10TH ST
 8TH FLOOR



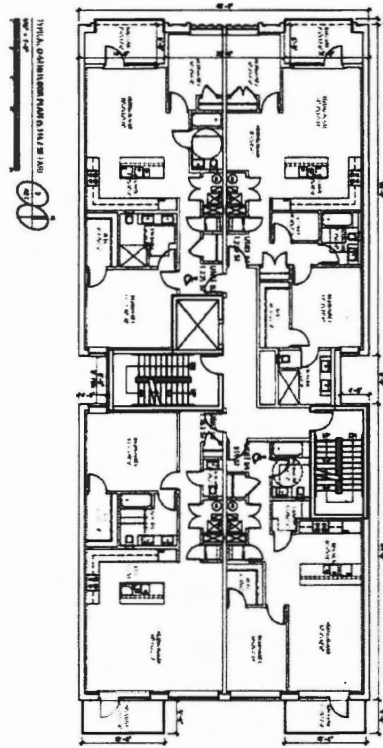
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JSA
JOURNAL SPILLT architects llc
4891 north kennwood avenue
suite 401
chicago, illinois 60640
773 888 1377 fax 773 888 3883



1235-1237 N ASHLAND AVE



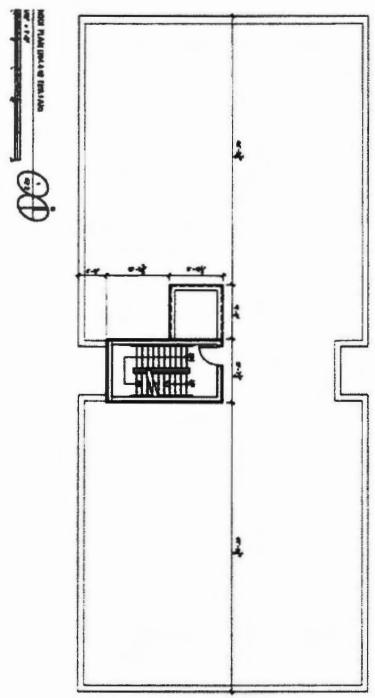
DATE: 08/20/2024
PROJECT: 1235-1237 N ASHLAND AVE
DRAWN BY: JOURNAL SPILLT



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 4301 NORTH TOWNSEND AVENUE
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 303.733.1313 | 303.733.0881

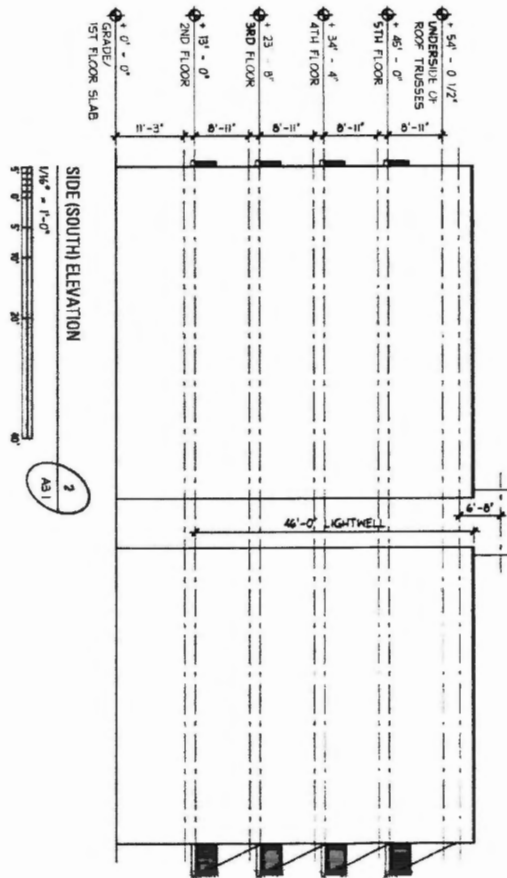
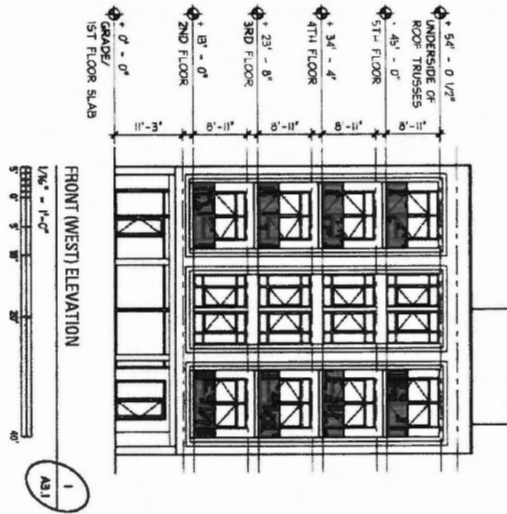


1235-1237 N ASHLAND AVE

ENC2
 2-01 - FLOOR PLAN
 1235-1237 N ASHLAND AVE
 DENVER, CO 80202
 DESCRIPTION: ORIGINAL SUBMITTALS



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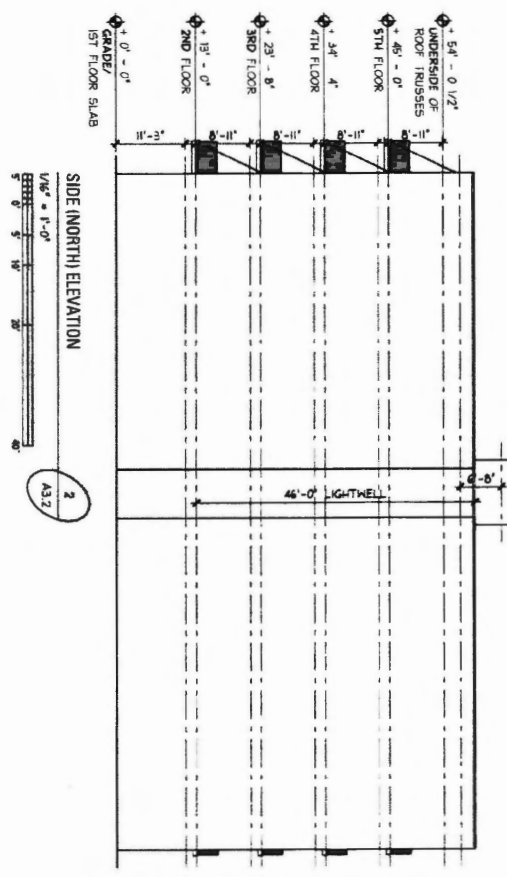
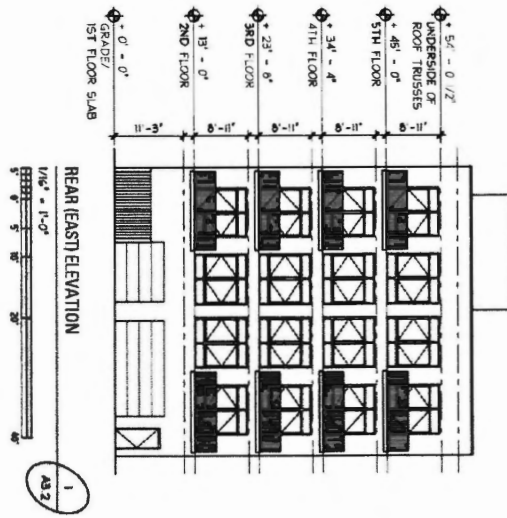
NOQI
 ARCHITECTS
 153
 JONATHAN SPILLIT ARCHITECTS LLC
 4001 NORTH AVALON AVENUE
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 773.698.1917 FAX 773.698.8891

1235-1237 N ASHLAND AVE

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1235-1237 N ASHLAND AVE

2024
 PREPARED BY:
 JONATHAN SLITT ARCHITECTS, LLC
 4001 NORTH GREENWOOD AVENUE
 SUITE 401 HOLLYWOOD, FL 33021
 772.483.1071 FAX 772.483.2081



Reclassification Of Area Shown On Map No. 3-G.

(As Amended)

(Application No. 22527T1)

(Common Address: 1257 -- 1301 N. Ashland Ave.)

[SO2024-0011152]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 3-G in the area bounded by:

a line 344.51 feet north of and parallel to the public alley next north of North Milwaukee Avenue, as measured along the east line of North Ashland Avenue; the public alley next east of and parallel to North Ashland Avenue; a line 264.00 feet north of and parallel to the public alley next north of North Milwaukee Avenue, as measured along the east line of North Ashland Avenue; and North Ashland Avenue,

to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Zoning Data; Site Plan; Building Depictions; First Floor Plan;
Typical (2nd through 5th Floor Plans); Roof/Penthouse
Plan; and Side (North), Side (South), Rear (East)
and Front (West) Building Elevations
attached to this ordinance printed
on pages 16929 through
16939 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

17-13-0303-C(1) Type 1 Substitute Narrative & Plans – 1257-1301 N. Ashland Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 10,128 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the property with a new 5-story mixed-use building containing commercial space and twenty-four (24) dwelling units above. The commercial space will contain 2,045 sq. ft. The proposed building will measure 69'-0 1/2" in height. Pursuant to Sec. 17-13-0303-D, Optional Administrative Adjustment and Variation, as well as Secs. 17-13-1003-EE and 17-13-1101B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback from the required 30' to 10' and reduce the off-street parking requirement of 24 spaces to 10 since the property is a Transit Served Location (TSL).

(A) The Project's Floor Area Ratio: 40,236.1 sq. ft. (3.98 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):
*422 sq. ft. per unit
(24 dwelling units proposed, with 5 of those units being ARO units (20%))

*All of the ARO units required will be provided onsite.

(C) The amount of off-street parking: **10

**The subject property is a designated Transit Served Location. Pursuant to Section 17-13-0303-D, Optional Administrative Adjustment and Variation, and Sec. 17-13-1003-EE, the Applicant is seeking to reduce the required parking of 24 to 10.

(D) Setbacks:
a. Front Setback: 0 feet
b. Side Setbacks:
 North Side: 0 feet
 South Side: 0 feet
c. ***Rear Setback: 10 feet

***Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential uses from the required 30 ft. to 10 feet.

(E) Building Height: ****69'-0 1/2"

Final for Publication

****The subject property is a designated Transit Served Location. Pursuant to Section 17-3-0408-B, the Applicant is eligible to increase maximum building height.

- (F) 17-3-0307. Exceptions. The Applicant will comply with the Chicago Air Quality Ordinance should such provisions be determined as applicable.

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The project complies with the applicable standards of Sec. 17-10-0102-B because the subject property is located within 1,320 linear feet of the Ashland CTA bus line. The proposed mixed-use building will have 10 off-street parking spaces. The Applicant intends on seeking a Variation and Administrative Adjustment to reduce those requirements.
2. The proposed mixed-use building will comply with Sec. 17-3-0504 because its front setback will be at the front property line, the entrance width does not exceed 12 ft., the entrance depth does not exceed the entrance width, the entrance is not more than two-stories in height, the proposed building elevations comply with the window transparency requirements, the front doors to the restaurant are located along North Ashland Avenue.
3. The Transit Friendly Development Guide defines ‘transit friendly development’ as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporate accessibility and connectivity to the Ashland CTA bus line, which is located east of the subject property. The Applicant believes the project will help improve the pedestrian way along North Ashland Avenue for residents and other commuters traveling in the subject area.
4. The proposed mixed-use building contemplates 24 dwelling units. Ten (10) off-street parking will be provided for the building. The Applicant intends on seeking a Variation to permit the reduction of off-street parking with the TSL Ordinance.
5. The Applicant believes the proposed mixed-use building will provide appropriate density in a south side neighborhood within which the subject property is located. Further, and based on the subject property’s proximity to mass transit, the Applicant believes the project complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

Final for Publication

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 CONSULTING
 152
 4001 NORTH ASHLAND AVENUE
 CHICAGO, ILLINOIS 60622
 TEL: 773.334.2200
 FAX: 773.334.2201

1257 N ASHLAND

ZONING DATA

ADDRESS: 1257-1301 NORTH ASHLAND AVENUE, CHICAGO, IL 60622
 LOT SIZE: 60.341 x 121.52'
 LOT AREA: 10,170 SQ. FT.
 100 DISTANCE: FRONTS ON ASHLAND AVE

	CURRENT ZONING	PROPOSED BUILDING
ZONING DISTRICT:	B2-3 (100)	B2-3 (100)
F.A.R.	4.04	3.58
MAXIMUM BUILDABLE AREA:	40,512 SF	40,236 SF
MINIMUM LOT AREA:	3000'	422'
MAXIMUM NUMBER OF UNITS:	33 UNITS	24 UNITS
MAXIMUM BUILDING HEIGHT:	19'	11'-0" / 12'
SETBACKS:		
FRONT YARD:	0'	0'
REAR YARD:	30' & RES. FLOORS	10' & GRADE
SIDE YARDS:	0'	0'
MINIMUM PARKING:	3 SPACES / UNIT	10 SPACES
DECK/PORCHING:	1 BAY / UNIT	1 BAY / UNIT - 14
LOADING BERTH:	(1) & 84 SQ FT.	(1) 10' X 25'
COMMERCIAL SPACE:	2,078 SF FIN.	2,045 SF

* TYPE I AMENDMENT (10%) OF ARO REQUIREMENT IS ON SITE

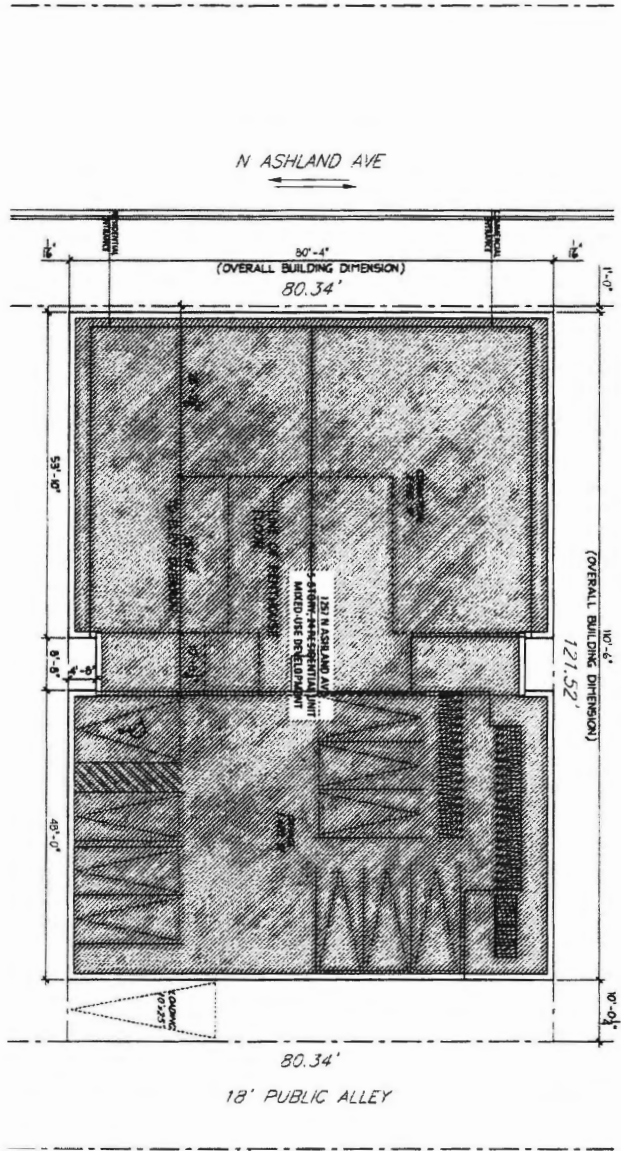
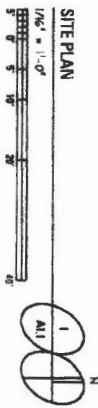
2024
 PREPARED BY:
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Final for Publication



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2024
 METRO ENGINEERS
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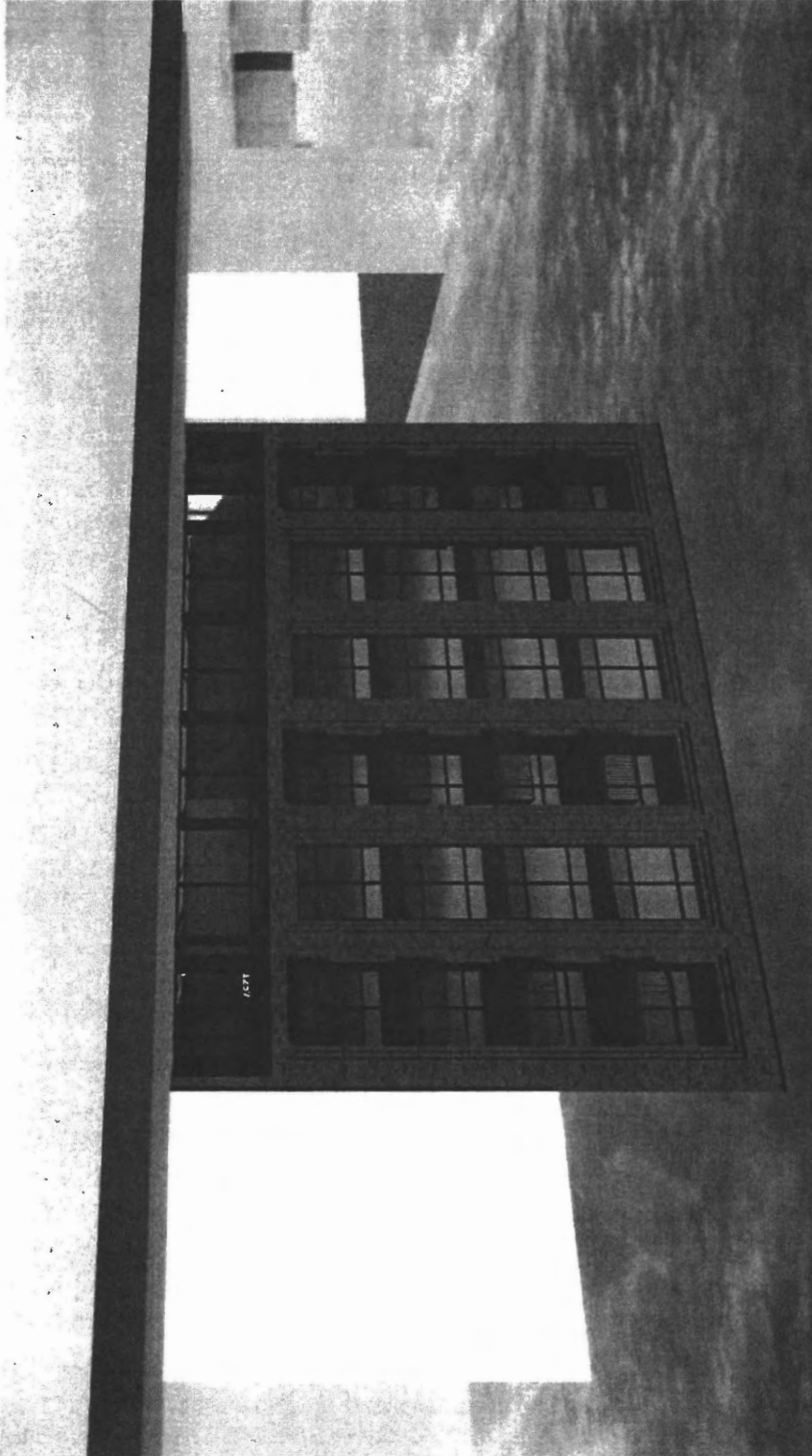


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noah
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152
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1257-1301 N ASHLAND AVE



2024
 FULL PROGRAM
 RESIDENTIAL DEVELOPMENT
 1257-1301 N ASHLAND AVE
 UPTOWN, CHICAGO, IL
 09/18/24 SELECTIVE BOARD



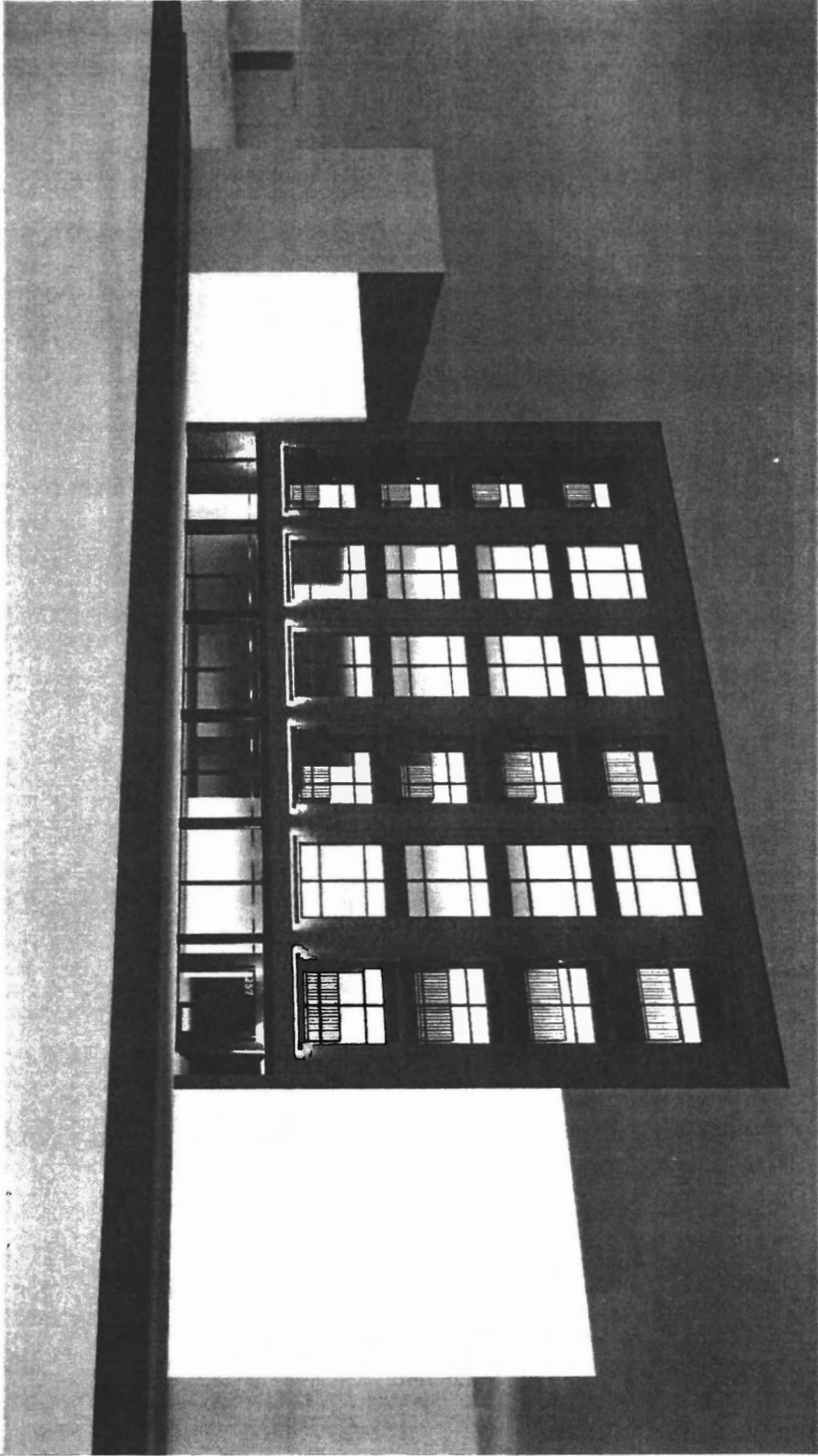
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13a
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1251-1301 NASHLAND AVE

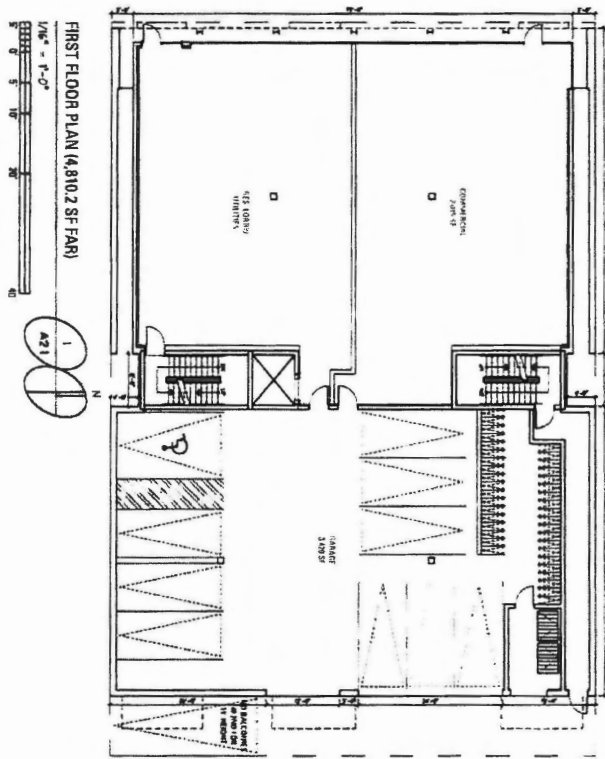
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158
 Jonathan Skiff architect llc
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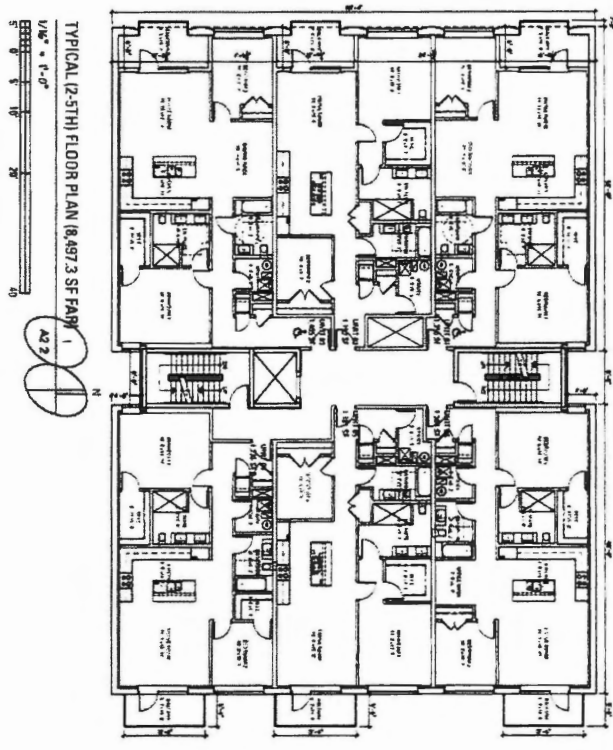
NOAH
 PROOFREADING
 1257-1301 N ASHLAND AVE
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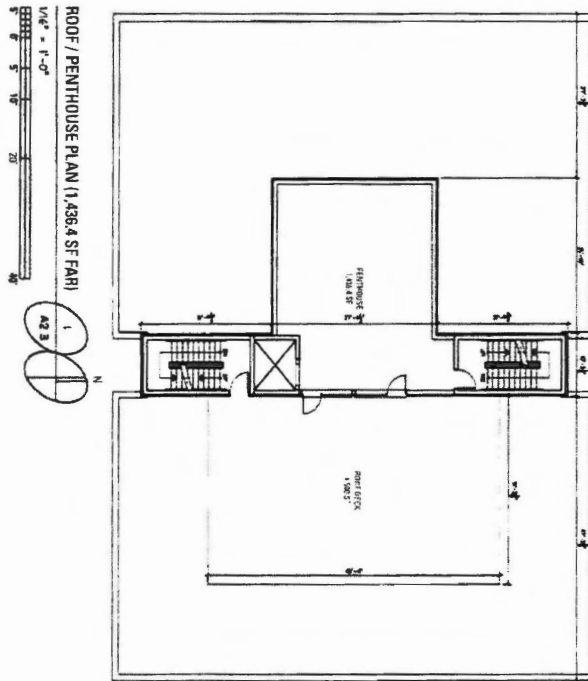
1257-1301 N ASHLAND AVE

2021
NOAH ARCHITECTS
RESIDENTIAL DEVELOPMENT
2021-2022
2021-2022
2021-2022



Final for Publication

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1257-1301 N ASHLAND AVE

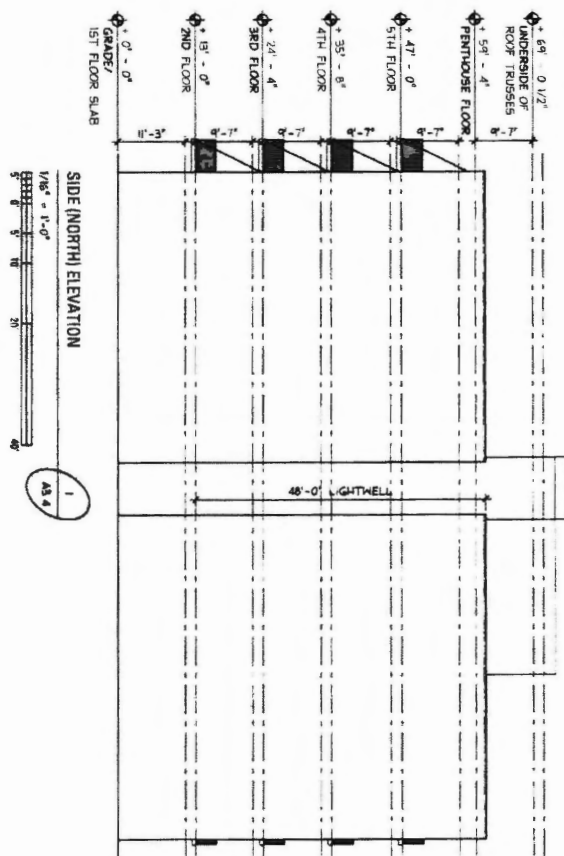
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1257-1301 N ASHLAND AVE

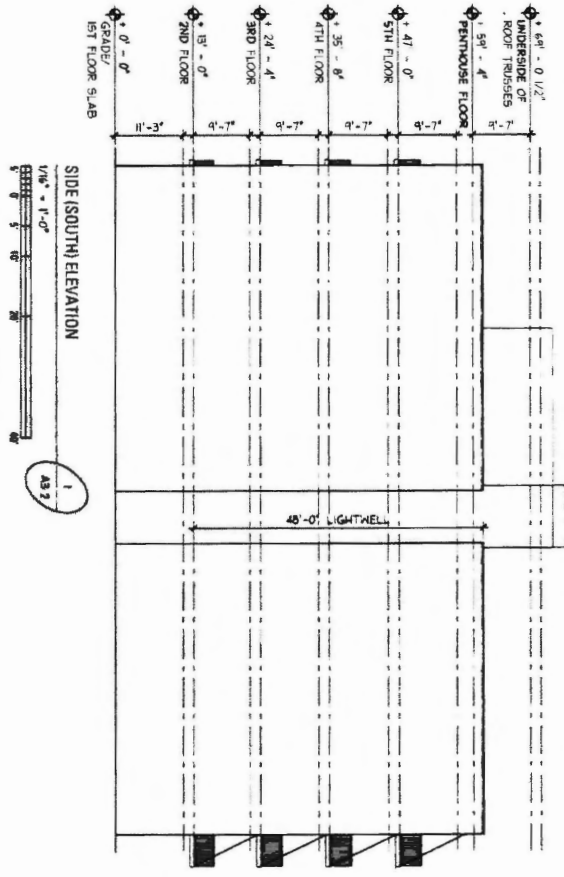
0101
 KIMBERLY
 PROJECT ARCHITECT
 1257-1301 N ASHLAND AVE
 CHICAGO, IL 60622

0102
 ISA
 LONGMAN, SPLITT ARCHITECTS LLC
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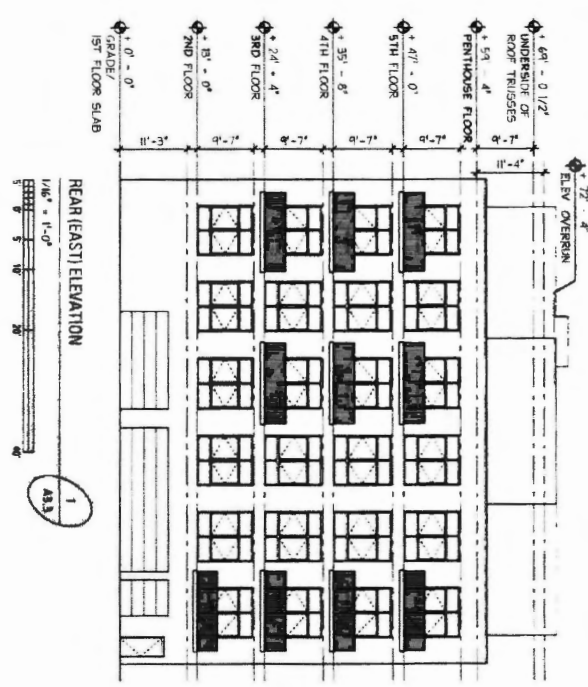
1257-1301 N ASHLAND AVE

2024
 COMMUNITY PLAN
 RESIDENTIAL DEVELOPMENT
 CIRCULAR 100-2024
 PROJECT: RESIDENTIAL DEVELOPMENT



Final for Publication

19a
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1257-1301 NASHLAND AVE

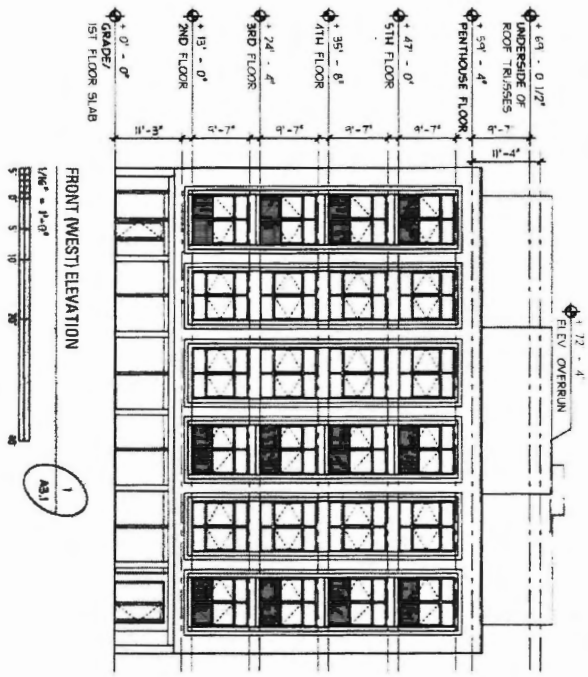
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129-1301 N ASHLAND AVE

09/18/2024

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Reclassification Of Area Shown On Map No. 5-l.
(Application No. 22525T1)
(Common Address: 1810 N. Richmond St.)

[O2024-0011150]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 5-l in the area bounded by:

a line 125 feet north of and parallel to West Bloomingdale Avenue; North Richmond Street; a line 100 feet north of and parallel to West Bloomingdale Avenue; and next the public alley west of and parallel to North Richmond Street,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Title Sheet; Existing Basement, 1st, 2nd and Attic Floor Plans;
Existing Roof Plan; Proposed 2nd and Attic Floor Plans;
Proposed Roof Plan; and Proposed Sections/
Elevations attached to this ordinance
printed on pages 16942 through
16945 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

17-13-0303-C(1) Type 1 Narrative & Plans – 1810 North Richmond Street, Chicago, IL

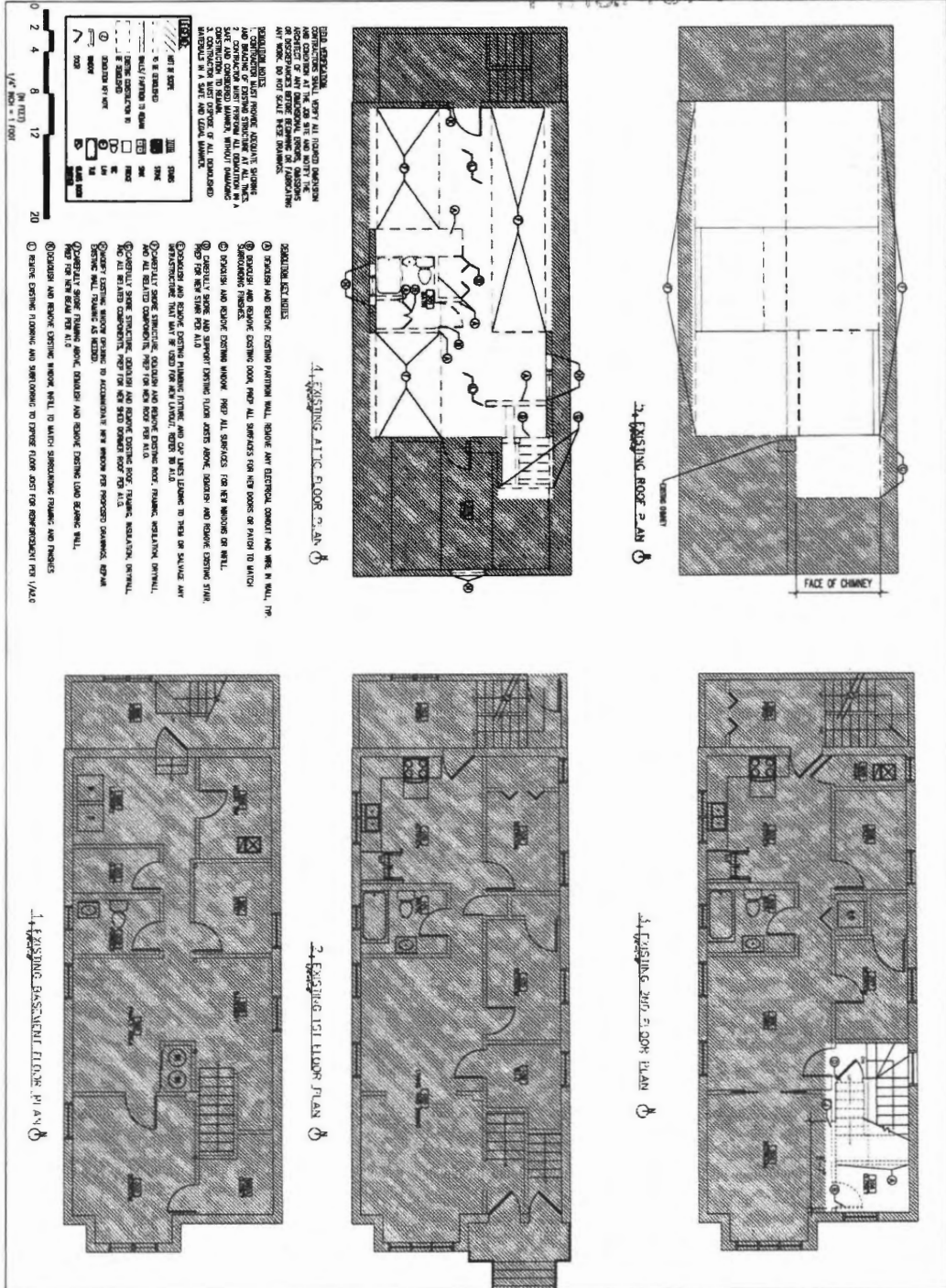
Proposed Zoning: RM4.5 Residential Multi-Unit District

Lot Area: 3,000 square feet

Proposed Land Use: The existing 2.5 story residential building containing two (2) dwelling units and a rear detached 2-car garage will remain. The Applicant plans to incorporate additional square feet on the 2nd floor and attic of the existing building.

- (A) The Project's Floor Area Ratio: 4,007 sq. ft. (1.33 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.):
1,500 sq. ft. per unit
(2 dwelling units)
- (C) The amount of off-street parking: 2 (Existing)
- (D) Setbacks:
 - a. Front Setback: 20'-11"
 - b. Side Setbacks:
North Side: 1'-4" (Existing)
South Side: 3'-0 1/2" (Existing)
 - c. Rear Setback: 53'-9 1/4"
 - d. Rear Yard Open Space: 684 SF
- (E) Building Height: 35'-7" feet

Final for Publication



GENERAL NOTES:

1. REFER TO M.O.A.P. PRIOR TO ANY DEMOLITION AND BEFORE FILING WITH PROPOSED PLANS AS WELL AS NEW STEEL STRUCTURE.

EXISTING FLOOR PLANS AND NOTES

D1.0

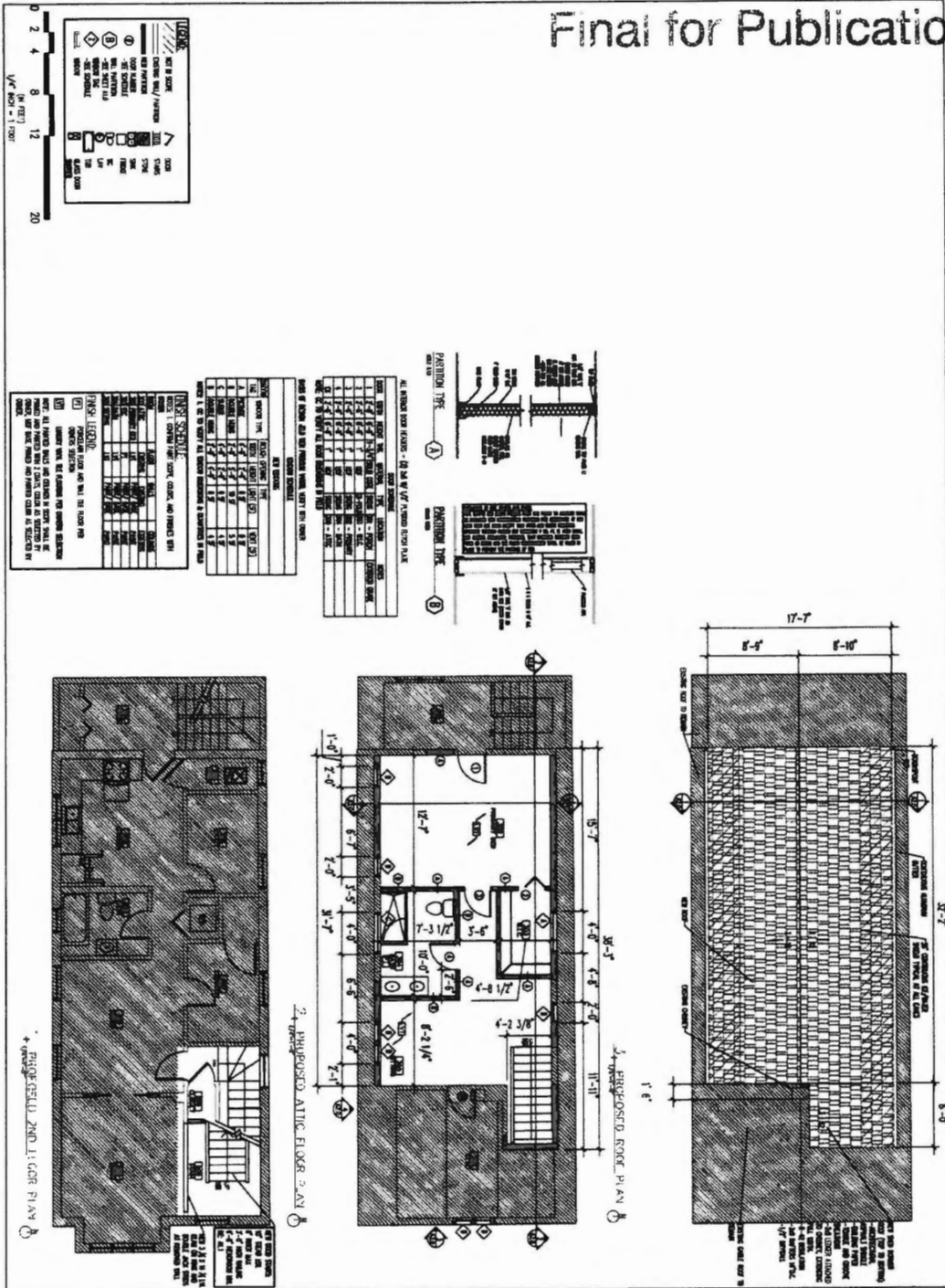
1810 N. RICHMOND ST. CHICAGO IL 60647

Mario Rosado ARCHITECT

1010 N. LAKE ST. SUITE 200
CHICAGO, IL 60610
TEL: 312.943.8888
WWW.MARIOROSADO.COM

DATE: 09/18/2024
SCALE: AS SHOWN
SHEET: D1.0 OF 1.0

Final for Publication



A1.0

PROPOSED FLOOR PLANS AND NOTES

PROJECT NO. 1810 N. RICHMOND ST. CHICAGO, IL 60647

DATE: 09/18/2024

SCALE: AS SHOWN

AREA NOTES:

1. DOWNER = 595 SF
2. 2ND FLOOR = 898 SF
3. GROSS FLOOR AREA = 1493 SF

ALL FLOOR AREAS SHALL BE FINISHED TO THE FLOOR FINISH LINE UNLESS OTHERWISE NOTED.

PER IL 200.270

1810 N. RICHMOND ST.
CHICAGO IL 60647

Mano Rosado ARCHITECT

1810 N. RICHMOND ST.
CHICAGO, IL 60647

2/21/2024

Reclassification Of Area Shown On Map No. 5-I.

(Application No. 22502T1)

(Common Address: 2838 -- 2840 W. Shakespeare Ave./2148 -- 2150 N. Mozart St.)

[O2024-0011168]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications shown on Map Number 5-I in the area bounded by:

the public alley next north of and parallel to West Shakespeare Avenue; North Mozart Street; West Shakespeare Avenue; and a line 44.78 feet west of and parallel to North Mozart Street,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

[Site Plan; Basement Floor Plans; and North,
South, East and West Building Elevations
attached to this ordinance printed on
pages 16948 through 16951
of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

Type 1 Zoning Map Amendment Narrative and Plans 2838-2840 W. Shakespeare Avenue / 2148-2150 N. Mozart Street From the RS-3 District to B2-3 District

2148 N Mozart LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 2838-2840 W. Shakespeare Avenue / 2148-2150 N. Mozart Street from the RS-3 Residential Single-Unit (Detached House) District to the B2-3 Neighborhood Mixed-Use District in order to increase the unit count at the property from eight to twelve units within the two existing non-conforming multi-family residential buildings at the property.

The site is bounded by a public alley to the north, North Mozart Street on the east, West Shakespeare Avenue on the south, and an existing multi-unit residential building on the west. The subject property consists of approximately 6,717 square feet of site area and is improved with two approximately 100-year-old, two-story multi-unit residential buildings. Each building currently contains four existing, legal nonconforming dwelling units. The property is a transit-served location based on proximity within 1,320 linear feet to the California CTA station entrance.

The Applicant proposes to renovate the building interiors and limited elements of the exterior of the buildings to upgrade the aged and substandard residential buildings, including converting underutilized storage space in the ground level of each building from storage to dwelling units. Two dwelling units are proposed to be added to each building, for a total of 12 dwelling units at the property. The building footprints will remain unchanged. The overall FAR is 1.62.

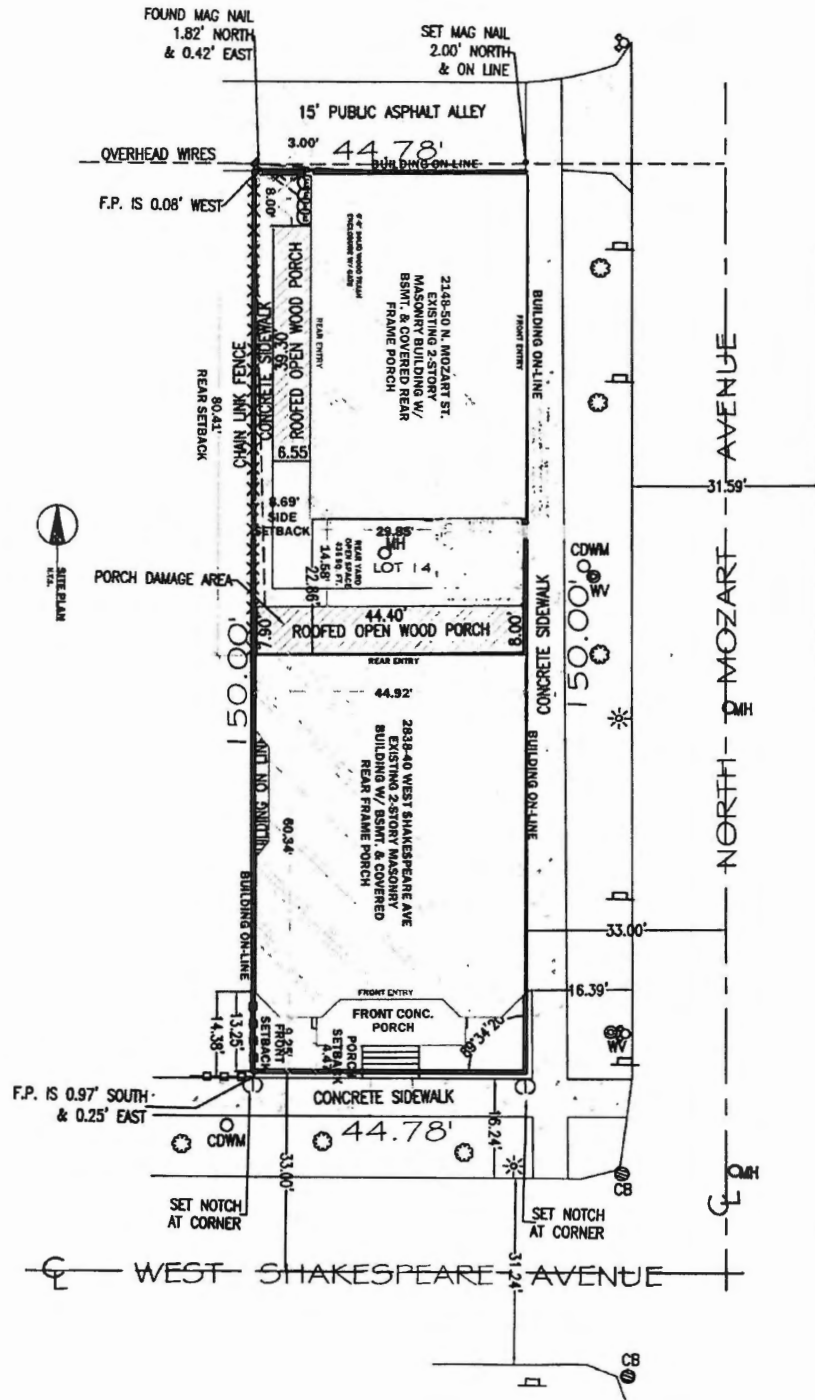
The over 100 year old existing buildings are non-conforming with respect to use, quantity of residential buildings on a zoning lot, unit count, parking, FAR and setbacks. The requested zoning change will bring the existing use, existing FAR and proposed unit count into conformity with zoning and will allow the Applicant to undertake the proposed renovations including the modest increase in residential density and repair/reconstruction of the existing exterior porches. The property has no vehicular parking spaces. Twelve bicycle parking spaces will be added as part of the project.

Floor Area and Floor Area Ratio

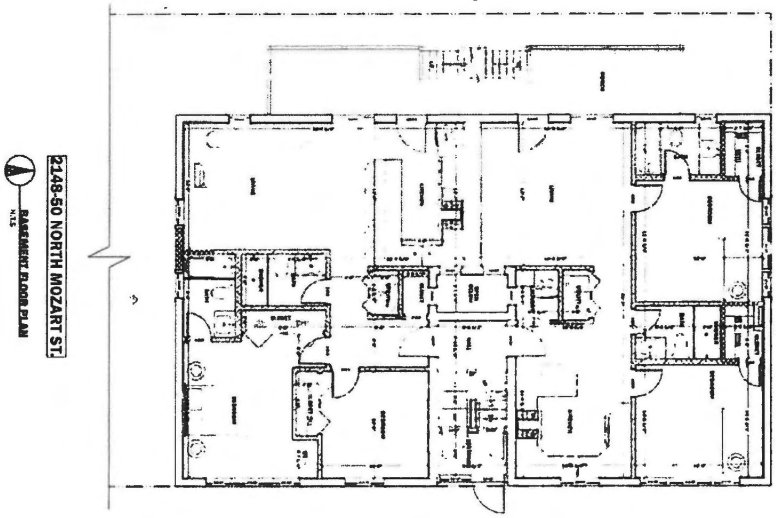
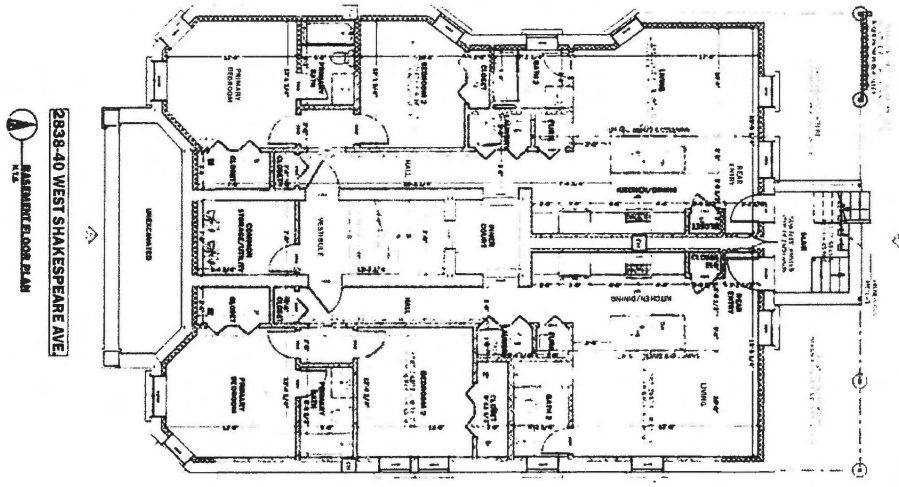
Lot Area:	6,717 square feet
Total Building Area:	10,930 square feet
FAR:	1.62
Number of Residential Dwelling Units:	12
Density (Lot Area Per Dwelling Unit):	559 sf
Vehicular Parking:	0* (transit-served location parking reduction requested)
Bicycle Parking:	12
Setbacks	<i>*All existing setbacks will be maintained</i>
Front (South):	9.25 feet
Rear (North):	0 feet** (variation requested)
Side (East):	0 feet (variation requested)
Side (West):	0 feet (variation requested)
Building Height:	26 feet

*** Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, as part of this Type 1 Zoning Map Amendment, the Applicant seeks (1) an optional administrative adjustment under Section 17-13-1003-EE for a 100% parking reduction in a transit-served location to reduce the parking required for the four new dwelling units to zero; (2) an optional variation to reduce the minimum required rear setback for floors containing dwelling units from 30 feet to zero feet; and (3) an optional variation to reduce the minimum required side setbacks to zero feet to legalize the existing condition.*

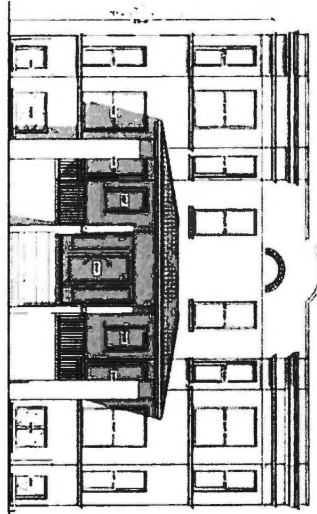
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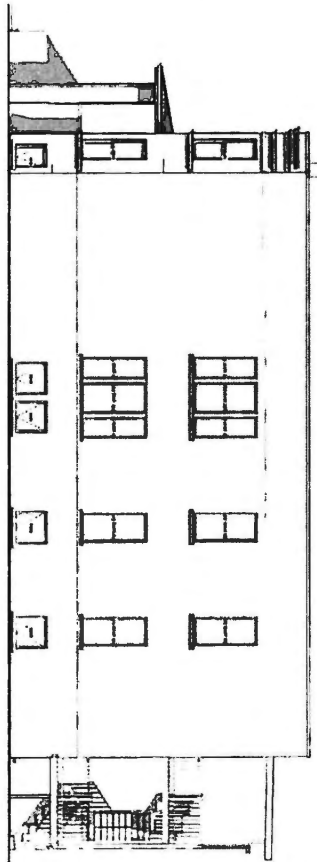
Final for Publication



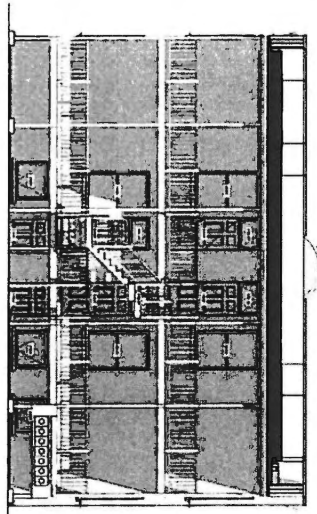
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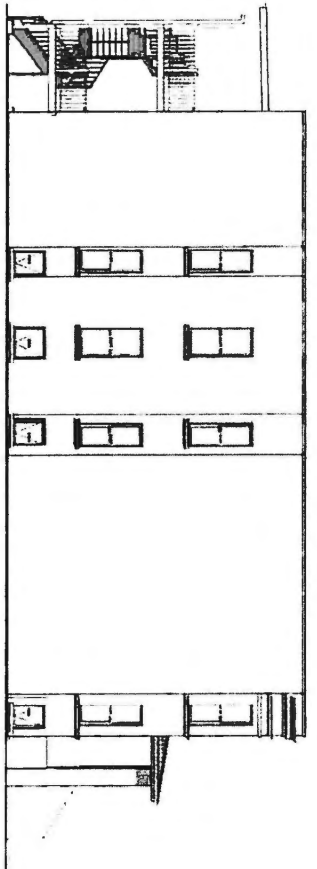
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N.T.S.



2 EAST ELEVATION
N.T.S.



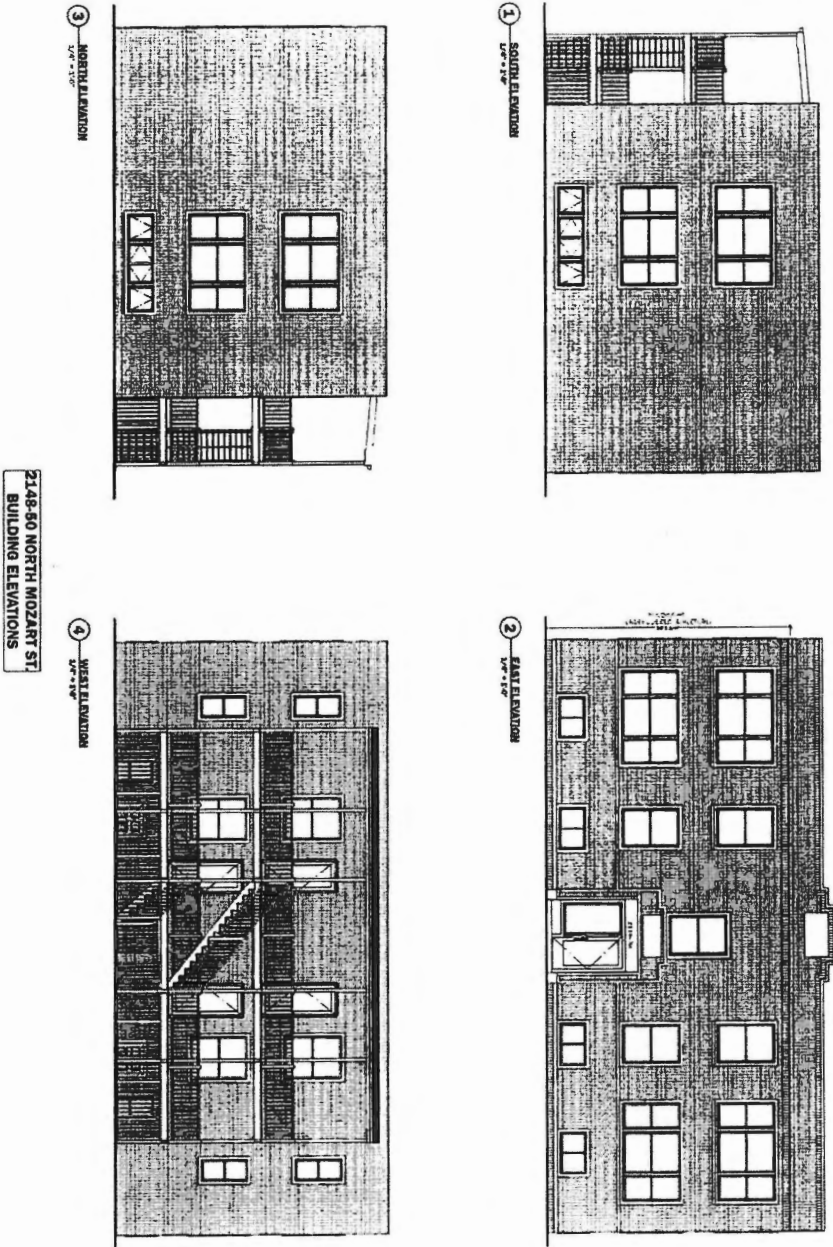
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N.T.S.



4 WEST ELEVATION
N.T.S.

2838-40 WEST SHAKESPEARE AVE.
BUILDING ELEVATIONS

Final for Publication



Reclassification Of Area Shown On Map No. 6-F.
(As Amended)
(Application No. 22517T1)
(Common Address: 2340 -- 2344 S. Wentworth Ave.)

[SO2024-0011140]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the C1-3 Neighborhood Commercial District symbols and indications as shown on Map Number 6-F in the area bounded by:

a line 75 feet south of and parallel to West 23rd Place; South Wentworth Avenue; the public alley next south of and parallel to West 23rd Place; and a line 110 feet west of and parallel to South Wentworth Avenue,

to those of a C1-5 Neighborhood Commercial District which is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Schematic Site Plan; Building Elevations; and Basement,
First, Second, Third, Fourth and Fifth Floor Plans
attached to this ordinance printed on
pages 16956 through 16961
of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

17-13-0303-C(1) Type 1 Substitute Narrative & Plans – 2340-44 S. Wentworth Avenue, Chicago, IL

Proposed Zoning: C1-5 Neighborhood Commercial District

Lot Area: 5,500 square feet

Proposed Land Use: The Applicant is proposing to redevelop the property with a new 6-story mixed-use building containing commercial space and eight (8) dwelling units above. The basement floor to the fourth floor will be devoted to a restaurant containing a total of 20,421.73 sq. ft (excluding the basement). The proposed building will measure 77 ft. in height. Pursuant to Sec. 17-13-0303-D, Optional Administrative Adjustment and Variation, as well as Secs. 17-13-1003-EE and 17-13-1101B and D of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback from the required 30' to zero, reduce the off-street parking requirement of 8 spaces to 0 since the property is a Transit Served Location (TSL), reduce the required loading berth from 1 to 0, increase the height by 10% or 77 ft., increase the FAR by 10% and relief to the Pedestrian Streets-Door and Entrance Standards.

(A) The Project's Floor Area Ratio: *30,229.29 sq. ft. (5.496 FAR)

*Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1101-H, the Applicant is seeking to increase the maximum gross floor area by 10%.

(B) The Project's Density (Minimum Lot Area Per D.U.):
687.5 sq. ft. per unit
(8 dwelling units proposed)

(C) The amount of off-street parking: **0

**The subject property is a designated Transit Served Location. Pursuant to Section 17-13-0303-D, Optional Administrative Adjustment and Variation, and Sec. 17-13-1003-EE, the Applicant is seeking to reduce the required parking of 8 to 0.

(D) Setbacks:
a. Front Setback: 0.2 feet
b. Side Setbacks:
 North Side: 0 feet
 South Side: 0 feet
c. ***Rear Setback: 0 feet

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***Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential uses from the required 30 ft. to 0 feet.

(E) Building Height: ****77 feet

****Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1003-L, the Applicant is seeking to increase the height by 10%.

(F) Loading: *****0

*****Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1101-D, the Applicant is seeking to reduce the required loading berth from 1 to 0.

(G) Pedestrian Streets-Door and Entrance Standards

- a. *****Front Entrance Setback from Front Property Line/Sidewalk: 6'
- b. *****Front Entrance Width : 15'-0 » wide/30.30% of Building Width

*****Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1101-D, the Applicant is seeking relief to the Building Location Standards for a Pedestrian Street pursuant to Section 17-13-1003-P.

(H) 17-3-0307. Exceptions. The Applicant will comply with the Chicago Air Quality Ordinance should such provisions be determined as applicable.

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The project complies with the applicable standards of Sec. 17-10-0102-B because the subject property is located within 2,640 linear feet of the Cermak-Chinatown CTA Station. The proposed mixed-use building will have 0 off-street parking and loading. The Applicant intends on seeking a Variation and Administrative Adjustment to reduce those requirements.

2. The proposed mixed-use building will comply with Sec. 17-3-0504 because its front setback will be at the front property line, the entrance width does not exceed 12 ft., the entrance depth does not exceed the entrance width, the entrance is not more than two-stories in height, the proposed building elevations comply with the window transparency requirements, the front doors to the restaurant are located along South Wentworth Avenue.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporate accessibility and connectivity to the Cermak-Chinatown CTA Station, which is located north of the subject property. The Applicant believes the project will help improve the pedestrian

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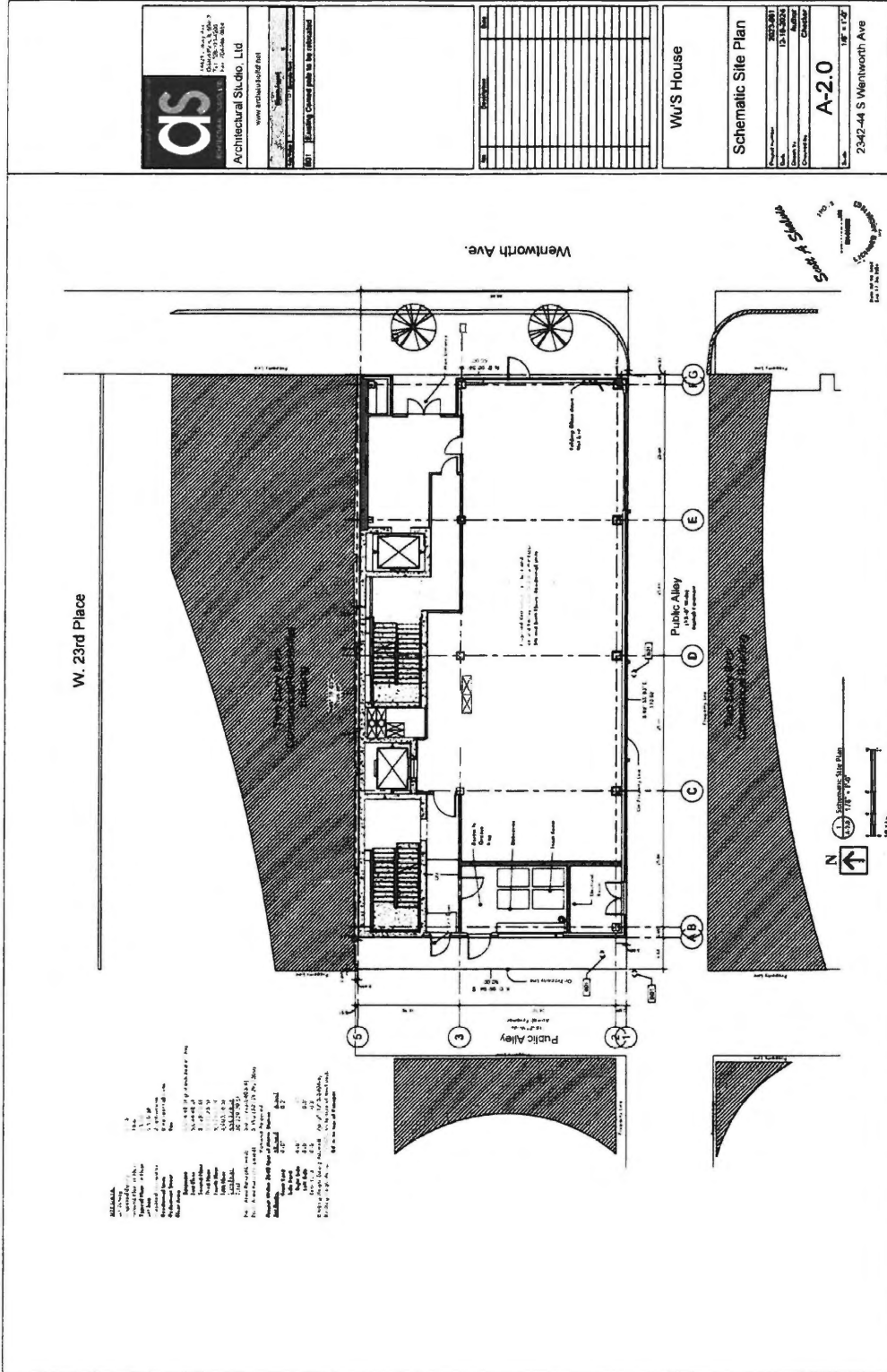
way along South Wentworth Avenue for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building contemplates 8 dwelling units. Zero off-street parking will be provided for the building. The Applicant intends on seeking a Variation to permit the reduction of off-street parking with the TSL Ordinance.

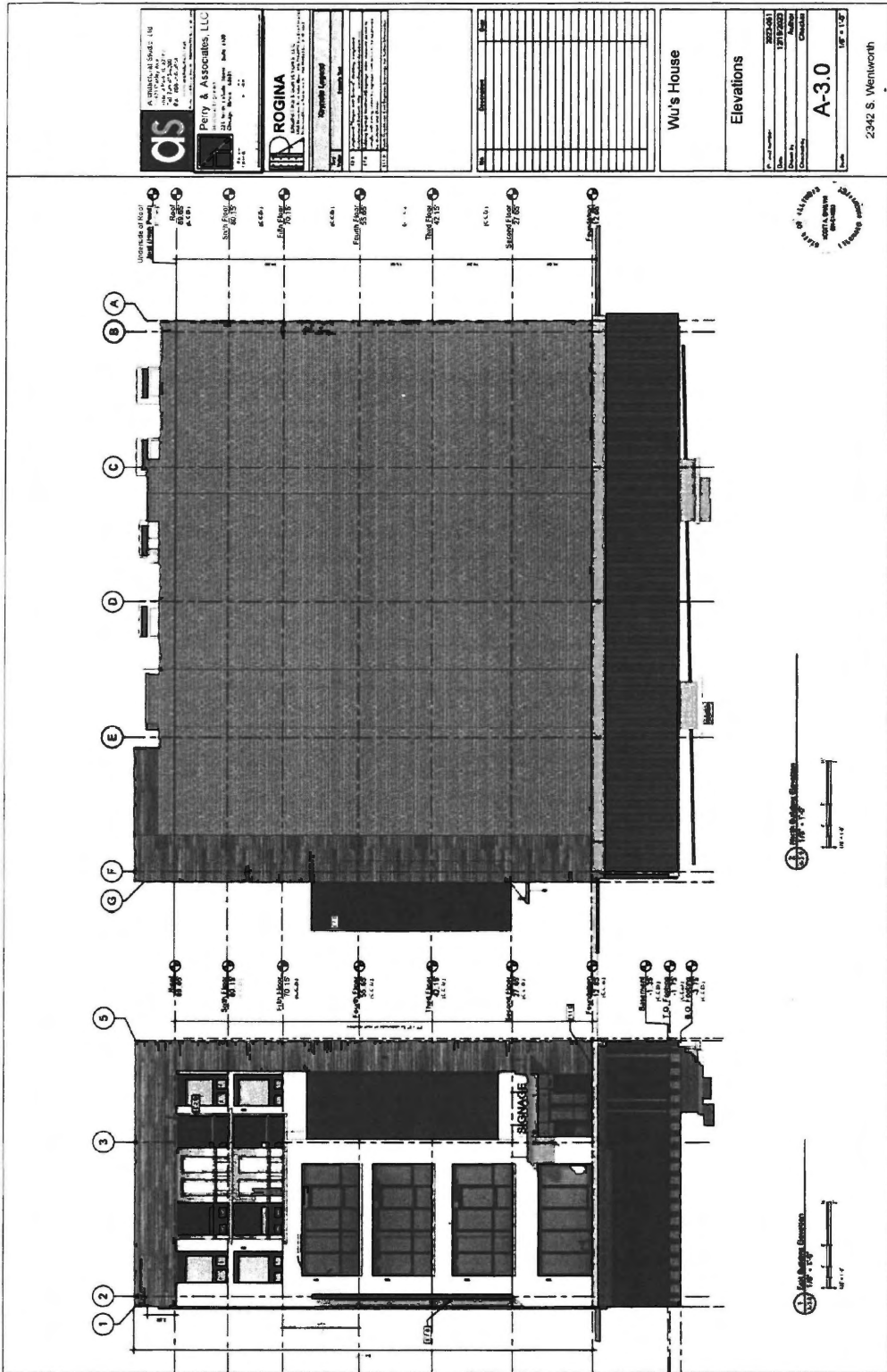
5. The Applicant believes the proposed mixed-use building will provide appropriate density in a south side neighborhood within which the subject property is located. Further, and based on the subject property's proximity to mass transit, the Applicant believes the project complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

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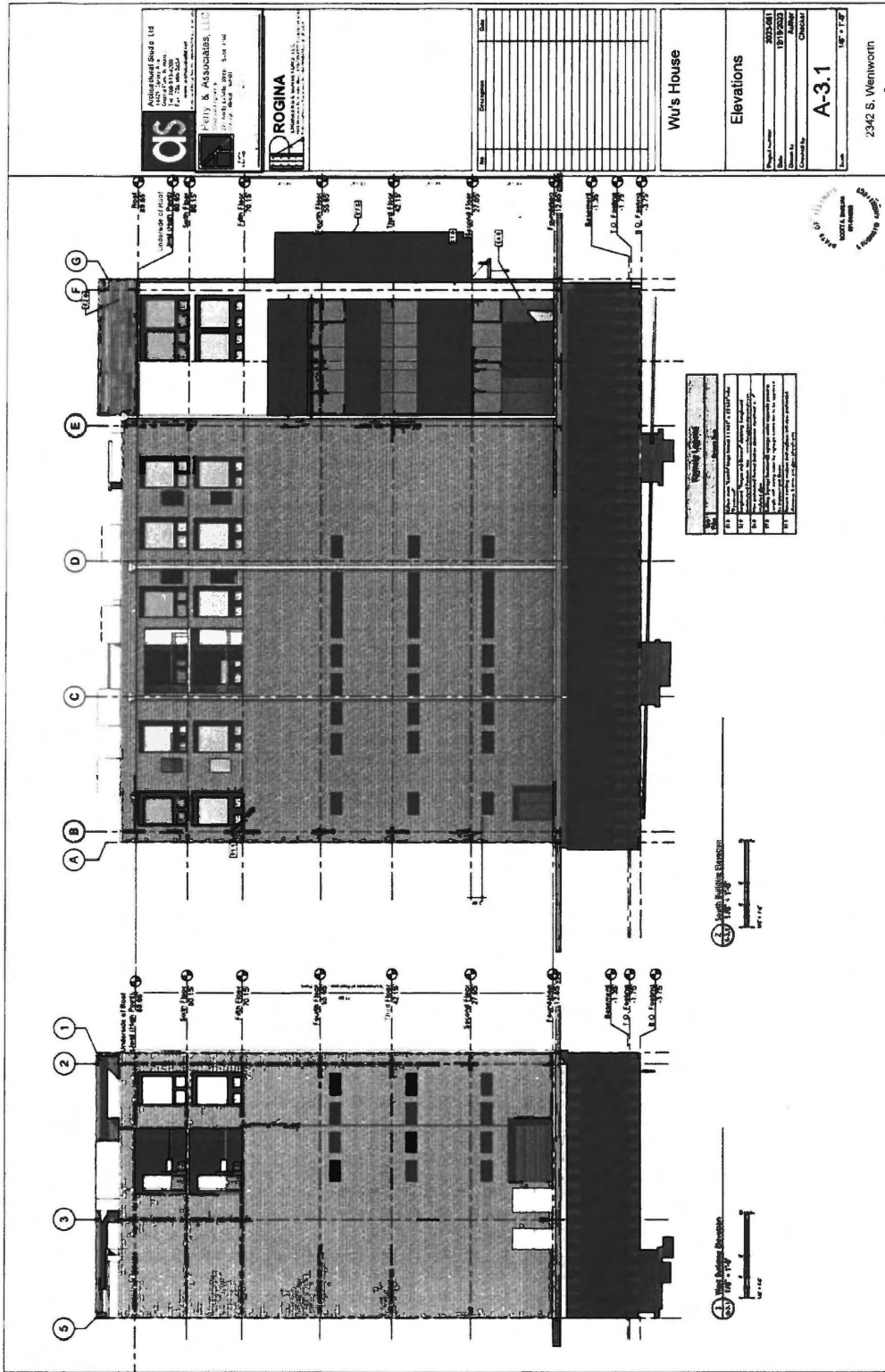
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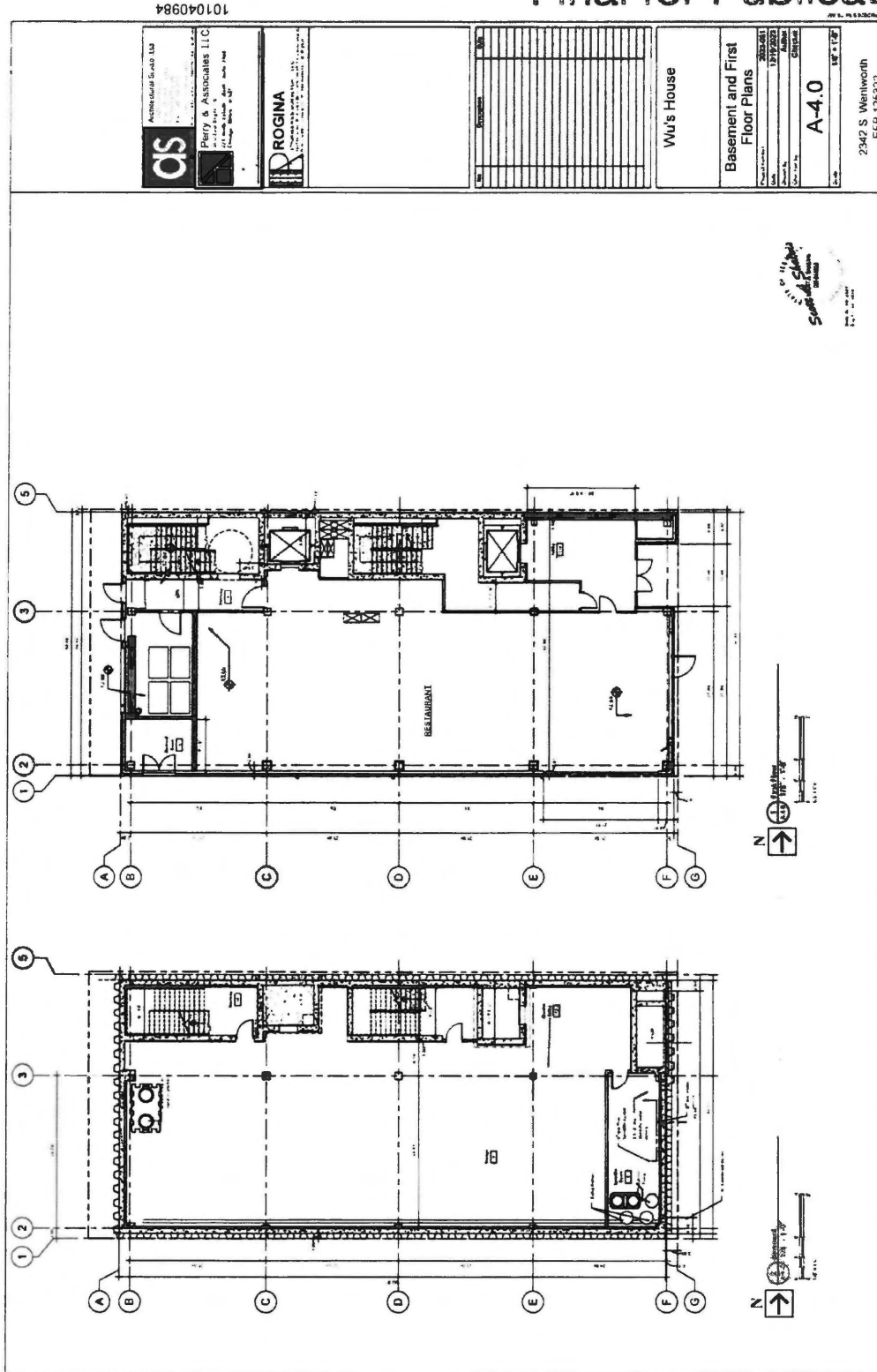
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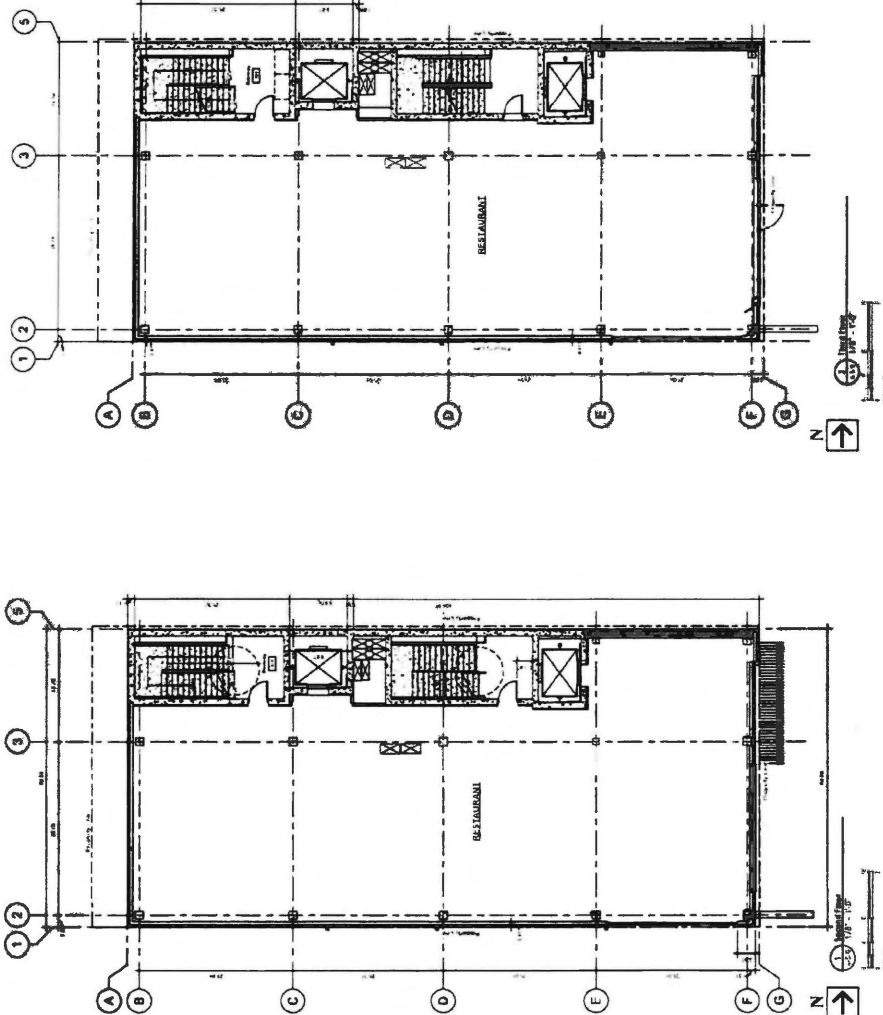
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 ARCHITECTURAL SERVICES 1111 N. LAUREL ST. CHICAGO, IL 60610 TEL: (773) 462-1111 WWW.ASARCHITECTS.COM	 PROGINA ARCHITECTURAL SERVICES 1111 N. LAUREL ST. CHICAGO, IL 60610 TEL: (773) 462-1111 WWW.ASARCHITECTS.COM	<table border="1"><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	NO.	REVISION	DATE																<p>Wu's House</p> <p>Second and Third Floor Plans</p> <table border="1"><tr><td>Project No.</td><td>17122001</td></tr><tr><td>Client</td><td>Maier</td></tr><tr><td>Designer</td><td>Checked</td></tr></table> <p>A-5.0</p> <p>2342 S. WEINMOUTH</p>	Project No.	17122001	Client	Maier	Designer	Checked
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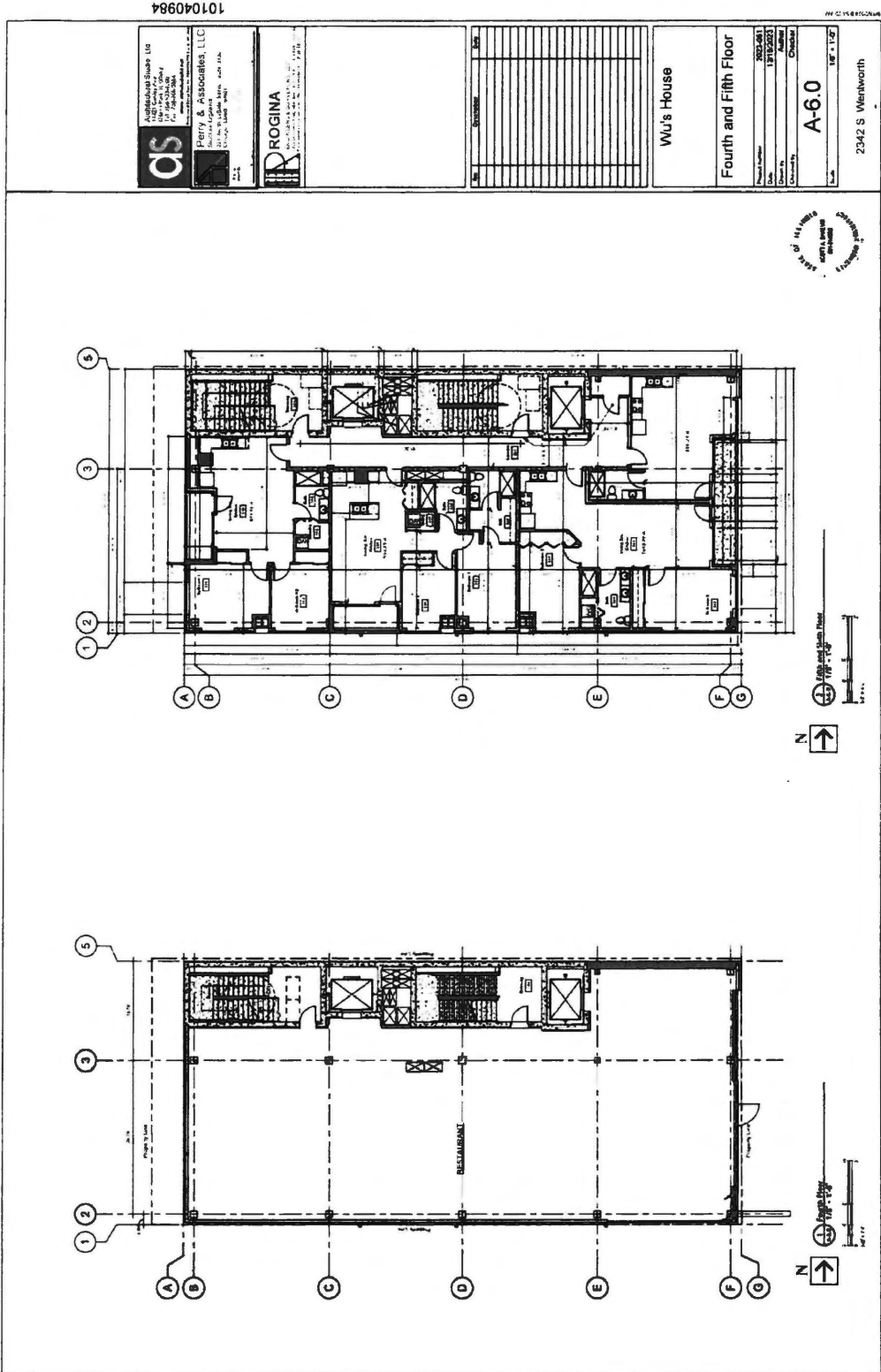


RESTAURANT

RESTAURANT

101040984

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Reclassification Of Area Shown On Map No. 6-H.
(Application No. 22510T1)
(Common Address: 2219 S. Oakley Ave.)

[O2024-0010950]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by the changing all of the RS3 Residential Single-Unit District symbols and indications as shown on Map Number 6-H in the area bounded by:

a line 185 feet south of and parallel to West Cermak Road; a public alley east of and parallel to South Oakley Avenue; a line 210 feet south of and parallel to West Cermak Road; and South Oakley Avenue,

to those of an RM5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; 1st, 2nd and 3rd Floor Units; Attic Units;
Roof Plan; and Building Elevations
attached to this ordinance printed
on pages 16964 through
16970 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

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TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS 2219 SOUTH OAKLEY AVENUE

The applicant seeks to rezone 2219 South Oakley Avenue from a RS-3 Residential Single-Unit District to a RM-5 Residential Multi-Unit District to legalize the existing density and improvements at the subject property. The subject property is currently improved with eight existing dwelling units, but the City will not recognize two of the existing units due to an incomplete permitting history. Two of the dwelling units will be converted into accessible dwelling units. There are three parking spaces on site. The height of the building will remain 42 feet, three inches. No commercial space will be provided. Upon rezoning, the property will be considered a transit served location because it is within 1,300 feet of the CTA Western Pink Line Station.

Pursuant to Section 17-13-0303-D, the applicant seeks the following relief pursuant to Section 17-13-1101-R to reduce the minimum lot area per unit from 400 sq/ft to 390 sq/ft. The Applicant also seeks relief pursuant to Section 17-13-1101-G to increase the maximum allowed FAR from 2.0 to 2.01. Further, pursuant to Section 17-13-1101-B: (1) the applicant seeks to reduce the front setback from 15 feet to 9.72 feet, and (2) reduce the side setbacks (north and south) requirement to 0 feet. Finally, the Applicant seeks relief to reduce the required vehicle parking spaces from four parking spaces to three parking spaces pursuant to Section 17-13-1003-DD.

Project Bulk and Density

Lot Area	3,125 SF
Density MLA (Lot area per unit)	390 SF (8 DU)*
FAR	2.01**
Building SF	6,268 SF
Off Street Parking	3 spaces***
Front Setback	9.72 feet****
Side Setback (North)	0 feet****
Side Setback (South)	0 feet****
Rear Setback	41.84 feet
Commercial Space	0 SF
Building Height	42 feet 3 inches

As per Section 17-13-0303-D: Optional administrative adjustment and variation.

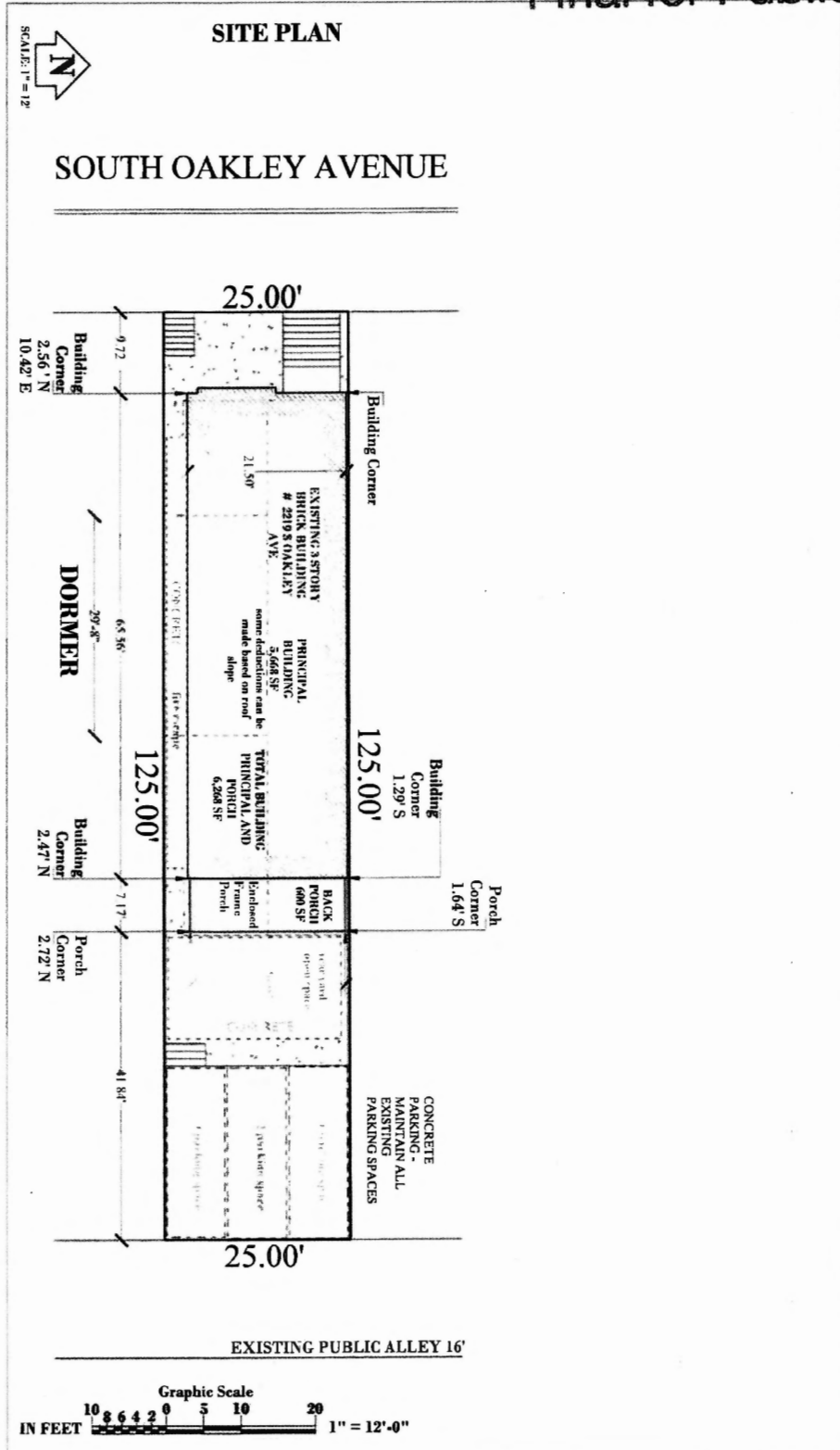
* 17-13-1003-A – to reduce the minimum lot area per unit from 400 sq/ft to 390 sq/ft

** 17-13-1101-G – to increase the maximum allowed FAR from 2.0 to 2.01

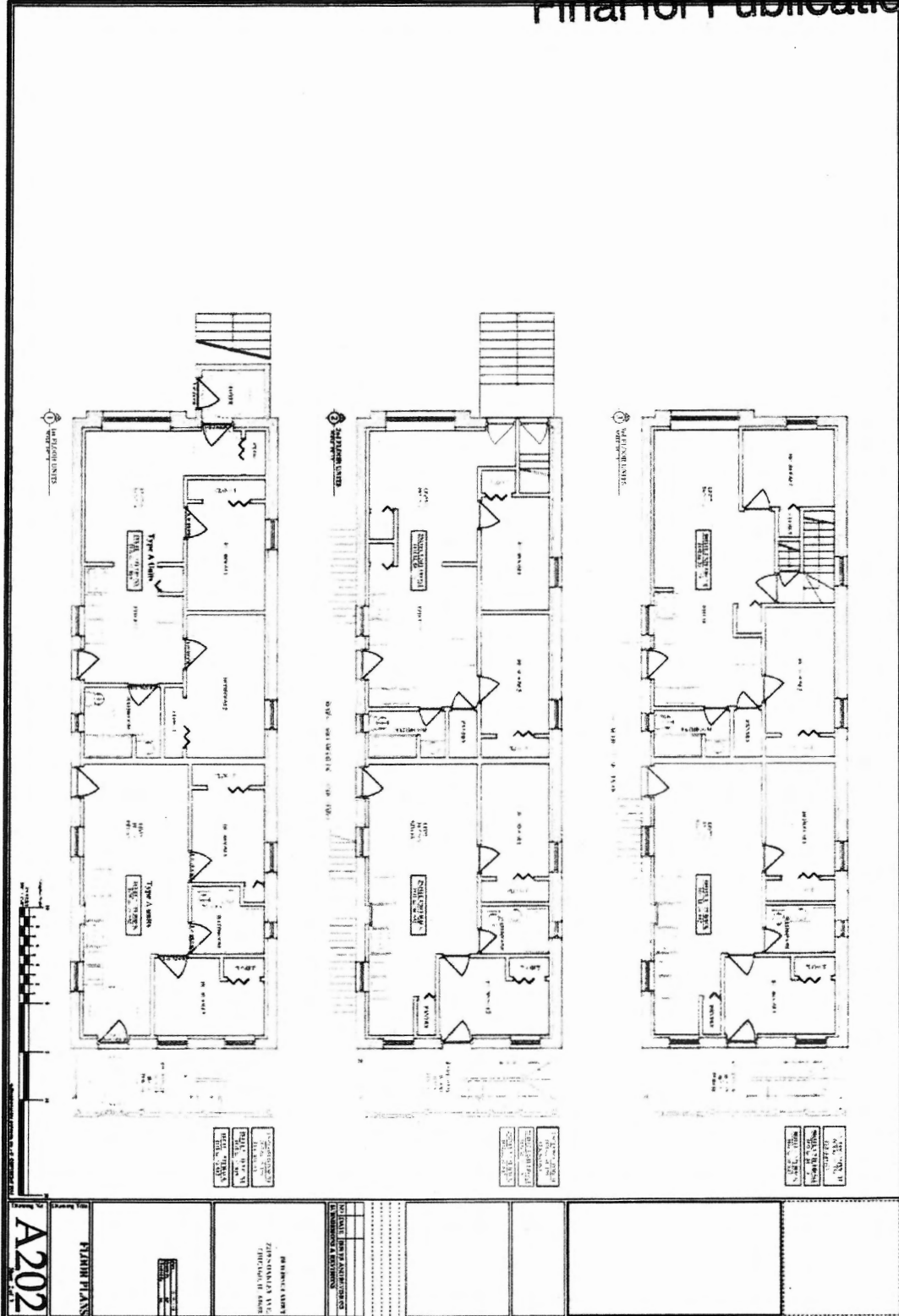
***17-13-1003-DD – to reduce the parking requirement from 4 to 3.

**** Section 17-13-1101-B – the applicant seeks to reduce the front setback from 15 feet to 9.72 feet, and (2) reduce the side setbacks (north and south) requirement to 0 feet.

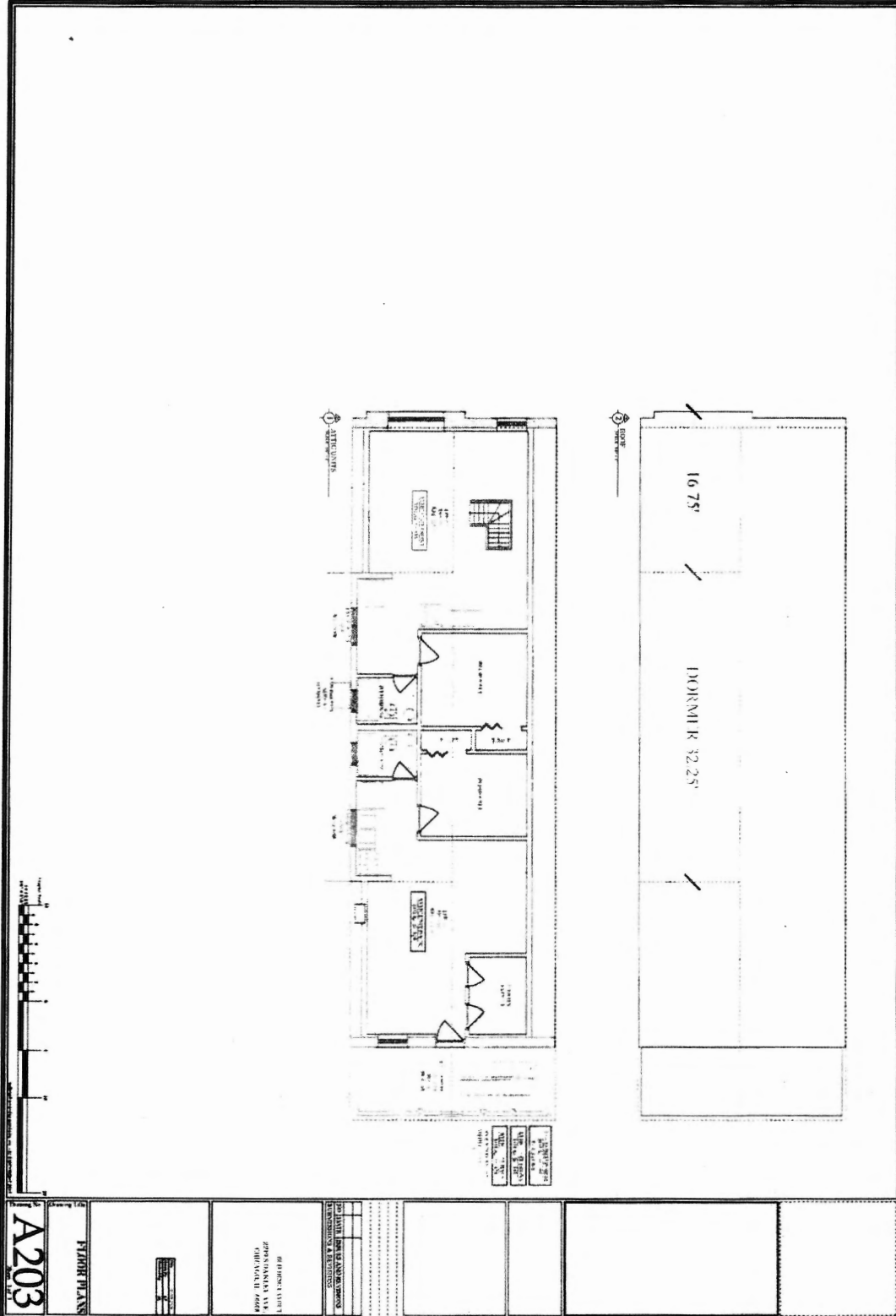
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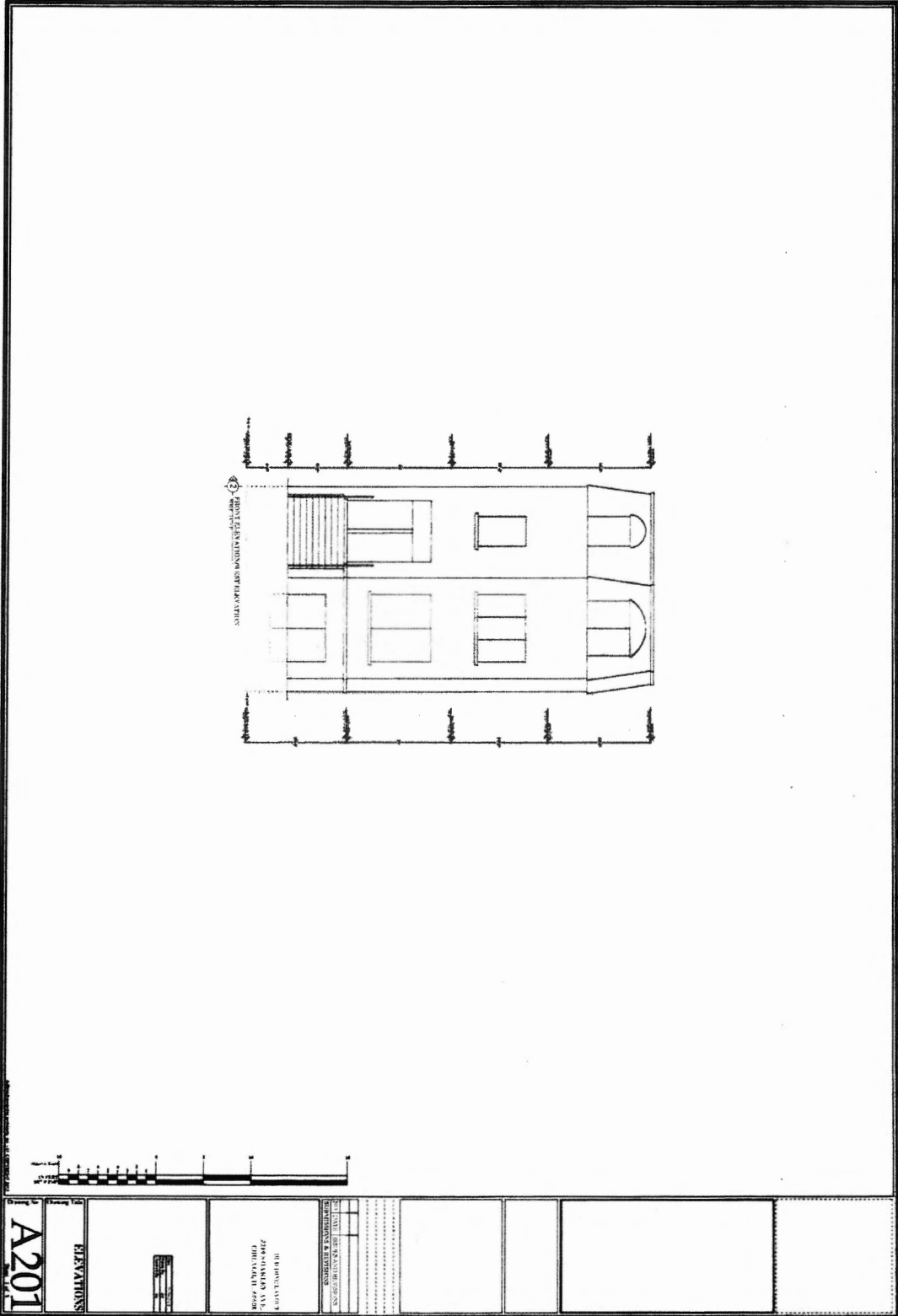
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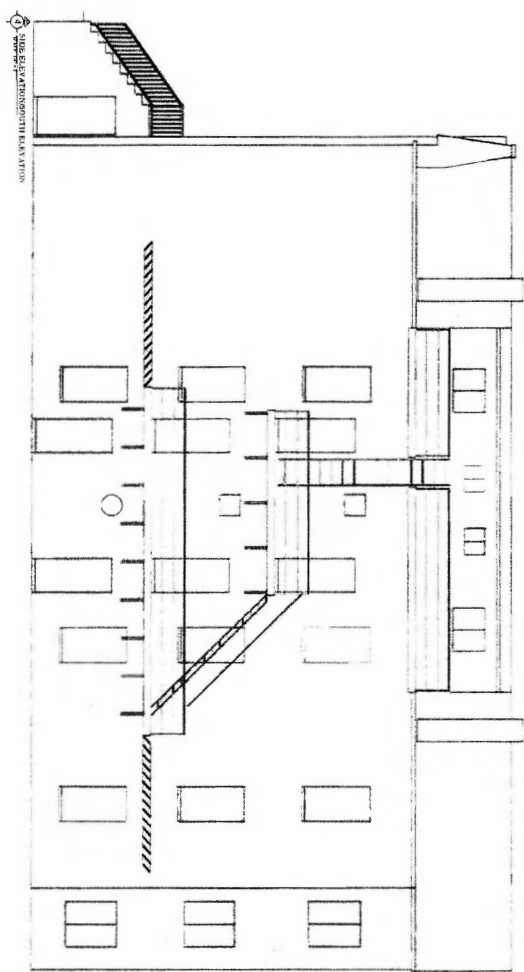
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Architectural floor plan of a building. The plan shows a central staircase with a hatched pattern, surrounded by several rooms of varying sizes. There are numerous windows and doors throughout the structure. A north arrow is located in the upper right corner of the drawing area. The drawing is enclosed in a rectangular border.

PLAN TITLE: 2ND FLOOR
DATE: 09/18/2024
DRAWN BY: [Name]
CHECKED BY: [Name]

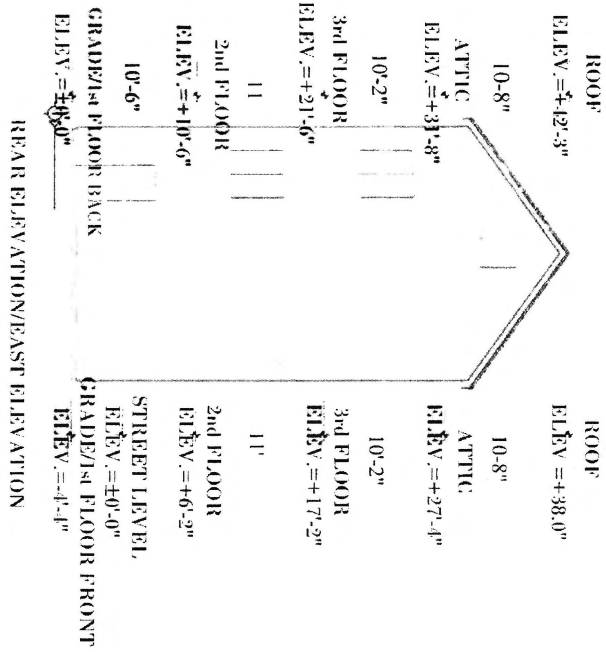
PROJECT: [Project Name]
SHEET: [Sheet Number]

REVISIONS:

NO.	DESCRIPTION	DATE

A201

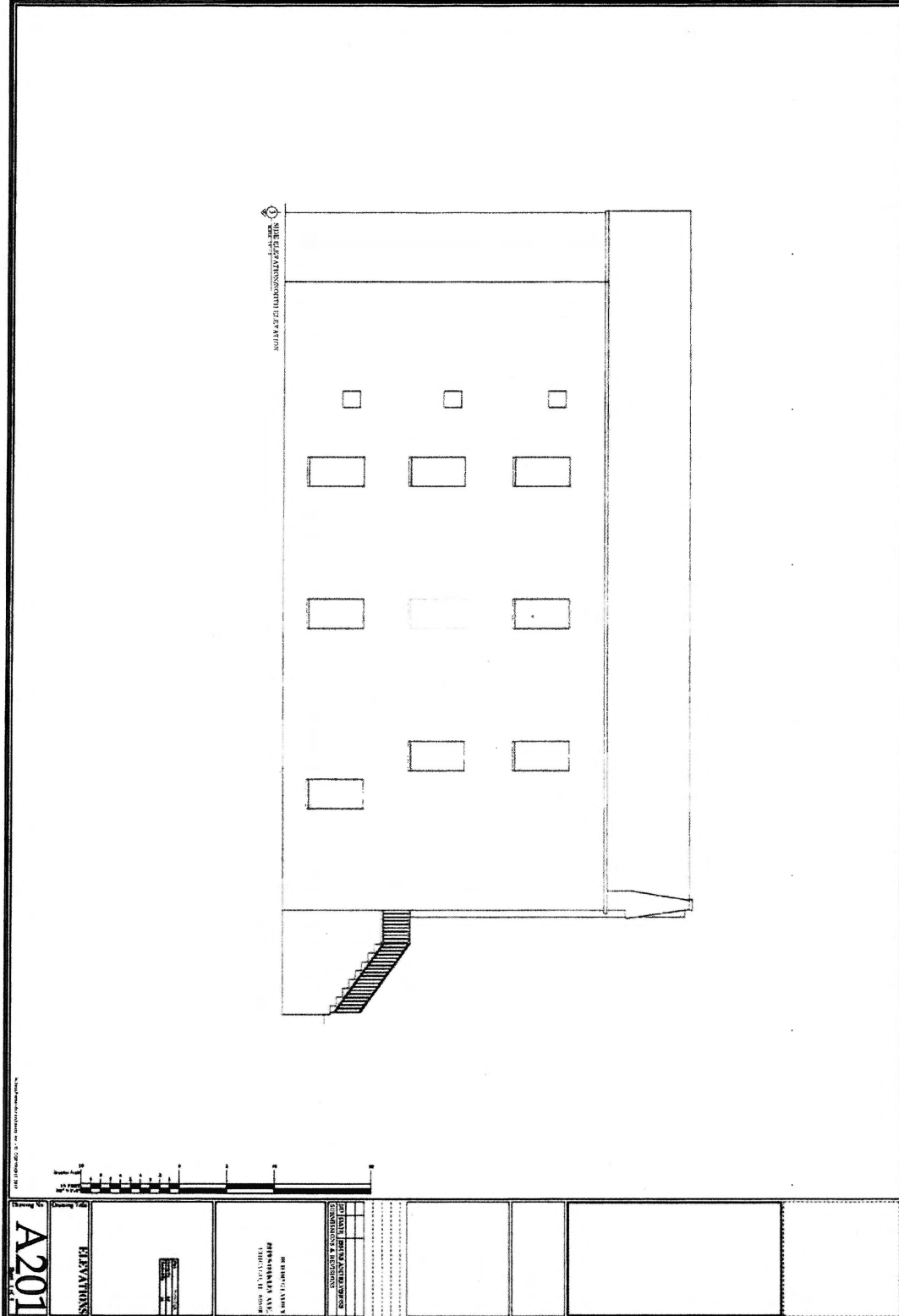
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Architectural title block containing the following information:

- Project Name: **A201**
- Sheet Title: **ELEVATIONS**
- Scale: **1/8" = 1'-0"**
- Author: **J. J. S. ARCHITECTS**
- Address: **2775 CUMMINGS AVE., FORT WORTH, TEXAS 76107**
- Phone: **(817) 335-1111**
- Website: **WWW.JJSARCHITECTS.COM**

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Reclassification Of Area Shown On Map No. 6-J.

(Application No. 22512)

(Common Address: 2611 S. Lawndale Ave.)

[O2024-0011133]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 6-J in the area bounded by:

a line 96 feet south of and parallel to West 26th Street; the public alley next east of and parallel to South Lawndale Avenue; a line 120 feet south of and parallel to West 26th Street; and South Lawndale Avenue,

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 8-G.

(Application No. 22498)

(Common Address: 3428 S. Lituania Ave.)

[O2024-0011164]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 8-G in the area bounded by:

a line 27.60 feet north of and parallel to West 34th Place; South Lituania Avenue; West 34th Place; and the public alley next west of South Lituania Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 8-J.
(Application No. 22507)
(Common Address: 3800 S. Kedzie Ave.)

[O2024-0010946]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map Number 8-J in the area bounded by:

West 38th Street; South Kedzie Avenue; a line 24.0 feet south of and parallel to West 38th Street; and the alley next west of and parallel to South Kedzie Avenue,

to those of a B3-2 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 9-F.
(Application No. 22503)
(Common Address: 3201 -- 3209 N. Halsted St.)

[O2024-0010918]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map Number 9-F in an area bounded by:

North Halsted Street; a line 102.7 feet north of and parallel to West Belmont Avenue; a line 71 feet east of and parallel to North Halsted Street; and West Belmont Avenue,

to those of a C1-2 Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 9-K.
(As Amended)
(Application No. 22328)
(Common Address: 3955 N. Kilpatrick Ave./3865 N. Milwaukee Ave.)
[SO2024-0007049]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 9-K in the area bounded by:

West Irving Park Road; the southwest boundary line of the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way; the west boundary line of the Chicago and Northwestern Railroad right-of-way; a parallel line to West Irving Park Road, 162.32 feet long and perpendicular to North Kilpatrick Avenue, starting at a point 358.33 feet north of the northeast line of North Milwaukee Avenue (as measured along the west line of the Chicago and Northwestern Railroad right-of-way) and ending at a point 162.32 feet west of the west boundary line of the Chicago and Northwestern Railroad right-of-way; a southwesterly line 167.78 feet long perpendicular to North Milwaukee Avenue continuing from the last mentioned point to the northeast line of North Milwaukee Avenue at a point 356.86 feet northwest of the west boundary line of the Chicago and Northwestern Railroad right-of-way; North Milwaukee Avenue; the southeast line of West Byron Street; the north line of West Byron Street; North Milwaukee Avenue and North Kilpatrick Avenue to the point of beginning,

to those of a B3-3 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-3 Community Shopping District Symbols and indications as shown on Map Number 9-K in the area bounded by.

West Irving Park Road; the southwest boundary line of the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way; the west boundary line of the Chicago and Northwestern Railroad right-of-way; a parallel line to West Irving Park Road, 162.32 feet long and perpendicular to North Kilpatrick Avenue starting, at a point 358.33 feet north of the northeast line of North Milwaukee Avenue (as measured along the west line of the Chicago and Northwestern Railroad right-of-way) and ending at a point 162.32 feet west of the west boundary line of the Chicago and Northwestern Railroad right-of-way; a southwesterly line 167.78 feet long perpendicular to North Milwaukee Avenue continuing from the last mentioned point to the northeast line of North Milwaukee Avenue, at a point 356.86 feet northwest of the west boundary line of the Chicago and Northwestern Railroad right-of-way; North Milwaukee Avenue; the southeast line of West Byron Street; the north line of West Byron Street; North Milwaukee Avenue and North Kilpatrick Avenue to the point of beginning,

to the designation of a Residential-Business Planned Development Number _____, which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Planned Development herewith attached and made a part thereof and to no other.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. _____.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number _____ ("Planned Development"), consists of approximately three hundred and three thousand, eight hundred and ninety-eight (303,898) square feet of property (the "Subject Property"), which is depicted on the attached Planned Development Boundary and Property Line Map, and is owned and/or controlled by the Applicant -- GW Six Corners LLC, an Illinois limited liability company.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Subject Property, at the time of application for amendments, modifications or changes (administrative, legislative, or otherwise) to this Planned Development are made, shall be under single ownership or designated control. [Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance.]
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of Streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes public transit and other alternatives to reliance on private automobile use for Transit Served Locations, in compliance with and pursuant to the goals set forth in the Transit Friendly Development Guide adopted by the Chicago Plan Commission. In furtherance of such goals, the Applicant commits to fund the installation of one Divvy bike share station, with no less than fifteen (15) docks, at a location within the proximate vicinity of the Planned Development, as determined by the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. The design of said improvements should

follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line/ROW Adjustment Map; a Subarea Map; a Site Plan; a Subarea A Site Plan; a Subarea B Site Plan; a Landscape Plan; an Affordable Housing Units Plan and Building Elevations and Renderings, all of which were prepared by Pappageorge Haymes Partners, and dated March 21, 2024, and which are submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. In each of the following subareas, the following uses shall be permitted within this Planned Development:
 - Subarea A: artist work or sales space; financial services; office; retail sales; food and beverage retail sales (including liquor sales as accessory use); eating and drinking establishments, including restaurant (limited and general); day care; sports and recreation (participant -- indoor and children's play center); animal grooming (and accessory retail sales); medical service; personal services, accessory off-street parking and loading; non-accessory off-street parking; and related accessory uses.
 - Subarea B: multi-unit residential, located on the ground floor and/or above the ground floor; artist live/work; vacation rental; accessory off-street parking and loading (including non-required); and related accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development (DPD). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).

8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 303,898 square feet and a base FAR of 3.0.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development (DPD). The fee, as determined by staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago Department of Revenue, prior to the issuance of any Part II approval.

Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subareas A and B, the Applicant shall submit a site plan, landscape plan and building elevations for the specific subarea for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development.

Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of the respective Subarea Site Plan(s), changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and

- statistical information applicable to the subject subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines, including Section 17-13-0880 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). Any interim reviews associated with Site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development, under this Planned Development Ordinance, may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator, upon written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges and agrees that the rezoning of the Property from the RS3 Residential Single-Unit (Detached House) District to B3-3 Community Shopping District, and then to this Residential-Business Planned Development ("P.D.") is an

“entitlement” that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the “ARO”). The P.D. is located in an “inclusionary housing area” within the meaning of the ARO and permits the construction of 346 dwelling units in Subarea B. The Applicant intends to construct a 346-unit rental building within Subarea B of the P.D. (“the Project”).

Developers of rental projects in inclusionary housing areas with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the “Required Units”), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant’s affordable housing obligation is 69.2 affordable units (20 percent of 346) and half of those affordable units are “Required Units” Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing all 69 affordable units within the rental building to be constructed in Subarea B of the P.D., and making a payment to the Affordable Housing Opportunity Fund in lieu of the establishment of 0.2 affordable units in the amount of \$155,344 per unit, for a total payment of \$31,068.80, as set forth in the Affordable Housing Profile form (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI, (y) at least one-third (or 23 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 4 of the 23 units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D. and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 15, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal.

The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof).

* Editor's Note: Numbering sequence error; (i) missing in original document.

- The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to B3-3 Community Shopping District.

[1st, 2nd, 3rd, 4th and 5th Floor Plans; Existing Zoning Map; Land-Use Map; Property Line Right-of-Way Adjustment and Planned Development Boundary Maps; Subarea Map; Site Plan; Subareas A and B Site Plans; Landscape Plans; Irving Park Road, Kilpatrick Avenue and Milwaukee Avenue Elevations; North Interior Elevation; Courtyard Elevation; and East Elevation referred to in these Plan of Development Statements printed on pages 16987 through 17004 of this *Journal*.]

Bulk Regulations and Data Table and ARO Intake Application referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development No. _____.

Bulk Regulations And Data Table.

Bulk Regulations & Data Table

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	Sub-Area A	Sub-Area B	Total
Gross Site Area (sf): (Net Site Area + Area of Public Right-of-Way)	154,392	199,657	354,049
Area of Public Right-of-Way (sf):	32,001	19,440	51,441
Net Site Area (sf):			
To Remain (Existing As Is):	122,391	180,217	302,608
* Area to be Vacated (sf):	-	1,562	1,562
Total Floor Area (sf): (Per Proposed Plans)	30,408	379,804	410,212
Floor Area Ratio: (Total Floor Area / Net Site Area)	0.25	2.11	1.36
Min. Required Setbacks			
Front:	0 ft	10'-0"	
Side:	0 ft	10'-0"	
Rear:	0 ft	30'-0"	
Maximum Number of Dwelling Units			
Standard Units:	0	268	
Efficiency Units:	0	78	
Total Units:	0	346	
Maximum Building Height:	18'-0"	62'-0"	

Parking & Loading Regulations Table

	Sub-Area A (Gross Area - 10,000 Sq Ft) x 2.5 Spaces / 1,000 Sq Ft	Sub-Area B 0.5 / Dwelling Unit
Accessory Car Parking Spaces:		
Per Zoning:	56	177
Provided:	125	232
Accessory Bicycle Spaces:		
Per Zoning:	1 / Car Parking Space	1 / Dwelling Unit
Per Zoning:	56	346
Provided:	56	346
Loading Spaces:		
Per Zoning:	Total Gross Floor Area (25,000-49,999 Sq Ft)	Bldg Gross Floor Area (200,000+ Sq Ft)
Per Zoning:	(2) 10 x 50 ft	(2) 10 x 25 ft
Provided:	(2) 10 x 50 ft	(2) 10 x 25 ft

Note:

* Area must be vacated before permitting Sub-Area B. Area not included in the above calculations.

PREPARED BY SUPPLY PARTNERS MANAGEMENT SERVICES, CHICAGO, ILLINOIS

Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

Bulk Reg. & Data Table
 Scale: 1" = 1'-0"

Pappageorge Haymes Partners

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* An official website of the City of Chicago [Here's how you know](#)

★ EFORMS ADMIN TOOL

MENU

ARO Intake Application

Close

Submission ID: 862234

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://code.library.amelegal.com/codes/chicago/latest/chicago_il/0-0-0-2598874.

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in [Section 2-44-105 of the City's Municipal Code](#).

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function.

Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 5.1.2 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.org.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name *	Applicant Contact Person *
<input type="text" value="GW Six Corners LLC"/>	<input type="text" value="Mitch Gofz"/>
Applicant Email *	Applicant Phone *
<input type="text" value="mitch@gwproperties.com"/>	<input type="text" value="(773) 394-9600"/>
Applicant Address *	
<input type="text" value="2211 N. Elston Ave., Suite 400"/>	
Attorney Name *	Attorney Email *
<input type="text" value="Sara Barnes"/>	<input type="text" value="s.barnes@gozdel.com"/>

Development Information

Development Address:

From *	To	Direction *	Street Name *
<input type="text" value="3955"/>	<input type="text"/>	<input type="text" value="N"/>	<input type="text" value="KILPATRICK"/>
Zip Code *	Ward *	ARO Zone *	
<input type="text" value="606412731"/>	<input type="text" value="45"/>	<input type="text" value="ARO Inclusionary Ar"/>	

Development Name *	If you are working with a Planner at the City, what is his/her/their name?
<input type="text" value="Six Corners"/>	<input type="text" value="Diana Beltran"/>

Zoning Application Number (if applicable)	Council Introduction Date *
<input type="text" value="22328"/>	<input type="text" value="1/24/2024"/>

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *
 Yes No

ARO Trigger *	Development Type *
<input type="text" value="Zoning Entitlement"/>	<input type="text" value="Dental"/>

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Total Units *

346

Is your Project in a Transit Served Location? *

Not TSL - or FAR doesn't exceed 3.5

Estimated date marketing will begin *

8/1/2024

Estimated date of building permit (in-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

1/1/2025

ARO Requirements

ARO Option

- 20% at 60% average AMI
- 16% at 50% average AMI
- 13% at 40% AMI
- 10% at 30% AMI

ARO Option

- 20% at 100% AMI
- 16% at 80% AMI

ARO Option *

10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *

- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units

Required *

69.2

Minimum On-Site

Units *

18

Maximum Units Paid

For In-Lieu *

34

Proposed On-Site

Units *

69

Proposed Off-Site

Units *

0

Proposed In-Lieu

Units *

0.2

In-Lieu Amount

Owed *

\$31,068.80

On-Site Units To

CLIHTF or CHA *

0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From

To

Direction

Street Name

Select One

Select One

Zip Code

Ward

ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

\$ 0.00

Forms

Unit Mix and Square Footage Spreadsheet *

[ARO Affordable Unit Details and Square Footage V2.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

[2023-12-01 3955 N Kilpatrick - ARO Unit Mix.pdf](#)

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If ARO units are CLIHTF or CHA, attach signed acceptance letter
If off-site units are new construction, attach:

- A. Schematic and design development drawings for on-site units
- B. Schematic and design development drawings for off-site units
If off-site units are rehab, please attach the following documents:
- A. Schematic and design development drawings for on-site units
- B. Schematic and design development drawings for off-site units
- C. A Physical Needs Assessment (PNA)
- D. Surveys
- E. Outstanding code violations
- F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

- A. Owner Sworn Statement
- B. GC Sworn Statement
- C. Bounday Survey
- D. Draft permit application prior to submission to the Department of Buildings (DOB)
- E. Final construction drawings stamped by the architect of record prior to submission to DOB

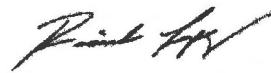
OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

- A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- B. A copy of the front and back of each building permit for each property with all DOB signoffs
- C. A copy of the Certificate of Occupancy for each property (if applicable)
- D. Final GC and Owner Sworn Statements
- E. All final waivers of lien or a title report showing no liens for each property
- F. As built Survey (new construction)
- G. Final Issued for Construction Permitted Construction Drawings
- H. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

Mitch Goltz



Approved by DOH ARO Project Manager on 3/19/2024

**This is a preliminarily approval. Developer agrees to revised the AHP during the ARO Inclusionary Housing Agreement phase to ensure that no more than a third of units on any given floor are affordable.

Summary Work Log

Submission Date: 01/25/2024 11:44:42 AM
Amended Date:
Admin Amended Date:
Admin Amended By:
Admin Amended Justification:

- | | |
|----------------------------|---------------------------|
| Options | Action |
| Show Notes | Accept |
| Email User | Deny |
| | Follow Up |

Close

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Project Name	3955 N Kilpatrick
Zoning Application number, if applicable	TBD
Address	3955 N Kilpatrick
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price*	\$2.75
Total Units in Project	346
	89

unit type	market rate			ARO			affordable % market square footage*
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	
studio	63	23%	549	15	22%	521	55%
one-bed	120	43%	788	30	43%	737	94%
two-bed	73	26%	1,123	18	26%	1,054	94%
three-bed	21	8%	1,612	6	9%	1,493	93%
four-bed	0	0%	-	0	0%	-	-

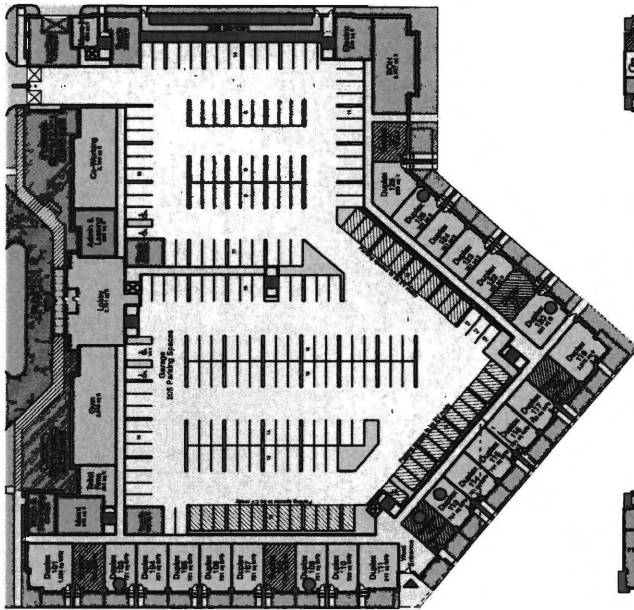
All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking	174	31
Laundry	Yes, inside each unit	Yes, inside each unit
Appliances		
Refrigerator <i>age:EnergyStar/make/model/color</i>	New/Energy Star/TBD	New/Energy Star/TBD
Dishwasher <i>age:EnergyStar/make/model/color</i>	New/Energy Star/TBD	New/Energy Star/TBD
Stove/Oven <i>age:EnergyStar/make/model/color</i>	New/Energy Star/TBD	New/Energy Star/TBD
Microwave <i>age:EnergyStar/make/model/color</i>	New/Energy Star/TBD	New/Energy Star/TBD
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	Studio Units: 1; One Bedroom Units: 1; Two Bedroom Units: 2 or 1 + 1/2.	Same as Market Rate Units (Studio Units: 1; One Bedroom Units: 1; Two Bedroom Units: 2 or 1 + 1/2).
Kitchen countertops <i>material</i>	Laminated or Manmade Stone	Same as Market Rate Units (Laminated or Manmade Stone)
Flooring <i>material</i>	Ceramic Tile, VCT, Engineered Wood, Carpet	Ceramic Tile, VCT, Engineered Wood, Carpet
HVAC	TBD	TBD (Same as Market Rate Units)
Other		

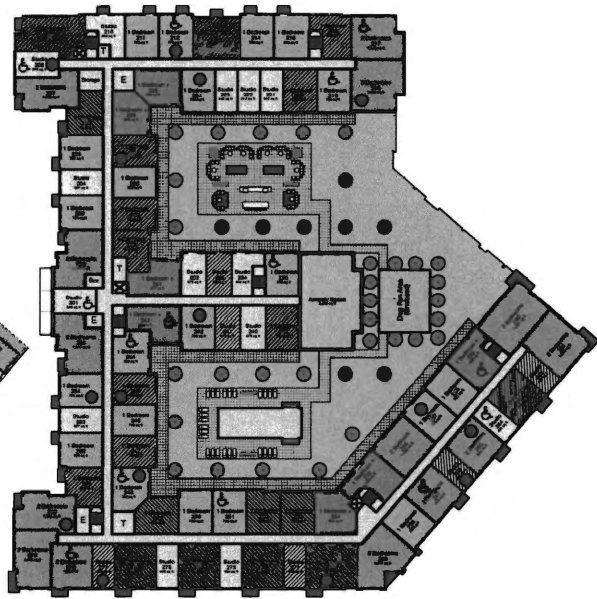
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Legend:

-  Affordable Units
-  Market Rate Type A Units
-  Hearing/Visual Units



1st Floor Plan



2nd Floor Plan

3955 N Kilpatrick Affordable Housing Units																			
PAPPAGEORGE HAYMES	Total Units					ARO Units					Market Rate Type A Units				Remaining Market Rate Type B Units				
	Duplex *	Studio	1BR	1BR+	2BR	Duplex	Studio	1BR	1BR+	2BR	Studio	1BR	1BR+	2BR	Duplex	Studio	1BR	1BR+	2BR
Total Unit Type	27	78	123	27	91	6	15	30	0	18	13	19	6	15	22	50	74	21	58
Hearing Imp Units	-	-	-	-	-	1	3	5	0	3	3	4	1	3	5	10	15	5	12
Unit Type %	8%	23%	36%	8%	25%	9%	22%	43%	0%	26%	25%	36%	11%	28%	10%	22%	33%	9%	26%
Total Units	346					69					53				225				
% Units	100%					20% On Site					17%				68%				
						(Total DU / 20%) = ARO Units					(Total DU - ARO Units) x 20% = Type A				% Remaining Units (Total DU - ARO Units - Type A)				

* The Two Level units are exempt from the accessible requirements.

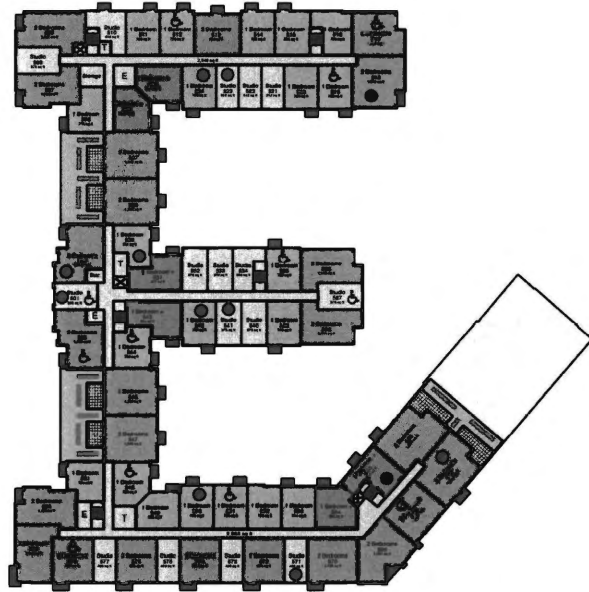
Applicant: GW Six Corners LLC
 Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
 Introduction Date: 01.24.2024
 Plan Commission Date: 03.21.2024



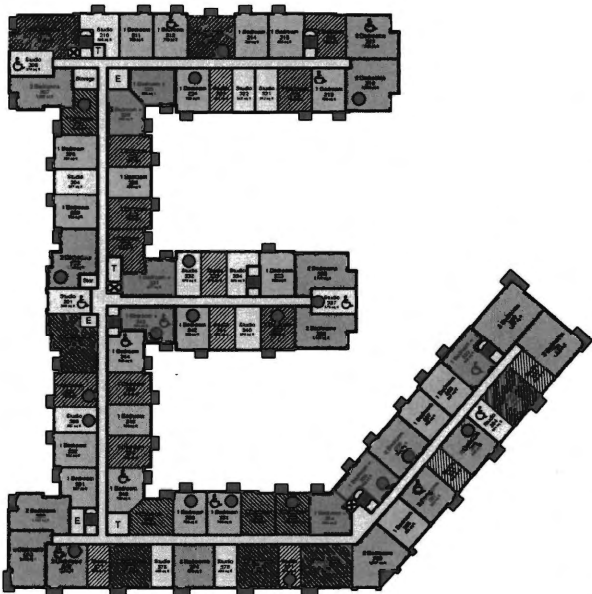
Affordable Housing Units
 NTS
 Scale: 1:1300, 1:1.22
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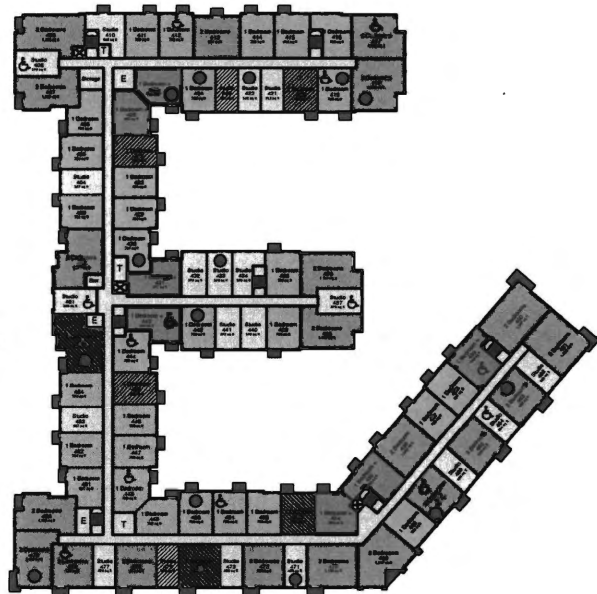
- Legend:**
-  Affordable Units
 -  Market Rate Type A Units
 -  Hearing/Visual Units



5th Floor Plan



3rd Floor Plan



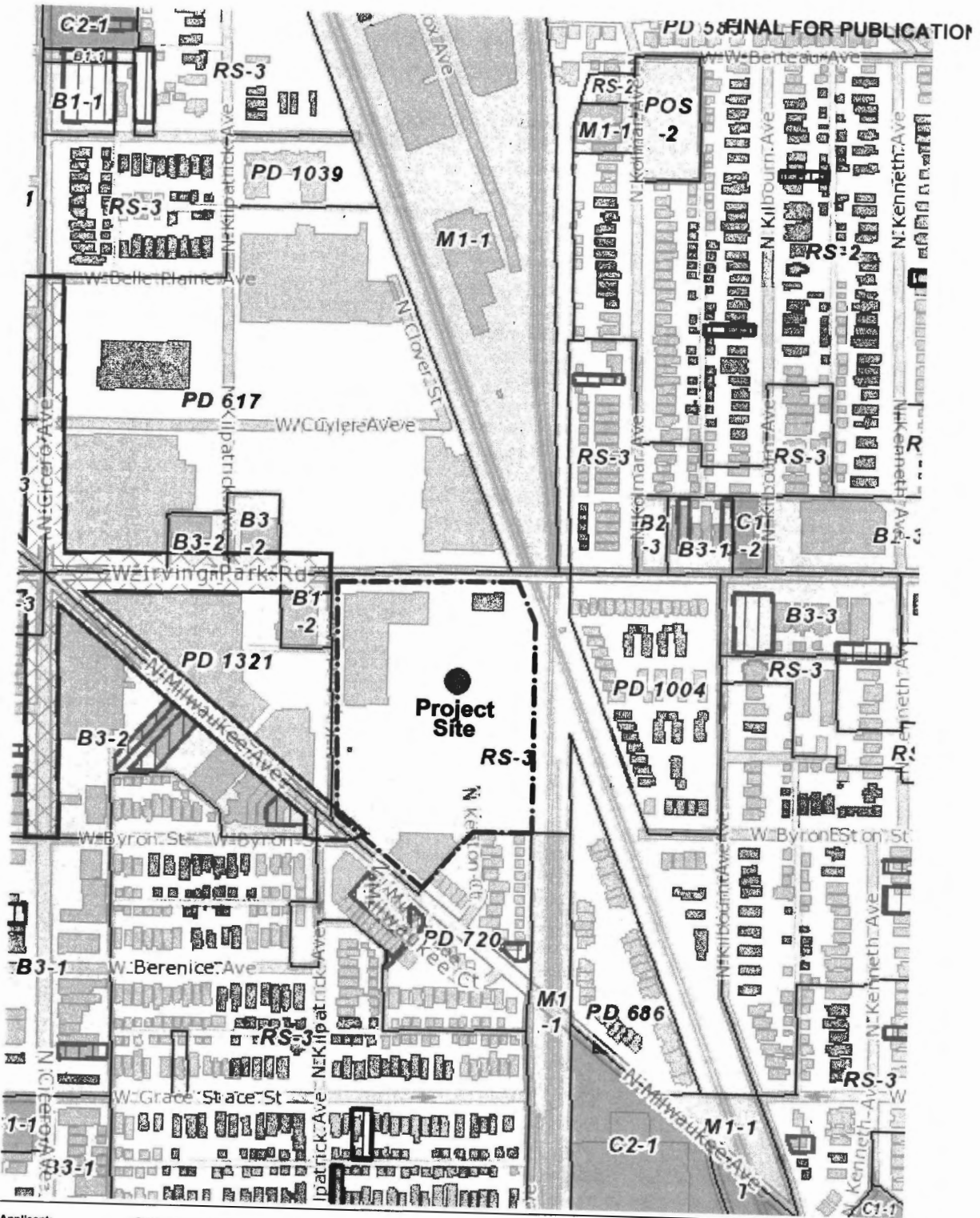
4th Floor Plan

Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024



Affordable Housing Units
 NTS
 Scale: 1:1300

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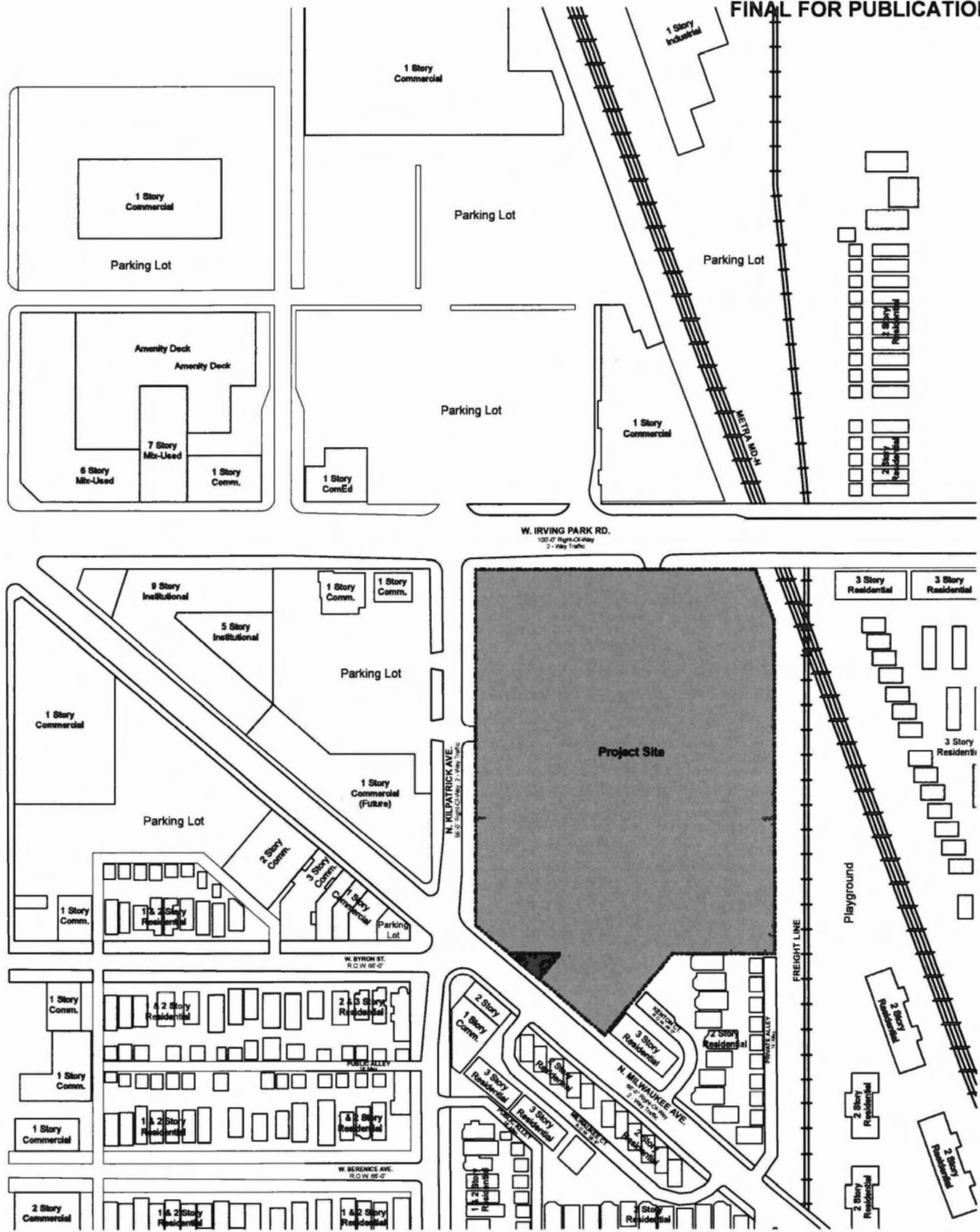
Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

N
 Exist. Zoning Map
 Scale: NTS

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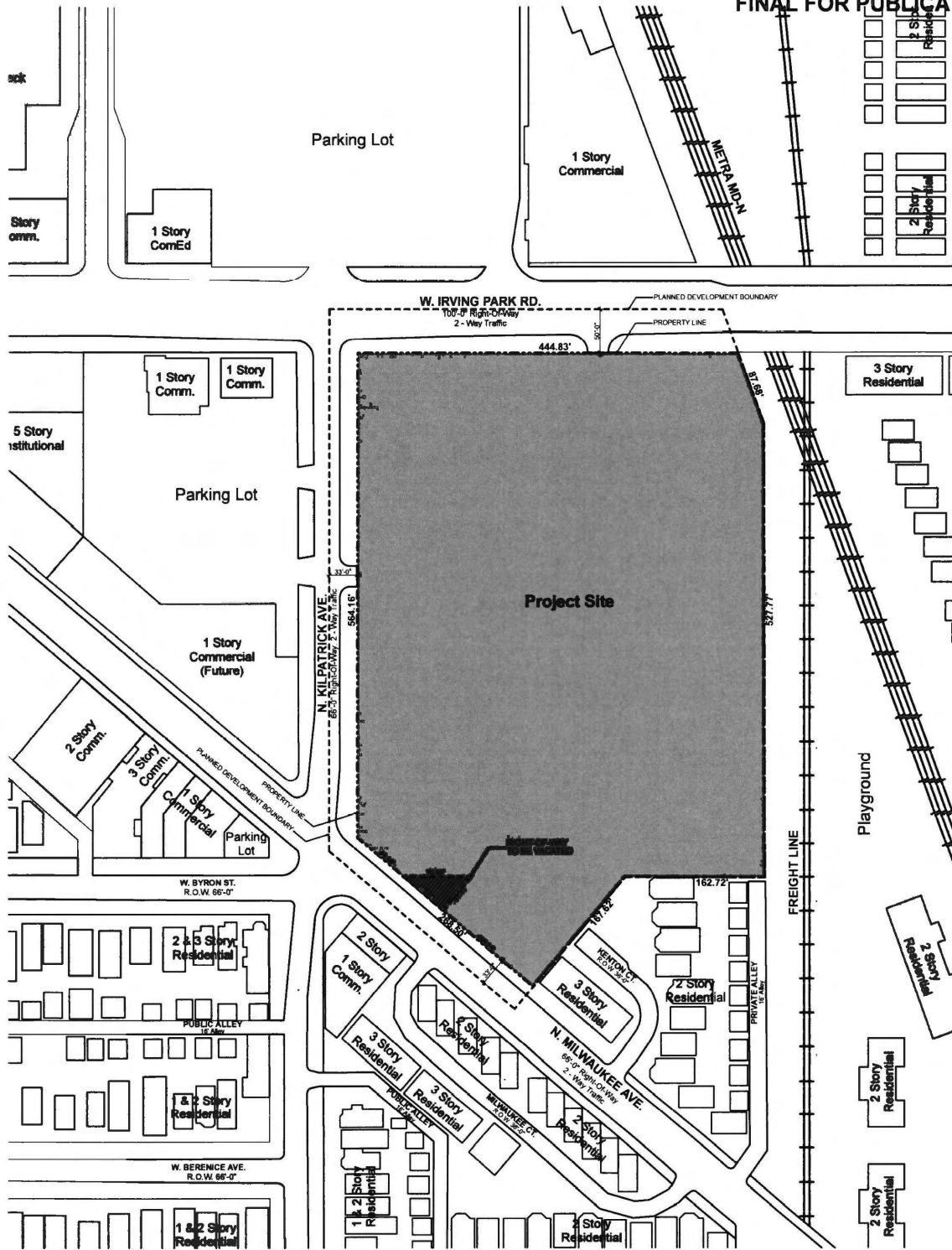
Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

Land Use Map
 Scale: 1" = 200'



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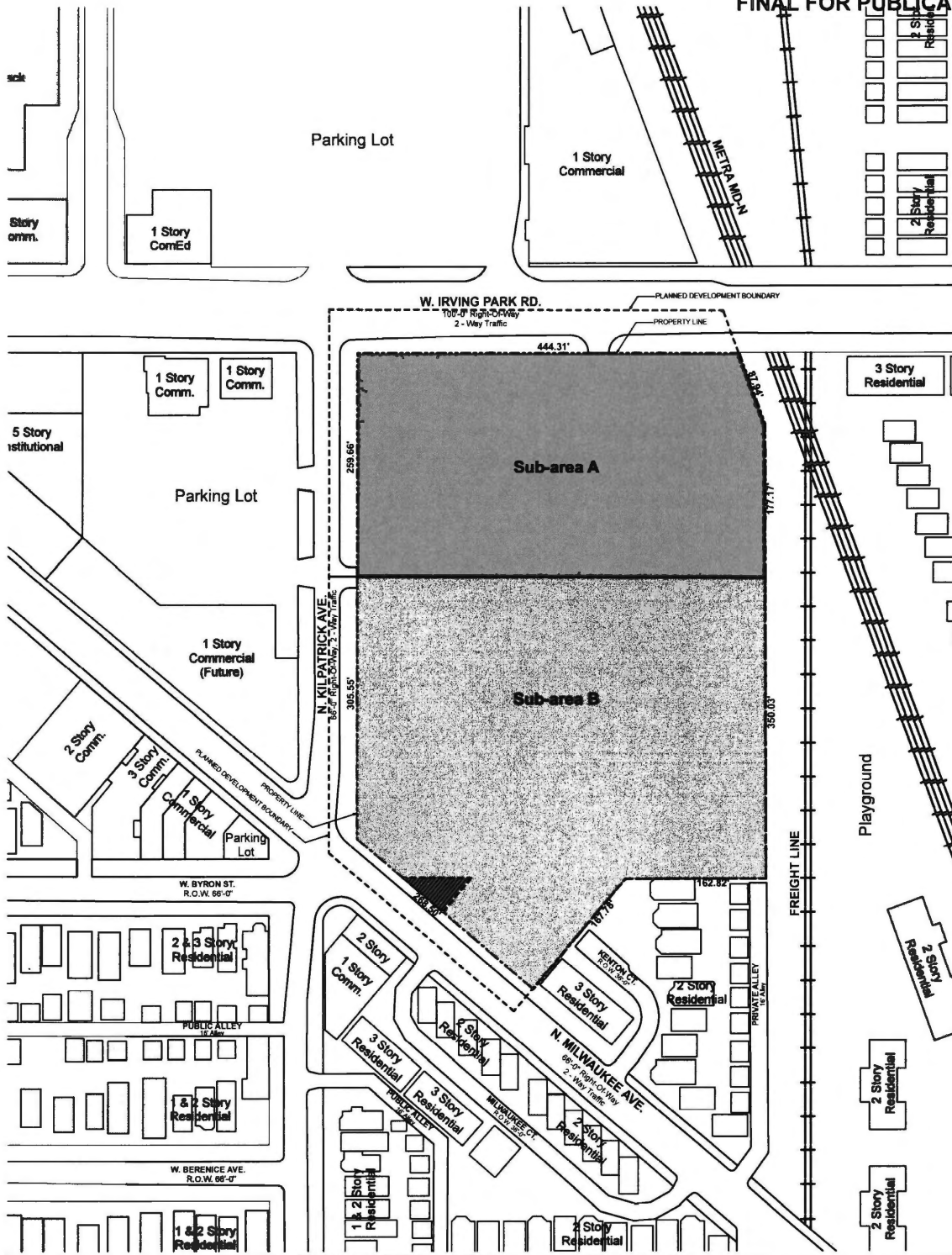


Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
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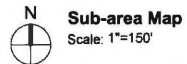
N
 Prop. Line, ROW Adjustment & PD
 Boundary Map
 1"=150'
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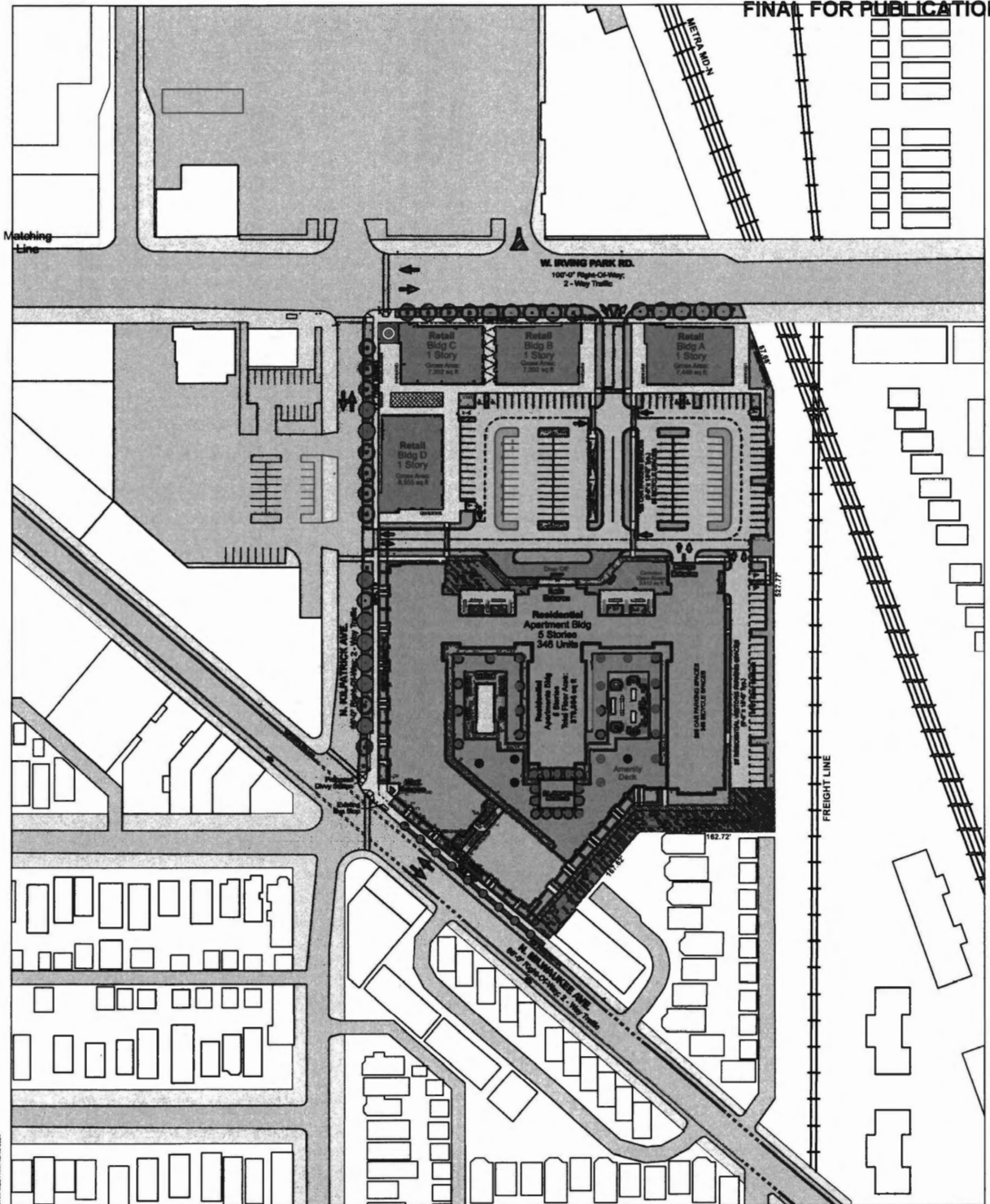
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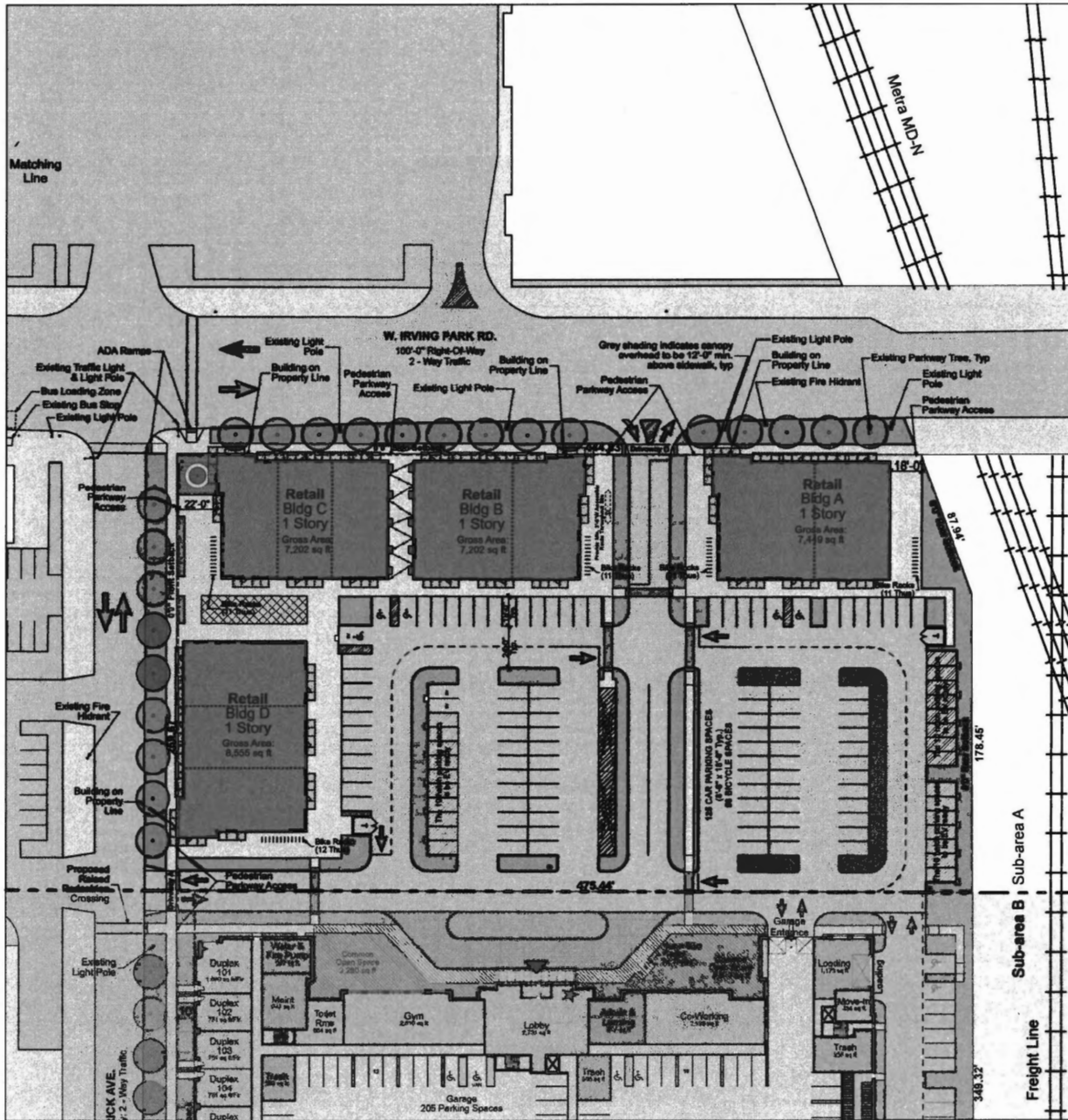
N

Site Plan
 Scale: 1"=150'-0"

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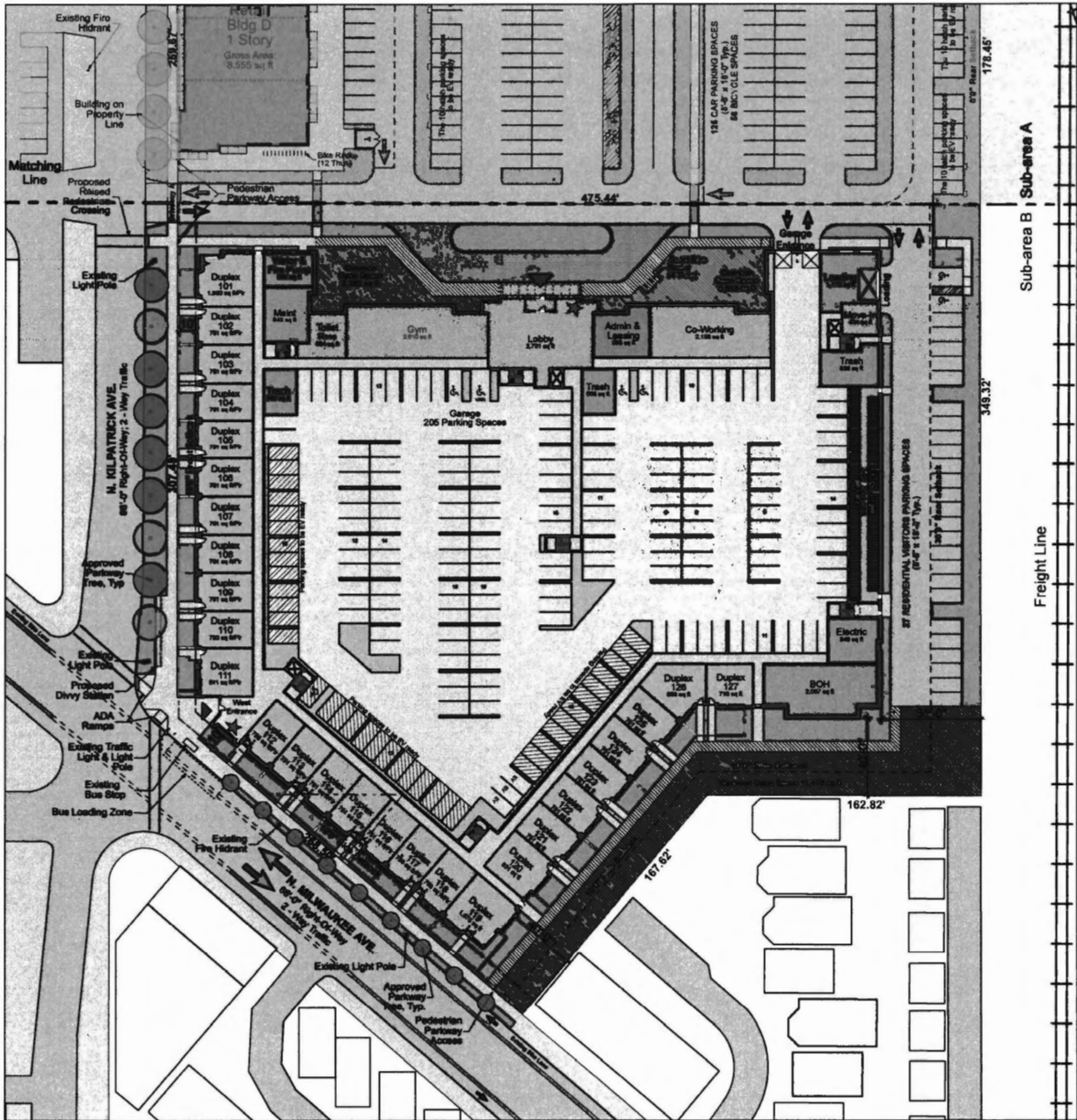
Applicant: GW Six Corners LLC
 Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
 Introduction Date: 01.24.2024
 Plan Commission Date: 03.21.2024

N

 Sub-area A Site Plan
 Scale: 1"=80'-0"

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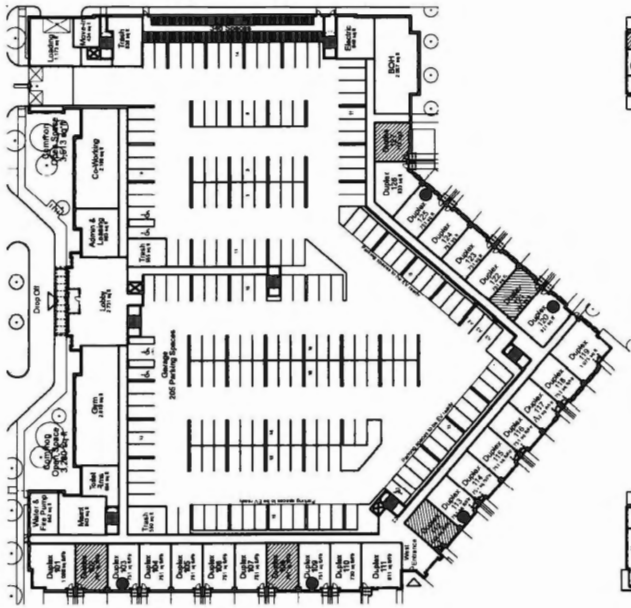
Sub-area B Site Plan
 Scale: 1"=80'-0"

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Legend:

-  Affordable Units
-  Market Rate Type A Units
-  Hearing/Visual Units



1st Floor Plan




2nd Floor Plan

3955 N Kilpatrick Affordable Housing Units																							
PAPPAGEORGE HAYMES	Total Units					ARO Units					Market Rate Type A Units				Remaining Market Rate Type B Units								
	Duplex*	Studio	1BR	1BR+	2BR	Duplex	Studio	1BR	1BR+	2BR	Studio	1BR	1BR+	2BR	Duplex	Studio	1BR	1BR+	2BR				
Total Unit Type	27	78	123	27	91	5	11	22	0	14	14	21	6	16	22	53	80	21	61				
Hearing Imp Units	-	-	-	-	-	1	3	5	0	3	3	4	1	3	5	10	16	4	12				
Unit Type %	8%	23%	36%	8%	25%	10%	21%	42%	0%	27%	25%	37%	11%	9%	22%	34%	9%	26%					
Total Units	346					52					57				237								
% Units	100%					15% On Site + Fee in Lieu of 5%					17%				68%								
										(Total DU / 20%) = ARO Units					(Total DU - ARO Units) x 20% = Type A				% Remaining Units (Total DU - ARO Units - Type A)				

* The Two Level units are exempt from the accessible requirements.

11/17/2024 10:52 AM C:\PROJECTS\3955 N KILPATRICK\3955 N KILPATRICK.dwg - 14/08/2024 10:52 AM

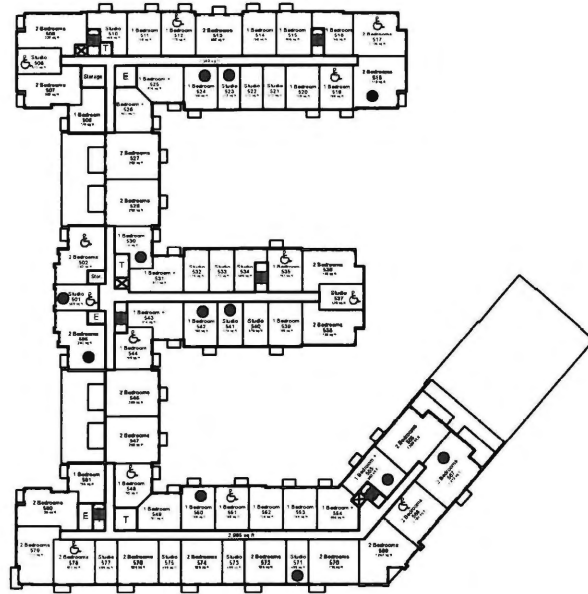
Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

 **Affordable Housing Units**
 Scale: NTS

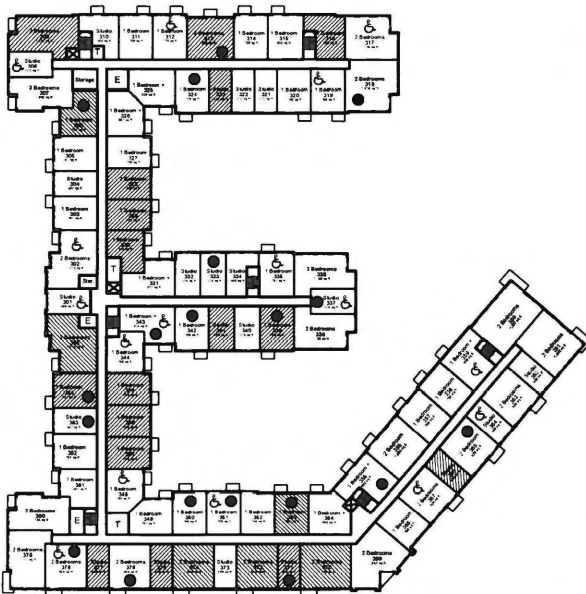
Pappageorge Haymes Partners

FINAL FOR PUBLICATION

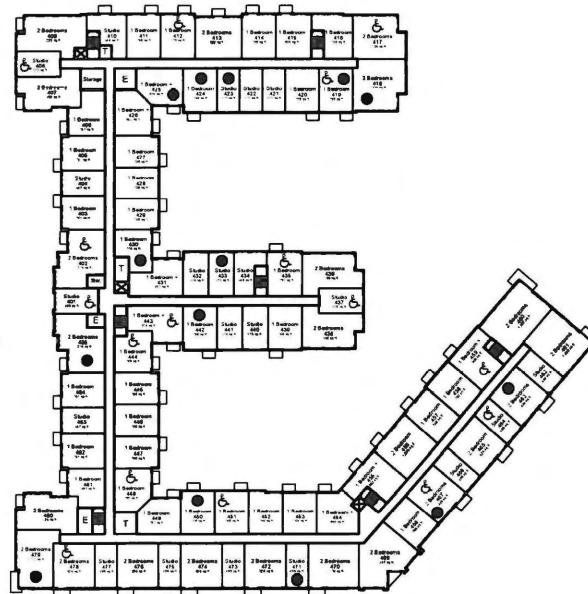
- Legend:**
-  Affordable Units
 -  Market Rate Type A Units
 -  Hearing/Visual Units



5th Floor Plan



3rd Floor Plan



4th Floor Plan

Applicant: GW Six Corners LLC
 Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
 Introduction Date: 01.24.2024
 Plan Commission Date: 03.21.2024



Affordable Housing Units
 Scale: NTS

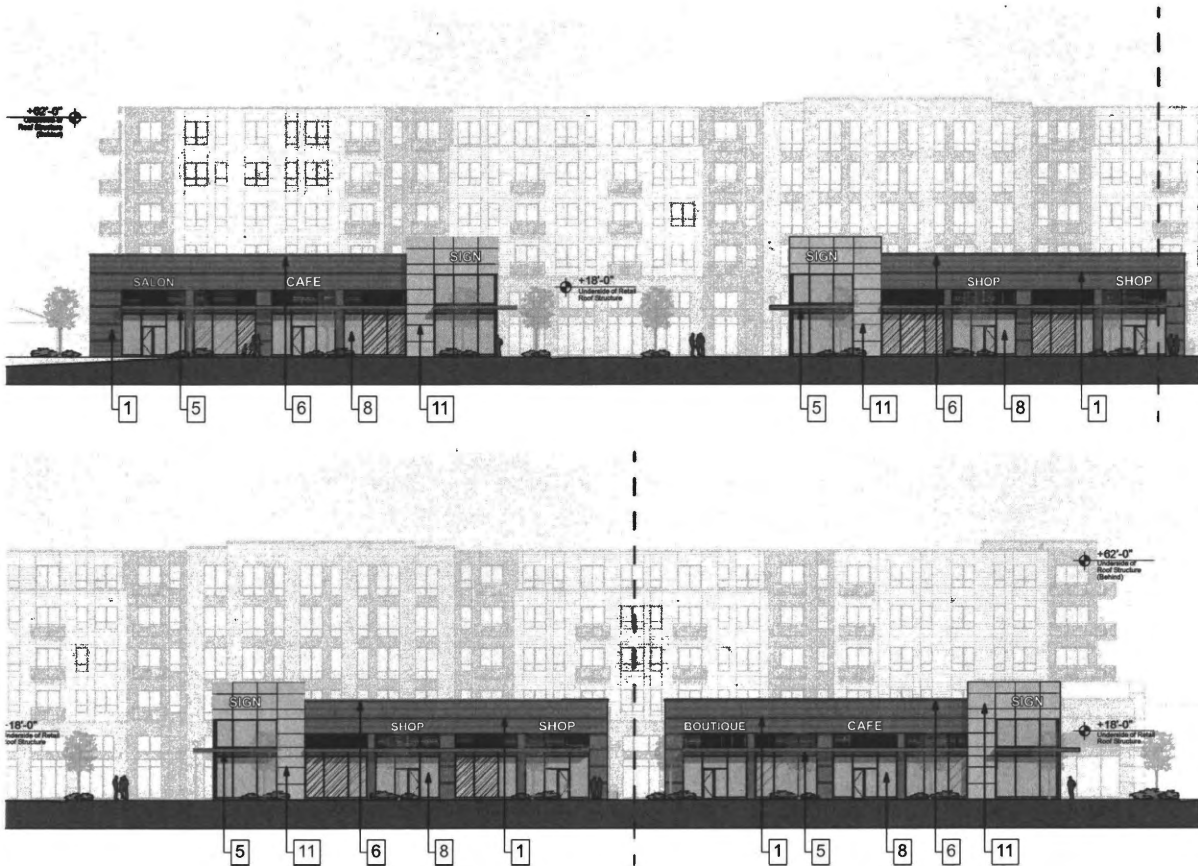
Pappageorge Haymes Partners

PH: 2287-7430/2024/16998/3RD FLOOR PLAN/3RD FLOOR PLAN/03.21.2024

FINAL FOR PUBLICATION

Material Legend

- 1 Face Brick
- 2 Fiber-Cement Panels
- 3 Fiber-Cement Siding
- 4 Vinyl Windows
- 5 Metal Canopy
- 6 Sheet Metal Coping
- 7 Metal Balcony System
- 8 Aluminum Storefront
- 9 Overhead Door
- 10 Metal Fence
- 11 Metal Panels
- 12 Concrete Brick



P:\23874\23874-01\DWG\23874-01-100-IRVING.PLT

Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

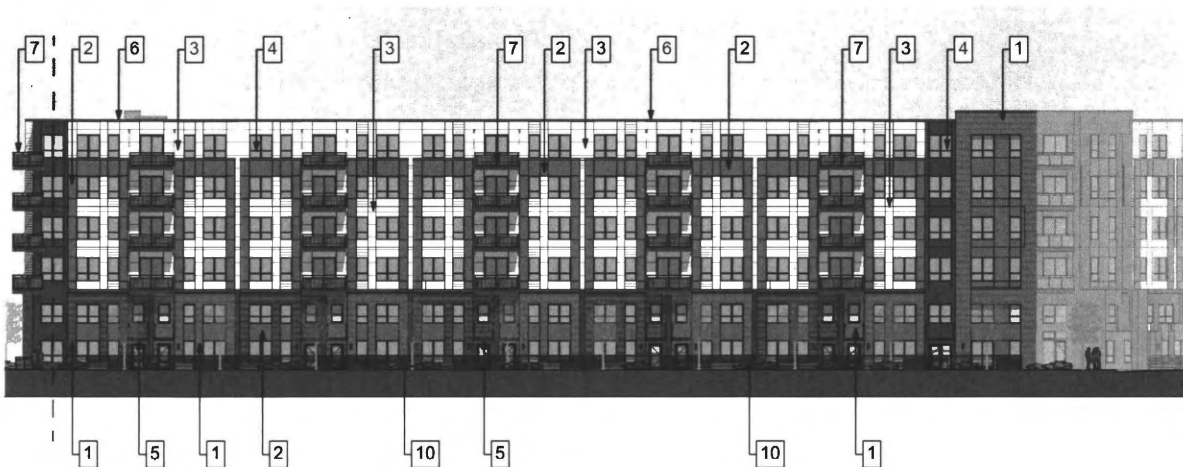
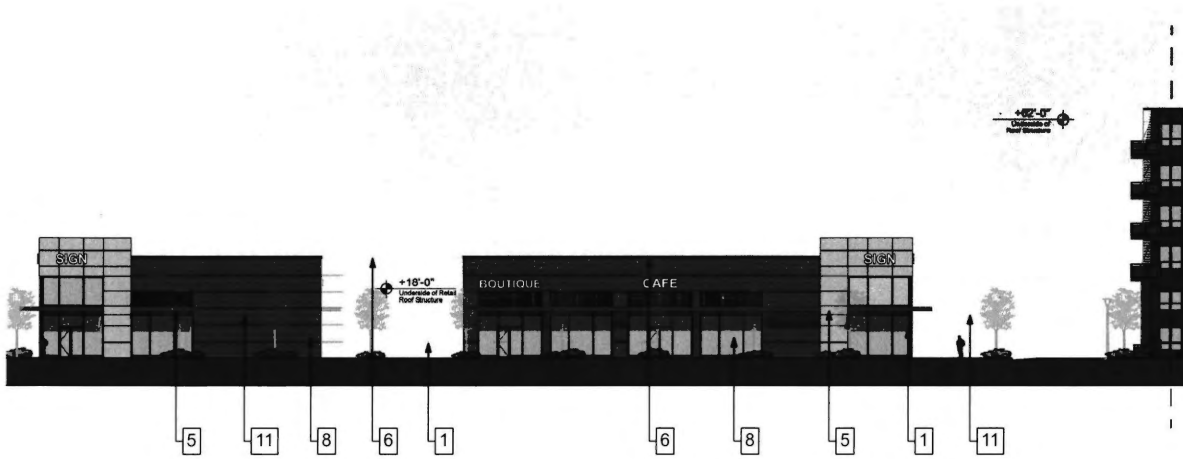
Irving Park Elevation
 Scale: 1" = 40'

Pappageorge Haymes Partners

FINAL FOR PUBLICATION

Material Legend

- 1 Face Brick
- 2 Fiber-Cement Panels
- 3 Fiber-Cement Siding
- 4 Vinyl Windows
- 5 Metal Canopy
- 6 Sheet Metal Coping
- 7 Metal Balcony System
- 8 Aluminum Storefront
- 9 Overhead Door
- 10 Metal Fence
- 11 Metal Panels
- 12 Concrete Brick



P:\17000\17000_01\17000_01_01\17000_01_01_01.dwg 03/21/2024

Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

Kilpatrick Elevation
 Scale: 1" = 40'

Pappageorge Haymes Partners

FINAL FOR PUBLICATION

Material Legend

- 1 Face Brick
- 2 Fiber-Cement Panels
- 3 Fiber-Cement Siding
- 4 Vinyl Windows
- 5 Metal Canopy
- 6 Sheet Metal Coping
- 7 Metal Balcony System
- 8 Aluminum Storefront
- 9 Overhead Door
- 10 Metal Fence
- 11 Metal Panels
- 12 Concrete Brick



10/12/2024 8:50 AM 10/12/2024 8:50 AM 10/12/2024 8:50 AM

Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

Milwaukee Elevation
 Scale: 1" = 40'

Pappageorge Haymes Partners

FINAL FOR PUBLICATION

Material Legend

- 1 Face Brick
- 2 Fiber-Cement Panels
- 3 Fiber-Cement Siding
- 4 Vinyl Windows
- 5 Metal Canopy
- 6 Sheet Metal Coping
- 7 Metal Balcony System
- 8 Aluminum Storefront
- 9 Overhead Door
- 10 Metal Fence
- 11 Metal Panels
- 12 Concrete Brick



Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

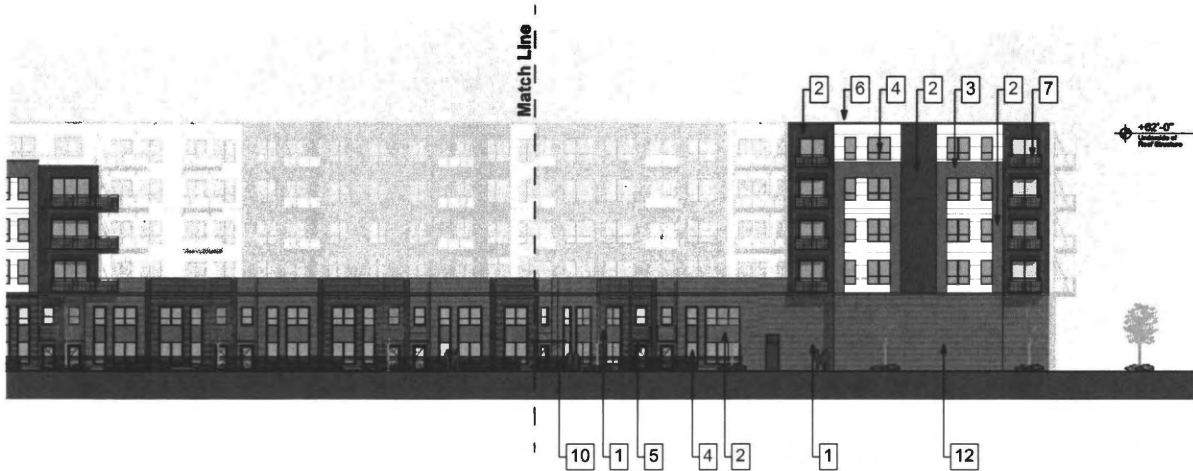
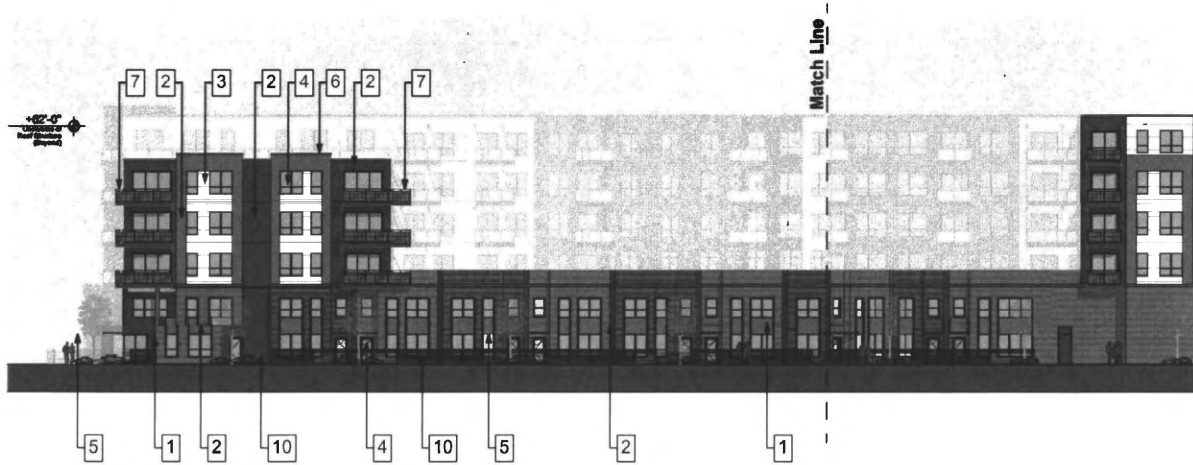
North Interior Elevation
 Scale: 1" = 40'

Pappageorge Haymes Partners

FINAL FOR PUBLICATION

Material Legend

- 1 Face Brick
- 2 Fiber-Cement Panels
- 3 Fiber-Cement Siding
- 4 Vinyl Windows
- 5 Metal Canopy
- 6 Sheet Metal Coping
- 7 Metal Balcony System
- 8 Aluminum Storefront
- 9 Overhead Door
- 10 Metal Fence
- 11 Metal Panels
- 12 Concrete Brick



P:\17003\17003.dwg

Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

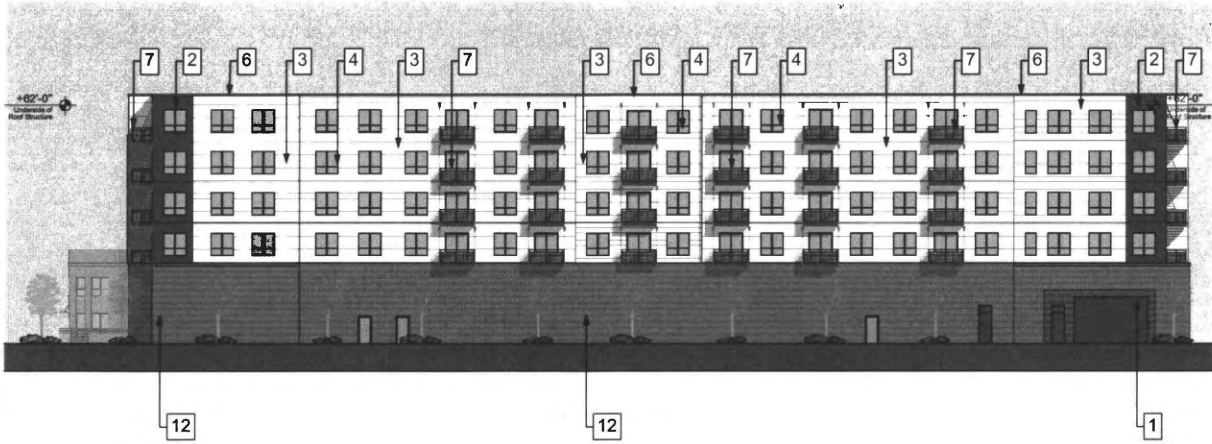
Courtyard Elevation
 Scale: 1" = 40'

Pappageorge Haymes Partners

FINAL FOR PUBLICATION

Material Legend

- 1 Face Brick
- 2 Fiber-Cement Panels
- 3 Fiber-Cement Siding
- 4 Vinyl Windows
- 5 Metal Canopy
- 6 Sheet Metal Coping
- 7 Metal Balcony System
- 8 Aluminum Storefront
- 9 Overhead Door
- 10 Metal Fence
- 11 Metal Panels
- 12 Concrete Brick



PTA 2024/03/21/2024/17004/03/21/2024/17004

Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

East Elevation
 Scale: 1" = 40'

Pappageorge Haymes Partners

Reclassification Of Area Shown On Map No. 9-K.
(Application No. 22496T1)
(Common Address: 3520 -- 3522 N. Pulaski Rd.)

[O2024-0011161]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of B3-1 Community Shopping District symbols as shown on Map Number 9-K in the area bounded by:

a line 128 feet north of and parallel to West Cornelia Avenue; North Pulaski Road;
a line 68 feet north of and parallel to West Cornelia Avenue; and the public alley next west of and parallel to North Pulaski Road,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

[Proposed Site Plan and Conceptual View; Proposed Basement, Levels 1, 2 and 3 Floor Layouts; Proposed Roof Level Floor Layouts; Garage Floor Layouts and Building Elevations; Proposed North, South, East and West Building Elevations and Conceptual View; and Building Section attached to this ordinance printed on pages 17009 through 17017 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 3520-22 NORTH PULASKI RD., CHICAGO REZONING FROM B3-1 to B2-3

The subject property is currently improved with a vacant commercial building, which the Applicant proposes to demolish. The Applicant needs a zoning change to comply with the use table and the standards and the bulk and density requirements of the B2-3 District to redevelop this property with a new 3-story residential building with 8 dwelling units and with 6 on-site parking spaces.

Project Description:	Zoning Change from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District.
Use:	Residential Building with 8 dwelling units
Lot Area:	60' x 120' = 7,200 SF (recorded measurements)
Floor Area Ratio:	1.4
Floor Area:	1 st fl – 3,239 SF / 2 nd fl – 3,239 SF / 3 rd fl – 3,239 SF Total: 9,716 SF (Basement 3,241 SF - not included in FAR calculations)
Density:	900 Square Feet per DU Unit
Off- Street parking:	Parking spaces: 6 * optional relief for Adjustment
Setbacks:	Front: 10 feet Side Setbacks: 7 feet on each side Rear: 35 feet
Building Height:	39 Feet 7 Inches (per plans attached)

Final for Publication

II. The applicant will comply with Section 17-3-0308 Specific Criteria for Transit-Served Locations, should such provisions be determined as applicable:

17-3-0308 Specific Criteria for Transit-Served Locations. In B and C districts, any new construction within 2,640 feet of a CTA or METRA rail station entrance or exit must satisfy all of the following specific criteria:

1. The project complies with the applicable standards of Section 17-10-0102-B Transit-Served Locations:

The subject property is a Transit Served Location as it is located less than 1,320 feet from the Ashland Avenue Bus Corridor and less than 2,640 feet from Lake Street CTA Station. See attached TSL Site Plan.

2. The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a pedestrian street and except paragraph C if the land use is designated in a non-commercial use group, pertaining to pedestrian streets and pedestrian retail streets, even if the project is not located along a pedestrian street or a pedestrian retail street.

- *The proposed land use is designated in a non-commercial use group – since the Applicant is not proposing any commercial use on the ground floor.*

- *Since this is not a Pedestrian Street, and the proposed land use is designated in a non-commercial use group as the proposed building is residential only, Section 17-13-1003-Q Pedestrian Streets – Transparent Window Standards does not apply to this project.*

- *The building will have a primary entrance door facing the street.*

- *All off-street parking spaces will be enclosed or located to the rear of the principal building and not be visible from the right-of-way.*

- *Vehicle access will come from an alley. No curb cuts or driveway from the street are proposed.*

3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission.

This Criteria is not applicable to this project.

4. Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an administrative adjustment under the provisions of Section 17-13-1003-EE:

With this Type 1 rezoning, the Applicant also seeks Optional Relief under Section 17-13-0303-D (see below) for a variation or an administrative adjustment under the provisions of Section 17-13-1003-EE to allow the increase in parking from 4 spaces required to 6 parking spaces proposed, to balance the market demands for parking with the requirements of the Ordinance.

5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.

Final for Publication

This Criteria is not applicable to this project.

III. Optional Relief for Adjustment and Variation under Section 17-13-0303-D – a Type 1 map amendment pursuant to Section 17-13-0300, may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310:

(1) With this Type 1 Rezoning, the Applicant seeks an Administrative Adjustment under Section 17-13-1003-EE, for relief from Section 17-3-0308(4) Specific Criteria for Transit-Served Locations, to allow an increase in the parking requirements from 4 to a total of 6 parking spaces, which is in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207.

Final for Publication

3516-22 North Pulaski Ave. Chicago Illinois 60641
PIN: 13-22-408-022-0000

PLANS FOR OWNER'S REVIEW

MULTI-RESIDENTIAL (Proposed 8 D.U.)

3516-22 North Pulaski Ave.
Chicago Illinois
Proposed Site Plan & Exterior Conceptual View

CS-100.

SCOPE OF WORK:
PROPOSED 3 STORY MASONRY BUILDING WITH BASEMENT
PROPOSED USE: RESIDENTIAL 8 D.U.

CLIENT: MARIO G. CRUZ ARCHITECT

PROJECT: 3516-22 North Pulaski Ave. Chicago, IL 60641

DATE: 09/18/2024

SCALE: 1/8" = 1'-0"

PROJECT NO.: CS-100

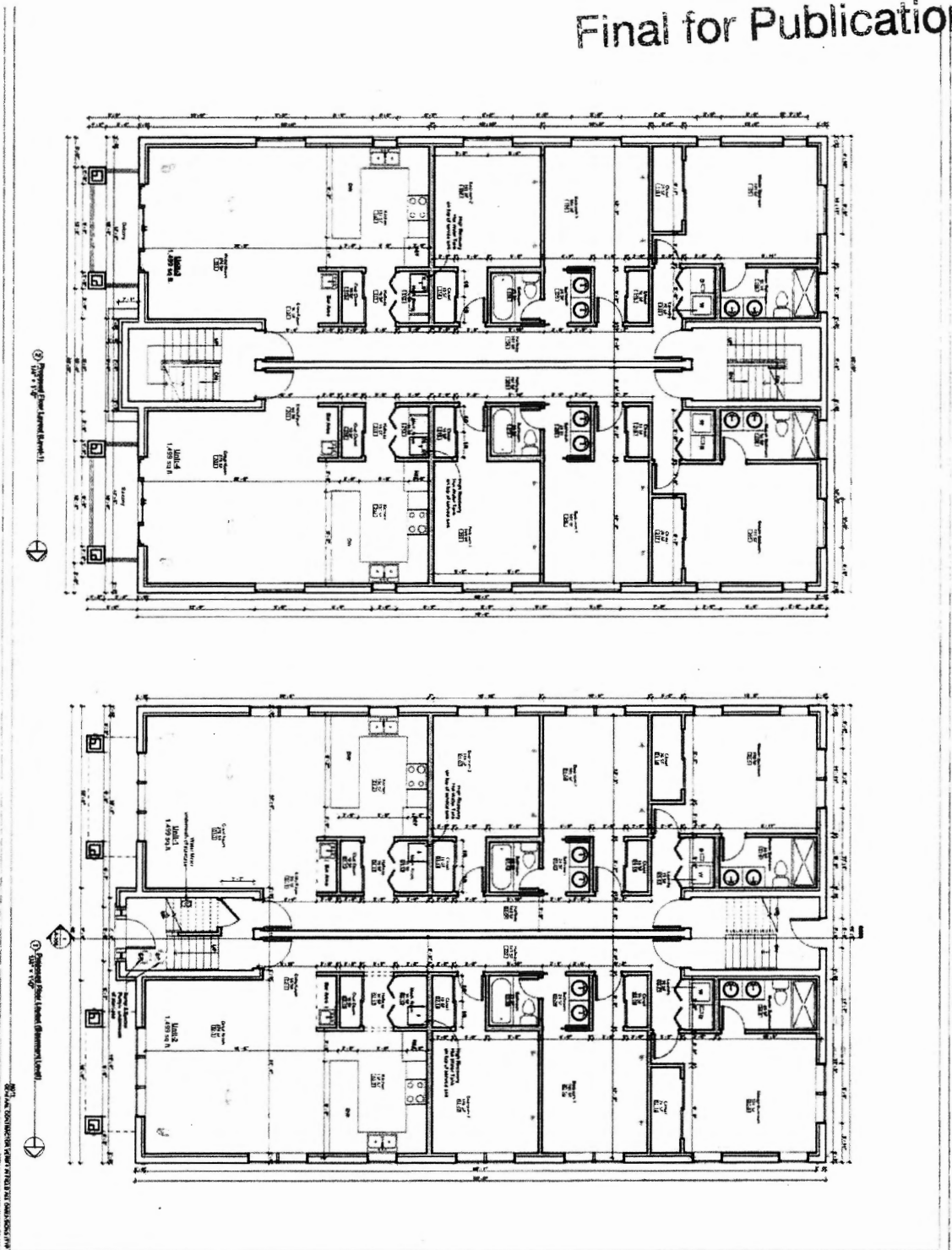
DATE: 09/18/2024

PROJECT NO.: CS-100

DATE: 09/18/2024

3' Conceptual Exterior View 1
1/8" = 1'-0"

Final for Publication



Chicago Illinois
Proposed Floor Layouts (Basement & Level-1)

A-100

3516-22 North Pulaski Ave.

Mano G. Cruz ARCHITECT

ARCHITECT'S STATEMENT

REVISIONS

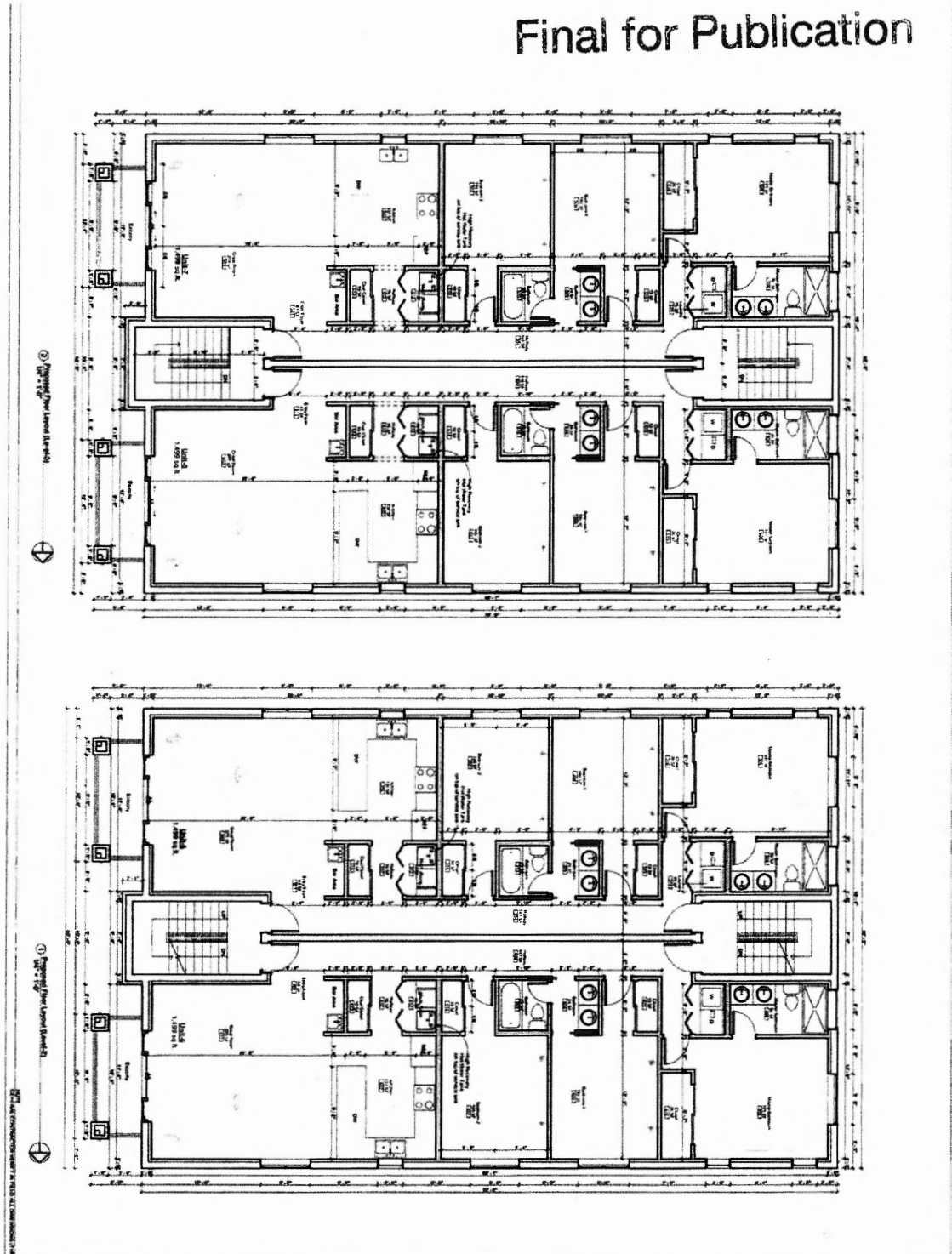
NO.	DATE	DESCRIPTION
1	09/18/2024	ISSUED FOR PERMITS
2	09/18/2024	ISSUED FOR PERMITS
3	09/18/2024	ISSUED FOR PERMITS
4	09/18/2024	ISSUED FOR PERMITS
5	09/18/2024	ISSUED FOR PERMITS
6	09/18/2024	ISSUED FOR PERMITS
7	09/18/2024	ISSUED FOR PERMITS
8	09/18/2024	ISSUED FOR PERMITS
9	09/18/2024	ISSUED FOR PERMITS
10	09/18/2024	ISSUED FOR PERMITS

MANO G. CRUZ ARCHITECT
 1000 N. LAUREL ST. SUITE 100
 CHICAGO, IL 60610
 TEL: 312.467.1234
 FAX: 312.467.1235
 WWW.MANOARCHITECT.COM

SEAL

MANO G. CRUZ
 ARCHITECT

Final for Publication



ARCHITECT
Mario G. Cruz
 ARCHITECT

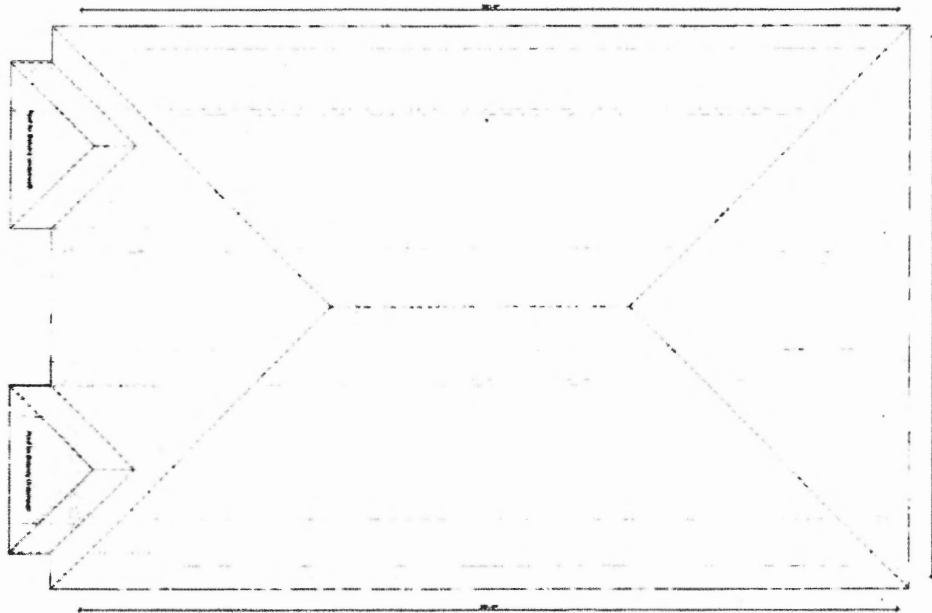
PROPOSED FLOOR LAYOUTS (LEVEL-2 & LEVEL-3)

Chicago, Illinois

3516-22 North Pulaski Ave.

A-101

Final for Publication



1 Proposed Floor Layout (Rise Level)

CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT

Architect
David D. Higgins, Consulting
 David D. Higgins, Consulting
 1000 N. Dearborn Street
 Suite 1000
 Chicago, IL 60610
 Tel: (773) 327-1000
 Fax: (773) 327-1001
 www.davidhiggins.com

Project Name
 3516-22 North Pulaski Ave.

Architect's Statement
 I, the undersigned, being a duly Licensed Architect in the State of Illinois, do hereby certify that I am the author of the design and content of the above described architectural drawings, and that I am a duly Licensed Architect in the State of Illinois, and that I am not providing these drawings for the purpose of circumventing the provisions of the Illinois Professional Land Surveying Act, Chapter 120, Illinois Compiled Statutes (625 ILCS 120/1-1).

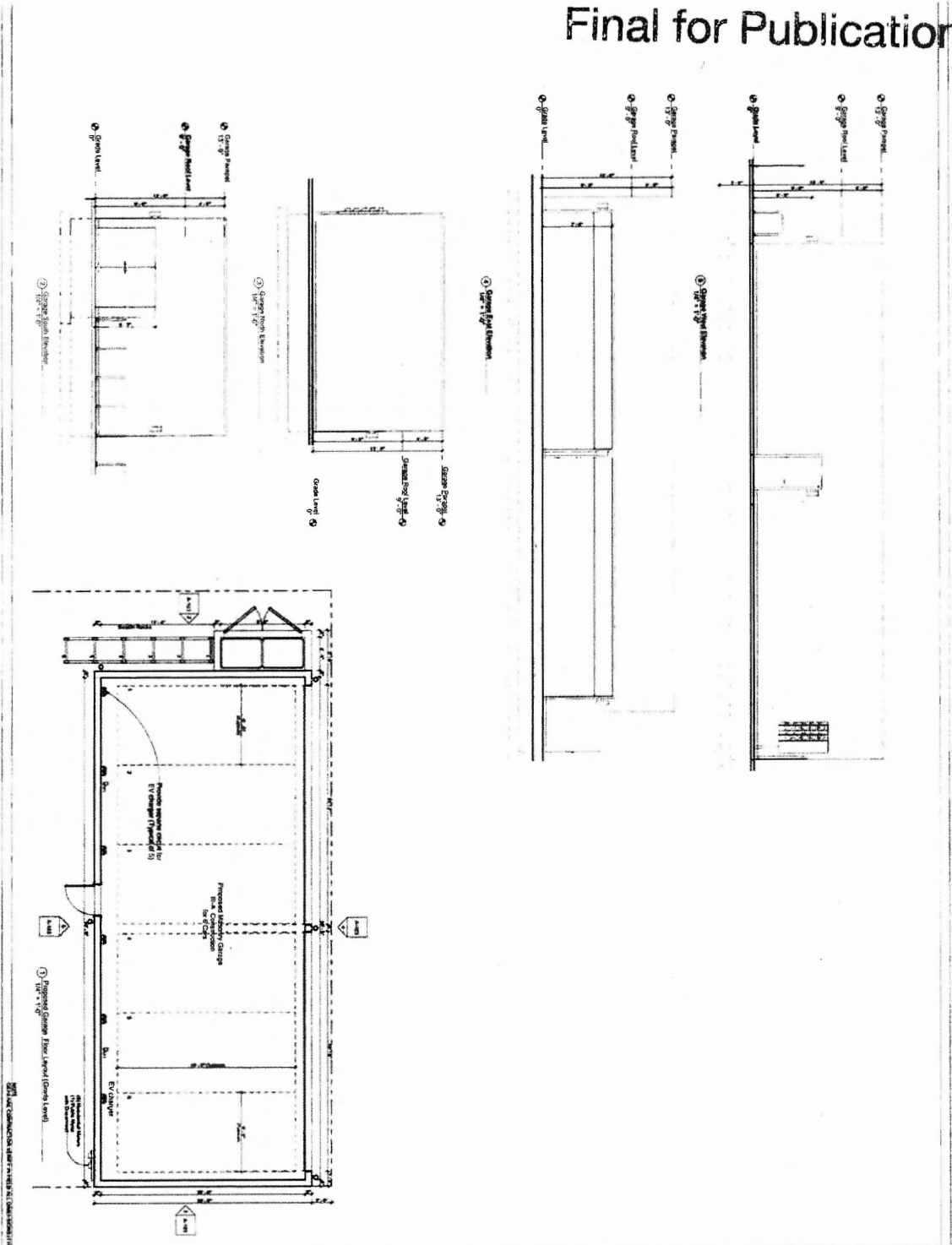


NO.	DESCRIPTION	DATE
1	PROPOSED FLOOR LAYOUT (RISE LEVEL)	9/18/2024

3516-22 North Pulaski Ave.
 Chicago Illinois
Proposed Floor Layouts (Rise Level)

A-102

Final for Publication



Architect
Maio G. Cruz
 ARCHITECT

Advertisement & Statement
 I, the undersigned, being a duly licensed Architect under the laws of the State of Illinois, do hereby certify that the above is a true and correct copy of the plans as submitted to me for record.

City of Chicago
 Department of Planning & Development
 221 N. Dearborn Street, 4th Floor
 Chicago, IL 60610
 Tel: (773) 328-7300
 Fax: (773) 328-7300
 www.chicago.gov

3516-22 North Pulaski Ave.
 Chicago, Illinois

Garage Floor Layout & Elevations

A-103

Final for Publication

Architect
AD
 Daniel D. Angelo Consulting
 100 W. Lake Street
 Suite 1000
 Chicago, IL 60601
 Tel: 312.467.1000
 Fax: 312.467.1001
 www.adarchitect.com

Design Firm Architect License
 No. 14630733-0001

Professional Seal
 Mario G. Cruz
 ARCHITECT

3516-22 North Pulaski Ave.
 Chicago, Illinois
 Proposed East & West Elevations and Conceptual Views

A-200

④ Conceptual Elevation West-2
 1/8" = 1'-0"

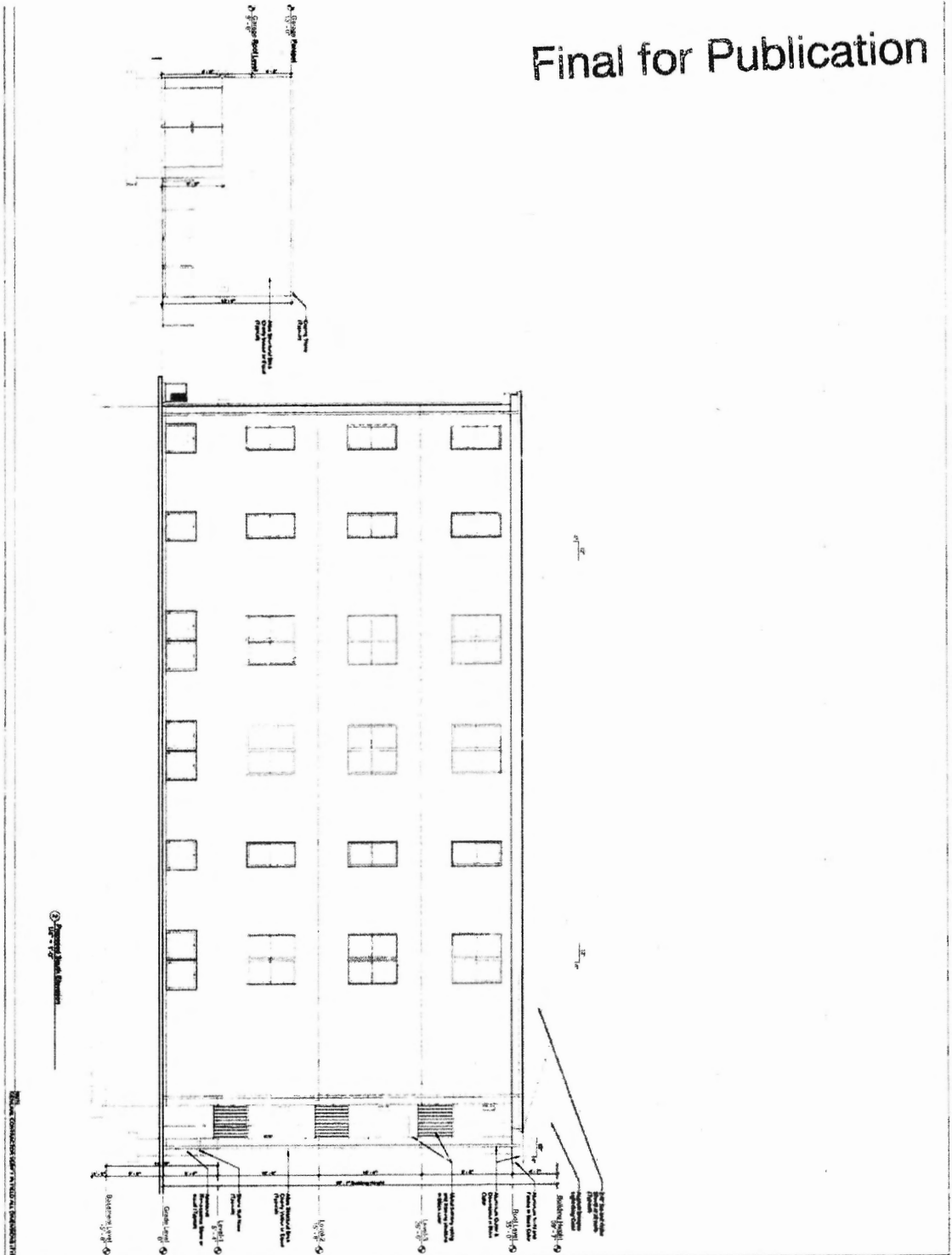
⑤ Conceptual Elevation West-1
 1/8" = 1'-0"

② Proposed West Elevation
 1/8" = 1'-0"

① Proposed East Elevation
 1/8" = 1'-0"

Architectural drawings showing two conceptual elevations (West-1 and West-2) and two proposed elevations (West and East) of a building. The drawings include architectural details, window placements, and structural elements. The proposed west elevation shows a multi-story building with a prominent entrance and a series of windows. The proposed east elevation shows a similar building with a different facade. The conceptual elevations provide alternative views of the building's form and massing.

Final for Publication

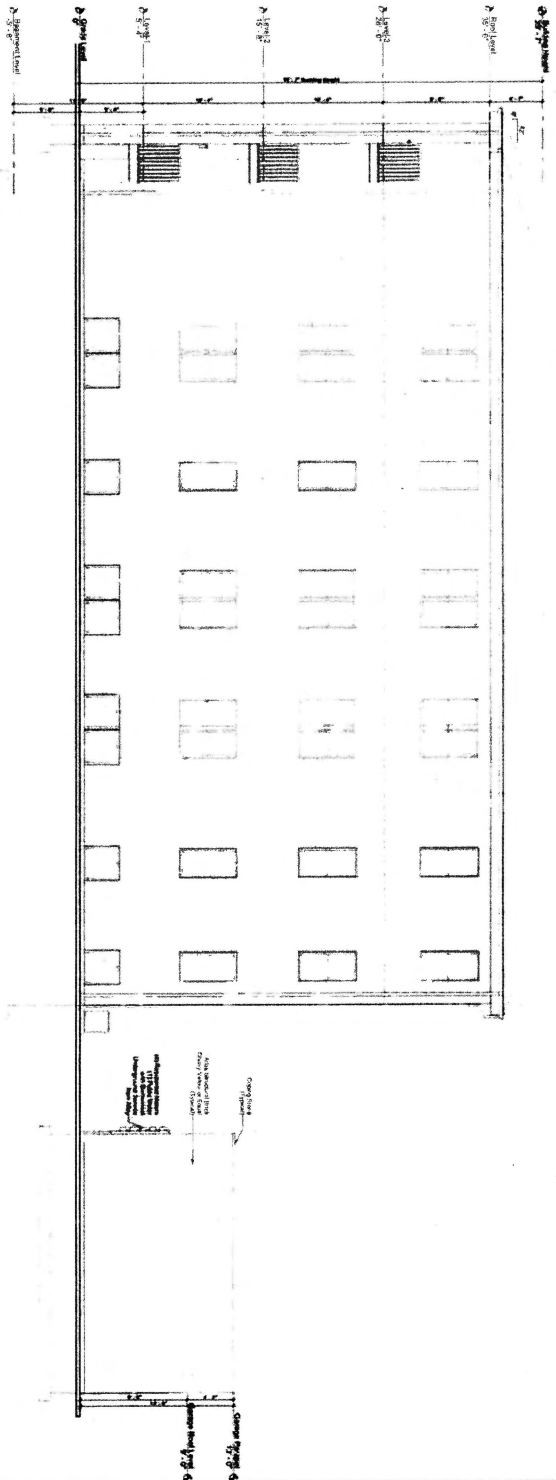


Architect
Mano G. Cruz
 ARCHITECT

3516-22 North Pulaski Ave.
 Chicago Illinois
 Proposed South Elevation

A-201

Final for Publication



① Proposed Elevation

SCALE: AS SHOWN ON SHEET A-202

Architects
Architects
 311 North Dearborn
 Chicago, IL 60610
 Phone: 312.467.1000
 Fax: 312.467.1001
 Website: www.mario-g-cruz.com

Design Team
 Principal Architect: Mario G. Cruz
 No. 164.001134-0001
 Licensed Professional Architect
 State of Illinois
 No. 164.001134-0001
 Website: www.mario-g-cruz.com

Mario G. Cruz
 ARCHITECT

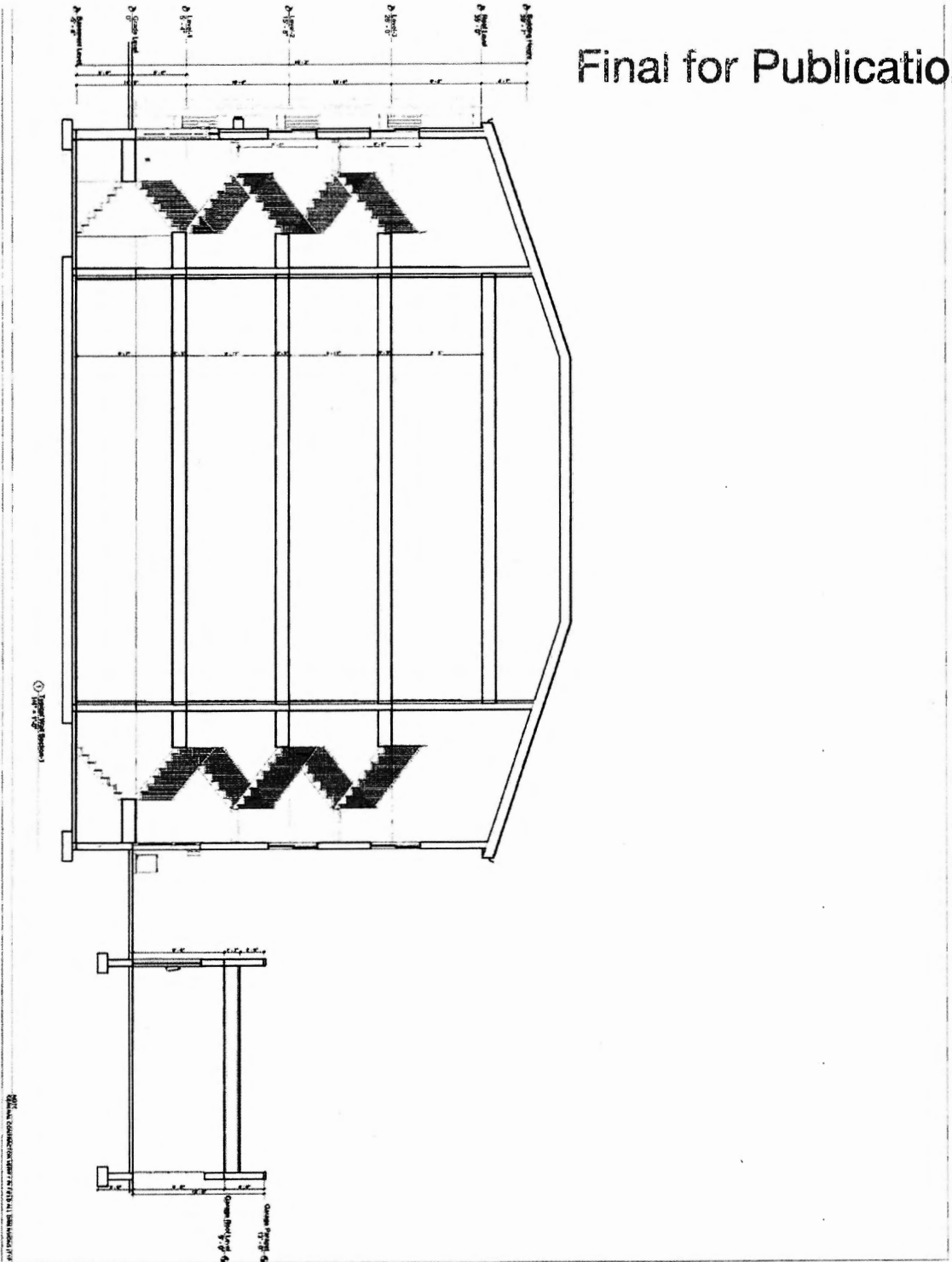
ARCHITECT'S STATEMENT
 I, the undersigned, Mario G. Cruz, a duly Licensed Professional Architect in the State of Illinois, do hereby certify that I am the author of the design and design development of the above described project, and that I am the sole proprietor of the firm of Mario G. Cruz, Architects, which is duly registered with the State of Illinois. I am not a salaried employee of any other person or firm, and I am not a partner, officer, director, or shareholder in any other architectural firm. I am not a salaried employee of any other person or firm, and I am not a partner, officer, director, or shareholder in any other architectural firm.

DATE: 09/18/2024
BY: Mario G. Cruz
TITLE: Principal Architect

3516-22 North Pulaski Ave.
 Chicago Illinois
 Proposed North Elevation

A-202

Final for Publication



Architect's Seal
 Mario G. Cruz
 ARCHITECT

Architect's Information
 MARIO G. CRUZ ARCHITECT
 1000 N. LA SALLE ST. SUITE 1000
 CHICAGO, ILLINOIS 60610
 TEL: 312.467.1000
 FAX: 312.467.1001
 WWW.MARIOGCRUZARCHITECT.COM

Project Information
 PROJECT: 3516-22 NORTH PULASKI AVE.
 CITY: CHICAGO, ILLINOIS
 DATE: 09/18/2024

Scale
 1/8" = 1'-0"

Notes
 1. SEE ALL NOTES ON ALL SHEETS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.
 4. ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING DEPARTMENT REQUIREMENTS AND ALL APPLICABLE CODES.

Sheet Information
 SHEET: A-300
 TOTAL SHEETS: 300

Reclassification Of Area Shown On Map No. 9-M.
 (Application No. 22513)
 (Common Address: 6014 -- 6016 W. Addison St.)

[O2024-0011135]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map Number 9-M in the area bounded by:

the public alley next north of and parallel to West Addison Street; a line 133.30 feet west of and parallel to North Austin Avenue; West Addison Street; and a line 166.30 feet west of and parallel to North Austin Avenue,

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 10-E.
 (As Amended)
 (Application No. 22495T1)
 (Common Address: 4524 -- 4528 S. Cottage Grove Ave.)

[SO2024-0011160]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-1 Neighborhood Shopping District symbols as shown on Map Number 10-E in the area bounded by:

a line 272 feet south of and parallel to East 45th Street; South Cottage Grove Avenue; a line 337 feet south of and parallel to East 45th Street; and the public alley next east of and parallel to South Cottage Grove Avenue,

to those of a C1-3 Neighborhood Commercial District.

SECTION 2. This ordinance takes effect after its passage and due publication.

[Site Plan; Area Map -- CTA Bus Stop Location; 1st, 2nd and 3rd Floor Plans; Roof Deck Plan; North, South, East and West Building Elevations; Perspective View (Toward North and South); Entrance/Enclosed Outdoor Seating View; and Entrance/Canopy View attached to this ordinance printed on pages 17021 through 17028 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

Application Number: 22495-T1

**A SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR
4524-28 SOUTH COTTAGE GROVE AVENUE, CHICAGO
REZONING FROM B1-1 TO C1-3**

The subject property is currently improved with an older 3-story mixed-use building. The Applicant proposes to rehab the existing building and establish commercial use on the ground floor (restaurant, wine making/production, wholesale - approx. 8,500 SF of commercial space), and 14 dwelling units on the upper floors (three of the residential units will be provided as affordable units, pursuant to the ARO Ordinance) and occupiable roof deck.

The Applicant is proposing a new (approx. 9'-0" x 38'-0") 3-story addition to the existing building, with a rooftop stair and elevator enclosure, to provide a new elevator and enclosed stairways providing the necessary access to the residential floors and the roof deck.

The Applicant is also proposing a new (approx. 17'-0"x60'-0") 1-story enclosed seasonal outdoor space to provide additional seating.

The Applicant needs a zoning change from the existing B1-1 District to a C1-3 District in order to comply with the use table, the bulk and density requirements of the Zoning Ordinance.

Project Description:	Zoning Change from a B1-1 Neighborhood Shopping District to a C1-3 Neighborhood Commercial District
Use:	Mixed-use 3-story building with a commercial use on the ground floor and 14 dwelling units on the upper floors and with occupiable roof deck
Lot Area:	11,066.85 SF (recorded measurements)
Floor Area Ratio:	2.32
Floor Area:	25,608 sq. ft.
Density:	14 DU (Approx : 790 SF per DU)

Final for Publication

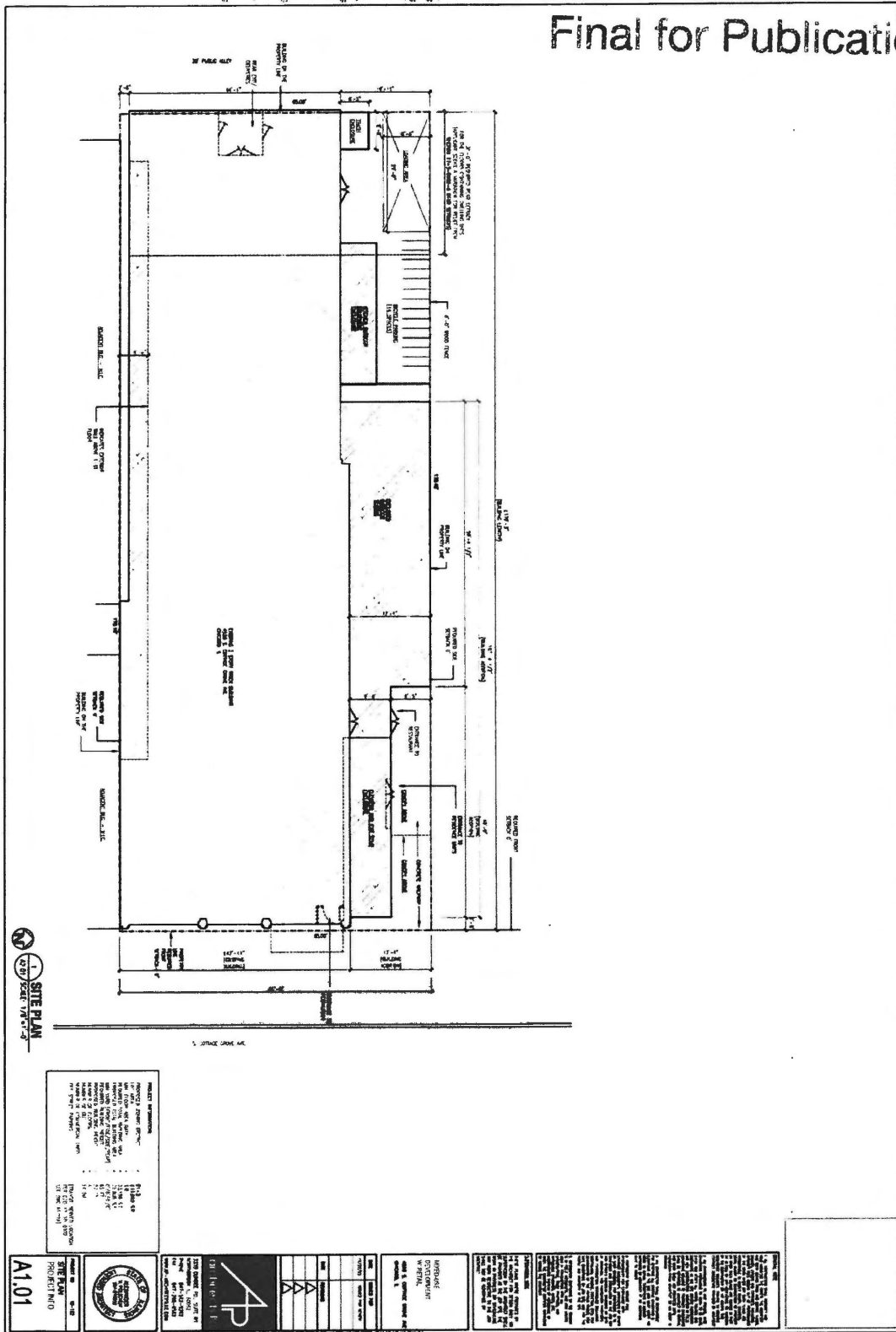
Off- Street parking:	This is Transit Served Location – there will be no on-site parking per Section 17-10-0102-B(1) Applicant simultaneously applies for an Administrative Adjustment per Section 17-13-1003-EE Parking Reduction for Transit-Served Locations.
Setbacks:	Existing Front: 0' Side Setbacks: north: 0' and south 0' Existing Rear: 0' – Applicant simultaneously applies for rear setback variation – see below.
Building Height:	57'-0"

Optional Relief for Adjustment and Variation under Section 17-13-0303-D:

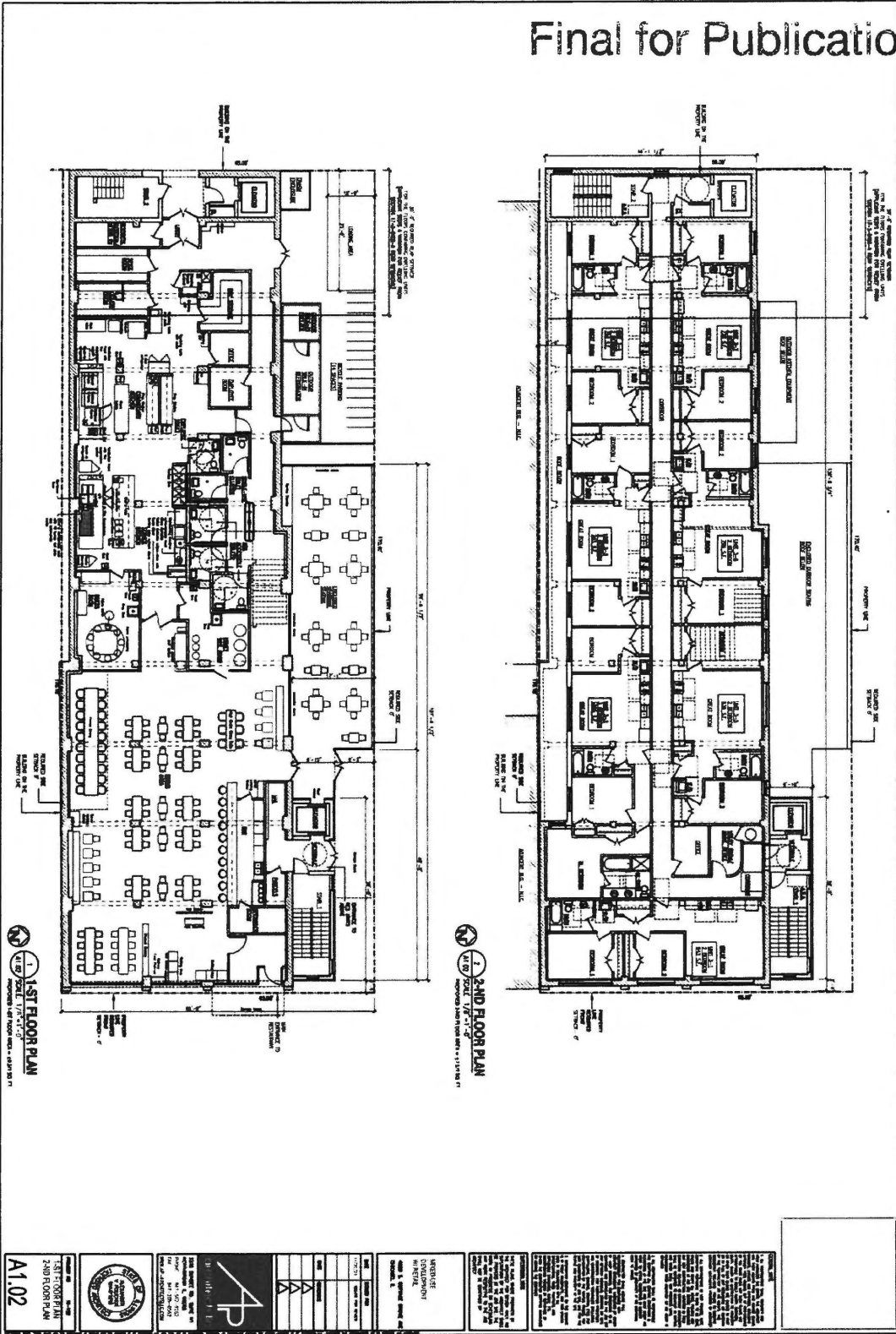
A Type 1 map amendment pursuant to Section 17-13-0300, may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310:

- With this Type 1 Rezoning, the Applicant seeks an Administrative Adjustment under Section 17-13-1003-EE, for relief under Section 17-10-0102-B(1) Transit-Served Locations, which states that in C districts, minimum off-street automobile parking ratios may be reduced by up to 100 percent from the otherwise applicable standards for new construction or rehabilitation or reuse of existing structures located within 2,640 feet of a CTA or METRA rail station entrance or exit or within 1,320 feet of a CTA bus line corridor roadway segment listed in Table 17-17-0400-B. Any reduction in minimum off-street automobile parking ratios in excess of 50% under this Section 17-10-0102-B.1 shall be approved only as an administrative adjustment under the provisions of Section 17-13-1003-EE. The Applicant is seeking to reduce the required parking from 14 parking spaces to zero parking spaces. As this is an adaptive reuse of an existing older building, which has never had any parking, this proposed adjustment aligns with the intent of the Zonin Ordinance.
- With this Type 1 Rezoning, the Applicant also seeks a Variation for relief from Section 17-3-0405-A Rear Setbacks, which states that all development in C districts is subject to the following minimum rear setback standards: for floors containing dwelling units, the minimum rear setback is 30 feet. This does not apply to existing buildings where there is a change of use or interior alterations and where there are no additions to the existing structure which are proposed within the rear setback. The existing structure has zero rear setback and will continue as such, however, as the Applicant is proposing an addition to the existing building, the Applicant is asking for rear setback variation from 30 feet required to zero feet proposed, for floors with dwelling units.

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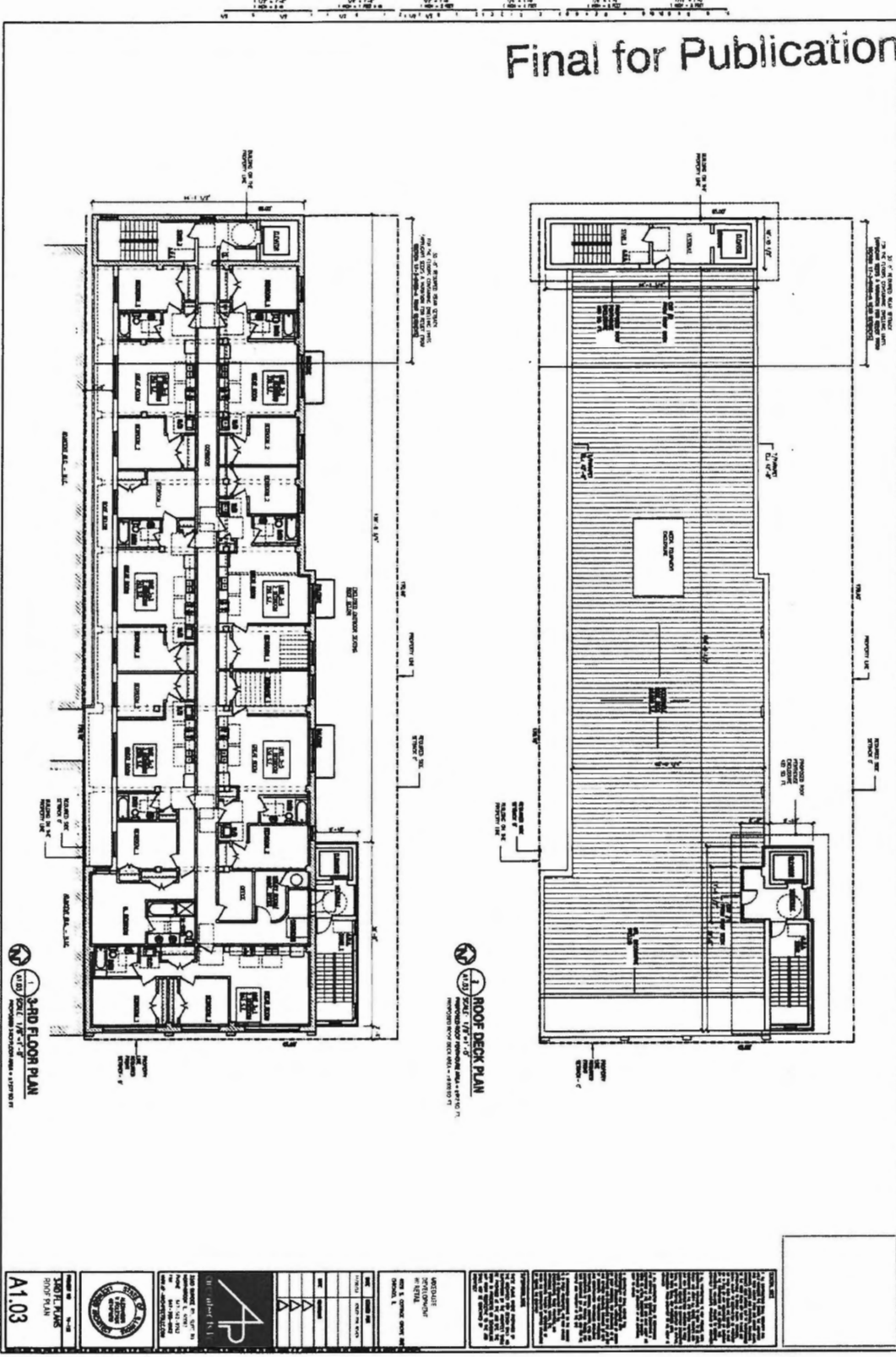


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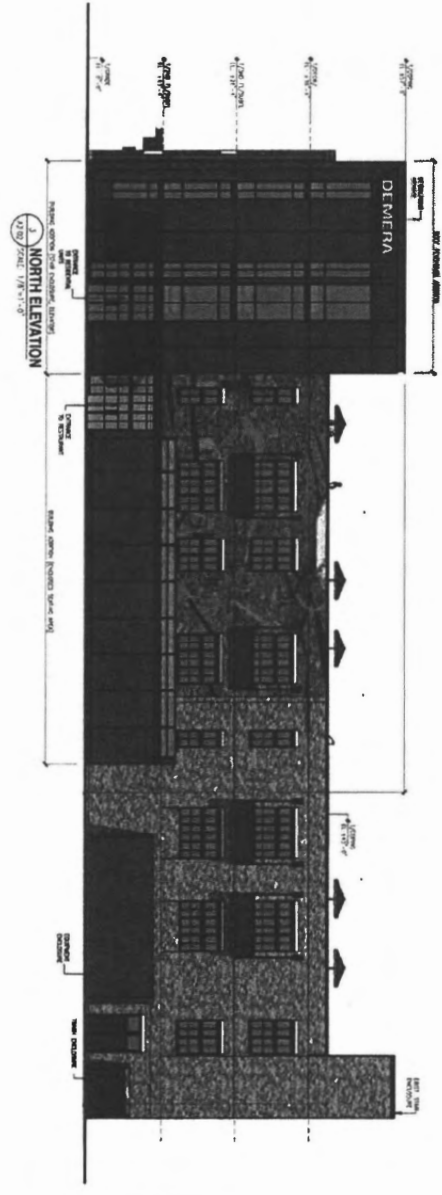
	AP ARCHITECT JAMES R. SMITH 10000 STATE OF MICHIGAN	17023 REPORT OF COMMITTEES 2ND FLOOR PLAN	DATE: 11/17/18 SCALE: 1/8" = 1'-0" PROJECT NO.: 17023	SHEET NO.: A1.02 TOTAL SHEETS: 17	PREPARED BY: JRS CHECKED BY: JRS DATE: 11/17/18	APPROVED BY: JRS DATE: 11/17/18	REVISIONS: NO. DESCRIPTION DATE BY	NOTES: 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES. 8. ALL CHANGES SHALL BE SUBMITTED IN WRITING AND APPROVED BY THE ARCHITECT. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
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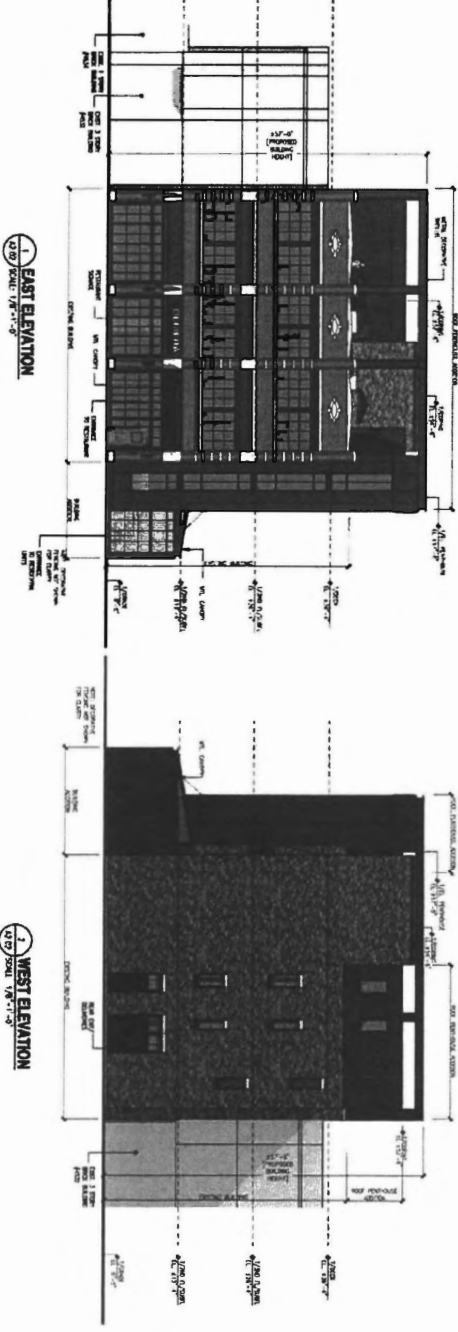


	AP ARCHITECT ROBERT J. KANE 1234 N. STATE ST. CHICAGO, IL 60610	DATE: 09/18/2024 DRAWN BY: [Name] CHECKED BY: [Name]	PROJECT: [Project Name] SHEET: [Sheet Number] TOTAL SHEETS: [Total Sheets]	REVISIONS: NO. 1: [Description] NO. 2: [Description]	NOTES: 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING DEPARTMENT REQUIREMENTS. 2. REFER TO ALL OTHER SHEETS FOR COMPLETE INFORMATION.
	A1.03 3RD FLOOR PLAN ROOF PLAN				

Final for Publication



- NOTES:**
- 1. REFER TO ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
 - 2. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) DRAWINGS FOR SYSTEMS AND EQUIPMENT.
 - 3. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION, FLOOR, AND ROOF SYSTEMS.
 - 4. REFER TO EXTERIOR FINISHES SCHEDULE FOR MATERIALS AND APPLICATIONS.
 - 5. REFER TO INTERIOR FINISHES SCHEDULE FOR MATERIALS AND APPLICATIONS.
 - 6. REFER TO LIGHTING FIXTURE SCHEDULE FOR FIXTURE TYPES AND SPACING.
 - 7. REFER TO SCHEDULE OF DOORS AND WINDOWS FOR MATERIALS AND OPERATIONS.
 - 8. REFER TO SCHEDULE OF PAINTS FOR MATERIALS AND APPLICATIONS.
 - 9. REFER TO SCHEDULE OF ROOFING FOR MATERIALS AND APPLICATIONS.
 - 10. REFER TO SCHEDULE OF CLADDING FOR MATERIALS AND APPLICATIONS.
 - 11. REFER TO SCHEDULE OF SIGNAGE FOR MATERIALS AND APPLICATIONS.
 - 12. REFER TO SCHEDULE OF FURNITURE FOR MATERIALS AND APPLICATIONS.
 - 13. REFER TO SCHEDULE OF EQUIPMENT FOR MATERIALS AND APPLICATIONS.
 - 14. REFER TO SCHEDULE OF ACCESSORIES FOR MATERIALS AND APPLICATIONS.
 - 15. REFER TO SCHEDULE OF HARDWARE FOR MATERIALS AND APPLICATIONS.
 - 16. REFER TO SCHEDULE OF GLASS FOR MATERIALS AND APPLICATIONS.
 - 17. REFER TO SCHEDULE OF METALS FOR MATERIALS AND APPLICATIONS.
 - 18. REFER TO SCHEDULE OF STONE FOR MATERIALS AND APPLICATIONS.
 - 19. REFER TO SCHEDULE OF TERRAZZO FOR MATERIALS AND APPLICATIONS.
 - 20. REFER TO SCHEDULE OF CARPETING FOR MATERIALS AND APPLICATIONS.
 - 21. REFER TO SCHEDULE OF TILE FOR MATERIALS AND APPLICATIONS.
 - 22. REFER TO SCHEDULE OF PLASTER FOR MATERIALS AND APPLICATIONS.
 - 23. REFER TO SCHEDULE OF GYPSUM BOARD FOR MATERIALS AND APPLICATIONS.
 - 24. REFER TO SCHEDULE OF CONCRETE FOR MATERIALS AND APPLICATIONS.
 - 25. REFER TO SCHEDULE OF MASONRY FOR MATERIALS AND APPLICATIONS.
 - 26. REFER TO SCHEDULE OF WOOD FOR MATERIALS AND APPLICATIONS.
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 - 28. REFER TO SCHEDULE OF LEATHER FOR MATERIALS AND APPLICATIONS.
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 - 30. REFER TO SCHEDULE OF TRANSPARENT GLASS FOR MATERIALS AND APPLICATIONS.
 - 31. REFER TO SCHEDULE OF OPAQUE GLASS FOR MATERIALS AND APPLICATIONS.
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 - 33. REFER TO SCHEDULE OF GLASS PARTITIONS FOR MATERIALS AND APPLICATIONS.
 - 34. REFER TO SCHEDULE OF GLASS DOORS FOR MATERIALS AND APPLICATIONS.
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 - 36. REFER TO SCHEDULE OF GLASS SKYLIGHTS FOR MATERIALS AND APPLICATIONS.
 - 37. REFER TO SCHEDULE OF GLASS ROOFS FOR MATERIALS AND APPLICATIONS.
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 - 39. REFER TO SCHEDULE OF GLASS TERRACES FOR MATERIALS AND APPLICATIONS.
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 - 55. REFER TO SCHEDULE OF GLASS GRAPHICS FOR MATERIALS AND APPLICATIONS.
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 - 75. REFER TO SCHEDULE OF GLASS RAMPWAYS FOR MATERIALS AND APPLICATIONS.
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 - 99. REFER TO SCHEDULE OF GLASS TERRACES FOR MATERIALS AND APPLICATIONS.
 - 100. REFER TO SCHEDULE OF GLASS PORCHES FOR MATERIALS AND APPLICATIONS.



AP

ARCHITECTURAL PRACTICE

1000 WEST 10TH AVENUE, SUITE 1000
DENVER, CO 80202
TEL: 303.733.1000
WWW.ARCHITECTURALPRACTICE.COM

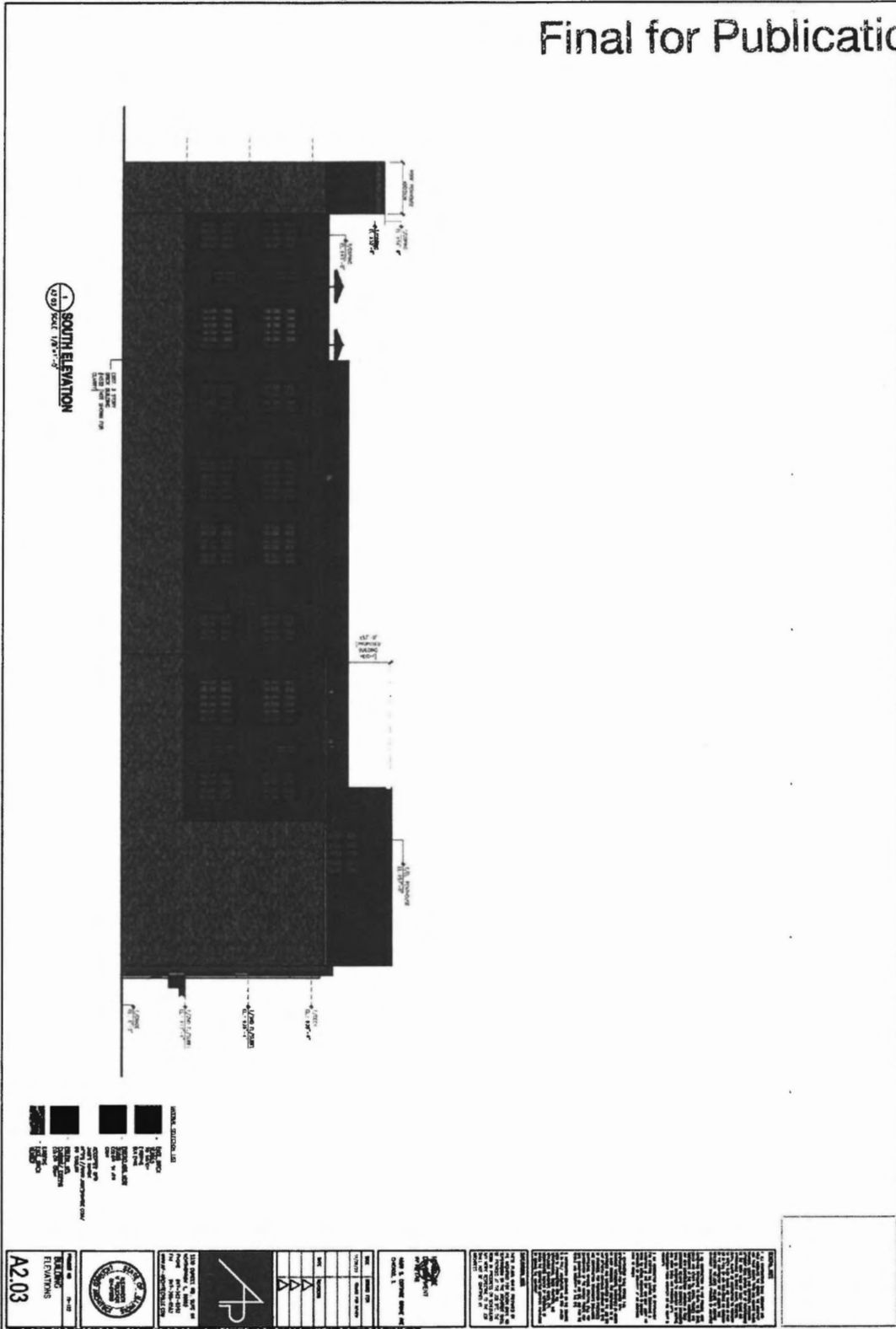
PROJECT: 17025
DATE: 9/18/2024
SCALE: 1/8" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/18/2024	ISSUED FOR PERMIT

A2.02

Final for Publication



SOUTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISHES TO BE SHOWN ON DRAWING.
3. MATERIALS TO BE SHOWN ON DRAWING.
4. ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS.
5. ALL WORK TO BE IN ACCORDANCE WITH THE IBC 2018.
6. ALL WORK TO BE IN ACCORDANCE WITH THE IBC 2018.
7. ALL WORK TO BE IN ACCORDANCE WITH THE IBC 2018.
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10. ALL WORK TO BE IN ACCORDANCE WITH THE IBC 2018.

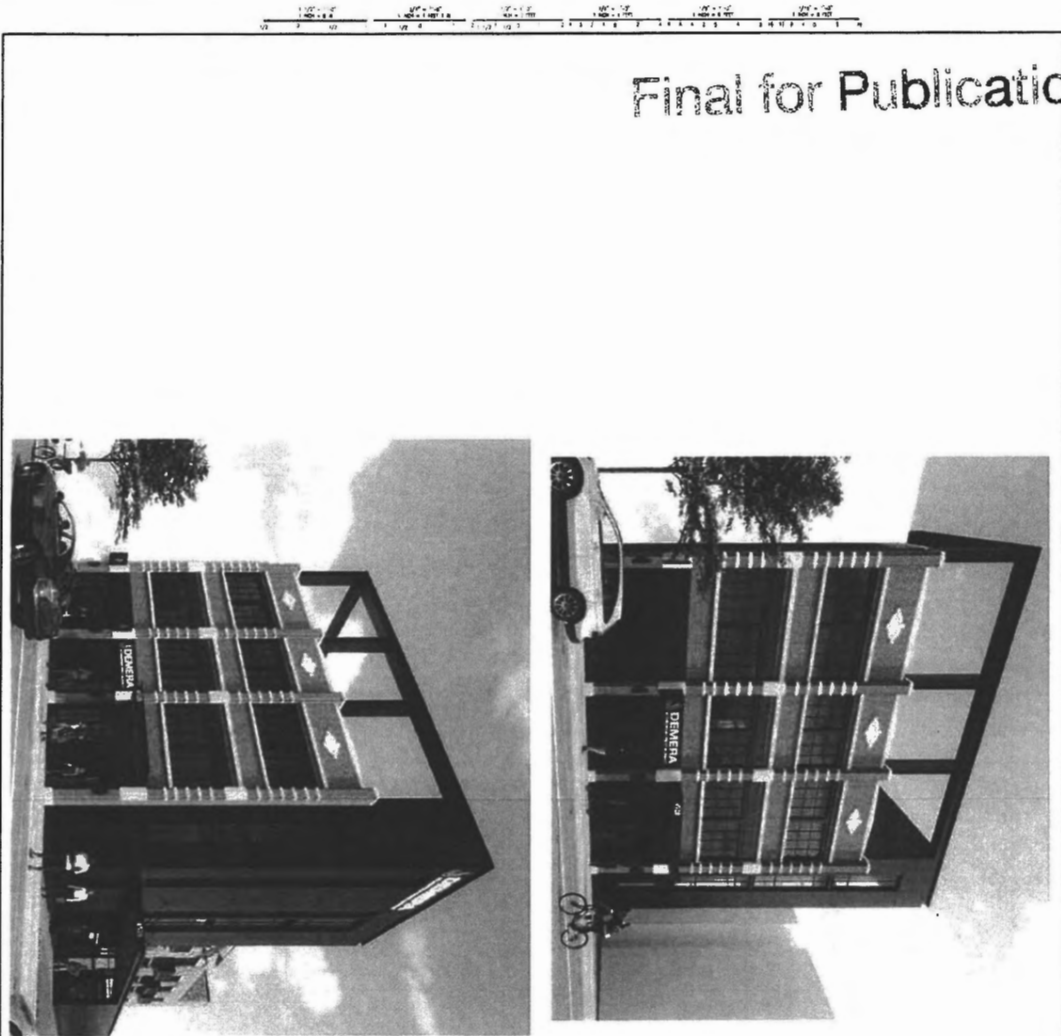
AP

ARCHITECTURAL PROFESSIONALS, INC.
1100 S. MICHIGAN AVE., SUITE 1000
CHICAGO, IL 60605
TEL: (312) 467-1000
WWW.ARCHITECTURALPROFESSIONALS.COM

DATE: 09/18/2024
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
PROJECT: 17026

A2.03

Final for Publication



1
PERSPECTIVE VIEW
TOWARD NORTH

1/8" = 1'-0" SCALE

1
PERSPECTIVE VIEW
TOWARD SOUTH

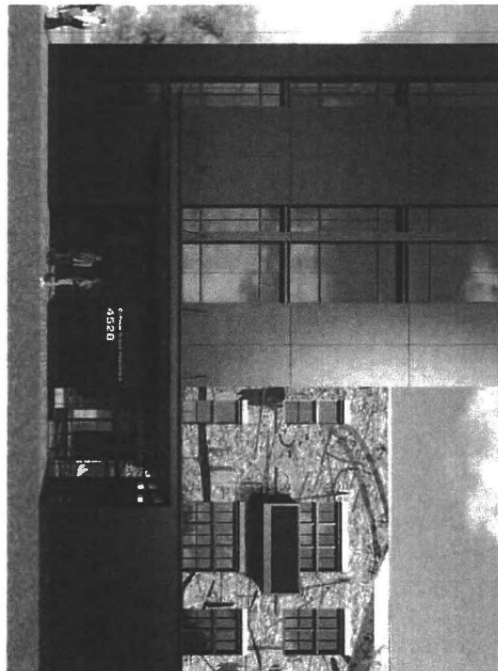
1/8" = 1'-0" SCALE

<p>AP</p> <p>ARCHITECTURAL PARTNERS</p> <p>100 WALL STREET, 12TH FLOOR NEW YORK, NY 10038 TEL: (212) 691-6000 WWW.ARCHITECTURALPARTNERS.COM</p>	<p>SCALE</p> <p>1/8" = 1'-0"</p>	<p>DATE</p> <p>09/18/24</p>	<p>PROJECT</p> <p>17027</p>	<p>REVISIONS</p> <p>1. 09/18/24</p>
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Final for Publication



1 ENTRANCE/ ENCLOSED OUTDOOR SEATING VIEW
 1/12/24 1/12/24 1/12/24



1 ENTRANCE/ CANOPY VIEW
 1/12/24 1/12/24 1/12/24
 1/12/24 1/12/24 1/12/24

A2.05
 COLOR RENDERING



ARCHITECT
 1/12/24 1/12/24 1/12/24



DATE	DESCRIPTION

HYDECO, INC.
 4528 S. CHICAGO AVENUE
 CHICAGO, IL 60640

1/12/24 1/12/24 1/12/24

1/12/24 1/12/24 1/12/24



Reclassification Of Area Shown On Map No. 10-F.

(As Amended)

(Application No. 22323)

(Common Address: 4301 -- 4453 S. Federal St.; 4300 -- 4452, 4301 -- 4453 S. Dearborn St.
And 4330 -- 4452 S. State St.)

[SO2024-0006990]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Planned Development Number 1135 symbols and indications as shown on Map Number 10-F in the area bounded by:

West 43rd Street; a line approximately 124.40 feet west of South State Street; a line approximately 280.50 feet south of West 43rd Street; South State Street; West 45th Street; South Federal Street; a line approximately 263.80 feet south of West 43rd Street; and South Federal Street,

to Residential Planned Development Number 1135, as amended, which is hereby established in the area described above and subject to such use and bulk regulations as set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance takes effect after its passage and due publication.

[P.D. 1135 Boundary and Property Line Map
attached to this ordinance printed on
page 17035 of this *Journal*.]

Original Plan of Development Statements and Bulk Regulations and Data Table from reclassification ordinance passed on January 13, 2009, *Journal of the Proceedings of the City Council of the City of Chicago*, pages 54439 to 54443, attached to this ordinance read as follows:

ORIGINAL PD STATEMENT
NO CHANGE IN AMENDMENT

1/13/2009

REPORTS OF COMMITTEES

54439

Residential Planned Development No. 135

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development (the "Planned Development") consists of approximately three hundred sixty-five thousand seven hundred seventy-seven (365,777) square feet or approximately eight point four zero (8.40) acres (net site area), or a gross site area of approximately five hundred sixty-five thousand nine hundred thirty-one (565,931) square feet or approximately twelve point nine nine (12.99) acres (the "Property"), which is depicted on the attached Planned Development Boundary and Property Line and Map and which is controlled by BMT-I, L.L.C., on behalf of the Chicago Housing Authority, and the Chicago Housing Authority (collectively, "Owner").
2. All necessary official reviews, approvals or permits are required to be obtained by the Owner or successors, assignees, or grantees (collectively, "Affiliates"). The intended dedication and vacation of streets and alleys within (or adjacent to and affecting) the Property are identified on the Public Way Adjustment Plan. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Owner (or Affiliates) and approval by the City Council and issuance of any required permits. In order to facilitate the development hereby approved, the City agrees to undertake and

ORIGINAL BULK TABLE

NO CHANGE IN AMENDMENT

54440

JOURNAL--CITY COUNCIL--CHICAGO

1/13/2009

complete construction of all improvements within the public rights-of-way within (or adjacent to and affecting) the Property, curb to curb as well as street lighting improvements on adjacent public sidewalks.

3. The requirements, obligations and conditions contained with this Planned Development shall be binding upon the Owner, its Affiliates, and, if different than the Applicant, the legal title-holders or any ground lessors. All rights granted hereunder to the Owner shall inure to the benefit of the Affiliates and, if different than the Owner, the legal titleholder or any ground lessors. The Owner is hereby designated as the controlling entity for the purposes of this Planned Development. "Single designated control" for purposes of this paragraph shall mean that any application to the City of Chicago (the "City" for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative, or otherwise) shall be made or authorized by all of the owners of the Property and any ground lessors. Nothing herein shall prohibit or in any manner restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein.
4. This plan of development consists of these fifteen (15) statements and the following described exhibits, all such documents having been prepared by Landon Bone Baker Architects and McKay Landscape Architects, all dated September 10, 2008 (collectively, the "Plans") (all of which are incorporated herein and made a part hereof by this reference). Full-size sets of the Plans are on file with the Department of Planning and Development ("D.P.D."). This Planned Development is applicable to the Property and these and no other controls shall apply. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of the City of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted within the area delineated herein as a Residential Planned Development: dwelling units including, but not limited to, townhouses, attached dwelling units, multiple family dwelling units; non-residential uses permitted in an RT4 zoning district; community center; privately-maintained open space; accessory off-street parking; and accessory uses.
6. On-premise business identification signs shall be permitted within the Planned Development subject to the review and approval by D.P.D.. Temporary signs such as construction and marketing signs shall also be permitted subject to the review and approval by the D.P.D.. No advertising signs shall be permitted within the Planned Development. No off-premise signs will be permitted.
7. Any service drives or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Chicago Department of Transportation ("C.D.O.T.") in effect at the time of construction, subject to review and approval by C.D.O.T. and D.P.D.. Ingress and egress shall also be subject to the review and

ORINGAL PD STATEMENTS

NO CHANGE IN AMENDMENT

1/13/2009

REPORTS OF COMMITTEES

54441

approval of C.D.O.T. and D.P.D. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or any part of any public streets or alleys during demolition or construction shall be subject to the review and approval of C.D.O.T.. To the extent there is any conflict between the provisions of this Planned Development and the provisions of the Chicago Building Code, the provisions of the Chicago Building Code shall apply.

8. The maximum height of any building or any appurtenance thereto, in addition to any limitations prescribed in this Planned Development, shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The improvements to the Property shall be designed, installed and maintained in substantial conformance with the Plans. Landscaping shall be designed in accordance with the applicable provisions of the Chicago Zoning Ordinance.
10. Open space for the development shall be provided on-site by means of a new privately maintained park, as reflected on the Open Space Exhibit, which shall be designed and constructed by Owner.
11. The development shall be organized by subarea, with both Subarea A and Subarea B being as depicted on Subarea A dimensions and Subarea B dimensions, respectively.
12. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of D.P.D. upon the application for such a modification by the Owner and after a determination by the Commissioner that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of D.P.D. shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
13. The Owner acknowledges that it is in the public interest to design, construct and maintain all buildings and improvements on the Property in a manner that promotes energy efficiency and maximizes the conservation of natural resources. To ensure that this objective is satisfied, plans for all buildings and improvements on the Property shall be reviewed with D.P.D. to determine those features, materials and resources that would be cost-effective to include as a part of the design, construction and maintenance of the buildings and improvements on the Property. The improvements on the Property will incorporate several green design features, including, but not limited to, bike racks;

ORIGINAL PD STATEMENT
NO CHANGE IN AMENDMENT

54442

JOURNAL--CITY COUNCIL--CHICAGO

1/13/2009

high efficiency heating and hot water; high insulation values in windows, walls and roof; green water detention approaches, such as swales between buildings, permeable pavement in certain locations, and down spouts directed into green areas to encourage water percolation, as well as green roofs on eleven percent (11%) (or eleven thousand two hundred four (11,204) square feet) of the project.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. Unless construction has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently sought, then this Planned Development shall expire and the zoning of the Property shall automatically revert to that of an RT4 General Residence District. This six (6) year period may be extended for up to one (1) additional year if, prior to expiration, the Commissioner of D.P.D. determines that good cause for an extension is shown.

[Neighborhood Features Legends South A-2; Existing Zoning Map Legends South A-2; PD Boundary and Property Line Map Legends South A-2; Overall Site Plan Legends South A-2; Overall Site Plan Unit Mix Legends South A-2; Subarea A Dimensions Legends South A-2; Subarea B Dimensions Legends South A-2; Right-of-way Adjustment Plan Legends South A-2; Street Elevations Legends South A-2; Building Elevations; Greenroof Legends South A-2; Landscape Plans; Plant List Legends South A-2; Open Space Legends South A-2; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 54444 through 54469 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

ORIGINAL BULK TABLE
NO CHANGE IN AMENDMENT

1/13/2009

REPORTS OF COMMITTEES

16701
54443

Bulk Regulations And Data Table
(Legends South -- Phase A-2)

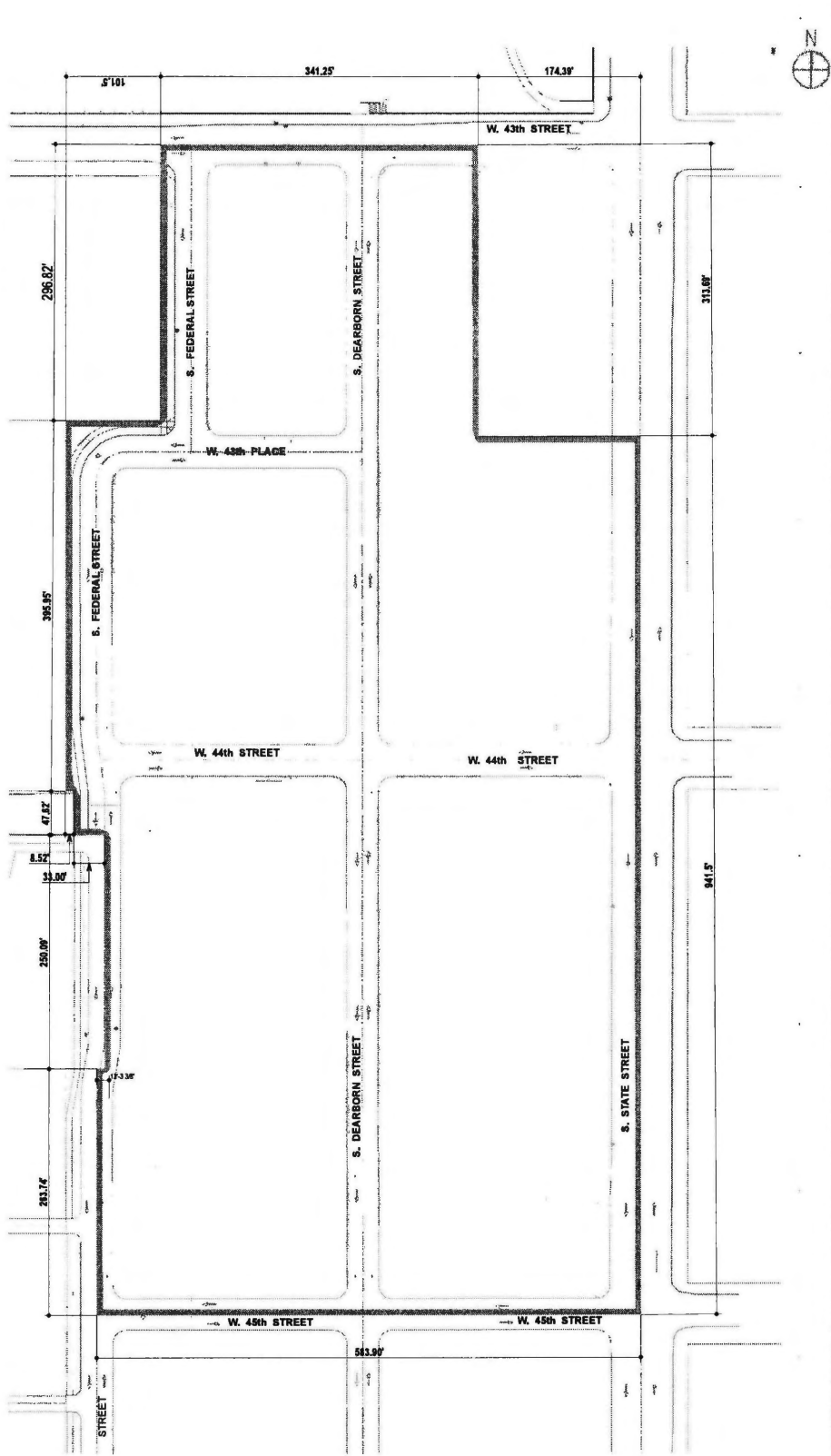
AREA	GROSS SITE AREA		RIGHTS OF WAY		NET SITE AREA		FAR	MAX DWELLING UNITS	GREEN ROOF AREA	
	Acres	SF	Acres	SF	Acres	SF			SF	% of Total Roof Area
Subarea A	7.40	322,520	3.81	167,130	3.80	165,390	0.87	98	3,132	7%
Subarea B	8.51	370,594	3.81	165,861	4.70	204,733	0.81	122	8,073	14%
Site Total	15.91	693,114	7.41	322,991	8.50	370,123	0.83	220	11,204	11%

Number of off-street parking spaces: 282
 Minimum off-street loading spaces: 0
 Periphery setbacks: minimum 0'-0", maximum 66'-0" and in accordance with the Plans
 Minimum building height: in accordance with the Plans (see Development Summary)

DEVELOPMENT SUMMARY
LEGENDS SOUTH - PHASE A-2

DEVELOPMENT BLOCK	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E	TYPE F	TYPE G	TYPE H	TYPE J	TYPE K	TOTAL # OF UNITS BY SUBAREA	NUMBER OF BUILDINGS
	MDMT/ COMMUNITY	COURTYARD FLATS	FLATS	DUPLEX OVER SIMPLEX	FLATS	FLATS	WIDE FLATS	ROW HOUSES	TWO FLATS	SINGLE FAMILY		
Subarea A	0	12	27	0	12	8	6	8	24	12	107	34
Subarea B	0	24	8	16	0	0	8	12	24	22	113	44
Site Total	0	36	36	16	12	8	12	20	48	34	220	78
Building Heights (as calculated from grade to the bottom of the top floor ceiling joist)	17'-4"	28'-0"	28'-0"	28'-0"	28'-0"	28'-0"	28'-0"	18'-0"	28'-0"	28'-0"		

FINAL FOR PUBLICATION



5/22/2024

PD 1135 Boundary and Property Line Map

Applicant: Chicago Housing Authority

Reclassification Of Area Shown On Map No.10-F.
(As Amended)
(Application No. 22105)
(Common Address: 4500 -- 4556 S. State St. And 1 -- 21 W. 45th St.)
[O2023-1235/SO2023-0005344]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 10-F in the area bounded by:

West 45th Street; South State Street; a line 618.13 feet south of the south line of West 45th Street, as measured along the west line of South State Street; and a line 282.00 feet west of and parallel to South State Street,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 10-F in the area bounded by:

West 45th Street; South State Street; a line 618.13 feet south of the south line of West 45th Street, as measured along the west line of South State Street; and a line 282.00 feet west of and parallel to South State Street,

to those of Planned Development Number _____, as amended, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the plan of development attached hereto and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Planned Development Statements.

1. The area delineated herein as Residential Planned Development Number _____, ("Planned Development") consists of approximately 108,675 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned and controlled by the Applicant, the Chicago Housing Authority.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

The street dedications shown on the Right-of-Way Adjustment Map will be constructed by the Applicant in connection with the development of Subarea B1. Until the development of Subarea B1, such street dedications, and street construction shall not be required to occur. All street dedications will be subject to the review and approval of the Department of Transportation.

4. This plan of development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Site Plan; a Right-of-Way Adjustment Map; a Landscape Plan; a Plant List; [Elevations] prepared by LBBA and dated August 15, 2024, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses shall be permitted in this Planned Development: multi-family dwelling units located above and on the ground floor; townhouses; artist live/work space located above and on the ground floor; cultural exhibits and libraries; day care; community centers, recreation buildings and similar assembly use; postal service; public safety services; utilities and services, minor; animal services, sales and grooming (excluding kenneling); artist work or sales space; business equipment sales and service; business support services, including employment agencies; restaurants (limited and general); outdoor patio (if located at grade level); bank, savings bank, savings and loan association, and credit union (excluding drive-throughs); automated teller machine facility (walk-up only); food and beverage retail sales; medical service; office; personal service, including hair salon, nail salon or barbershop; repair or laundry service, consumer, including dry-cleaning drop-off or pick-up (no on premise plant) and coin-operated laundromat; retail sales, general; manufacturing, production and industrial services, limited (catering and shred kitchen only); wireless communication facilities (co-located); accessory parking and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 108,675 square feet and a base FAR of 1.6.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea B1 or B2, the Applicant shall submit a site plan, landscape plan and building elevations for Subarea B1 or Subarea B2 for review and approval by the Department of Planning and Development (DPD). Provided that the Site Plan Submittal required hereunder is in general conformance with the Planned Development and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such Site Plan Approval. The foregoing notwithstanding, prior to the Commissioner's issuance of such Site Plan Approval, the Applicant shall present the Site Plan (as a courtesy presentation) to the Chicago Plan Commission, during a public meeting. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea B1 or Subarea B2 Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II approval for any portion of Subarea B shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Subarea B Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of either a Subarea B1 or B2 Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea B1 or B2 Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Subarea B1 or B2 Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D.

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.

The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant’s submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant’s preliminary outreach plan; (b) a description of the applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant’s outreach efforts; and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
17. The Applicant acknowledges and agrees that the rezoning of the Property from RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District and then to this Planned Development (“PD”) Number _____ is an “entitlement” that triggers the requirements of Section 2-44-085 of the

Municipal Code of Chicago (the "ARO"). The Applicant has applied for Low-Income Housing Tax Credits or other forms of financial assistance from the City. Such financial assistance imposes affordability requirements (the "Financing Requirements") that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the P.D. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.

- 18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the B2-3 Neighborhood Mixed-Use District.

[Overall Landscape Plan; Landscape Planting List; Existing Zoning Map; Existing Land-Use Map; P.D. Boundary Map; Right-of-Way Adjustment Map; Site Plan; Landscape Plan; West, East, North and South Building Elevations; Building 2 Elevations; and Chicago Builds Green -- Sustainability Development Matrix referred to in these Plan of Development Statements printed on pages 17045 through 17062 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Residential Planned Development No. _____.

Bulk Regulations And Data Table.

Gross Site Area:	219,301 square feet (5.03 acres)
Area Remaining in Public Right-of-Way or Private Alley:	110,626 square feet (2.53 acres)
Net Site Area:	
Total:	108,675 square feet (2.5 acres)
Subarea A:	46,135 square feet
Subarea B1:	54,498 square feet
Subarea B2:	8,042 square feet

Maximum Number of Dwelling Units:	127 dwelling units per filing
Maximum Number of Dwelling Units in Subarea A:	52 dwelling units
Maximum Number of Dwelling Units in Subarea B1:	12 dwelling units
Maximum Number of Dwelling Units in Subarea B2:	63 dwelling units
Maximum Floor Area Ratio for all Subareas:	1.6
Maximum Floor Area Ratio in Subarea A:	1.5
Maximum Floor Area Ratio in Subarea B1:	1.6
Maximum Floor Area Ratio in Subarea B2:	1.7
Off-Street Parking Spaces:	
Minimum Number of Off-Street Parking Spaces in Subarea A:	47 spaces
Minimum Number of Off-Street Parking Spaces in Subarea B1:	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Minimum Number of Off-Street Parking Spaces in Subarea B2:	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance

Bicycle Parking:

Minimum Bicycle Parking Subarea A:	One bike space per unit
Minimum Bicycle Parking Subarea B1:	New buildings will be in accordance with B2-2 requirements and Site Plan approval
Minimum Bicycle Parking Subarea B2:	New buildings will be in accordance with B2-2 requirements and Site Plan approval

Off-Street Loading Spaces:

Subarea A:	1 (10 feet by 25 feet) -- In Subarea A
Subarea B1:	Minimum off-street loading to be provided in accordance with Section 17-10-1100 of the Chicago Zoning Ordinance
Subarea B2:	Minimum off-street loading to be provided in accordance with Section 17-10-1100 of the Chicago Zoning Ordinance

Minimum Required Perimeter Setbacks:

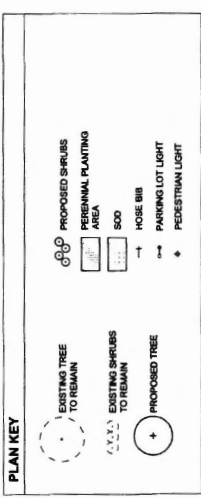
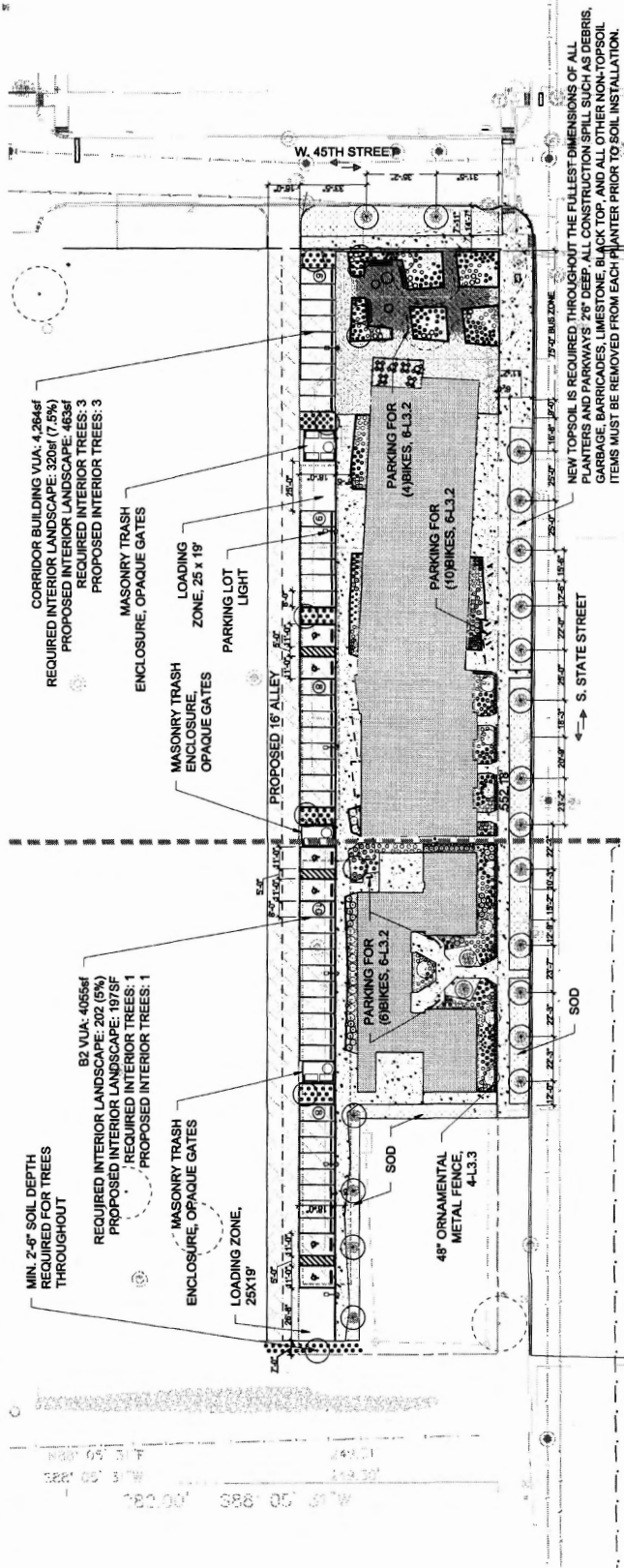
Subarea A:	In accordance with Site Plan
Subarea B1:	In accordance with Site Plan approval
Subarea B2:	In accordance with Site Plan approval

Maximum Building Height:

Subarea A:	55 feet
Subarea B1:	In accordance with Site Plan approval
Subarea B2:	In accordance with Site Plan approval

LANDSCAPE PLAN

FINAL FOR PUBLICATION



1 OVERALL LANDSCAPE PLAN SCALE: 1/8"=1'-0"

Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street, 1-21 W. 45th Street
 Meeting: May 23, 2024
 Plan Commission: August 13, 2024

2024 LBPAL LIT

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LANDSCAPE PLANTING LIST

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
SHADE TREE				
AF AESCULUS FLAVA*	YELLOW BUCKEYE	3	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
TD TAXODIUM DISTICHUM*	BALD CYPRESS	3	3" CAL	B&B, SPECIMEN
CO CELTIS OCCIDENTALIS*	HACKBERRY	6	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
QB QUERCUS BICOLOR*	SWAMP WHITE OAK	3	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
QI QUERCUS IMBRICARIA*	SHINGLE OAK	3	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
TA TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY BASSWOOD	3	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
UP ULMUS PRINCETON*	PRINCETON ELM	6	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
ORNAMENTAL TREE				
CY CYPRISSUS DENNIS*	REDBUD	3	10' HGT	B&B, SPECIMEN, NORTHERN STRAIN ONLY
CA CARPINUS CAROLINANA*	BILE BEECH	3	2.5" CAL	B&B, SPECIMEN
CK CLADRASTIS KENTUCKEA*	AMERICAN YELLOWWOOD	5	2.5" CAL	B&B, SPECIMEN
LSS LIQUIDAMBAR STYR 'SLENDER SILHOUETTE'	COLUMBIAN SWEETGUM	13	6' HGT	B&B, MATCHED SPECIMEN
VP VIBURNUM PRUNIFOLIUM*	BLACKHAW	4	6' HGT	B&B, SPECIMEN
SHRUBS				
AP AESCULUS PARVIFLORA*	BOTTLEBRUSH BUCKEYE	#5		CONTAINER
CH COTONEASTER 'HESSE'	HESS COTONEASTER	#3		CONTAINER
CAE CLETHRA ALNIFOLIA 'EINSTEIN'	EINSTEIN SUMMERSWEET	#3		CONTAINER
CXC CHAENOMELES X 'CAMEO'	CAMEO FLOWERING QUINCE	#3B		CONTAINER
DL DIERVILLA LONICERA*	BUSH HONEYSUCKLE	#3B		CONTAINER
HPB HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	#3B		CONTAINER
HOM HYDRANGEA QUERC. 'MUNCHKIN'	MUNCHKIN HYDRANGEA	#5		CONTAINER
MP MYRICA PENNSYLVANICA*	BAYBERRY	#3B		CONTAINER
PLD PHYSOCARPUS OPUL. 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	#3		CONTAINER
RAG RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRENT	#3B		CONTAINER
RFCA ROSA FLOWER CARPET AMBER	AMBER FLOWER CARPET ROSE	#3B		CONTAINER
ROW ROSA DRIFT WHITE	WHITE DRIFT ROSE	#3B		CONTAINER
TME TAXUS MEDIA 'EVERLOW'	EVERLOW YEW	#3		CONTAINER
TFC THUJA OCCIDENTALIS 'FIRE CHIEF'	FIRECHIEF ARBORVITAE	#3		CONTAINER
TENNYSONIA				
AL ALIUM SCHEENOPRASUM	CHIVES	#1		CONTAINER
AS ANEMONE 'HURBICHTI'	NARROW LEAF BLUESTAR	#1		CONTAINER
CM CAREX MUSKINGUMENSIS*	PALM SEDGE	#1		CONTAINER
CP CAREX PENNSYLVANICA*	PENNSYLVANIA SEDGE	#1	15" OC	CONTAINER
DC DESCHAMPSIA CESPIITOSA*	TUFTED HAIR GRASS	#1		CONTAINER
HSS HOSTA SUM AND SUBSTANCE	SUM AND SUBSTANCE HOSTA	#1		CONTAINER
PNW PANICUM 'NORTHWINDS'	NORTHWINDS SWITCHGRASS	#1		CONTAINER
SA SESLARIA AUTUMNALIS	AUTUMN MOORE GRASS	#1		CONT., 15" OC
ST SILPHIUM TEREBINTHINACEUM*	PRAIRIE DOCK	#1		CONTAINER
BULBS				
NLS NARCISSUS 'JON LEMON SAILBOAT'	JONQUILLA LEMON SAILBOAT DAFFODIL	150	TOPSIZE	
NIF NARCISSUS 'ICE FOLLIES'	ICE FOLLIES DAFFODIL	150	TOPSIZE	
VINES				
LS LONICERA SEMP. 'MAJOR WHEELER'	MAJOR WHEELER HONEYSUCKLE	#2A		CONTAINER
PQ PARTHENOCESSUS QUINQUEFOLIA*	VIRGINIANA CREEPER	#2A		CONTAINER

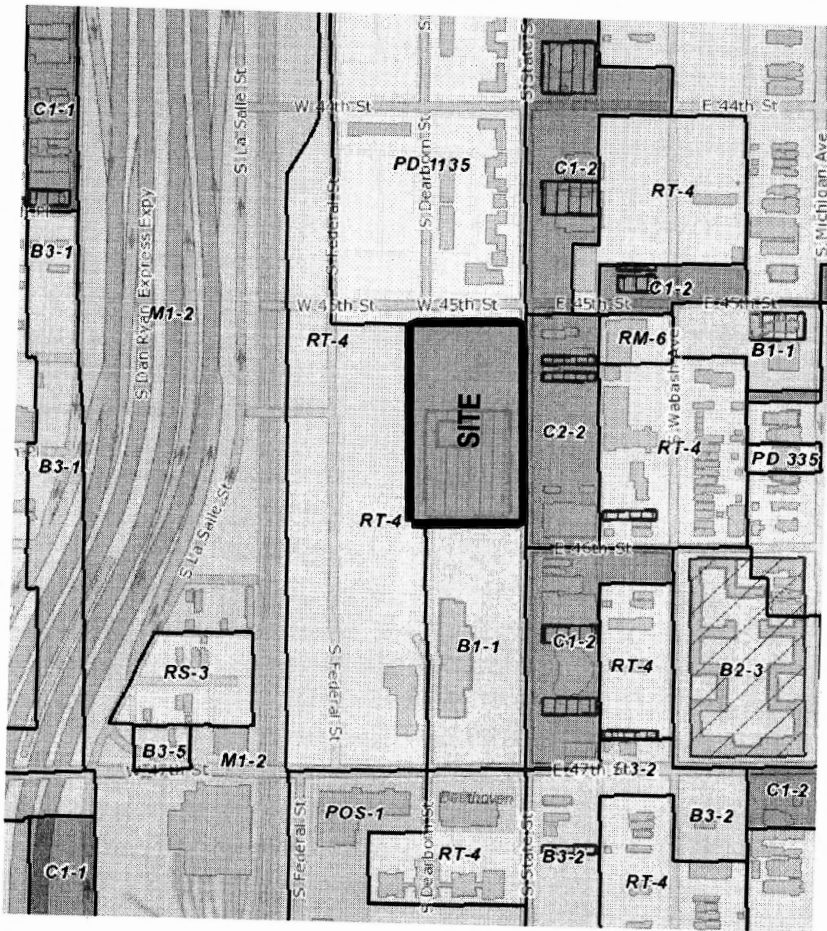
*NATIVE PLANTS

Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street, L-21 W. 45th Street
 Introduced: May 23, 2024
 Plan Commission: August 15, 2024

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FINAL FOR PUBLICATION

EXISTING ZONING MAP

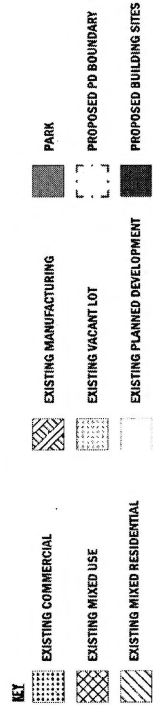


Applicants: Chicago Housing Authority
 Project: 1-21 W. 45th Street
 Proposed: May 23, 2023
 Plan Commission: August 15, 2024

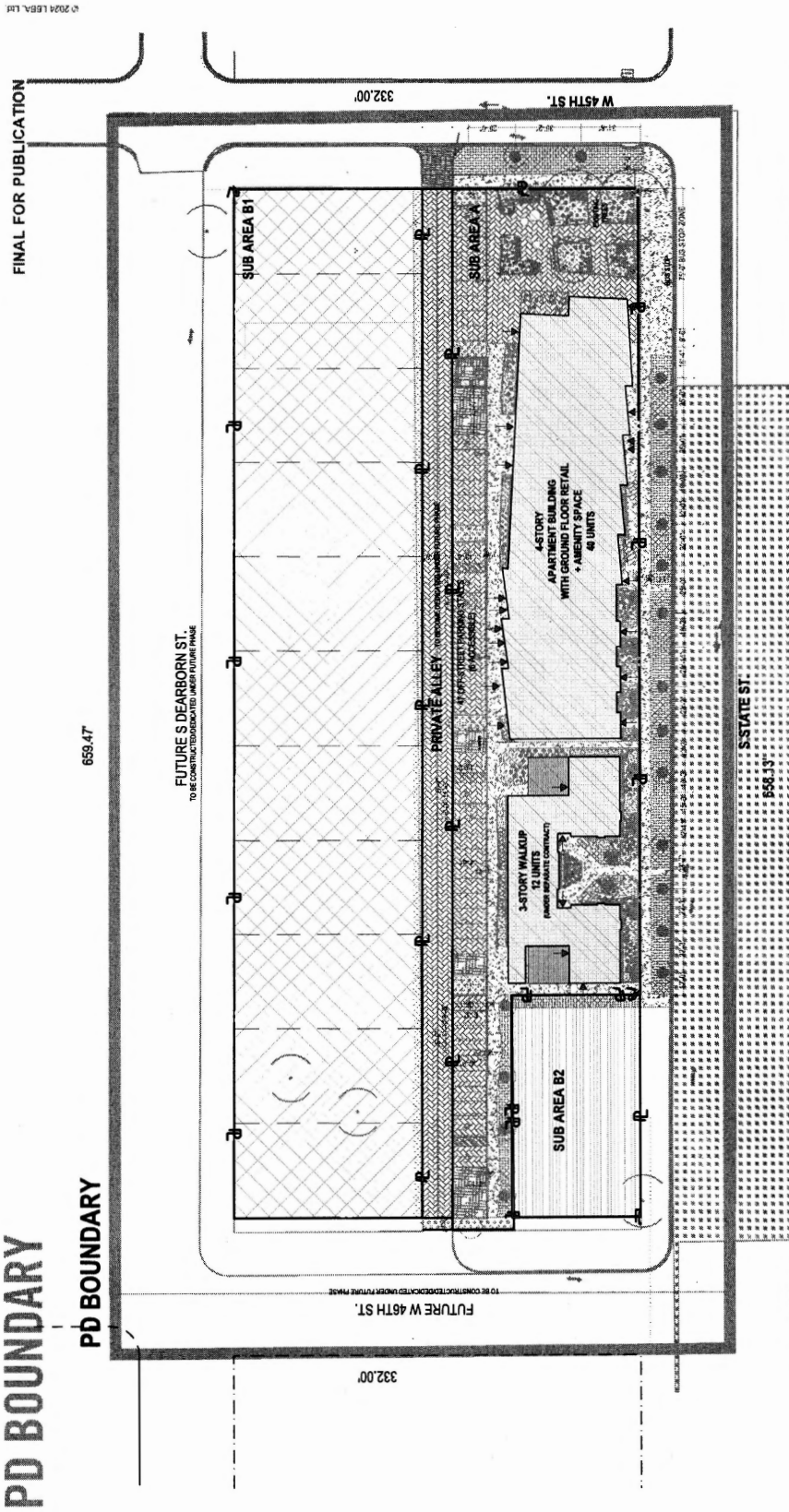
FINAL FOR PUBLICATION

EXISTING LAND USE

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Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street, 1-21 W. 45th Street
 Introduced: May 23, 2023
 Plan Commission: August 15, 2024

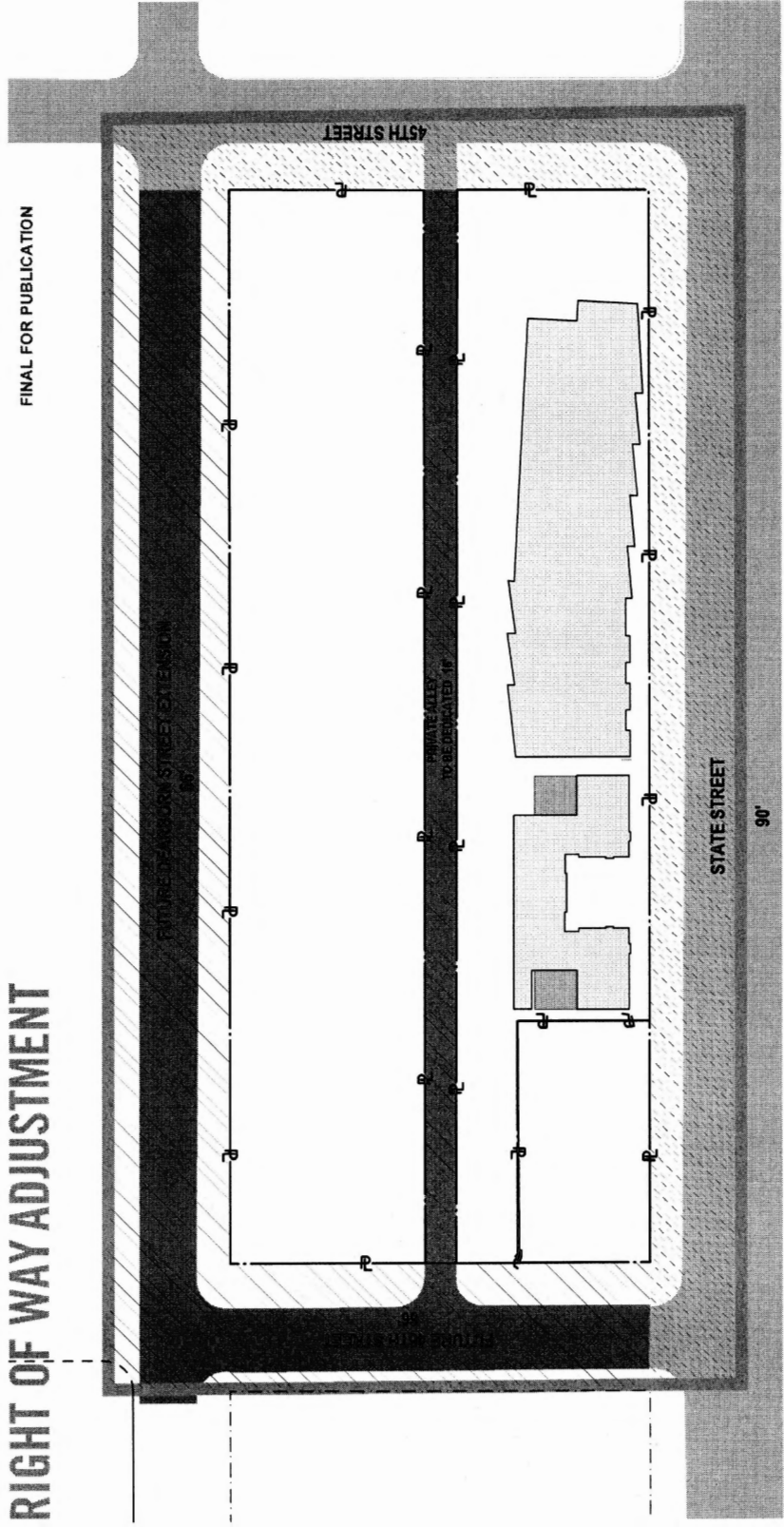


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Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street, 1-21 W. 45th Street
 Introduced: May 23, 2023
 Plan Commission: August 15, 2024




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FINAL FOR PUBLICATION

EXISTING R.O.W. 

NEW R.O.W. TO BE DEDICATED 

PD BOUNDARY (overall) 



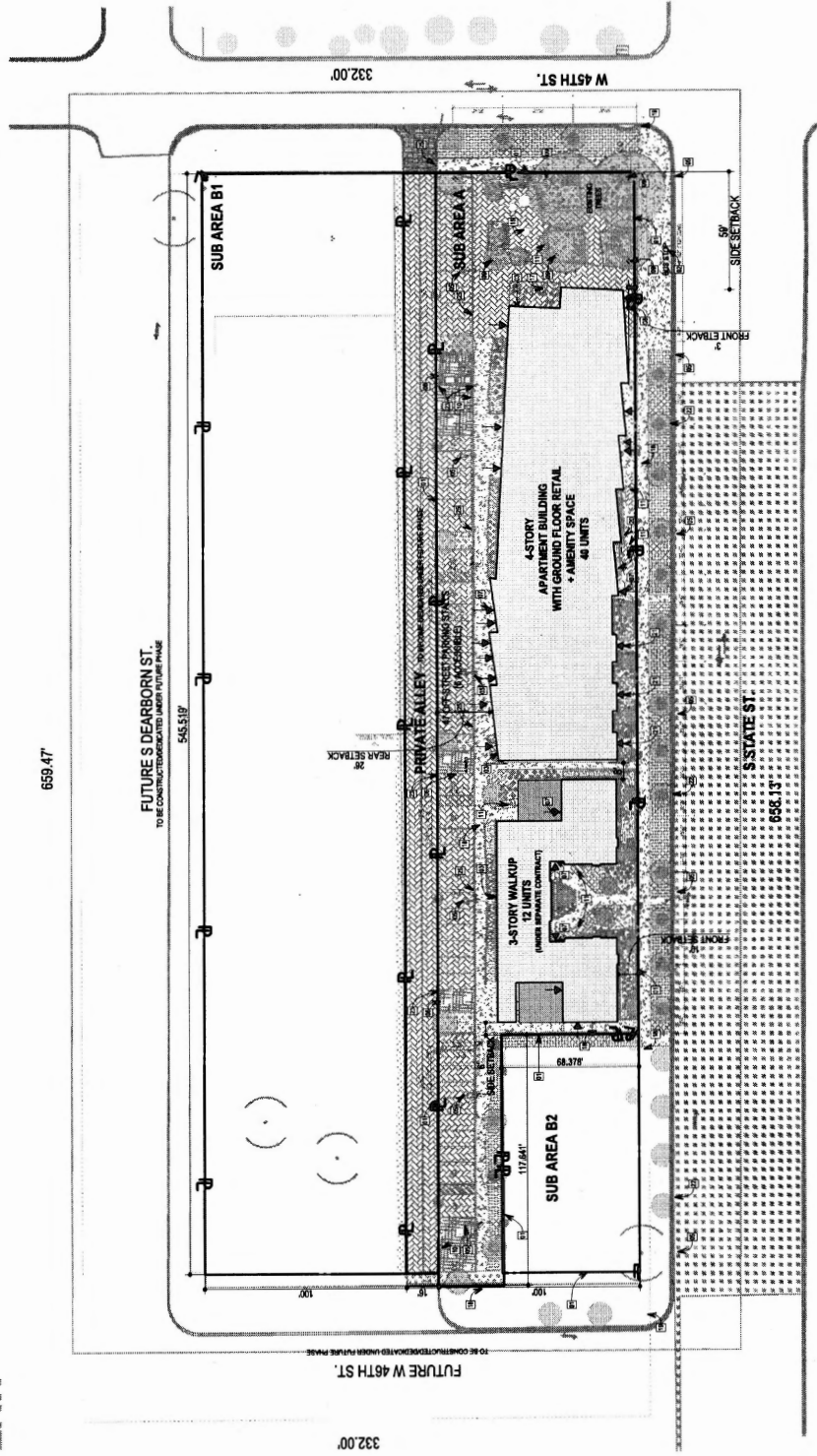
NOTE: RIGHT-OF-WAY DEDICATION WILL OCCUR WHEN DEVELOPMENT TAKES PLACE IN SUB-AREA B1

Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street; 1-21 W. 45th Street
 Introduced: May 23, 2023
 Plan Commission: August 13, 2024

SITE PLAN

FINAL FOR PUBLICATION

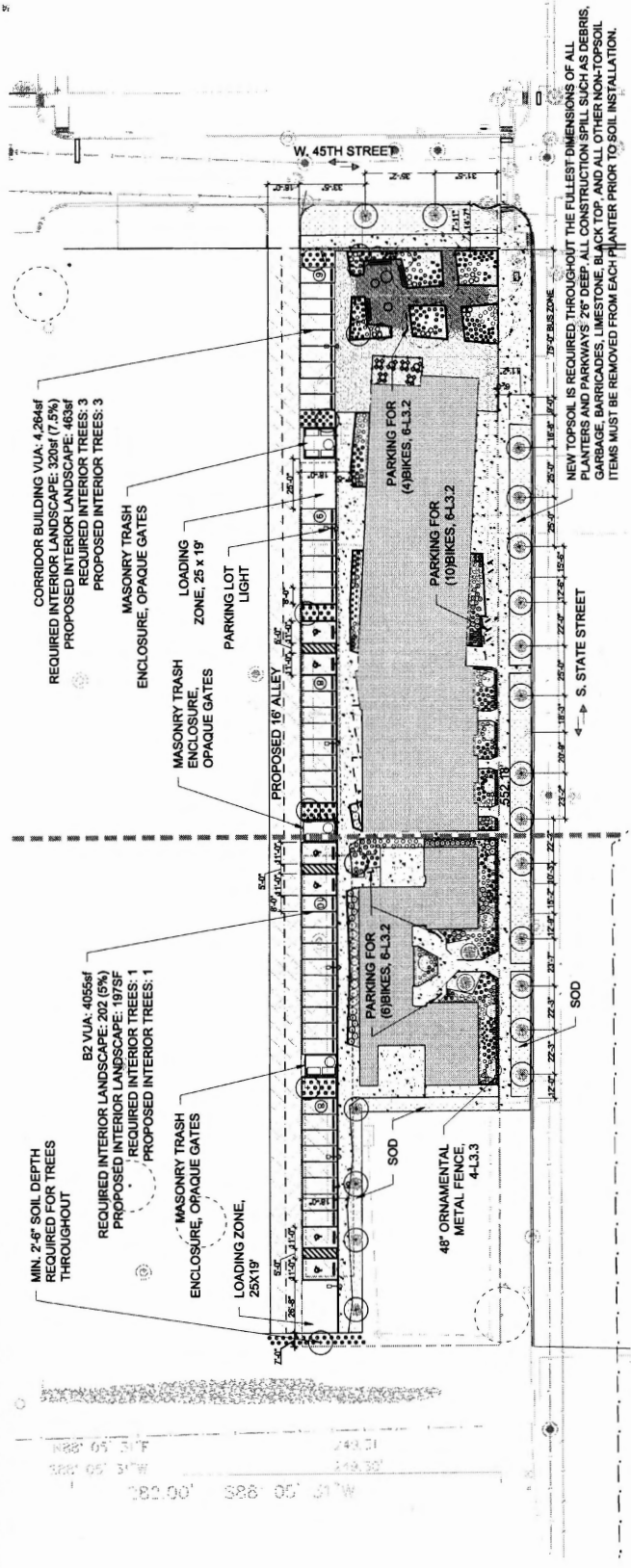
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Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street, 1-21 W. 45th Street
 Introduced: May 23, 2023
 Plan Commission: August 15, 2024

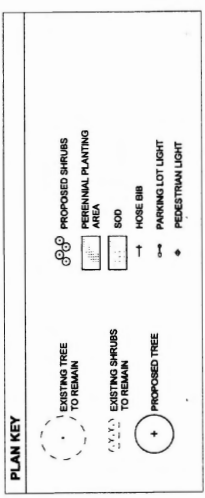
LANDSCAPE PLAN

FINAL FOR PUBLICATION



CORRIDOR BUILDING VUA: 4,264sf
 REQUIRED INTERIOR LANDSCAPE: 320sf (7.5%)
 PROPOSED INTERIOR LANDSCAPE: 463sf
 REQUIRED INTERIOR TREES: 3
 PROPOSED INTERIOR TREES: 3

MASONRY TRASH ENCLOSURE, OPAQUE GATES
LOADING ZONE, 25 x 19'
PARKING LOT LIGHT



1 OVERALL LANDSCAPE PLAN
 Scale: 1/8"=1'-0"

Applicant: Chicago Housing Authority
 Address: 4500-4555 South State Street, 21 W. 45th Street
 Prepared: 05/15/2023, 05/21/2023, 05/23/2023
 Plan Commission: August 15, 2024

FINAL FOR PUBLICATION

LANDSCAPE PLANTING LIST

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
SHADE TREE				
AF AESCULUS FLAVA*	YELLOW BUCKEYE	3	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
TD TAXODIUM DISTICHUM*	BALD CYPRESS	3	3" CAL	B&B, SPECIMEN
CO CELTIS OCCIDENTALIS*	HACKBERRY	6	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
QB QUERCUS BICOLOR*	SWAMP WHITE OAK	3	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
QI QUERCUS IMBRICARIA*	SHINGLE OAK	6	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
TA TILIA AMERICANA 'AMERICAN SENTRY'*	AMERICAN SENTRY BASSWOOD	3	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
UP ULMUS PRINCETON	PRINCETON ELM	3	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
ORNAMENTAL TREE				
CC CERCIS FLORIDENSIS*	REDBUD	3	10' HGT	B&B, SPECIMEN, NORTHERN STRAIN ONLY
CC CERCIS LIDIANA*	RED BEECH	5	2.5" CAL	B&B, SPECIMEN
CKA CLADONIA KENTUCKEA*	AMERICAN YELLOWWOOD	5	2.5" CAL	B&B, SPECIMEN
LSS LIQUIDAMBAR STYR 'SLENDER SILHOUETTE'*	COLUMBIAN SWEETGUM	13	6" HGT	B&B, MATCHED SPECIMEN
VP VIBURNUM PRUNIFOLIUM*	BLACKHAW	4	6" HGT	B&B, SPECIMEN
SHRUBS				
AP AESCULUS PARVIFLORA*	BOTTLEBRUSH BUCKEYE	#5		CONTAINER
CH COTONEASTER 'HESSE'	HESSE COTONEASTER	#3		CONTAINER
CAE CLETHRA ALNIFOLIA 'EINSTEIN'*	EINSTEIN SUMMERSWEET	#3		CONTAINER
CXC CHAENOMELES X 'CAMEO'	CAMEO FLOWERING QUINCE	#3B		CONTAINER
DL DIERVILLA LONICERA*	BUSH HONEYSUCKLE	#3B		CONTAINER
HPB HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	#3B		CONTAINER
HQM HYDRANGEA QUERC. 'MUNCHKIN'*	MUNCHKIN HYDRANGEA	#3		CONTAINER
MP MYRTICA PENNSYLVANICA*	BAYBERRY	#5		CONTAINER
PLD PHYSCARPUS OPUL. 'LITTLE DEVIL'*	LITTLE DEVIL NINEBARK	#3B		CONTAINER
RAG RIBES ALPINUM 'GREEN MOUND'*	GREEN MOUND ALPINE CURRANT	#3		CONTAINER
RFA ROSA FLOWER CARPET 'AMBER'	AMBER FLOWER CARPET ROSE	#3B		CONTAINER
RDW ROSA DRIFT WHITE	WHITE DRIFT ROSE	#3B		CONTAINER
TME TAXUS MEDIA 'EVERLOW'	EVERLOW YEW	#3		CONTAINER
TFC THUA OCCIDENTALIS 'FIRE CHIEF'*	FIRECHIEF ARBORVITAE	#3		CONTAINER
PERENNIALS				
AS ANEMONE PRASUM	CHIVES	#1		CONTAINER
AT ANEMONE HUBBARDTII*	MARGINAL LEAF BLUESTAR	#1		CONTAINER
CM CAREX MILKINGHAMENSIS*	PALM SEDGE	#1		CONTAINER
CP CAREX PENNSYLVANICA*	PENNSYLVANIA SEDGE	#1	15" OC	CONTAINER
DC DESCHAMPSIA CESPITOSA*	TUFTED HAIR GRASS	#1		CONTAINER
HSS HOSTA 'SUM AND SUBSTANCE'	SUM AND SUBSTANCE HOSTA	#1		CONTAINER
PNW PANICUM 'NORTHWINDS'*	NORTHWINDS SWITCHGRASS	#1		CONTAINER
SA SESLARIA AUTUMNALIS	AUTUMN MOORE GRASS	#1		CONT., 15" OC
ST SILPHIUM TEREBINTHACEUM*	PRAIRIE DOCK	#1		CONTAINER
BULBS				
NLS NARCISSUS 'JON LLEMON SAILBOAT'	JONQUILLA LEMON SAILBOAT DAFFODIL	150	TOPSIZE	
NIF NARCISSUS 'ICE FOLLIES'	ICE FOLLIES DAFFODIL	150	TOPSIZE	
VINES				
LS LONICERA SEMP. 'MAJOR WHEELER'*	MAJOR WHEELER HONEYSUCKLE	#2A		CONTAINER
PQ PARTHENOCISSUS QUINQUEFOLIA*	VIRGINIANA CREEPER	#2A		CONTAINER

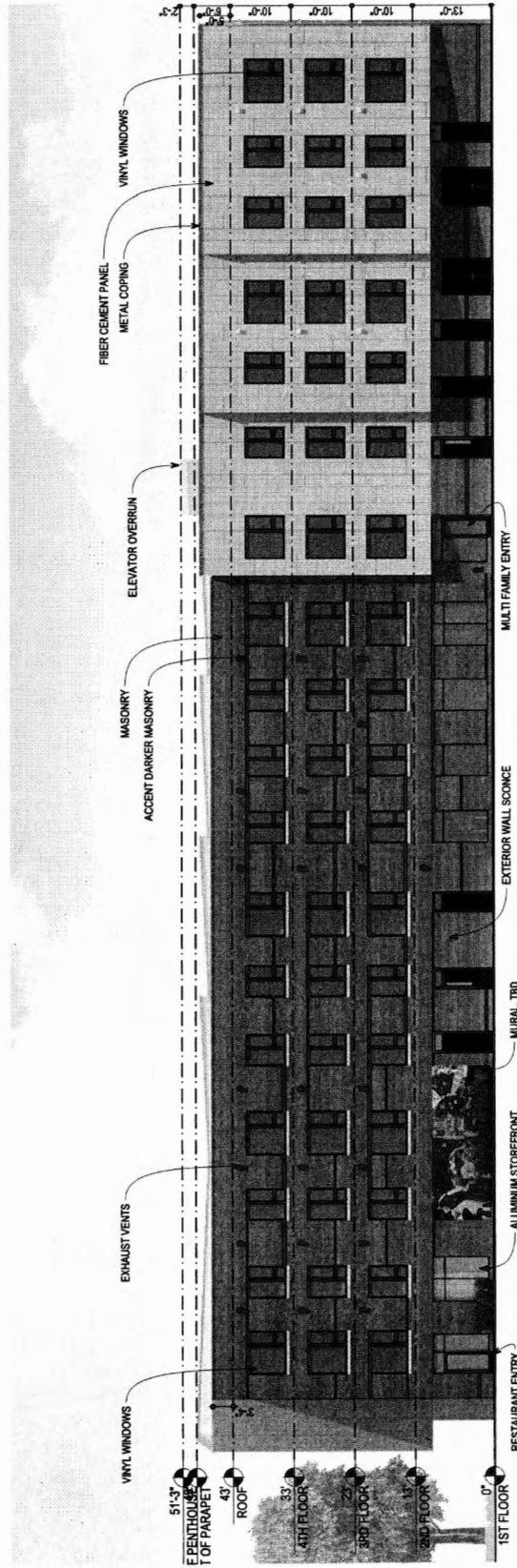
Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street, L 21 W 45th Street
 Introduction: May 23, 2023
 Plan Commission: August 15, 2024

*NATIVE PLANTS

WEST ELEVATION (4 STORY)

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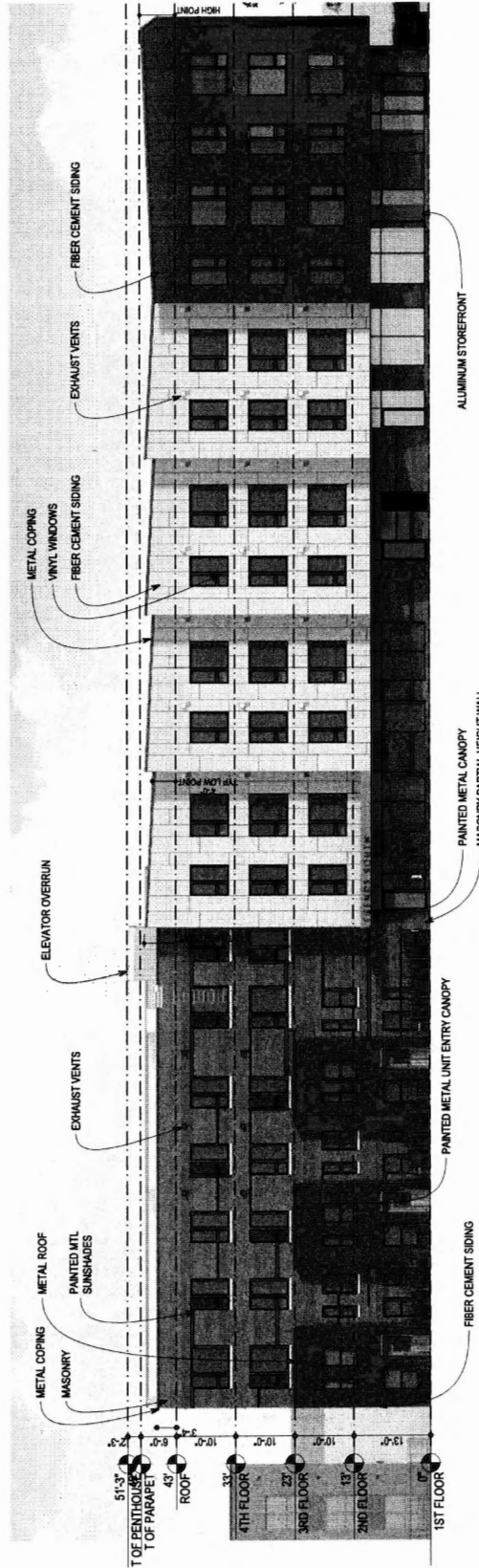


Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street, 1-21 W. 45th Street
 Introduction: May 13, 2023
 Plan Commission: August 15, 2024

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FINAL FOR PUBLICATION

EAST ELEVATION (4 STORY)

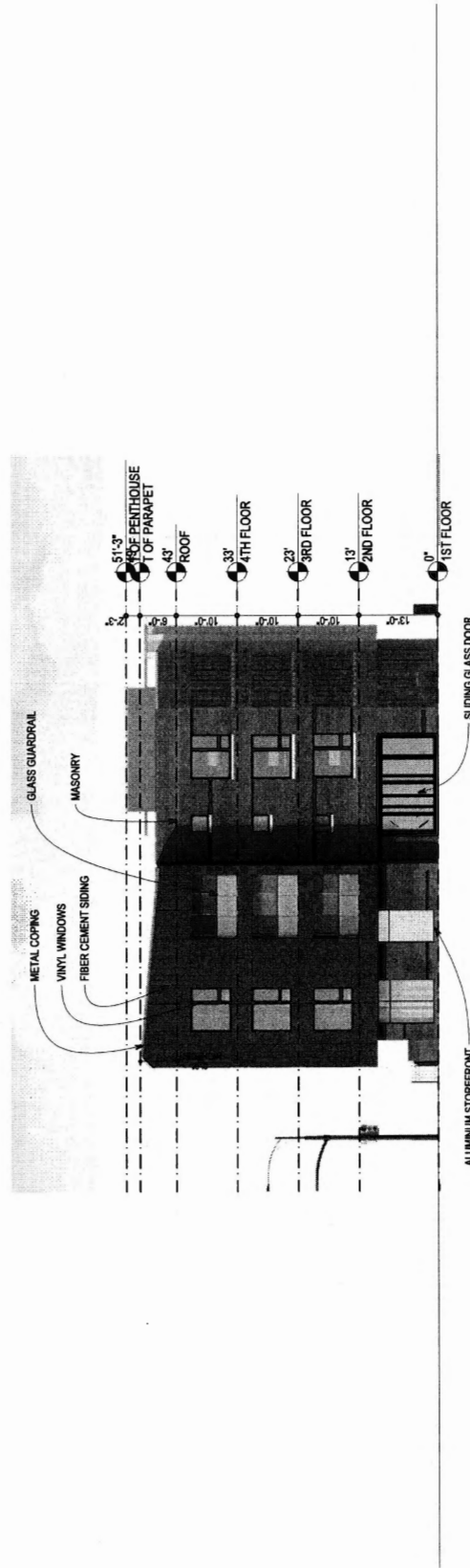


Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street, 1-21 W. 45th Street
 Reference: May 17, 2023
 Plan Commission: August 15, 2024

NORTH ELEVATION (4 STORY)

FINAL FOR PUBLICATION

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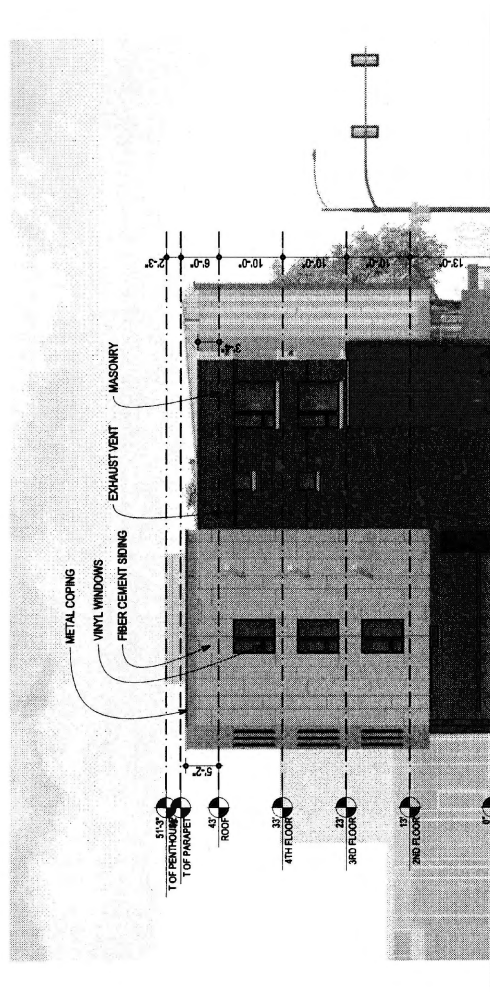


Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street, 1-21 W. 45th Street
 Introduced: May 23, 2023
 Plan Commission: August 15, 2024

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FINAL FOR PUBLICATION

SOUTH ELEVATION (4 STORY)

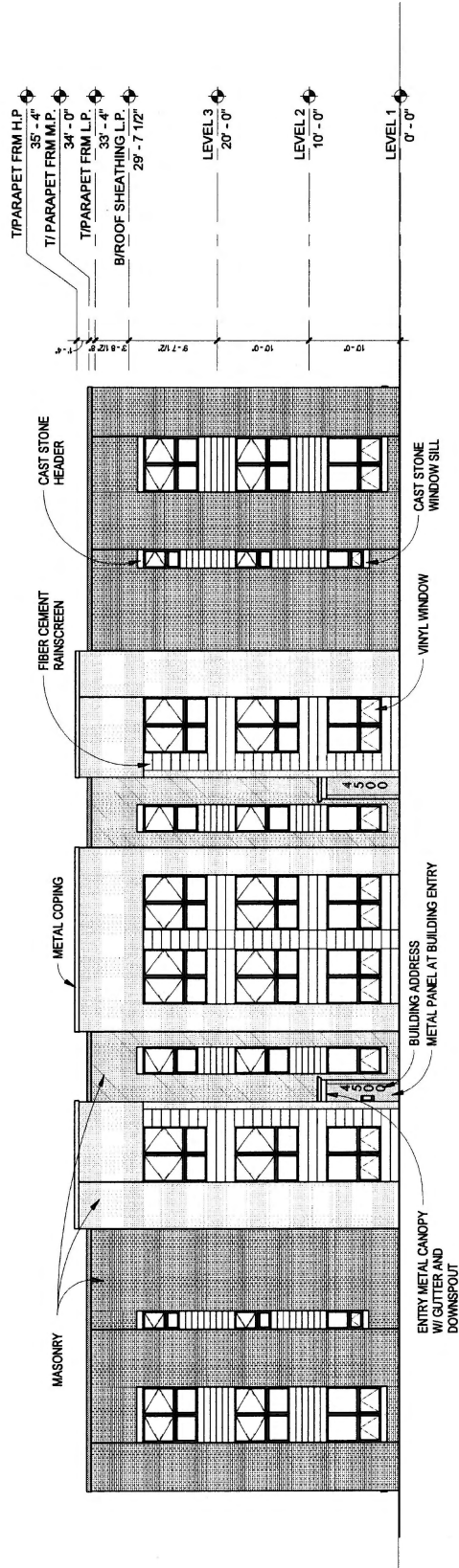


Applicants: Chicago Housing Authority
 Address: 4500-4556 South State Street, 1-21 W. 45th Street
 Introduced: May 23, 2023
 Plan Commission: August 15, 2024

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FINAL FOR PUBLICATION

BUILDING 2 ELEVATION (3 STORY)



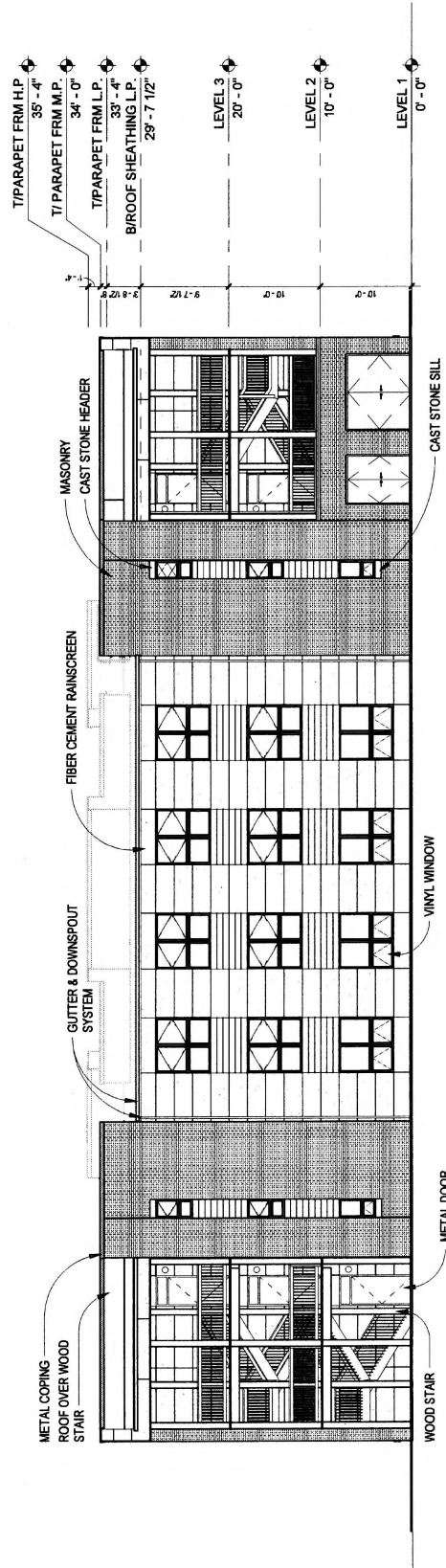
EAST ELEVATION
3/32" = 1'-0"

Applicant: Chicago Housing Authority
Address: 4500-4556 South State Street, 1-21 W. 45th Street
Introduced: May 23, 2023
Plan Commission: August 15, 2024

FINAL FOR PUBLICATION

BUILDING 2 ELEVATION (3 STORY)

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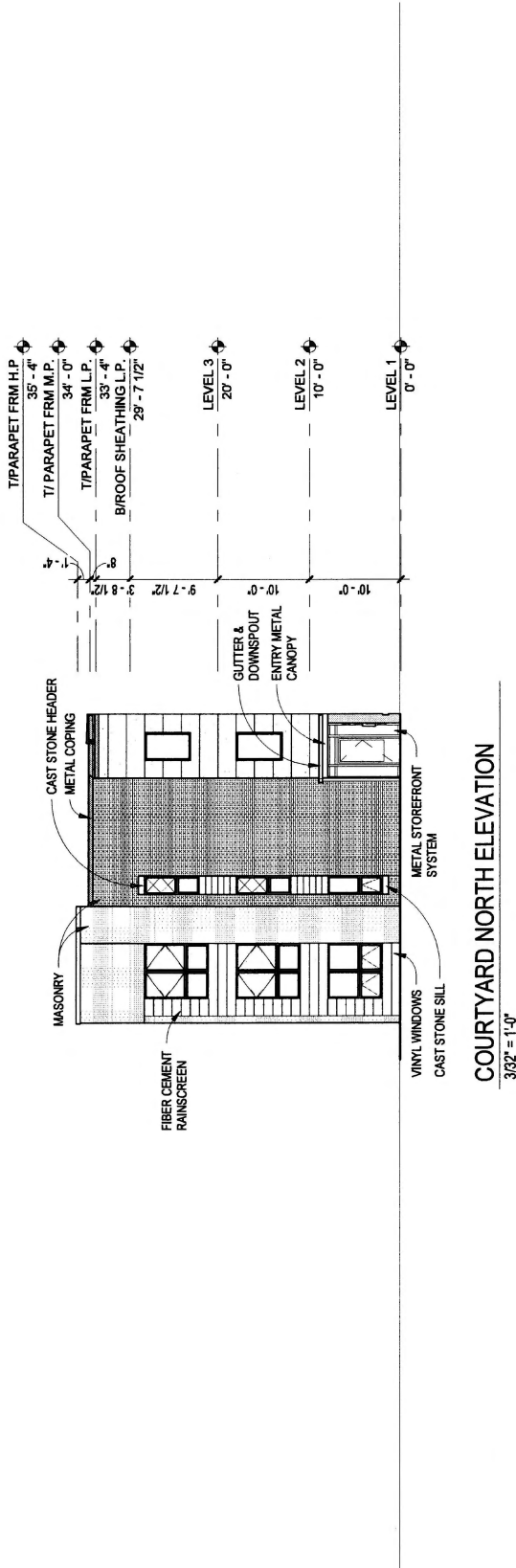
WEST ELEVATION
3/32" = 1'-0"

Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street, 1-21 W. 45th Street
 Introduced: May 23, 2023
 Plan Commission: August 15, 2024

FINAL FOR PUBLICATION

BUILDING 2 ELEVATION (3 STORY)

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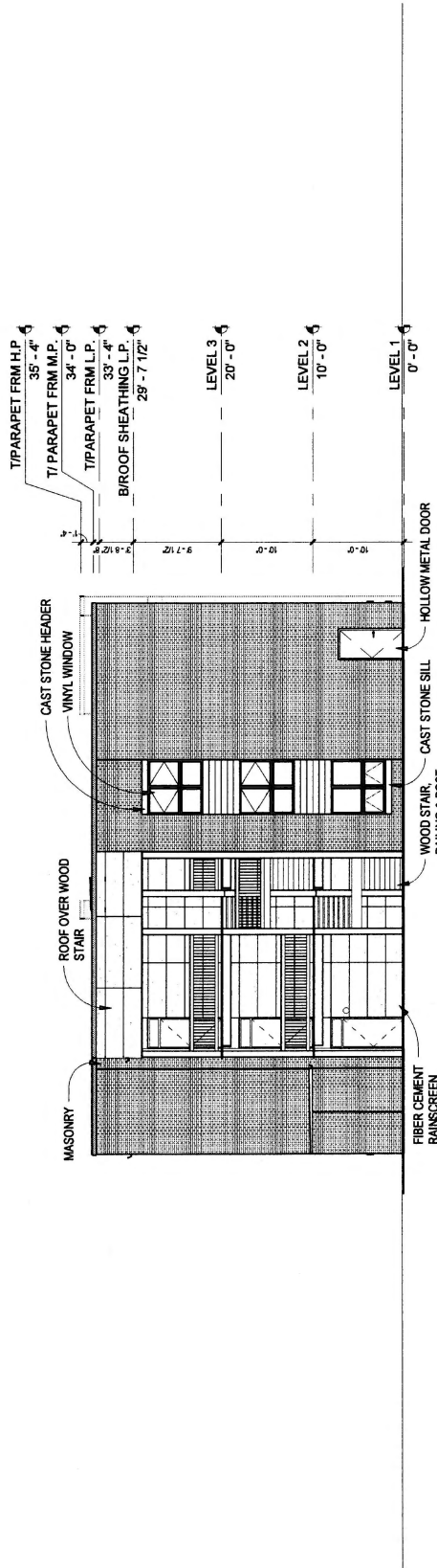


Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street 1-21 W. 45th Street
 Introduced: May 23, 2023
 Plan Commission: August 15, 2024

BUILDING 2 ELEVATION (3 STORY)

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SOUTH ELEVATION (NORTH ELEVATION SIM)

3/32" = 1'-0"

Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street, L-21 W. 45th Street
 Introduced: May 23, 2023
 Plan Commission: August 15, 2024

CHICAGO BUILDS GREEN - SUSTAINABILITY DEVELOPMENT MATRIX

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LEGENDS SOUTH A-3

Chicago Sustainable Development Policy 2017 .01.12



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Table with columns: Compliance Options, Points Required, Starting Points, Health, Energy, Stormwater, Landscapes, Green Roofs, Water, Transportation, Solid Waste, Work Force, Metrics. Rows include various sustainability metrics like LEED Platinum, Green Globes, and Energy Star.

Planned Development Projects (PD) - New Construction 100 points required
TIF Funded Development Projects (TF) - New Construction* 100 points required
DPD Housing, Multi-Family (2-5 Units) Projects (DPD-H MP) - New Construction 100 points required
PD, TF, DPD-H MF and Class L - Renovation Projects* 25 points required
Moderate Renovation Projects 25 points required
Substantial Renovation Projects 50 points required
*Does not apply to TIF assistance of less than \$1M (including but not limited to TIF-MIP, TIF Purchase Rebate, Streamlined TIF and SSIF programs)

Applicant: Chicago Housing Authority
Address: 4500-4556 South State Street, L-21, W. 45th Street
Introduced: May 23, 2023
Plan Commission: August 15, 2024

Reclassification Of Area Shown On Map No. 11-G.
(Application No. A-8899)
(Common Address: 4116 N. Clark St.)

[O2024-0009833]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 11-G in the area bounded by:

North Southport Avenue; North Clark Street; and a line 150 feet northwest of the intersection of North Clark Street and West Belle Plaine Avenue, as measured along the west right-of-way line of North Clark Street and perpendicular thereto,

to those of a B3-1 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 11-G.
(As Amended)
(Application No. 22515T1)
(Common Address: 936 -- 942 W. Leland Ave.)

[SO2024-0011137]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 11-G in the area bounded by:

the alley north of and parallel to West Leland Avenue; a line 213.83 feet east of and parallel to North Sheridan Road; West Leland Avenue; and a line 132.78 feet east of and parallel to North Sheridan Road,

to those of a B2-3 Neighborhood Mixed Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[North, South, East and West Building Elevations attached to this ordinance
printed on pages 17067 through 17070 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

SUBSTITUTE

17-13-0303-C(1) SUBSTITUTE NARRATIVE ZONING ANALYSIS AND PLANS

SUBJECT PROPERTY: 936-942 WEST LELAND AVENUE, ILLINOIS

ZONING: B2-3 NEIGHBORHOOD MIXED USE DISTRICT TYPE 1.

LOT AREA: 10,044 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY VACANT. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO ALLOW THE APPLICANT TO DEVELOP A 5 STORY RESIDENTIAL BUILDING WITH 32 DWELLING UNITS AND 6 OFF-STREET PARKING SPACES.

- (A) FLOOR AREA RATIO: 3.55. TOTAL FLOOR AREA IS 35,656 SQUARE FEET. APPLICANT IS SEEKING AN INCREASE IN THE FLOOR AREA RATIO ABOVE 3.0 UNDER SECTION 17-3-0403-B BECAUSE THE APPLICANT WILL HAVE 100% OF THE REQUIRED AFFORDABLE UNITS LOCATED ON SITE.
- (B) MINIMUM LOT AREA PER UNIT: 6 DWELLING UNITS WILL BE AT 200 SQUARE FEET, 26 DWELLING UNITS WILL BE AT 300 SQUARE FEET. $6 * 200 = 1,200 + 26 * 300 = 7,800$; $1,200 + 7,800 = 9,000$ SQUARE FEET WHICH IS LESS THAN 10,044 SQUARE FEET.
- (C) THE AMOUNT OF OFF-STREET PARKING: 6. APPLICANT IS SEEKING A PARKING REDUCTION BECAUSE IT IS A TRANSIT SERVED LOCATION. APPLICANT WILL COMPLY WITH THE NEW EQUITABLE TRANSIT-SERVED LOCATION AS PER SECTION 17-3-0308-(1-5) SPECIFIC CRITERIA FOR TRANSIT-SERVED LOCATIONS AND SECTION 17-10-0102-B OF THE CHICAGO ZONING ORDINANCE.

APPLICANT'S RESPONSE FOR SECTION 17-3-0308-(1-5) COMPLIANCE:

17-3-0308 SPECIFIC CRITERIA FOR TRANSIT-SERVED LOCATIONS. IN B AND C DISTRICTS, ANY NEW CONSTRUCTION WITHIN 2,640 FEET OF A CTA OR METRA RAIL STATION ENTRANCE OR EXIT MUST SATISFY ALL OF THE FOLLOWING SPECIFIC CRITERIA:

1. THE PROJECT COMPLIES WITH THE APPLICABLE STANDARDS OF SECTION 17-10-0102-B:

THE PROJECT COMPLIES WITH THE APPLICABLE STANDARDS OF SECTION 17-10-0102-B. THE PROJECT IS A RESIDENTIAL BUILDING LOCATED WITHIN 2,640 FEET OF A CTA RAIL STATION AND THE PROJECT CALLS FOR A REDUCTION IN THE MINIMUM OFF-STREET PARKING RATIO FROM 30 PARKING SPACES TO 6 PARKING SPACES (80% REDUCTION).

THE PROJECT WILL ALSO ADHERE TO SECTION 17-10-0102-B.2 BY PROVIDING AT LEAST ONE BICYCLE PARKING SPACE FOR EACH AUTOMOBILE PARKING SPACE THAT WOULD OTHERWISE BE REQUIRED UNDER THE APPLICABLE STANDARDS.

2. THE PROJECT COMPLIES WITH THE STANDARDS AND REGULATIONS OF SECTION 17-3-0504, EXCEPT PARAGRAPH H IF THE PROJECT IS NOT LOCATED ALONG A *PEDESTRIAN STREET* AND EXCEPT PARAGRAPH C IF THE LAND USE IS DESIGNATED IN A NON-COMMERCIAL USE GROUP, PERTAINING TO *PEDESTRIAN*

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SUBSTITUTE

STREETS AND PEDESTRIAN RETAIL STREETS, EVEN IF THE PROJECT IS NOT LOCATED ALONG A *PEDESTRIAN STREET* OR A PEDESTRIAN RETAIL STREET;

THE PROJECT WILL COMPLY WITH ALL APPLICABLE STANDARDS AND REGULATIONS OF SECTION 17-3-0504, INCLUDING, BUT NOT LIMITED TO THE LOCATION OF ENTRYWAYS, WINDOW TRANSPARENCY, VEHICLE ACCESS, AND PARKING LOCATION.

3. THE PROJECT COMPLIES WITH THE GENERAL GOALS SET FORTH IN THE TRANSIT FRIENDLY DEVELOPMENT GUIDE: STATION AREA TYPOLOGY, AND ANY OTHER STATION-SPECIFIC PLANS, DESIGNS OR GUIDELINES ADOPTED BY THE CHICAGO PLAN COMMISSION;

THE PROJECT WILL COMPLY WITH THE GENERAL GOALS SET FORTH IN THE TRANSIT FRIENDLY DEVELOPMENT GUIDE AND WILL PROVIDE A HIGH DENSITY RESIDENTIAL BUILDING WHICH WILL ADD TO THE OVERALL INTEREST AND VALUE OF THE SURROUNDING PROPERTIES AND AREA.

4. *RESIDENTIAL BUILDING* PROJECTS SHALL NOT HAVE A NUMBER OF PARKING SPACES IN EXCESS OF 50% OF THE MINIMUM AUTOMOBILE PARKING RATIO FOR THE APPLICABLE DISTRICT LISTED IN SECTION 17-10-0207 WITH ANY FRACTIONAL RESULT ROUNDED UP TO THE NEXT HIGHER WHOLE NUMBER, UNLESS ADDITIONAL PARKING SPACES ARE APPROVED AS AN *ADMINISTRATIVE ADJUSTMENT* UNDER THE PROVISIONS OF SECTION 17-13-1003-EE;

THE PROJECT IS A RESIDENTIAL BUILDING AND THE MINIMUM AUTOMOBILE PARKING RATIO FOR THE APPLICABLE DISTRICT IS 30 PARKING SPACES. THE PROJECT WILL OFFER 6 PARKING SPACES ON SITE, SO THERE WILL NOT BE PARKING SPACES IN EXCESS OF 50% OF THE MINIMUM PARKING RATIO.

5. THE PROJECT COMPLIES WITH THE TRAVEL DEMAND STUDY AND MANAGEMENT PLAN RULES OF THE CHICAGO DEPARTMENT OF TRANSPORTATION.

THE PROJECT WILL COMPLY WITH THE TRAVEL DEMAND STUDY AND MANAGEMENT PLAN RULES OF THE CHICAGO DEPARTMENT OF TRANSPORTATION.

(D) SETBACKS:

1. FRONT SETBACK: 4 FEET, 0 INCHES. APPLICANT IS SEEKING A VARIATION FOR THE REDUCED FRONT SETBACK UNDER THE PROVISIONS OF SECTION 17-13-1101-B.

2. REAR SETBACK: 5 FEET, 0 INCHES. APPLICANT IS SEEKING A VARIATION FOR THE REDUCED REAR SETBACK UNDER THE PROVISIONS OF SECTION 17-13-1101-B.

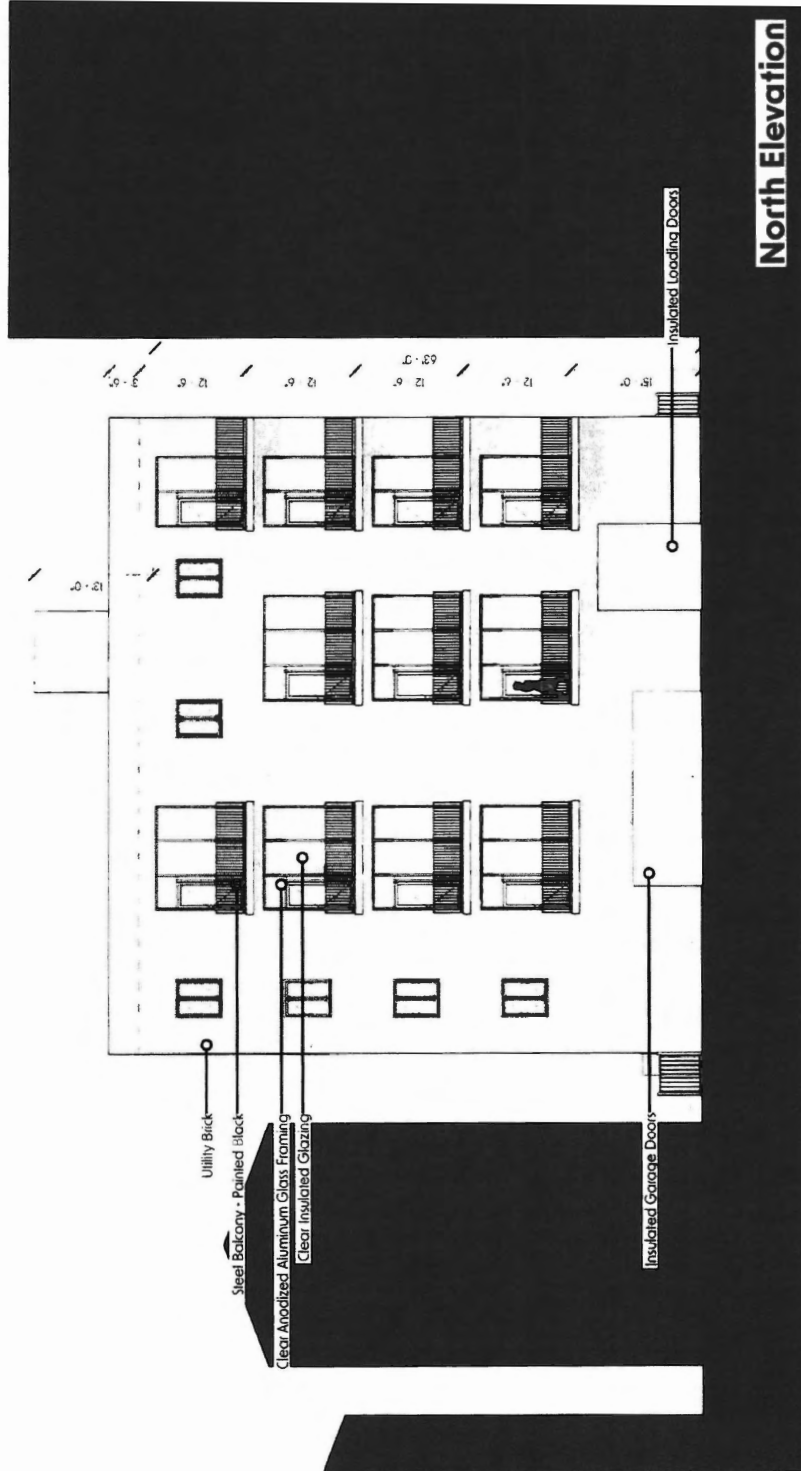
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SUBSTITUTE

3. SIDE SETBACKS: 3 FEET, 0 INCHES (WEST); 5 FEET, 0 INCHES (EAST) FOR A COMBINED SIDE SETBACK OF 8 FEET, 0 INCHES. APPLICANT IS SEEKING A VARIATION FOR THE REDUCED WEST SIDE SETBACK AND REDUCED COMBINED SIDE SETBACK UNDER THE PROVISIONS OF SECTION 17-13-1101-B, AND
- (E) BUILDING HEIGHT: 63 FEET, 0 INCHES. APPLICANT IS SEEKING AN INCREASE IN THE HEIGHT OF THE BUILDING ABOVE 60 FEET UNDER SECTION 17-3-0408-B.1 BECAUSE THE BUILDING IS LOCATED WITHIN 1,320 FEET OF A CTA BUS LINE.
- (F) THE NUMBER OF OFF-STREET LOADING BERTHS: 0. APPLICANT IS SEEKING A VARIATION FOR THE REDUCTION IN LOADING BERTHS UNDER THE PROVISIONS OF SECTION 17-13-1101-B.
- (G) PERCENTAGE OF EFFICIENCY UNITS: 6 UNITS WILL BE EFFICIENCY UNITS OUT OF A TOTAL OF 32 UNITS. $6 / 32 = 18.75\%$ WHICH IS LESS THAN 20% ALLOWED UNDER SECTION 17-3-0410-A.

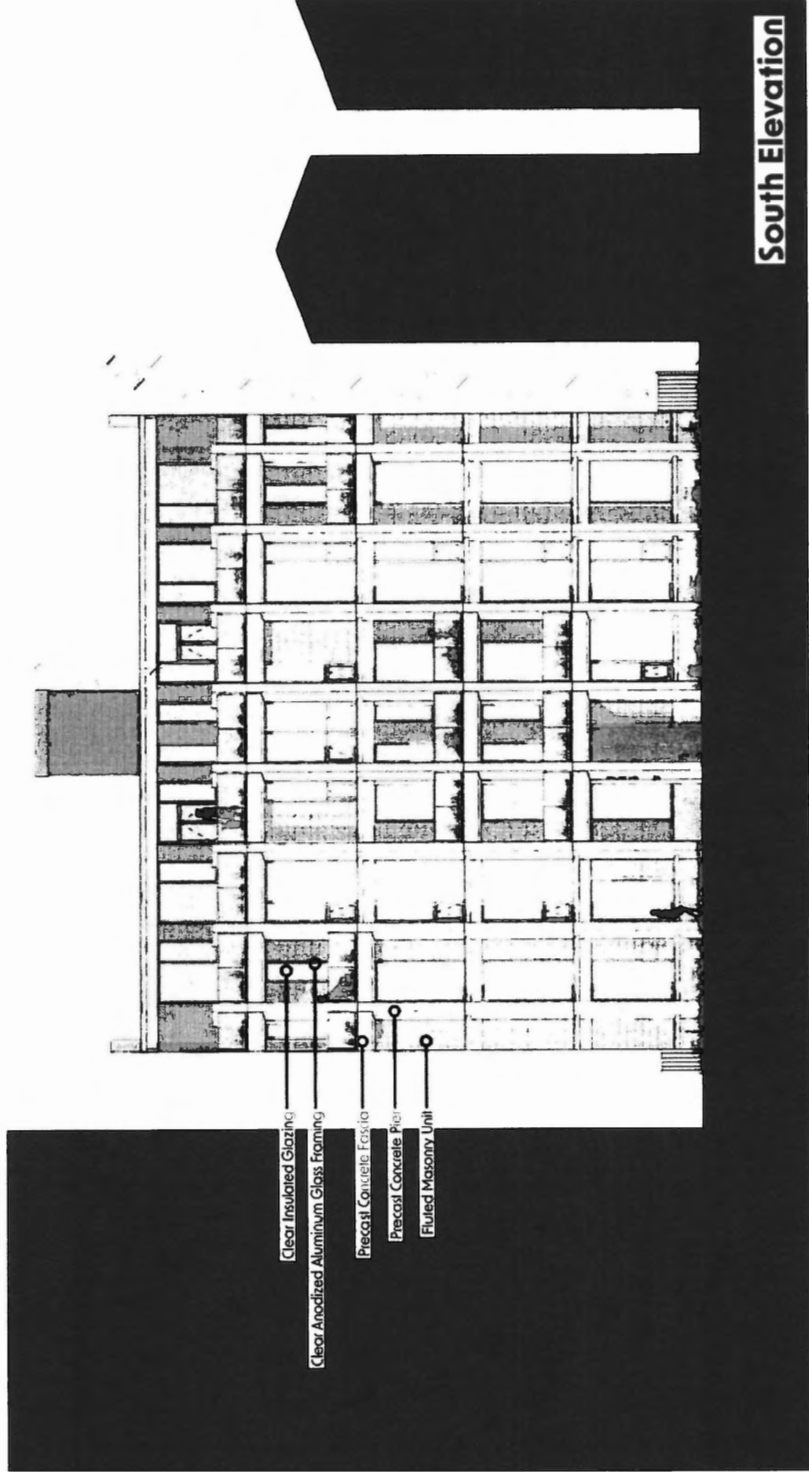
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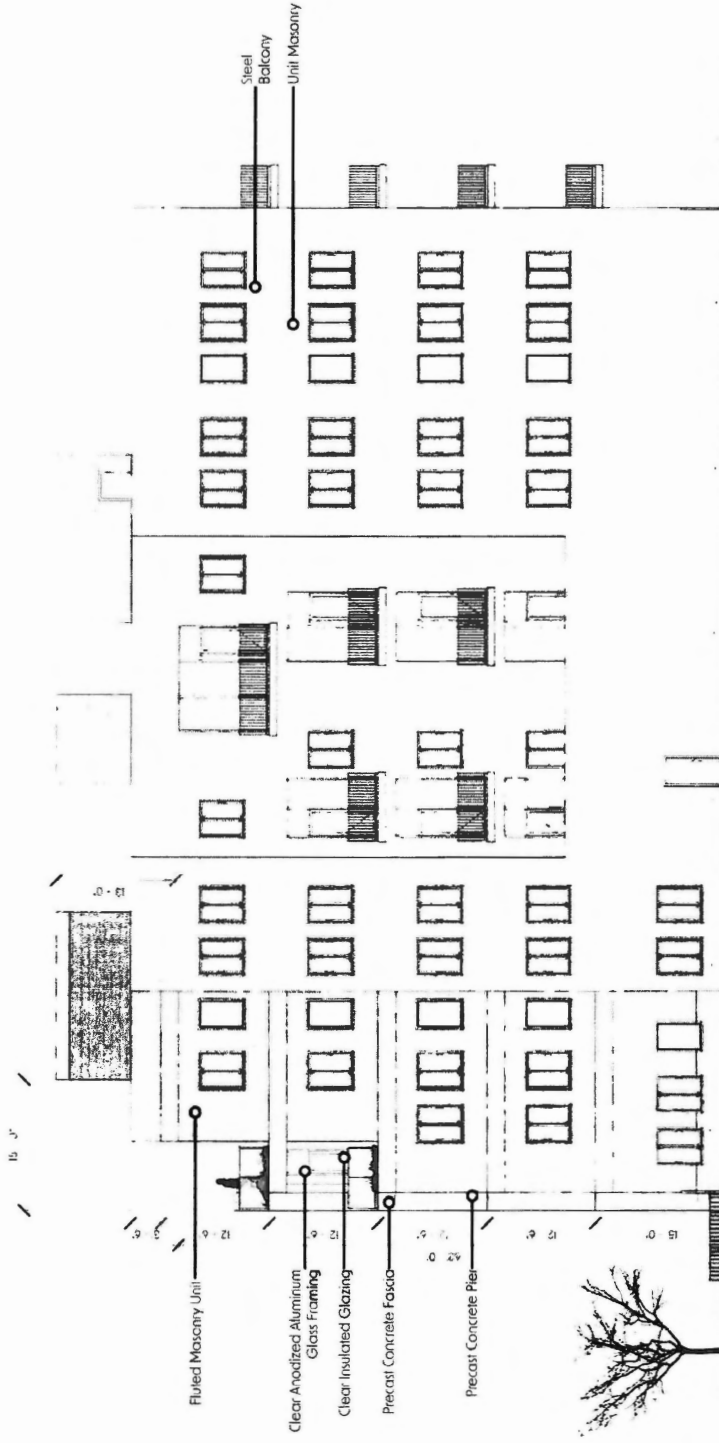
SUBSTITUTE



South Elevation

Final for Publication

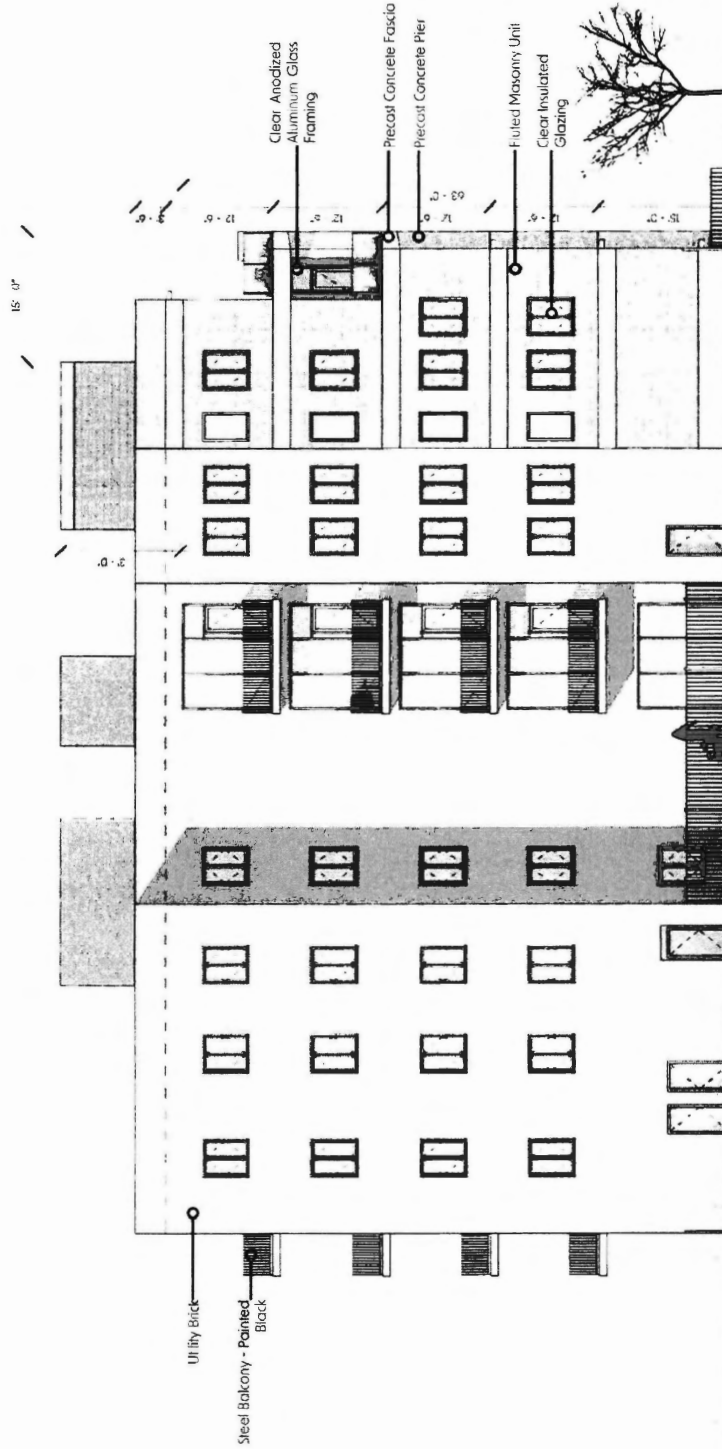
SUBSTITUTE



East Elevation

Final for Publication

SUBSTITUTE



Utility Brick

Steel Balcony - Painted Black

Clear Anodized Aluminum Glass Framing

Precast Concrete Fascia

Precast Concrete Pier

Filled Masonry Unit Clear Insulated Glazing

West Elevation

Reclassification Of Area Shown On Map No. 11-J.
(Application No. A-8902)
(Common Address: 4310 N. Kedzie Ave.)

[O2024-0010401]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 11-J in the area bounded by:

North Kedzie Avenue; a line 50.0 feet north of and parallel to West Cullom Avenue; the public alley next west of and parallel to North Kedzie Avenue; and a line 225.0 feet north of and parallel to West Cullom Avenue,

to those of an M1-1 Limited Manufacturing/Business Park District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 11-J.
(As Amended)
(Application No. 22529T1)
(Common Address: 3316 -- 3318 W. Montrose Ave.)

[SO2024-0011154]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map Number 11-J in the area bounded by:

the public alley north of and parallel to West Montrose Avenue; a line 108.75 feet east of and parallel to North Christiana Avenue; North Montrose Avenue; and North Christiana Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Transit Proximity Map; CTA Brown Line Kedzie Stop; Site Plan; 1st, 2nd, 3rd and 4th Floor Plans; Roof Plan; Montrose and Christiana Avenue Building Elevations; and North and East Building Elevations attached to this ordinance printed on pages 17074 through 17082 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

17-13-0303-C(1) Type 1 Substitute Narrative & Plans – 3316-18 W. Montrose Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 13,593.75 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the property with a new 4-story mixed-use building containing commercial space and sixteen (25) dwelling units above. The commercial space will contain 2,720 sq. ft. The proposed building will measure 65' in height. Pursuant to Sec. 17-13-0303-D, Optional Administrative Adjustment and Variation, as well as Secs. 17-13-1101B and 17-13-1101D of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback from the required 30' to 4' and waive the required loading berth.

(A) The Project's Floor Area Ratio: *43,000 sq. ft. (3.50 FAR)

*The subject property is in a Transportation Service Location since it is located within 2,640' of the Kedzie CTA Train Station.

(B) The Project's Density (Minimum Lot Area Per D.U.):
544 sq. ft. per unit
(25 dwelling units proposed)

(C) The amount of off-street parking: **17

**The subject property is a designated Transit Served Location since it is located within 2,640' of the Kedzie CTA Train Station. Pursuant to Section 17-13-0303-EE, the Applicant is seeking to increase the required off-street parking spaces from 13 to 17.

(D) Setbacks:
a. Front Setback: 0 feet
b. Side Setbacks:
East Side: 3 feet
West Side: 12"
c. ***Rear Setback: 4'

***Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential uses from the required 30 ft. to 4'.

(E) Building Height: 65'

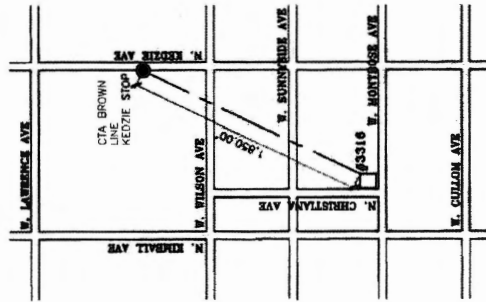
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- (F) 17-3-0307. Exceptions. The Applicant will comply with the Chicago Air Quality Ordinance should such provisions be determined as applicable.
- (G) 17-3-0504. Standards. The Applicant will comply with all the requirements pursuant to the Pedestrian Streets designation.

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

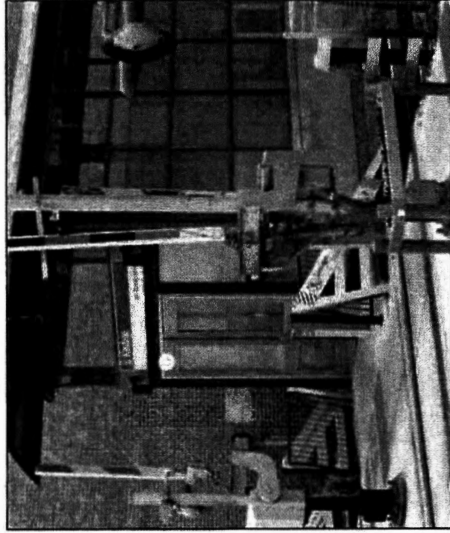
1. The project complies with the applicable standards of Sec. 17-10-0102-B because the subject property is located within 2,640 linear feet of the Kedzie CTA Train Station. The proposed mixed-use building will have 17 off-street parking spaces.
2. The proposed mixed-use building will comply with Sec. 17-3-0504 because its front setback will be at the front property line, the entrance width does not exceed 12 ft., the entrance depth does not exceed the entrance width, the entrance is not more than two-stories in height, the proposed building elevations comply with the window transparency requirements, the front doors are located along West Montrose Avenue.
3. The Transit Friendly Development Guide defines ‘transit friendly development’ as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporate accessibility and connectivity to the Kedzie CTA Train Station, which is located northeast of the subject property. The Applicant believes the project will help improve the pedestrian way along West Montrose Avenue for residents and other commuters traveling in the subject area.
4. The proposed mixed-use building contemplates 25 dwelling units. Seventeen (17) off-street parking will be provided for the building.
5. The Applicant believes the proposed mixed-use building will provide appropriate density in a south side neighborhood within which the subject property is located. Further, and based on the subject property’s proximity to mass transit, the Applicant believes the project complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

Final for Publication



TRANSIT PROXIMITY MAP

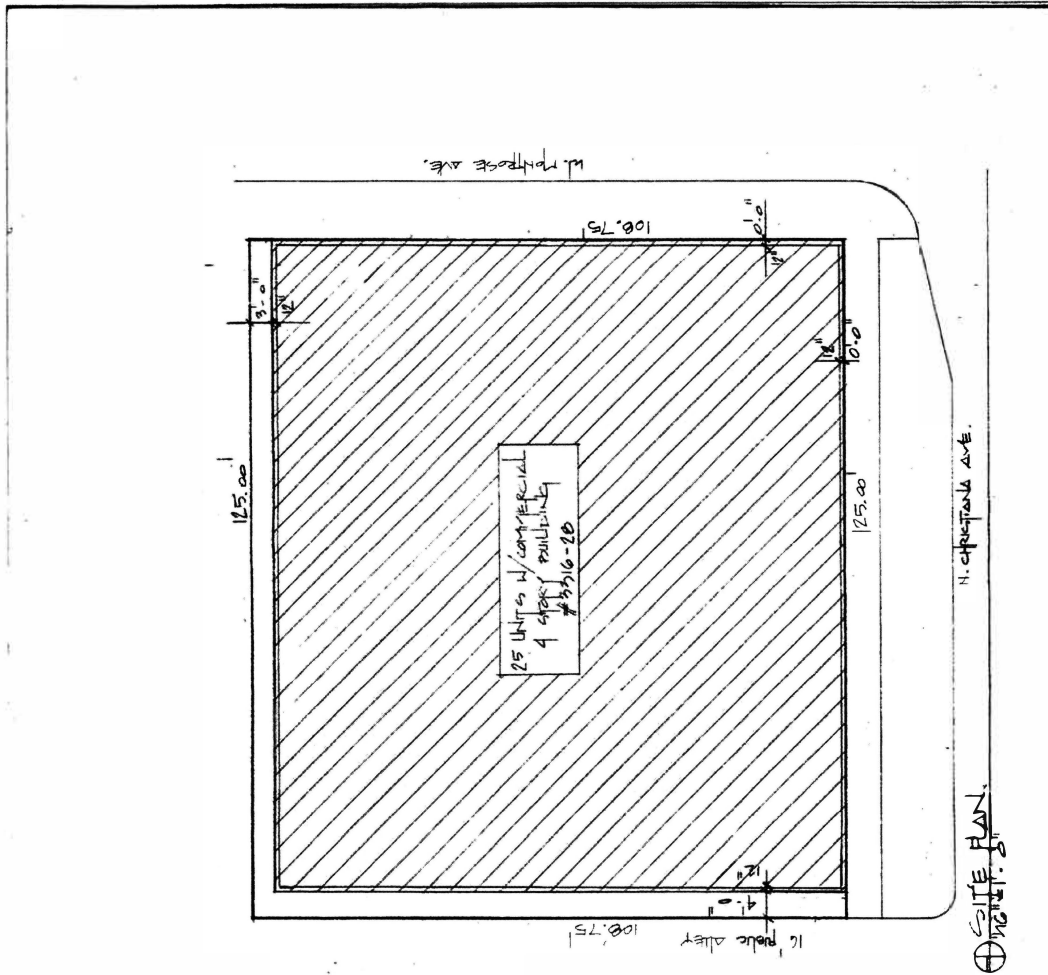
CTA BROWN LINE KEDZIE STOP




SWORN STATEMENT FOR TRANSIT SERVED PROJECT
 I, JOHN HANNA OF HANNA ARCHITECTS INC. HEREBY CERTIFY THAT TO THE BEST OF MY ACTUAL KNOWLEDGE AND BELIEF THAT THE DISTANCE FROM THE CTA BROWN LINE KEDZIE STOP TO THE NEAREST BOUNDARY POINT OF THE PROPOSED PROJECT (3316 W. MONTGOMERY AVE) IS A STRAIGHT LINE IS 1,850.00' WHICH IS LESS THAN THE REQUIRED 2,040.00'

SIGNED: _____ DATE: MAY 8, 2024
 (ARCH.) LICENSE NUMBER: 001-010137





ZONING	IN	FEET	MIN	MAX	FEET	MIN	MAX
WT AREA	125.0	108.75	19,875 SF				
MAX. FLOOR			47,575 SF				
1st Floor			7,565 SF				
2nd Floor			11,660 SF				
3rd Floor			11,660 SF				
4th Floor			11,660 SF				
Roof			5,775 SF				
TOTAL			47,575 SF				
VARIABLES : LOADING DOCK 4'-0"							
REAR YARD SETBACK 4'-0"							

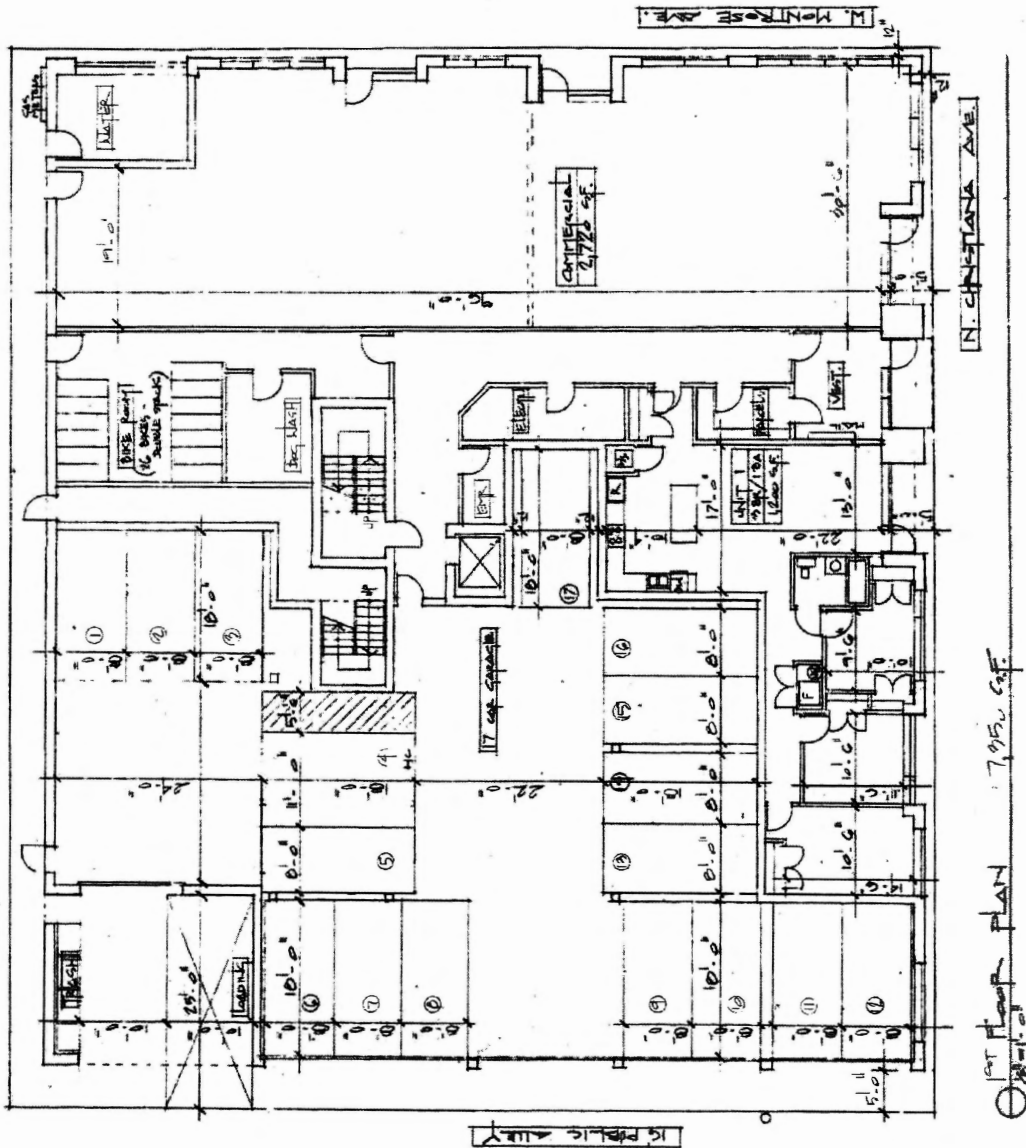

HANNA
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 184-001485
 180 W. WASHINGTON
 CHICAGO, ILLINOIS 60602
 FAX (312) 750-1801
 e-mail: hannaarchitects@hanna.com
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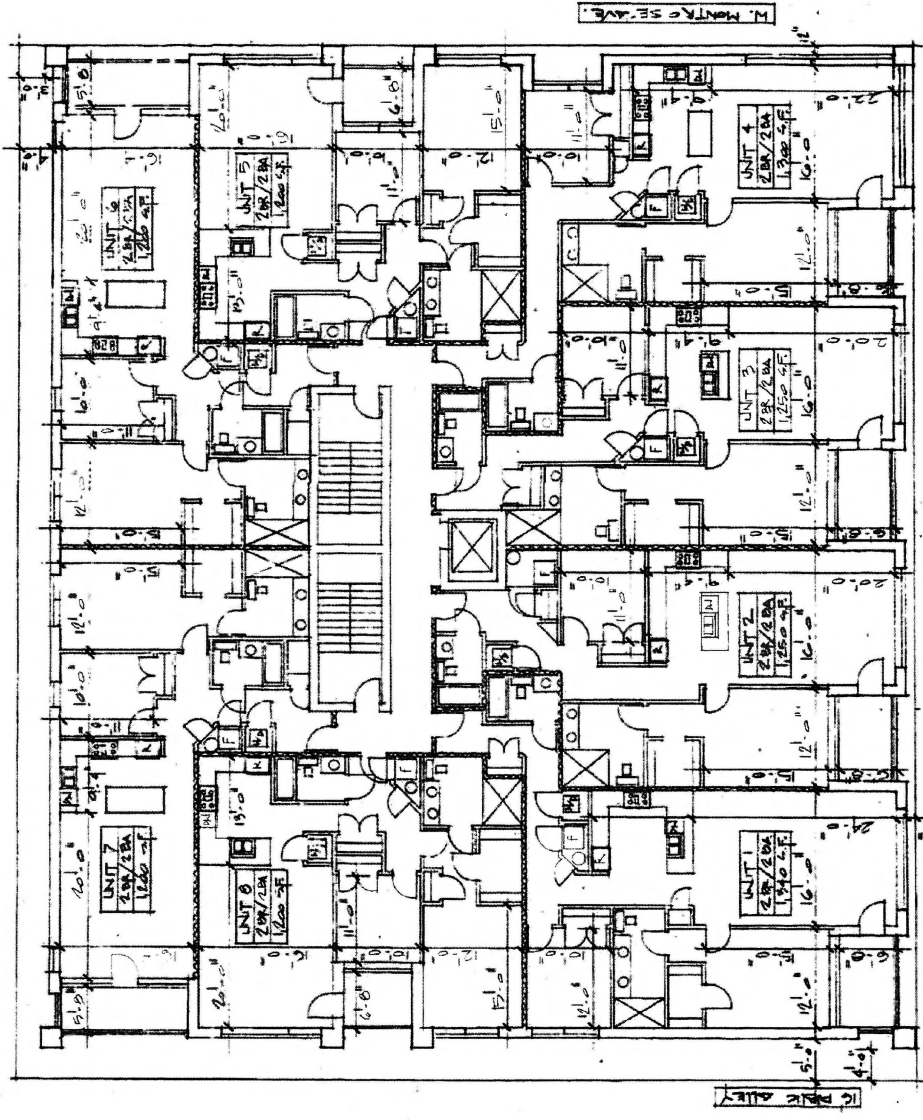
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N. MONTROSE ST. AVE.

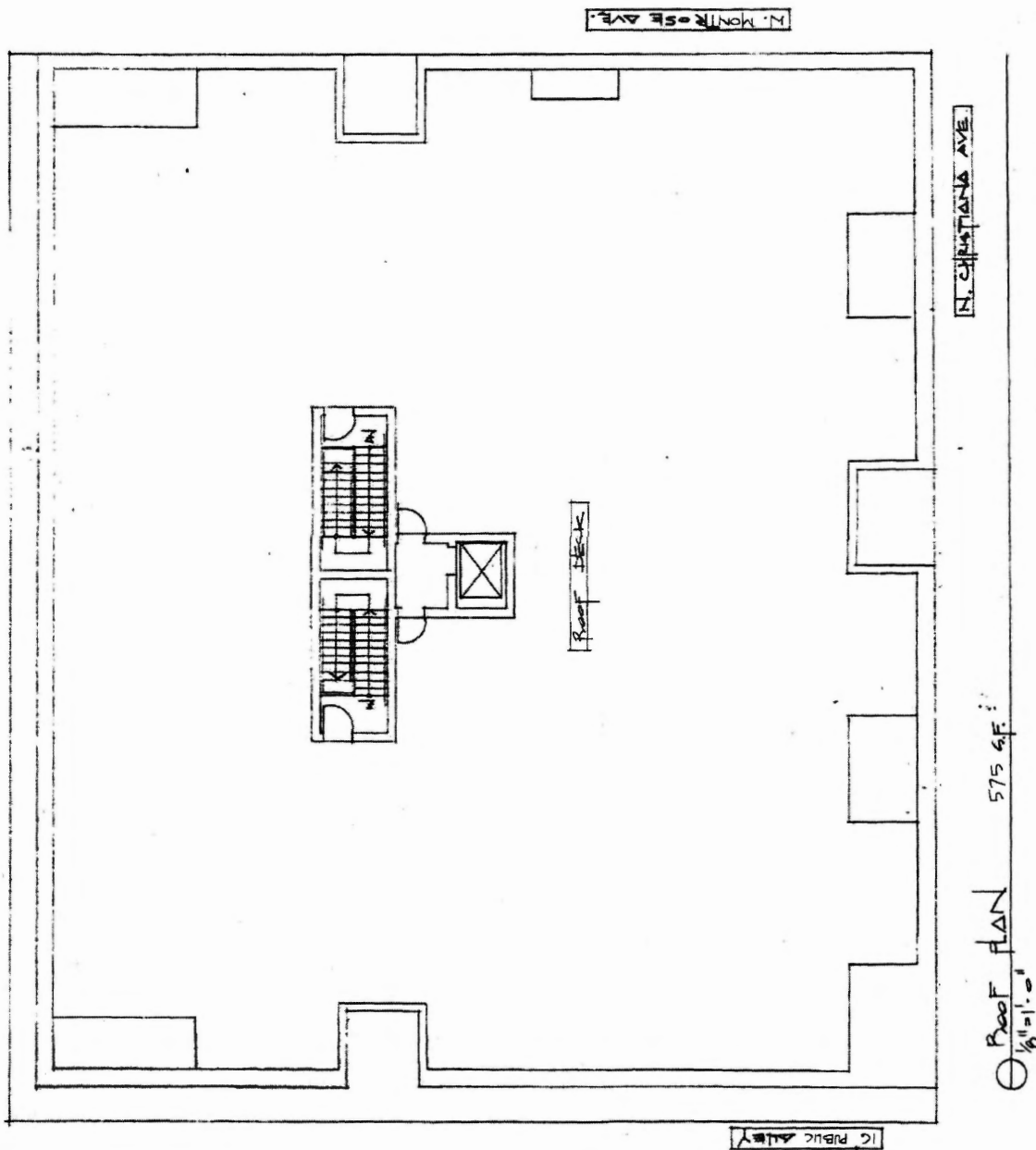
IN CHRISTIANA AVE.
 11,620 SF
 2nd Floor Plan

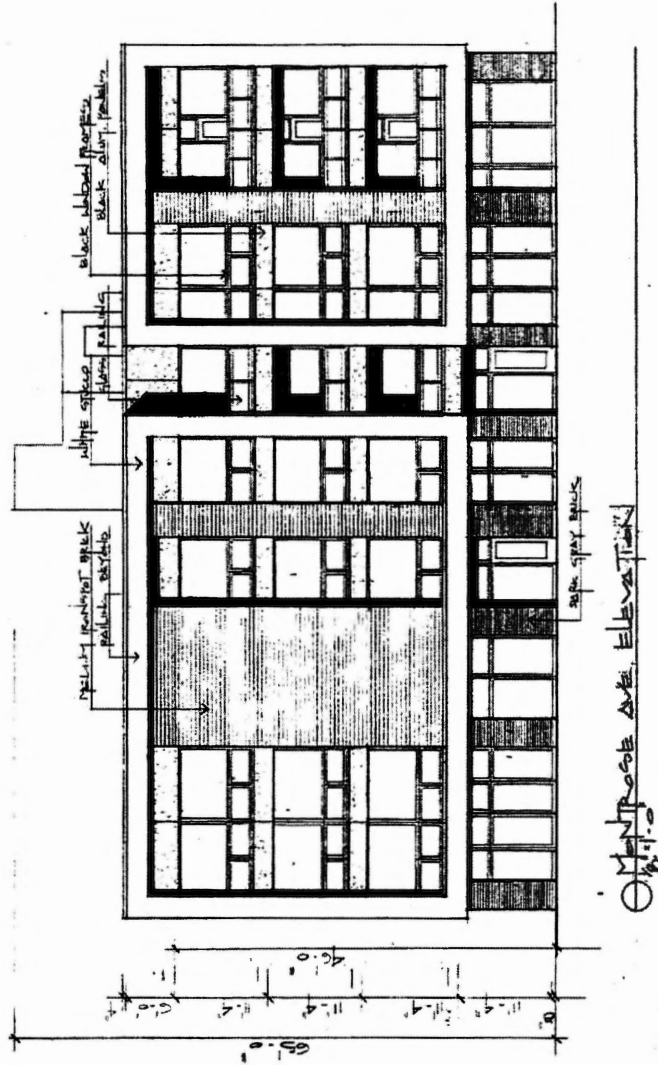
W. PARK ALLEY

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 ARCHITECT CORPORATION
 LICENSE NUMBER 184 - 001485

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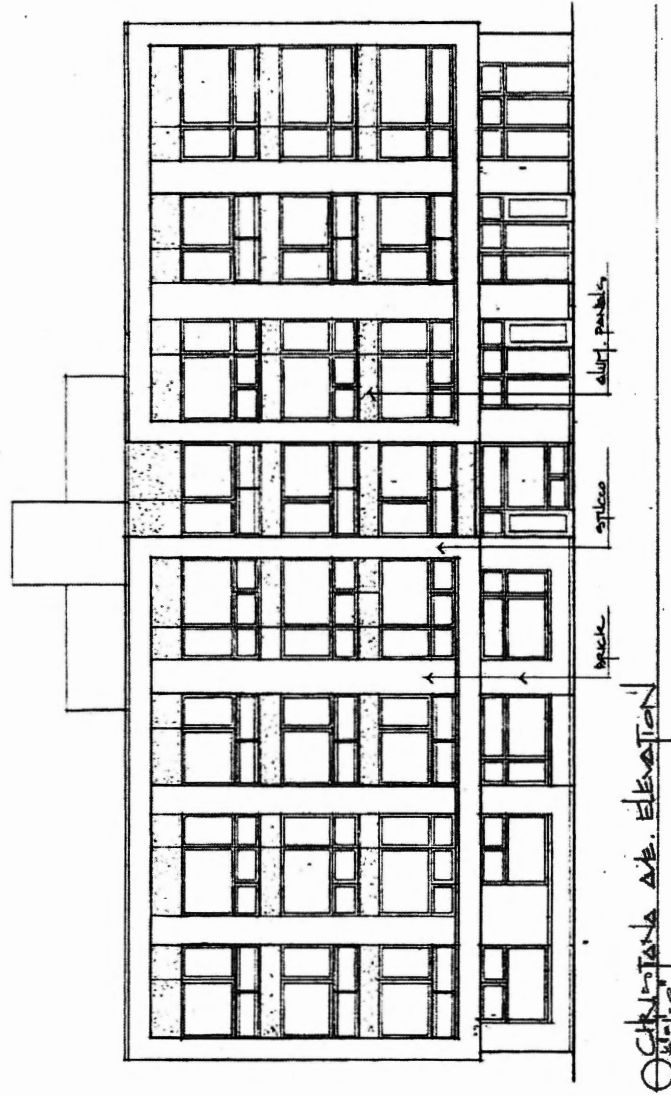


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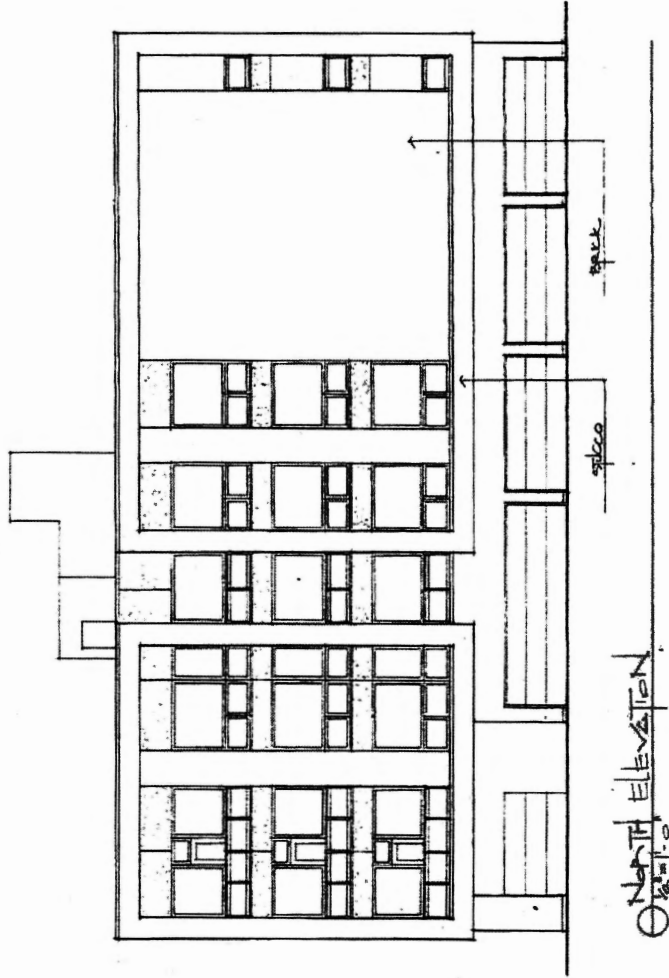
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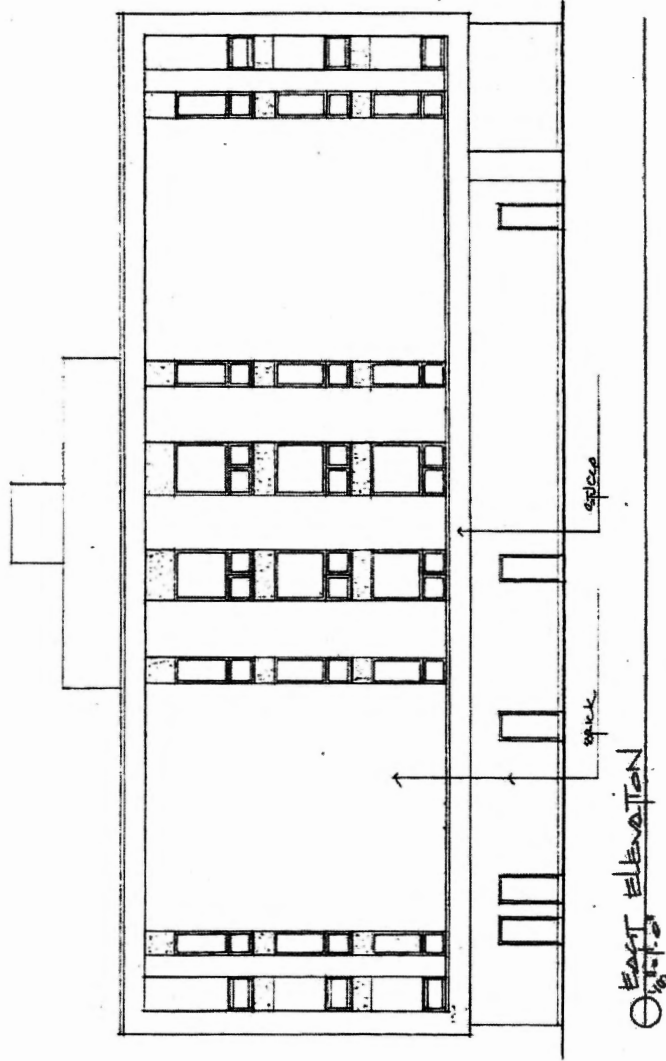
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East Elevation
 18-01-24

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 e-mail: hannah@hannaarchitects.com
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 ARCHITECTS, INC.
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 ARCHITECT CORPORATION
 LICENSE NUMBER 184-001485

Final for Publication

Reclassification Of Area Shown On Map No. 14-E.
(As Amended)
(Application No. 22475)
(Common Address: 345 -- 379 E. 60th St./6000 -- 6050 S. Dr. Martin
Luther King, Jr. Dr./6001 -- 6049 S. Calumet Ave.)

[SO2024-0009973]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the RM5 Residential Multi-Unit District symbols and indications all as shown on Map Number 14-E in the area bounded by:

East 60th Street; South Dr. Martin Luther King, Jr. Drive; a line 522.11 feet south of and parallel to East 60th Street; the alley next west of and parallel to South Dr. Martin Luther King, Jr. Drive; a line 496.94 feet south of and parallel to East 60th Street; and South Calumet Avenue,

to those of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the plan of development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Standard Planned Development Statements.

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Planned Development Number TBD ("Planned Development") consists of approximately 180,352 square feet of property ("net site area") which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicants, Sunshine Gospel Ministries and Sunshine Community Development Corporation (collectively known herein as "Applicant").

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Sustainability Matrix; Existing Site Plan; Proposed Site Plan; Landscape Plans; Right-of-Way Adjustment Map; Floor Plans; Roof Plan; Pedestrian and Vehicular Access Plan; Building Elevations (North, South, East and West), Streetscape Elevations, Site Axon and Building Axons prepared by Civic Projects Architecture and dated (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development TBD:

(List uses as they are defined in the Chicago Zoning Ordinance.)

parks and recreation; community center, recreation buildings and similar assembly uses; office; restaurant (limited); retail; after-school programming; entertainment and spectator sports, small venues; medium venues; banquet or meeting halls; retail; indoor sports and recreation, participant; outdoor sports and recreation, participant; accessory parking and related uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 180,352 square feet and a base FAR of .43.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such

M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to RM5 Residential Multi-Unit District.

[Cover Sheet; Existing Zoning Map; Land-Use Map; P.D. Boundary Map; Chicago Sustainable Development Policy; Existing Site Plan; Site Plan; Landscape Plan; Parking Island, Ornamental Tree, Tree, Shrub and Perennial Planting Details; 4-Foot and 8-Foot Metal Fence, 4-Foot Sliding Gate, 4-Foot Single Metal Gate, 8-Foot Double Metal Gate, 6-Foot Wood Fence, and Bike Rack Details; Right-of-Way Adjustment Plan; 1st, 2nd and 3rd Floor Plans; Roof Plan; Site Plan -- Pedestrian/Vehicle Access; East, North, West and South Building Elevations; Streetscape Elevations; Site Axon; and Building Axons -- Northeast and Northwest referred to in these Plan of Development Statements printed on pages 17089 through 17111 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

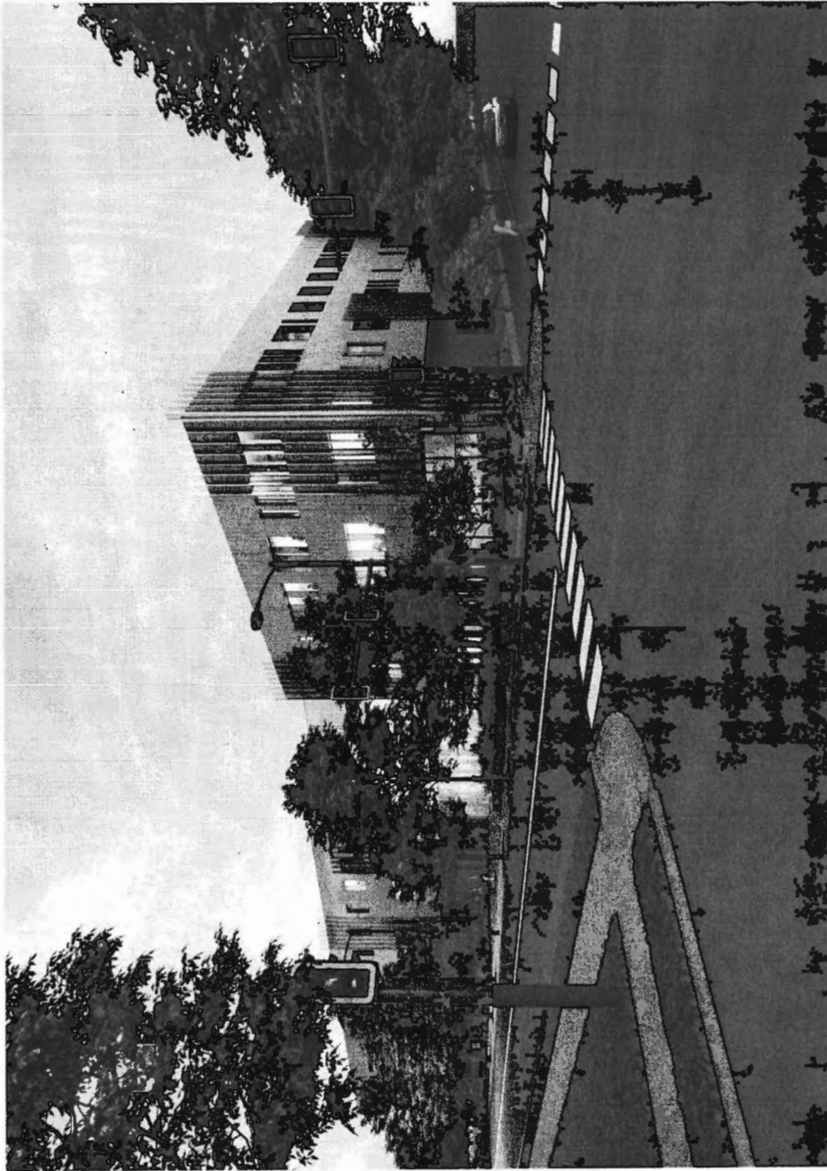
Proposed Institutional Planned Development.

Bulk Regulations And Data Table.

Gross Site Area:	239,874 square feet
Area to be Vacated in the Public Way:	11,383 square feet
Area to be Opened for Public Way:	2,404 square feet
Area of Public Right-of-Way:	57,118 square feet
Net Site Area:	180,352 square feet
Maximum Floor Area Ratio:	.43
Allowed Uses:	All uses identified in Statement Number 5
Number of Off-street Parking Spaces:	Total: 90 parking spaces: -- Surface lot A: 45 -- Surface lot B: 45
Bicycle Parking:	44
Number of Loading Berths	1 (10 feet by 50 feet)
Maximum Building Height:	41 feet (zoning height)* 45 feet, 6 inches (overall height)
Minimum Setbacks:	In accordance with Site Plan

* Administrative relief for increase in height incorporated into P.D. per Section 17-13-1003L(3) of Chicago Zoning Ordinance.

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Sunshine Community Center

6000-50 S. King Dr
Chicago IL 60637

ISSUED FOR: PLANNED DEVELOPMENT REVISIONS

09/04/2024

AGENCY:
CIVIC PROJECTS
 ARCHITECTS
 1300 South Dearborn Ave
 Suite 1000
 Chicago, IL 60605

Project:
Sunshine Cottage Renovation
 2457 N. Dearborn St
 Chicago, IL 60647

Date Issued:
 April 12, 2024
 Plan Commission:
 April 13, 2024

Revisions	
NO. 1	DATE
1	04/12/2024
2	04/13/2024
3	04/13/2024

Sheet Name

COVER

PDO.0

- NO. 1
- NO. 2
- NO. 3
- NO. 4
- NO. 5
- NO. 6
- NO. 7
- NO. 8
- NO. 9
- NO. 10
- NO. 11
- NO. 12
- NO. 13
- NO. 14
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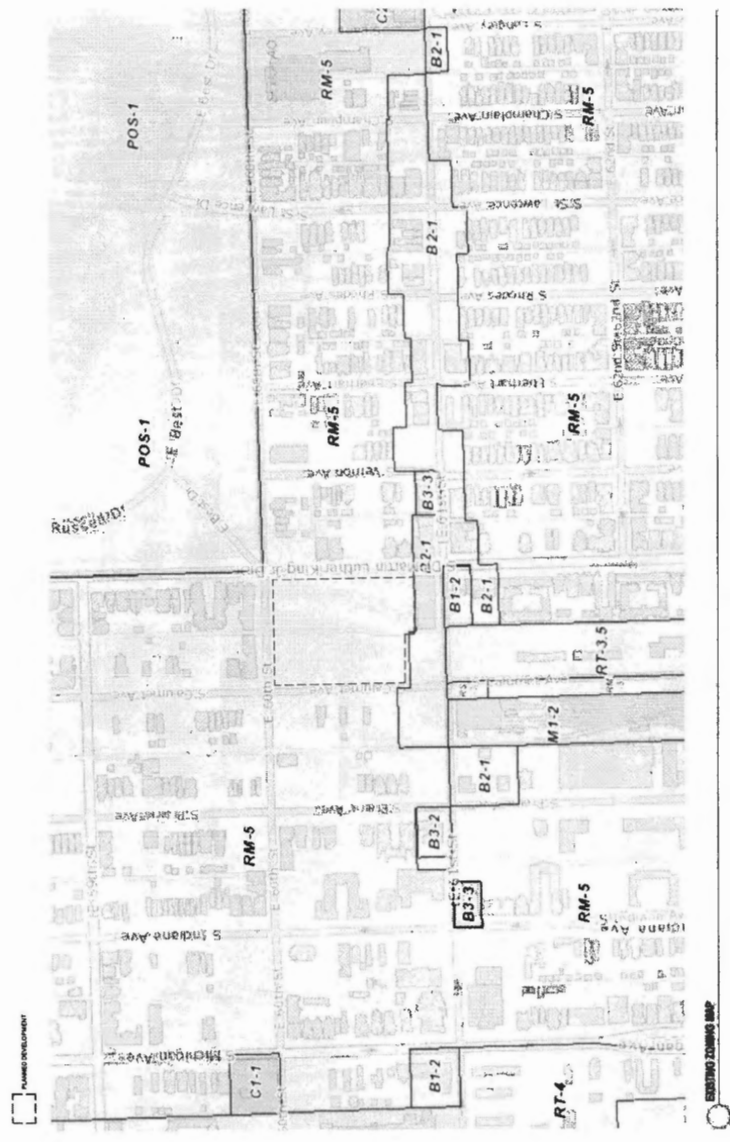
CIVIC PROJECTS
 1500 South Dearborn Ave
 Chicago, Illinois 60607
 (773) 554-4400

Sunshine Gospel Ministries
 2451 East 9th St
 Chicago, Illinois 60640
 (773) 554-4400

Date Revisado: June 12, 2024
 Date Comulgado: August 13, 2024

Revisión	
NO.	FECHA
1	12/12/2023
2	06/12/2024

Scale: 1" = 100'
 EXISTING ZONING MAP
PDO.1



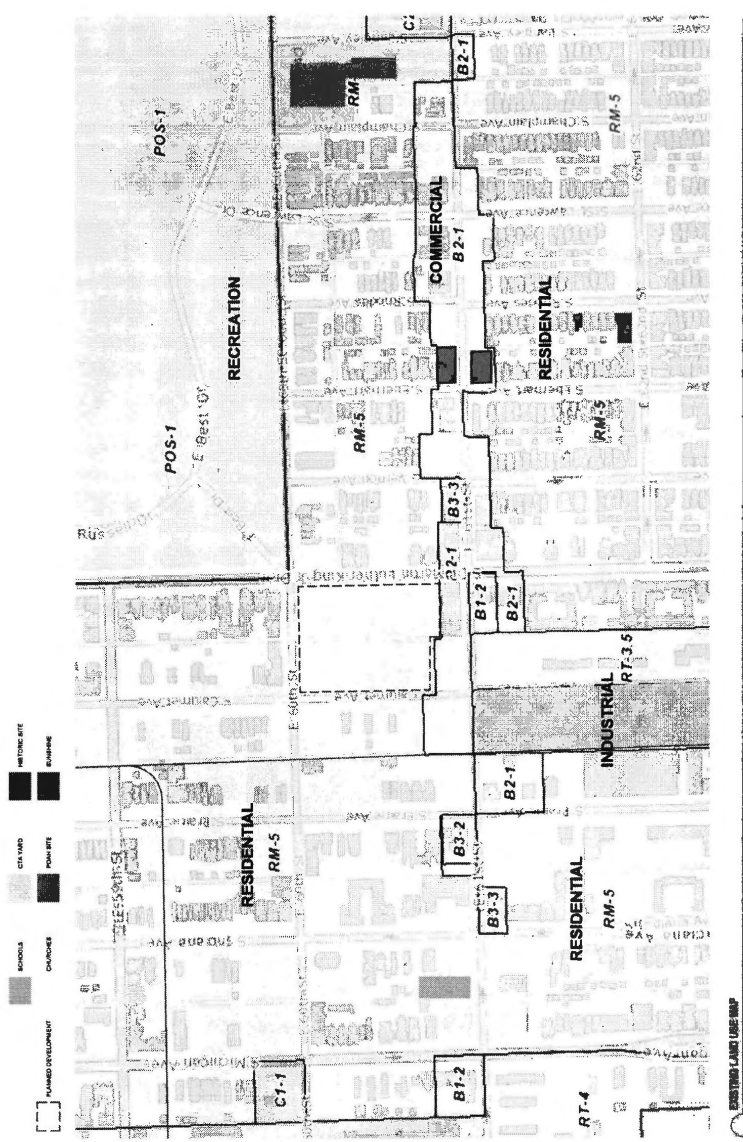
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AGENCY:
CIVIC PROJECTS
 ARCHITECTURE
 1100 South Bluegrass Ave
 Chicago, IL 60607
 312.467.9999

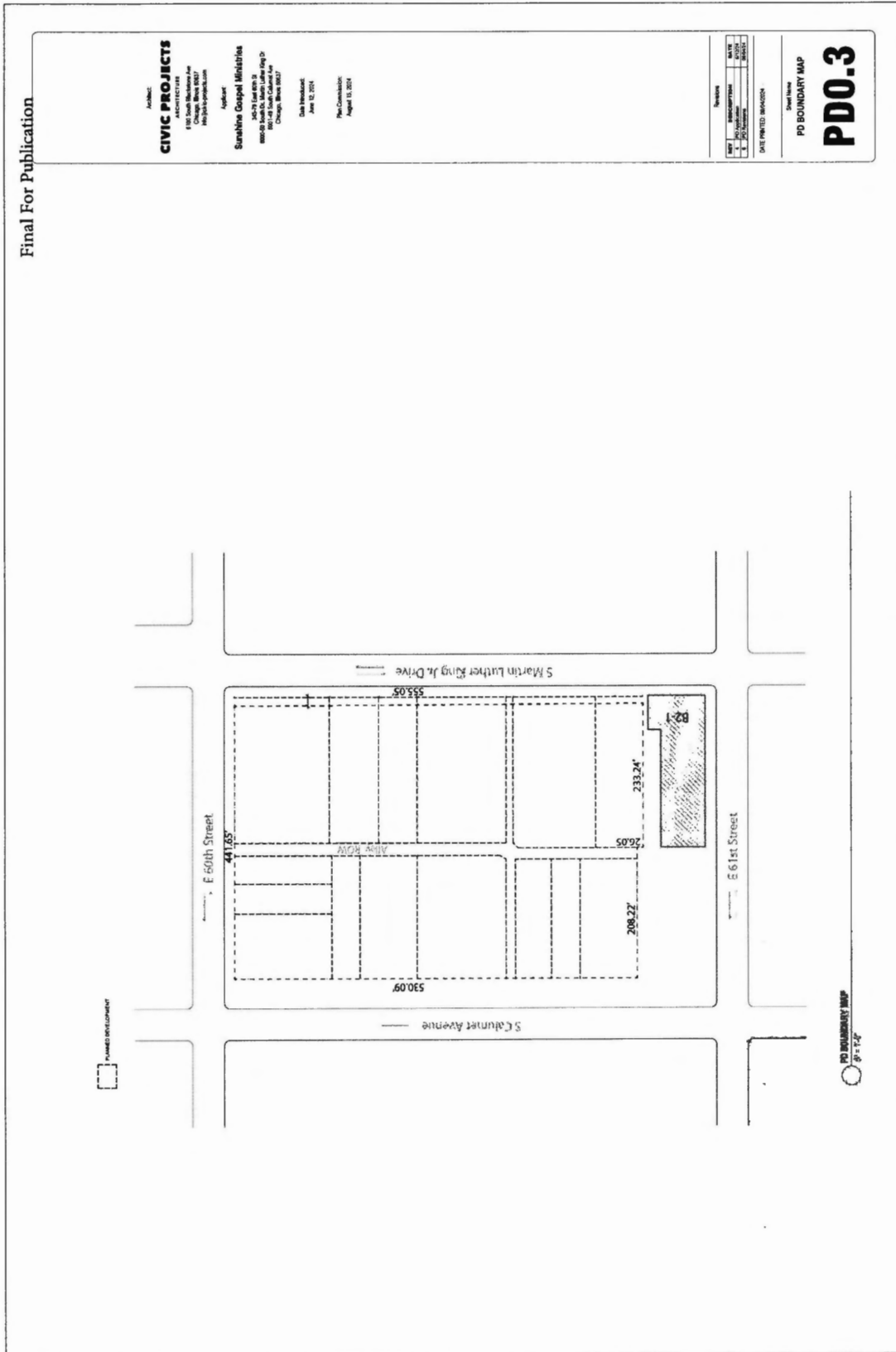
PROJECT:
 Sunshine Gospel Ministries
 34271 East 83rd St
 Chicago, IL 60649
 773.487.8888
 Chicago Block 0027
 City Ordinance
 June 12, 2024
 Public Commission
 August 15, 2024

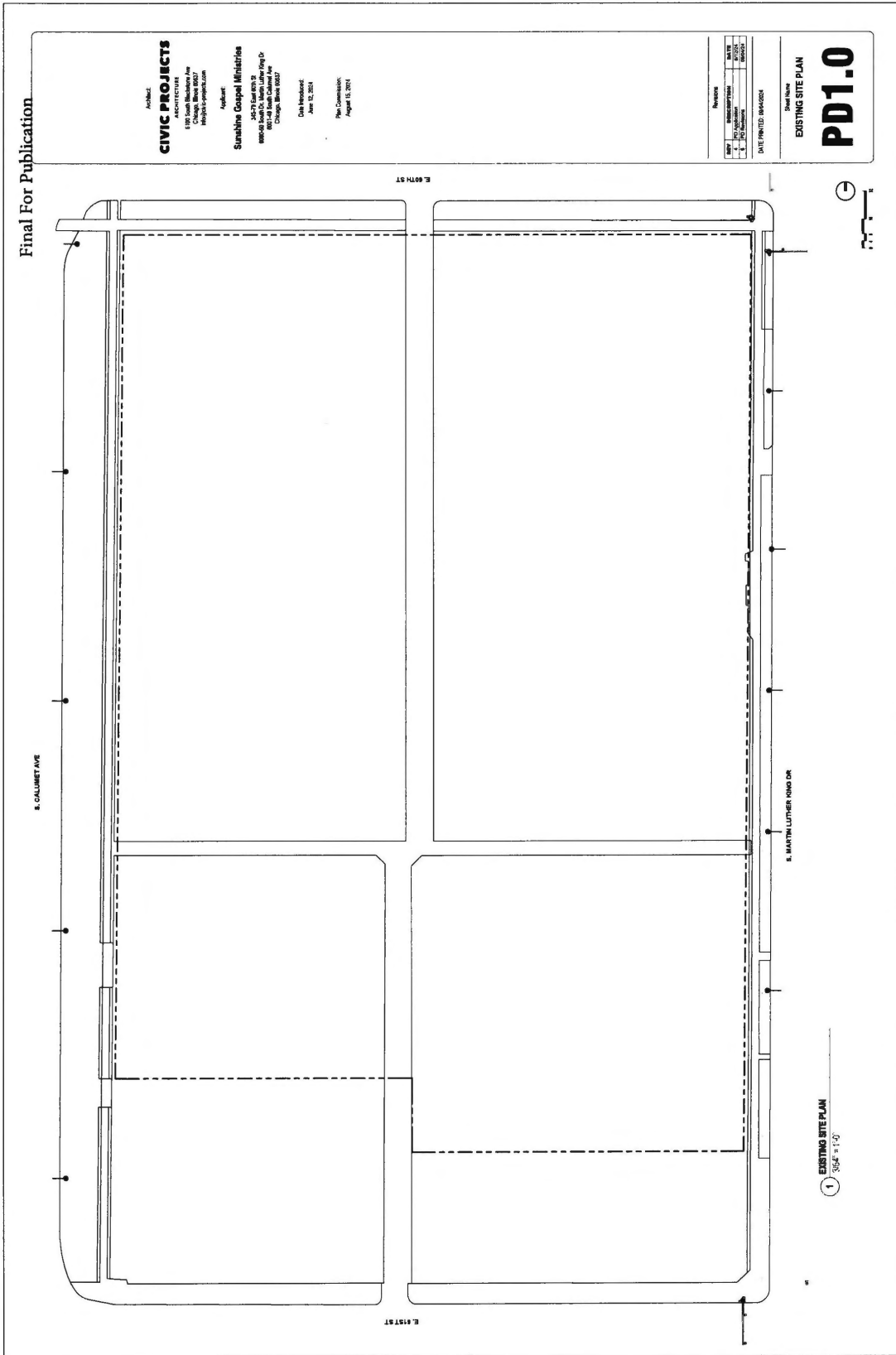
REVISION	
NO.	DATE
1	08/15/2024
2	08/15/2024
3	08/15/2024

DATE PRINTED: 8/20/2024
 SHEET NAME:
LAND USE MAP
PDO.2



EXISTING LAND USE MAP





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CIVIC PROJECTS
 ARCHITECTURE
 1300 South Blue Island Ave
 Chicago, IL 60608
 info@civicprojects.com

Client
Sarahne Gospel Ministries
 34271 East 83rd St
 Chicago, IL 60649
 888-648-8888
 Chicago, Illinois 60627

Architect
 Date: June 12, 2024
 File: Commission
 August 15, 2024

NO.	DATE	DESCRIPTION	BY	CHKD
1	08/15/24	ISSUED FOR PERMIT	MM	MM
2	08/15/24	REVISED	MM	MM

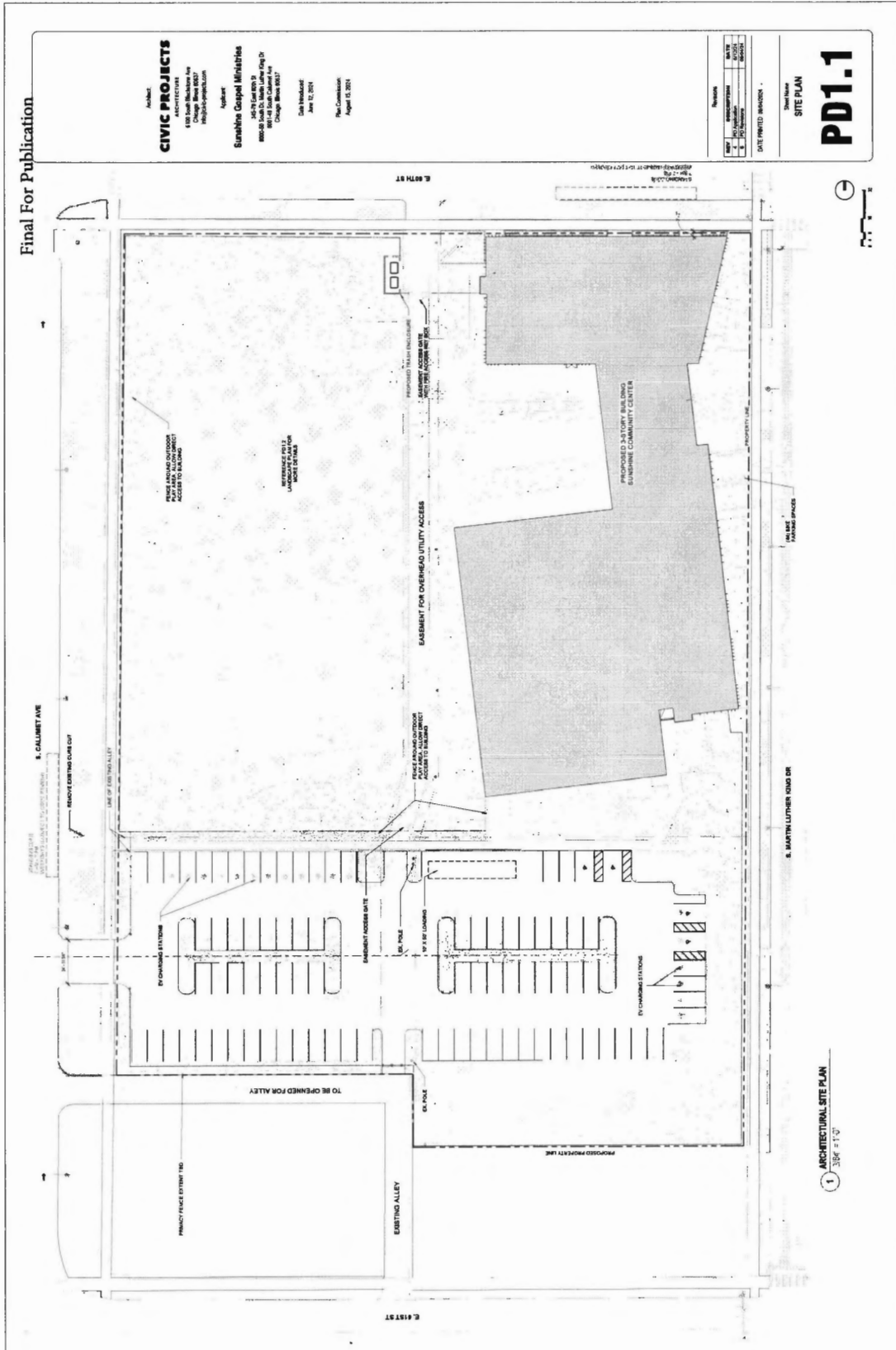
DATE PRINTED: 08/15/2024

Sheet Name

EXISTING SITE PLAN

PD1.0

EXISTING SITE PLAN
1/32" = 1'-0"



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CIVIC PROJECTS
 ARCHITECTURE
 1100 South Main Street
 Chicago, Illinois 60607
 Phone: 312.467.1100
 Fax: 312.467.1101

Client:
 Braithwaite Capital Ministries
 345-75 East 83rd St
 Chicago, Illinois 60619
 Phone: 773.486.1100
 Fax: 773.486.1101
 Chicago, Illinois 60617

Date Issued:
 09/18/2024

Plan Number:
 17095

Project Name:
 PD1.1

NO.	DATE	DESCRIPTION	BY	CHK'D
1	09/18/2024	ISSUED FOR PERMIT	MM	MM
2	09/18/2024	ISSUED FOR PERMIT	MM	MM

DATE PRINTED: 09/18/2024

Sheet Name:
SITE PLAN
PD1.1

1 ARCHITECTURAL SITE PLAN
1/32" = 1'-0"

Final For Publication

CIVIC PROJECTS

Agency: **Sunshine Gospel Ministries**

100 South Madison Ave
Chicago, IL 60607

Architect: **Sunshine Gospel Ministries**

100 South Madison Ave
Chicago, IL 60607

DATE: **June 12, 2024**

PROJECT NUMBER: **PD1.2**

DATE PLOTTED: **9/18/2024**

Scale: **1" = 10'-0"**

North Arrow

Graphic Scale: **1" = 10'-0"**

Graphic Scale: **1" = 10'-0"**

Graphic Scale: **1" = 10'-0"**

STREETSCAPE PLAN LEGEND

KEY	COMPONENT
(Symbol)	SHADE TREE
(Symbol)	ORNAMENTAL TREE
(Symbol)	HYDRANT TREE
(Symbol)	EXISTING TREE TO REMAIN
(Symbol)	SHRUB
(Symbol)	PERENNIALS
(Symbol)	SOIL
(Symbol)	MULCH
(Symbol)	RUBBER MULCH PLANT AREA
(Symbol)	BRICK PAVERS
(Symbol)	4'-FT. DOUBLE METAL FENCE & GATE
(Symbol)	8'-FT. DOUBLE METAL FENCE & GATE
(Symbol)	4'-FT. WOOD FENCE
(Symbol)	MANUSCRIPT EMERGENCY ACCESS DRIVE

SWORN STATEMENT BY OWNER

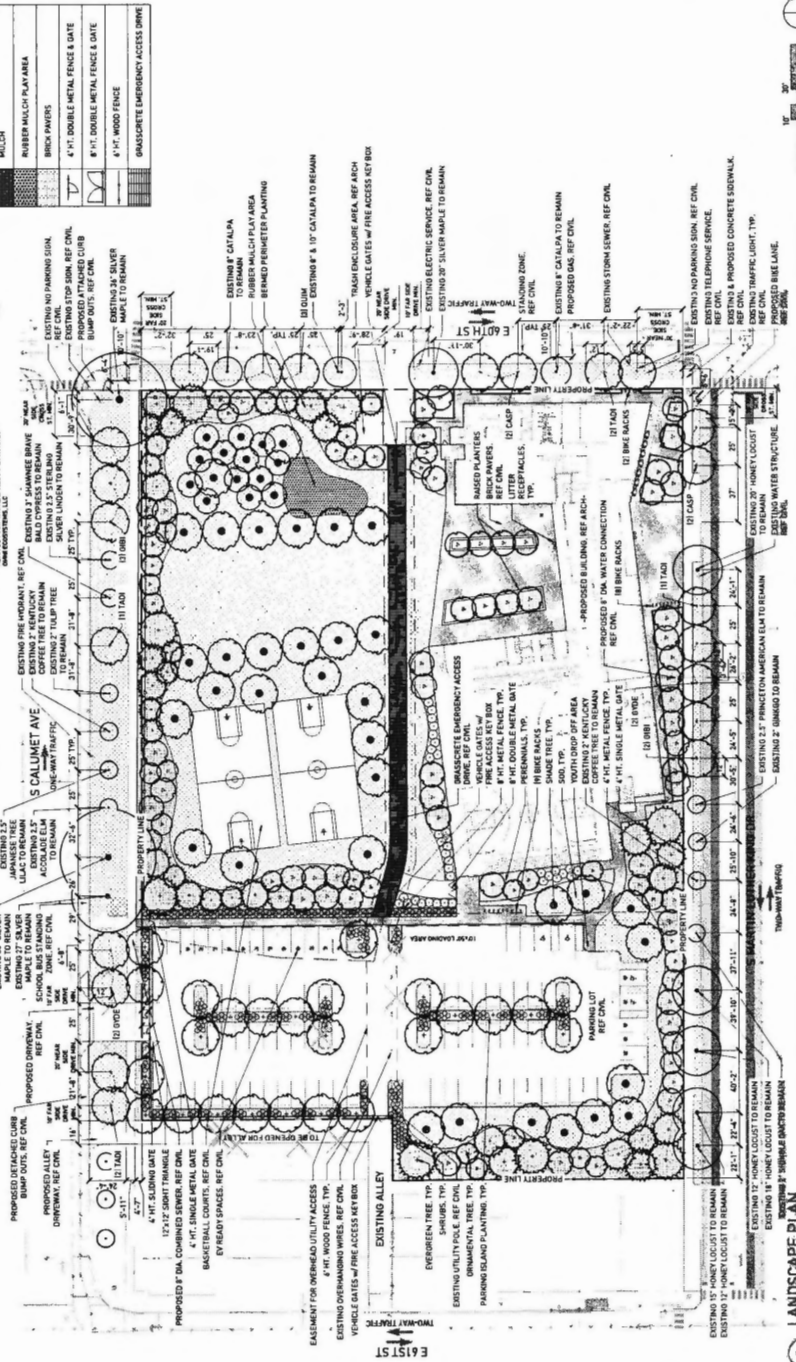
I, the undersigned, declare that the information provided in this plan is true and correct to the best of my knowledge and belief. I am the owner of the property shown on this plan and I am not providing this information for the purpose of obtaining a loan or credit. I understand that this information is being provided to the City of Chicago for its use in the planning and development process. I understand that this information is being provided to the public and that it may be used for other purposes. I understand that this information is being provided to the public and that it may be used for other purposes. I understand that this information is being provided to the public and that it may be used for other purposes.

CHICAGO LANDSCAPE ORDINANCE ANALYSIS

Street Name	Street Front Feet	Proposed Trees	Existing Trees	Proposed	Existing
W. CALUMET AVE	457'	11	9	11	9
E. 60TH ST	500'	11	9	11	9

VEGETATION SCHEDULE

Plant Name	Quantity	Plant Name	Quantity
EMERGENT TREE	1	SHRUB	1
ORNAMENTAL TREE	1	PERENNIAL	1
HYDRANT TREE	1	SOIL	1
SHADE TREE	1	MULCH	1



LANDSCAPE PLAN

PD1.2

Scale: 1" = 10'-0"

North Arrow

Graphic Scale: 1" = 10'-0"

Graphic Scale: 1" = 10'-0"

Graphic Scale: 1" = 10'-0"

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CIVIC PROJECTS

ARCHITECT
1300 South Michigan Ave
Chicago, IL 60605
312.467.1000

Sarahne Gospe Architects

ARCHITECT
342-7th East Ave 2
Chicago, IL 60605
312.467.1000

DATE: 08/15/2024

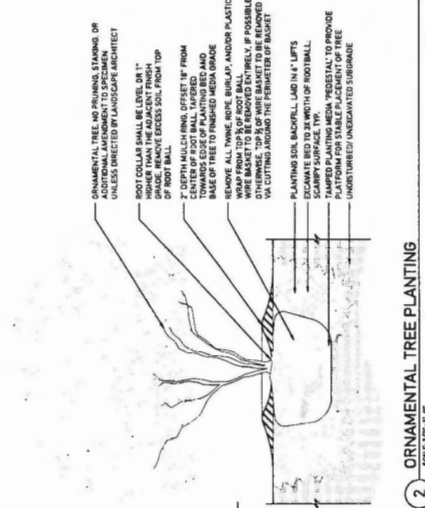
PROJECT: PD1.3

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/15/2024
2	ISSUED FOR PERMITS	08/15/2024
3	ISSUED FOR PERMITS	08/15/2024
4	ISSUED FOR PERMITS	08/15/2024
5	ISSUED FOR PERMITS	08/15/2024

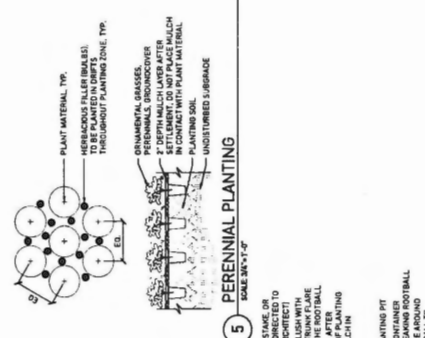
DATE PLOTTED: 08/08/2024

PD1.3

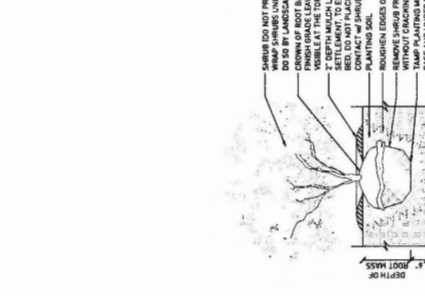
DETAILS



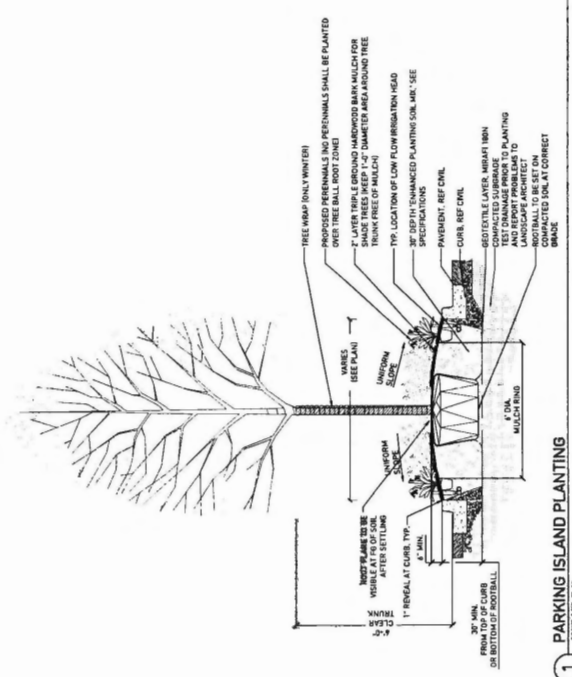
2 ORNAMENTAL TREE PLANTING
SCALE: 1/8"=1'-0"



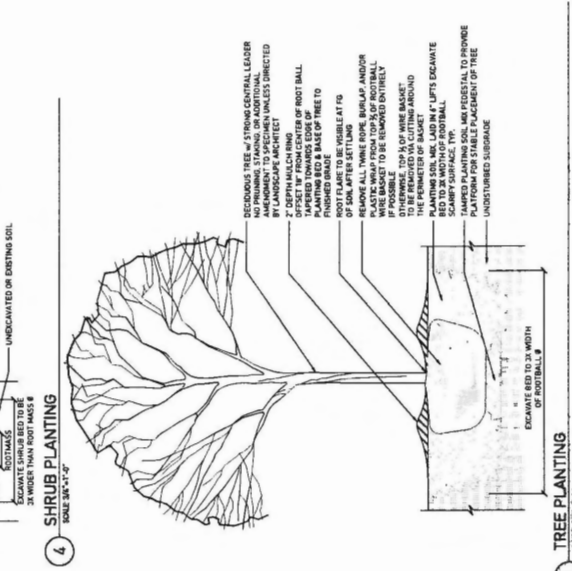
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SCALE: 3/4"=1'-0"



4 SHRUB PLANTING
SCALE: 3/4"=1'-0"



1 PARKING ISLAND PLANTING
SCALE: 1/8"=1'-0"



3 TREE PLANTING
SCALE: 1/8"=1'-0"

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CIVIC PROJECTS
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 1320 South Blackstone Ave
 Chicago, IL 60607
 (773) 553-1300
 www.civicprojects.com

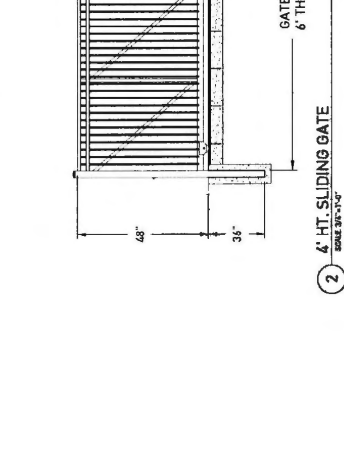
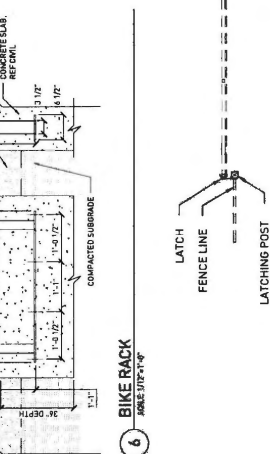
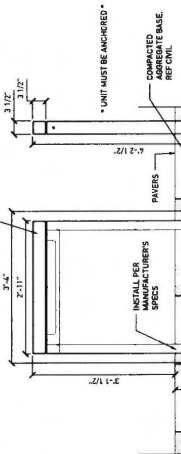
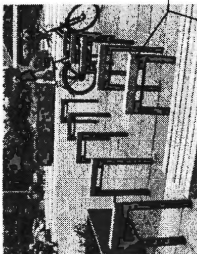
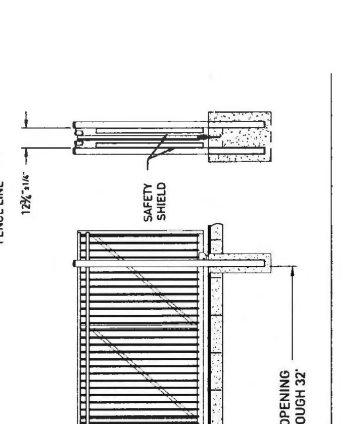
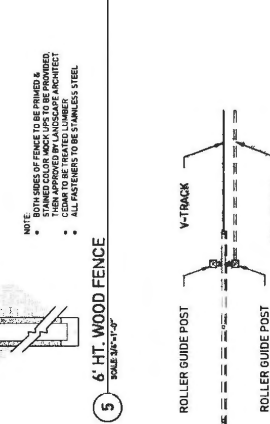
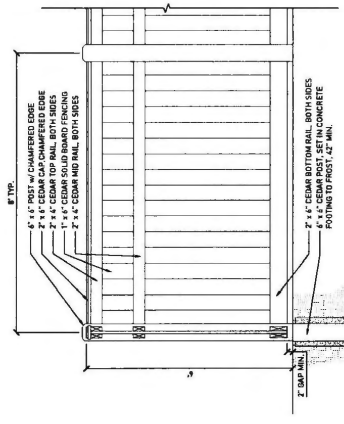
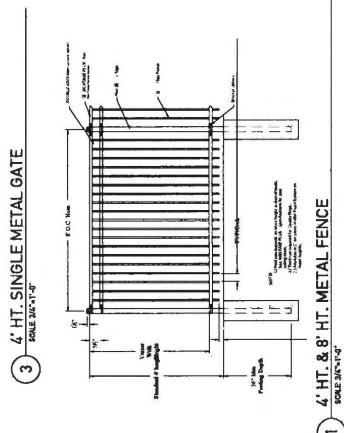
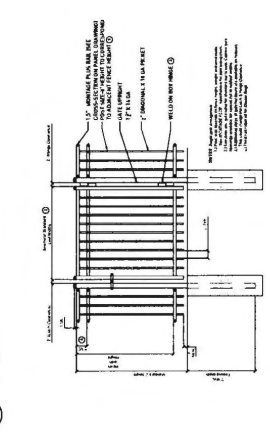
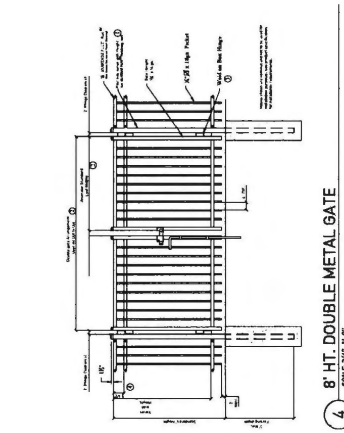
Sunshine Gospel Ministries
 Applicant
 24775 East 87th St
 8800 S. 24th Avenue
 Chicago, Illinois 60617

Date Issued: April 12, 2024
 Date Completed: August 13, 2024

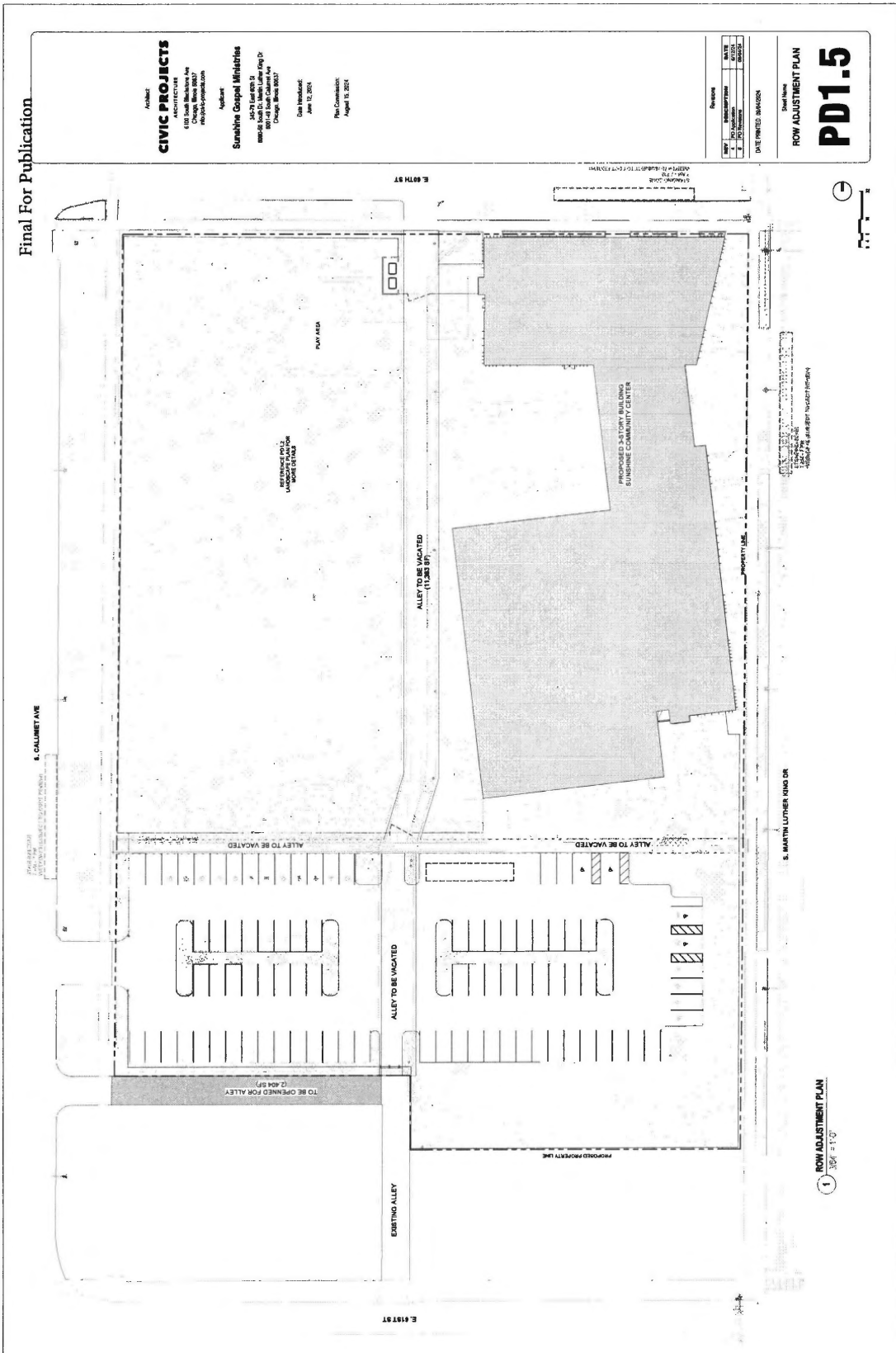
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2	ISSUED FOR PERMIT	04/12/2024
3	ISSUED FOR PERMIT	04/12/2024
4	ISSUED FOR PERMIT	04/12/2024
5	ISSUED FOR PERMIT	04/12/2024
6	ISSUED FOR PERMIT	04/12/2024

DATE PRINTED: 08/09/2024

Sheet Name
PD1.4
 DETAILS



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 www.civicprojects.com

OWNER
Sunshine Gospel Ministries
 34275 East 83rd St
 Suite 100
 1801 W. South Central Ave
 Chicago, Illinois 60657
 Date Issued:
 JUN 12, 2024
 Plan Commission:
 August 19, 2024

NO.	DATE	BY	REVISION
1	08/19/24	MM	ISSUED FOR PERMIT

DATE PRINTED: 8/20/2024
 SHEET NAME:
ROW ADJUSTMENT PLAN
PD1.5

1 ROW ADJUSTMENT PLAN
 3/8" = 1'-0"

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 1300 South Blackstone Ave
 CHICAGO, IL 60607
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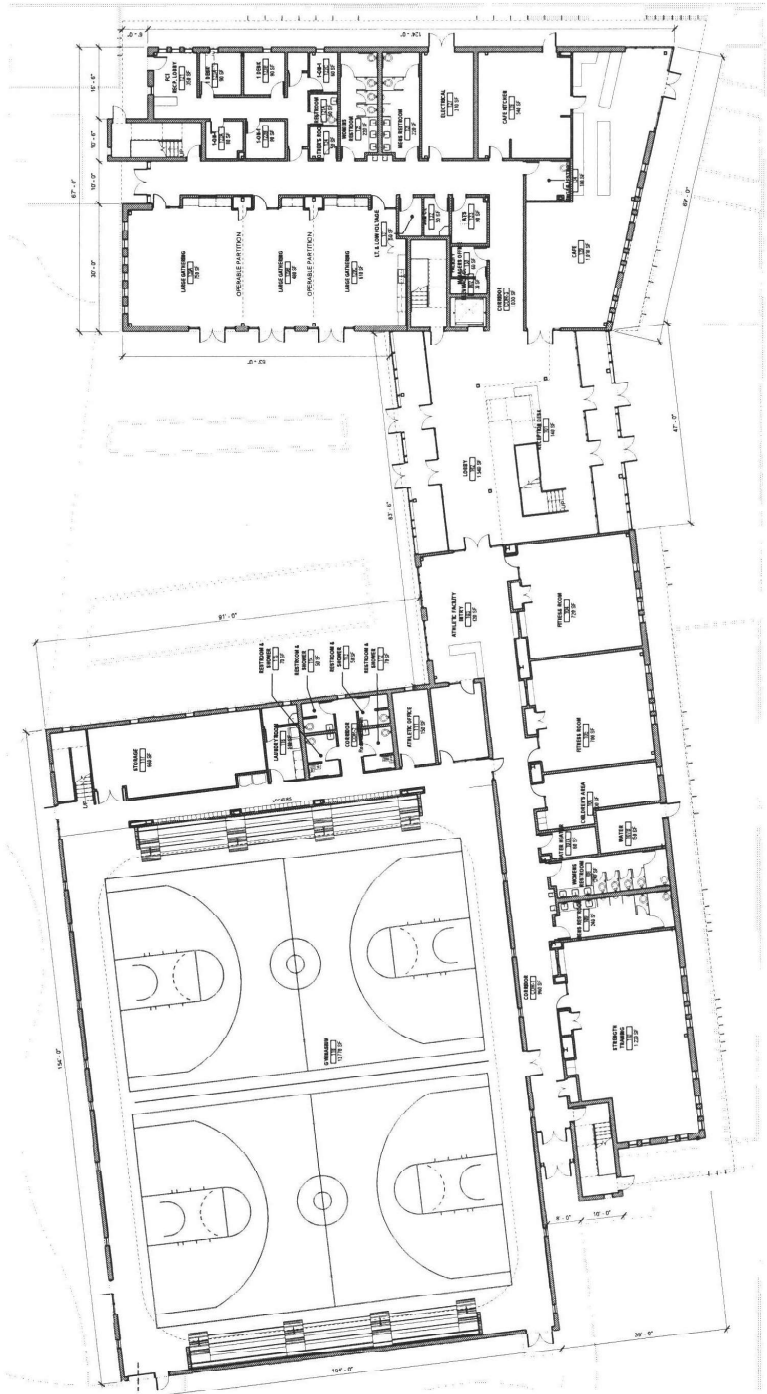
Sunshine Gospel Ministries
 Architect
 14575 East 83rd St
 8000 S. 145th East
 Chicago, Illinois 60637

Date Issued: June 12, 2024
 Plan Commission: August 13, 2024

NO.	REVISION/DESCRIPTION	DATE
1	ISSUED FOR PERMITS	06/12/2024
2	FOR PERMITS	06/12/2024

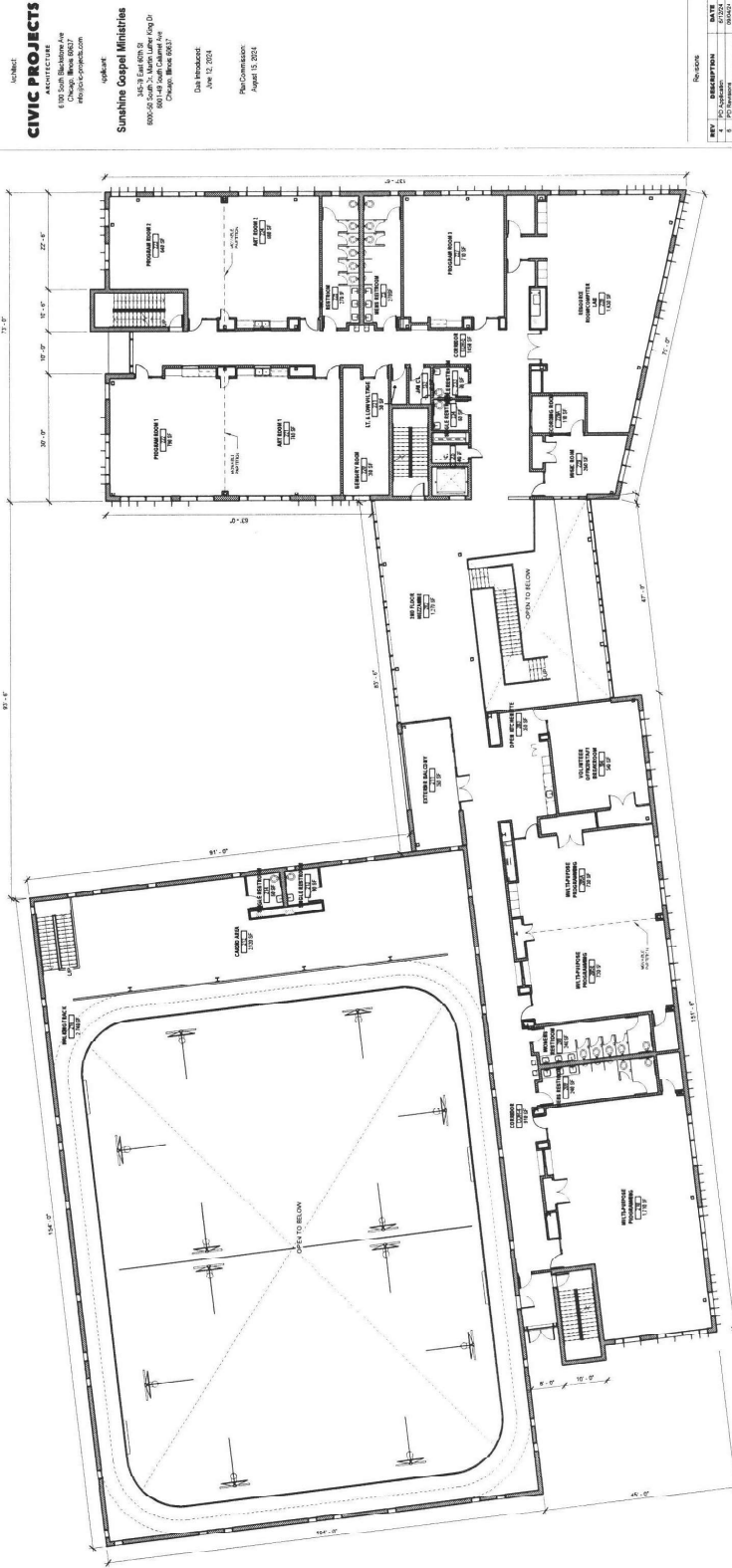
DATE PRINTED: 06/14/2024

Sheet Name
1ST FLOOR PLAN
PD2.0



1 FIRST FLOOR PLAN
 Not To Scale

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CIVIC PROJECTS
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 Chicago, IL 60605
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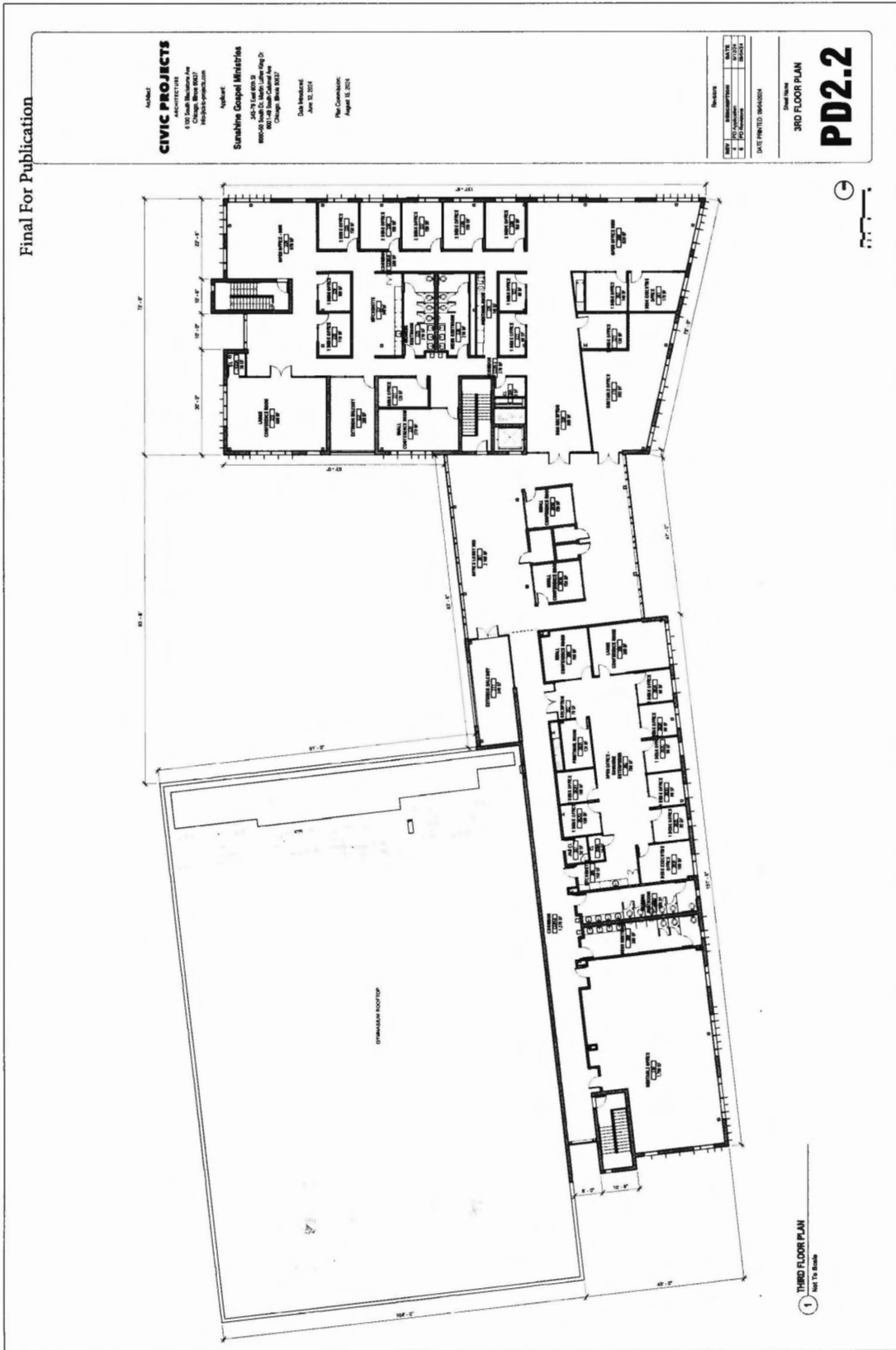
Sunshine Gospel Ministries
 345 N. East 87th St
 Chicago, IL 60617
 800 N. East 87th St
 Chicago, IL 60617

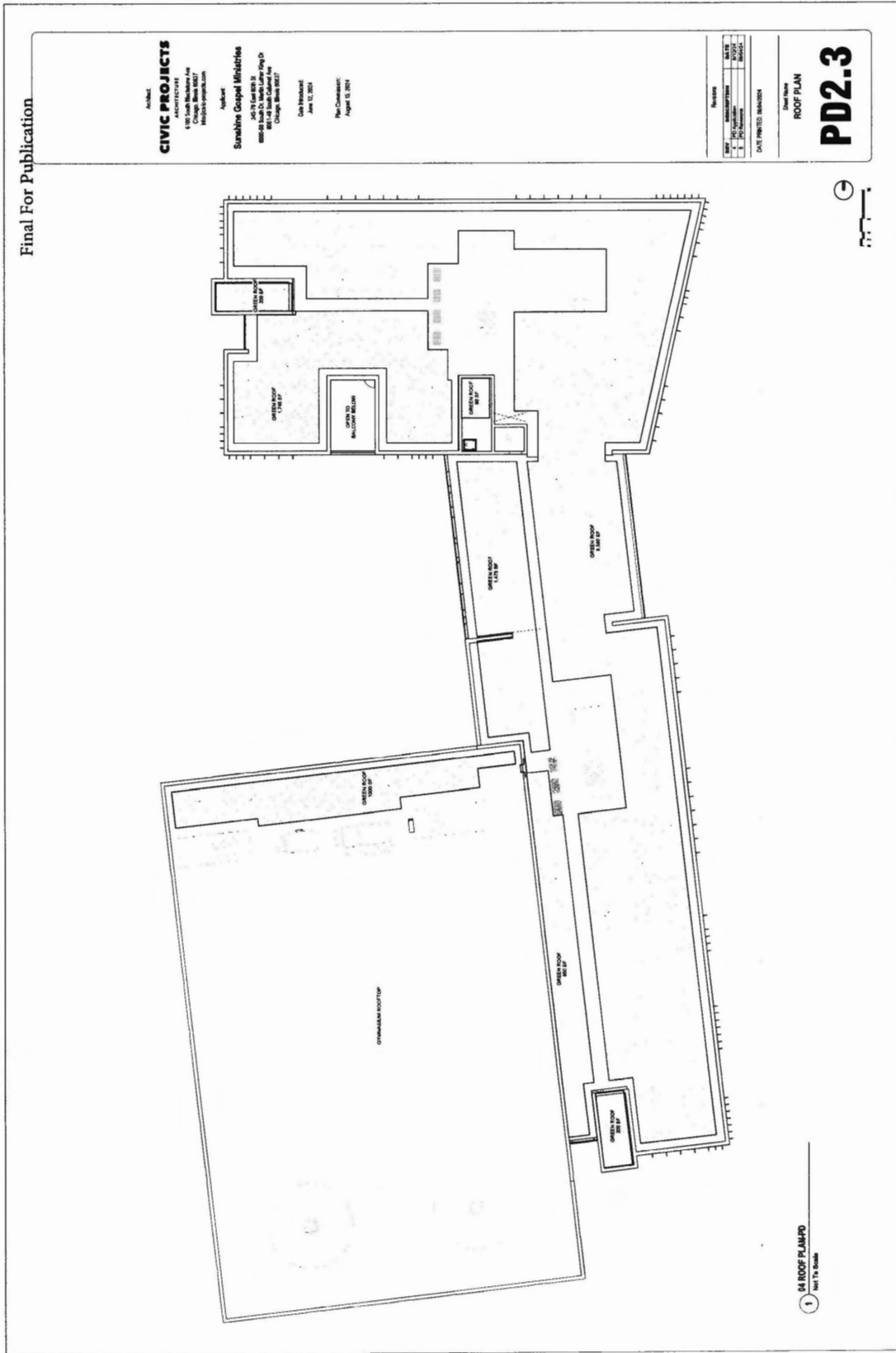
Date Issued: June 12, 2024
 Project Name: Sunshine Gospel Ministries
 Project Location: 800 N. East 87th St, Chicago, IL 60617

NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMITS	06/12/2024
3	ISSUED FOR PERMITS	06/12/2024

Sheet Name:
2ND FLOOR PLAN
PD2.1

1 SECOND FLOOR PLAN
 Not To Scale





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ARCHITECTURE
130 South Madison Ave
Chicago, IL 60606
www.civicprojects.com

Sarahine Gospel Ministries
Project
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Chicago, IL 60630
800 771-8838
sarahinegospel.com

Architect
Date Issued: April 12, 2024
Per Comments: August 13, 2024

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	04/12/2024
2	ISSUED FOR PERMITS	08/13/2024

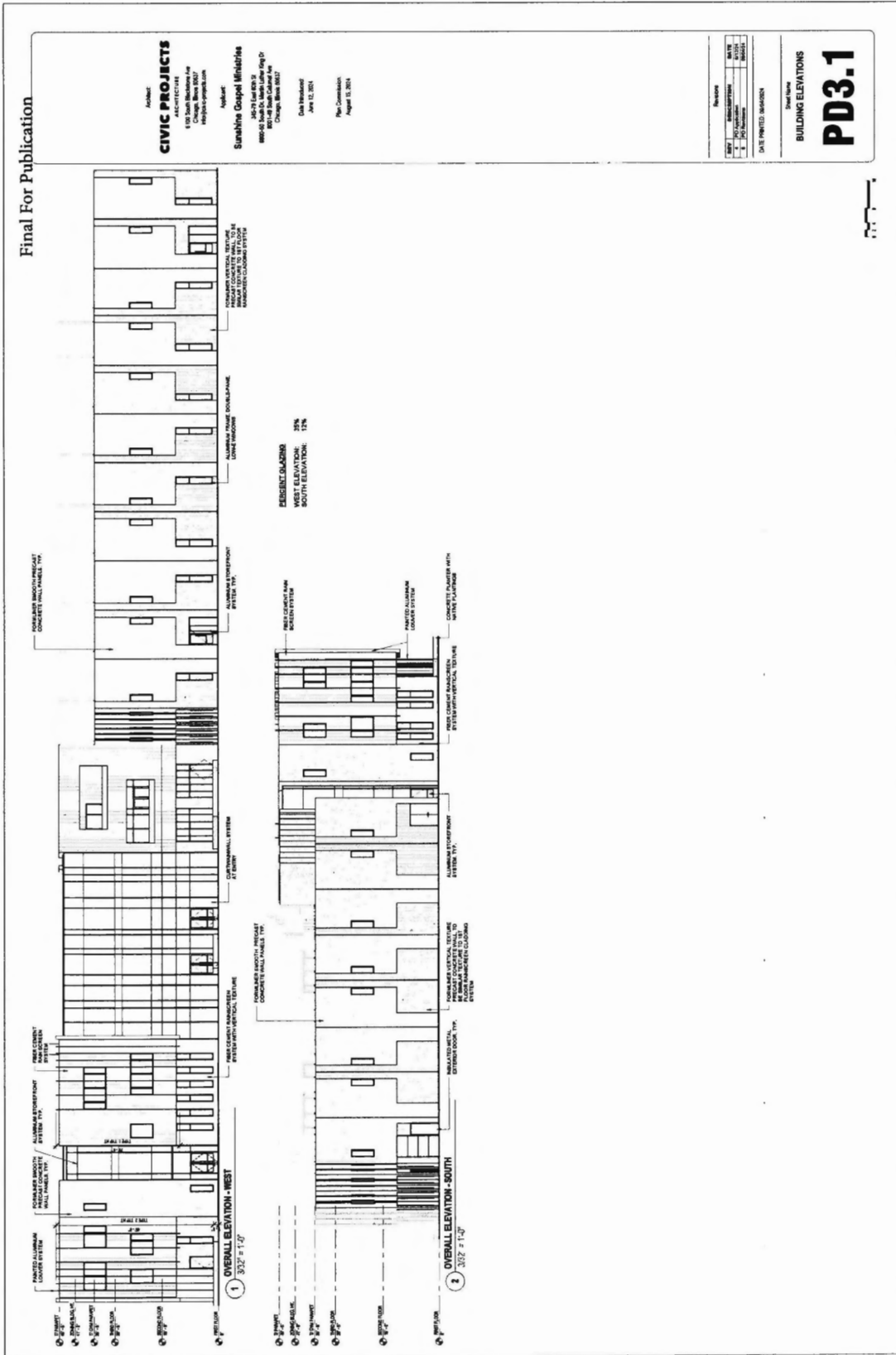
DATE PRINTED: 08/13/2024

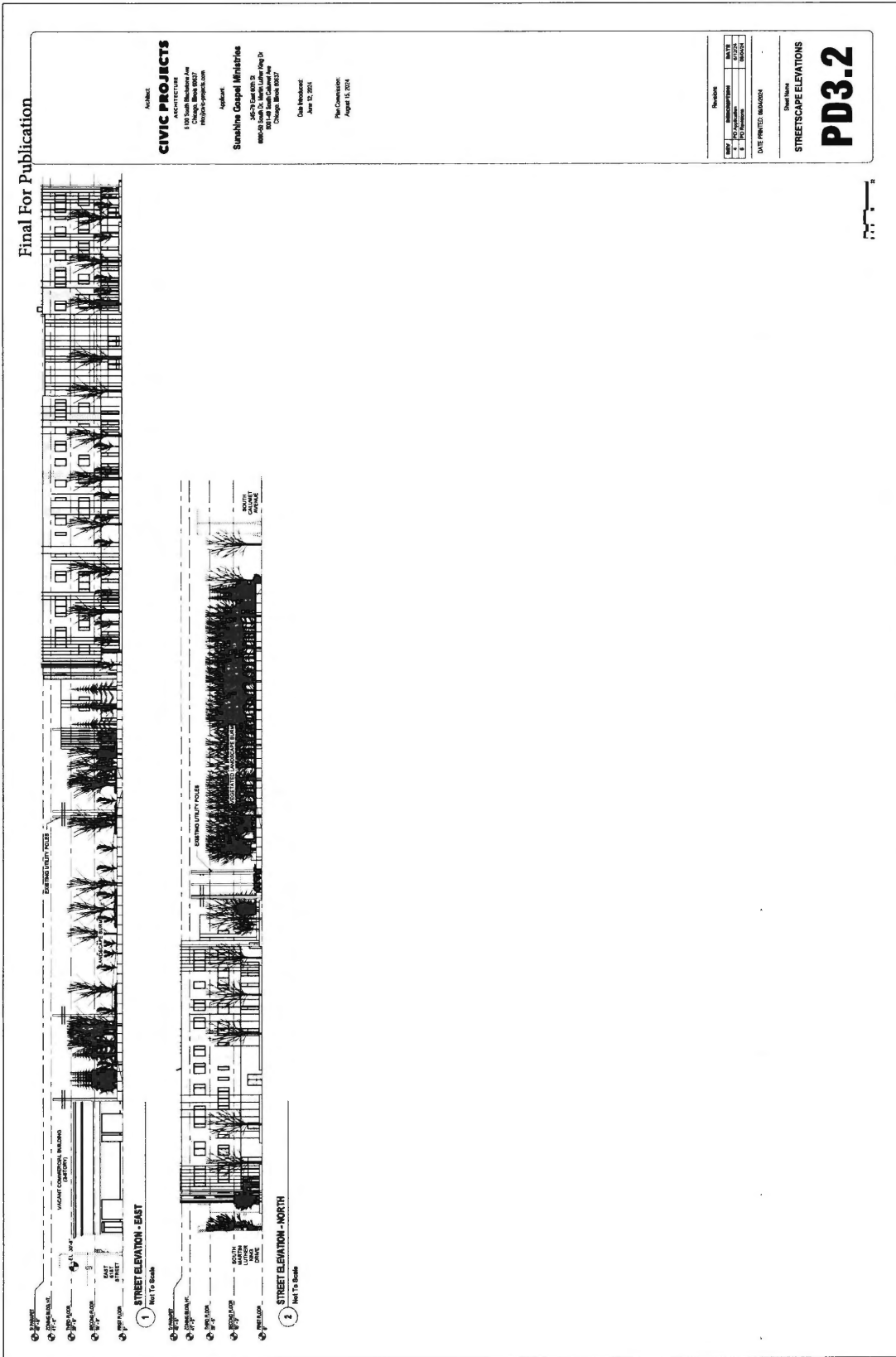
Sheet Name
BUILDING ELEVATIONS
PD3.0

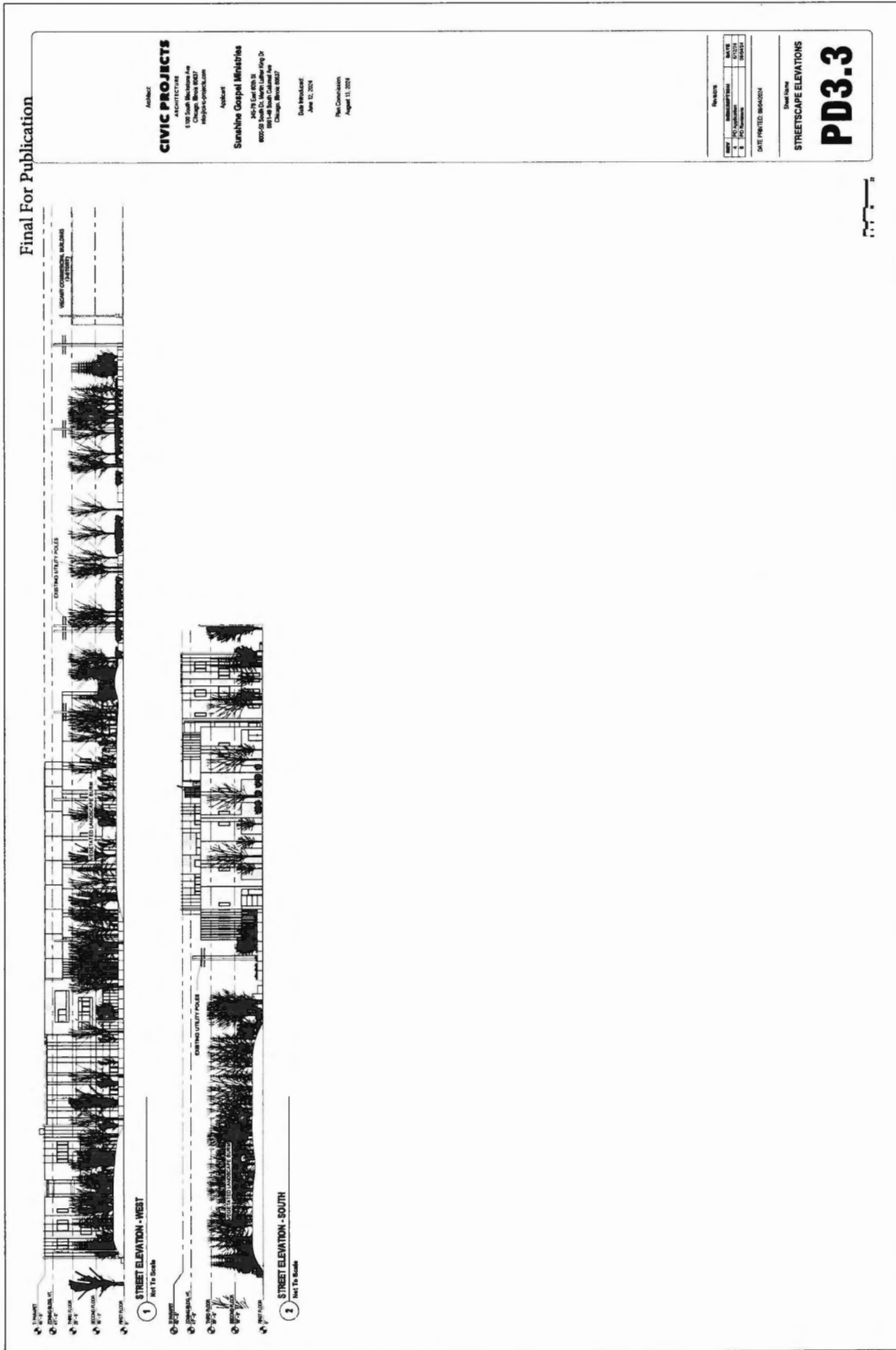
**EAST GLAZING 37%
NORTH ELEVATION 18%**

OVERALL ELEVATION - EAST
① 3'12" x 14'

OVERALL ELEVATION - NORTH
① 3'12" x 14'







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 Chicago, IL 60604
 info@civicprojects.com

ARCHITECT
Sarahna Gospat Mishra
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 sarahna@sgmarch.com

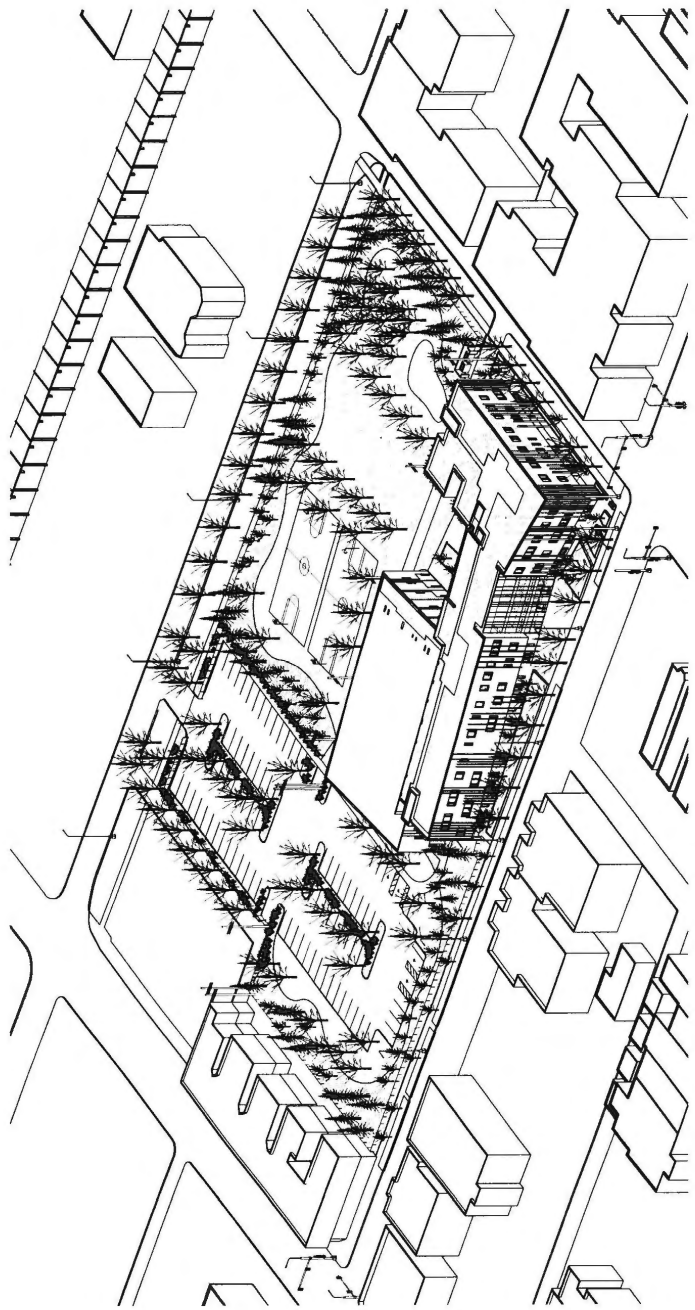
Date Issued
 June 12, 2024

File Commission
 August 15, 2024

NO.	DESCRIPTION	DATE
1	PD Application	06/12/2024
2	PD Revisions	08/15/2024

DATE PRINTED: 08/15/2024

Sheet Name
SITE AXON
PD9.0



1 PD SITE AXON
 1/8" = 1' Scale

Final For Publication

ARCHITECT
CIVIC PROJECTS
 6332 South Michigan Ave
 ARCHITECTURE
 Chicago, IL 60637
 info@civicprojects.com

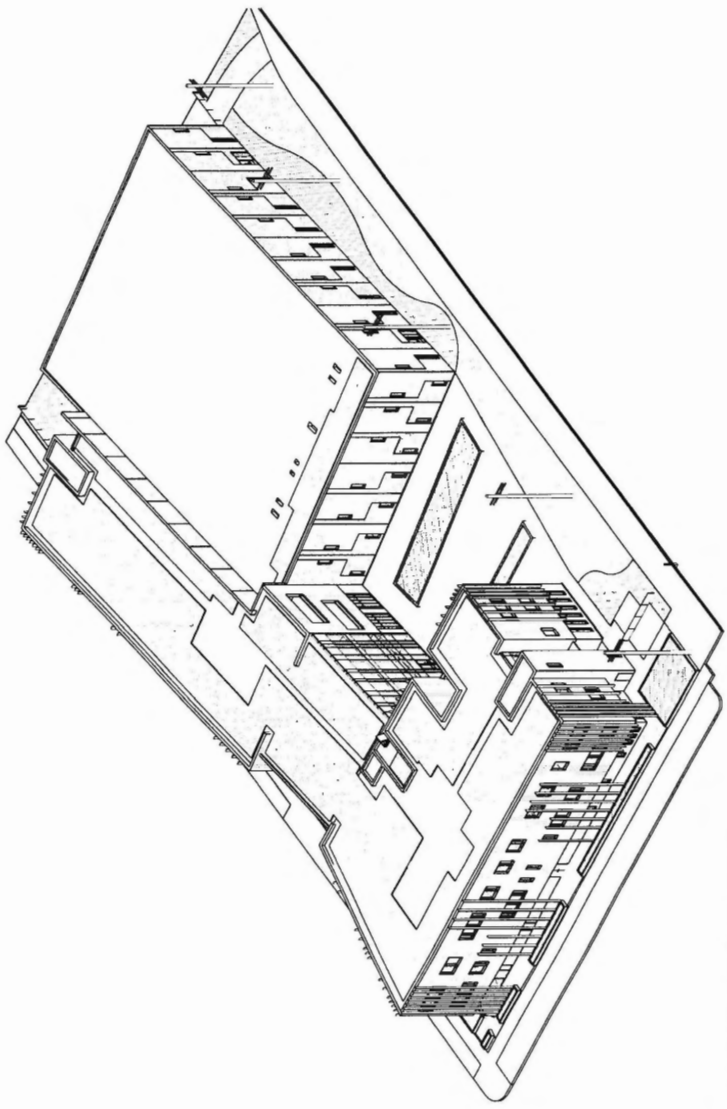
CLIENT
Sunshine Gospel Ministries
 245 W. Lake Street
 8th Floor
 800 W. Dearborn Ave
 Chicago, Illinois 60610

DATE PREPARED
 June 12, 2024
 DATE COMPLETED
 August 13, 2024

REVISIONS	
NO.	DATE
1	08/13/24
2	08/13/24
3	08/13/24

DATE PLOTTED: 08/08/2024
 DATE PLOTTED: 08/08/2024
 DATE PLOTTED: 08/08/2024

Sheet Name
BUILDING AXON ME
PD9.1



SEE PLOT FOR LANDSCAPE PLAN AND OVERALL LANDSCAPE APPROACH

1 PD BUILDING AXON ME
 1/8" = 1' - 0"



Final For Publication

AGENCY
CIVIC PROJECTS
 ARCHITECTURE
 1330 South Blue Island Ave
 Chicago, IL 60608
 info@civicprojects.com

CLIENT
Sunshine Gospel Ministries
 34579 East 49th St
 Suite 100
 8801 East South Columbus Ave
 Chicago, Illinois 60627

DATE PREPARED
 June 12, 2024

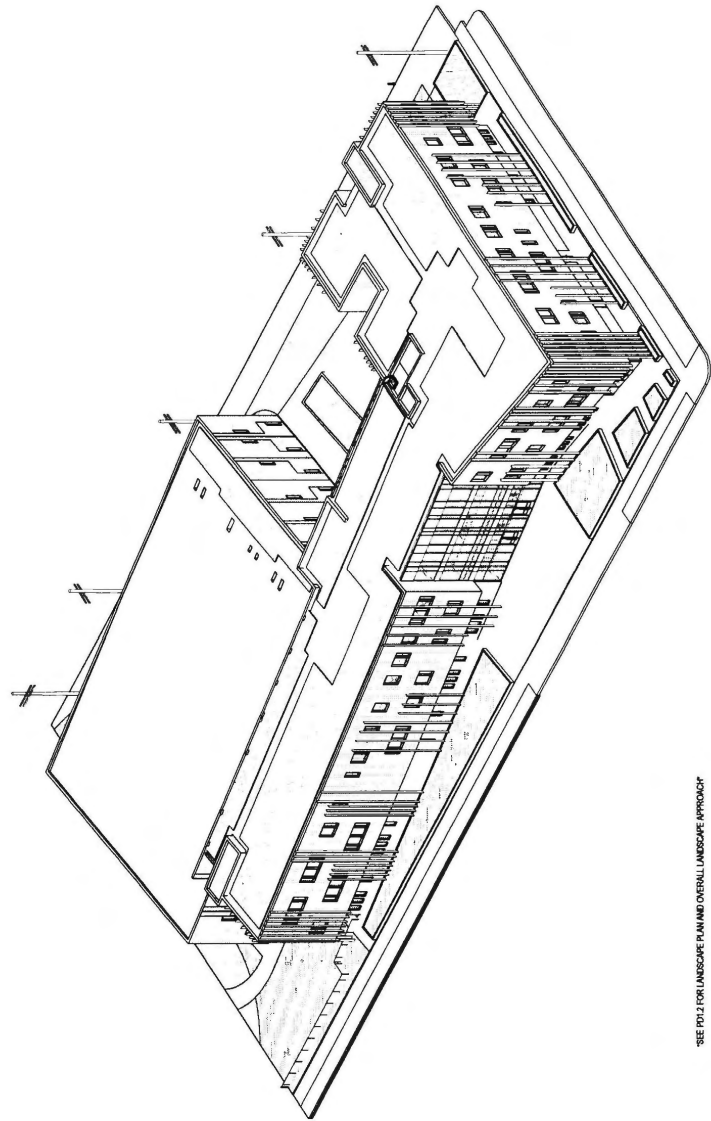
DATE COMMISSIONED
 August 13, 2024

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/13/2024
2	ISSUED FOR PERMITS	08/13/2024

DATE PRINTED: 8/24/2024

SHEET NAME
BUILDING AXON NW

PD9.2



SEE PD1.2 FOR LANDSCAPE PLAN AND OVERALL LANDSCAPE APPROACH

1 PD9.2 BUILDING AXON NW
Not To Scale

Reclassification Of Area Shown On Map No. 14-J.

(Application No. 22514)

(Common Address: 6010 -- 6020 S. Kedzie Ave.)

[O2024-0011136]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-1 Community Shopping District symbols as shown on Map Number 14-J in the area generally bounded by:

a line 96.53 feet south of and parallel to West 60th Street; South Kedzie Avenue; a line 221.53 feet south of and parallel to West 60th Street; and the alley next west of and parallel to South Kedzie Avenue,

to those of a C1-1 Neighborhood Commercial District.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 15-G.

(Application No. 22504)

(Common Address: 6320 N. Broadway.)

[O2024-0010932]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map Number 15-G in an area bounded by:

North Broadway; a line 194 feet north of and parallel to West Rosemont Avenue; the alley next west of and parallel to North Broadway; and a line 219 feet north of and parallel to West Rosemont Avenue,

to those of a C2-1 Motor Vehicle-Related Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 15-L.
(As Amended)
(Application No. 22420T1)
(Common Address: 4801 -- 4837 W. Peterson Ave./5950 N. Caldwell Ave.)
[SO2024-0008912]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-3 Community Shopping District symbols as shown on Map Number 15-L in the area generally bounded by:

West Peterson Avenue; North Cicero Avenue; North Caldwell Avenue (and extended northwest where no street exists); and a line 468.35 feet west of North Cicero Avenue and perpendicular to North Caldwell Avenue,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and due publication.

[Site Plan; Proposed Landscape Plan; Addition Floor Plan; and
Proposed North, South, East and West Building Elevations
attached to this ordinance printed on
pages 17115 through 17121
of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

TYPE 1 ZONING MAP AMENDMENT

Substitute Narrative and Plans

4801-4837 West Peterson Avenue / 5950 North Caldwell Avenue

Klairmont Enterprises, Inc. is the “**Applicant**” for a Type 1 Zoning Map Amendment for the property located at 4801-4837 W. Peterson Avenue / 5950 N. Caldwell Avenue (the “**Property**”) from the B3-3 Community Shopping District to the B3-5 Community Shopping District. The Applicant proposes to: (i) infill the northern and eastern portions of the ground level of the existing six-story commercial building at the property (the “**Existing Building**”) with an approximately 8,208 square foot ground floor building addition; and (ii) construct improvements to (a) the existing surface parking lot at the Property, which upon completion will contain 151 automobile parking spaces and (b) the existing building entrance area, which will contain 5 bicycle parking spaces (the “**Proposed Development**”).

The Property is bound by West Peterson Avenue to the north; North Cicero Avenue to the east; North Caldwell Avenue and Cook County Forest Preserve property to the south; and the I-94 Expressway to the west. The Property contains approximately 71,087.64 square feet of site area is improved with the six-story Existing Building and a surface parking lot which extends beneath the Existing Building. The proposed addition will create new building floor area to accommodate ground floor commercial and retail uses oriented towards Peterson Avenue and Cicero Avenue. As part of the Proposed Development, the Applicant proposes to reconfigure and improve the existing surface parking lot and adjacent areas to provide a total of 151 parking spaces, 5 bicycle parking spaces, and landscaping upgrades. The overall project FAR will be 1.49.

- | | |
|---|--|
| (a) Floor Area and Floor Area Ratio: | |
| i. Lot Area: | 71,087.64 square feet |
| ii. Total building area: | 105,629 square feet |
| iii. FAR: | 1.49 |
| (b) Density (Lot Area Per Dwelling Unit): | Not applicable (no dwelling units) |
| (c) Amount of parking: | 151 vehicular parking spaces
5 bicycle parking spaces |
| (d) Setbacks: | |
| i. Front setback: | 0 feet |
| ii. Side setback (east): | 0 feet |
| iii. Side setback (west): | 134.9 feet |
| iv. Rear setback: | 34.9 feet |
| (e) Building height: | 81 feet 1 inch (existing) |
| (f) Off-street Loading: | 0 spaces (no loading is required) |

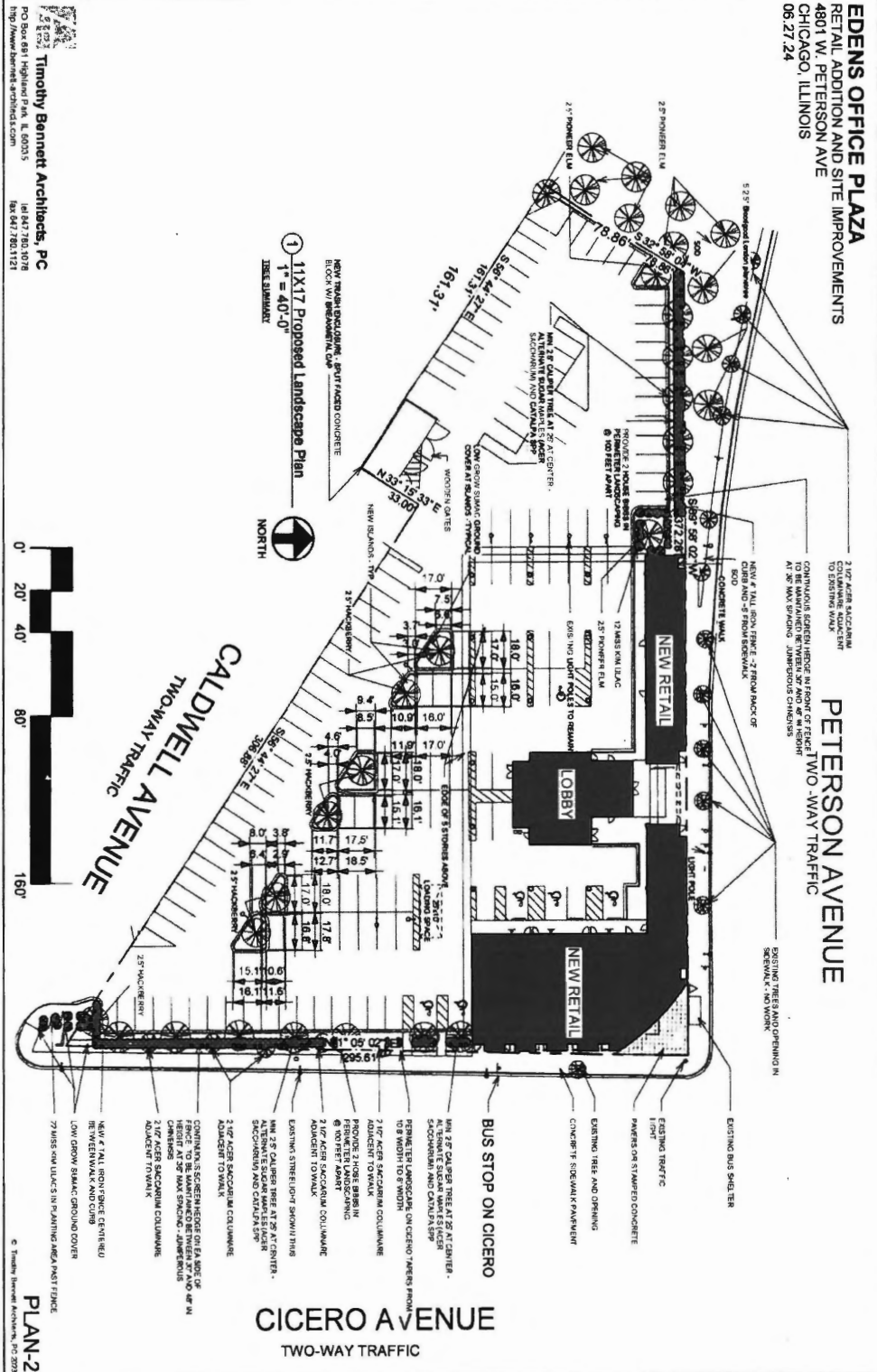
**Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, as part of this Type 1 Zoning Map Amendment, the Applicant seeks administrative adjustments from the Chicago Landscape Ordinance (which are collectively treated as variations per Section 17-13-1002) to: (1) reduce the required number of parkway trees from 37 to 12; (2) eliminate the perimeter landscaping requirement along North Caldwell Avenue; (3) eliminate the ornamental fencing requirement along North Caldwell Avenue; (4) reduce the required perimeter screening along North Cicero Avenue from 7'0" to 5'5"; (5) reduce the required interior landscaping from 4,075 square feet to 1,769 square feet; (6) reduce the required number of interior trees from 32 to 8; (7) reduce interior landscaped islands with trees for every fifteen parking stalls; and (8) waive the minimum area, minimum dimension, and tree requirements for interior landscaped islands. Additional and alternative landscape treatment is proposed and approved as indicated in the Landscape Plan incorporated herein.*

Final for Publication

EDENS OFFICE PLAZA
RETAIL ADDITION AND SITE IMPROVEMENTS
4801 W. PETERSON AVE
CHICAGO, ILLINOIS
06.27.24

PETERSON AVENUE
TWO-WAY TRAFFIC

CICERO AVENUE
TWO-WAY TRAFFIC



Timothy Bennett Architects, PC
 P.O. Box 681 Highland Park, IL 60035
 (630) 471-7801
 http://www.tbennett-architects.com

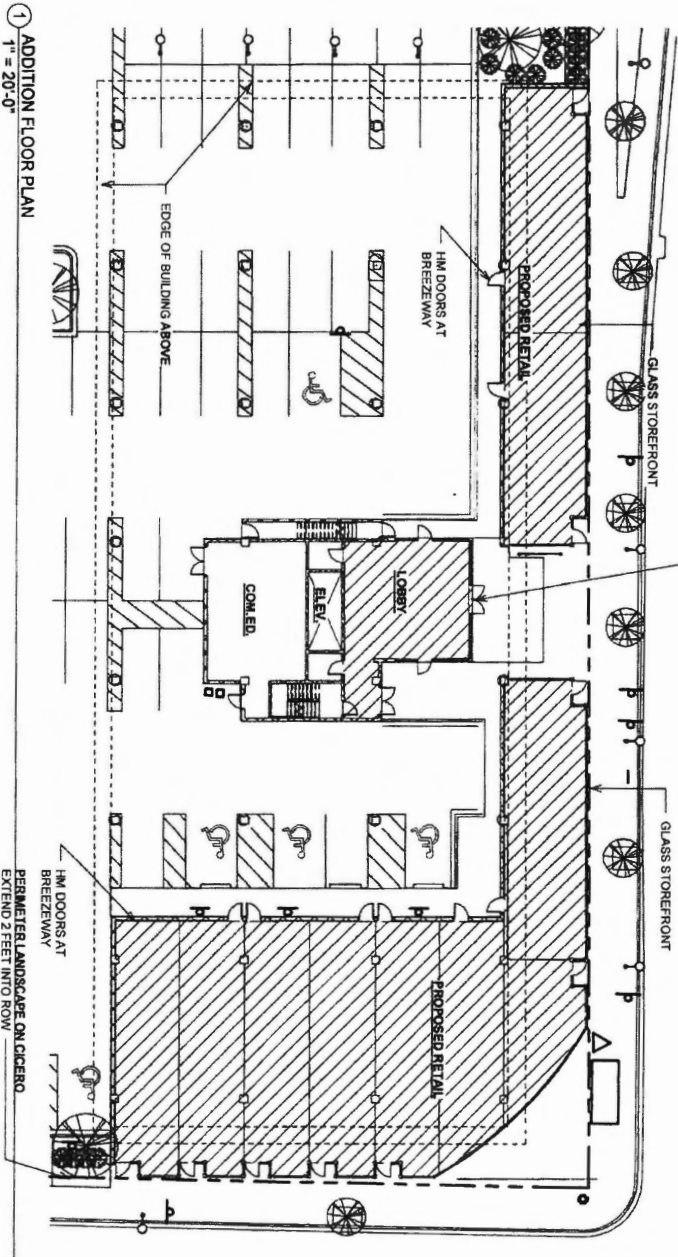
11X17 Proposed Landscape Plan
 1" = 40'-0"
 TBS: SJM/AMT

PLAN-2
 © Timothy Bennett Architects, PC 2023

Final for Publication

EDENS OFFICE PLAZA
RETAIL ADDITION AND SITE IMPROVEMENTS
4801 W. PETERSON AVE
CHICAGO, ILLINOIS
06.27.24

NEW DOOR AT NEW
HALL OF EXISTING
LOBBY



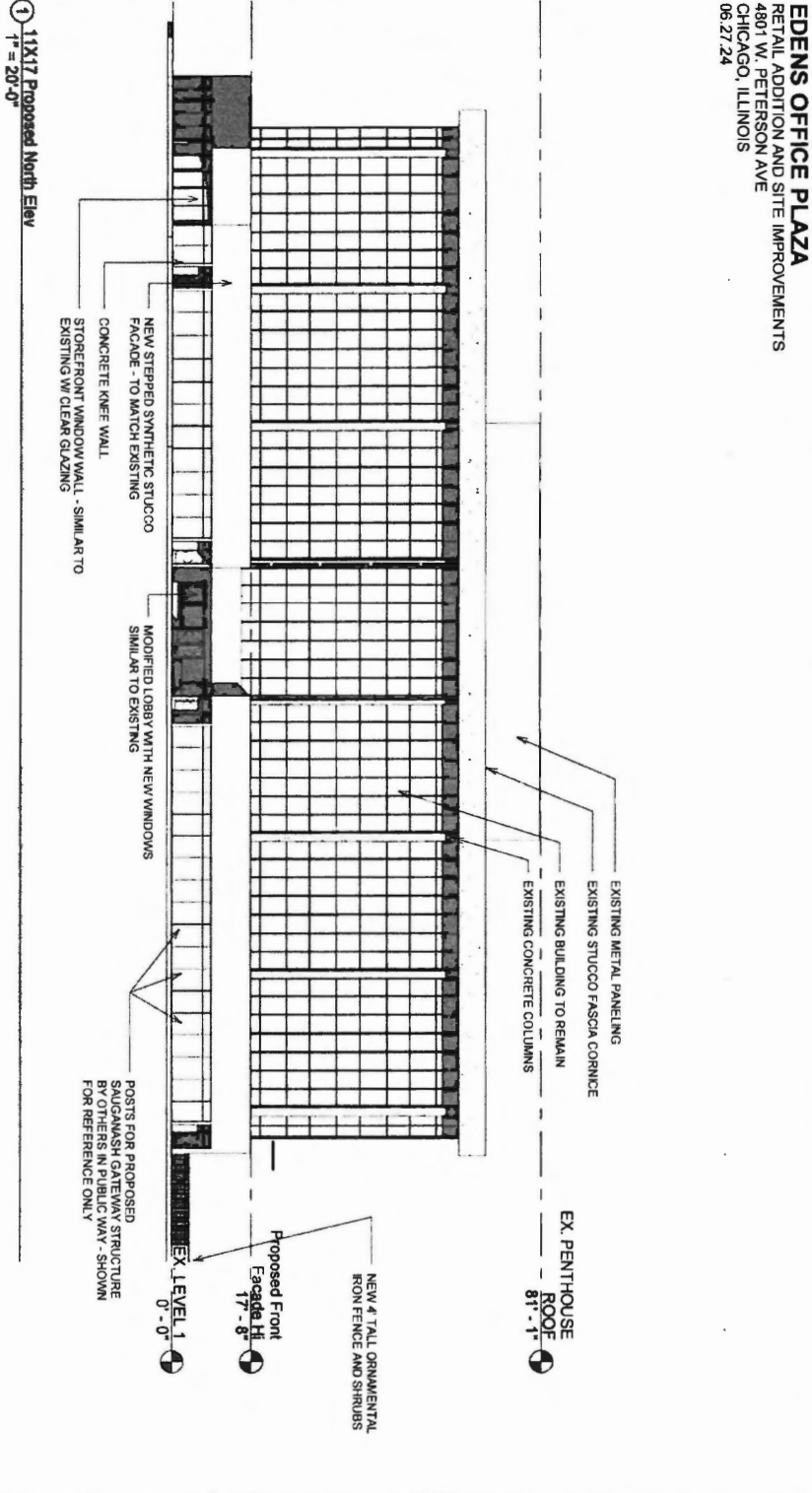
1 ADDITION FLOOR PLAN
1" = 20'-0"

Timothy Bennett Architects, PC
PO Box 491 Highland Park, IL 60035
http://www.timothy-bennett-architects.com
Tel 847 780 1078 Fax 847 780 1121

PLAN-3
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EDENS OFFICE PLAZA
RETAIL ADDITION AND SITE IMPROVEMENTS
4801 W. PETERSON AVE
CHICAGO, ILLINOIS
06.27.24



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PO Box 691 Highland Park, IL 60035
RBP/WWW.TIMOTHYBENNETTARCHITECTS.COM
PH 847.730.1078
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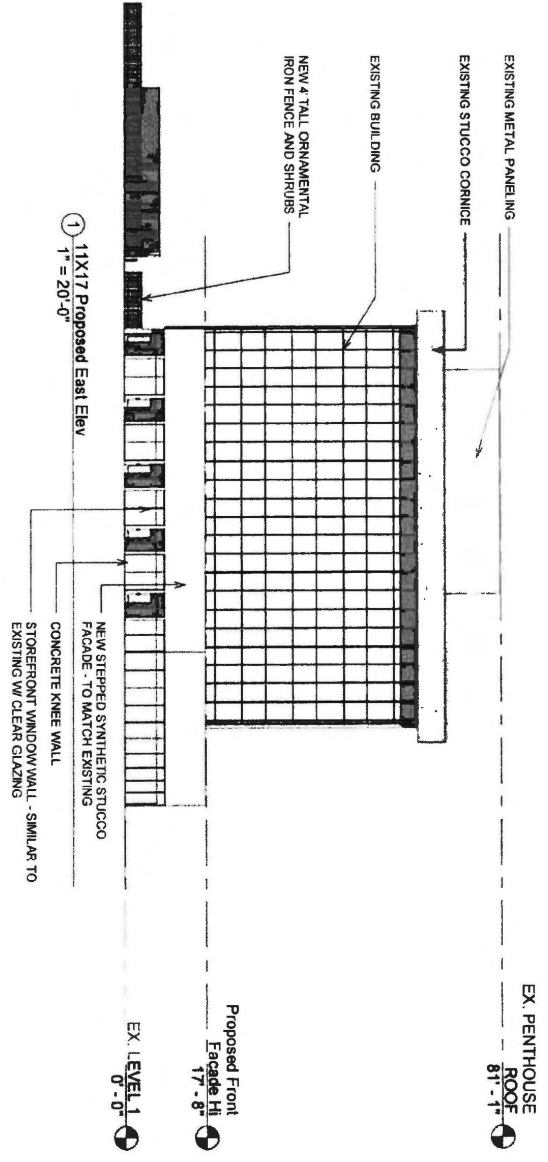


ELEV-1

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EDENS OFFICE PLAZA
RETAIL ADDITION AND SITE IMPROVEMENTS
4801 W. PETERSON AVE
CHICAGO, ILLINOIS
06.27.24

Timothy Bennett Architects, PC
P.O. Box 691 Highland Park, IL 60035
http://www.timothybennettarchitects.com
Tel 847.760.1078
Fax 847.760.1121

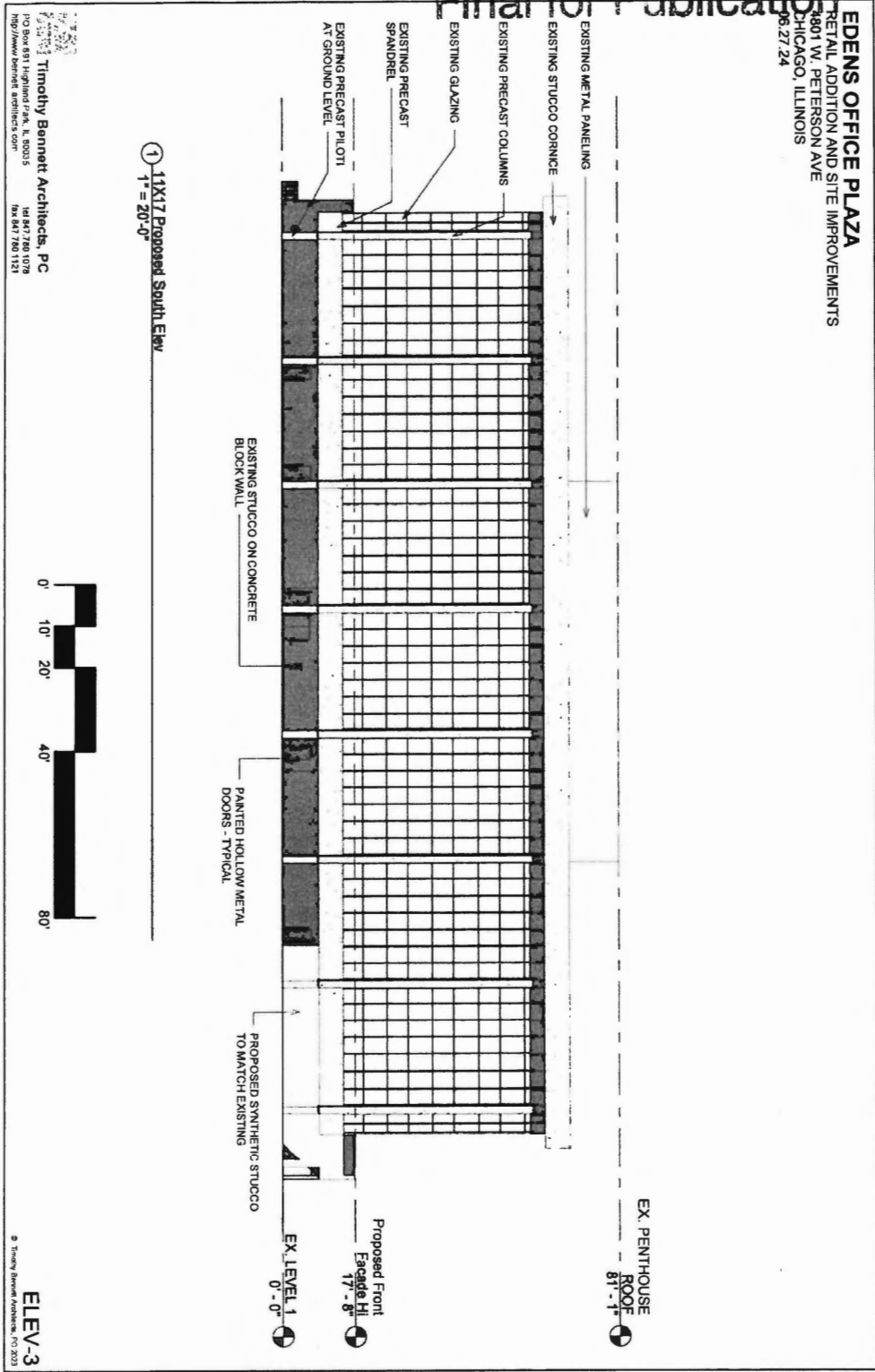


ELEV-2

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EDENS OFFICE PLAZA
RETAIL ADDITION AND SITE IMPROVEMENTS
1801 W. PETERSON AVE
CHICAGO, ILLINOIS
06.27.24



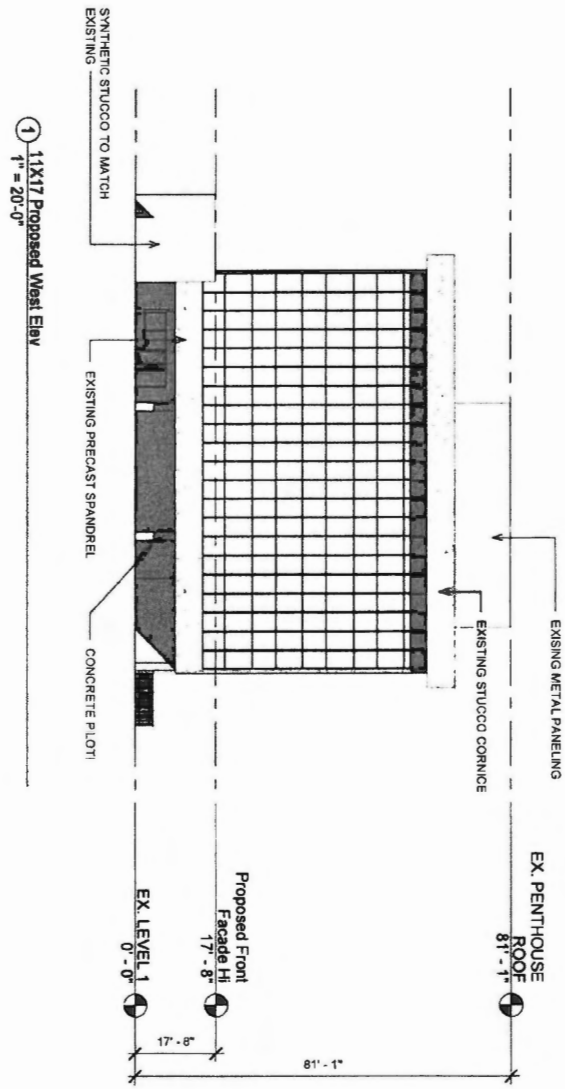
Timothy Bennett Architects, PC
1120 South Dearborn Street, Suite 1075
Chicago, IL 60605
Tel: 312.786.1122
www.timothybennett.com

ELEV-3
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EDENS OFFICE PLAZA
RETAIL ADDITION AND SITE IMPROVEMENTS
4801 W. PETERSON AVE
CHICAGO, ILLINOIS
09/27/24

Timothy Bennett Architects, PC
P.O. Box 691 Highland Park, IL 60025
161 847 780 1078
134 847 780 1121
tba@tbaarchitects.com



ELEV-4

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Reclassification Of Area Shown On Map No. 17-G.
(Application No. 22509T1)
(Common Address: 6411 N. Newgard Ave.)

[O2024-0010948]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit District symbols as shown on Map Number 17-G in the area bounded by:

North Newgard Avenue; a line 100 feet north of West Devon Avenue; the alley next east of and parallel to North Newgard Avenue; and a line 125 feet north of West Devon Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; Basement, First, Second and Third Floor Plans; North, South, East and West Building Elevations attached to this ordinance printed on pages 17124 through 17132 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

NARRATIVE AND PLANS FOR THE PROPOSED ZONING MAP AMENDMENT 6411 NORTH NEWGARD AVENUE

Proposed Zoning: B2-3 Neighborhood Mixed-Use District. The Application is for a Type 1 Map Amendment with Administrative Adjustment pursuant to Section 17-13-0303-D in order that the Applicant may construct a four (4) dwelling unit building with lower level. Three (3) garage parking spaces are planned, subject to an Administrative Adjustment under Section 17-13-1003-EE.

The footprint of the building shall approximately be 21.00 feet by 77.00 feet in size. The building height shall be 39 feet, as defined by City Code.

- A. **LOT AREA:** 3,076.2 SQUARE FEET
- B. **FLOOR AREA RATIO:** 1.6
- C. **BUILDING AREA:** 4,848 SQUARE FEET
- D. **DENSITY per DWELLING UNIT:** 769 SQUARE FEET.
- E. **OFF-STREET PARKING:** THERE WILL BE THREE OFF-STREET, GARAGE PARKING SPACES PROVIDED. (SUBJECT TO AN ADMINISTRATIVE ADJUSTMENT (SECTION 17-13-1003-EE PURSUANT TO THIS TYPE 1 APPLICATION-ZONING MAP AMENDMENT 17-13-0300).
- F. **FRONT SETBACK:** 5 FEET
- G. **REAR SETBACK:** 30 FEET
- H. **SIDE SETBACK:** 1 FEET (SOUTH) 3 FEET (NORTH)
- I. **BUILDING HEIGHT:** 39 FEET

STATEMENT REGARDING 17-3-0308 SPECIFIC CRITERIA FOR TRANSIT-SERVED LOCATIONS.

The project is located within 1,777 feet of the CTA Loyola Red & Purple Line stop.

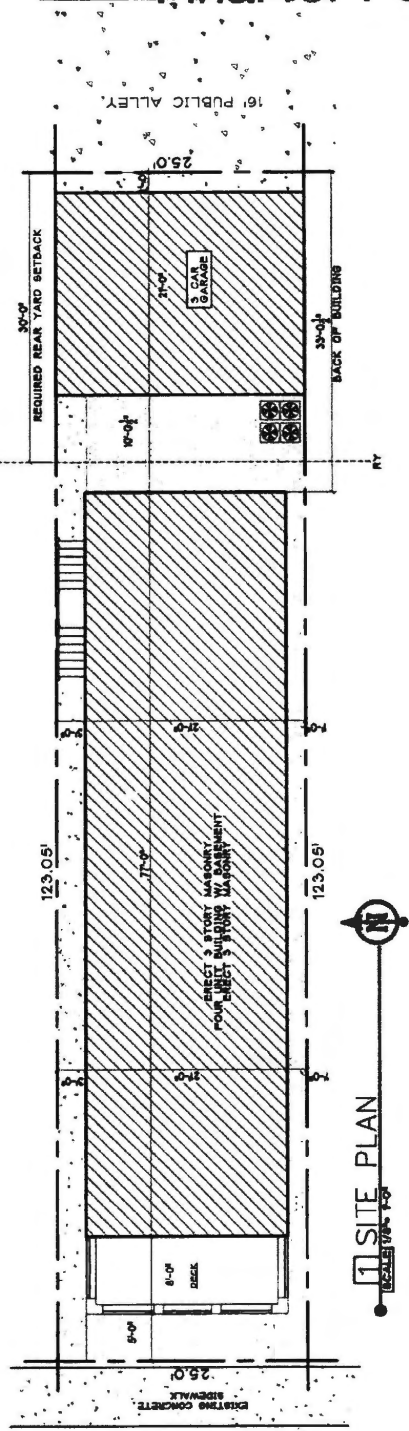
1. The project complies with the applicable standards of Section ~~17-10-0102-B~~. Applicant will provide 3 parking spaces for 4 dwelling units and will seek an Administrative Adjustment as required under 17-10-0102-B (1); Applicant will provide three bicycle parking spaces under 17-10-0102-B (2). The remainder of 17-10-0102-B is not applicable to this Project;
2. North Newgard Avenue is not designated as a Pedestrian Street. Therefore, the standards of Section ~~17-3-0504~~ are not applicable for this Project;
3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission. The Project is located in the Service Employment District (SD) and will allow residents at the Project connections to district and facilitate their transfer among modes;
4. Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio. Applicant will seek an Administrative Adjustment under Section 17-13-1003-EE for the increase from 2 off-street parking spaces to 3 spaces;
5. The City of Chicago's Travel Demand Study and Management Plan rules are not applicable since this Project contains less than 20 Dwelling Units and includes 4 dwelling units only.

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PROPOSED ZONING SET BACK INFORMATION		
BET. BACK LOCATION	CODE DESCRIPTION	REQUIRED
FRONT YARD SETBACK REQUIREMENT:	1/2 OF R-ZONED PROPERTY	0.0'
SIDE YARD SETBACK REQUIREMENT:	10% COMBINED ON SETBACK ADJACENT TO R-ZONE, ONLY	0.0' / 2'-0"
REAR YARD SETBACK REQUIREMENT:	30% OF THE LOT DEPTH	30'-0"
MAXIMUM MEAN HEIGHT ALLOWED:	TO BOTTOM OF FLAT ROOF OR TO MID. POINT OF RAFTER	60'-0"
REAR YARD OPEN SPACE REQUIREMENT		
OPEN SPACE	CODE DESCRIPTION	REQUIRED
OPEN SPACE REQUIREMENT:	NONE REQUIRED	0.0 SF
		ACTUAL
		280.0 SQ. FT.

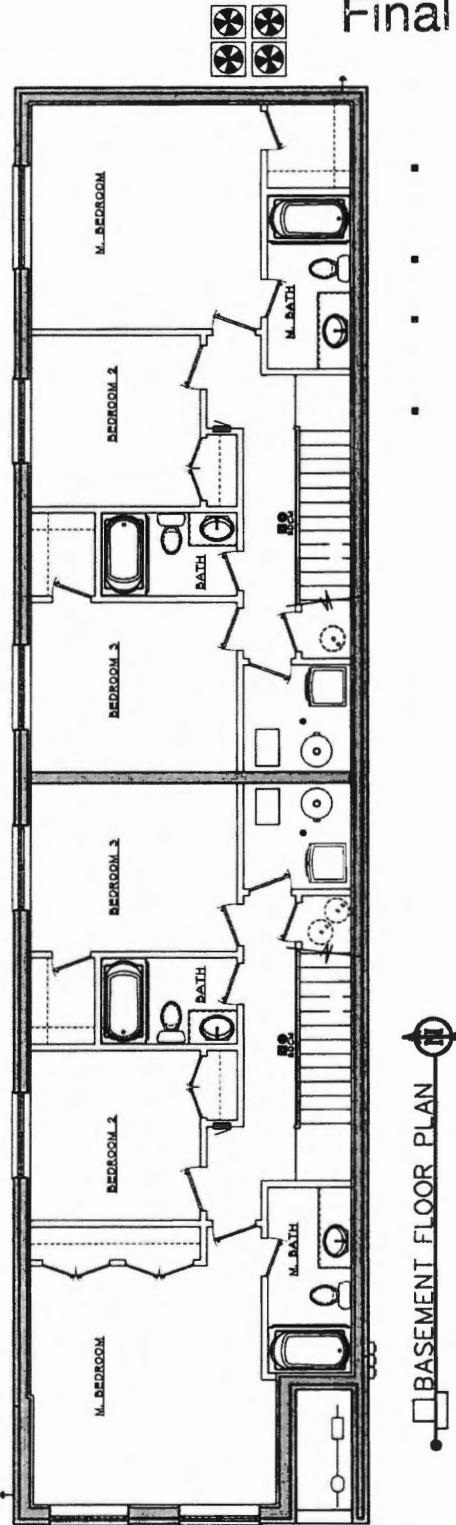
PROPOSED ZONING INFORMATION			
ZONING CLASSIFICATION	B2-S	PERMITTED UNIT MAXIMUM # OF UNITS ALLOWED PER ZONING:	3.0
LOT DIMENSIONS:	25.0' X 123.05'		
LOT AREA:	3,076.2 SQ. FT.	ACTUAL SQUARE FOOTAGE PER PLANS:	4,848
		MAXIMUM BUILDABLE SQUARE FOOTAGE:	6,128.6

SQUARE FOOTAGE	
2ND FLOOR	1,100
1ST FLOOR	1,100
TOTAL	2,200

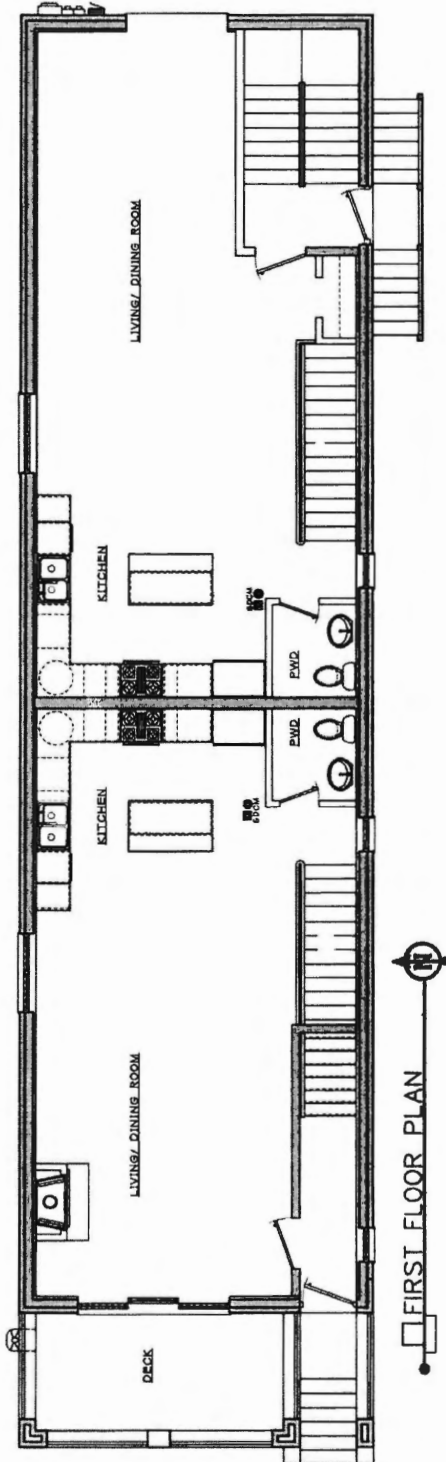


NORTH NEWGARD AVE

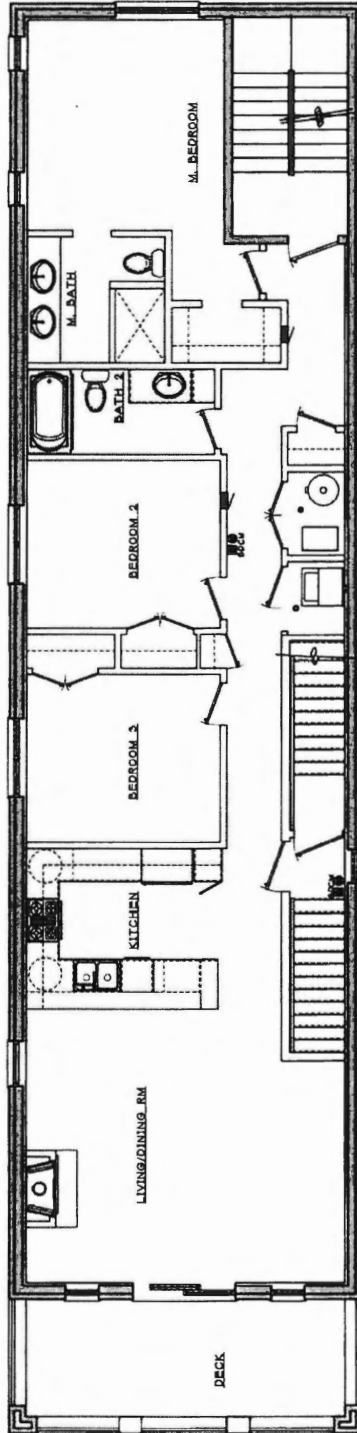
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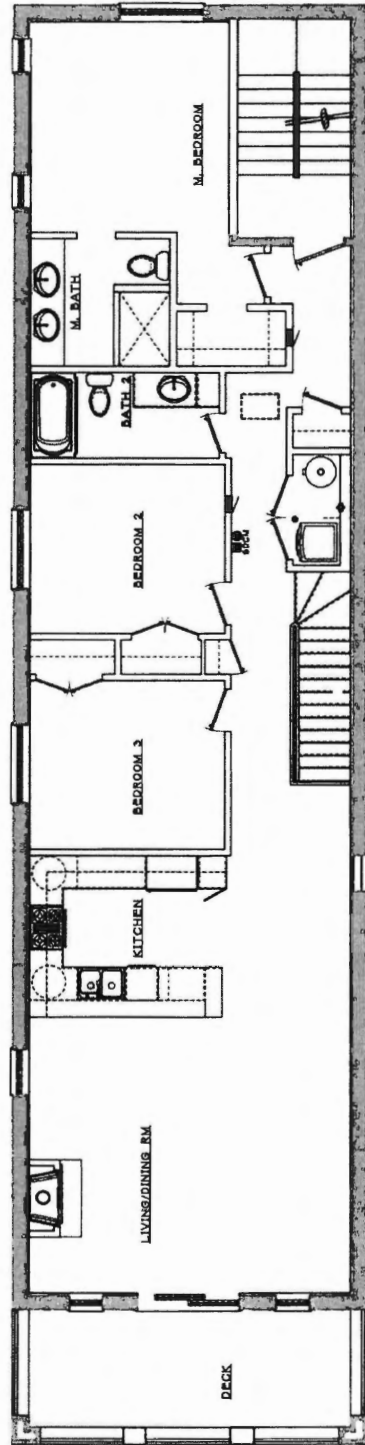


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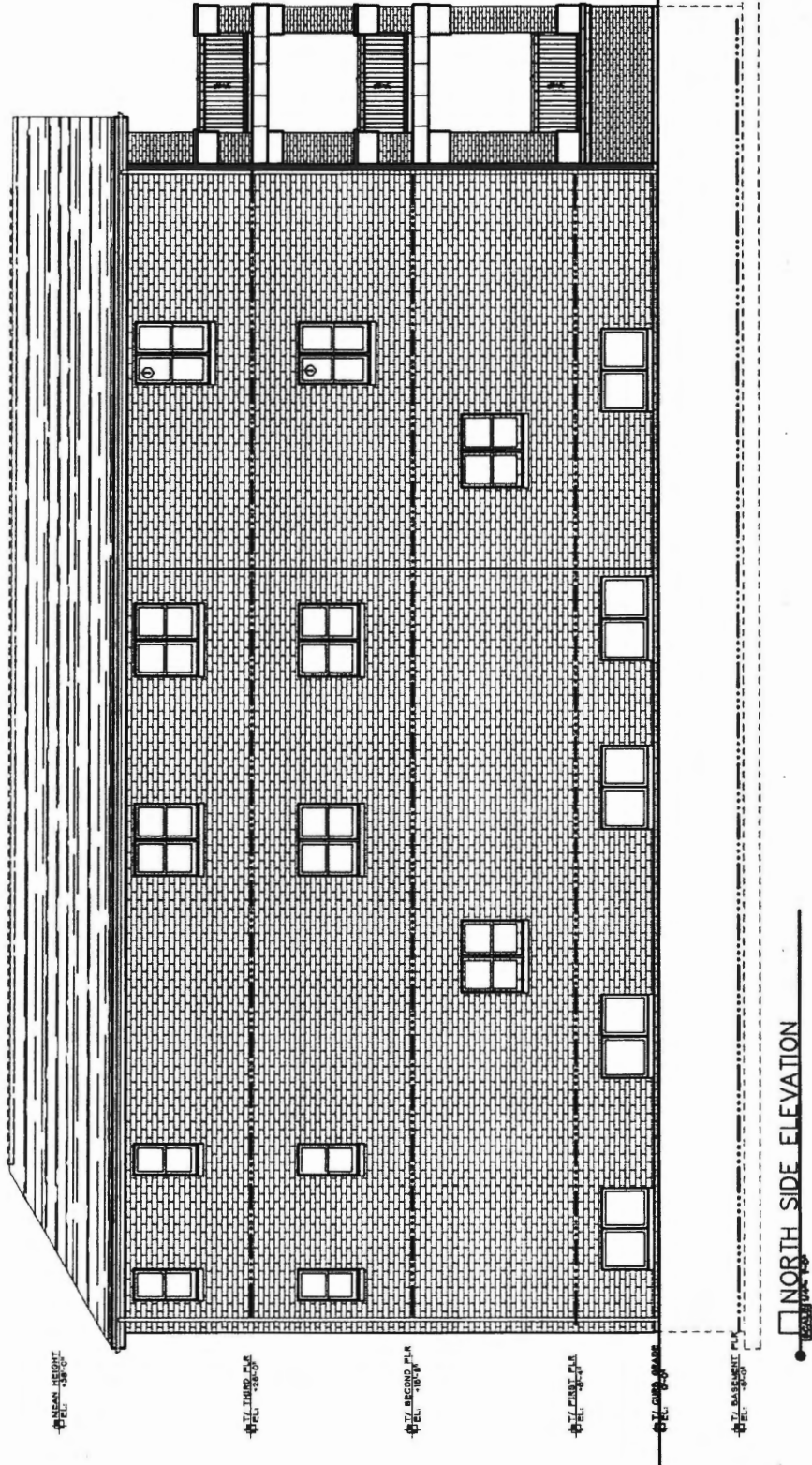
□ SECOND FLOOR PLAN

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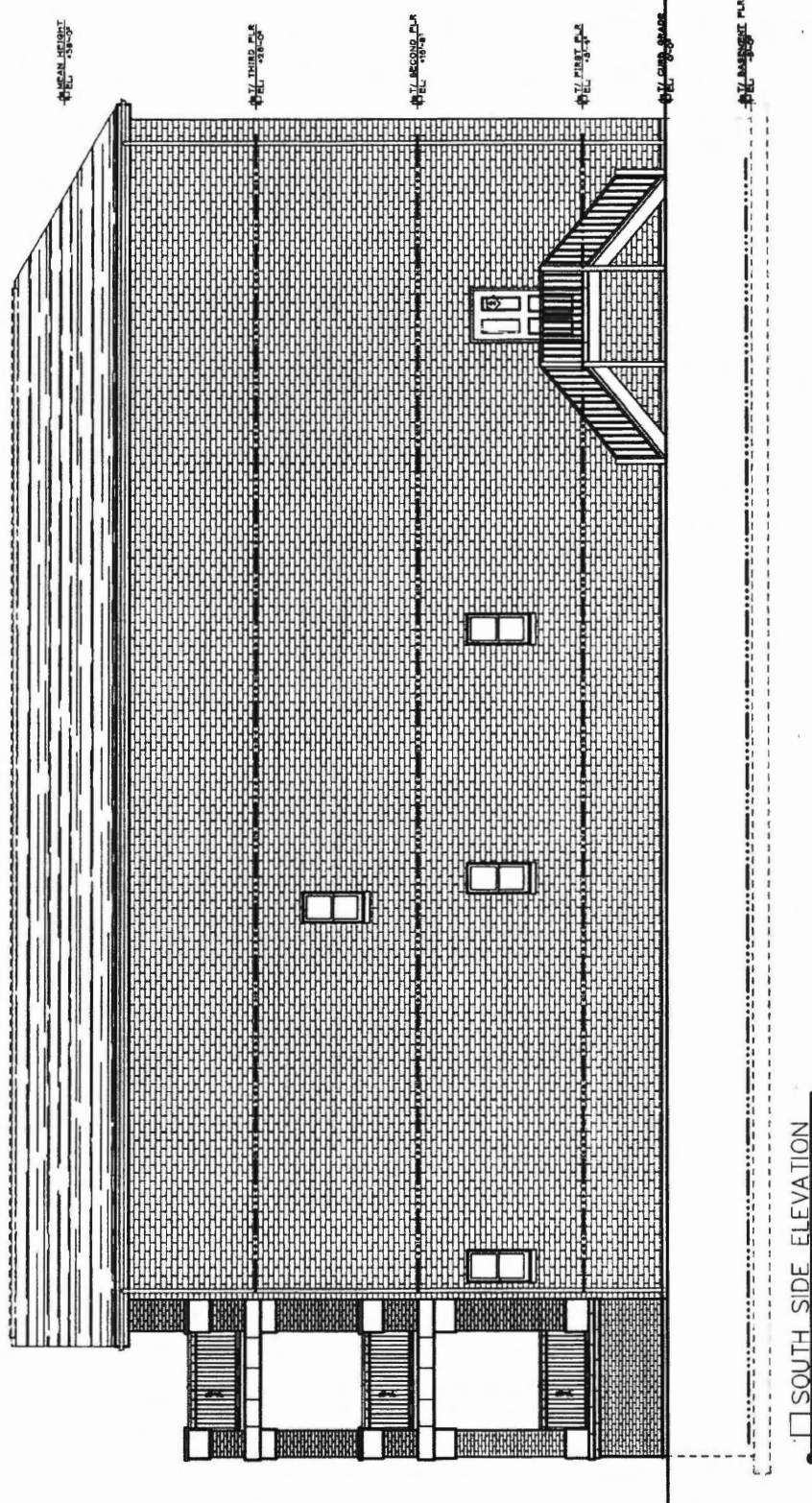


THIRD FLOOR PLAN

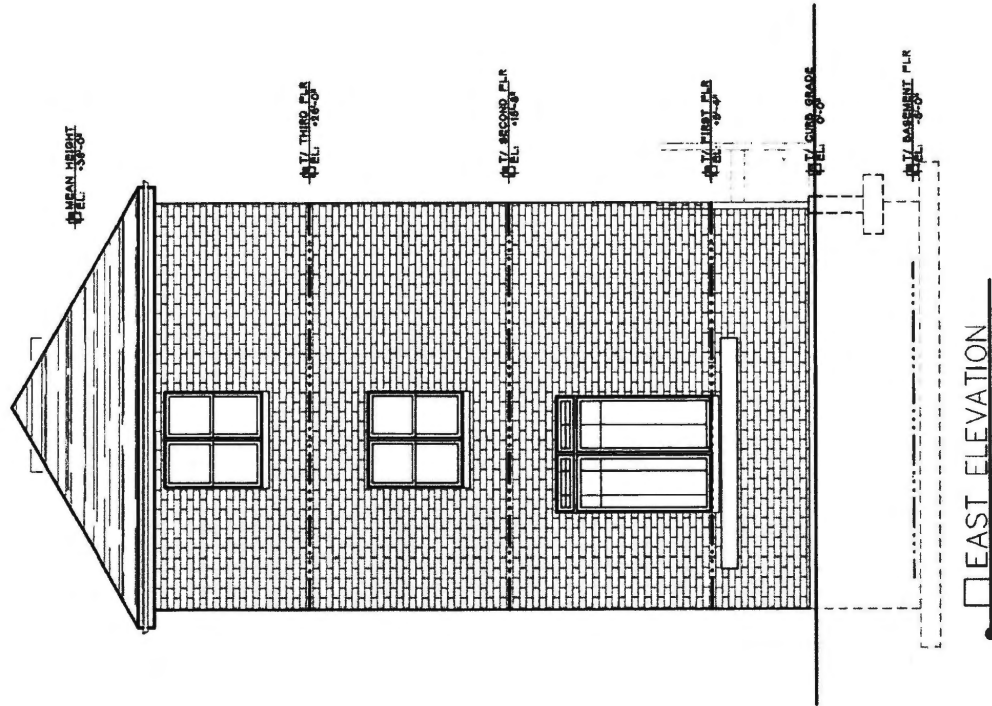
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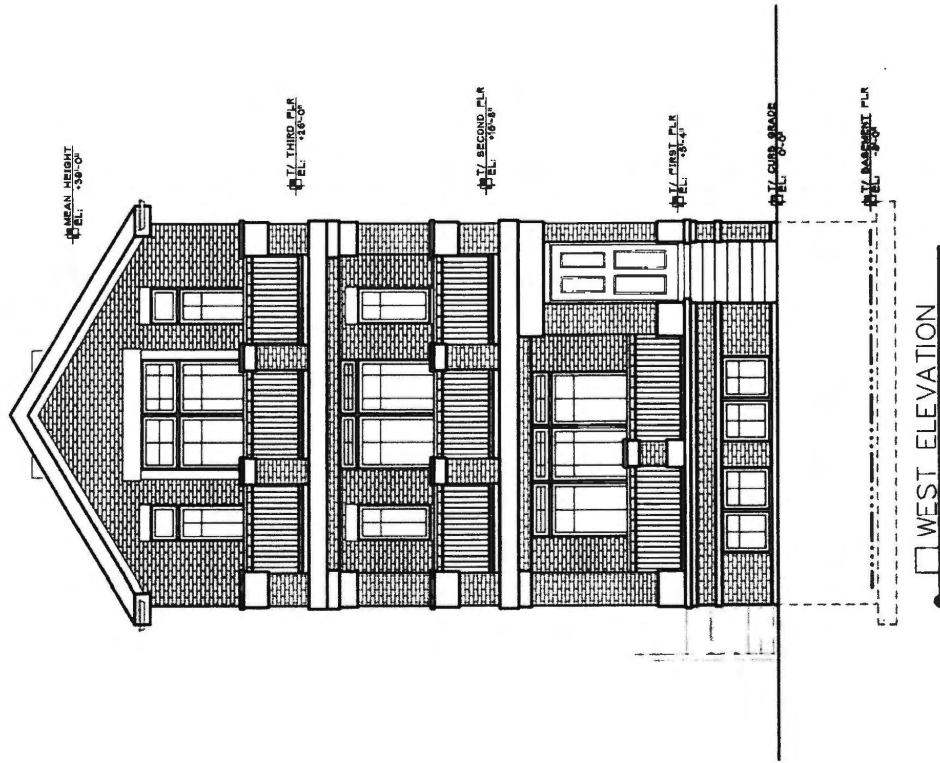
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Reclassification Of Area Shown On Map No. 17-G.

(Application No. 22511T1)

(Common Address: 7015 N. Sheridan Rd.)

[O2024-0011132]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 17-G in the area bounded by:

North Sheridan Road; a line 183.4 feet north of and parallel to West Lunt Avenue; a public alley next east of and parallel to North Sheridan Road; and a line 136.7 feet north of and parallel to West Lunt Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; Proposed Ground, 2nd and 3rd Floor Plans; Proposed 4th and 5th Typical Floor Plans; Proposed Roof Plan; and Proposed South, Front/West and Rear East Building Elevations attached to this ordinance printed on pages 17137 through 17142 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Material for Publication

**TYPE 1 ZONING AMENDMENT PROJECT
NARRATIVE AND PLANS
7015 NORTH SHERIDAN ROAD**

The applicant seeks to rezone 7015 North Sheridan Road from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District to construct a new a five story, 20-dwelling unit residential building containing 10 indoor parking spaces and 20 bike spaces. 4 of the 20 units on-site will be affordable under the Chicago Affordable Requirements Ordinance and comply with the accessibility requirements under the Americans with Disabilities Act. Once rezoned to a B2-3 Zoning District, the property will be considered a transit-served location because it is approximately 1,447 feet from the Morse CTA Red Line Train Station and 100 feet from the Sheridan Bus Line Corridor. The project complies with the E-TOD Ordinance standards.

Pursuant to Section 17-13-0303-D, the applicant seeks to reduce the north side setback requirement from 3.74 feet to 0 feet and to reduce the rear setback from 46.7 feet to 0 feet pursuant to Section 17-13-1101-B. Also, pursuant to Section 17-13-1101-D, the applicant seeks to reduce the off-street loading space requirement from 1 to 0.

Project Bulk and Density

Lot Area	6,837 SF
Density MLA (Lot area per unit)	341 SF (20 DU)*
Off Street Parking	10 spaces
Loading Space	0**
Rear Setback	0 feet***
Side Setback (North)	0 feet****
Side Setback (South)	0 feet
Front Setback	0 feet
Building SF	27,074.52 SF
FAR	4.0*****
Building Height	55 Feet

*100% of the ARO Requirement will be on-site pursuant to Section 17-3-0402-A

** Per Section 17-13-0303-D, the applicant seeks to reduce the off-street loading space requirement from 1 to 0 under Section 17-13-1101-D.

***Per Section 17-13-0303-D, the applicant seeks to reduce the rear setback from 30 feet to 0 feet under Section 17-

Final for Publication

13-1101-B.

**** Per Section 17-13-0303-D, the applicant seeks to reduce the north side setback from 3.74 feet to 0 feet under Section 17-13-1101-B.

*****100% of the ARO Requirement will be on-site pursuant to Section 17-3-0403-B.

I. 17-3-0308 Specific Criteria for Transit-Served Location.

1. The project complies with the applicable standards of Section 17-10-0102-B;

The property will be considered a transit-served location because it is approximately 1,447 feet from the Morse CTA Red Line Train Station and 100 feet from the Sheridan Bus Line Corridor.

2. The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a pedestrian street and except paragraph C if the land use is designated in a non-commercial use group, pertaining to pedestrian streets and pedestrian retail streets, even if the project is not located along a pedestrian street or a pedestrian retail street;

The Project complies with Section 17-3-0504-B because the building abuts Sheridan Road. The Project does not need to comply with Section 17-3-0504-C because this is a residential building. The Project complies with Section 17-3-0504-D because the building has a primary entrance is located on Sheridan Road. Section 17-3-0504-E does not apply to this residential building. The Project complies with Section 17-3-0504-F and G because all parking is accessed from the public alley and enclosed. Section 17-3-0504-H does not apply to this residential building. Section 17-3-0504-I does not apply to this residential building.

3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission;

The Morse CTA Red Line Train Station is considered a Local Activity Center, which is designated under the CTA Typology Study to enhance infill development opportunities with higher densities. Thus, the proposed project is consistent with CTA Typology Study for the Morse CTA Red Line Train Station and complies with the City of Chicago E-TOD Guidelines.

4. Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an administrative adjustment under the provisions of Section 17-13-1003-EE; and

The Project complies with Section 17-10-0207 by having 10 vehicle parking spaces for

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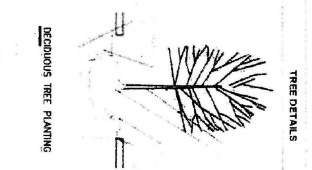
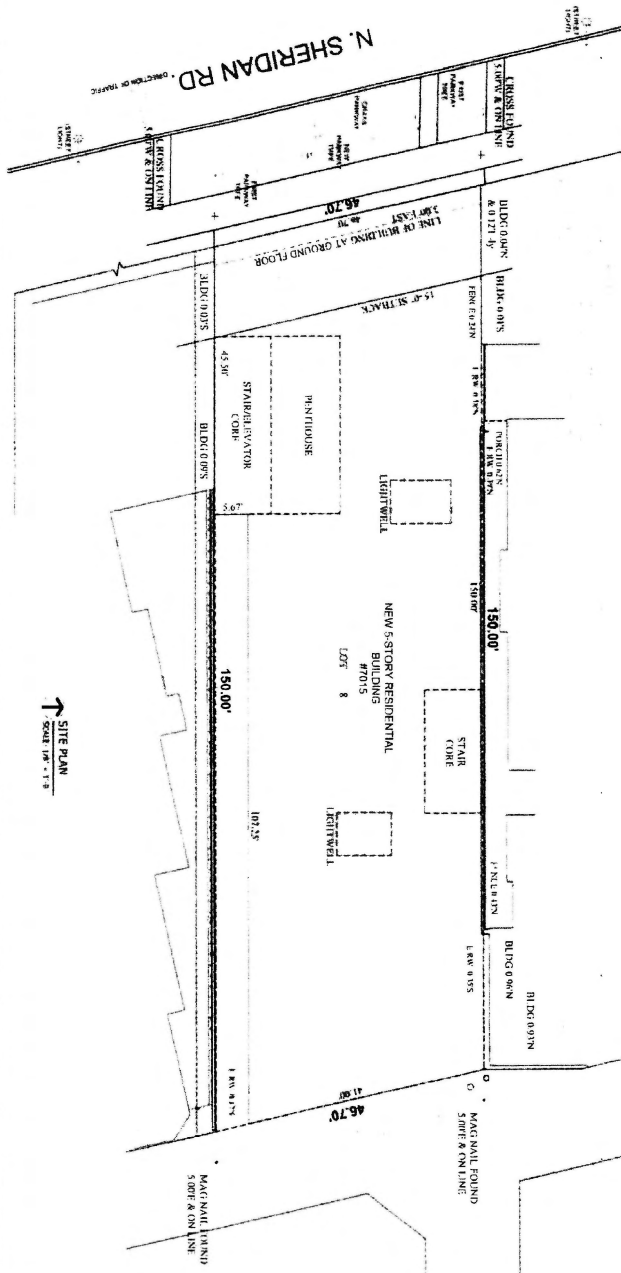
20 dwelling units.

5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.

This Specific Criteria is not applicable to this project.

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PROJECT NEW 3 STORY (22.0.0.) TYPE IIA CONSTRUCTION, RESIDENTIAL BUILDING WITH GROUND FLOOR PARKING AT 7015 N. SHERIDAN RD.



NO.	DESCRIPTION	DATE	BY	CHECKED
1	PREPARED BY ARCHITECT	09/18/24	[Signature]	[Signature]
2	REVISIONS			
3	DATE			

NO.	DESCRIPTION	DATE	BY	CHECKED
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2	REVISIONS			
3	DATE			

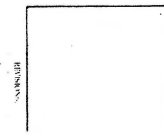
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2	REVISIONS			
3	DATE			

T-1.0

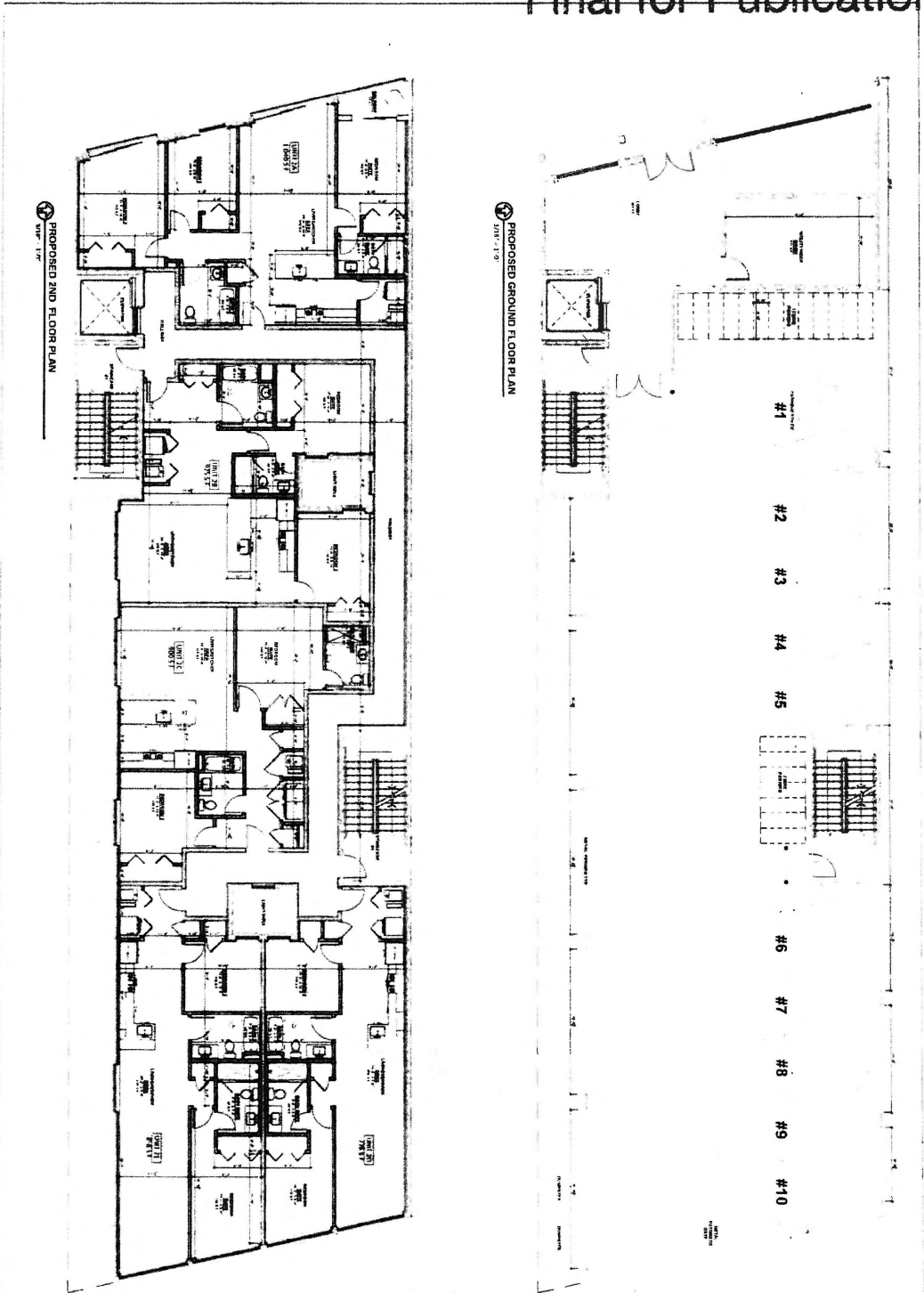
7015 N. SHERIDAN RD,
CHICAGO, IL 60626

TITLE SHEET
SITE PLAN & NOTES

DATE: 09/18/24
 PROJECT: 7015 N. SHERIDAN RD
 SHEET: T-1.0
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 ARCHITECT: [Signature]
 LICENSE NO. [Number]



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A-1

7015 N. SHERIDAN RD.
CHICAGO, IL 60628

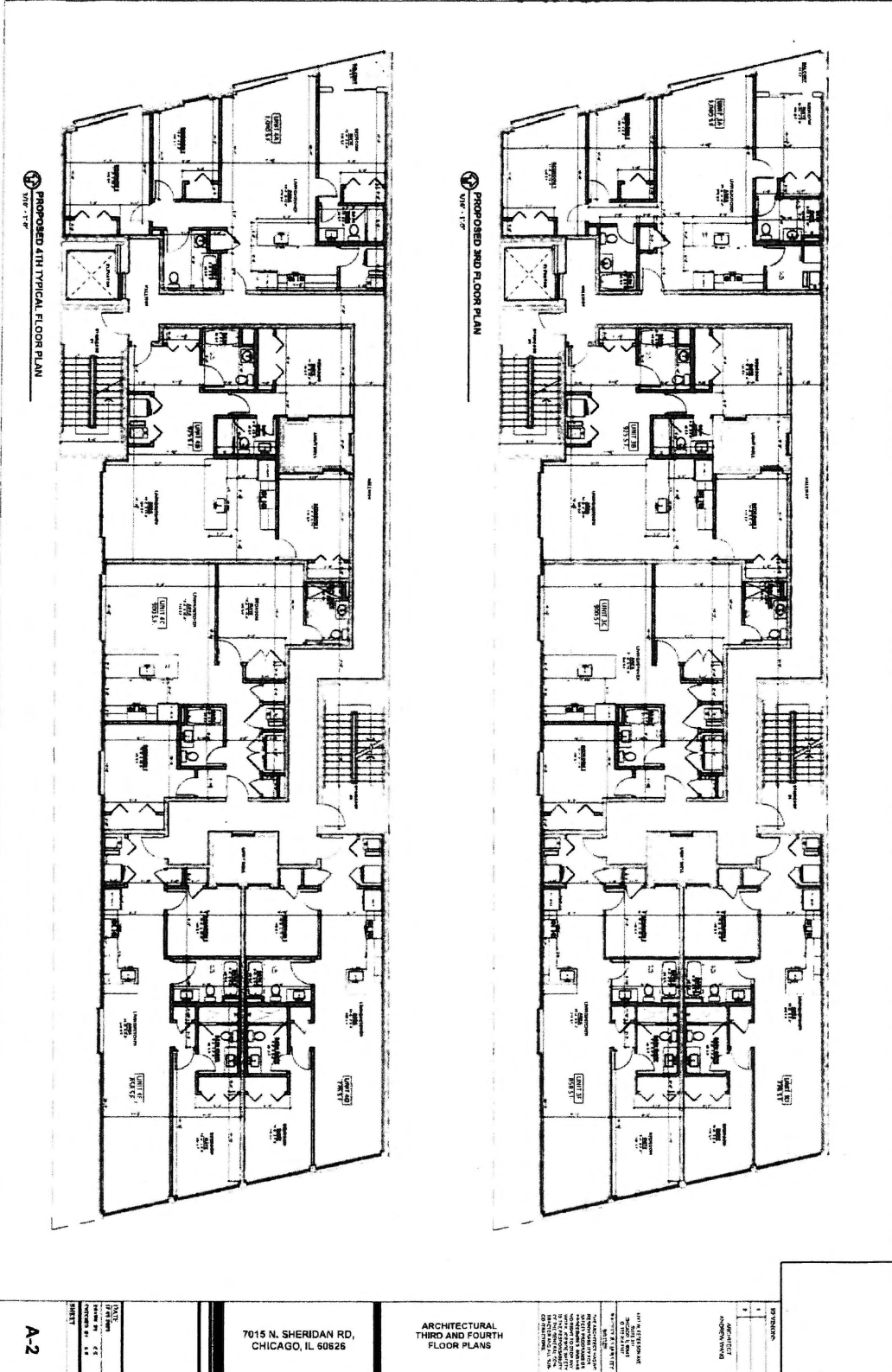
ARCHITECTURAL
GROUND AND SECOND
FLOOR PLANS

DATE: 09/18/2024
 PROJECT: 17138
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 APPROVED BY: [Name]

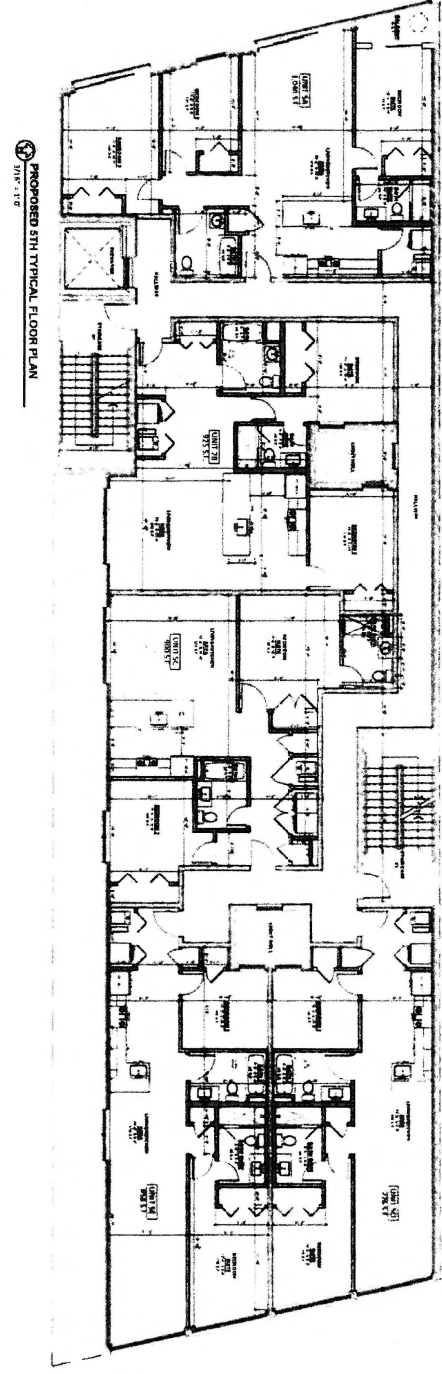
PROPOSED AND FLOOR PLAN
 PROPOSED GROUND FLOOR PLAN

NO.	REVISION	DATE
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2	ISSUED FOR PERMIT	09/18/2024

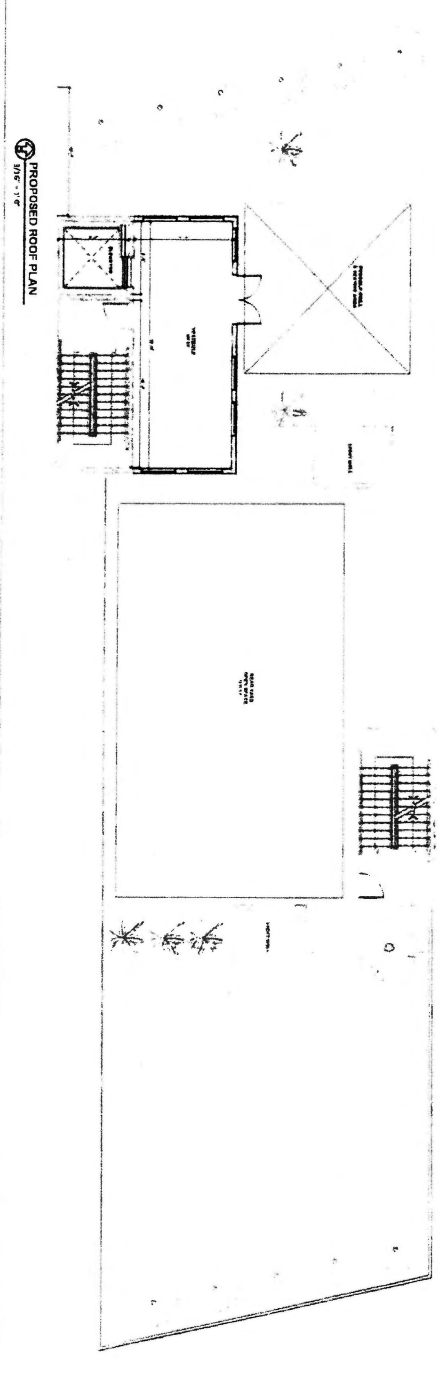
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PROPOSED 5TH TYPICAL FLOOR PLAN
1/8" = 1'-0"



PROPOSED ROOF PLAN
1/8" = 1'-0"

<p>A-3</p>	<p>DATE: 09/18/2024</p> <p>PROJECT: 7015 N. SHERIDAN RD., CHICAGO, IL 60626</p>	<p>ARCHITECTURAL FIFTH AND ROOF FLOOR PLANS</p>	<p>7015 N. SHERIDAN RD., CHICAGO, IL 60626</p>
	<p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT: 7015 N. SHERIDAN RD., CHICAGO, IL 60626</p>	<p>ARCHITECTURAL FIFTH AND ROOF FLOOR PLANS</p>

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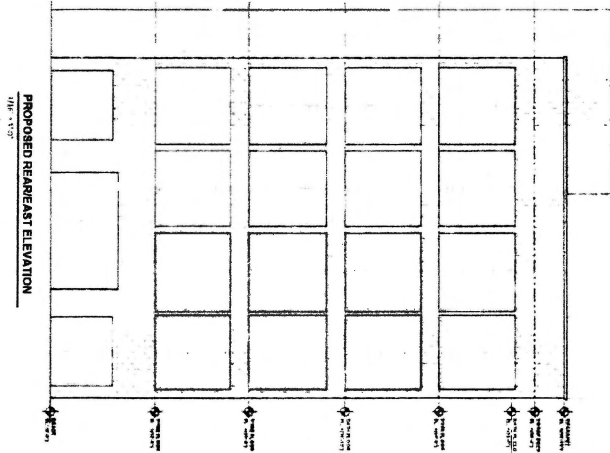
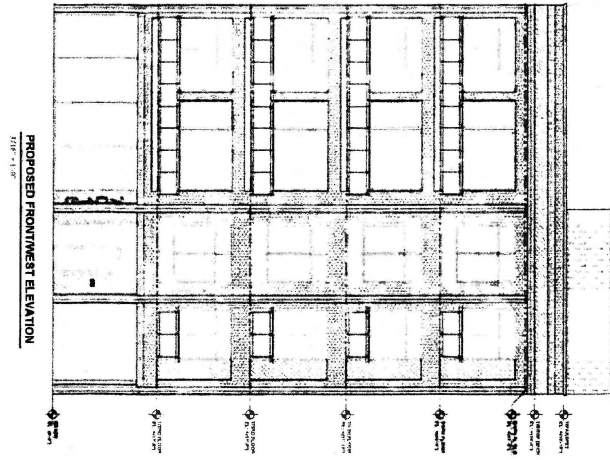
PROPOSED SOUTH ELEVATION
0/15 - 1/10

7015 N. SHERIDAN RD.
CHICAGO, IL 60626

PROPOSED SOUTH ELEVATION

DATE: 09/18/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO: [Number]
SHEET: [Number]

A-4



<p>7015 N. SHERIDAN RD, CHICAGO, IL 60626</p>	<p>PROPOSED WEST AND EAST ELEVATION</p>	<p>DATE: 09/18/2024</p>	<p>PROJECT: 17142</p>
		<p>SCALE: 1/8" = 1'-0"</p>	<p>DATE: 09/18/2024</p>
<p>7015 N. SHERIDAN RD, CHICAGO, IL 60626</p>	<p>PROPOSED WEST AND EAST ELEVATION</p>	<p>DATE: 09/18/2024</p>	<p>PROJECT: 17142</p>
<p>7015 N. SHERIDAN RD, CHICAGO, IL 60626</p>	<p>PROPOSED WEST AND EAST ELEVATION</p>	<p>DATE: 09/18/2024</p>	<p>PROJECT: 17142</p>

Reclassification Of Area Shown On Map Nos. 17-H And 17-I.

(Application No. A-8890)

(Common Address: 4900 -- 5529 N. Western Ave., 2354 W. Farragut Ave.,
2352 -- 2356 W. Foster Ave.; 4700 -- 5300 N. Western Ave.
And 4844 -- 4874 N. Lincoln Ave.)

[O2024-0010043]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-1 Neighborhood Shopping Districts; B1-3 Neighborhood Shopping Districts; B2-2 Neighborhood Mixed-Use Districts; B2-3 Neighborhood Mixed-Use Districts; B3-1.5 Community Shopping Districts; B3-2 Community Shopping Districts; C2-2 Motor Vehicle-Related Commercial Districts; and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Numbers 17-H and 17-I in the area bounded by:

West Berwyn Avenue; a line 170 feet west of and parallel to North Western Avenue; a line 165 feet north of and parallel to West Berwyn Avenue; a line 179 feet west of and parallel to North Western Avenue; a line 297 feet north of and parallel to West Berwyn Avenue; North Western Avenue; West Berwyn Avenue; the alley next east of and parallel to North Western Avenue; West Farragut Avenue; North Western Avenue; the alley next south of and parallel to West Farragut Avenue; a line 66.42 feet east of and parallel to North Western Avenue; West Foster Avenue; the alley next east of and parallel to North Western Avenue; West Ainslie Street; North Western Avenue; West Leland Avenue; the alley next west of and parallel to North Western Avenue; West Lawrence Avenue; a line 282.75 feet west of and parallel to the alley next west of and parallel to North Western Avenue; the alley next north of and parallel to West Lawrence Avenue; the alley next west of and parallel to North Western Avenue; the alley next west of and parallel to North Lincoln Avenue; West Ainslie Street; North Lincoln Avenue; the alley next north of and parallel to West Ainslie Street; the alley next east of and parallel to North Lincoln Avenue; West Argyle Street, extended east where no street exists; the alley next west of and parallel to North Western Avenue; the alley next south of and parallel to West Winnemac Avenue; a line 63.77 feet west of and parallel to North Western Avenue; West Winnemac Avenue; the alley next west of and parallel to North Western Avenue; West Foster Avenue; a line 133 feet west of and parallel to North Western Avenue; the alley next north of and parallel to West Foster Avenue; a line 76.4 feet west of and parallel to North Western Avenue; West Farragut Avenue; and a line 37.83 feet west of and parallel to North Western Avenue,

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map Nos. 17-H And 17-I.

(Application No. A-8893)

(Common Address: 6834 -- 6958 N. Western Ave. And 6801 -- 6943 N. Western Ave.)

[O2024-0010047]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B3-2 Community Shopping Districts; C1-2 Neighborhood Commercial Districts; C2-2 Motor Vehicle-Related Commercial Districts; and RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Numbers 17-H and 17-I in the area bounded by:

West Lunt Avenue; North Western Avenue; the alley next north of and parallel to West Morse Avenue; a line 133 feet east of and parallel to North Western Avenue; West Morse Avenue; the alley next east of and parallel to North Western Avenue; the alley next north of and parallel to West Pratt Boulevard; a line 122 feet east of and parallel to North Western Avenue; West Pratt Boulevard; North Western Avenue; West Farwell Avenue; and the alley next west of and parallel to North Western Avenue,

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 19-H.

(Application No. A-8894)

(Common Address: 7501 -- 7560 N. Western Ave.)

[O2024-0010132]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 19-H in the area bounded by:

West Howard Street; a line 50 feet west of and parallel to North Claremont Avenue; the alley next south of and parallel to West Howard Street; the alley next east of and parallel to North Western Avenue; West Birchwood Avenue; and North Western Avenue,

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No.20-F.
(As Amended)
(Application No. 22492)
(Common Address: 631 W. 81st St. And 650 W. 83rd St.)

[O2024-0011157]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M3-2 Heavy Industry District and Industrial Planned Development Number 1443 symbols and indications as shown on Map Number 20-F in the area bounded by:

West 81st Street; a line 290.97 feet west of and parallel to South Wallace Street; a line 150 feet south of and parallel to West 81st Street; a diagonal line beginning at a point located 150 feet south of West 81st Street and 252.66 feet west of South Wallace Street and extending southeasterly 70.10 feet to a point 205.84 feet west of South Wallace Street; a line 205.84 feet west of and parallel to South Wallace Street; a line 581.96 feet south of and parallel to West 81st Street; South Wallace Street; West 83rd Street; and the easterly right-of-way line of the Chicago, Rock Island, and Pacific Railroad running to the northeast back to the point of beginning,

to those of an M3-2 Heavy Industry District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the M3-2 Heavy Industry District symbols and indications within the area herein above described to the designation of Industrial Planned Development Number 1443, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this plan of development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Industrial Planned Development No. 1443, As Amended.

Planned Development Statements.

1. The area delineated herein as Industrial Planned Development Number 1443, as amended ("Planned Development"), consists of approximately 577,672 net square feet of property, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Green Era Educational NFP.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets;
- Full width of alleys;
- Curb and gutter;
- Pavement markings;
- Sidewalks;
- Americans with Disabilities Act ("ADA") crosswalk ramps; and
- Parkway and landscaping.

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; and a Site and Landscape Plan, prepared by TERRA Engineering Ltd., dated March 25, 2024 and submitted herein. Full-sized copies of the Site Plan and Landscape Plan are on file with the Department of Planning and Development ("DPD"). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein as an Industrial Planned Development: anaerobic digester, community garden, indoor, outdoor and rooftop farm operation, food and beverage retail sales, general retail sales, artisanal, limited, general and intensive manufacturing and industrial service, liquid waste handling

facilities, resource recovery facilities, transfer station, modified transfer station, wireless communication facilities, utilities minor and major, including solar power generation, office, accessory parking, Class I, II and III recycling facilities, waste-related uses, all other related and accessory uses.

6. On-premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 577,672 square feet.
9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, a Part II review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review of Part II reviews are conditional until final Part II approval.

In addition, because of the long-term phasing of the Planned Development, design aspects of the Planned Development such as phasing, building footprints, vehicular access and tower locations may be modified through the Site Plan approval process, but shall still be considered to be in general conformance with this Planned Development provided such modifications do not violate the bulk and density regulations of this Planned Development.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of: (i) 26 percent MBE and six (6) percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city

resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612 of the Chicago Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the Property to the existing Industrial Planned Development Number 1443 and M3-2 Heavy Industry Districts.

[Existing Zoning Map; Existing Land-Use Plan; Planned Development Boundary and Property Line Map; and Site/Landscape Plan referred to in these Plan of Development Statements printed on pages 17151 through 17154 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Industrial Planned Development No. 1443, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	645,476 square feet
Net Site Area:	577,672 square feet
Public Right of Way Area:	67,804 square feet
Maximum Floor Area Ratio:	2.2
Minimum Number of Off-Street Loading Spaces:	1 loading space: 10 feet by 25 feet
Minimum Number of Off-Street Parking Spaces:	22 spaces
Maximum Building Height:	75 feet
Minimum Required Setback:	Per Site Plan



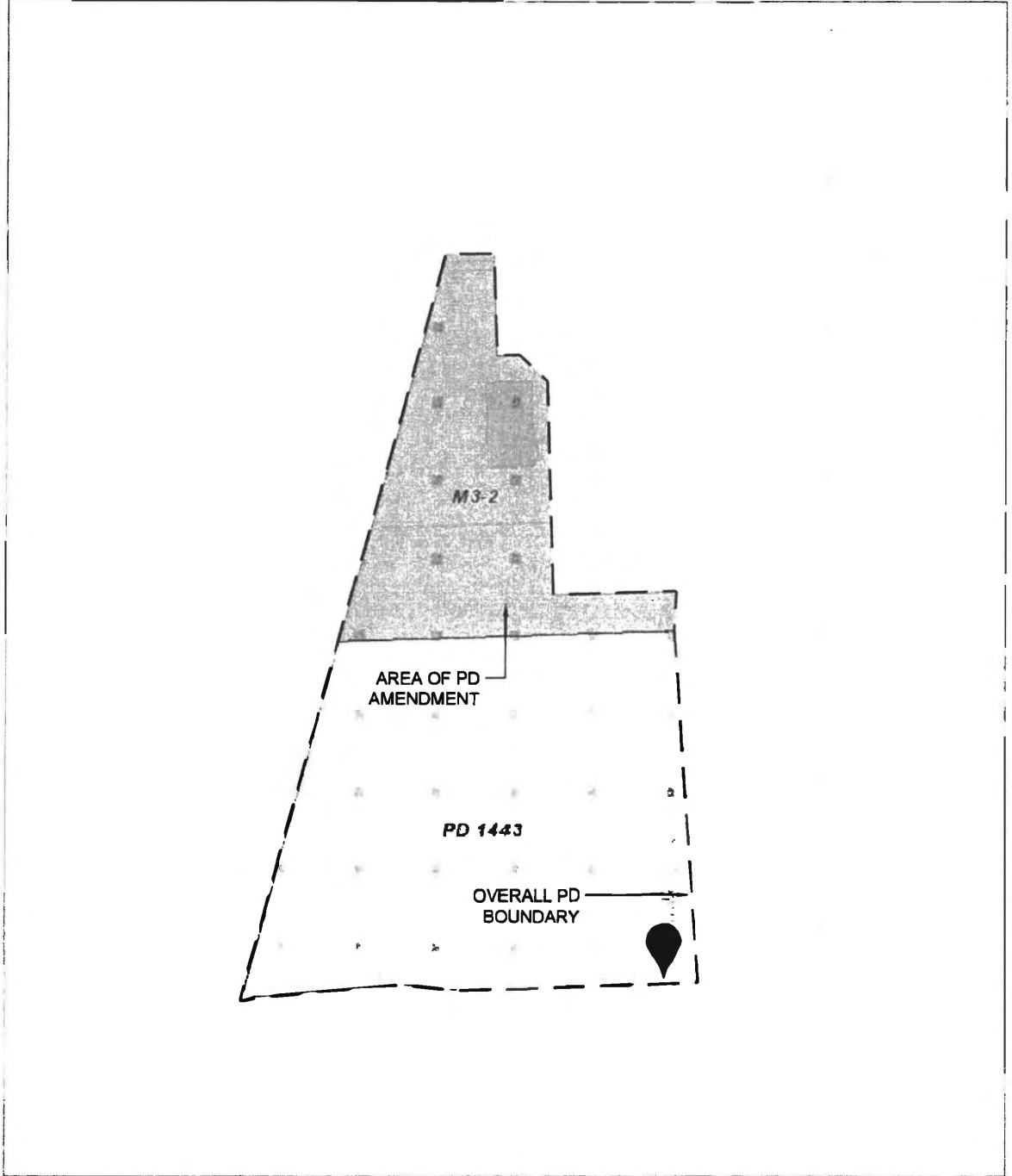
228 W. Ohio Street - Suite #50 Chicago, IL 60604
Tel: 312-467-8121 Fax: 312-467-8226

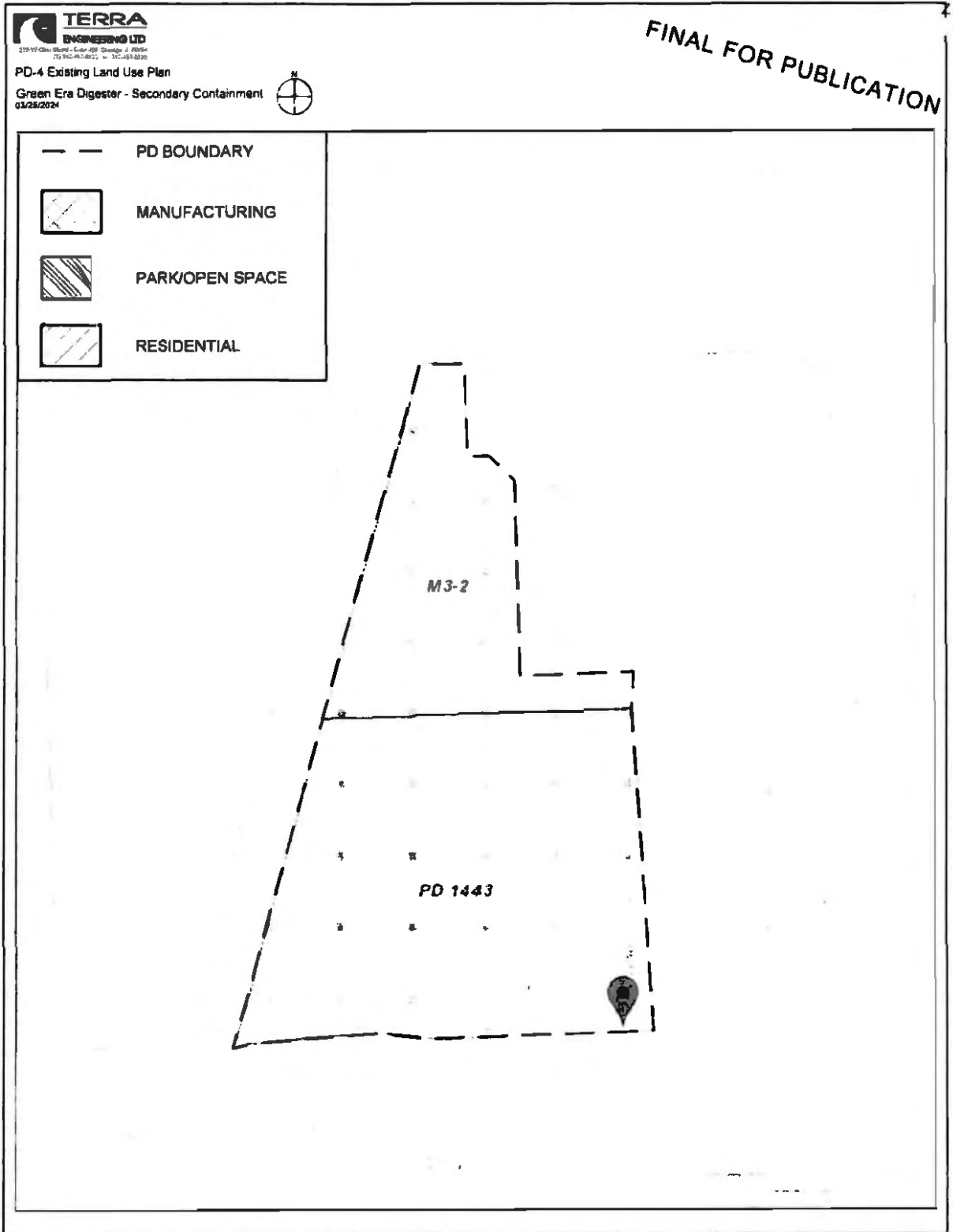
PD-2 Existing Zoning Map

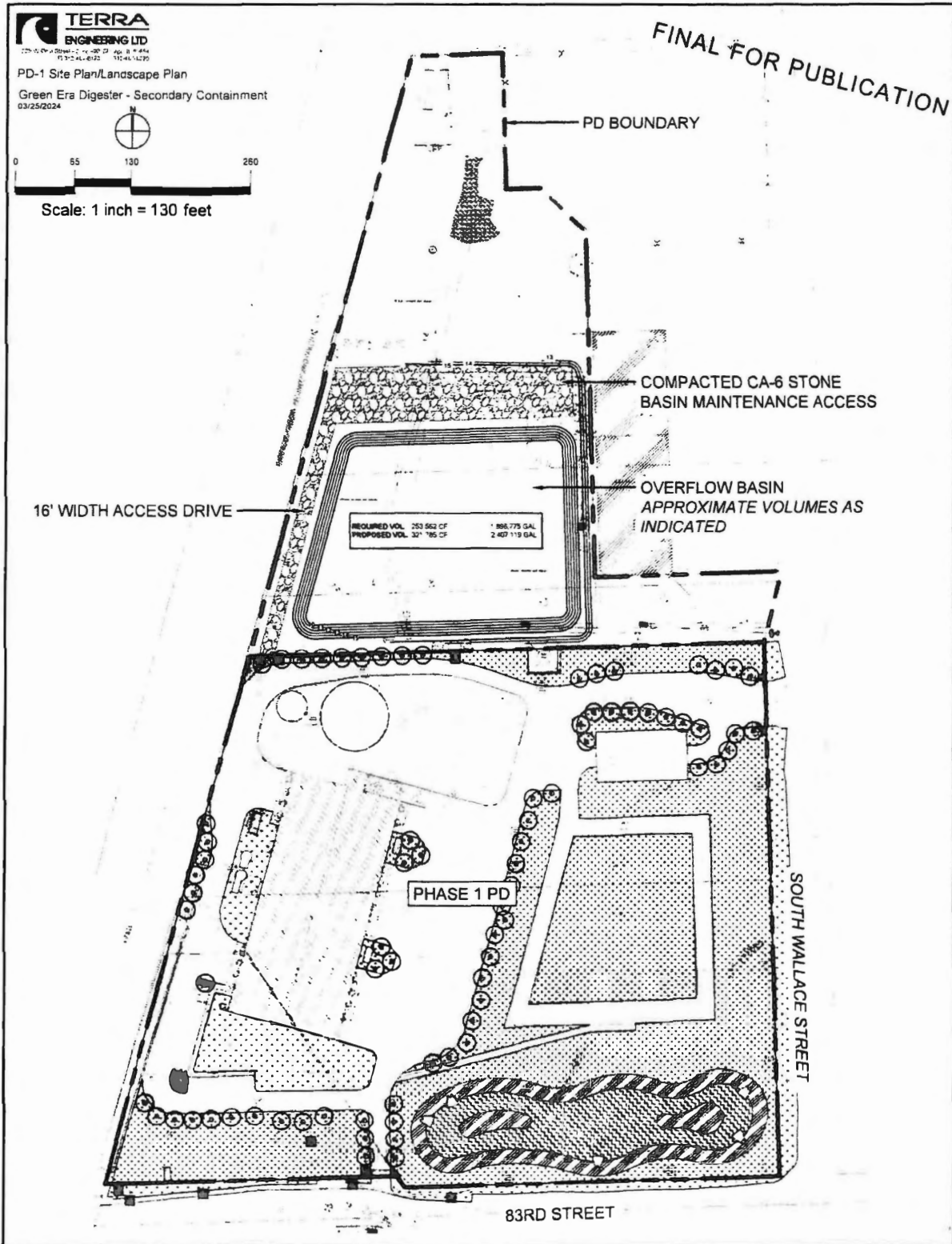
Green Era Digester - Secondary Containment
03/25/2024



FINAL FOR PUBLICATION







Reclassification Of Area Shown On Map No. 22-F.
(Application No. A-8901)
(Common Address: 34 -- 40 W. 95th St.)

[O2024-0010624]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map Number 22-F in the area bounded by:

the alley immediately north of and parallel to West 95th Street; South Lafayette Avenue; West 95th Street; and South Perry Avenue,

to those of an RS2 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance shall be effective after its passage and publication.



Reclassification Of Area Shown On Map No. 24-I.
(Application No. 22500)
(Common Address: 10200 S. Western Ave.)

[O2024-0011166]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 24-I in the area bounded by:

West 102nd Street; South Western Avenue; a line 125.90 feet south of and parallel to West 102nd Street; and the alley next west of and parallel to South Western Avenue,

to those of a C2-1 Motor Vehicle-Related Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 52-B.

(Application No. 22501)

(Common Address: 5555 W. Irving Park Rd.)

[O2024-0011167]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 52-B in the area bounded by:

West Irving Park Road; a line 279.88 feet east of and parallel to North Central Avenue; the alley next south of and parallel to West Irving Park Road and extended west where no alley exists; and North Central Avenue,

to those of a C2-1 Motor Vehicle-Related Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREAS SHOWN ON MAP NO. 5-H.

(As Amended)

(Application No. 22489T1)

(Common Address: 2338 -- 2358 N. Seeley Ave.)

[SO2024-0010038]

(Committee Meeting Held July 16, 2024)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on July 16, 2024, the following item was passed by a majority of the members present:

Page 1 contains Map Amendment Number 22489T1 (SO2024-0010038) for the address commonly known as 2338 -- 2358 North Seeley Avenue in the 32nd Ward.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) BENNETT R. LAWSON,
Vice-Chair.

On motion of Alderperson Lawson, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current M3-3 Heavy Industry District symbols and indications as shown on Map Number 5-H in the area bounded by:

the public alley next south of and parallel to West Fullerton Avenue; North Seeley Avenue; the Chicago and Northwestern Railway right-of-way; and a line 139.75 feet west of and parallel to North Seeley Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; 1st, 2nd, 3rd, 4th and 5th Floor Plans; Roof Plan; and Building Elevations attached to this ordinance printed on pages 17159 through 17166 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

**SUBSTITUTE
NARRATIVE AND PLANS ATTACHMENT
TYPE I Rezoning from M3-3 to B2-3
2338-58 N Seeley Avenue**

The Project

The property is currently improved with a one-story manufacturing building. The Applicant seeks to rezone the properties under a Mandatory Type 1 Map Amendment to allow construction of a five-story building containing 56 residential dwelling units, no commercial space and 46 parking spaces. The height of the building will be 53.83'.

The area has a mix of zoning classifications, including M3-3, RT-4, B2-3, B3-3, C2-3, and C2-5. It is improved with buildings ranging from one-story to six-stories. The property also is a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B (1), as it is within 1,320 feet of a designated bus line corridor in Table 17-17-0400-B, specifically Fullerton Avenue (Route 74) that is 141.00 feet north of the property. Accordingly, the property qualifies for a parking reduction under the Transit Served provision of the Zoning Ordinance

Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D: 1) a Variation under Section 17-13-1101-B to reduce the require rear yard setback from 30.00 feet to 6.00 feet; and 2) a Variation under Section 17-13-1101-D to reduce the one required loading berth to zero.

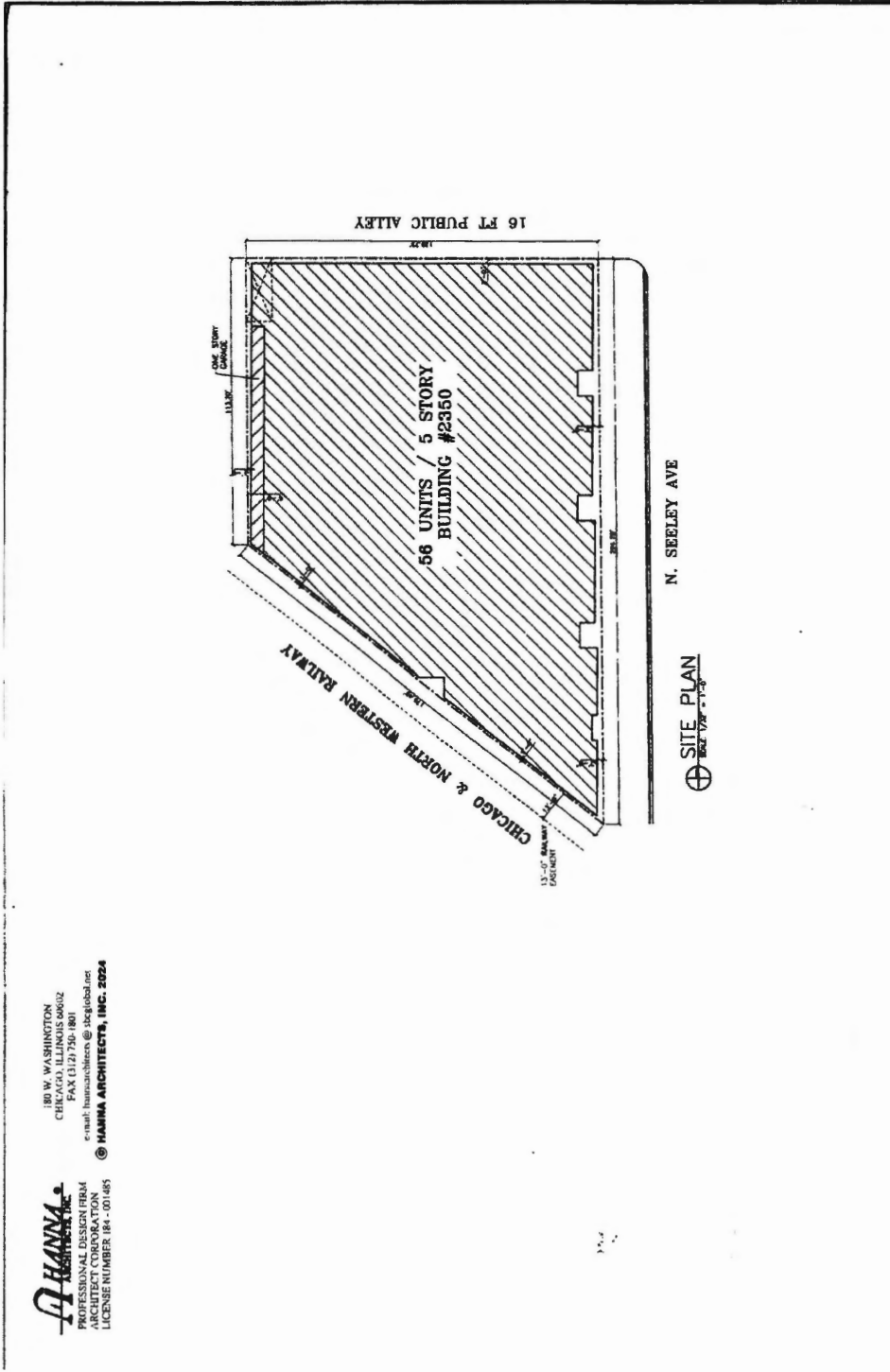
The following are the relevant zoning parameters for the proposed project:

Lot Area:	23,644 sq. ft.	
Floor Area:	94,576 sq. ft.	
Maximum FAR:	4.00**	
Residential Dwelling Units:	56	
MLA Density:	459 square feet	
Height:	53.83 feet	
Bicycle Parking:	59 spaces	
Automobile Parking:	46 spaces	
Setbacks:	Front (Seeley Ave):	2.00 feet
	West Side (Rear):	6.00 feet
	South Side:	None
	North Side (Alley):	2.00 feet

*A set of plans, including a site plan showing the TSL distance of 141.00 feet to Fullerton Avenue is attached

** The proposed development will qualify for increased FAR under Section 17-3-0403 by providing 100% of the required ARO units on-site. In addition, Applicant will comply with Section 17-3-0307 (1) should such provisions be determined to be applicable.

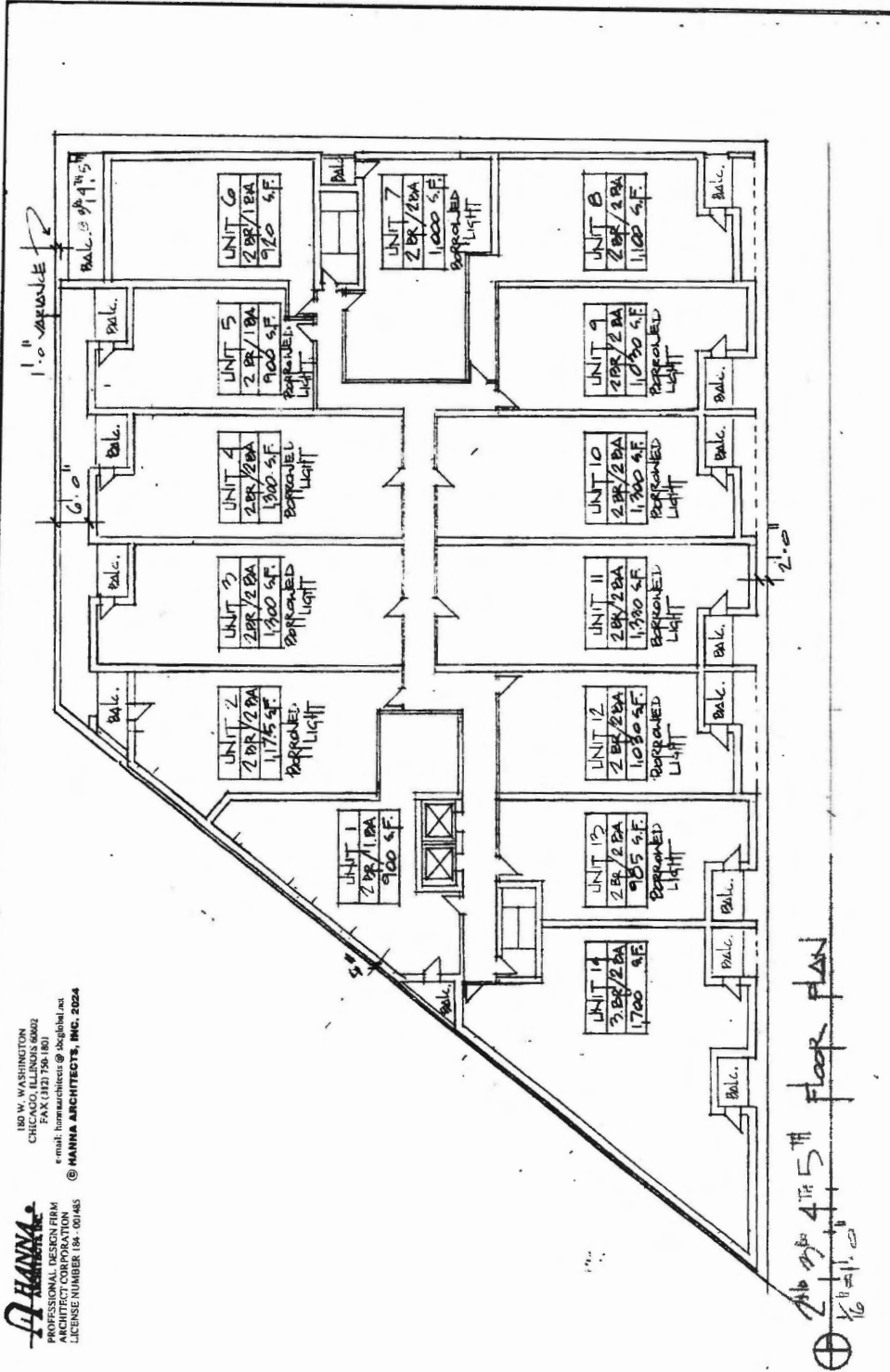
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HANNA
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 ARCHITECT CORPORATION
 LICENSE NUMBER 184 - 001485

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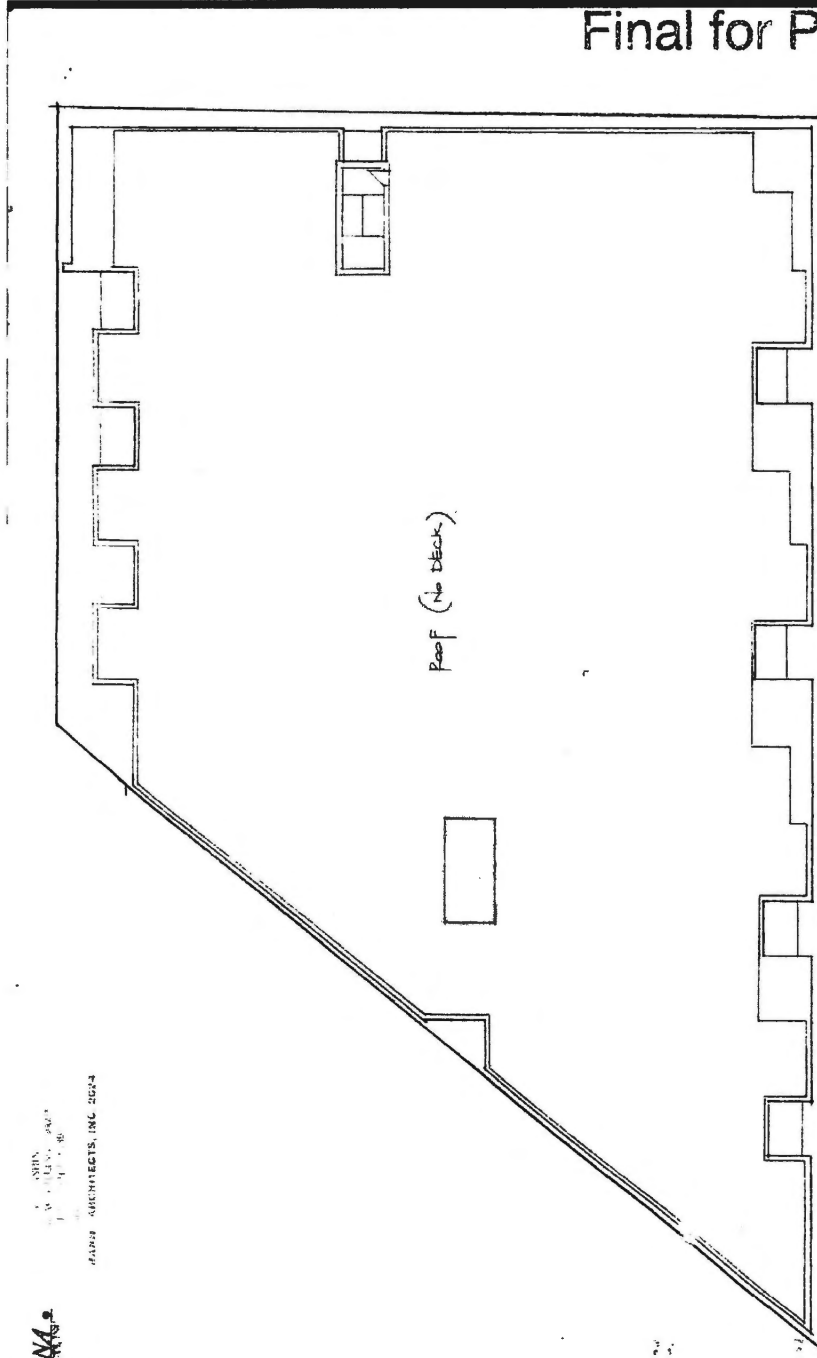




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4th & 5th Floor Plan
 16

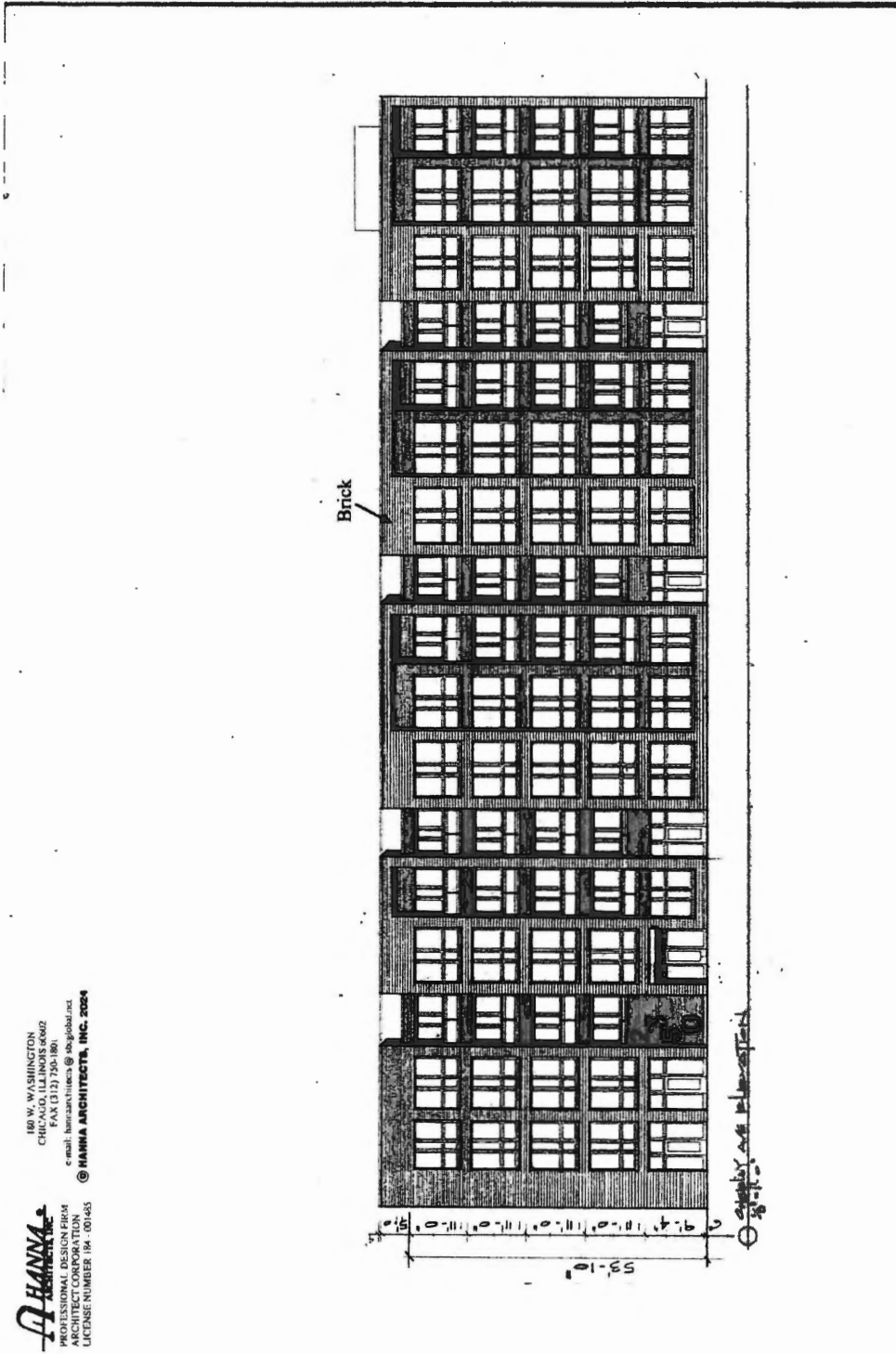
Final for Publication




ANNAN
ARCHITECTS
1111 N. LA SALLE ST.
CHICAGO, IL 60610
ANNAN ARCHITECTS, INC. 2024

Roof PLAN
1/16" = 1'-0"

Final for Publication

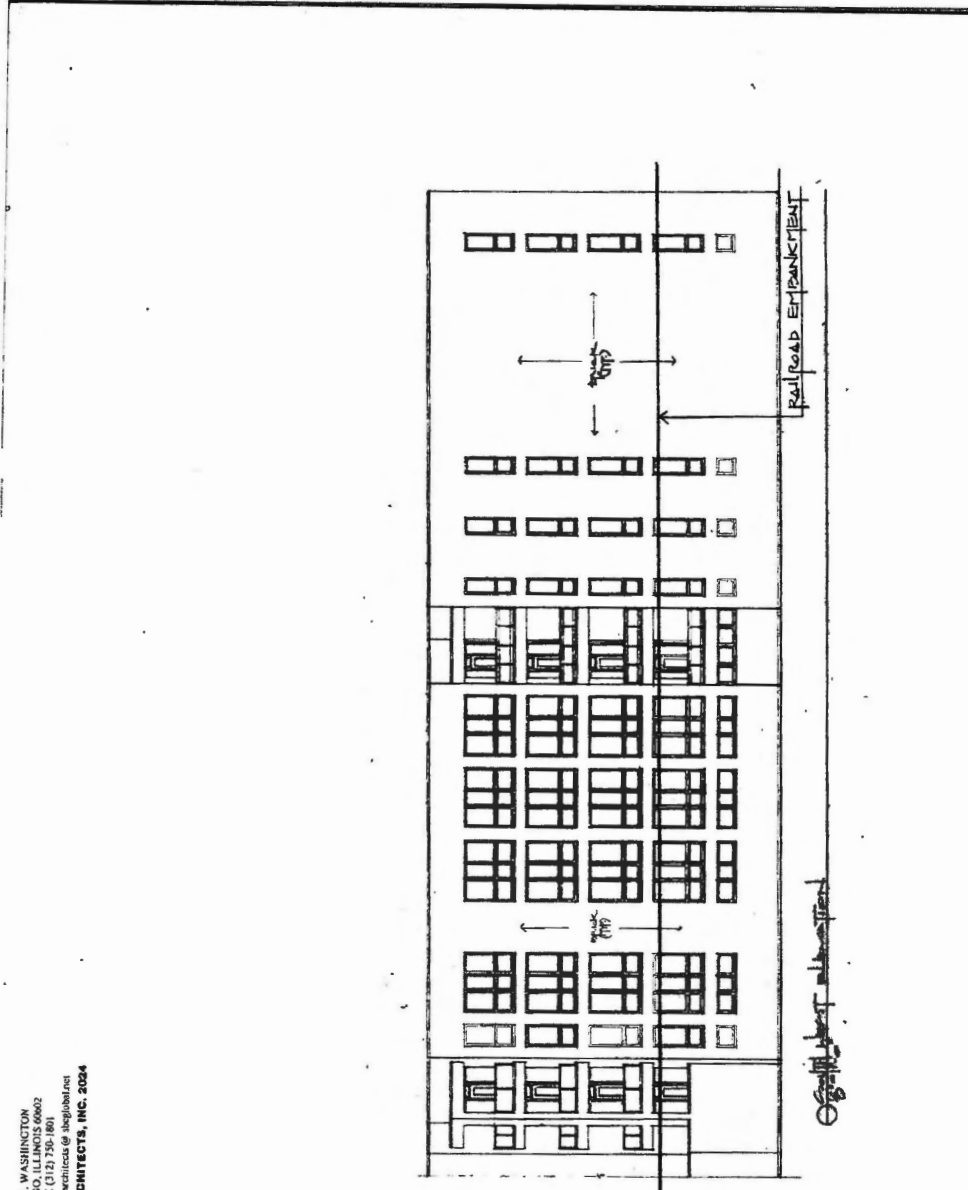



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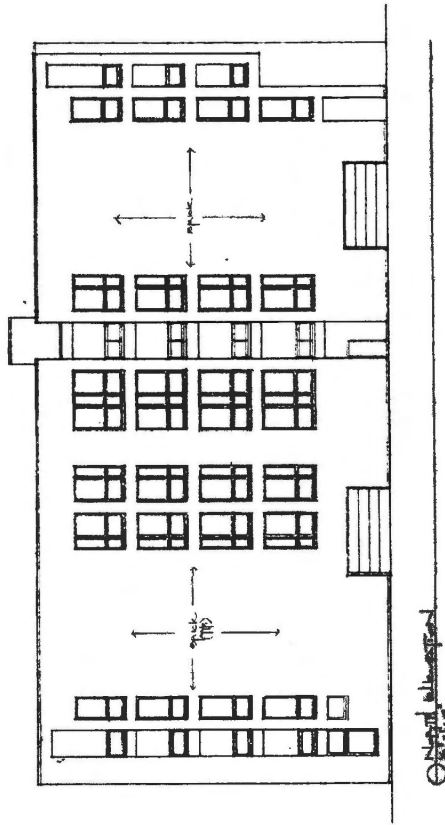
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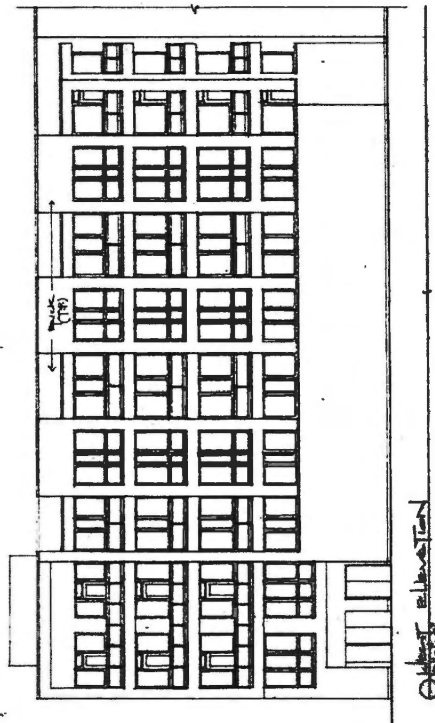
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DESIGNATION OF RAMOVA THEATER BUILDING AT 3508 -- 3518 S.
HALSTED ST. AS CHICAGO LANDMARK.

[O2024-0010904]

(Committee Meeting Held September 18, 2024)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on September 17, 2024, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2024-0011001 for a text amendment of Municipal Code Titles 5 and 17 by adding new Chapter 5-11 entitled "Tenant Opportunity to Purchase Block (606) District Pilot Program" and by modifying Section 17-7-0590 redefining boundaries of 606 District.

Page 1 also contains Document Number O2024-0010904 for historical landmark designation for the Ramova Theater building at 3508 -- 3518 South Halsted Street.

Page 1 further contains three fee waivers for historical landmarks in the 3rd, 4th and 34th Wards.

Moving on, pages 1 through 15 contain various map amendments in the 1st, 2nd, 3rd, 4th, 6th, 9th, 11th, 12th, 14th, 19th, 20th, 22nd, 25th, 26th, 27th, 28th, 30th, 33rd, 34th, 37th, 38th, 39th, 40th, 44th, 45th, 46th, 48th and 49th Wards.

Lastly, page 15 contains various large signs over 100 square feet in area and 24 feet above grade in the 3rd, 12th, 22nd, 23rd, 25th, 27th, 32nd, 35th, 41st, 42nd, 47th and 48th Wards.

I hereby move for passage of the proposed ordinance transmitted herewith.

Respectfully submitted,

(Signed) BENNETT R. LAWSON,
Vice-Chair.

On motion of Alderperson Lawson, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Pursuant to the procedures set forth in the Municipal Code of Chicago (the "Municipal Code"), Sections 2-120-620 through -690, the Commission on Chicago Landmarks (the "Commission") has determined that the Ramova Theater, (the "Building"), located at 3508 -- 3518 South Halsted Street, Chicago, Illinois, as more fully described in Exhibit A, attached hereto and incorporated herein, satisfies two criteria for landmark designation as set forth in Section 2-120-620 (1), and (4) of the Municipal Code; and

WHEREAS, The Building, completed in 1929, is an excellent example of an historic motion picture theater, a novel building type that emerged in the early twentieth century designed to entertain its patrons through the new medium of cinematic art, and

WHEREAS, With its practical combination of commercial storefronts with a theater, the Building is a fine example of a "theater block", an historic building type found in Chicago's neighborhood commercial districts combining entertainment and commercial storefronts in a single building, and

WHEREAS, The Building represents the contributions of newcomers to Chicago's cultural and economic heritage as the theater was built by Jokūbas (Jacob) Maskoliūnas, a Lithuanian immigrant to serve the immigrant neighborhood of Bridgeport, and

WHEREAS, With its twisted columns, cartouches, scallop shells, scrolls, pinnacles, niches, and swirling, naturalistic plant forms, the facade of the Building exemplifies the Spanish Baroque style of architecture, examples of which are rare in Chicago, and

WHEREAS, The elaborate decoration of the facade is rendered in glazed terra cotta which was formed in hand-carved molds requiring a high degree of design and handcraftsmanship, and

WHEREAS, The scale and ornate quality of the Building's architecture reflect the ideals of historic movie theater design to use architecture as advertisement and to attract customers with a promise of luxury and escape from the ordinary, and

WHEREAS, The Building is representative of a practical building type that developed in the late 1920s. The theater block was characterized by a traditional commercial block anchored by a prominent theater visually tied together through exterior architectural detailing, and

WHEREAS, Consistent with Section 2-120-630 of the Municipal Code, the Building has a significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; and

WHEREAS, On June 6, 2024, the Commission adopted a resolution recommending to the City Council of the City of Chicago (the "City Council") that the Building be designated a Chicago Landmark; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are hereby adopted as the findings of the City Council.

SECTION 2. The Building is hereby designated a Chicago Landmark in accordance with Section 2-120-700 of the Municipal Code.

SECTION 3. For purposes of Sections 2-120-740 and 2-120-770 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are identified as:

- All exterior elevations, including rooflines, of the Building, including the blade sign and marquee from 1944.

SECTION 4. The Commission is hereby directed to create a suitable plaque appropriately identifying the Building as a Chicago Landmark.

SECTION 5. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 6. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall take effect upon its passage and approval.

Exhibit "A" referred to in this ordinance reads as follows:

*Exhibit "A".**Legal Descriptions.*

3508 -- 3516 South Halsted Street.

Parcel 1:

That part of Lots 3 to 7, inclusive, in Block 1 in Gage and Others Subdivision of the East half of the Southeast quarter of Section 32, Township 39 North, Range 14 East of the Third Principal Meridian described as follows: commencing at the northwest corner of Lot 3 aforesaid; thence south along the west line of Lots 3 and 4 aforesaid 26.19 feet; thence east at right angles thereto 32.44 feet; thence north at right angles thereto 4.97 feet; thence east at right angles thereto 23.0 feet; thence south at right angles thereto 5.67 feet; thence east at right angles thereto 12.20 feet; thence north at right angles thereto 1.60 feet; thence east at right angles thereto 27.45 feet; thence south at right angles thereto 98.69 feet; thence east at right angles thereto 54.91 feet to a point on the east line of Lot 7 aforesaid 32.38 feet north of the southeast corner of Lot 8 aforesaid at the point of beginning; thence west at right angles thereto 54.91 feet; thence north at right angles thereto 17.70 feet; thence east at right angles thereto 12.97 feet; thence north at right angles thereto 80.15 feet; thence east at right angles thereto 41.94 feet to a point on the east line of said lots 26.25 feet south of the northeast corner of Lot 3 aforesaid; thence south along said east line 97.85 feet to the point of beginning in Cook County, Illinois.

Parcel 2:

Easement for ingress and egress over that part of Lots 3 to 8, inclusive, in Block 1 in Gage and Others Subdivision of the east half of the southeast quarter of Section 32, Township 39 North, Range 14 East of the Third Principal Meridian described as follows: beginning at the northwest corner of Lot 3 aforesaid: thence south along the west line of Lots 3 and 4 aforesaid 26.19 feet; thence east at right angles thereto 32.44 feet; thence north at right angles thereto 4.97 feet; thence east at right angles thereto 23.0 feet; thence south at right angles thereto 5.67 feet; thence east at right angles thereto 12.20 feet; thence north at right angles thereto 1.60 feet; thence east at right angles thereto along a line hereinafter referred to as line "A" 27.45 feet; thence south at right angles thereto 80.99 feet; thence east at right angles thereto 12.97 feet; thence north at right angles thereto 86.89 feet; thence northwesterly 10.40 feet to a line 13.10 feet north of and parallel with line "A" aforesaid; thence west along said parallel line 35.56 feet; thence north at right angles thereto 5.85 feet; thence west at right angles thereto 11.0 feet; thence north at right angles thereto 6.40 feet to a point in the north line of Lot 3 aforesaid 53.69 feet east of the point of beginning; thence west along said north line 53.69 feet to the point of beginning (except that part lying above a horizontal plane that is 8.0 feet above the concrete courtyard

pavement) in Cook County, Illinois, as created by a deed from Ramova Realty, Inc. to Drovers Bank of Chicago, as trustee under trust agreement dated March 27, 1984 and known as Trust Number 84-037, recorded July 3, 1984 as Document 27156996, and re-recorded December 9, 1985 as Document 85315963, and easement agreement recorded July 3, 1984 as Document 27156995 and re-recorded December 9, 1985 as Document 85375962, for ingress and egress, in Cook County, Illinois.

Building Address:

3508 -- 3518 South Halsted Street
Chicago, Illinois.

Permanent Index Numbers:

17-32-404-025-0000; and
17-32-404-026-0000.

3518 South Halsted Street.

That part of Lots 4 to 8 in Block 1 in Gage and Others Subdivision of the east half of the southeast quarter of Section 32, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: commencing at the northwest corner of Lot 4; thence east at right angles thereto 95.09 feet; thence south at right angles thereto 98.69 feet; thence east at right angles thereto 54.91 feet to a point on the east line of Lot 7 aforesaid 32.38 feet north of the southeast corner of Lot 8 aforesaid; thence south along the east line of Lots 7 and 8 aforesaid 32.38 feet to the southeast corner of Lot 8; thence west along the south line of Lot 8 aforesaid to the southwest corner thereof; thence north along the west line of Lots 4 to 8 aforesaid to the northwest corner of Lot 4, in Cook County, Illinois.

Building Address:

3518 South Halsted Street
Chicago, Illinois.

Permanent Index Number:

17-32-404-026-0000.

ISSUANCE OF PERMITS, FREE OF CHARGE, FOR LANDMARK PROPERTIES AT VARIOUS LOCATIONS.

(Committee Meeting Held September 17, 2024)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on September 17, 2024, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2024-0011001 for a text amendment of Municipal Code Titles 5 and 17 by adding new Chapter 5-11 entitled "Tenant Opportunity to Purchase Block (606) District Pilot Program" and by modifying Section 17-7-0590 redefining boundaries of 606 District.

Page 1 also contains Document Number O2024-0010904 for historical landmark designation for the Ramova Theater building at 3508 -- 3518 South Halsted Street.

Page 1 further contains three fee waivers for historical landmarks in the 3rd, 4th and 34th Wards.

Moving on, pages 1 through 15 contain various map amendments in the 1st, 2nd, 3rd, 4th, 6th, 9th, 11th, 12th, 14th, 19th, 20th, 22nd, 25th, 26th, 27th, 28th, 30th, 33rd, 34th, 37th, 38th, 39th, 40th, 44th, 45th, 46th, 48th and 49th Wards.

Lastly, page 15 contains various large signs over 100 square feet in area and 24 feet above grade in the 3rd, 12th, 22nd, 23rd, 25th, 27th, 32nd, 35th, 41st, 42nd, 47th and 48th Wards.

I hereby move for passage of the proposed orders transmitted herewith.

Respectfully submitted,

(Signed) BENNETT R. LAWSON,
Vice-Chair.

On motion of Alderperson Lawson, the said proposed orders transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O’Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following are said orders as passed (the italic heading in each case not being a part of the order):

3402 -- 3402½ S. Giles Ave.

[Or2024-0010837]

WHEREAS, Section 2-120-815 of the Municipal Code provides that the Chicago City Council may, by passage of an appropriate order, waive any fees charged by the City for any permit for which approval of the Commission on Chicago Landmarks (the “Commission”) is required, in accordance with Chapter 2-120 of the Municipal Code; and

WHEREAS, The permits identified below require Commission approval, in accordance with Section 2-120-740 of the Municipal Code; now, therefore,

Be It Ordered by the City Council of the City of Chicago:

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. The Commissioners of the Departments of Buildings, Finance and Fire, and the Zoning Administrator are hereby directed to issue those permits for which approval of the Commission on Chicago Landmarks is required pursuant to Chapter 2-120 of the Municipal Code, free of charge, notwithstanding any other ordinances of the City Council to the contrary, for the property at:

Address: 3402 -- 3402½ South Giles Avenue (“Property”)
District/Building: Calumet-Giles-Prairie

for work generally described as:

the construction of a new, detached, 513 square foot, frame, two-car garage.

Owner: Marc Benjamin Freeman
 Owner's Address: 1014 Abbey Lane
 City, State, Zip: McComb, Mississippi 39648

SECTION 3. The fee waiver authorized by this order shall be effective from July 17, 2024 through February 28, 2026, and shall not apply to additional developer service fees, stop-work order fees or any fines.

SECTION 4. That the permit purchaser for the Property shall be entitled to a refund of City fees for which it has paid and which are exempt pursuant to Section 1 hereof.

SECTION 5. This order shall be in force and effect upon its passage.

2401 S. Wabash Ave.

[Or2024-0010608]

WHEREAS, Section 2-120-815 of the Municipal Code provides that the Chicago City Council may by passage of an appropriate order waive any fees charged by the City for any permit for which approval of the Commission on Chicago Landmarks (the "Commission") is required, in accordance with Chapter 2-120 of the Municipal Code; and

WHEREAS, The permits identified below require Commission approval, in accordance with Section 2-120-740 of the Municipal Code; now, therefore,

Be It Ordered by the City Council of the City of Chicago:

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. The Commissioners of the Departments of Buildings, Finance and Fire, and the Zoning Administrator are hereby directed to issue those permits for which approval of the Commission on Chicago Landmarks is required pursuant to Chapter 2-120 of the Municipal Code, free of charge, notwithstanding any other ordinances of the City Council to the contrary, for the property at:

Address: 2401 South Wabash Avenue ("Property")
 District/Building: Quinn Chapel

for work generally described as:

construction including excavation, the installation of underground plumbing, electric power distribution and new lighting; outside air and exhaust retaining walls; pouring a concrete slab; building new exit stairs, restrooms, archive and file rooms, mechanical rooms (with active louvers, new heat pumps and a new hot water heat pump tank); a fire pump room

and fire suppression; and a new parking lot with lighting, landscaping, and fencing. Additionally, the historic auditorium will be renovated, including the repair of the original pews; reconstruction of the north narthex stair; installation of new carpeting on the aisles; new audio-visual equipment; installation of an appropriate balcony rail; and the repair and protective glazed covering on the stained-glass windows; and other construction tasks as needed.

Owner: Quinn Community Services Alliance of Chicago, in care of Troy K. Venning, Sr.
Owner's Address: 2401 South Wabash Avenue
City, State, Zip: Chicago, Illinois 60616

SECTION 3. The fee waiver authorized by this order shall be effective from August 19, 2024 through September 10, 2027, and shall not apply to additional developer service fees, stop-work order fees or any fines.

SECTION 4. That the permit purchaser for the Property shall be entitled to a refund of City fees for which it has paid and which are exempt pursuant to Section 1 hereof.

SECTION 5. This order shall be in force and effect upon its passage.

—
25 E. Washington St.

[Or2024-0010835]

WHEREAS, Section 2-120-815 of the Municipal Code provides that the Chicago City Council may, by passage of an appropriate order, waive any fees charged by the City for any permit for which approval of the Commission on Chicago Landmarks (the "Commission") is required, in accordance with Chapter 2-120 of the Municipal Code; and

WHEREAS, The permits identified below require Commission approval, in accordance with Section 2-120-740 of the Municipal Code; now, therefore,

Be It Ordered by the City Council of the City of Chicago:

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. The Commissioners of the Departments of Buildings, Finance and Fire, and the Zoning Administrator are hereby directed to issue those permits for which approval of the Commission on Chicago Landmarks is required pursuant to Chapter 2-120 of the Municipal Code, free of charge, notwithstanding any other ordinances of the City Council to the contrary, for the property at:

Address: 25 East Washington Street ("Property")
District/Building: Jewelers Row Landmark District

for work generally described as:

Renovation of the entire 20,000 square foot floor containing law offices, which includes constructing a 3,000 square foot Outdoor Patio (by extending the existing light court from the top of the existing 7th floor down to the top of the 6th floor); creating a 10,000 square foot amenity lounge, and a 3,000 square foot conference center and a management office with upgrades that include new electrical systems, plumbing, sprinkler, fire alarm, HVAC, environmental (including asbestos and lead paint removal) and other construction tasks as needed.

Owner: 25 East Washington Associates, L.P., in
care of Mark Todes, Sr. Vice President

Owner's Address: 25 East Washington Street

City, State, Zip: Chicago, Illinois 60602

SECTION 3. The fee waiver authorized by this order shall be effective from August 1, 2024 through May 31, 2025, and shall not apply to additional developer service fees, stop-work order fees or any fines.

SECTION 4. That the permit purchaser for the Property shall be entitled to a refund of City fees for which it has paid and which are exempt pursuant to Section 1 hereof.

SECTION 5. This order shall be in force and effect upon its passage.

ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS.

(Committee Meeting Held September 17, 2024)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, September 18, 2024.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on September 17, 2024, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2024-0011001 for a text amendment of Municipal Code Titles 5 and 17 by adding new Chapter 5-11 entitled "Tenant Opportunity to Purchase Block (606) District Pilot Program" and by modifying Section 17-7-0590 redefining boundaries of 606 District.

Page 1 also contains Document Number O2024-0010904 for historical landmark designation for the Ramova Theater building at 3508 -- 3518 South Halsted Street.

Page 1 further contains three fee waivers for historical landmarks in the 3rd, 4th and 34th Wards.

Moving on, pages 1 through 15 contain various map amendments in the 1st, 2nd, 3rd, 4th, 6th, 9th, 11th, 12th, 14th, 19th, 20th, 22nd, 25th, 26th, 27th, 28th, 30th, 33rd, 34th, 37th, 38th, 39th, 40th, 44th, 45th, 46th, 48th and 49th Wards.

Lastly, page 15 contains various large signs over 100 square feet in area and 24 feet above grade in the 3rd, 12th, 22nd, 23rd, 25th, 27th, 32nd, 35th, 41st, 42nd, 47th and 48th Wards.

I hereby move for passage of the proposed orders transmitted herewith.

Respectfully submitted,

(Signed) BENNETT R. LAWSON,
Vice-Chair.

On motion of Alderperson Lawson, the said proposed orders transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following are said orders as passed (the italic heading in each case not being a part of the order):

5937 N. Broadway

[Or2024-0010986]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Chamopoulos Enterprises Ltd., doing business as Little Corner Snack Shop
(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 5937 North Broadway – West Elevation, Chicago, Illinois 60660

Zoning District: B3-3

DOB Sign Permit Application Number: 101044609

Sign Details:

1. On-premises: X Or Off-premises: _____
2. Static sign: X Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACP1917565
5. Dimensions: length, 47 feet, 0 inches; height, 5 feet, 0 inches
Total square feet in area: 235 feet, 0 inches
6. Height above grade: 9 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): West
8. Name of Sign Contractor/Erector: H.M. Witt and Company Signs

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

960 W. Chicago Ave.

[Or2024-0010353]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: VCA Lake Shore Animal Hospital

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 960 West Chicago Avenue, Chicago, Illinois 60642

Zoning District: C1-2

DOB Sign Permit Application Number: 101053651

Sign Details:

1. On-premises: Or Off-premises:
2. Static sign: Or Dynamic-image display sign:
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACP1959350
5. Dimensions: length, 47 feet, 1.5 inches; height, 3 feet, 10.375 inches
Total square feet in area: 182 feet, 1.5 inches
6. Height above grade: 1,110 feet, inches
7. Elevation (side of building or lot where the sign will be erected): South
8. Name of Sign Contractor/Erector: Bright Light Sign Company

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

2401 N. Clybourn Ave.

[Or2024-0010725]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: James Gronemann

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 2401 North Clybourn Avenue, Chicago, Illinois 60614

Zoning District: M1-2

DOB Sign Permit Application Number: 101052495

Sign Details:

1. On-premises: Or Off-premises:
2. Static sign: Or Dynamic-image display sign:
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACP1958699
5. Dimensions: length, 51 feet, inches; height, 4 feet, inches
Total square feet in area: 204 feet, inches
6. Height above grade: 9 feet, inches
7. Elevation (side of building or lot where the sign will be erected): South/West
8. Name of Sign Contractor/Erector: My Sign Guy, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

1623 W. Fulton St.
(Permit No. 101051311)

[Or2024-0010548]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: MHUB

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 1623 West Fulton Street, Chicago, Illinois 60612

Zoning District: Planned Manufacturing District Number 4

DOB Sign Permit Application Number: 101051311

Sign Details:

1. On-premises: Or Off-premises:
2. Static sign: Or Dynamic-image display sign:
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACP1952918
5. Dimensions: length, 11 feet, 8 inches; height, 3 feet, inches
Total square feet in area: 35 feet, inches
6. Height above grade: 75 feet, inches
7. Elevation (side of building or lot where the sign will be erected): East
8. Name of Sign Contractor/Erector: Doyle Signs, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

1623 W. Fulton St.
(Permit No. 101051312)

[Or2024-0010544]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: MHUB

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 1623 West Fulton Street, Chicago, Illinois 60612

Zoning District: Planned Manufacturing District Number 4

DOB Sign Permit Application Number: 101051312

Sign Details:

- 1. On-premises: X Or Off-premises: _____
- 2. Static sign: X Or Dynamic-image display sign: _____
- 3. Number of sign faces: 1
- 4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACP1952918
- 5. Dimensions: length, 11 feet, 8 inches; height, 3 feet, _____ inches
Total square feet in area: 35 feet, _____ inches
- 6. Height above grade: 75 feet, _____ inches
- 7. Elevation (side of building or lot where the sign will be erected): North
- 8. Name of Sign Contractor/Erector: Doyle Signs, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

1623 W. Fulton St.
(Permit No. 101051314)

[Or2024-0010546]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: MHUB

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 1623 West Fulton Street, Chicago, Illinois 60612

Zoning District: Planned Manufacturing District Number 4

DOB Sign Permit Application Number: 101051314

Sign Details:

1. On-premises: Or Off-premises:
2. Static sign: Or Dynamic-image display sign:
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACP1952918
5. Dimensions: length, 11 feet, 8 inches; height, 3 feet, inches
Total square feet in area: 35 feet, inches
6. Height above grade: 75 feet, inches
7. Elevation (side of building or lot where the sign will be erected): North
8. Name of Sign Contractor/Erector: Doyle Signs, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

220 N. Green St.

[Or2024-0010988]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Workbox

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 220 North Green Street, Chicago, Illinois 60607

Zoning District: Planned Development Number 1290

DOB Sign Permit Application Number: 101055462

Sign Details:

- 1. On-premises: X Or Off-premises: _____
- 2. Static sign: X Or Dynamic-image display sign: _____
- 3. Number of sign faces: 2
- 4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACP1975158
- 5. Dimensions: length, 5 feet, 8 inches; height, 19 feet, 0 inches
Total square feet in area: 108 feet, 0 inches
- 6. Height above grade: 30 feet, 0 inches
- 7. Elevation (side of building or lot where the sign will be erected): East
- 8. Name of Sign Contractor/Erector: Aurora Sign

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

2934 N. Milwaukee Ave.

[Or2024-0011006]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Chase Bank

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 2934 North Milwaukee Avenue, Chicago, Illinois 60618

Zoning District: C1-2

DOB Sign Permit Application Number: 101037827

Sign Details:

1. On-premises: X Or Off-premises: _____
2. Static sign: X Or Dynamic-image display sign: _____
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACP1943655
5. Dimensions: length, 7 feet, 1 inch; height, 7 feet, 5 inches
Total square feet in area: 51 feet, 0 inches
6. Height above grade: 24 feet, 8 inches
7. Elevation (side of building or lot where the sign will be erected): North
8. Name of Sign Contractor/Erector: Olympik Signs

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

41 E. Oak St.

[Or2024-0010996]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Alejandra Rositto

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 41 East Oak Street, Chicago, Illinois 60611

Zoning District: DX-5

DOB Sign Permit Application Number: 101053516

Sign Details:

- 1. On-premises: X Or Off-premises: _____
- 2. Static sign: X Or Dynamic-image display sign: _____
- 3. Number of sign faces: 1
- 4. Projecting over the public way (Yes or No): No
If yes, Public Way Use Number: Not Applicable
- 5. Dimensions: length, 14 feet, 11 inches; height, 1 foot, 3 inches
Total square feet in area: 19 feet, 0 inches
- 6. Height above grade: 30 feet, 0 inches
- 7. Elevation (side of building or lot where the sign will be erected): North
- 8. Name of Sign Contractor/Erector: JMS Electric, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

838 Patton Dr.

[Or2024-0010984]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Etihad Cargo

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 838 Patton Drive, Chicago, Illinois 60603

Zoning District: Planned Development Number 0

DOB Sign Permit Application Number: 101055160

Sign Details:

1. On-premises: X Or Off-premises: _____
2. Static sign: X Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): No
If yes, Public Way Use Number: _____
5. Dimensions: length, 14 feet, 9 inches; height, 7 feet, 2 inches
Total square feet in area: 105 feet, 8 inches
6. Height above grade: 22 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): East
8. Name of Sign Contractor/Erector: Bright Light Sign Company

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

305 N. Peoria St.

[Or2024-0010915]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: First Financial Bank

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 305 North Peoria Street, Chicago, Illinois 60607

Zoning District: DS-3

DOB Sign Permit Application Number: BACP1913318

Sign Details:

1. On-premises: X Or Off-premises:
2. Static sign: X Or Dynamic-image display sign:
3. Number of sign faces: 2 (one per side)
4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACP1913318
5. Dimensions: length, 3 feet, 6 inches; height, 3 feet, 6 inches
Total square feet in area: 12 feet, ¼ inches
6. Height above grade: 18 feet, 2 inches
7. Elevation (side of building or lot where the sign will be erected): Southwest corner
of building
8. Name of Sign Contractor/Erector: Triumph Signs Manufacture/Olympik Installer

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

2620 W. Pershing Rd.
(Permit No. 101046135)

[Or2024-0010646]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Gary Collins

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 2620 West Pershing Road, Chicago, Illinois 60632

Zoning District: C-1

DOB Sign Permit Application Number: 101046135

Sign Details:

1. On-premises: X Or Off-premises: _____
2. Static sign: X Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): No
If yes, Public Way Use Number: _____
5. Dimensions: length, 32 feet, 6 inches; height, 5 feet, 3 inches
Total square feet in area: 171 feet, _____ inches
6. Height above grade: 60 feet, _____ inches
7. Elevation (side of building or lot where the sign will be erected): North
8. Name of Sign Contractor/Erector: Integrity Sign Company

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

440 W. Randolph St.

[Or2024-0010994]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Merel HQ LLC

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 440 West Randolph Street, Chicago, Illinois 60606

Zoning District: DC-16

DOB Sign Permit Application Number: 101049405

Sign Details:

1. On-premises: Or Off-premises:
2. Static sign: Or Dynamic-image display sign:
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACP1937273
5. Dimensions: length, 38 feet, 7 inches; height, 4 feet, 0 inches
Total square feet in area: 154 feet, 0 inches
6. Height above grade: 40 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): South
8. Name of Sign Contractor/Erector: All Right Sign, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

3940 N. Ravenswood Ave.
(Permit No. 101059176)

[Or2024-0012516]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Guaranteed Rate, Inc.

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 3940 North Ravenswood Avenue, Chicago, Illinois 60613

Zoning District: M1-2

DOB Sign Permit Application Number: 101059176

Sign Details:

1. On-premises: Or Off-premises:
2. Static sign: Or Dynamic-image display sign:
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACP1994169
5. Dimensions: length, 7 feet, 8 inches; height, 3 feet, 0 inches
Total square feet in area: 22 feet, 0 inches
6. Height above grade: 28 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): East
8. Name of Sign Contractor/Erector: Parvin-Clauss

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

3940 N. Ravenswood Ave.
(Permit No. 101059177)

[Or2024-0012517]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Guaranteed Rate, Inc.

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 3940 North Ravenswood Avenue, Chicago, Illinois 60613

Zoning District: M1-2

DOB Sign Permit Application Number: 101059177

Sign Details:

- 1. On-premises: Or Off-premises:
- 2. Static sign: Or Dynamic-image display sign:
- 3. Number of sign faces: 1
- 4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACP1994169
- 5. Dimensions: length, 7 feet, 8 inches; height, 3 feet, 0 inches
Total square feet in area: 22 feet, 0 inches
- 6. Height above grade: 28 feet, 0 inches
- 7. Elevation (side of building or lot where the sign will be erected): South
- 8. Name of Sign Contractor/Erector: Parvin-Clauss

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

3940 N. Ravenswood Ave.
(Permit No. 101059179)

[Or2024-0012518]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Guaranteed Rate, Inc.

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 3940 North Ravenswood Avenue, Chicago, Illinois 60613

Zoning District: M1-2

DOB Sign Permit Application Number: 101059179

Sign Details:

1. On-premises: X Or Off-premises:
2. Static sign: X Or Dynamic-image display sign:
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACPP1128945
5. Dimensions: length, 8 feet, 0 inches; height, 4 feet, 0 inches
Total square feet in area: 32 feet, 0 inches
6. Height above grade: 28 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): West
8. Name of Sign Contractor/Erector: Parvin-Clauss

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

1 W. Superior St.

[Or2024-0010997]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Salon Lofts Group LLC

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 1 West Superior Street, Chicago, Illinois 60654

Zoning District: Planned Development

DOB Sign Permit Application Number: 101027679

Sign Details:

1. On-premises: Or Off-premises:
2. Static sign: Or Dynamic-image display sign:
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): No
If yes, Public Way Use Number: _____
5. Dimensions: length, 13 feet, 4 inches; height, 3 feet, 0 inches
Total square feet in area: 40 feet, _____ inches
6. Height above grade: 31 feet, _____ inches
7. Elevation (side of building or lot where the sign will be erected): North
8. Name of Sign Contractor/Erector: Doyle Signs, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

225 N. Wabash Ave.

[Or2024-0010995]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: L7

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 225 North Wabash Avenue, Chicago, Illinois 60601

Zoning District: DX-16

DOB Sign Permit Application Number: 101051571

Sign Details:

- 1. On-premises: X Or Off-premises: _____
- 2. Static sign: X Or Dynamic-image display sign: _____
- 3. Number of sign faces: 1
- 4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACP1954469
- 5. Dimensions: length, 40 feet, 0 inches; height, 2 feet, 11 inches
Total square feet in area: 117 feet, 0 inches
- 6. Height above grade: 88 feet, 0 inches
- 7. Elevation (side of building or lot where the sign will be erected): West
- 8. Name of Sign Contractor/Erector: Integrity

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

1300 S. Wabash Ave.

[Or2024-0012515]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: BMO

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 1300 South Wabash Avenue, Chicago, Illinois 60605

Zoning District: DX

DOB Sign Permit Application Number: 101031295

Sign Details:

1. On-premises: Or Off-premises:
2. Static sign: Or Dynamic-image display sign:
3. Number of sign faces: 4
4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACP1866917
5. Dimensions: length, 10 feet, _____ inches; height, 3 feet, 5 inches
Total square feet in area: 34 feet, _____ inches
6. Height above grade: 25 feet, _____ inches
7. Elevation (side of building or lot where the sign will be erected): East
8. Name of Sign Contractor/Erector: Doyle Signs, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

923 W. Weed St.

[Or2024-0010919]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Curaleaf

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 923 West Weed Street, Chicago, Illinois 60642

Zoning District: C3-5

DOB Sign Permit Application Number: 101054780

Sign Details:

- 1. On-premises: X Or Off-premises:
- 2. Static sign: X Or Dynamic-image display sign:
- 3. Number of sign faces: 1
- 4. Projecting over the public way (Yes or No): No
If yes, Public Way Use Number:
- 5. Dimensions: length, 3 feet, 0 inches; height, 24 feet, 0 inches
Total square feet in area: 72 feet, 0 inches
- 6. Height above grade: 32 feet, 10 inches
- 7. Elevation (side of building or lot where the sign will be erected): West
- 8. Name of Sign Contractor/Erector: Olympik Signs, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

3115 W. 26th St.

[Or2024-0010831]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Discount Mall

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 3115 West 26th Street, Chicago, Illinois 60623

Zoning District: C1-2

DOB Sign Permit Application Number: 101052881

Sign Details:

1. On-premises: X Or Off-premises: _____
2. Static sign: X Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): No
If yes, Public Way Use Number: _____
5. Dimensions: length, 50 feet, 2 inches; height, 4 feet, 6 inches
Total square feet in area: 226 feet, _____ inches
6. Height above grade: 22 feet, _____ inches
7. Elevation (side of building or lot where the sign will be erected): West
8. Name of Sign Contractor/Erector: Doyle Signs, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

3800 W. 26th St.

[Or2024-0010607]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Bank of America

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 3800 West 26th Street, Chicago, Illinois 60623

Zoning District: B3-2

DOB Sign Permit Application Number: 101054295

Sign Details:

1. On-premises: X Or Off-premises: _____
2. Static sign: X Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: _____
5. Dimensions: length, 38 feet, 1 inch; height, 3 feet, 1 inch
Total square feet in area: 117 feet, 4 inches
6. Height above grade: 11 feet, 9 inches
7. Elevation (side of building or lot where the sign will be erected): Southeast
8. Name of Sign Contractor/Erector: Olympik Signs, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

3732 W. 63rd St.

[Or2024-0010872]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Little Kids Village Too

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 3732 West 63rd Street, Chicago, Illinois 60629

Zoning District: B-1

DOB Sign Permit Application Number: 101051519

Sign Details:

1. On-premises: X Or Off-premises: _____
2. Static sign: X Or Dynamic-image display sign: _____
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACP1969600
5. Dimensions: length, 27 feet, 8 inches; height, 5 feet, 7 inches
Total square feet in area: 154 feet, 0 inches
6. Height above grade: 17 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): North
8. Name of Sign Contractor/Erector: Universal Awnings & Signs

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

AGREED CALENDAR.

On motion of Alderperson Harris, the proposed resolutions presented through the Agreed Calendar were *Adopted* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

Sponsored by the alderpersons named below, respectively, said Agreed Calendar resolutions, as adopted, read as follows (the italic heading in each case not being a part of the resolution):

Presented By

THE HONORABLE ANDREA M. VALENCIA, CITY CLERK:

***RECOGNITION OF CHICAGO PUBLIC SCHOOLS STUDENTS PARTICIPATING IN
2023 -- 2024 SCHOOL YEAR NEXT GEN CITY COUNCIL.***

[R2024-0012207]

WHEREAS, On April 25, 2024, students of Amundsen High School, Benito Juarez Community Academy, Gwendolyn Brooks College Preparatory Academy High School, Lake View High School, Michele Clark Academic Prep Magnet High School and Social Justice High School participated in the Office of the City Clerk and Chicago Public Schools' "Next Gen City Council", which encourages students to be civically engaged and provides Chicago Public Schools students an opportunity to participate in a mock City Council process where each of the students takes on the role of a member of City Council as they draft, debate, and vote on policies; and

WHEREAS, Throughout the day, the student participants worked on separate ordinance drafts with the help of elected officials, community organizations, representatives from Chicago Public Schools, staff from the Office of the City Clerk, and other civic leaders to be

presented to and voted on by the entire group during the Next Gen City Council meeting to wrap up the day; and

WHEREAS, The Committee on Education crafted an ordinance that all participating students could support. This ordinance stated: The City of Chicago is a home rule unit of government, and pursuant to its home rule power, the City of Chicago may exercise any power and perform any function relating to its government and affairs, including the power to regulate for the protection of the public health and welfare of students in public schools; and

WHEREAS, It is recognized that nutritional and balanced school lunches provide students' basic needs, learning and overall wellbeing; and

WHEREAS, Stakeholders, including students, faculty, parents, CPS and the Board of Education, are affected by the quality of school lunches and can contribute to making some powerful changes; and

WHEREAS, It is acknowledged that Chicago Public Schools is currently working to make improvements to school lunches; and

WHEREAS, Solutions such as incorporating foods from local markets and farms, establishing school gardens, conducting further surveys to understand student preferences and possibly offering diverse sides or options have been identified by students as worthy of pursuing; and

WHEREAS, Offering diverse sides and options could help accommodate varying dietary preferences, cultural backgrounds and nutritional needs among students; and

WHEREAS, In collaboration with local high schools, Chicago Public School leadership will visit schools across the city and eat lunch in the cafeterias with students; and

WHEREAS, Chicago Public School leadership and students will discuss their daily lunch experiences and recommend changes they would like to see to their school lunch menu; and

WHEREAS, Chicago Public School leadership will take the recommendations from students and put a plan in place to make sure that the recommendations and the needs of the students are met; and

WHEREAS, Students believe a stronger collaboration with Chicago Public Schools administration, students and community could be useful in exploring these options; now, therefore,

Be It Resolved, That student voices are valuable in establishing a school lunch program that meets lunch program requirements, promotes healthy eating in schools, encourages student wellbeing and learning, and fosters community engagement in improving school nutrition; and

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, gathered here this 18th day of September 2024, celebrate and uplift the work done by Chicago Public Schools students that make up the school year 2023 -- 2024 Next Gen City Council; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to the participating classrooms as a sign of our appreciation and support.

Presented By

ALDERPERSON HOPKINS (2nd Ward):

TRIBUTE TO LATE GERALD M. MC LAUGHLIN.

[R2024-0012179]

WHEREAS, The Honorable Gerald M. "Gerry" McLaughlin, a dedicated public servant and former 45th Ward Alderperson, passed away on July 16, 2024 at the age of 79; and

WHEREAS, The City of Chicago has been notified of Gerry's passing by the Honorable Brian Hopkins, Alderperson of the 2nd Ward; and

WHEREAS, Gerry was the beloved son of Irish immigrants from County Mayo, Eleanore and John McLaughlin, who instilled in him a deep sense of heritage and hard work; and

WHEREAS, Gerry faced the adversity of losing his father at the young age of five, developing a profound bond with his siblings, John and Mary, who became a second mother to him; and

WHEREAS, Growing up in Lincoln Square, Gerry attended St. Matthias Grade School and St. George High School, before earning undergraduate and graduate degrees from Lewis University, maintaining lifelong friendships along the way; and

WHEREAS, Gerry proudly served his country in the U.S. Army from 1963 -- 1965, attaining distinction as a Nike missile sharpshooter during his service in Okinawa; and

WHEREAS, After joining the Chicago Police Department in 1970, Gerry served in various assignments, including Wood Street, Community Services, Operational Services, Office of the Superintendent, Austin, Foster, Town Hall, O'Hare Airport, Internal Affairs and Auditing; and

WHEREAS, Gerry also provided bodyguard services to Mayor Jane Byrne during her campaign and received numerous departmental commendations for his exemplary service; and

WHEREAS, During the 1983 -- 1987 term, Gerry served as Alderperson of the 45th Ward, where he facilitated the establishment of the Irish American Heritage Center, promoted minority employment in public works and left a lasting impact on the city's public safety and cultural heritage; and

WHEREAS, As chairman of the Landmarks and Preservation Committee, Gerry played a key role in preserving the Chicago Theatre, and as vice-chair of the Police and Fire Committee, Gerry championed efforts to maintain maximum personnel strength and increase the number of city ambulances; and

WHEREAS, After his service as alderperson came to an end, Gerry returned to the police department, where he was later promoted to sergeant in 1990 before retiring in 2001; but even after his retirement, Gerry continued his service to law enforcement as the manager of professional standards for the Schaumburg Police Department; and

WHEREAS, Above all, Gerry cherished his role as a devoted husband to Beverly Weaver McLaughlin, loving father to Megan (Christopher) McLaughlin Lambert and proud grandfather to George Anthony Lambert, finding joy in family, travel and community activities; and

WHEREAS, Through his daughter, Megan, Gerry became involved in the world of Irish dance and music and an avid tailgater at Notre Dame, and came to love her Trinity Academy and college friends as his own cherished friends; and

WHEREAS, Gerry McLaughlin's legacy of distinguished public service and compassion will forever be remembered by his family, friends and the City of Chicago; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, do hereby honor and celebrate the life and achievements of the Honorable Gerald M. "Gerry" McLaughlin; and

Be It Further Resolved, That a suitable copy of this resolution be presented to the family of Gerry McLaughlin as a token of our deepest sympathy and heartfelt appreciation for his invaluable contributions to the City of Chicago.

CONGRATULATIONS EXTENDED TO AMERICAN COLLEGE OF MORTGAGE ATTORNEYS ON 50TH ANNIVERSARY AND DECLARATION OF SEPTEMBER 19, 2024 AS "ACMA DAY".

[R2024-0012037]

WHEREAS, The American College of Mortgage Attorneys ("ACMA"), formed in 1974, is an organization of over 500 lawyers in North America ("ACMA Fellows"), including many based in Chicago, who have distinguished themselves as practitioners in the field of

commercial real estate mortgage law through their legal expertise and practice experience, bar association activities, lecturing, authoring articles, participating in the legislative process and writing briefs and/or arguing cases that are significant to mortgage transactions; and

WHEREAS, The Chicago City Council has been informed of this milestone by the Honorable Brian Hopkins, Alderperson of the 2nd Ward; and

WHEREAS, ACMA Fellows share a commitment to giving back to their profession, improving and reforming laws and procedures affecting real estate secured transactions, raising the level of professionalism of lawyers practicing in this field and recognizing the critical importance of diversity, inclusion, equity and justice within ACMA and in our democracy; and

WHEREAS, Over the last 50 years, ACMA Fellows have contributed as legal counsel to preeminent financial institutions in Chicago and all of North America in financing transactions that have helped to develop the City of Chicago's skyline; and

WHEREAS, ACMA has chosen the dynamic city of Chicago as the location to celebrate its 50th anniversary with a gathering of ACMA Fellows and guests from across the United States, Canada and Mexico; now, therefore,

Be It Resolved, That the Mayor of the City of Chicago, along with the City Council of Chicago, do hereby congratulate ACMA on this milestone and hereby designate September 19, 2024 as "ACMA Day" in recognition of ACMA's 50-year anniversary; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to ACMA.

CONGRATULATIONS EXTENDED TO DAVID WEINSTEIN ON RETIREMENT FROM CITY OF CHICAGO TV.

[R2024-0012142]

WHEREAS, After 40 years of service, David Weinstein is retiring from City of Chicago TV, which is a division of Business Affairs and Consumer Protection, where he worked under six mayors and served as chief engineer, producing programming for the City and maintaining its broadcast television facility; and

WHEREAS, The City of Chicago has been notified of David's retirement by the Honorable Brian Hopkins, Alderperson of the 2nd Ward; and

WHEREAS, David Weinstein was born and raised in the West Rogers Park neighborhood, where he was lovingly adopted by his father, a CPS high school teacher, and his mother, a devoted housewife; and

WHEREAS, David's passion for technology from an early age led him to pursue higher education at the University of Illinois at Circle Campus (now the University of Illinois at Chicago), where his communications major led him to intern at the college radio station and at Channel 2 working on the five o'clock news hosted by renowned figures, Walter Jacobson and Bill Kurtis, and giving him the opportunity to meet celebrities such as Dick Clark, John Wayne and Lucille Ball; and

WHEREAS, After college, David continued his career in broadcasting, working at WIND Radio, where he wrote traffic reports and covered significant events such as the 1977 Wabash and Lake train derailment; and

WHEREAS, David eventually started working for the City in the Office of Cable Communications, originally located in an old Kraft Foods building on Peshtigo Court, before moving to the Harold Washington Library, where he worked with numerous authors, politicians and celebrities; and

WHEREAS, Following the consolidation of the Office of Cable Communications with the Department of Business Affairs and Consumer Protection, his office relocated to City Hall, giving him the opportunity to meet mayors, aldermen and witness the hustle and bustle of City Hall; and

WHEREAS, David's career has been marked by many memorable experiences, including producing city programming and maintaining the City of Chicago's broadcast television facility and undertaking challenging assignments, such as riding in a fire department helicopter without doors, but now David is on to his next adventure; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, do hereby honor and recognize David Weinstein for his outstanding contributions to the City of Chicago, and extend our best wishes for continued success and happiness in all future endeavors; and

Be It Further Resolved, That a suitable copy of this resolution be presented to David Weinstein as a token of our appreciation and esteem.

Presented By

ALDERPERSON HALL (6th Ward):

TRIBUTE TO LATE DANTE HALL.

[R2024-0010914]

WHEREAS, In His infinite wisdom, God has granted eternal rest to Dante Hall, an outstanding citizen, beloved Chicago gospel singer and entrepreneur, on June 30, 2024; and

WHEREAS, Dante Hall distinguished himself not only as a Grammy-nominated gospel singer but also as owner of Donnie's Place in suburban Bellwood, where he shared his family's culinary heritage during challenging times, opening his restaurant at the onset of the COVID-19 pandemic; and

WHEREAS, Dante Hall's illustrious career spanned decades, marked by his soul-stirring solo performances and collaborations with renowned artists such as Jennifer Hudson, Yolanda Adams and Donald Lawrence, enriching the world with his heartfelt music and unwavering dedication to the gospel genre; and

WHEREAS, Dante Hall began his musical journey as a drummer in his grandfather's church on Chicago's North Side, and later found his true calling as a singer inspired by the soulful melodies of Stevie Wonder and D'Angelo, whose influence shaped his artistic path and commitment to timeless music; and

WHEREAS, Dante Hall advocated passionately for the preservation of soul in music, believing it to be the universal bond that transcends boundaries of race, age and socioeconomic status, echoing in classics like "Yesterday" by the Beatles, "September" by Earth, Wind & Fire and "Let's Stay Together" by Al Green; and

WHEREAS, The Honorable William E. Hall, Alderperson of the 6th Ward, has informed this august body of the passing of an iconic member of this city's gospel and soul music community. His legacy will endure through his profound contributions to Chicago's cultural tapestry and beyond, leaving an indelible mark as a true ambassador of soulful music and a beacon of inspiration for future generations of musicians; now, therefore,

Be It Resolved, That we, the Mayor and members of the City of Chicago City Council, extend their deepest condolences to the family, friends and many fans of Dante Hall who celebrate his life, his music and his enduring spirit; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to the family of Dante Hall.

TRIBUTE TO LATE DENISE YVETTE MACKLIN.

[R2024-0011292]

WHEREAS, In His infinite wisdom, God has granted eternal rest to His devoted servant, Denise Yvette Macklin, beloved family matriarch, outstanding public servant and dedicated minister to the incarcerated, on July 26, 2024, just 18 days after her 73rd birthday; and

WHEREAS, Denise Macklin started life in this city on July 8, 1951 as the eldest of nine siblings born to the union of Delores and Robert L. Macklin, bringing joy to her family and community in the Morgan Park neighborhood where she was raised. She graduated from John D. Shoop Elementary School and matriculated to Morgan Park High School; and

WHEREAS, Denise, affectionately known as “Dee-Dee”, had to assume the role of caregiver and matriarch at the tender age of seven, following the passing of her beloved mother on March 9, 1959. With resilience beyond her years, she took on the responsibility of helping her father raise her siblings, earning the respect and admiration of her family as well as the entire community; and

WHEREAS, Dee-Dee’s nurturing spirit expanded to her own children, whom she raised with a strong emphasis on education, integrity and open communication. Her determination led her to pursue further education at Olive Harvey Community College, where she earned her GED, inspiring her children and shaping their futures; and

WHEREAS, Denise Macklin dedicated 25 years of service to Cook County as a deputy sheriff where she worked primarily in the receiving department, offering compassion, counsel and prayer to those in need. Her work was not merely a career but a ministry through which she touched countless lives, providing hope and support to many, including friends, family and neighbors; and

WHEREAS, A woman of deep faith, Denise served as an intercessor and was ordained for prison ministry at Sweet Holy Spirit Church, where she was an active member for more than 40 years. Her faith was evident in her actions, from praying for those in need to using her talents to serve others, embodying Christ’s own teachings; and

WHEREAS, Dee-Dee was known for her vibrant personality, colorful attire, infectious laughter and her love for cooking and hosting, always ready with a warm meal, a game of cards and a listening ear. She was a pillar of her community, never meeting a stranger and always ready to offer support and guidance; and

WHEREAS, After her retirement in 2012, Denise continued to serve others through her love of quilting, creating and distributing quilts to the unhoused, a testament to her lifelong commitment to helping those in need. Her legacy of service, love and faith continued until her return to Chicago in 2021, where she resumed her charitable efforts with even greater fervor; and

WHEREAS, Denise Macklin’s life was a testament to selflessness, faith and love for her family, friends and community. After a life of dedicated service, she leaves behind to mourn her loss and cherish her memory her siblings, Janice Scott, Leah Macklin, Kim Macklin and Darrell Macklin; her children, Felicia Blakley, Delores Macklin, Tisa Macklin and Theodore “Cricket” Macklin; her grandchildren, Christopher, Jillian, Solomon, Emmanuel, Caleb, Calvin, Quam, Tyler, Sydney, Stephanie, D’ante, Kindred, Kyra, Ava, Aja and Thomas; her great-grandchild, Shawn; her uncle, John “Jake” Warren; and her aunt, Helen “Jeannie” Warren; as well as a host of nieces, nephews, other family members and a multitude of friends; and

WHEREAS, The Honorable William E. Hall, Alderperson of the 6th Ward, has apprised this august body of the remarkable life led and contributions made by this extraordinary citizen; now, therefore,

Be It Resolved, That we, the Mayor and members of the City of Chicago City Council, gathered this 18th day of September 2024, hereby express our sincerest sympathies to the family and friends of Denise Yvette Macklin and extend our deepest condolences to all those who honor her legacy, and celebrate the profound and positive influence she had on the lives of so many in her community; and

Be It Further Resolved, That suitable copies of this resolution be prepared and presented to the family of Denise Yvette Macklin.

DECLARATION OF AUGUST 4 -- 10, 2024 AS "NATIONAL HEALTH CENTER WEEK" IN CHICAGO.

[R2024-0011163]

WHEREAS, For nearly 60 years, community health centers have provided high-quality, affordable, comprehensive primary and preventative healthcare in our nation's underserved communities, delivering value to, and having a significant impact on, America's healthcare delivery system; and

WHEREAS, Some of the nation's pioneering health centers were founded in the City of Chicago to enable healthcare access for public housing residents, and the community health center movement has a longstanding commitment to uprooting racial health disparities; and

WHEREAS, Today, our city is home to 24 community health center organizations that care for roughly 700,000 Chicagoans at over 160 clinics in medically underserved areas annually -- meaning that one in four Chicagoans receive care at a community health center; and

WHEREAS, The community health center model continues to prove an effective means of overcoming barriers to healthcare access, including geography, income, insurance status and health-related social needs, and in doing so, improves health outcomes, strengthens health equity and reduces healthcare system costs; and

WHEREAS, Community health centers are innovative industry leaders that continuously develop new patient-centered approaches to delivering a wide range of integrated, culturally and linguistically competent services, including primary medical care, mental health and substance use treatment, oral health services, vision and pharmacy, to address the unique needs of our city's diverse communities; and

WHEREAS, "National Health Center Week" offers the opportunity to recognize America's community health centers, their tremendous staff, board members, patients and all those responsible for their continued success and growth since the first community health centers opened their doors more than five decades ago. During this "National Health Center Week",

we honor the ways America's community health centers are rooted in communities and their vital role in shaping the future of the nation's healthcare system; now, therefore,

Be It Resolved, That City Council does hereby declare August 4 -- 10, 2024 as "Community Health Center Week" in Chicago, and encourages everyone to visit their local community health center to celebrate the important partnership between America's community health centers and the communities they serve.

CONGRATULATIONS EXTENDED TO SWEET HOLY SPIRIT MISSIONARY BAPTIST CHURCH ON 50TH ANNIVERSARY.

[R2024-0010917]

WHEREAS, On Sunday, July 14, 2024, Sweet Holy Spirit Missionary Baptist Church celebrates its golden jubilee; and

WHEREAS, Sweet Holy Spirit Missionary Baptist Church has been steadfastly committed to Christian excellence, grace and compassion, dedicated to the restoration of people throughout the world, empowering them to live balanced lives; and

WHEREAS, Since 1981, Bishop Larry Darnell Trotter has served as senior pastor of Chicago's historic Sweet Holy Spirit Church, and under his visionary leadership, the ministry has grown from 22 members to multiple thousands; and

WHEREAS, Bishop Trotter has demonstrated remarkable resilience, rising from the humble beginnings of being raised by a single mother, Dorothy Ernestine Trotter, in the housing projects to preaching the Gospel of Jesus Christ from its pulpit locally and internationally; and

WHEREAS, Bishop Trotter has shared the message of faith and hope across 49 states of the United States of America, 28 different countries and six continents, making a significant impact on countless lives; and

WHEREAS, Recognizing the profound contributions of Sweet Holy Spirit Missionary Baptist Church and Bishop Larry Darnell Trotter, the Honorable William E. Hall, Alderperson of the 6th Ward, has informed this august body of this milestone occasion; now, therefore,

Be It Resolved, That we, the Mayor and members of the City of Chicago City Council, assembled this 18th day of September 2024, do hereby extend our heartfelt congratulations to Sweet Holy Spirit Missionary Baptist Church on the joyous occasion of its 50th anniversary; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Bishop Larry Darnell Trotter and the Sweet Holy Spirit Missionary Baptist Church as an expression of our esteem and best wishes for continued success and blessings.

Presented By

ALDERPERSON HARRIS (8th Ward):

CONGRATULATIONS EXTENDED TO BRENDA ALSTON ON 75TH BIRTHDAY.
[R2024-0012014]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Brenda Alston in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Brenda Alston on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Brenda Alston belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Brenda Alston on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Brenda Alston for her continued good health, happiness and success following this, her 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Brenda Alston in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO HILERY BAKER ON 90TH BIRTHDAY.
[R2024-0012015]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Mr. Hilery Baker in honor of his 90th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Mr. Hilery Baker on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Mr. Hilery Baker belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Mr. Hilery Baker on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Mr. Hilery Baker for his continued good health, happiness and success following this, his 90th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Mr. Hilery Baker in honor of his 90th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO EVELINE BANKS ON 85TH BIRTHDAY.

[R2024-0012016]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Eveline Banks in honor of her 85th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Eveline Banks on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Eveline Banks belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September, do hereby congratulate Eveline Banks on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Eveline Banks for her continued good health, happiness and success following this, her 85th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Eveline Banks in honor of her 85th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO DEBRA J. BONDS ON 70TH BIRTHDAY.

[R2024-0012020]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Debra J. Bonds in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Debra J. Bonds on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Debra J. Bonds belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Debra J. Bonds on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Debra J. Bonds for her continued good health, happiness and success following this, her 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Debra J. Bonds in honor of her 70th birthday as a token of our esteem and good wishes.

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CONGRATULATIONS EXTENDED TO SANDRA L. BREWER ON 65TH BIRTHDAY.

[R2024-0012021]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Sandra L. Brewer in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Sandra L. Brewer on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Sandra L. Brewer belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Sandra L. Brewer on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Sandra L. Brewer for her continued good health, happiness and success following this, her 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Sandra L. Brewer in honor of her 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO IDA L. BUCKNER ON 95TH BIRTHDAY.

[R2024-0012023]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Ida L. Buckner in honor of her 95th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Ida L. Buckner on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Ida L. Buckner belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Ida L. Buckner on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Ida L. Buckner for her continued good health, happiness and success following this, her 95th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Ida L. Buckner in honor of her 95th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO REUBEN C. CAWTHON, JR. ON 75TH BIRTHDAY.

[R2024-0012024]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Reuben C. Cawthon, Jr. in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Reuben C. Cawthon, Jr. on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Reuben C. Cawthon, Jr. belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Reuben C. Cawthon, Jr. on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Reuben C. Cawthon, Jr. for his continued good health, happiness and success following this, his 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Reuben C. Cawthon, Jr. in honor of his 75th birthday as a token of our esteem and good wishes.

—

CONGRATULATIONS EXTENDED TO ARZELLA T. CLARK ON 95TH BIRTHDAY.

[R2024-0012026]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Arzella T. Clark in honor of her 95th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Arzella T. Clark on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Arzella T. Clark belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Arzella T. Clark on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Arzella T. Clark for her continued good health, happiness and success following this, her 95th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Arzella T. Clark in honor of her 95th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO SHIRLEY CLARK ON 90TH BIRTHDAY.

[R2024-0012033]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Shirley Clark in honor of her 90th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Shirley Clark on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Shirley Clark belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Shirley Clark on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Shirley Clark for her continued good health, happiness and success following this, her 90th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Shirley Clark in honor of her 90th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO VALORIA A. DILLON ON 70TH BIRTHDAY.

[R2024-0012038]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Valoria A. Dillon in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Valoria A. Dillon on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Valoria A. Dillon belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Valoria A. Dillon on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Valoria A. Dillon for her continued good health, happiness and success following this, her 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Valoria A. Dillon in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ROBERT E. FRANKLIN, JR. ON 70TH BIRTHDAY.

[R2024-0012092]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Robert E. Franklin, Jr. in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Robert E. Franklin, Jr. on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Robert E. Franklin, Jr. belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Robert E. Franklin, Jr. on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Robert E. Franklin, Jr. for his continued good health, happiness and success following this, his 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Robert E. Franklin, Jr. in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO PAMELA JEAN FREEMAN ON 75TH BIRTHDAY.

[R2024-0012093]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Pamela Jean Freeman in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Pamela Jean Freeman on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Pamela Jean Freeman belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Pamela Jean Freeman on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Pamela Jean Freeman for her continued good health, happiness and success following this, her 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Pamela Jean Freeman in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO CURTIS HARDAWAY, JR. ON 80TH BIRTHDAY.

[R2024-0012094]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Curtis Hardaway, Jr. in honor of his 80th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Curtis Hardaway, Jr. on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Curtis Hardaway, Jr. belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Curtis Hardaway, Jr. on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Curtis Hardaway, Jr. for his continued good health, happiness and success following this, his 80th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Curtis Hardaway, Jr. in honor of his 80th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO CLAUDE S. HAYNES ON 70TH BIRTHDAY.
[R2024-0012095]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Claude S. Haynes in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Claude S. Haynes on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Claude S. Haynes belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Claude S. Haynes on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Claude S. Haynes for his continued good health, happiness and success following this, his 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Claude S. Haynes in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO DERRICK HENRY ON 65TH BIRTHDAY.

[R2024-0012097]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Derrick Henry in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Derrick Henry on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Derrick Henry belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Derrick Henry on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Derrick Henry for his continued good health, happiness and success following this, his 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Derrick Henry in honor of his 65th birthday as a token of our esteem and good wishes.

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CONGRATULATIONS EXTENDED TO ANNA M. HILL ON 65TH BIRTHDAY.

[R2024-0012098]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Anna M. Hill in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Anna M. Hill on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Anna M. Hill belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Anna M. Hill on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Anna M. Hill for her continued good health, happiness and success following this, her 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Anna M. Hill in honor of her 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO GARY A. HURT ON 65TH BIRTHDAY.

[R2024-0012102]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Gary A. Hurt in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Gary A. Hurt on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Gary A. Hurt belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Gary A. Hurt on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Gary A. Hurt for his continued good health, happiness and success following this, his 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Gary A. Hurt in honor of his 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO RENEE D. JOSEPH ON 70TH BIRTHDAY.

[R2024-0012103]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Renee D. Joseph in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Renee D. Joseph on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Renee D. Joseph belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Renee D. Joseph on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Renee D. Joseph for her continued good health, happiness and success following this, her 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Renee D. Joseph in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO CORDELL MC GARY ON 70TH BIRTHDAY.
[R2024-0012104]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Cordell McGary in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Cordell McGary on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Cordell McGary belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Cordell McGary on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Cordell McGary for his continued good health, happiness and success following this, his 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Cordell McGary in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO MACK MC INNIS ON 75TH BIRTHDAY.

[R2024-0012105]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Mack McInnis in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Mack McInnis on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Mack McInnis belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Mack McInnis on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Mack McInnis for his continued good health, happiness and success following this, his 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Mack McInnis in honor of his 75th birthday as a token of our esteem and good wishes.

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CONGRATULATIONS EXTENDED TO LT MITCHELL, JR. ON 70TH BIRTHDAY.

[R2024-0012106]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Lt Mitchell, Jr. in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Lt Mitchell, Jr. on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Lt Mitchell, Jr. belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Lt Mitchell, Jr. on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Lt Mitchell, Jr. for his continued good health, happiness and success following this, his 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Lt Mitchell, Jr. in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO WANDA L. MOORE ON 65TH BIRTHDAY.
[R2024-0012113]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Wanda L. Moore in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Wanda L. Moore on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Wanda L. Moore belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Wanda L. Moore on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Wanda L. Moore for her continued good health, happiness and success following this, her 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Wanda L. Moore in honor of her 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO GRESDNA M. MORRIS ON 65TH BIRTHDAY.
[R2024-0012114]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Gresdna M. Morris in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Gresdna M. Morris on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Gresdna M. Morris belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Gresdna M. Morris on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Gresdna M. Morris for her continued good health, happiness and success following this, her 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Gresdna M. Morris in honor of her 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO LOUIS J. NELSON ON 80TH BIRTHDAY.

[R2024-0012115]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Louis J. Nelson in honor of his 80th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Louis J. Nelson on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Louis J. Nelson belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Louis J. Nelson on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Louis J. Nelson for his continued good health, happiness and success following this, his 80th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Louis J. Nelson in honor of his 80th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO SYLVIA A. PHINIZY ON 85TH BIRTHDAY.

[R2024-0012116]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Sylvia A. Phinizy in honor of her 85th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Sylvia A. Phinizy on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Sylvia A. Phinizy belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September, do hereby congratulate Sylvia A. Phinizy on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Sylvia A. Phinizy for her continued good health, happiness and success following this, her 85th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Sylvia A. Phinizy in honor of her 85th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO BELINDA R. RODDY ON 65TH BIRTHDAY.

[R2024-0012117]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Belinda R. Roddy in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Belinda R. Roddy on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Belinda R. Roddy belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Belinda R. Roddy on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Belinda R. Roddy for her continued good health, happiness and success following this, her 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Belinda R. Roddy in honor of her 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO SHIRLEY ROGERS ON 75TH BIRTHDAY.
[R2024-0012118]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Shirley Rogers in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Shirley Rogers on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Shirley Rogers belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Shirley Rogers on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Shirley Rogers for her continued good health, happiness and success following this, her 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Shirley Rogers in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO OLIVIA SHAW ON 75TH BIRTHDAY.
[R2024-0012119]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Olivia Shaw in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Olivia Shaw on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Olivia Shaw belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Olivia Shaw on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Olivia Shaw for her continued good health, happiness and success following this, her 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Olivia Shaw in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO EARLEAN SMITH ON 75TH BIRTHDAY.

[R2024-0012120]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Earlean Smith in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Earlean Smith on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Earlean Smith belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Earlean Smith on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Earlean Smith for her continued good health, happiness and success following this, her 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Earlean Smith in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO PEGGY ANN SYKES ON 75TH BIRTHDAY.
[R2024-0012121]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Peggy Ann Sykes in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Peggy Ann Sykes on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Peggy Ann Sykes belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Peggy Ann Sykes on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Peggy Ann Sykes for her continued good health, happiness and success following this, her 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Peggy Ann Sykes in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO EARNESTINE L. TRIPP ON
85TH BIRTHDAY.

[R2024-0012122]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Earnestine L. Tripp in honor of her 85th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Earnestine L. Tripp on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Earnestine L. Tripp belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September, do hereby congratulate Earnestine L. Tripp on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Earnestine L. Tripp for her continued good health, happiness and success following this, her 85th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Earnestine L. Tripp in honor of her 85th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO B ESTHER WASHINGTON ON 90TH BIRTHDAY.

[R2024-0012123]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to B Esther Washington in honor of her 90th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to B Esther Washington on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, B Esther Washington belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate B Esther Washington on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to B Esther Washington for her continued good health, happiness and success following this, her 90th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to B Esther Washington in honor of her 90th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO DANELLA WINDHAM ON 75TH BIRTHDAY.

[R2024-0012124]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Danella Windham in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Danella Windham on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Danella Windham belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Danella Windham on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Danella Windham for her continued good health, happiness and success following this, her 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Danella Windham in honor of her 75th birthday as a token of our esteem and good wishes.

Presented By

**ALDERPERSON LEE (11th Ward),
ALDERPERSON MANAA-HOPPENWORTH (48th Ward)
And ALDERPERSON HADDEN (49th Ward):**

TRIBUTE TO LATE MALCOLM WOO.

[R2024-0012170]

WHEREAS, Malcolm Woo, a trailblazing figure in the history of the Chicago Police Department and the broader Chicago community, passed away on July 8, 2024, at the age of 79, leaving behind a lasting legacy of dedication, service and leadership; and

WHEREAS, Malcolm Woo made history as one of the first Chinese American officers in the Chicago Police Department when he joined in 1969, and served his community with distinction for nearly three decades, inspiring others to pursue careers in law enforcement; and

WHEREAS, Malcolm Woo began his career as a beat officer on the South Side of Chicago, quickly gaining recognition for his unique ability to blend into diverse communities, making him an invaluable asset in undercover work during dangerous drug and gambling stings; and

WHEREAS, Malcolm Woo displayed immense bravery and skill throughout his career, serving without injury during his time in undercover operations, a feat he humbly acknowledged with gratitude and humor in later years; and

WHEREAS, Malcolm Woo was a co-founder of the Asian American Law Enforcement Association (AALEA) in 1983, an organization dedicated to connecting the Asian American community with law enforcement, promoting safety and ensuring opportunities for Asian Americans in policing. His work helped AALEA grow into a group with more than 600 members, representing federal, state, local and county law enforcement agencies in the Chicago area; and

WHEREAS, Malcolm Woo was a mentor and guide to countless Asian American law enforcement officers, sharing his experiences of overcoming adversity, harassment and discrimination, and encouraging solidarity, resilience and community among officers; and

WHEREAS, Malcolm Woo's service extended to Mayor Richard M. Daley's security detail during the final decade of his career, where he was entrusted with protecting the mayor and his family, reflecting his exceptional professionalism and trustworthiness; and

WHEREAS, Malcolm Woo retired from the Chicago Police Department in 1998 as the first Chinese American officer to retire with full benefits, cementing his status as a pioneer for future generations of Asian Americans in law enforcement; and

WHEREAS, Malcolm Woo was not only a dedicated officer but also a committed community member, serving on the board of the Chinese American Museum of Chicago and playing a key role in its rebuilding efforts following the 2008 fire, ensuring the preservation and security of the museum's heritage for future generations; and

WHEREAS, Malcolm Woo was beloved by his family, friends and community, remembered for his humility, his warmth and his pride in his heritage and his role as a civil servant. His passion for life extended to his love of music, Chicago sports teams and classic cars; and

WHEREAS, Malcolm Woo's legacy lives on through his family, including his beloved wife, Tina Woo, a retired Chicago Public Schools teacher; his daughter, Melissa Woo; his son, Bradley Woo; and his two grandchildren, as well as the countless lives he touched through his mentorship and service; now, therefore,

Be It Resolved, That we, the members of the Chicago City Council, on behalf of the City of Chicago, do hereby commemorate the life and legacy of Malcolm Woo for his contributions to the Chicago Police Department, the Asian American community and the city at large, and extend our deepest condolences to his family and loved ones during this time of loss; and

Be It Further Resolved, That a suitable copy of this resolution be presented to the family of Malcolm Woo as an expression of our heartfelt gratitude for his lifetime of service and commitment to the people of Chicago.

Presented By

ALDERPERSON QUINN (13th Ward):

TRIBUTE TO LATE ROSE M. KISIELOWSKI.

[R2024-0012227]

WHEREAS, God, in His infinite wisdom, has called Rose M. Kisielowski to her eternal reward; and

WHEREAS, The Chicago City Council has been informed of her passing by the Honorable Marty Quinn, Alderperson of the 13th Ward; and

WHEREAS, Rose M. Kisielowski (nee Snuzik) passed away at 89 years old. Beloved wife of the late Stanley A. Kisielowski; loving mother of Susan (Paul) Bradtke, Lynn (Brian) Konkoleski, David and Bonnie (the late Kevin) Jones; dear grandmother of Michael (Elyse) Konkoleski, Katherine (Henry) Schmitz, Daniel (Bridget) Konkoleski, Kimberly Konkoleski, Paul (Lindsay) Bradtke and Theresa Bradtke; cherished great-grandmother of Dahlia, Iris, Ethan, Grant, Kerry, Cole and Aiden; and fond aunt, cousin and friend of many. She was preceded in death by her parents and six siblings. Rose was a member of Wilson Park Seniors and Saint Barbara Seniors; and

WHEREAS, Rose M. Kisielowski leaves a legacy of faith, dignity, compassion and love; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th day of September 2024, hereby express our sorrow on the death of Rose M. Kisielowski and extend to her family and friends our deepest sympathy; and

Be It Further Resolved, That a suitable copy be presented to the family of Rose M. Kisielowski.

TRIBUTE TO LATE ANTHONY VINCENT LIACE.

[R2024-0012189]

WHEREAS, God, in His infinite wisdom, has called Anthony Vincent Liace to his eternal reward; and

WHEREAS, The Chicago City Council has been informed of his passing by the Honorable Marty Quinn, Alderperson of the 13th Ward; and

WHEREAS, Anthony Vincent (Tony) Liace passed away peacefully on August 3, 2024. He was born in Chicago on July 11, 1952 to Rocco and Angeline (nee Vincenzo) Liace; and

WHEREAS, Tony received a master's degree from Lewis University. He was currently serving as director of security for the Chicago Park District. He retired as lieutenant in 2010 after 33 years with the Chicago Police Department; and

WHEREAS, Tony is preceded in death by his mother, Angeline, and father, Rocco Liace. Tony leaves behind many loved people: his wife, Jo Anna "Jo-Jo" Liace (nee Santiago); brother, Rocco (Julie) Liace; sons, Rocco Liace and Anthony (Margaret) Liace; grandchildren, Edward, William and Alexandra Liace; and special grandparent to Heather (Anders) Edstrom and Mary (Montana) Ferguson; and

WHEREAS, Tony will be deeply missed by all who knew him; and

WHEREAS, Anthony Vincent Liace leaves a legacy of faith, dignity, compassion and love; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th day of September 2024, hereby express our sorrow on the death of Anthony Vincent Liace and extend to his family and friends our deepest sympathy; and

Be It Further Resolved, That a suitable copy be presented to the family of Anthony Vincent Liace.

TRIBUTE TO LATE EUGENE D. SCHALLER.

[R2024-0012166]

WHEREAS, God, in His infinite wisdom, has called Eugene "Gene" D. Schaller to his eternal reward; and

WHEREAS, The Chicago City Council has been informed of his passing by the Honorable Marty Quinn, Alderperson of the 13th Ward; and

WHEREAS, Eugene D. "Gene" Schaller passed at the age of 82. Beloved husband for 60 years to Barbara (nee O'Malley); devoted father of Susan (Scott) Allen, Stephen (Kerry), Michael (Susan), Barbara "Babs" (Thomas) Coyle, Mary "Booie" (P.J.) Mullins, Daniel (Laura) and Jeanne (Tony) Zapata; proud poppy of Bridget (Tim), Brian (Hope), Samantha (Jake), Collin, Erin, Morgan, Alex, Emma, Sean, Claire, Eileen, Maura,

Kevin, the late John, Patrick, the late Grace, Matthew, Ellie, Sophia, Gavin, A.J., Molly and Geno; great-poppy of Henry and Layne; dear son of the late Luke and the late Madeline (the late Ernie); loved brother of the late George, the late Edward and the late Daniel; and kind uncle and friend of many; and

WHEREAS, Gene was a longtime parishioner of Visitation and St. Rita Parishes and proud "coach" of many at St. Rita, Visitation, Nativity, St. Cajetan and St. Christina; and

WHEREAS, Eugene D. "Gene" Schaller leaves a legacy of faith, dignity, compassion and love; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th day of September 2024, hereby express our sorrow on the death of Eugene D. "Gene" Schaller and extend to his family and friends our deepest sympathy; and

Be It Further Resolved, That a suitable copy be presented to the family of Eugene D. "Gene" Schaller.

TRIBUTE TO LATE JOANN THIESE.

[R2024-0012167]

WHEREAS, God, in His infinite wisdom, has called Joann Thiese to her eternal reward; and

WHEREAS, The Chicago City Council has been informed of her passing by the Honorable Marty Quinn, Alderperson of the 13th Ward; and

WHEREAS, Joann Thiese, age 72, longtime resident of Chicago's South Side, passed away on July 21, 2024. Beloved daughter of the late Charles F. Thiese, Sr. and the late Mary (Lizik); loving sister of Marsha (John) Magala, Louise Thiese, Mary Ellen (Dr. Joseph) Javorski, Charlotte (late John E.) Lontka, Charles J. Thiese, Jr. and Jennifer (Kevin) Egan; cherished aunt of Nikole, Robert (Eliza), Kristen (Colin), Michael (fiancé Alyssa), Thomas, Joseph, John R., Valerie, Ashley, Ryan and Kelly (Tony); and great-aunt of Andrei, Anton, Christopher, Katherine, Lucy and Maximiliano; and

WHEREAS, Joann started her career at Harris Bank as well as other banking institutions. She took several classes at Northwest Business College and worked at Advocate Christ Hospital in the billing department before her retirement; and

WHEREAS, Joann was described by her family as a person who enjoyed being active and staying healthy. She liked to exercise, including yoga, power walking and Jazzercise.; and

WHEREAS, Joann Thiese leaves a legacy of faith, dignity, compassion and love; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th day of September 2024, hereby express our sorrow on the death of Joann Thiese and extend to her family and friends our deepest sympathy; and

Be It Further Resolved, That a suitable copy be presented to the family of Joann Thiese.

Presented By

**ALDERPERSON QUINN (13th Ward) And
ALDERPERSON TABARES (23rd Ward):**

**CONGRATULATIONS EXTENDED TO KENNEDY BLADES ON BEING
2024 OLYMPIC SILVER MEDALIST IN WOMEN'S FREESTYLE WRESTLING.**

[R2024-0012109]

WHEREAS, Chicago native Kennedy Blades proudly represented the United States of America at the 2024 Summer Olympics in Paris, France; and

WHEREAS, Kennedy won the silver medal in her first appearance at the Olympics, in the 76-kilogram weight class of the women's freestyle wrestling competition; and

WHEREAS, The underdog, Kennedy, a 20-year-old resident of the Garfield Ridge neighborhood, had won consecutive matches against the tournament's Number 4, Number 5 and Number 1 seeded wrestlers to reach the final wrestling match of the Paris Olympics; and

WHEREAS, Kennedy's dad, Saul Pulido, rose early to take her to practice, making sure they got her workouts in. Kennedy's mom, Chicago Police Sergeant Cindy Ramos, worked extra hours to help pay expenses, while Saul drove Kennedy and her sister, Karina, to competitions around the country; and

WHEREAS, The Garfield Ridge neighborhood of Chicago is proud and honored to have Kennedy and the entire Blades family as neighbors on the Southwest Side as she sets an example every day for tomorrow's leaders; and

WHEREAS, Kennedy has only begun her career as a decorated Olympian, and we look forward to seeing what she will accomplish in the coming decades for the United States of America; and

WHEREAS, The City of Chicago will be watching and cheering her along every step of the way; now, therefore,

Be It Resolved, That the City of Chicago congratulates Kennedy Blades on her Olympic triumph and heroic effort to represent our country and city on the national stage, and for making us all proud to be Chicagoans and Americans; and

Be It Further Resolved, That the City Council of Chicago, along with all Chicagoans, congratulates and admires one of our own, Olympic silver medalist Kennedy Blades, an inspiration to all Chicagoans.

Presented By

ALDERPERSON LOPEZ (15th Ward):

TRIBUTE TO LATE EDWARD OROZCO.

[R2024-0012022]

WHEREAS, Edward Orozco, born to this world on the ninth of October 1955, has been called home by the Almighty to receive his eternal reward after a life well lived; and

WHEREAS, The Honorable Raymond A. Lopez, Alderperson of the 15th Ward, has informed the City Council of the City of Chicago of the unfortunate news of his passing on the ninth of August 2024; and

WHEREAS, Edward Orozco is preceded in death by his father, Jesse, Sr.; mother, Rachel; and his sister, Grace; and

WHEREAS, Edward Orozco shall remain in the living memory of his siblings, Yolanda and her husband, William; Jesse and his late wife, Martha; Raymond and his wife, Patricia; Ruben and his wife, Debbie; David and Christina; along with many nieces and nephews; and

WHEREAS, The impact of Edward Orozco's life and legacy is evident in all that he touched, a product of the historic Back of the Yards community, where he developed strong family values and bonds with family, neighbors and friends that span a lifetime; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the City Council of the City of Chicago, gathered here this 18th day of September 2024, share our sincere condolences and heartfelt sympathies with the family of Edward Orozco following his passing; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to the family of Edward Orozco to remind all who read it of the life and legacy of the man who has impacted their lives with his values, generosity and love.

CONGRATULATIONS EXTENDED TO CAROL BAILEY ON 70TH BIRTHDAY.

[R2024-0011988]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Carol Bailey in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Carol Bailey on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Carol Bailey has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Carol Bailey for her continued good health, happiness and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Carol Bailey in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ANDREW BAKER ON 75TH BIRTHDAY.

[R2024-0011998]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Andrew Baker in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Andrew Baker on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Andrew Baker has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Andrew Baker for his continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Andrew Baker in honor of his 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO JUAN BARRERA ON 70TH BIRTHDAY.

[R2024-0011976]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Juan Barrera in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Juan Barrera on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Juan Barrera has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Juan Barrera for his continued good health, happiness and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Juan Barrera in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO RODOLFO BELTRAN ON 70TH BIRTHDAY.
[R2024-0011977]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Rodolfo Beltran in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Rodolfo Beltran on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Rodolfo Beltran has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Rodolfo Beltran for his continued good health, happiness and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Rodolfo Beltran in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO MERLYN BROWN ON 75TH BIRTHDAY.

[R2024-0011997]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Merlyn Brown in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Merlyn Brown on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Merlyn Brown has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Merlyn Brown for her continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Merlyn Brown in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO VIRGILIO CHAVEZ ON 75TH BIRTHDAY.
[R2024-0011994]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Virgilio Chavez in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Virgilio Chavez on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Virgilio Chavez has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Virgilio Chavez for his continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Virgilio Chavez in honor of his 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO STEPHANIE CIUPA ON 70TH BIRTHDAY.

[R2024-0011979]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Stephanie Ciupa in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Stephanie Ciupa on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Stephanie Ciupa has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Stephanie Ciupa for her continued good health, happiness and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Stephanie Ciupa in honor of her 70th birthday as a token of our esteem and good wishes.

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CONGRATULATIONS EXTENDED TO CONSUELO CORTEZ ON 70TH BIRTHDAY.

[R2024-0011980]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Consuelo Cortez in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Consuelo Cortez on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Consuelo Cortez has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Consuelo Cortez for her continued good health, happiness and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Consuelo Cortez in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO CHARMANE DEAN ON 70TH BIRTHDAY.
[R2024-0011987]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Charmane Dean in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Charmane Dean on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Charmane Dean has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Charmane Dean for her continued good health, happiness and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Charmane Dean in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO SARA DE LEON ON 70TH BIRTHDAY.

[R2024-0011985]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Sara DeLeon in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Sara DeLeon on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Sara DeLeon has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Sara DeLeon for her continued good health, happiness and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Sara DeLeon in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ALLAN EVANS ON 80TH BIRTHDAY.
[R2024-0012019]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Allan Evans in honor of his 80th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Allan Evans on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Allan Evans has been a member of our 15th Ward seniors community for the last 15 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Allan Evans for his continued good health, happiness and success following this 80th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Allan Evans in honor of his 80th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO JOHN FLANIGAN ON 75TH BIRTHDAY.

[R2024-0011999]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to John Flanigan in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to John Flanigan on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, John Flanigan has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to John Flanigan for his continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to John Flanigan in honor of his 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO STEVEN FROST ON 70TH BIRTHDAY.

[R2024-0011982]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Steven Frost in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Steven Frost on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Steven Frost has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Steven Frost for his continued good health, happiness and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Steven Frost in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO SHIRLEY FULLER ON 70TH BIRTHDAY.

[R2024-0011983]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Shirley Fuller in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Shirley Fuller on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Shirley Fuller has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Shirley Fuller for her continued good health, happiness and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Shirley Fuller in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO AGNES GRANT ON 70TH BIRTHDAY.

[R2024-0011989]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Agnes Grant in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Agnes Grant on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Agnes Grant has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Agnes Grant for her continued good health, happiness and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Agnes Grant in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO SHARON GRAVES ON 75TH BIRTHDAY.
[R2024-0012001]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Sharon Graves in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Sharon Graves on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Sharon Graves has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Sharon Graves for her continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Sharon Graves in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO PETRA GUZMAN ON 70TH BIRTHDAY.

[R2024-0011986]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Petra Guzman in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Petra Guzman on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Petra Guzman has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Petra Guzman for her continued good health, happiness and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Petra Guzman in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO GEORGE KAYE ON 75TH BIRTHDAY.

[R2024-0011996]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to George Kaye in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to George Kaye on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, George Kaye has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to George Kaye for his continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to George Kaye in honor of his 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO GLORIA LANE ON 75TH BIRTHDAY.

[R2024-0012002]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Gloria Lane in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Gloria Lane on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Gloria Lane has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Gloria Lane for her continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Gloria Lane in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO MARY LANNING ON 75TH BIRTHDAY.

[R2024-0012003]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Mary Lanning in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Mary Lanning on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Mary Lanning has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Mary Lanning for her continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Mary Lanning in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO LIDIA LEON ON 75TH BIRTHDAY.

[R2024-0011995]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Lidia Leon in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Lidia Leon on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Lidia Leon has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Lidia Leon for her continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Lidia Leon in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ESTELLA LINDSEY ON 75TH BIRTHDAY.

[R2024-0012005]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Estella Lindsey in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Estella Lindsey on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Estella Lindsey has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Estella Lindsey for her continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Estella Lindsey in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO JACK F. MATLOCK, JR. ON 95TH BIRTHDAY.

[R2024-0012261]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Jack F. Matlock, Jr. in honor of his 95th birthday; and

WHEREAS, The City Council has been informed of this milestone by Alderperson Raymond Lopez of the 15th Ward; and

WHEREAS, Jack F. Matlock, Jr. was born in Greensboro, North Carolina on October 1, 1929, graduated Grimsley High School in 1946 and met Rebecca Burrum three years later, eventually having five children and three grandchildren. Rebecca received her eternal reward in 2019 and Jack subsequently remarried Grace Austin; and

WHEREAS, Jack F. Matlock, Jr.'s impeccable career spanned decades in service to others, including serving as United States ambassador to Russia, ambassador to Czechoslovakia, foreign service officer, historian, educator and linguist speaking Czech, French, German, Russian and Swahili; and

WHEREAS, The contributions of Jack F. Matlock, Jr.'s diplomatic presence is undeniable in Eastern Europe and Africa, from his translation work for President John F. Kennedy and Premier Nikita Khrushchev, fighting communist expansion in Ghana and Tanzania, to the constructive engagement of the Soviet Union; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th day of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Jack F. Matlock, Jr. for his continued good health, happiness and success following this 95th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago that few have lived the words of Saint Francis of Assisi so well as Jack F. Matlock, Jr.: "Start by doing what's necessary; then do what's possible; and suddenly you are doing the impossible"; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Jack F. Matlock, Jr. in honor of his 95th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO MARIE MC KEE ON 75TH BIRTHDAY.

[R2024-0011990]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Marie McKee in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Marie McKee on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Marie McKee has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Marie McKee for her continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Marie McKee in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO EMILY MULHERON ON 75TH BIRTHDAY.
[R2024-0012007]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Emily Mulheron in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Emily Mulheron on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Emily Mulheron has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Emily Mulheron for her continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Emily Mulheron in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO IGNATIUS QUINTANA ON 75TH BIRTHDAY.
[R2024-0012009]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Ignatius Quintana in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Ignatius Quintana on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Ignatius Quintana has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Ignatius Quintana for his continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained

this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Ignatius Quintana in honor of his 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO JACK ROBLES ON 70TH BIRTHDAY.

[R2024-0011984]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Jack Robles in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Jack Robles on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Jack Robles has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Jack Robles for his continued good health, happiness and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Jack Robles in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO REBECCA RUBIO ON 75TH BIRTHDAY.

[R2024-0012011]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Rebecca Rubio in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Rebecca Rubio on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Rebecca Rubio has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Rebecca Rubio for her continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Rebecca Rubio in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO LAUTISHA SMILEY ON 75TH BIRTHDAY.

[R2024-0011992]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Lautisha Smiley in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Lautisha Smiley on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Lautisha Smiley has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Lautisha Smiley for her continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Lautisha Smiley in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO RAFAEL TALAVERA ON 75TH BIRTHDAY.
[R2024-0012018]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Rafael Talavera in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Rafael Talavera on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Rafael Talavera has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Rafael Talavera for his continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Rafael Talavera in honor of his 75th birthday as a token of our esteem and good wishes.

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CONGRATULATIONS EXTENDED TO NICOLAS TORRES ON 75TH BIRTHDAY.

[R2024-0011993]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Nicolas Torres in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Nicolas Torres on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Nicolas Torres has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Nicolas Torres for his continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Nicolas Torres in honor of his 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO MARY WHISBY ON 75TH BIRTHDAY.

[R2024-0012017]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Mary Whisby in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgement to Mary Whisby on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2024; and

WHEREAS, Mary Whisby has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024 A.D., do hereby extend our warmest and heartfelt best wishes to Mary Whisby for her continued good health, happiness and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Mary Whisby in honor of her 75th birthday as a token of our esteem and good wishes.

Presented By

**ALDERPERSON LOPEZ (15th Ward),
ALDERPERSON HOPKINS (2nd Ward) And
ALDERPERSON GARDINER (45th Ward):**

**RECOGNITION OF 45TH ANNIVERSARY OF PAPAL MASS CELEBRATED BY
SAINT JOHN PAUL II.**

[R2024-0012260]

WHEREAS, Sunday, the sixth day of October 2024, marks the 45th anniversary of the papal visit of Saint John Paul II to Five Holy Martyrs Church in the Brighton Park community; and

WHEREAS, This historic occasion was immensely impactful for the thousands of Roman Catholics who witnessed him celebrate an outdoor "Mass for Polonia" for the faithful; and

WHEREAS, Then-Pope John Paul II drove his motorcade from the Back of the Yards community to the Brighton Park community on 43rd Street, a street that would later bear his name from Western Avenue to Kedzie Avenue in 1980; and

WHEREAS, Saint John Paul II believed in the ability of the world's youth and their ability to change the world based on the principles of the Catholic faith, which is why he presided over nine "World Youth Days" in Buenos Aires, Santiago de Compostela, Czestochowa, Denver, Manila, Paris, Toronto and twice in Rome; and

WHEREAS, Saint John Paul II believed in the intersectionality of faith on earth, stating his wish "to place his Church at the heart of a new religious alliance that would bring together Jews, Muslims and Christians in a great religious armada"; and

WHEREAS, Saint John Paul II was a vocal and consistent voice against apartheid, communism and many of the divisive and destructive forces the world has ever seen; and

WHEREAS, Saint John Paul II spoke these words that still ring true today: "Do not be satisfied with mediocrity...Do not be afraid to be holy! Have the courage and humility to present yourselves to the world determined to be holy, since full, true freedom is born from holiness. This aspiration will help you discover genuine love, untainted by selfish and alienating permissiveness"; and

WHEREAS, His Holiness, born Karol Wojtyla, entered into his eternal reward on April 2, 2005 and was later canonized into sainthood on April 27, 2014, given a feast day on the 22nd day of October; and

WHEREAS, The Polish immigrant community of the Southwest Side has worked for decades to keep the living memory of Saint John Paul II alive in the hearts and minds of Polonia and the greater Chicagoland Roman Catholic community; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the City Council of the City of Chicago, recognize the significance of the 45th anniversary of the Papal Mass celebrated by Saint John Paul II; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to the Immaculate Conception-Five Holy Martyrs Parish as a token of our joyous recognition of the occasion.

Presented By

ALDERPERSON COLEMAN (16th Ward):

TRIBUTE TO LATE APOSTLE TEENA ARRINGTON.

[R2024-0012234]

WHEREAS, In His infinite wisdom, God has summoned Apostle Teena Arrington, fondly known as the “Hope Dealer”, a revered advisor who embodied genuine love, compassion and unwavering dedication in all her pursuits, to her eternal repose; and

WHEREAS, As a representative of the 16th Ward on the Chicago City Council, it is with heartfelt sympathy that we reflect upon and commemorate the enduring legacy of Apostle Teena Arrington; and

WHEREAS, We offer our deepest condolences to the Arrington family and the Life Redeeming Ministries community, extending wishes of solace, strength and reassurance during this challenging time. Let us hold dear the love and memories that Apostle Arrington graciously shared with us. May the encompassing love that surrounds you provide solace; now, therefore,

Be It Resolved, That the Mayor and esteemed members of the Chicago City Council express profound sadness at the passing of Apostle Teena Arrington and offer our heartfelt sympathies to her family, friends, colleagues and congregation, and all those whose lives were touched by her; and

Be It Further Resolved, On this 18th day of September 2024, that a suitable copy of this aldermanic acknowledgement be presented to the family and Life Redeeming Ministries of Apostle Teena Arrington as a token of our esteem, appreciation and reverence.

CONGRATULATIONS EXTENDED TO GLORIA BROOKS-PITTMAN ON 75TH BIRTHDAY.

[R2024-0012175]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Gloria Brooks-Pittman on her 75th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Gloria Brooks-Pittman to expect the best, let love rule, embrace the day and celebrate another year; and

WHEREAS, Gloria Brooks-Pittman has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 18th day of September 2024, do hereby celebrate Gloria Brooks-Pittman's 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Gloria Brooks-Pittman as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO NAPOLEON DOWNS ON 80TH BIRTHDAY.

[R2024-0012192]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Napoleon Downs on his 80th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Napoleon Downs to expect the best, let love rule, embrace the day and celebrate another year; and

WHEREAS, Napoleon Downs has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 18th day of September 2024, do hereby celebrate Napoleon Downs' 80th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Napoleon Downs as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO AIDA GUTIERREZ DE SANCHEZ ON 65TH BIRTHDAY.

[R2024-0012168]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Aida Gutierrez De Sanchez on her 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Aida Gutierrez De Sanchez to expect the best, let love rule, embrace the day and celebrate another year; and

WHEREAS, Aida Gutierrez De Sanchez has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 18th day of September 2024, do hereby celebrate Aida Gutierrez De Sanchez's 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Aida Gutierrez De Sanchez as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO PINKIE HEGWOOD ON 90TH BIRTHDAY.

[R2024-0012157]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Pinkie Hegwood on her 90th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Pinkie Hegwood to expect the best, let love rule, embrace the day and celebrate another year; and

WHEREAS, Pinkie Hegwood has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 18th day of September 2024, do hereby celebrate Pinkie Hegwood's 90th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Pinkie Hegwood as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO BONNYE JAMISON ON 65TH BIRTHDAY.

[R2024-0012137]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Bonnye Jamison on her 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Bonnye Jamison to expect the best, let love rule, embrace the day and celebrate another year; and

WHEREAS, Bonnye Jamison has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 18th day of September 2024, do hereby celebrate Bonnye Jamison's 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Bonnye Jamison as a token of our appreciation and blessed wishes.

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CONGRATULATIONS EXTENDED TO CURLEY LOVELACE ON 70TH BIRTHDAY.

[R2024-0012173]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Curley Lovelace on her 70th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Curley Lovelace to expect the best, let love rule, embrace the day and celebrate another year; and

WHEREAS, Curley Lovelace has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 18th day of September 2024, do hereby celebrate Curley Lovelace's 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Curley Lovelace as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO ERNEST MUHAMMAD ON 65TH BIRTHDAY.
[R2024-0012147]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Ernest Muhammad on his 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Ernest Muhammad to expect the best, let love rule, embrace the day and celebrate another year; and

WHEREAS, Ernest Muhammad has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 18th day of September 2024, do hereby celebrate Ernest Muhammad's 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Ernest Muhammad as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO GWYNNE NOBLE ON 65TH BIRTHDAY.
[R2024-0012138]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Gwynne Noble on her 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Gwynne Noble to expect the best, let love rule, embrace the day and celebrate another year; and

WHEREAS, Gwynne Noble has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 18th day of September 2024, do hereby celebrate Gwynne Noble's 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Gwynne Noble as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO GENEVA SMITH ON 70TH BIRTHDAY.

[R2024-0012172]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Geneva Smith on her 70th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Geneva Smith to expect the best, let love rule, embrace the day and celebrate another year; and

WHEREAS, Geneva Smith has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 18th day of September 2024, do hereby celebrate Geneva Smith's 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Geneva Smith as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO MARY SMITH ON 85TH BIRTHDAY.

[R2024-0012196]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Mary Smith on her 85th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Mary Smith to expect the best, let love rule, embrace the day and celebrate another year; and

WHEREAS, Mary Smith has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 18th day of September 2024, do hereby celebrate Mary Smith's 85th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Mary Smith as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO MEREDITH SMITH ON 65TH BIRTHDAY.

[R2024-0012149]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Meredith Smith on his 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Meredith Smith to expect the best, let love rule, embrace the day and celebrate another year; and

WHEREAS, Meredith Smith has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 18th day of September 2024, do hereby celebrate Meredith Smith's 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Meredith Smith as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO CARREATHER THOMAS ON 70TH BIRTHDAY.

[R2024-0012171]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Carreather Thomas on her 70th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Carreather Thomas to expect the best, let love rule, embrace the day and celebrate another year; and

WHEREAS, Carreather Thomas has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 18th day of September 2024, do hereby celebrate Carreather Thomas' 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Carreather Thomas as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO KENNETH WOODS ON 65TH BIRTHDAY.

[R2024-0012148]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Kenneth Woods on his 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Kenneth Woods to expect the best, let love rule, embrace the day and celebrate another year; and

WHEREAS, Kenneth Woods has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 18th day of September 2024, do hereby celebrate Kenneth Woods' 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Kenneth Woods as a token of our appreciation and blessed wishes.

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CONGRATULATIONS EXTENDED TO BETTY WRIGHT ON 80TH BIRTHDAY.

[R2024-0012193]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Betty Wright on her 80th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Betty Wright to expect the best, let love rule, embrace the day and celebrate another year; and

WHEREAS, Betty Wright has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago gathered this 18th day of September 2024, do hereby celebrate Betty Wright's 80th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Betty Wright as a token of our appreciation and blessed wishes.

Presented By

ALDERPERSON O'SHEA (19th Ward):

RECOGNITION OF OCTOBER 23 -- 31, 2024 AS "RED RIBBON WEEK".

[R2024-0012010]

WHEREAS, Red Ribbon Week, which will be celebrated across the nation the week of October 23, 2024, is the nation's oldest and largest drug prevention awareness program; and

WHEREAS, The City Council has been informed of this occasion by the Honorable Matthew J. O'Shea, Alderperson of the 19th Ward; and

WHEREAS, The National Family Partnership started Red Ribbon Week after the death of Drug Enforcement Administration (DEA) Special Agent Enrique "Kiki" Camarena, who was brutally tortured and murdered in 1985 by drug traffickers he was investigating in Mexico -- after his death, people started wearing red ribbons to honor Kiki's sacrifice; and

WHEREAS, Today, millions of people celebrate Red Ribbon Week by wearing red ribbons, participating in community anti-drug events and pledging to live drug-free lives; and

WHEREAS, Alcohol and drug abuse affect individuals, families and communities across the nation; and

WHEREAS, It is imperative that visible, unified efforts by community members be launched to prevent drug abuse; and

WHEREAS, Red Ribbon Week offers citizens the opportunity to demonstrate their commitment to drug-free lifestyles; and

WHEREAS, Businesses, government, law enforcement, media, health care providers, religious institutions, schools and other community-based organizations will demonstrate their commitment to healthy, drug-free lifestyles by wearing red ribbons and participating in drug prevention activities; and

WHEREAS, The City of Chicago wishes to encourage participation in drug prevention education activities, not only during Red Ribbon Week, but also throughout the year, making a visible statement that we are strongly committed to a drug-free lifestyle; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, gathered here this 18th day of September 2024, do hereby recognize the week of October 23, 2024 as "Red Ribbon Week", commend the National Family Partnership for

their continued service and encourage all residents to participate in drug prevention education.

CONGRATULATIONS EXTENDED TO ANNIE L. HALL ON 100TH BIRTHDAY.
[R2024-0011477]

WHEREAS, Annie L. Hall, beloved mother, grandmother and great-grandmother, celebrates her 100th birthday on September 13, 2024; and

WHEREAS, The Chicago City Council has been informed of this joyous occasion by the Honorable Matthew J. O'Shea, Alderperson of the 19th Ward; and

WHEREAS, Annie, affectionately known as "Aunt Laura", "Granny", "Gran Gran", "Granny Hall" and "Ms. Laura", was born on September 13, 1924 in Osceola, Arkansas and is the last survivor of five children born to Ardana Ratcliff Richardson (Anderson) and Ulysses Richardson; and

WHEREAS, Annie, along with her late husband, Johnnie R. Hall, moved to the South Side in 1951 after graduating from boarding school in Blytheville, Arkansas, and brought her skills in cooking and sewing to Chicago, where she built a successful 32-year career in the textile industry; and

WHEREAS, Since 1961, Annie has been a devoted member of the historic Antioch Missionary Baptist Church, and under the leadership of the late Dr. W.N. Daniel and the current pastor, Dr. Gerald M. Dew, her significant involvement included the Sunday School Finance Team, Mission Ministry, the September Club, the Arkansas Club and the Monroe Harvey Club; and

WHEREAS, Despite facing limited mobility, Annie continues her spiritual journey, worshiping with her daughter at the Pleasant Green Missionary Baptist Church where she is warmly embraced by Reverend Ray C. Bonney, Pastor Emeritus; Reverend Gregory T. Posley, Senior Pastor; and the entire membership as a beloved associate member; and

WHEREAS, Annie is a pillar of strength and wisdom to her family and friends, and has been a loving neighbor and responsible homeowner in the same location for over 50 years; and

WHEREAS, As Annie approaches the remarkable milestone of her 100th birthday, her family, including her daughter, Queen E. Crawford; granddaughter, Kristyn N. Crawford; great-granddaughter, Sarah Emilee; god-granddaughter, Lolita; Lolita's daughter, Dominique; Dominique's son, James; along with her extended family, friends and the

Antioch and Pleasant Green church families, come together to celebrate her life and legacy; now, therefore,

Be It Resolved, That the Mayor and the City Council of Chicago do hereby congratulate Annie L. Hall on the occasion of her 100th birthday, and wish Annie continued happiness, prosperity and success in all of her future endeavors; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Mrs. Annie L. Hall as a sign of our esteem, honor and respect.

Presented By

ALDERPERSON MOSLEY (21st Ward):

**CONGRATULATIONS EXTENDED TO SHAMIER KHALIA LITTLE ON BEING
2024 OLYMPIC GOLD AND SILVER MEDALIST IN WOMEN'S TRACK AND FIELD.
[R2024-0012269]**

WHEREAS, Shamier Khalia Little, born on March 20, 1995 in Louisville, Kentucky, and raised in Chicago, Illinois, has dedicated her life to excellence in track and field, specializing in the 400-meter hurdles; and

WHEREAS, Shamier's early beginnings as a youth runner with the Chicago Park District at the age of five and her debut on the national stage at eight years old set the foundation for a career marked by perseverance, discipline and remarkable talent; and

WHEREAS, During her time at Lindblom Math & Science Academy, Shamier consistently set new records in the 100-meter hurdles, 200-meter and 400-meter races, displaying her ability to compete at the highest level, which earned her an athletic scholarship to Texas A&M University; and

WHEREAS, At Texas A&M, Shamier became a three-time NCAA 400-meter hurdles outdoor national champion, further solidifying her status as one of the premier athletes in her sport, while also setting multiple school records; and

WHEREAS, Shamier represented the United States at the 2012 World Junior Championships in Barcelona and continued to compete at the highest levels, securing four podium finishes at the USATF Outdoor Championships between 2014 and 2023; and

WHEREAS, In the face of challenges, Shamier's relentless determination and belief in herself, guided by the wisdom of proverbs such as "Little by little, a little becomes a lot", propelled her toward her ultimate goal of making the Olympic team; and

WHEREAS, Shamier's persistence was rewarded in 2024, as she represented the United States at the Paris Olympics, where she earned both a gold and a silver medal, while also breaking world and American records in the 4x400 relay; and

WHEREAS, Shamier Little's world-class performances on the track have made her a symbol of excellence, currently holding the seventh all-time fastest 400-meter hurdles world record of 52.36; and

WHEREAS, Beyond her athletic prowess, Shamier has embodied resilience, humility and a passion for her craft, inspiring countless young athletes and representing the best of her city and country on the global stage; now, therefore,

Be It Resolved, That we, the Mayor, and members of City Council of the City of Chicago, hereby express on the 18th day of September 2024 A.D., and the entire Chicago community, recognize and honor Shamier Khalia Little for her outstanding achievements, indomitable spirit and unwavering commitment to excellence in the field of track and field; and

Be It Further Resolved, That this resolution was prepared by 21st Ward Alderperson, Ronnie L. Mosley, and a more suitable copy will be presented to Shamier Khalia Little at a later date.

Presented By

ALDERPERSON RODRÍGUEZ (22nd Ward):

TRIBUTE TO LATE JANICE ELAINE GLENN.

[R2024-0011522]

WHEREAS, Janice Elaine Glenn, nee Elkins, passed away on July 29, 2024 at the age of 93, leaving behind a rich legacy of cultural appreciation, activism and lifelong learning; and

WHEREAS, The City of Chicago has been notified of Janice's passing by the Honorable Michael D. Rodriguez, Alderperson of the 22nd Ward; and

WHEREAS, Born in Chicago in 1930, Janice was married at the age of 17 and, despite her regret of not finishing college, later attended The University of Chicago Great Books program, often reading late into the night; and

WHEREAS, An avid supporter of the arts, Janice held subscriptions to the Lyric Opera of Chicago, the Chicago Symphony Orchestra, the Joffrey Ballet Company, Hubbard Street Dance Chicago, the American Ballet Theater and several renowned theaters including the Chicago Shakespeare Theater, the Goodman Theatre and the Court Theatre; and

WHEREAS, But Janice was not only a supporter of the arts; she was also a talented artist herself, with a profound appreciation for the natural beauty and cityscapes of our city, even studying under the late Lillian Desow-Fishbein; and

WHEREAS, Janice was also an adventurous world traveler, visiting over 130 countries, yet her heart always remained in Chicago, a city she deeply loved and admired; and

WHEREAS, Following the tragic death of her son, Freddie, from Ewing's Sarcoma at the age of 16, Janice transformed herself from socialite to activist, marching against the Vietnam War, working for Eugene McCarthy's presidential campaign and actively participating in the women's movement and the Independent Democrat movement; and

WHEREAS, Through her political work, Janice met the Crowley family, joining their newly formed travel agency and building a successful career as a travel agent to the rich and famous, earning the love and admiration of her clients due to her extensive travel experiences; and

WHEREAS, Known for her boundless energy, curiosity and joy, Janice touched the lives of many through her vibrant social circle and memorable parties; and

WHEREAS, Janice is preceded in death by her husband, Rowland Alvin Glenn, and her son, Fredrick Steven Glenn; Janice is survived by her son, Michael A. Glenn (Cathleen); her daughter, Laurie R. Glenn (David Marienthal); and her grandson, Daniel Fredrick Glenn; and

WHEREAS, Janice's legacy will continue to inspire not only those who knew her, but the broader Chicago community; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, do hereby honor the life and legacy of Janice Elaine Glenn, celebrating her contributions to the cultural, social and political fabric of our city, and extend our deepest condolences to her family and friends; and

Be It Further Resolved, That a suitable copy of this resolution be given to the family of Janice Elaine Glenn as a symbol of our respect and admiration for her remarkable life.

CONGRATULATIONS EXTENDED TO 2024 CHICAGO CITY COUNCIL LATINO CAUCUS FOUNDATION SCHOLARSHIP RECIPIENTS.

[R2024-0011041]

WHEREAS, The Chicago City Council Latino Caucus (“Latino Caucus”) actively works to improve the quality of life for Latino families throughout Chicago by assuring their best interests are well represented in the City of Chicago City Council; and

WHEREAS, The Latino Caucus is committed to the education and development of the next generation of Chicago leaders; and

WHEREAS, Financial barriers should never limit one’s accessibility to education and achieving their dreams; and

WHEREAS, The Latino Caucus formed the Chicago Latino Caucus Foundation (“CLCF”) to support the advancement of Latino youth through scholarship, internship and mentorship opportunities; and

WHEREAS, In 2024, the CLCF awarded its eighth year of scholarships to forty (40) recipients, all of whom worked hard to achieve academic and professional success and deserve to be celebrated; and

WHEREAS, The members of the Latino Caucus would like to acknowledge each recipient of this prestigious scholarship and look forward to celebrating more of their future milestones; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, assemble on September 18, 2024 to hereby honor and congratulate the following 2024 Chicago Latino Caucus Foundation Scholarship recipients: Abigail Rosas, Angel Moreno, Arseny Acosta, Ava De La Cruz, Axel Hernandez, Bianca Marchan, Carolina Hernandez, Citalli Alaniz, Diego Caban, Elena Diaz, Emma Valencia, Esteban Vargas, Evan Correa, Fernando Barron, Gabriel Martinez, Giselle Cinkus-Rios, Guillermo Velasco, Jaretsy Espinosa, Julitza Marquez-Bucio, Kariany Delgado, Kelly Olmos, Lily Barrios, Lizzet Zumba, Lucero Cardona Fuentes, Luciana Jaramillo, Madison Carbine, Marjorie Ortega, Matthew Salinas, Mia Rodriguez, Mikaila Esteban, Montserrat Segura, Nadxieli Valencia, Nancy Valdivia, Natividad Perez, Nicolas Jacome, Reina Serrano-Rivera, Samuel Figueroa, Sofia Rivera, Stephanie Perez, and Zury Gonzalez; and

Be It Further Resolved, That suitable copies of this resolution be presented to each of these exemplary scholarship recipients as a token of our respect, gratitude and best wishes for their bright and prosperous futures.

CONGRATULATIONS EXTENDED TO DORA CORNELIO ON TERM AS PRESIDENT OF HISPANIC LAWYERS ASSOCIATION OF ILLINOIS.

[R2024-0012265]

WHEREAS, After years of service to Hispanic Lawyers Association of Illinois (HLAI), Dora Cornelio is completing her term as the 28th president of HLAI; and

WHEREAS, The City Council has been informed of this occasion by the Honorable Michael D. Rodriguez, Alderperson of the 22nd Ward; and

WHEREAS, After migrating to the United States with her mother and sister at 6 years old, Dora attended Newton Bateman Elementary and Lane Technical High School, before receiving her bachelor's degree from DePaul University and law degree from the Illinois Institute of Technology's Chicago-Kent College of Law, where she was also inducted to the Bar and Gavel Society and received the Office of Diversity and Inclusion Outstanding Leadership Award; and

WHEREAS, After law school, Dora began her career in public service as an assistant state's attorney for Cook County, and now serves as a real estate tax attorney at Schmidt, Salzman & Moran, Ltd.; and

WHEREAS, A long-serving HLAI member, Dora has previously served as communications and recording secretary; Dora is also vice chair of the Chicago Bar Association's Real Estate Tax Committee and is a member of the Women's Property Tax Association of Illinois and the Illinois State Bar Association; and

WHEREAS, During her term as president, Dora has overseen a significant growth in membership; continued and strengthened HLAI's signature mentoring program, JD Mentors; initiated the realignment of the organization's committee structure and created new committees to better serve HLAI's members; and, together with HLAI leadership, planned and hosted the organization's signature annual events, such as the HLAI Judicial Reception, HLAI Golf Outing, HLAI Gala and Installation, and the HLAI Holiday Party, where she helped to raise thousands of dollars for Latino law students; and

WHEREAS, Dora represented HLAI at countless legal community events both locally and nationally, leading a delegation of HLAI members to an international CLE conference together with Chicago Bar Association members to Mexico City; and

WHEREAS, During her term as president, the organization also saw one of its members elevated to the bench as an associate judge, while seven other members won primary elections, and are on their way to joining the bench after the upcoming election; and

WHEREAS, Dora's leadership and service transcends the legal field, including as a member of the class of 2023 fellows of the City of Chicago Latino Caucus Foundation's Leadership Academy, a member of Wilbur Wright College Paralegal Program Advisory Board and chairperson for Casa Central's Emerging Leaders Auxiliary Board (ELAB); and

WHEREAS, In recognition of her leadership, Dora has been named to *Negocios Now's* 2022 *Who's Who in Hispanic Business Chicago-Law*, and was listed in the *Negocios Now Latinos 40 Under 40* class of 2020; and

WHEREAS, As Dora completes her term as President of HLAJ, the organization, and the legal profession as a whole, is stronger and better because of her service; now, therefore

Be It Resolved, That we, the Mayor and members of the City of Chicago City Council, do hereby congratulate Dora Cornelio on her term as president of the Hispanic Lawyers Association of Illinois; and

Be It Further Resolved, That suitable copies of this resolution be presented to Dora Cornelio as a token of our respect, gratitude and best wishes to her in the future.

CONGRATULATIONS EXTENDED TO SONES DE MÉXICO ENSEMBLE ON 30TH ANNIVERSARY AND DECLARATION OF SEPTEMBER 26, 2024 AS "SONES DE MÉXICO ENSEMBLE DAY".

[R2024-0012061]

WHEREAS, The City of Chicago celebrates the extraordinary cultural and musical contributions of the Sones de México Ensemble on the occasion of their 30th anniversary; and

WHEREAS, The City of Chicago has been notified of this milestone by the Honorable Michael D. Rodriguez, Alderperson of the 22nd Ward; and

WHEREAS, Founded in 1994, Sones de México Ensemble is a non-profit organization whose mission is to promote greater appreciation of Mexican folk and traditional music and culture through innovative performance, education and dissemination; and

WHEREAS, Sones de México Ensemble is the country's premier folk music organization specializing in Mexican "son", including the regional styles of huapango, gustos, chilenas and son jarocho; and

WHEREAS, Over its 30-year existence, Sones de México Ensemble has produced six albums, including the critically acclaimed "Esta Tierra Es Tuya" ("This Land is Your Land"), which earned two Grammy nominations; and

WHEREAS, Sones de México Ensemble members, both past and present, who have contributed their immense talent and dedication to the ensemble include Juan Díes, Víctor Pichardo, René Cardoza, Gonzalo Córdova, Raúl Fernández, Renato Cerón, Hermo Contreras, Lorena Iñiguez, Joel Martínez, Juan Rivera, Zacbé Pichardo, Javier Saume, Jorge Leal, Karen Marcial, Eric Hines, Eréndira Izguerra, Rodolfo Piñón and Irekani Ferreyra; and

WHEREAS, Sones de México Ensemble's board of directors, including Helen Valdez, Henry Roa, Álvaro R. Obregón, Enriqueta Rodriguez Bauer, Elena Berezaluce Mulcahy, Adriana Rosado Bonewitz, Eduardo Garza and Marie Alsace Galindo, have provided steadfast leadership and guidance; and

WHEREAS, In addition to their musical accomplishments, Sones de México Ensemble has demonstrated a strong commitment to musical education through the establishment of a year-round Mexican music school in 2014, with classes that serve over 150 students across three sites in Pilsen/La Villita, Rogers Park and Belmont-Cragin/Hermosa, as well as online; and

WHEREAS, On September 26, 2024, at the National Museum of Mexican Art, Sones de México Ensemble will celebrate this remarkable anniversary with a gala dinner, featuring distinguished chef, Dudley Nieto, the bestowment of the Keepers of Culture Award to community arts leaders Cesáreo Moreno and Maya Zazhil Fernández, and a live performance by the ensemble; and

WHEREAS, For 30 years, Sones de México Ensemble has brought entertainment, educational programming, cross-cultural collaborations and musical enrichment to countless listeners both locally and nationwide; their longevity and impact continue to serve as a testament to the dedication of its members, staff, board of directors and passionate fans; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, do hereby proclaim September 26, 2024 as "Sones de México Ensemble Day" in Chicago, in recognition of the ensemble's extraordinary contributions to the cultural and musical heritage of our city and in celebration of their 30 years of success; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Sones de México Ensemble as a token of our appreciation and recognition of this momentous occasion.

Presented By

ALDERPERSON TABARES (23rd Ward):

**CONGRATULATIONS EXTENDED TO FATHER JOHN T. NOGA ON
25TH ANNIVERSARY OF ORDINATION.**

[R2024-0011178]

WHEREAS, Father John T. Noga, a priest of the Archdiocese of Chicago and former pastor and now administrator of St. Daniel the Prophet Church, celebrated on May 22, 2024

25 years as a priest and pastoral leader in our community and surrounding neighborhood; and

WHEREAS, The Chicago City Council has been informed of this milestone by the Honorable Silvana Tabares, Alderperson of the 23rd Ward; and

WHEREAS, Father Noga has earned degrees from Loyola University of Chicago, Loyola University of Chicago School of Law, Northwestern Kellogg School of Management and Saint Mary of the Lake Seminary; and

WHEREAS, For the past 25 years, Father John T. Noga has served as a priest of the Archdiocese of Chicago and more particularly has served for the last 16 years the people of St. Daniel the Prophet Church and the Garfield Ridge community on the Southwest Side of Chicago as pastor and administrator; and

WHEREAS, As pastor, he was responsible for the remodel of St. Daniel the Prophet's English Gothic Church, which he affectionally refers to as "the Jewel of the Garfield Ridge community". His management style left the parish in a strong financial condition, with well-maintained facilities and with a parish school that has been nationally recognized as a Blue Ribbon School since 2016; and

WHEREAS, As a pillar of the Southwest Side community, Father Noga was selected by Mayor Rahm Emanuel to serve on the 23rd Ward Candidate Screening Committee, charged with recommending candidates for the 23rd Ward Alderperson position after Alderperson Zalewski's retirement in 2018; and

WHEREAS, Over the past 16 years, parishioners have welcomed Father Noga into their own families, reflecting, growing and relying on his leadership and guidance to improve their own lives and to help serve and build our community at large; and

WHEREAS, Father Noga embodies a sense of faith, family, friendship and a commonsense stewardship that helps to build our community as one grounded in family values, friendship and the vision of those who founded St. Daniel the Prophet Church 78 years ago; and

WHEREAS, Father Noga will be remembered as being a dedicated and successful pastor, administrator and valued leader of our Garfield Ridge community; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, gathered here on this 18th day of September 2024, do hereby congratulate Father John T. Noga on the 25th anniversary of his priesthood and express our gratitude and appreciation for his service to the people of St. Daniel the Prophet Church, and extend our best wishes for continued health and happiness; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Father John T. Noga as a sign of our gratitude and respect.

CONGRATULATIONS EXTENDED TO MANUEL HEREDIA ON 101ST BIRTHDAY.
[R2024-0012218]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and birthday wishes to Manuel Heredia in honor of his 101st birthday; and

WHEREAS, On behalf of the entire 23rd Ward, Alderperson Silvana Tabares would like to extend a personal tribute to Manuel Heredia on this joyous occasion of this significant milestone, recognizing Manuel as an esteemed resident of the City of Chicago; and

WHEREAS, Manuel had a beautiful marriage to the late Maria Heredia, with whom he has four wonderful children: Luz Maria, Carlos, Teresa and Victor. Manuel has been blessed with grandchildren, great-grandchildren and great-great-grandchildren; and

WHEREAS, In 1957, Manuel immigrated to the U.S. from Mexico City and chose Chicago to be his new home. Manuel worked hard and was able to provide a beautiful life for his family. Manuel was determined to become an outstanding citizen since 1972. Manuel has exercised his right to vote since then; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 18th of September 2024, do hereby congratulate Manuel Heredia on the occasion of his birthday; and

Be It Resolved, That we extend our most heartfelt wishes to Manuel for his continued health, happiness and success following his 101st birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Manuel Heredia as a token of our appreciation and blessed wishes.

Presented By

ALDERPERSON FUENTES (26th Ward):

*RECOGNITION OF JOSE ECHEVARRIA ACEVEDO FOR CONTRIBUTIONS TO
LATINO ARTS AND CULTURE IN CHICAGO.*

[R2024-0012143]

WHEREAS, Jose Echevarria Acevedo, also known as "Gringo", was born on August 5, 1963 in Chicago and raised in Humboldt Park by his granduncles, Turin Acevedo and Mike Acevedo, who were pioneers in the Latino arts community; and

WHEREAS, Turin Acevedo was the first Puerto Rican to own a theater on Division Street in Chicago, the San Juan Theater, where he showcased films and performances that brought together the Latino community from across Latin America, enriching Chicago's cultural landscape; and

WHEREAS, Jose Echevarria Acevedo formed the Allstar Dancers, a dance troupe that not only excelled in the Chicago House Music and dance scene of the 1980s and 1990s, but also provided a safe space for countless young people, including members of the LGBTQ+ community, to express themselves creatively and escape the challenges of street life; and

WHEREAS, Jose Echevarria Acevedo has chronicled his experiences in his book, *The Real Dance Fever*, preserving the history of Chicago's Latino arts scene for future generations and inspiring others to share their stories through art; and

WHEREAS, Despite facing personal health challenges, including a quadruple bypass surgery in 2011, Jose continues to be a vital force in his community, demonstrating the importance of cultural preservation; and

WHEREAS, In 2019, the Urban Theater Company adapted Jose's story into the immersive play, *Back in the Days*, further cementing his vibrant legacy in Chicago's arts scene; and

WHEREAS, Jose Echevarria Acevedo remains a proud advocate for Latin arts and the role of Latinos in shaping the cultural fabric of Chicago, particularly during Hispanic Heritage Month and beyond; now, therefore,

Be It Resolved, That we, Mayor Brandon Johnson and the members of the Chicago City Council, do hereby recognize and honor Jose Echevarria Acevedo for his decades of contributions to Chicago's arts and cultural community, and for his unwavering commitment to empowering youth through art and dance; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Jose Echevarria Acevedo as a token of our city's deep appreciation and respect.

Presented By

ALDERPERSON WAGUESPACK (32nd Ward):

CONGRATULATIONS EXTENDED TO A SILVER LINING FOUNDATION ON 20TH ANNUAL "A STERLING EVENT".

[R2024-0011644]

WHEREAS, The 20th annual "A Sterling Event" hosted by A Silver Lining Foundation (ASLF) on October 5, 2024 at the McCormick Place Hyatt Regency marks two decades of unwavering dedication to the fight against breast cancer, raising awareness and providing vital resources to those in need; and

WHEREAS, Founded in 2002 by Dr. Sandy Goldberg, ASLF has been a beacon of hope, support and life-saving care for thousands of women facing breast cancer. Dr. Goldberg, a breast cancer survivor of 23 years, was inspired by her own experience and her late mother's words "We are all family, and we have to help each other through the tough times" to establish ASLF to ensure that no one, regardless of their financial or insurance status, is denied access to necessary healthcare; and

WHEREAS, ASLF has grown from its initial outreach program to become a comprehensive resource that includes the pioneering Buy A Mom A Mammogram (BAMAM) program that has funded nearly 30,000 cost-free screening mammograms and diagnostic tests, ensuring early detection and treatment of breast cancer for women across the Chicagoland area and beyond. Throughout more than two decades, ASLF has demonstrated extraordinary resilience and adaptability, responding to crises such as the Illinois budget impasse and the COVID-19 pandemic, by expanding its services to meet the increased demand from vulnerable populations, including the newly uninsured; and

WHEREAS, ASLF has established enduring partnerships with hospitals, community organizations and the City of Chicago through the CCIC program, ensuring that anyone in need, regardless of location, can receive the life-saving care they deserve; and

WHEREAS, The Honorable Scott Waguespack, Alderperson of the 32nd Ward, has apprised this august body of the tireless work accomplished by A Silver Lining Foundation that has saved countless lives and embodies the spirit of community, compassion and service that the City of Chicago holds dear; now, therefore,

Be It Resolved, That we, the Mayor and members of the City of Chicago City Council, gathered this 18th day of September 2024, do hereby salute A Silver Lining Foundation on the occasion of its 20th annual "A Sterling Event", and extend our deepest appreciation to Dr. Sandy Goldberg, her team and all those who have supported this essential cause over the years; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Dr. Sandy Goldberg, founder and CEO of A Silver Lining Foundation, as a token of the City of Chicago's esteem and gratitude.

Presented By

ALDERPERSON CONWAY (34th Ward):

TRIBUTE TO LATE WANDA ESCHER.

[R2024-0012221]

WHEREAS, The City Council of Chicago wishes to acknowledge the life and accomplishments and the passing of Wanda Escher and her passing; and

WHEREAS, Wanda Escher departed this present life on Friday, July 14, 2024; and

WHEREAS, The City Council has been notified of her passing by the Honorable Bill Conway, Alderperson of the 34th Ward; and

WHEREAS, Wanda was a lifelong Chicagoan and resident of Old Irving Park where she was known as a great friend to her neighbors, to whom she was a beacon of kindness and comfort; and

WHEREAS, As a devout Catholic, Wanda was guided by the principles of the church as well as her commitment to her family of eight children, fifteen grandchildren, and thirteen great-grandchildren; and

WHEREAS, Wanda Escher was a beloved mother of Robert (Colleen) Escher, John Escher, Jayne Escher, Kathleen Escher, Tina (Darryl) Cunningham, Julie Burzinski, Peggy (Kevin) Kelly and Tracy (Mario) DiVito, and cherished grandmother and great-grandmother who leaves behind a legacy of kindness, hospitality, and love; now, therefore,

Be It Resolved, That we, the Mayor and the members of City Council of the City of Chicago, gathered here this day of September 18, 2024, do hereby express our sorrow on the passing of Wanda Escher, and extend to her family and friends our deepest condolences; and

Be It Further Resolved, That suitable copies of this resolution be presented to the family of Wanda Escher as a token of our sympathy.

TRIBUTE TO LATE SUSAN MARIE GREEN.

[R2024-0012263]

WHEREAS, The City Council of Chicago wishes to acknowledge the accomplishments and the passing of Susan Marie Green; and

WHEREAS, Susan Marie Green departed this present life on Friday, July 5, 2024; and

WHEREAS, The City Council has been notified of her passing by the Honorable Bill Conway, Alderperson of the 34th Ward; and

WHEREAS, Susan "Susie" Green was born in Hartford, Wisconsin where, at her parents farm, she developed a love for dogs that would follow her the rest of her days; and

WHEREAS, She moved to Chicago in the 1960s where her professional career began to flourish, first with jobs in advertising and insurance, then in service to the City of Chicago; and

WHEREAS, This was the beginning of Mrs. Green's long and rich career of public service and dedication to the City of Chicago; and

WHEREAS, Throughout her career, Susie worked with the Office of Economic and Cultural Development, then later in the office of Alderperson Mary Ann Smith, the Departments of Aviation and Streets and Sanitation, and the office of Mayor Richard M. Daley; and

WHEREAS, Mrs. Green was a proud resident of the 48th Ward and was very active in the community, serving as a precinct captain, hosting the Edgewater Glen Plant Exchange and organizing the Edgewater Glen Garden Walk, where her garden has remained well known across the neighborhood; and

WHEREAS, No matter the weather, Susie would be seen greeting her neighbors, walking one of her many dogs or enjoying time with her family; and

WHEREAS, Her love of cats, dogs, gardening and the community was only surpassed by her love for her cherished children, Annie Aune and Jody Suerth; her grandchildren, Hannah and Conrad Suerth V (Miranda) and Emmett and Gretchen Nevel; and her sons-in-law, Chuck Nevel and Conrad Suerth IV; and

WHEREAS, Susie was a beloved mother, neighbor, friend and co-worker and her commitment to the City of Chicago, her family and community are the cornerstones of her legacy; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this day of September 18, 2024, do hereby express our sorrow on the death of Susie Green, and extend to her family and friends our deepest sympathies; and

Be It Further Resolved, That suitable copies of this resolution be presented to the family of Susan Marie Green as a token of our sympathy.

CONGRATULATIONS EXTENDED TO JEWEL-OSCO ON 125TH ANNIVERSARY.
[R2024-0012222]

WHEREAS, Jewel-Osco is celebrating its 125th anniversary in 2024; and

WHEREAS, The City Council has been notified of this celebration by the Honorable Bill Conway, Alderperson of the 34th Ward; and

WHEREAS, Founded by Frank Ross and his brother-in-law, Frank Skiff, Jewel Tea Company started in 1899 as a network of door-to-door salesmen which eventually grew to encompass hundreds of routes across the country; and

WHEREAS, As Jewel grew, the company acquired other grocery stores across Chicagoland, expanded its supply chain network and in 1934, Jewel Food Stores merged with the Jewel Tea Company; and

WHEREAS, In the 1950s, Jewel expanded its operations to Indiana and Southern Illinois and in the 1960s acquired Osco Drugs which led to the inauguration of its present-day name: Jewel-Osco; and

WHEREAS, Jewel is now a part of the grocery conglomerate Albertsons and operates 188 stores in Illinois, and stays true to their founding principles of affordability and tender, loving care; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this day of September 18, 2024, do hereby extend our congratulations on the continued success and the 125th anniversary of Jewel-Osco; and

Be It Further Resolved, That suitable copies of this resolution be presented to Jewel-Osco's leadership team as a token of our congratulations.

—

CONGRATULATIONS EXTENDED TO REVEREND LESLIE SANDERS, SR. ON 51 YEARS OF RELIGIOUS MINISTRY.

[R2024-0012219]

WHEREAS, The members of the City Council of Chicago wish to celebrate the 51st year of Reverend Leslie Sanders, Sr.'s service to the church; and

WHEREAS, The City Council has been notified of this celebration by the Honorable Bill Conway, Alderperson of the 34th Ward; and

WHEREAS, A native of Memphis, Tennessee, Reverend Sanders' service began when he was 18 at St. Peters Baptist Church; and

WHEREAS, Reverend Sanders' call to service led him to pursue theology in higher education, first at the Christian Brothers College in Memphis, then at the McCormick Theological Seminary in Chicago; and

WHEREAS, In Chicago, the reverend has served as pastor of the Solid Rock Baptist Church, pastor of the Light of the World Baptist Church and now as pastor of the Hope Presbyterian Church USA; and

WHEREAS, Reverend Sanders has worked with Cook County Health and Metropolitan Chicago Health Care to help thousands of Chicagoans access health care, and is a longtime member of the NAACP, the PUSH Rainbow Coalition, the Chicago Baptist Ministers' Conference and the Westside Ministers Coalition; and

WHEREAS, He has supported several public officials, including President Bill Clinton, Chicago Mayors Richard M. Daley and Eugene Sawyer, Congressman Bobby Rush, Cook County Board President Toni Preckwinkle and Governor JB Pritzker; and

WHEREAS, Reverend Leslie Sanders, Sr. is a dedicated member of the Chicago community and the ministry, and his continued service to the city and the church is an inspiration across our city; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this day of September 18, 2024, do hereby extend our congratulations to Reverend Leslie Sanders, Sr. for his 51 years of service to the church; and

Be It Further Resolved, That suitable copies of this resolution be presented to Reverend Leslie Sanders, Sr. and his family as a token of our congratulations.

Presented By

ALDERPERSON RAMIREZ-ROSA (35th Ward):

RECOGNITION OF AMTRAK AND UNIDOS ERG FOR CELEBRATION OF ITS LATINO WORKFORCE.

[R2024-0012176]

WHEREAS, On September 18, 2024, as part of National Hispanic Heritage Month, Amtrak is celebrating the legacy of the Latino men and women commonly known as *traqueros*, or track workers, who, along with other ethnic groups, built our nation's railroads and its infrastructure; and

WHEREAS, This celebration was inspired by the late historian, Jeffrey Marcos Garcilazo, whose 1993 dissertation was posthumously turned into a book titled *Traqueros: Mexican Railroad Workers in the United States, 1870 -- 1930*; and

WHEREAS, Dr. Vicki L. Ruiz writes in the foreword of Garcilazo's book: "Over a century ago railroad dominated the economic and physical landscape of the United States with 93,000 miles of track crisscrossing the nation. Who laid the tracks? Who kept the trains running, the lifeblood of national economic development? Railroad workers represented a diverse panorama including Chinese, European immigrants, and African Americans. Mexican rail hands, however, have remained unacknowledged. Yet, at the dawn of the twentieth century, they laid over fifty percent of the tracks for western lines"; and

WHEREAS, Since 1971, Amtrak has been using lines that were built by a diverse group of railroad workers, including Latinos; and

WHEREAS, Amtrak's employee resource group, UNIDOS, seeks to make visible the contributions of Latino and Mexican workers who built the rails that it uses to provide transportation to millions of Americans; and

WHEREAS, Latinos make up a total of 2,706, or 11.9 percent, of Amtrak's frontline and management workforce; and

WHEREAS, UNIDOS, created to have a meaningful impact on the communities it serves, seeks to enhance all employees' understanding and enjoyment of Hispanic/Latino(x) culture through life experiences and inclusive learning; and

WHEREAS, UNIDOS chose Chicago Union Station to host its National Hispanic Heritage Month celebration due to its importance to the Amtrak National Network as the third busiest station in the country, with 2.7 million passengers in fiscal year 2023; and

WHEREAS, The first Latinos to work in the Chicago railroad sector are discussed in Micheal Innis-Jimenez's book, *Steel Barrio: The Great Mexican Migration to South Chicago, 1915 -- 1940*. It teaches us that "the first group of industrial, working-class Mexican men to enter the Chicago area came as *traqueros* under contract to various railroad companies extending or maintaining current railroad lines into the Chicago area"; and

WHEREAS, The celebration 'Rieles y Raíces: Celebrating the Legacy of Latino Railroaders', taking place at Chicago Union Station on September 18, 2024, will give current Latino Amtrak employees the opportunity to tell the stories of their family members who worked in the railroad industry and share railroad-related artifacts of their loved ones, along with a historical presentation on Mexican boxcar camp communities in Aurora and *traqueros* in Illinois by Alejandro Benavides, Ph.D., author of *Olivia: Boxcar-camp Girl & Visionary of La Hispanidad*; now, therefore,

Be It Resolved, That we, the Mayor and the members of the Chicago City Council, assembled this 18th day of September 2024, do hereby recognize Amtrak and the UNIDOS ERG for its efforts to celebrate the contribution of its Latino workforce in Chicago and across the country; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Ismael Cuevas, Amtrak Government Affairs manager, to share with his Amtrak colleagues.

RECOGNITION OF CARLOS HERNÁNDEZ FALCÓN FOR CONTRIBUTIONS TO PROMOTION AND PRESERVATION OF PUERTO RICAN CULTURE AND ARTS.

[R2024-0012177]

WHEREAS, Carlos Hernández Falcón has dedicated nearly 30 years of service to the Puerto Rican Arts Alliance (PRAA), an organization he founded with a vision to celebrate and promote Puerto Rican arts and culture in Chicago and beyond; and

WHEREAS, Under his leadership as executive director, PRAA has grown from its inception into a cornerstone of Chicago's cultural landscape, securing a permanent home in the Avondale community, successfully launching and completing multiple capital campaigns, acquiring three nearby properties and most recently, opening a new office at Universidad Interamericana Metro in San Juan, Puerto Rico; and

WHEREAS, Through his strategic vision and dedication, Carlos Hernández Falcón has ensured the expansion and sustainability of PRAA's programs, which have touched the lives of youth, families and audience members, while also earning recognition as one of Chicago's cultural treasures; and

WHEREAS, Carlos Hernández Falcón has demonstrated exceptional leadership by partnering with major cultural institutions such as the Chicago Lyric Opera, Navy Pier, Ravinia, the Chicago Department of Cultural Affairs and Special Events (DCASE), the Field Museum, the National Museum of Mexican Art, Smithsonian and the Chicago Philharmonic, further enhancing PRAA's profile as a vital contributor to Chicago's diverse arts and music landscape; and

WHEREAS, Throughout his career, Carlos Hernández Falcón has passionately advocated for equity and inclusion for Latinos and other people of color in the arts, serving as chair of ENRICH Chicago, chair and co-founder of the Chicago Latino Arts & Culture Summit and co-founder of the Chicago Latino Theater Alliance; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, assembled this 18th day of September 2024, do hereby recognize and honor Carlos Hernández Falcón during Hispanic Heritage Month for his invaluable contributions to the arts, his commitment to fostering a more inclusive community and his tireless dedication to preserving and promoting Puerto Rican culture; and

Be It Further Resolved, That we extend our deepest gratitude to Carlos Hernández Falcón for his visionary leadership, and we wish him continued success and fulfillment in his new role as senior advisor, confident that his legacy will continue to inspire and benefit future generations.

Presented By

ALDERPERSON SPOSATO (38th Ward):

CONGRATULATIONS EXTENDED TO HALINA BATORSKI RUDNICKI ON 85TH BIRTHDAY.

[R2024-0011551]

WHEREAS, Halina Batowski Rudnicki was born in Krasnik, Poland on June 20, 1939 and celebrated her 85th birthday on June 20, 2024; and

WHEREAS, Halina Rudnicki immigrated to the United States of America and arrived in Chicago, Illinois on April 30, 1961, joining scores of her countrymen who continue to leave their indelible mark on this great city and whose contributions are numerous and invaluable; and

WHEREAS, Halina met the love of her life, Frank Rudnicki, on November 15, 1961 at St. Hyacinth Basilica, a beautiful Polish-style cathedral which is considered an integral center of Roman Catholic faith for many of Chicago's Polish immigrants; and

WHEREAS, Halina and Frank raised their daughter, Renee Rudnicki, in their family home purchased in 1965 at 5722 West Addison Street, where they lived for 55 years, are long-time parishioners of St. Ladislaus Church, while raising her family and working hard at Motorola in Franklin Park and then Schaumburg for 35 years until her retirement in 1999 at 60 years of age; and

WHEREAS, Halina lived true to her Polish roots and gave of her time and treasure to Klub Ziemi Lubelskiej (the Lublin Land Club), one of the oldest clubs in Chicago, established in 1930 and created to strengthen bonds and give support to the inhabitants of Lublin Land in Poland permanently residing in the United States; and

WHEREAS, Halina Rudnicki's daughter, Renee, married her husband, Russ Offman, at St. Hyacinth Basilica on October 23, 1993 and went on to have a son, Ryan, a recent Marquette graduate who is a light of Halina's life; and

WHEREAS, The leaders of this great city extend their congratulations to Halina Batowski Rudnicki on the occasion of her 85th birthday; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, gathered here in assembly this 18th day of September 2024 A.D., do hereby wish Halina a very happy birthday and good health and happiness; and

Be It Further Resolved, That a suitable copy of this resolution be prepared for presentation to Halina Rudnicki.

Presented By

ALDERPERSON NUGENT (39th Ward):

***CONGRATULATIONS EXTENDED TO JOSIE CRUZ ON RETIREMENT AS
DEPUTY COMMISSIONER OF DEPARTMENT OF STREETS AND SANITATION.***

[R2024-0012180]

WHEREAS, After decades of service to the City of Chicago, Josie Cruz is retiring as deputy commissioner for the Department of Streets and Sanitation; and

WHEREAS, The Chicago City Council has been informed of this occasion by the Honorable Samantha Nugent, Alderperson of the 39th Ward; and

WHEREAS, Since 1996, Josie Cruz has faithfully served the City's Department of Streets and Sanitation, beginning her career as part of the Dumpster Task Force; and

WHEREAS, Josie was promoted to be the first woman general superintendent for the department in 2000, followed by a promotion to deputy commissioner for the Bureau of Rodent Control in 2005; and

WHEREAS, Josie also served as the first woman deputy commissioner for Sanitation from 2013 through 2016, and until 2021 was the only woman deputy commissioner for the Department of Streets and Sanitation; and

WHEREAS, As deputy commissioner for the Bureau of Rodent Control, Josie was an invaluable team leader dedicated to keeping Chicago clean and healthy by addressing resident requests for rodent abatement by appointment as a free service to residents, and educating residents -- in multiple languages -- on how to keep their property and communities free from rodent challenges; and

WHEREAS, Under Josie's leadership, new strategies to address rodent challenges were developed and introduced, including door-to-door abatement projects on city blocks, which

included flyer distribution, knocking on doors and inspecting backyards and garbage carts; and

WHEREAS, Through her caring, management skills, tireless hard work and forward-thinking attitude, Josie has made a lasting impact on the City of Chicago and will be deeply missed by her staff, her colleagues and the communities in which she served; now, therefore,

Be It Resolved, That the City of Chicago recognizes and honors Josie Cruz for her extraordinary contributions to the City and her lifelong commitment to public service; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Deputy Commissioner Josie Cruz as a token of our appreciation and recognition for her outstanding dedication and service to the community.

RECOGNITION OF WALTER JOSEPH ELIASEN FOR CONTRIBUTIONS TO MAYFAIR NEIGHBORHOOD AND LIFELONG COMMITMENT TO PUBLIC SERVICE.

[R2024-0012190]

WHEREAS, For decades, Walter Joseph Eliassen, affectionally known as "Wally", has not only improved his neighborhood's physical environment but has also strengthened the sense of community and pride in the Mayfair neighborhood, earning him the title "Mayor of Mayfair"; and

WHEREAS, The Chicago City Council has been informed of his innumerable contributions to the city by the Honorable Samantha Nugent, Alderperson of the 39th Ward; and

WHEREAS, Wally was born on January 28, 1935 to Walter Knute Eliassen and Marie Conrardy in Chicago, attended Palmer Elementary School and later graduated from Lane Tech High School; and

WHEREAS, Wally served honorably in the United States Air Force from 1954 to 1958, achieving the rank of airman first class in a fighter squadron which included assignments throughout the Pacific and at a strategic air command base in Oklahoma, where he loaded artillery onto fighter planes and bombers; and

WHEREAS, Wally married Beatrice Fitzpatrick Eliassen, and together they have two children, Blair Eliassen and Curt Eliassen; and

WHEREAS, What began as cleaning up litter around his own yard in 1999, Wally's tireless efforts to beautify the Mayfair neighborhood quickly expanded to include cleaning his entire

block and eventually the broader Mayfair area, where he dedicated six to seven days per week, often spending eight hours per day, on this mission; and

WHEREAS, Wally took it upon himself to beautify the neighborhood and improve visibility and safety for the community by gardening and maintaining the land adjacent to the Blue Line and highway, ensuring the area was clean, well-trimmed and safe for pedestrians; and

WHEREAS, As an active participant in the Mayfair Park Advisory Council (MPAC) and the Mayfair Civic Association (MCA), Wally leads fundraising efforts for MPAC each year, securing sponsorships from local businesses and notably helped raise funds to acquire the property now known as Park 593; and

WHEREAS, At the spry age of 89 years old, Wally continues his daily routine of contributing to the neighborhood, inspiring others to take on similar efforts to clean and enrich Mayfair, all while shunning the spotlight and choosing to work quietly in the shadows; now, therefore,

Be It Resolved, That the City of Chicago recognizes and honors Walter Joseph Eliasen for his extraordinary contributions to the Mayfair neighborhood and his lifelong commitment to public service and community beautification; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Walter Joseph Eliasen as a token of our appreciation and recognition for his outstanding dedication and service to the community.

Presented By

**ALDERPERSON NUGENT (39th Ward)
And OTHERS:**

**RECOGNITION OF CONTRIBUTIONS BY CHICAGO PUBLIC SERVANTS,
VOLUNTEERS AND ORGANIZERS TO SUCCESS OF 2024 DEMOCRATIC
NATIONAL CONVENTION.**

[R2024-0012049]

A resolution, presented by Alderpersons Nugent, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Conway, Villegas, Mitts, Sposato, Napolitano, Reilly, Knudsen,

Lawson, Gardiner, Clay, Martin, Hadden, Silverstein and City Clerk Valencia, reading as follows:

WHEREAS, From August 19 -- 22, the City of Chicago hosted the 2024 Democratic National Convention at the United Center and McCormick Place; and

WHEREAS, As the host of 26 national political conventions -- more than double any other city -- Chicago is well acquainted with the demands and attention a convention brings, and the people of our great city met the moment, showcasing the culture, diversity, hospitality, cuisine and joy of our hometown to the tens of thousands in attendance; and

WHEREAS, The convention brought thousands of delegates and tens of thousands of staff, press and other visitors, as well as thousands of demonstrators from across the country seeking to exercise their First Amendment rights; and

WHEREAS, None of this could have been possible without our city's dedicated public servants, the countless contributions of volunteers, businesses and non-profits, or the meticulous planning and preparation by city leaders to ensure a safe and successful convention; and

WHEREAS, Our first responders from the Chicago Police Department, Chicago Fire Department, and the Office of Emergency Management and Communication rose to the occasion, maintaining the discipline, professionalism and patience and respecting the peaceful exercise of First Amendment rights; and

WHEREAS, In particular, Superintendent Larry Snelling -- leading from the front as a near-constant presence throughout the convention -- and his leadership team set a new standard for the Chicago Police Department during nearly a week of daily protests, putting to rest long-outdated perceptions of our city; and

WHEREAS, At the same time, the convention could not have been a success without the contributions of less visible, but no less important, public servants from each and every City department and sister agency, who worked for months preparing, planning and supporting their fellow public servants, including from the Departments of Streets and Sanitation, Cultural Affairs and Special Events, Transportation, Fleet and Facility Management, Water Management, Aviation, Business Affairs and Consumer Protection, Family and Support Services, and Public Health; and

WHEREAS, The City also thanks Governor JB Pritzker, the Chicago 2024 Host Committee, the State of Illinois, Cook County, the Regional Transit Authority and law enforcement personnel from across the country for their assistance in making this convention a success our city can be proud of; and

WHEREAS, We also recognize the organizers, marshals and safety captains whose collaboration and composure helped ensure that demonstrations and marches remained largely peaceful, lowering tempers and providing guidance when it was most needed; and

WHEREAS, In a city that is no stranger to hosting historic political conventions and the attendant national spotlight, we are deeply grateful to everyone who contributed to showing off everything that makes Chicago the best city in the world, while also maintaining our values and protecting peaceful First Amendment activity; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby honor and express our deepest gratitude to all of the public servants, volunteers and organizers whose collaboration and commitment made the historic 2024 Democratic National Convention a resounding success and helped showcase our city to the world.

Presented By

**ALDERPERSON NUGENT (39th Ward),
ALDERPERSON CRUZ (30th Ward),
ALDERPERSON RODRÍGUEZ-SÁNCHEZ (33rd Ward),
ALDERPERSON RAMIREZ-ROSA (35th Ward) And
ALDERPERSON GARDINER (45th Ward):**

CONGRATULATIONS EXTENDED TO IRVING PARK COMMUNITY
FOOD PANTRY ON 40TH ANNIVERSARY.

[R2024-0011754]

WHEREAS, The City of Chicago is proud to recognize and congratulate the Irving Park Community Food Pantry on its 40th anniversary; and

WHEREAS, The Irving Park Community Food Pantry started as a personal endeavor of Leila Duncan in the 1970s at the Irving Park United Methodist Church and was formally established in 1984 by a coalition of neighborhood churches; and

WHEREAS, For four decades, the Irving Park Community Food Pantry has provided food assistance, nutrition education and other essential services to individuals and families facing food insecurity; and

WHEREAS, The Irving Park Community Food Pantry moved to its current location at Emmanuel United Methodist Church in 2019 and has adapted to the changing needs of the community over the years, expanding its services to include job readiness programs, health screenings and partnerships with other local organizations to provide holistic support to those in need; and

WHEREAS, As a member of the North Side Anti-Hunger Network and the Greater Chicago Food Depository, the volunteers, staff and supporters of the Irving Park Community Food Pantry serve over 600 households, helping provide services to more than 1,600 individuals in need of emergency food every month; and

WHEREAS, The Irving Park Community Food Pantry has consistently demonstrated a commitment to quality and caring service, ensuring that no one in their community goes hungry, regardless of their background or circumstances; and

WHEREAS, The 40th anniversary celebration of the Irving Park Community Food Pantry will be hosted at the Irish American Heritage Center; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby congratulate the Irving Park Community Food Pantry on its 40th anniversary, commend its outstanding service to the community and extend our best wishes for its continued success in the years to come; and

Be It Further Resolved, That a suitable copy of this resolution be presented to the Irving Park Community Food Pantry as a token of our appreciation and in recognition of its 40 years of service to the City of Chicago.

Presented By

ALDERPERSON REILLY (42nd Ward):

CONGRATULATIONS EXTENDED TO HOLY NAME CATHEDRAL ON 175TH ANNIVERSARY AND DECLARATION OF NOVEMBER 18, 2024 AS "HOLY NAME CATHEDRAL DAY".

[R2024-0012262]

WHEREAS, The City of Chicago is proud to recognize and congratulate Holy Name Cathedral on its 175th anniversary; and

WHEREAS, The Chicago City Council has been informed of this occasion by the Honorable Brendan Reilly, Alderperson of the 42nd Ward; and

WHEREAS, There are two million Catholics in Cook and Lake Counties served by the Archdiocese of Chicago, a geographic area of 1,411 square miles that is divided into six vicariates and 35 deaneries; and

WHEREAS, On November 18, 1849, Holy Name Cathedral was founded as a small parish to serve the City of Chicago and its rapidly growing Irish and German communities; and

WHEREAS, Starting off as a modest small wooden church, Holy Name Cathedral served the faith community by inspiring, nurturing and joining people on their faith journey to grow and encounter Jesus Christ; and

WHEREAS, In 1875, Holy Name Cathedral became the seat of the Archdiocese while still remaining a busy parish, and was built into a flourishing urban faith community that is diverse in its parishioners and activities, providing a spiritual home to over 5,500 households, welcoming visitors at six masses each weekend and uniting couples in matrimony each year; and

WHEREAS, Cardinal Archbishop Blasé Cupich residents at Holy Name Cathedral, as did six of his Cardinal Archbishop predecessors; and

WHEREAS, The day-to-day operations of Holy Name Cathedral are led by its rector, the Very Reverend Gregory Sakowicz, and the parish welcomes hundreds of new Catholics into the church at the Easter vigil and through baptisms; and

WHEREAS, In its 175 years, Holy Name Cathedral has welcomed immigrants and migrants, given food to the hungry and homeless, and ministered to the spiritual needs of its faith community without ceasing; now, therefore,

Be It Resolved, That we, the Mayor and the members of the Chicago City Council, assembled this 18th day of September 2024, do hereby declare the 18th day of November 2024 as "Holy Name Cathedral Day" in honor of the 175th anniversary; and

Be It Further Resolved, That a suitable copy of this resolution be presented to the cardinal archbishop, the rector and parishioners of Holy Name Cathedral.

Presented By

**ALDERPERSON LAWSON (44th Ward),
ALDERPERSON WAGUESPACK (32nd Ward),
ALDERPERSON VASQUEZ (40th Ward),
ALDERPERSON CLAY (46th Ward) And
ALDERPERSON MARTIN (47th Ward):**

**CONGRATULATIONS EXTENDED TO LAKE VIEW HIGH SCHOOL ON
150TH ANNIVERSARY.**

[R2024-0011238]

WHEREAS, First established in 1874, Lake View High School is celebrating its sesquicentennial anniversary and is the oldest high school in Chicago; and

WHEREAS, Lake View Township, a sparsely populated area northwest of Chicago's boundaries in 1872, took advantage of a new state law to establish high schools, with initial classes held in the Ravenswood Congregational Church. In 1873, the Graceland Cemetery Company donated land at the northeast corner of Ashland and Graceland (now Irving Park Road), leading to the construction of a Victorian Gothic-style school building designed by S.M. Randolph, despite the remote location relative to Lake View's population center at the time; and

WHEREAS, The first Lake View High School had 96 students by March 1885, and despite a fire that year, the community quickly rebuilt a new school with distinctive architectural features, including a Romanesque arched entryway, stained glass and a hipped "tower" roof, reopening in 1886. In 1889, the town of Lake View was annexed by the City of Chicago, becoming one of 11 high schools in the Chicago system, and experienced significant growth, necessitating further expansions and the construction of new facilities. The first principal of Lake View, Dr. A.F. Nightingale, was appointed the city's assistant superintendent of high schools after the annexation; and

WHEREAS, Between 1890 and 1898, the student population quadrupled, leading to the addition of a large Tudor-Gothic-style extension designed by Board of Education Architect Normand S. Patton, featuring notable architectural elements such as crenellated towers and a prominent ornamental stone entrance. Memorial windows by Tiffany and Company, installed in 1901, honor former principal James H. Norton and former teacher Clara Klemm; and

WHEREAS, Subsequent additions in 1916 and the late 1920s by architect Arthur F. Hussander and head CPS architect John Christensen, respectively, included new gymnasiums, an auditorium and further extensions to accommodate the growing student body, while maintaining the Tudor-Gothic architectural style; and

WHEREAS, By 1939, Lake View High School served approximately 2,700 students and covered the entire stretch of Ashland Avenue between Irving Park and Belle Plaine. In 1970, the lack of green space at the school was addressed by the Board of Education through the creation of an outdoor recreational area, further enhanced in 1997 by the Public Building Commission with the development of a campus park. The school played a starring role as the set of the 1979 movie *My Bodyguard*, showcasing its significance in the popular culture of this city; and

WHEREAS, Lake View High School proudly stands as a beacon, maintaining its legacy and commitment to education since the school's opening in 1874. It has continuously adapted and grown to meet the needs of its growingly diverse student population and community as well as maintaining a rich architectural heritage and a commitment to education; now, therefore,

Be It Resolved, That we, the Mayor and members of the City of Chicago City Council, do hereby congratulate the community on the occasion of its 150th anniversary and salute

its storied history and educational contributions as a cornerstone of the Lake View neighborhood; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to the Lake View High School principal, Paul Karafiol.

Presented By

ALDERPERSON GARDINER (45th Ward):

CONGRATULATIONS EXTENDED TO BOBETTE FALISZEK ON 92ND BIRTHDAY.
[R2024-0012076]

WHEREAS, The members of the Chicago City Council wish to extend our congratulations and warmest birthday wishes to Bobette Faliszek in honor of her 92nd birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Bobette Faliszek on this momentous occasion as recognition for being a stellar resident of the City of Chicago; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this 18th day of September 2024, do hereby congratulate Bobette Faliszek on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Bobette Faliszek.

CONGRATULATIONS EXTENDED TO JOAN KOPKOWSKI ON 90TH BIRTHDAY.
[R2024-0012077]

WHEREAS, The members of the Chicago City Council wish to extend our congratulations and warmest birthday wishes to Joan Kopkowski in honor of her 90th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Joan Kopkowski on this momentous occasion as recognition for being a stellar resident of the City of Chicago; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this 18th day of September 2024, do hereby congratulate Joan Kopkowski on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Joan Kopkowski.

CONGRATULATIONS EXTENDED TO STANLEY B. KURZEJA ON
CONTRIBUTIONS TOWARDS LEGENDARY CHICAGO-STYLE HOT DOG.

[R2024-0012080]

WHEREAS, It is well established that the great City of Chicago is known worldwide for its unique Chicago-style hot dog, and

WHEREAS, The Chicago City Council has been informed of this remarkable history by the Honorable James M. Gardiner, Alderperson of the 45th Ward; and

WHEREAS, There are many different elements that make up a true Chicago-style hot dog; and

WHEREAS, Many Chicago hot dog vendors have added their own individual contributions to make the Chicago-style hot dog unique and legendary; and

WHEREAS, For 28 years, Stanley B. Kurzeja ran a hot dog cart at the Irving Park Road entrance to the Sears and Roebuck parking lot beginning in April of 1955; and

WHEREAS, It is well established that the custom of sprinkling celery salt on hot dogs most likely began at Stan's Hot Dog Cart in April of 1955; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this 18th day of September 2024, recognize the contributions of Stanley B. Kurzeja towards the Chicago-style hot dog's legendary celery salt; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Stanley B. Kurzeja.

CONGRATULATIONS EXTENDED TO ALFREDA LEMMER ON 94TH BIRTHDAY.
[R2024-0012078]

WHEREAS, The members of the Chicago City Council wish to extend our congratulations and warmest birthday wishes to Alfreda Lemmer in honor of her 94th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Alfreda Lemmer on this momentous occasion as recognition for being a stellar resident of the City of Chicago; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this 18th day of September 2024, do hereby congratulate Alfreda Lemmer on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Alfreda Lemmer.

CONGRATULATIONS EXTENDED TO RAFAEL LIRA ON 94TH BIRTHDAY.
[R2024-0012079]

WHEREAS, The members of the Chicago City Council wish to extend our congratulations and warmest birthday wishes to Rafael Lira in honor of his 94th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Rafael Lira on this momentous occasion as recognition for being a stellar resident of the City of Chicago; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this 18th day of September 2024, do hereby congratulate Rafael Lira on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Rafael Lira.

RECOGNITION AND GRATITUDE EXTENDED TO FRED NELSON FOR MILITARY SERVICE.

[R2024-0012236]

WHEREAS, Fred Nelson served in the United States Marine Corps from May 1981 to February 1985; and

WHEREAS, Fred served in the Second Marine Division in Camp Lejeune, North Carolina; and

WHEREAS, Fred was deployed to Norway in 1983 then deployed to Cuba in 1984. After returning from Cuba, Fred completed his time at Camp Lejeune; and

WHEREAS, Fred was honorably discharged in February 1985; and

WHEREAS, Fred and his wife have been married for 30 years and they raised three children; and

WHEREAS, Fred worked in industrial sales for 30 years; and

WHEREAS, The leaders of the City of Chicago want to recognize the great debt owed to our military and extend our sincerest gratitude for the sacrifices made by Fred; now, therefore,

Be It Resolved, That we, the Mayor and members of City Council of the City of Chicago, gathered here this 18th day of September 2024 A.D., do hereby express our gratitude to Fred Nelson for his military service; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Fred Nelson.

RECOGNITION AND GRATITUDE EXTENDED TO ROBERT SPYRDZ FOR MILITARY SERVICE.

[R2024-0012253]

WHEREAS, Robert Spyrdz served in the United States Army from January 1970 to October 1971; and

WHEREAS, Robert served in the 101st Airborne Infantry Division for his basic training; and

WHEREAS, Robert was deployed to Camp Casey, South Korea in August 1970 as a Specialist 4; and

WHEREAS, Robert was honorably discharged in October 1971; and

WHEREAS, Robert and his wife have been married for 38 years and they raised one daughter; and

WHEREAS, The leaders of the City of Chicago want to recognize the great debt owed to our military and extend our sincerest gratitude for the sacrifices made by Robert; now, therefore,

Be It Resolved, That we, the Mayor and members of City Council of the City of Chicago, gathered here this 18th day of September 2024 A.D., do hereby express our gratitude to Robert Spyrdz for his military service; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Robert Spyrdz.

CONGRATULATIONS EXTENDED TO WANDA MORGAN WASIKOWSKI ON 79TH BIRTHDAY.

[R2024-0012081]

WHEREAS, The members of the Chicago City Council wish to extend our congratulations and warmest birthday wishes to Wanda Morgan Wasikowski in honor of her 79th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Wanda Morgan Wasikowski on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Wanda has owned the International Morgan Art Gallery in Gladstone Park for over 50 years; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this 18th day of September 2024, do hereby congratulate Wanda Morgan Wasikowski on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Wanda Morgan Wasikowski.

CONGRATULATIONS EXTENDED TO FELICIA WATTS-FOX ON 70TH BIRTHDAY.

[R2024-0012075]

WHEREAS, The members of the Chicago City Council wish to extend our congratulations and warmest birthday wishes to Felicia Watts-Fox in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Felicia Watts-Fox on this momentous occasion as recognition for being a stellar resident of the City of Chicago; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this 18th day of September 2024, do hereby congratulate Felicia Watts-Fox on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Felicia Watts-Fox.

RECOGNITION AND GRATITUDE EXTENDED TO JERRY WEISS FOR MILITARY SERVICE.

[R2024-0012249]

WHEREAS, Jerry Weiss served in the United States Army during the Vietnam War; and

WHEREAS, Jerry served as a drill instructor; and

WHEREAS, Jerry traveled across the United States training others; and

WHEREAS, Jerry was active for six years and reached the rank of staff sergeant; and

WHEREAS, Jerry and his wife have been married for 52 years and they raised three children; and

WHEREAS, The leaders of the City of Chicago want to recognize the great debt owed to our military and extend our sincerest gratitude for the sacrifices made by Jerry; now, therefore,

Be It Resolved, That we, the Mayor and members of City Council of the City of Chicago, gathered here this 18th day of September 2024 A.D., do hereby express our gratitude to Jerry Weiss for his military service; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Jerry Weiss.

Presented By

ALDERPERSON MANAA-HOPPENWORTH (48th Ward):

TRIBUTE TO LATE ALDERPERSON MARY ANN SMITH.

[R2024-0011888]

WHEREAS, Mary Ann Smith served as Alderperson of the 48th Ward for 22 years from 1989 to 2011, with a focus on improving the schools, building and preserving affordable housing, safeguarding seniors and people with mental illness, creating parks and playgrounds, rebuilding the Edgewater Branch Library, and improving pedestrian safety through innovative traffic calming and beautification measures that brought businesses, young people and families to the neighborhood; and

WHEREAS, Mary Ann Smith was dedicated to beautification of the 48th Ward, planting trees along the lakefront, along Broadway and Clark Street, preserving green spaces throughout the ward and creating new parks; and

WHEREAS, Mary Ann Smith promoted historic preservation, driving the creation of three federally recognized historic districts in the 48th Ward and helping to obtain historic preservation funding to build affordable housing; and

WHEREAS, Mary Ann Smith was a pioneer for LGBTQ+ rights, leading efforts such as the creation of affordable housing for people living with HIV/AIDS and welcoming the LGBTQ+ community as homeowners and business owners to the neighborhood. She was inducted into the LGBT Hall of Fame in 1997; and

WHEREAS, Mary Ann Smith prioritized public safety, empowered block clubs and oversaw the creation of the city's first traffic circles, speed humps and bike lanes, ensuring resident safety and access to the lakefront; and

WHEREAS, Mary Ann Smith founded Operation Lakewatch, a grassroots effort dedicated to monitoring the cleanliness of Lake Michigan, passing state legislation on water quality in partnership with the state legislature and working internationally to safeguard and preserve the Great Lakes region; and

WHEREAS, Mary Ann Smith served as chair of the City Council's Committee on Parks, helping to lead an effort to ban smoking at city beaches and secure funding to create playgrounds and community-based public art, one of her favorite community art projects being Indian Land Dancing; and

WHEREAS, Mary Ann Smith continued to serve long after her tenure as alderperson was over, notably on the Chicago Landmarks Commission and recently on the 48th Ward Zoning Advisory Council; and

WHEREAS, Mary Ann Smith grew up on Chicago's Northwest Side, treasured her childhood memories reading at the Cultural Center Library and received a bachelor's degree from Mundelein College; and

WHEREAS, Mary Ann Smith is survived by her two loving sons, Matt and Michael, along with her cat who fetched her slippers, and her dog, Lucky; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, assembled here on this 18th day of September 2024, do hereby honor Alderperson Mary Ann Smith, celebrate her life, thank her for her service and express our appreciation for her many contributions to the community; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Alderperson Mary Ann Smith's family as a symbol of our esteem and respect.

CONGRATULATIONS EXTENDED TO PATIO BEEF OWNERS LEO AND SOULA DIANTZIKIS ON RETIREMENT.

[R2024-0012256]

WHEREAS, Patio Beef has been an Edgewater institution for 42 years, serving Chicago classics such as Italian beef, Vienna hot dogs, gyros and more; and

WHEREAS, Leo Diantzikis took over the business in 1982, turning it into a family-run business with his wife, Soula, and their daughters, Tina, Maria and Teri; and

WHEREAS, Patio Beef has been a favorite for students of nearby Swift Elementary and Senn High School, and has hosted fundraisers for the school communities; and

WHEREAS, Leo Diantzikis first came to Chicago from Greece in 1968 and started his career bussing tables at the former Brown Bear Restaurant on Clark Street; and

WHEREAS, Patio Beef is an anchor of the community, feeding souls and bellies on a daily basis; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, assembled here on this 18th day of September 2024, do hereby honor and congratulate Patio Beef owners, Leo and Soula Diantzikis, on their well-deserved retirement; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Leo and Soula Diantzikis as a symbol of our esteem and respect.

MATTERS PRESENTED BY THE ALDERPERSONS.

*(Presented By Wards, In Order, Beginning
With The 1st Ward)*

Arranged under the following subheadings:

1. Traffic Regulations, Traffic Signs and Traffic-Control Devices.
2. Zoning Ordinance Amendments.
3. Unclassified Matters (arranged in order according to ward numbers).

**1. TRAFFIC REGULATIONS, TRAFFIC SIGNS
AND TRAFFIC-CONTROL DEVICES.**

*Referred -- ESTABLISHMENT OF LOADING ZONE AT 5405 -- 5409 W.
MADISON ST.*

[O2024-0011184]

Aldersperson Taliaferro (29th Ward) presented a proposed ordinance to establish a 15-minute loading zone, using flashing lights, at 5405 -- 5409 West Madison Street, to be in effect from 9:00 A.M. to 12:00 A.M. on all days, which was *Referred to the Committee on Pedestrian and Traffic Safety*.

Referred -- AMENDMENT OF LOADING ZONES.

The alderpersons named below presented proposed ordinances to amend previously passed ordinances which established loading zones at the locations designated and for the distances and times specified, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Aldersperson Location, Distance And Time

RAMIREZ-ROSA
(35th Ward)

Amend ordinance which reads: "3015 North Central Park Avenue at North Central Park Avenue (east side) from a point 20 feet west of North Elbridge Avenue to a point 20 feet west thereof -- no parking loading zone -- at all times -- all days" by striking: "from a point 20 feet west" and inserting in lieu thereof: "from a point 75 feet north of West Elbridge Avenue to a point 20 feet north thereof -- no parking loading zone -- at all times -- all days (public benefit)";

[O2024-0011955]

KNUDSEN
(43rd Ward)

Repeal ordinance passed on June 7, 2000, *Journal of the Proceedings of the City Council of the City of Chicago*, page 35164, which reads: "North Lehman Court (west side) from West Drummond Place, south to the driveway, and from the north side of the driveway south to West Wrightwood Avenue -- loading zone for postal employees only -- 5:30 A.M. to 7:00 A.M. -- Monday through Saturday" by striking the above;

[O2024-0012492]

LAWSON
(44th Ward)

Repeal loading zone at 535 West Cornelia Avenue;

[O2024-0012128]

Repeal loading zone at 2808 North Halsted Street -- 8:00 A.M. to 12:00 A.M.

[O2024-0011972]

Referred -- ESTABLISHMENT OF ONE-WAY VEHICULAR TRAFFIC MOVEMENT ON PORTION OF W. 46TH ST.

[O2024-0012013]

Aldersperson Robinson (4th Ward) presented a proposed ordinance to restrict the movement of traffic on West 46th Street, from South Greenwood Avenue to South Woodlawn Avenue, to a single direction, easterly, which was *Referred to the Committee on Pedestrian and Traffic Safety*.

Referred -- AMENDMENT OF ONE-WAY VEHICULAR TRAFFIC MOVEMENT ON PORTION OF W. BELLE PLAINE AVE.

[O2024-0011438]

Aldersperson Martin (47th Ward) presented a proposed ordinance to amend an ordinance previously passed on March 26, 1958, *Journal of the Proceedings of the City Council of the City of Chicago*, page 7452, which reads: "West Belle Plaine Avenue, from North Western Avenue to North Maplewood Avenue -- single direction, westerly" by striking: "North Maplewood Avenue" and inserting: "to the first alley west of North Maplewood Avenue" in lieu thereof, which was *Referred to the Committee on Pedestrian and Traffic Safety*.



Referred -- REMOVAL AND INSTALLATION OF PARKING METERS ON PORTIONS OF VARIOUS PUBLIC WAYS.

[O2024-0011974]

Aldersperson Lopez (15th Ward) presented a proposed ordinance for the removal of parking meters on the east side of South Mozart Street, between West 55th Street and the first driveway, and for the installation of parking meters on the west side of South California Avenue, between West 55th Street and the first alley, which was *Referred to the Committee on Pedestrian and Traffic Safety*.



Referred -- PROHIBITION OF PARKING AT ALL TIMES.
(Except For Disabled)

The alderpersons named below presented proposed ordinances to prohibit the parking of vehicles at all times at the locations designated and for the distances specified, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Aldersperson	Location And Permit Number
<i>HALL</i> (6 th Ward)	South Calumet Avenue, at 7930 (handicapped permit parking); [O2024-0011256]
	South Calumet Avenue, at 7932 (handicapped permit parking); [O2024-0011240]

Aldersperson

Location And Permit Number

South Calumet Avenue, at 8136 (handicapped permit parking);
[O2024-0011242]

South Champlain Avenue, at 7613 (handicapped permit parking);
[O2024-0011849]

South Eberheart Avenue, at 7925 (handicapped permit parking);
[O2024-0012213]

South Eggleston Avenue, at 7003 (handicapped permit parking);
[O2024-0012324]

South Langley Avenue, at 8125 (handicapped permit parking);
[O2024-0011243]

South Maryland Avenue, at 7426 (handicapped permit parking);
[O2024-0011851]

South Michigan Avenue, at 6648 (handicapped permit parking);
[O2024-0011257]

South Michigan Avenue, at 8214 (handicapped permit parking);
[O2024-0012273]

South Perry Avenue, at 7548 (handicapped permit parking);
[O2024-0011353]

South Rhodes Avenue, at 7337 (handicapped permit parking);
[O2024-0011251]

East 84th Street, at 330 (Handicapped Parking Permit 103874);
[O2024-0011241]

MITCHELL
(7th Ward)

South Paxton Avenue, at 9204 (Handicapped Parking Permit 134373);
[O2024-0012496]

South Torrence Avenue, at 10144 (Handicapped Parking
Permit 132433);
[O2024-0012468]

9/18/2024

NEW BUSINESS PRESENTED BY ALDERPERSONS

17315

Aldersperson

Location And Permit Number

HARRIS
(8th Ward)

South Clyde Avenue, at 8228 (Handicapped Parking Permit 133801);
[O2024-0011174]

South Cornell Avenue, at 9322 (Handicapped Parking Permit 134102);
[O2024-0011171]

South Dante Avenue, at 8715 (Handicapped Parking Permit 134353);
[O2024-0012131]

South Dorchester Avenue, at 7937 (Handicapped Parking
Permit 133915);
[O2024-0011345]

South Drexel Avenue, at 8406 (Handicapped Parking Permit 134230);
[O2024-0011233]

South Euclid Avenue, at 7623 (Handicapped Parking Permit 131666);
[O2024-0011948]

South Kimbark Avenue, at 7813 (Handicapped Parking
Permit 133795);
[O2024-0011044]

South Luella Avenue, at 8448 (Handicapped Parking Permit 134231);
[O2024-0011706]

South University Avenue, at 9127 (Handicapped Parking
Permit 134155);
[O2024-0011889]

South Woodlawn Avenue, at 9739 (Handicapped Parking
Permit 130830);
[O2024-0011181]

East 71st Place, at 1519 (Handicapped Parking Permit 130437);
[O2024-0012467]

East 72nd Street, at 1437 (Handicapped Parking Permit 134051);
[O2024-0011329]

East 90th Street, at 408 (Handicapped Parking Permit 134705);
[O2024-0011705]

Aldersperson

Location And Permit Number

East 93rd Street, at 1750 (Handicapped Parking Permit 133973);
[O2024-0011328]

BEALE(9th Ward)

South Forest Avenue, at 10347 (Handicapped Parking Permit 134617);
[O2024-0012472]

South Indiana Avenue, at 10141 (Handicapped Parking Permit 131971);
[O2024-0012474]

East 101st Street, at 620 (Handicapped Parking Permit 131940);
[O2024-0012473]

CHICO(10th Ward)

South Avenue B, at 10716 (Handicapped Parking Permit 134311);
[O2024-0011509]

East 96th Street, at 2841 (Handicapped Parking Permit 132732);
[O2024-0011508]

LEE(11th Ward)

South Emerald Avenue, at 3441 (Handicapped Parking Permit 134158);
[O2024-0011319]

South Farrell Street, at 3031 (Handicapped Parking Permit 134069);
[O2024-0012071]

South Lowe Avenue, at 2551 (Handicapped Parking Permit 133728);
[O2024-0011318]

South Paulina Street, at 3232 (Handicapped Parking Permit 114397);
[O2024-0011320]

South Union Avenue, at 2937 (Handicapped Parking Permit 134975);
[O2024-0012070]

9/18/2024

NEW BUSINESS PRESENTED BY ALDERPERSONS

17317

Aldersperson

Location And Permit Number

RAMIREZ
(12th Ward)

South Christiana Avenue, at 4626 (Handicapped Parking Permit 134280);
[O2024-0012208]

South Hamilton Avenue, at 3442 (Handicapped Parking Permit 134012);
[O2024-0011418]

South Mozart Street, at 4402 (Handicapped Parking Permit 133193);
[O2024-0011102]

West Pershing Road, at 3127 (Handicapped Parking Permit 132031);
[O2024-0011628]

South Seeley Avenue, at 3323 (Handicapped Parking Permit 133595);
[O2024-0011423]

South Wolcott Avenue, at 3820 (Handicapped Parking Permit 134180);
[O2024-0012209]

QUINN
(13th Ward)

South Austin Avenue, at 5544 (Handicapped Parking Permit 134106);
[O2024-0011223]

South Keeler Avenue, at 5650 (Handicapped Parking Permit 134028);
[O2024-0011883]

South Kilbourn Avenue, at 5719 (Handicapped Parking Permit 134005);
[O2024-0011225]

South Kildare Avenue, at 6042 (Handicapped Parking Permit 133936);
[O2024-0011602]

South Kilpatrick Avenue, at 6516 (Handicapped Parking Permit 134402);
[O2024-0011600]

South Knox Avenue, at 6426 (Handicapped Parking Permit 134254);
[O2024-0011871]

Aldersperson

Location And Permit Number

South Kolmar Avenue, at 6018 (Handicapped Parking Permit 134406);
[O2024-0011595]

South Mason Avenue, at 5634 (Handicapped Parking Permit 134630);
[O2024-0012163]

South Massasoit Avenue, at 5620 (Handicapped Parking
Permit 134006);
[O2024-0011228]

South Mayfield Avenue, at 5924 (Handicapped Parking
Permit 134401);
[O2024-0011601]

South Merrimac Avenue, at 5649 (Handicapped Parking
Permit 134303);
[O2024-0011876]

South Moody Avenue, at 6245 (Handicapped Parking Permit 134105);
[O2024-0011226]

South Parkside Avenue, at 5547 (Handicapped Parking
Permit 133757);
[O2024-0011881]

South Parkside Avenue, at 6235 (Handicapped Parking
Permit 138190);
[O2024-0011221]

West 56th Place, at 4035 (Handicapped Parking Permit 134189);
[O2024-0011224]

West 57th Street, at 4141 (Handicapped Parking Permit 134140);
[O2024-0011227]

West 59th Street, at 5821 (Handicapped Parking Permit 134403);
[O2024-0011599]

West 64th Street, at 5531 (Handicapped Parking Permit 134407);
[O2024-0011596]

West 64th Street, at 5534 (Handicapped Parking Permit 134042);
[O2024-0011604]

9/18/2024

NEW BUSINESS PRESENTED BY ALDERPERSONS

17319

Aldersperson

Location And Permit Number

West 64th Street, at 5738 (Handicapped Parking Permit 134404);
[O2024-0011598]

LOPEZ
(15th Ward)

South Artesian Avenue, at 4932 (Handicapped Parking Permit 134302);
[O2024-0012031]

COLEMAN
(16th Ward)

South Artesian Avenue, at 6419 (handicapped permit parking);
[O2024-0011231]

South Damen Avenue, at 5935 (Handicapped Parking Permit 133417);
[O2024-0011218]

South Maplewood Avenue, at 6215 (handicapped permit parking);
[O2024-0011222]

South Oakley Avenue, at 6449 (handicapped permit parking);
[O2024-0011230]

South Washtenaw Avenue, at 6314 (handicapped permit parking);
[O2024-0012065]

CURTIS
(18th Ward)

South Claremont Avenue, at 8111 (Handicapped Parking Permit 132464);
[O2024-0011170]

South Seeley Avenue, at 8340 (Handicapped Parking Permit 133161);
[O2024-0011175]

West 78th Place, at 3836 (Handicapped Parking Permit 133872);
[O2024-0012134]

O'SHEA
(19th Ward)

South Malta Street, at 10104 (handicapped permit parking);
[O2024-0011412]

Aldersperson

Location And Permit Number

South Maplewood Avenue, at 10812 (Handicapped Parking Permit 133725);

[O2024-0011702]

South Oakley Avenue, at 9752 (Handicapped Parking Permit 130068);

[O2024-0011213]

South Seeley Avenue, at 9732 (handicapped permit parking);

[O2024-0011410]

South Vincennes Avenue, at 11810 (Handicapped Parking Permit 132616);

[O2024-0011214]

West 102nd Street (handicapped parking permit) (signs to be posted at 10157 South Artesian Avenue);

[O2024-0011703]

West 114th Place, at 2137 (Handicapped Parking Permit 130518);

[O2024-0011409]

RODRÍGUEZ
(22nd Ward)

South Kedvale Avenue, at 3211 (Handicapped Parking Permit 133970);

[O2024-0012477]

South Kostner Avenue, at 3037 (Handicapped Parking Permit 132650);

[O2024-0012475]

South Ridgeway Avenue, at 2747 (handicapped permit parking);

[O2024-0012478]

South St. Louis Avenue, at 2620 (Handicapped Parking Permit 134035);

[O2024-0012479]

TABARES
(23rd Ward)

South Kolin Avenue, at 5232 (Handicapped Parking Permit 128869);

[O2024-0012267]

South Kolin Avenue, at 5407 (Handicapped Parking Permit 133991);

[O2024-0011436]

9/18/2024

NEW BUSINESS PRESENTED BY ALDERPERSONS

17321

Aldersperson

Location And Permit Number

South Neenah Avenue, at 5241 (Handicapped Parking Permit 133262);
[O2024-0012197]

South Rutherford Avenue, at 5258 (Handicapped Parking
Permit 133605);
[O2024-0012191]

SIGCHO-LOPEZ

(25th Ward)

West 18th Place, at 1014 (Handicapped Parking Permit 133642);
[O2024-0012206]

West 18th Street, at 1836 (Handicapped Parking Permit 93474);
[O2024-0012202]

West 19th Street, at 1759 (Handicapped Parking Permit 134018);
[O2024-0012216]

West 21st Street, at 2259 (Handicapped Parking Permit 133494);
[O2024-0012217]

West 24th Street, at 2754 (Handicapped Parking Permit 133580);
[O2024-0012205]

West 25th Street, at 3120 (Handicapped Parking Permit 133885);
[O2024-0012204]

FUENTES

(26th Ward)

North Harding Avenue, at 1433 (Handicapped Parking Permit 132738);
[O2024-0012090]

North Karlov Avenue, at 1840 (Handicapped Parking Permit 133802);
[O2024-0012087]

North Kenneth Avenue, at 1932 (Handicapped Parking Permit 133849);
[O2024-0012088]

North Keystone Avenue, at 1930 (Handicapped Parking
Permit 133553);
[O2024-0012083]

Aldersperson

Location And Permit Number

North Lawndale Avenue, at 1331 (Handicapped Parking Permit 134043);

[O2024-0012089]

West Le Moyne Street, at 3532 (Handicapped Parking Permit 133552);

[O2024-0012084]

North Sawyer Avenue, at 1639 (Handicapped Parking Permit 134196);

[O2024-0012255]

North Washtenaw Avenue, at 1737 (Handicapped Parking Permit 133514);

[O2024-0012082]

North Whipple Street, at 1926 (Handicapped Parking Permit 133765);

[O2024-0012085]

BURNETT
(27th Ward)

North Central Park Avenue, at 737 (Handicapped Parking Permit 93286);

[O2024-0011588]

West Warren Boulevard, at 2814 (Handicapped Parking Permit 133718);

[O2024-0011356]

ERVIN
(28th Ward)

West Adams Street, at 4041 (Handicapped Parking Permit 134056);

[O2024-0012238]

South Fairfield Avenue, at 1340 (Handicapped Parking Permit 130555);

[O2024-0012240]

West Maypole Street, at 4114 (Handicapped Parking Permit 133517);

[O2024-0012241]

West Polk Street, at 1503 (Handicapped Parking Permit 133895) (signs to be posted at 802 South Laflin Street);

[O2024-0012243]

West Quincy Street, at 4901 (handicapped permit parking);

[O2024-0012246]

9/18/2024

NEW BUSINESS PRESENTED BY ALDERPERSONS

17323

Aldersperson

Location And Permit Number

West Race Avenue, at 4740 (Handicapped Parking Permit 134222);
[O2024-0012244]

West Washington Boulevard, at 4121 (handicapped permit parking);
[O2024-0012245]

West Washington Boulevard, at 4413 (Handicapped Parking
Permit 133717);
[O2024-0012237]

West West End Avenue, at 4658 (Handicapped Parking
Permit 133777);
[O2024-0012235]

West West End Avenue, at 4907 (Handicapped Parking
Permit 133987);
[O2024-0012239]

West West End Avenue, at 5054 (Handicapped Parking
Permit 134205);
[O2024-0012242]

TALIAFERRO
(29th Ward)

North Central Avenue, at 1240 (Handicapped Parking Permit 133667);
[O2024-0011229]

West Jackson Boulevard, at 5505 (handicapped permit parking);
[O2024-0011701]

North Mayfield Avenue, at 1816 (Handicapped Parking Permit 133746);
[O2024-0011287]

West Midway Park, at 5825 (handicapped permit parking);
[O2024-0011187]

CRUZ
(30th Ward)

North Menard Avenue, at 2611 (Handicapped Parking Permit 133646);
[O2024-0011277]

North Springfield Avenue, at 3606 (Handicapped Parking
Permit 134398);
[O2024-0011276]

Aldersperson

Location And Permit Number

CARDONA
(31st Ward)West Altgeld Street, at 4940 (Handicapped Parking Permit 133787);
[O2024-0012233]West Barry Avenue, at 4835 (Handicapped Parking Permit 133436);
[O2024-0012231]West Cornelia Avenue, at 5036 (Handicapped Parking Permit 133905);
[O2024-0011572]West Fletcher Street, at 4936 (Handicapped Parking Permit 133629);
[O2024-0011574]North Kenneth Avenue, at 2323 (Handicapped Parking Permit 133874);
[O2024-0012232]North Kolmar Avenue, at 2938 (Handicapped Parking Permit 133971);
[O2024-0011573]*WAGUESPACK*
(32nd Ward)North Ashland Avenue, at 2644 (Handicapped Permit
Parking ED 01337);
[O2024-0012450]*RODRÍGUEZ-SÁNCHEZ*
(33rd Ward)North Monticello Avenue, at 4709 (Handicapped Parking
Permit 133496);
[O2024-0011216]North Richmond Street, at 4245 (Handicapped Parking Permit 129210);
[O2024-0011215]*RAMIREZ-ROSA*
(35th Ward)West Waveland Avenue, at 3424 (Handicapped Parking
Permit 130836);
[O2024-0011248]

9/18/2024

NEW BUSINESS PRESENTED BY ALDERPERSONS

17325

Aldersperson

Location And Permit Number

VILLEGAS
(36th Ward)

North Marmora Avenue, at 2134 (Handicapped Parking Permit 133693);

[O2024-0011552]

North Monitor Avenue, at 2120 (Handicapped Parking Permit 130926);

[O2024-0011559]

MITTS
(37th Ward)

North Harding Avenue, at 1135 (Handicapped Parking Permit 133737);

[O2024-0011290]

West St. Paul Avenue, at 4931 (Handicapped Parking Permit 131656);

[O2024-0012041]

SPOSATO
(38th Ward)

West Berteau Avenue, at 6318 (Handicapped Parking Permit 134054);

[O2024-0011548]

West Dakin Street, at 5651 (Handicapped Parking Permit 133197);

[O2024-0012125]

West Grace Street, at 6320 (Handicapped Parking Permit 133637);

[O2024-0011621]

North Odell Avenue, at 3804 (Handicapped Parking Permit 133731);

[O2024-0011471]

North Oleander Avenue, at 3543 (Handicapped Parking Permit 131183);

[O2024-0011546]

North Opal Avenue, at 3456 (Handicapped Parking Permit 131289);

[O2024-0012188]

North Opal Avenue, at 3551 (Handicapped Parking Permit 134032);

[O2024-0011924]

North Ozanam Avenue, at 3236 (Handicapped Parking Permit 132834);

[O2024-0011470]

Aldersperson

Location And Permit Number

KNUDSEN
(43rd Ward)

North Cleveland Avenue, at 1759 (Handicapped Parking Permit 130742);
[O2024-0012488]

North Lincoln Park West, at 1809 (Handicapped Parking Permit 133145);
[O2024-0012489]

MANAA-HOPPENWORTH(48th Ward)

North Kenmore Avenue, at 5220 (Handicapped Parking Permit 133897);
[O2024-0011207]

North Magnolia Avenue, at 5348 (Handicapped Parking Permit 133828);
[O2024-0011953]

North Wayne Avenue, at 6353 (Handicapped Parking Permit 133461);
[O2024-0011556]

HADDEN(49th Ward)

West Birchwood Avenue, at 2037 (Handicapped Parking Permit 134195);
[O2024-0012456]

West Estes Avenue, at 1706 (Handicapped Parking Permit 133653);
[O2024-0011244]

West Estes Avenue, at 1791 (Handicapped Parking Permit 134215);
[O2024-0012457]

West Farwell Avenue, at 1622 (Handicapped Parking Permit 134131);
[O2024-0012455]

West Greenleaf Avenue, at 1342 (Handicapped Parking Permit 134279);
[O2024-0012451]

9/18/2024

NEW BUSINESS PRESENTED BY ALDERPERSONS

17327

Aldersperson

Location And Permit Number

North Greenview Avenue, at 7515 (Handicapped Parking Permit 134216);

[O2024-0012458]

West Lunt Avenue, at 1231 (Handicapped Parking Permit 133630);

[O2024-0012453]

North Paulina Street, at 7117 (Handicapped Parking Permit 134724);

[O2024-0011247]

North Paulina Street, at 7300 (Handicapped Parking Permit 133259);

[O2024-0012452]

West Sherwin Avenue, at 1209 (Handicapped Parking Permit 133635);

[O2024-0011245]

West Sherwin Avenue, at 1619 (Handicapped Parking Permit 133501);

[O2024-0011246]

West Wallen Avenue, at 1707 (Handicapped Parking Permit 134062);

[O2024-0012454]

SILVERSTEIN
(50th Ward)

West Arthur Avenue, at 2901 (Handicapped Parking Permit 134667);

[O2024-0011235]

West Coyle Avenue, at 2813 (Handicapped Parking Permit 133838);

[O2024-0011232]

West Jarvis Avenue, at 2551 (Handicapped Parking Permit 133994).

[O2024-0011234]

Referred -- AMENDMENT OF PARKING PROHIBITION AT ALL TIMES.
(Disabled Permit Parking)

The alderpersons named below presented proposed ordinances to amend previously passed ordinances which prohibited the parking of vehicles at all times on portions of specified public ways, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Aldersperson

Location And Permit Number

HARRIS
(8th Ward)Amend ordinance by striking: "South Clyde Avenue, at 8029
(Handicapped Parking Permit 106800)";

[O2024-0011543]

Amend ordinance by striking: "South Eberhart Avenue, at 9425
(Handicapped Parking Permit 127537)";

[O2024-0011550]

BEALE
(9th Ward)Amend ordinance by striking: "South Forest Avenue, at 11425
(Handicapped Parking Permit 111936)";

[O2024-0012470]

QUINN
(13th Ward)Amend ordinance by striking: "South Austin Avenue, at 5807
(Handicapped Parking Permit 112477);

[O2024-0011884]

Amend ordinance by striking: "South Kenneth Avenue, at 5614
(Handicapped Parking Permit 128890);

[O2024-0012162]

Amend ordinance by striking: "South Kilbourn Avenue, at 5527
(Handicapped Parking Permit 119435);

[O2024-0011885]

Amend ordinance by striking: "South Nashville Avenue, at 6016
(Handicapped Parking Permit 58077)";

[O2024-0011589]

Amend ordinance by striking: "South Neenah Avenue, at 6129
(Handicapped Parking Permit 120861)";

[O2024-0011887]

Amend ordinance by striking: "South Newcastle Avenue, at 5708
(Handicapped Parking Permit 130007)";

[O2024-0012165]

9/18/2024

NEW BUSINESS PRESENTED BY ALDERPERSONS

17329

Aldersperson

Location And Permit Number

Amend ordinance by striking: "South Rutherford Avenue, at 6241 (Handicapped Parking Permit 106037)";
[O2024-0012186]

Amend ordinance by striking: "West 59th Street, at 5909 (Handicapped Parking Permit 132129)";
[O2024-0012161]

Amend ordinance by striking: "West 64th Street, at 6115 (Handicapped Parking Permit 95806)";
[O2024-0012187]

LOPEZ
(15th Ward)

Amend ordinance by striking: "South Emerald Avenue, at 4553 (Handicapped Parking Permit 128883)";
[O2024-0012155]

Amend ordinance by striking: "South Washtenaw Avenue, at 5618 (Handicapped Parking Permit 120944)";
[O2024-0012000]

Amend ordinance by striking: "West 45th Street, at 1852 (Handicapped Parking Permit 111215)";
[O2024-0012006]

TABARES
(23rd Ward)

Amend ordinance by striking: "South Avers Avenue, at 5434 (Handicapped Parking Permit 104726)";
[O2024-0011768]

Amend ordinance by striking: "South Keating Avenue, at 5301 (Handicapped Parking Permit 129114)";
[O2024-0011434]

Amend ordinance by striking: "West Marquette Road, at 3717 (Handicapped Parking Permit 131269)";
[O2024-0011176]

Amend ordinance by striking: "South Meade Avenue, at 5339 (Handicapped Parking Permit 96513)";
[O2024-0011177]

Aldersperson

Location And Permit Number

Amend ordinance by striking: "South Melvina Avenue, at 5255 (Handicapped Parking Permit 77800)";

[O2024-0011421]

Amend ordinance by striking: "South Moody Avenue, at 5313 (Handicapped Parking Permit 120771)";

[O2024-0011516]

Amend ordinance by striking: "West 56th Street, at 3700 (Handicapped Parking Permit 128088)";

[O2024-0011759]

Amend ordinance by striking: "West 57th Street, at 3704 (Handicapped Parking Permit 117873)";

[O2024-0011428]

Amend ordinance by striking: "West 57th Street, at 3934 (Handicapped Parking Permit 131612)";

[O2024-0011107]

Amend ordinance by striking: "West 67th Place, at 3625 (Handicapped Parking Permit 129054)";

[O2024-0011432]

Amend ordinance by striking: "West 70th Street, at 3610 (Handicapped Parking Permit 94144)";

[O2024-0011424]

Amend ordinance by striking: "West 70th Street, at 3710 (Handicapped Parking Permit 117306)";

[O2024-0011762]

Amend ordinance by striking: "West 70th Place, at 3748 (Handicapped Parking Permit 95911)";

[O2024-0011315]

FUENTES
(26th Ward)

Amend ordinance by striking: "West Hirsch Street, at 3409 (Handicapped Parking Permit 101544)";

[O2024-0012185]

Aldersperson

Location And Permit Number

CARDONA
(31st Ward)

Amend ordinance by striking: "West Altgeld Street, at 4404
(Handicapped Parking Permit 117751)";

[O2024-0012229]

Amend ordinance by striking: "North Kostner Avenue, at 2417
(Handicapped Parking Permit 113321)";

[O2024-0012230]

Amend ordinance by striking: "North Latrobe Avenue, at 2332
(Handicapped Parking Permit 126682)";

[O2024-0011575]

Amend ordinance by striking: "North Lockwood Avenue, at 2840
(Handicapped Parking Permit 91836)";

[O2024-0011581]

Amend ordinance by striking: "West School Street, at 4832
(Handicapped Parking Permit 127392)";

[O2024-0011607]

Amend ordinance by striking: "West Wellington Avenue, at 4729
(Handicapped Parking Permit 104542)";

[O2024-0011576]

Amend ordinance by striking: "West Wellington Avenue, at 5240
(Handicapped Parking Permit 43248)";

[O2024-0011608]

WAGUESPACK
(32nd Ward)

Repeal ordinance by striking: "West Dickens Avenue, at 2036
(Handicapped Parking Permit 7835)";

[O2024-0011138]

RAMIREZ-ROSA
(35th Ward)

Amend ordinance by striking: "North Central Park Avenue, at 3114
(Handicapped Parking Permit 64281)";

[O2024-0011263]

Aldersperson

Location And Permit Number

SPOSATO
(38th Ward)Amend ordinance by striking: "North Nordica Avenue, at 3839
(Handicapped Parking Permit 66599)";

[O2024-0011926]

Amend ordinance by striking: "North Oak Park Avenue, at 3740
(Handicapped Parking Permit 78027)";

[O2024-0011473]

GARDINER
(45th Ward)Amend ordinance by striking: "North Linder Avenue, at 5437
(Handicapped Parking Permit 34580)";

[O2024-0011886]

MARTIN
(47th Ward)Amend ordinance by striking: "North Wolcott Avenue, at 4506" and
inserting: "West Sunnyside Avenue, at 1902" in lieu thereof;

[O2024-0012480]

MANAA-HOPPENWORTH
(48th Ward)Amend ordinance by striking: "North Kenmore Avenue, at 5220
(Handicapped Parking Permit 49960)";

[O2024-0011206]

Amend ordinance by striking: "North Magnolia Avenue, at 5821 --
5823 (Handicapped Parking Permit 58736)";

[O2024-0012257]

SILVERSTEIN
(50th Ward)Amend ordinance by striking: "North Richmond Street, at 6312
(Handicapped Parking Permit 109908)".

[O2024-0012485]

Referred -- ESTABLISHMENT OF 2 PERCENT RESERVED DISABLED PARKING AT 2014 S. RACINE AVE.

[O2024-0012327]

Aldersperson Sigcho-Lopez (25th Ward) presented a proposed ordinance to establish a 2 percent disabled parking/tow away zone at 2014 South Racine Avenue, which was *Referred to the Committee on Pedestrian and Traffic Safety*.

Referred -- ESTABLISHMENT OF STANDING ZONES.

The alderpersons named below presented proposed ordinances to establish standing zones, with tow-away zones, to be in effect after expiration of the limits indicated, and require that vehicles have hazard lights activated while at the locations designated, for the distances and times specified, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Aldersperson	Location, Distance And Time
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TALIAFERRO
(29th Ward)

West Madison Street, at 5411 -- 30-minute standing zone, use flashing lights -- 9:00 A.M. to 12:00 A.M. -- all days;

[O2024-0011185]

SILVERSTEIN
(50th Ward)

North California Avenue (west side) from a point 82 feet south of West Arthur Avenue to a point 80 feet south thereof -- 15-minute standing zone with flashing lights -- 9:00 A.M. to 5:00 P.M.-- Mondays through Thursdays and 9:00 A.M. to 3:00 P.M. -- Fridays;

[Or2024-0011584]

North Western Avenue, at 7001 -- 15-minute standing zone with flashing lights -- 6:00 A.M. to 7:00 P.M. -- Monday through Friday.

[Or2024-0011453]

Referred -- REPEAL OF STANDING ZONE AT 534 W. STRATFORD PL.

[O2024-0012127]

Aldersperson Lawson (44th Ward) presented a proposed ordinance to repeal a previously passed ordinance which established a no parking/tow-away standing zone at 534 West Stratford Place, which was *Referred to the Committee on Pedestrian and Traffic Safety*.

Referred -- ESTABLISHMENT OF RESIDENTIAL PERMIT PARKING ZONES.

The alderpersons named below presented proposed ordinances and orders to establish residential permit parking zones at the locations designated and for the distances and times specified, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Aldersperson	Location, Distance And Time
ROBINSON (4 th Ward)	4500 block of South Greenwood Avenue -- 6:00 P.M. to 6:00 A.M. -- all days -- residential permit parking; [O2024-0012158]
HARRIS (8 th Ward)	7700 South Constance Avenue (both sides) -- at all times -- all days -- residential permit parking; [Or2024-0011895]
TABARES (23 rd Ward)	5201 -- 5244 South Long Avenue (both sides) from West 52 nd Street to the first alley south thereof -- residential permit parking; [Or2024-0011437]
SCOTT (24 th Ward)	1240 -- 1271 South St. Louis Avenue (both sides) -- at all times -- all days -- residential permit parking; [O2024-0012028]
SIGCHO-LOPEZ (25 th Ward)	West Cullerton Street (both sides) from South Throop Street to South Loomis Street -- at all times -- all days -- residential permit parking; [O2024-0012215]
TALIAFERRO (29 th Ward)	1100 -- 1151 North Mason Avenue (both sides) -- at all times -- all days -- residential permit parking; [O2024-0011210]

9/18/2024

NEW BUSINESS PRESENTED BY ALDERPERSONS

17335

Aldersperson

Location, Distance And Time

0 -- 61 North Menard Avenue (both sides) -- at all times -- all days -- residential permit parking;

[O2024-0011047]

3100 -- 3143 North Olcott Avenue (both sides) -- at all times -- all days -- residential permit parking;

[O2024-0011699]

CARDONA
(31st Ward)

4906 -- 4952 and 4907 -- 4953 West Schubert Avenue (both sides) -- at all times -- all days;

[O2024-0012228]

SILVERSTEIN
(50th Ward)

2200 -- 2260 West Granville Avenue (north side) from North Leavitt Street to North Oakley Avenue -- 5:00 P.M. to 9:00 A.M. -- all days -- Residential Permit Parking Zone 280;

[O2024-0011202]

6200 -- 6260 North Leavitt Street (west side) from West Granville Avenue to West Rosemont Avenue -- 5:00 P.M. to 9:00 A.M. -- at all times -- all days -- Residential Permit Parking Zone 280.

[O2024-0011199]

Referred -- AMENDMENT OF RESIDENTIAL PERMIT PARKING ZONES.

The alderpersons named below presented proposed ordinances to amend previously passed ordinances which established residential permit parking zones at the locations designated and for the distances and times specified, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Aldersperson Location, Distance And Time

HARRIS
(8th Ward)

Amend ordinance passed December 16, 2020, *Journal of the Proceedings of the City Council of the City of Chicago*, page 25383, which reads: "8800 -- 8899 South Harper Avenue -- amend Residential Permit Parking Zone 1615 (east and west sides) by striking: "Friday through Monday -- at all times -- include wrap (southeast side) of 1539 East 88th Street and South Harper Avenue" and by striking: "at all times" and inserting: "6:00 P.M. to 6:00 A.M." in lieu thereof" by striking: "include wrap (southeast side) of 1539 East 88th Street and South Harper Avenue";

[O2024-0011237]

TABARES
(23rd Ward)

Amend ordinance by striking: "West 53rd Street (south side) from South Kildare Avenue to the first alley west -- 8:00 A.M. to 4:00 P.M. -- Monday through Friday -- Residential Permit Parking Zone 21" and inserting: "West 53rd Street (south side) from South Kildare Avenue to the first alley west -- at all times -- all days -- Residential Permit Parking Zone 21" in lieu thereof;

[O2024-0012200]

RAMIREZ-ROSA
(35th Ward)

Amend ordinance which reads: "2600 block of North Avers Avenue (both sides) -- at all times -- Residential Permit Parking Zone 93";

[O2024-0012048]

Amend ordinance which reads: "2998 -- 2900 block of North Sawyer Avenue (both sides) -- at all times -- Residential Permit Parking Zone 95";

[O2024-0012044]

Amend ordinance which reads: "2400 block of North Ridgeway Avenue -- 4:00 P.M. to 7:00 P.M. -- Monday through Friday -- at all times -- Saturday through Sunday -- Residential Permit Parking Zone 2258" by striking the above and inserting: "2400 block of North Ridgeway Avenue -- 8:00 P.M. -- 7:00 A.M. -- all days -- Residential Permit Parking Zone 2258".

[O2024-0012274]

Referred -- ESTABLISHMENT OF BUFFER ZONES FOR RESIDENTIAL PERMIT PARKING ZONE 168.

[O2024-0012159]

Aldersperson La Spata (1st Ward) presented a proposed ordinance to establish buffer zones for Residential Permit Parking Zone 168 at 1628 -- 1654 West Ohio Street (even side) and 1601 -- 1659 West Ohio Street (odd side), which was *Referred to the Committee on Pedestrian and Traffic Safety*.

Referred -- INSTALLATION OF 20 MILES-PER-HOUR SPEED LIMITATION SIGNS.

Aldersperson Hall presented proposed ordinances for the installation of 20 miles-per-hour speed limitation signs at the locations designated, for the distances specified, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

On East 94th Street, from South Indiana Avenue to South Michigan Avenue; on South Indiana Avenue, from East 94th Street to East 87th Street; on South Indiana Avenue, from East 87th Street to East 83rd Street; and on South Michigan Avenue, from East 95th Street to East 94th Street;

[O2024-0011322]

On South Wabash Avenue, from East 76th Street to East 83rd Street; on South Michigan Avenue, from East 76th Street to East 83rd Street; on South Indiana Avenue, from East 76th Street to East 83rd Street; on South Prairie Avenue, from East 76th Street to East 83rd Street; on South Calumet Avenue, from East 76th Street to East 83rd Street; on East 77th Street, from South State Street to South Dr. Martin Luther King, Jr. Drive; on East 78th Street, from South State Street to South Dr. Martin Luther King, Jr. Drive; on East 80th Street, from South State Street to South Dr. Martin Luther King, Jr. Drive; on East 81st Street, from South State Street to South Dr. Martin Luther King, Jr. Drive; and on East 82nd Street, from South State Street to South Dr. Martin Luther King, Jr. Drive.

[O2024-0011325]

Referred -- INSTALLATION OF "NO PARKING" SIGNS.

The alderpersons named below presented proposed ordinances and orders directing the Commissioner of Transportation to install "no parking" signs at the locations specified, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Aldersperson

Location And Type Of Sign

HOPKINS
(2nd Ward)

North Clark Street (east side) from West Maple Street to West Elm Street -- no parking/tow-away zone -- 12:00 A.M. to 6:00 A.M. -- all days;

[O2024-0012254]

DOWELL
(3rd Ward)

South Federal Street (both sides) from West 45th Street to West 47th Street -- no parking/tow-away zone -- 9:00 P.M. to 6:00 A.M. -- all days;

[O2024-0011193]

MITCHELL
(7th Ward)

East 94th Street (south side) from South Jeffery Boulevard to South Commercial Avenue -- no parking/tow-away zone (public benefit);

[O2024-0012494]

HARRIS
(8th Ward)

South Constance Avenue (west side) from a point 96 feet north of East 85th Street to a point 118 feet thereof -- no parking/tow-away zone;

[Or2024-0011629]

RAMIREZ
(12th Ward)

South Marshfield Avenue (both sides) from West 42nd Street to West 43rd Street; West 42nd Street (both sides) from South Ashland Avenue to South Marshfield Avenue; and West 43rd Street (north side) from the first alley west of South Ashland Avenue to South Paulina Street -- no parking, no stopping, no standing tow-away zone -- at all times -- all days;

[O2024-0012486]

West 49th Street (north side) from a point 66 feet west of South Hoyne Avenue to a point 250 feet west thereof -- no parking, no stopping, no standing tow-away zone -- at all times;

[O2024-0012484]

9/18/2024

NEW BUSINESS PRESENTED BY ALDERPERSONS

17339

Aldersperson

Location And Type Of Sign

COLEMAN
(16th Ward)

West 63rd Street (both sides) from South Aberdeen Street to South Racine Avenue -- no parking, no stopping, no standing tow-away zone -- at all times -- all days;

[O2024-0011201]

CURTIS
(18th Ward)

South Western Avenue (both sides) from West 79th Street to West 81st Street;

[O2024-0012156]

TABARES
(23rd Ward)

South Mulligan Avenue (both sides) from South Archer Avenue to the first alley north thereof -- no parking/tow-away zone -- at all times -- all days;

[Or2024-0011220]

SIGCHO-LOPEZ
(25th Ward)

West Lumber Street (north side) from South Halsted Street to a point 315 feet west thereof -- no parking/tow-away zone -- at all times -- all days;

[O2024-0011947]

RODRÍGUEZ-SÁNCHEZ
(33rd Ward)

North St. Louis Avenue (east side) from West Leland Avenue to the first driveway south; and North Kimball Avenue (west side) from a point 20 feet south of West Leland Avenue -- no parking except official school personnel only -- 7:00 A.M. to 4:30 P.M. -- school days;

[O2024-0011212]

REILLY
(42nd Ward)

West Erie Street (north side) from North Kingsbury Street to North Hudson Avenue -- no parking/tow-away zone -- 9:00 P.M. to 6:00 A.M. -- all days;

[O2024-0012463]

Aldersperson

Location And Type Of Sign

East Lake Street (upper level) (both sides) from North Beaubien Court to North Stetson Avenue -- no parking/tow-away zone -- 12:00 A.M. to 6:00 A.M. -- all days;

[O2024-0012466]

North Stetson Avenue (upper level) (both sides) from East Randolph Street to East South Water Street -- no parking/tow-away zone -- 12:00 A.M. to 6:00 A.M. -- all days;

[O2024-0012465]

North Wabash Avenue (upper level) (both sides) from a point 350 feet north of East Wacker Drive to East Illinois Street no parking/tow-away zone -- 12:00 A.M. to 6:00 A.M. -- all days;

[O2024-0012464]

KNUDSEN
(43rd Ward)

East North Boulevard (south side) from North Astor Street to the first alley east thereof -- no parking/tow-away zone -- at all times -- all days.

[O2024-0012490]

Referred -- AMENDMENT OF "NO PARKING" SIGNS.

The alderpersons named below presented proposed ordinances amending previously passed ordinances which directed the Commissioner of Transportation to install "no parking" signs at the locations specified, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Aldersperson

Location And Type Of Sign

HARRIS
(8th Ward)

Repeal ordinance passed January 13, 2009, *Journal of the Proceedings of the City Council of the City of Chicago*, page 52825, which reads: "West 87th Street (south side) from a point 20 feet east of South Langley Avenue to a point 380 feet east thereof -- no parking/tow-away zone -- Monday through Friday";

[O2024-0011312]

Aldersperson Location And Type Of Sign

SIGCHO-LOPEZ

(25th Ward)

Repeal ordinance passed December 29, 1966, *Journal of the Proceedings of the City Council of the City of Chicago*, page 8315, which reads: "West 21st Street (north side) from South Hoyne Avenue to a point 78 feet west thereof -- no parking/tow-away zone";

[O2024-0012226]

ERVIN

(28th Ward)

Repeal ordinance which reads: "West Congress Parkway (south side) from South Loomis Street to South Ashland Avenue -- no parking/tow-away zone -- at all times -- all days";

[O2024-0012250]

KNUDSEN

(43rd Ward)

Repeal ordinance passed February 6, 2002, *Journal of the Proceedings of the City Council of the City of Chicago*, page 79134, which reads: "North Orleans Street (west side) from West Willow Street to a point 85 feet south thereof -- no parking/tow-away zone -- at all times -- all days";

[O2024-0012493]

HADDEN

(49th Ward)

Repeal ordinance passed June 30, 2010, *Journal of the Proceedings of the City Council of the City of Chicago*, page 95404, which reads: "West North Shore Avenue (south side) from a point 150 feet east of North Clark Street to a point 20 feet east thereof -- no parking except I-Go Vehicles only -- tow-away zone";

[O2024-0011262]

SILVERSTEIN

(50th Ward)

Repeal ordinance passed May 24, 2006, *Journal of the Proceedings of the City Council of the City of Chicago*, page 77315, which reads: "North California Avenue (west side) from a point 20 feet south of West Arthur Avenue to a point 138 feet south thereof -- handicapped loading/tow-away zone -- 9:00 A.M. to 5:00 P.M. Monday through Thursday and 9:00 A.M. to 2:00 P.M. -- Friday".

[O2024-0011593]

Referred -- INSTALLATION OF TRAFFIC WARNING SIGNS.

The alderpersons named below presented a proposed ordinances and orders directing the Commissioner of Transportation to install traffic signs of the nature indicated at the locations specified, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Aldersperson	Location And Type Of Sign
<i>BEALE</i> (9 th Ward)	South Princeton Avenue and West 125 th Street -- "All-Way Stop"; [O2024-0012497]
<i>CHICO</i> (10 th Ward)	East 97 th Street and South Houston Avenue -- "All-Way Stop"; [O2024-0011785]
<i>CURTIS</i> (18 th Ward)	West 78 th Street and South Hamlin Avenue -- "All-Way Stop"; [Or2024-0012146] West 89 th Street and South Hermitage Avenue -- "All-Way Stop"; [Or2024-0012145]
<i>BURNETT</i> (27 th Ward)	North Campbell Avenue and West Grand Avenue -- "All-Way Stop"; [O2024-0011354] West Grand Avenue and North Paulina Street -- "All-Way Stop"; [O2024-0012318] North Larrabee Street and North Kingsbury Street -- "Two-Way Stop"; [O2024-0011190] North Peoria Street and West Fulton Market -- "All-Way Stop"; [O2024-0012342] South Throop Street and West Van Buren Street -- "All-Way Stop"; [O2024-0012004] North Washtenaw Avenue and West Grand Avenue -- "All-Way Stop"; [O2024-0011355]

Aldersperson

Location And Type Of Sign

CRUZ
(30th Ward)

West Altgeld Street and North Austin Avenue -- "All-Way Stop";
[O2024-0011118]

VASQUEZ
(40th Ward)

North Ravenswood Avenue and West Rascher Avenue -- "All-Way
Stop";
[O2024-0011205]

GARDINER
(45th Ward)

North Rogers Avenue and North Latrobe Avenue -- "Stop";
[O2024-0011704]

MARTIN
(47th Ward)

North Honore Street and West Montrose Avenue -- "Stop";
[Or2024-0011261]

SILVERSTEIN
(50th Ward)

North Bernard Street and West Glenlake Avenue -- "All-Way Stop";
[Or2024-0011173]

North California Avenue and West Arthur Avenue -- "All-Way Stop".
[Or2024-0011239]

2. ZONING ORDINANCE AMENDMENTS.

Referred -- ZONING RECLASSIFICATIONS OF PARTICULAR AREAS.

The alderpersons named below presented proposed ordinances amending the Chicago Zoning Ordinance for the purpose of reclassifying particular areas, which were *Referred to the Committee on Zoning, Landmarks and Building Standards*, as follows:

BY ALDERPERSON LEE (11th Ward):

To classify as a B2-5 Neighborhood Mixed-Use District instead of a C1-1 Neighborhood Commercial District and a C2-5 Motor Vehicle-Related Commercial District the area shown on Map Number 6-F bounded by:

South Archer Avenue; South Canal Street; and West 23rd Place (common address: 2323 -- 2325 South Archer Avenue and 2310 -- 2326 South Canal Street).

[O2024-0012459]

To classify as a B2-3 Neighborhood Mixed-Use District instead of an M2-2 Light Industry District, a C2-3 Motor Vehicle-Related Commercial District and a C1-2 Neighborhood Commercial District the area shown on Map Number 6-F bounded by:

the alley next north of and parallel to West 24th Street; South Canal Street; West 24th Place; and the alley next west of and parallel to South Canal Street (common address: 2346 -- 2424 South Canal Street).

[O2024-0012460]

To classify as a B3-2 Community Shopping District instead of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District, an RT4 Residential Two-Flat, Townhouse and Multi-Unit District, an RM4.5 Residential Multi-Unit District, a B1-1 Neighborhood Shopping District and an M1-2 Limited Manufacturing/Business Park District the area shown on Map Number 8-F bounded by:

West 35th Place; South Halsted Street; West 36th Street; the alley next east of and parallel to South Halsted Street; a line 94 feet south of and parallel to West 37th Street; South Halsted Street; West 37th Place; and the alley next west of and parallel to South Halsted Street (common address: 3508 -- 3728 and 3601 -- 3707 South Halsted Street).

[O2024-0012461]

To classify as an RT4 Residential Two-Flat, Townhouse and Multi-Unit District instead of an M1-1 Limited Manufacturing/Business Park District the area shown on Map Number 6-G bounded by:

South Poplar Avenue; West 29th Street; South Throop Street; a line 25 feet northwest of and parallel to West 29th Street; the alley next northeast of and parallel to South Throop Street; a line 125 feet northwest of and parallel to West 29th Street; and the alley next northwest of and parallel to West 29th Street (common address: 2972 South Poplar Avenue, 922 -- 958 West 29th Street, 2871 -- 2873 and 2872 -- 2882 South Quinn Street and 2935 South Throop Street).

[O2024-0011968]

BY ALDERPERSON ERVIN (28th Ward):

To classify as a C2-3 Motor Vehicle-Related Commercial District instead of an M1-3 Limited Manufacturing/Business Park District the area shown on Map Number 1-J bounded by:

the alley next north of and parallel to West Lake Street; a line 297.62 feet east of and parallel to North Homan Avenue; West Lake Street; and a line 140.7 feet east of and parallel to North Homan Avenue (common address: 3312 --3344 West Lake Street).

[O2024-0012140]

BY ALDERPERSON VILLEGAS (36th Ward):

To classify as an RM5 Residential Multi-Unit District instead of a B3-2 Community Shopping District the area shown on Map Number 3-H bounded by:

West Iowa Street; North Damen Avenue; West Chicago Avenue; a line 48.5 feet west of and parallel to North Damen Avenue; the alley next north of and parallel to West Chicago Avenue; and the alley next west of and parallel to North Damen Avenue (common address: 810 -- 852 North Damen Avenue and 2009 West Iowa Street).

[O2024-0012183]

To classify as an RT4 Residential Two-Flat, Townhouse and Multi-Unit District instead of a B3-1 Community Shopping District the area shown on Map Number 3-J bounded by:

West Grand Avenue; North Hamlin Avenue; the alley next south of West Grand Avenue; and a line 72 feet west of North Hamlin Avenue (common address: 3801 -- 3805 West Grand Avenue).

[O2024-0012345]

BY ALDERPERSON MARTIN (47th Ward):

To classify as a B1-1 Neighborhood Shopping District instead of a C1-1 Neighborhood Commercial District the area shown on Map Number 11-H bounded by:

a line 71.20 feet north of and parallel to West Leland Avenue; North Lincoln Avenue; a line 146.20 feet north of and parallel to West Leland Avenue; and the alley next east of North Lincoln Avenue (common address: 4709 -- 4713 North Lincoln Avenue).

[O2024-0012383]

3. UNCLASSIFIED MATTERS.

(Arranged In Order According To Ward Number)

Proposed ordinances, orders and resolutions were presented by the alderpersons named below, respectively, and were acted upon by the City Council in each case in the manner noted, as follows:

Presented By

ALDERPERSON LA SPATA (1st Ward):

Referred -- TRANSFER OF YEAR 2024 FUNDS WITHIN CITY COUNCIL COMMITTEE ON PEDESTRIAN AND TRAFFIC SAFETY.

[O2024-0012284]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2024 funds within the City Council Committee on Pedestrian and Traffic Safety to meet the necessary obligations that have been or may be incurred during Year 2024, which was *Referred to the Committee on the Budget and Government Operations.*

Referred -- AMENDMENT OF CHAPTER 2-45 OF MUNICIPAL CODE BY ADDING NEW SECTION 2-45-150 ESTABLISHING ONLINE DATABASE TO TRACK MINORITY/WOMEN-OWNED BUSINESS ENTERPRISE AND CITY RESIDENT UTILIZATION COMPLIANCE.

[O2024-0012388]

Also, a proposed ordinance to amend Title 2, Chapter 45 of the Municipal Code of Chicago by adding new Section 2-45-105 to establish an online database to track compliance of Minority/Women-owned Business Enterprise (MBE and WBE) and city resident utilization commitments that will contain, at minimum: business name and address of the covered project owner; address, ward and description of covered project; applicable MBE, WBE and city resident utilization commitments; date of any financial assistance granted; compliance status with MBE, WBE and city resident utilization commitments, including good faith efforts, waivers or mitigating factors related to noncompliance; name and business address of any MBE and WBE subcontractor performing a commercially useful function for the covered project; number of work hours completed by city residents; and other information as deemed necessary, which was *Referred to the Committee on Contracting Oversight and Equity.*

Referred -- EXEMPTION OF APPLICANTS FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

Also, two proposed ordinances to exempt the applicants listed from the physical barrier requirement pertaining to alley accessibility for the parking facilities adjacent to the locations specified, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which were *Referred to the Committee on Transportation and Public Way*, as follows:

Development Group LLC North Side Branch -- 2479 -- 2481 North Milwaukee Avenue;
and [O2024-0012210]

La Pasadita -- 1140 North Ashland Avenue. [O2024-0012160]

Referred -- ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS.

Also, two proposed orders for the issuance of permits to install signs/signboards at the locations specified, which were *Referred to the Committee on Zoning, Landmarks and Building Standards*, as follows:

one sign/signboard at 1819 West Division Street; and [Or2024-0011310]

one sign/signboard at 2367 North Milwaukee Avenue. [Or2024-0011311]

Presented By

ALDERPERSON HOPKINS (2nd Ward):

Referred -- DESIGNATION OF 1565 NORTH CLYBOURN AVENUE AS LOW-AFFORDABILITY COMMUNITY.

[O2024-0011400]

A proposed ordinance designating the tract of land situated in the west half of the northwest quarter of Section 4, Township 39 North, Range 14, East of the

Third Principal Meridian (commonly known as 1656 North Clybourn Avenue) as a Low-Affordability Community, which was *Referred to the Committee on Housing and Real Estate*.

Presented By

ALDERPERSON DOWELL (3rd Ward):

Referred -- AMENDMENT OF SECTION 9-48-045 OF MUNICIPAL CODE RESTRICTING OPERATION OF PEDICABS IN AREA BOUNDED BY W. ROOSEVELT RD., S. INDIANA AVE., E. 21ST ST. AND S. COLUMBUS DR.

[O2024-0011203]

A proposed ordinance to amend Title 9, Chapter 48, Section 045 of the Municipal Code of Chicago to restrict the operation of pedicabs on public ways in the area bounded by West Roosevelt Road on the north, South Indiana Avenue on the west, East 21st Street on the south and South Columbus Drive on the east, which was *Referred to the Committee on License and Consumer Protection*.

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 339 E. 47TH ST.

[Or2024-0011258]

Also, a proposed order for the issuance of a permit to install a sign/signboard at 339 East 47th Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Presented By

ALDERPERSON ROBINSON (4th Ward):

Referred -- ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS AT 4822 S. COTTAGE GROVE AVE.

Two proposed orders for the issuance of permits to install signs/signboards at 4822 South Cottage Grove Avenue, which were *Referred to the Committee on Zoning, Landmarks and Building Standards*, as follows:

9/18/2024

NEW BUSINESS PRESENTED BY ALDERPERSONS

17349

one sign/signboard for Permit Number 10158294; and

[Or2024-0011698]

one sign/signboard for Permit Number 101058257.

[Or2024-0011696]

Presented By

ALDERPERSON YANCY (5th Ward):

Referred -- EXEMPTION OF APPLICANTS FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

Two proposed ordinances to exempt the applicants listed from the physical barrier requirement pertaining to alley accessibility for the parking facilities adjacent to the locations specified, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which were *Referred to the Committee on Transportation and Public Way*, as follows:

Marcin Orpik -- 6528 South Blackstone Avenue; and

[O2024-0012141]

South Shore Chamber Community Development Corporation -- 2309 -- 2317 East 71st Street.

[O2024-0011899]

Presented By

ALDERPERSON HARRIS (8th Ward):

Referred -- STANDARDIZATION OF PORTION OF NORTHEAST CORNER OF E. 103RD ST. AND S. COTTAGE GROVE AVE. AS "JOYCE CHAPMAN WAY".

[O2024-0012405]

A proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of the northeast corner of East 103rd Street and South Cottage Grove Avenue as "Joyce Chapman Way", which was *Referred to the Committee on Transportation and Public Way*.

Presented By

ALDERPERSON CHICO (10th Ward):

Referred -- AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY ADDING NEW SUBSECTION 10.280 TO DISALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF S. EWING AVE.

[O2024-0012424]

A proposed ordinance to amend Title 4, Chapter 60, Section 023 of the Municipal Code of Chicago by adding new subsection 10.280 to disallow the issuance of additional package goods licenses on South Ewing Avenue, from East 106th Street to East 108th Street, which was *Referred to the Committee on License and Consumer Protection*.

Presented By

ALDERPERSON LEE (11th Ward):

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 330 W. 26TH ST.

[Or2024-0011321]

A proposed order for the issuance of a permit to install a sign/signboard at 330 West 26th Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Presented By

ALDERPERSON RAMIREZ (12th Ward):

Referred -- AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING SUBSECTION 12.286 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF S. ARCHER AVE. AND S. BLAKE ST.

[O2024-0012203]

A proposed ordinance to amend Title 4, Chapter 60, Section 023 of the Municipal Code of Chicago by deleting subsection 12.286 which restricted the issuance of additional

package goods licenses on South Archer Avenue, from South Leavitt Street to South Western Boulevard, and on South Blake Street, from South Archer Avenue to West 37th Street, which was *Referred to the Committee on License and Consumer Protection*.

Presented By

**ALDERPERSON QUINN (13th Ward)
And OTHERS:**

Referred -- AMENDMENT OF CHAPTER 14B-15 OF MUNICIPAL CODE BY ADDING NEW SECTION 14B-15-1516 REGARDING LOW-SLOPED ROOF EDGES AND OPENINGS AND MODIFYING SECTIONS 14R-3-306 AND 14R-9-903 REGARDING ROOF REPLACEMENTS AND SKYLIGHTS.

[O2024-0012417]

A proposed ordinance, presented by Alderpersons Quinn, Hopkins, Dowell, Robinson, Hall, Harris, Beale, Chico, Lee, Ramirez, Gutiérrez, Lopez, Moore, Curtis, O'Shea, Mosley, Tabares, Scott, Burnett, Taliaferro, Cardona, Waguespack, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner and Clay, to amend Title 14B, Chapter 15 of the Municipal Code of Chicago by adding new Section 14B-15-1516 to require that edges of low-sloped roofs adjoining a shaft or court of a building enclosed on all sides shall have a parapet, extended masonry or guard, and that all skylights located on a low-sloped roof that are not required to remain open by law shall be either glazed or have a parapet, extended masonry or guard; by adding new Section 14R-3-306 to require that, when a roof is replaced, that edges of low-sloped roofs that adjoin a shaft or court be made to comply with Chicago Building Code Section 1516.2 and that skylights within low-sloped roofs be made to comply with Section 1516.3, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Presented By

**ALDERPERSON LOPEZ (15th Ward)
And OTHERS:**

Referred -- AMENDMENT OF YEAR 2024 ANNUAL APPROPRIATION ORDINANCE.

[O2024-0012400]

A proposed ordinance, presented by Alderpersons Lopez, Beale, Quinn, Tabares, Cardona and Napolitano, to amend the Annual Appropriation Ordinance for Year 2024 by modifying

the compensation amounts for the Assistant Deputy Chief of Staff within the Office of the Mayor, Office of Community Engagement and the Chief Administrator within the Civilian Office of Police Accountability, which was *Referred to the Committee on the Budget and Government Operations*.

Presented By

**ALDERPERSON LOPEZ (15th Ward)
And OTHERS:**

Referred -- EXPRESSION OF SUPPORT FOR VICTIMS OF SLAVERY.

[R2024-0012436]

A proposed resolution, presented by Alderpersons Lopez, La Spata, Hopkins, Dowell, Yancy, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Conway, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden and Silverstein, standing in solidarity with all victims of slavery, including the people of Sudan, South Sudan, Nigeria and Mauritania, and calling for their immediate liberation by every legal means possible, which was *Referred to the Committee on Health and Human Relations*.

Presented By

ALDERPERSON COLEMAN (16th Ward):

Referred -- AMENDMENT OF CHAPTER 4-60 OF MUNICIPAL CODE BY ADDING NEW SUBSECTIONS 4-60-022 (16.152) AND 4-60-023 (16.155 AND 16.156) TO DISALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR AND PACKAGE GOODS LICENSES ON PORTIONS OF S. HALSTED ST.

[O2024-0011200]

A proposed ordinance to amend Title 4, Chapter 60 of the Municipal Code of Chicago by adding new subsection 4-60-022 (16.152) to disallow the issuance of additional alcoholic liquor licenses on South Halsted Street, from West 53rd Street to West Garfield Boulevard, and adding new subsections 4-60-023 (16.155 and 16.156) to disallow the issuance

9/18/2024

NEW BUSINESS PRESENTED BY ALDERPERSONS

17353

of package goods licenses on South Halsted Street, from West 53rd Street to West Garfield Boulevard, and on South Halsted Street, from West 59th Street to West 61st Street, which was *Referred to the Committee on License and Consumer Protection*.

Referred -- STANDARDIZATION OF PORTION OF S. LOOMIS BLVD. AS "ANNIE MAE PATTERSON LANE".

[O2024-0012129]

Also, a proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of South Loomis Boulevard, from West 62nd Street to West 63rd Street, as "Annie Mae Patterson Lane", which was *Referred to the Committee on Transportation and Public Way*.

Presented By

ALDERPERSON MOSLEY (21st Ward):

Referred -- TRANSFER OF YEAR 2024 FUNDS WITHIN 21ST WARD WAGE ALLOWANCE/ALDERMANIC EXPENSE ACCOUNT.

[O2024-0012414]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2024 funds within the 21st Ward 0017 Wage Allowance Account or 9008 Aldermanic Expense Account to meet the necessary obligations that have been or may be incurred during Year 2024, which was *Referred to the Committee on the Budget and Government Operations*.

Presented By

ALDERPERSON RODRÍGUEZ (22nd Ward):

Referred -- AMENDMENT OF CHAPTER 4-236 OF MUNICIPAL CODE BY MODIFYING VARIOUS SECTIONS REGARDING PARKING LOT AND GARAGE OPERATION TAXES.

[O2024-0012385]

A proposed ordinance to amend Title 4, Chapter 236 of the Municipal Code of Chicago by modifying various sections requiring payment of parking lot and garage operation taxes when

a booking intermediary facilitates a transaction for parking spaces between unregistered operators, registered operators, or valet parking businesses; when a transaction is facilitated between a booking intermediary and an unregistered operator or valet parking business, all applicable taxes are collected by the booking intermediary and paid to the Department of Finance; and when a transaction is facilitated between a booking intermediary and a registered owner, applicable taxes are paid by the registered owner, which was *Referred to the Committee on Finance*.

Referred -- EXEMPTION OF OLYMPIC STORE FIXTURES, INC. FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2024-0011523]

Also, a proposed ordinance to exempt Olympic Store Fixtures, Inc. from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 4740 South Cicero Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way*.

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 3750 W. 26TH ST.

[Or2024-0011517]

Also, a proposed order for the issuance of a permit to install a sign/signboard at 3750 West 26th Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Presented By

ALDERPERSON TABARES (23rd Ward):

Referred -- DESIGNATION OF 4TH AND 10TH PRECINCTS OF 23RD WARD AS RESTRICTED CANNABIS ZONES TO PROHIBIT HOME CULTIVATION, NEW OR ADDITIONAL CULTIVATION CENTERS, CRAFT GROWERS AND PROCESSING, INFUSER, DISPENSING AND TRANSPORTING ORGANIZATIONS.

[O2024-0012133, O2024-0011275]

Two proposed ordinances designating the 4th and 10th Precincts of the 23rd Ward as Restricted Cannabis Zones pursuant to Section 55-28 of the Cannabis Regulation and Tax Act which prohibits home cultivation and all new or additional cultivation centers,

craft growers, processing organizations, infuser organizations, dispensing organizations and transporting organizations within the boundaries of such precinct, which was *Referred to the Committee on License and Consumer Protection*.

Referred -- DESIGNATION OF 10TH PRECINCT OF 23RD WARD AS RESTRICTED RESIDENTIAL ZONE TO PROHIBIT NEW AND ADDITIONAL SHARED HOUSING UNITS AND VACATION RENTALS.

[O2024-0011274]

Also, a proposed ordinance designating the 10th Precinct of the 23rd Ward as a Restricted Residential Zone pursuant to Sections 4-17-020 and 4-17-040 of the Municipal Code of Chicago which prohibits all new or additional shared housing units and vacation rentals within the boundaries of such precinct, which was *Referred to the Committee on License and Consumer Protection*.

Referred -- EXEMPTION OF APPLEWAY CONDO ASSOCIATION FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2024-0011286]

Also, a proposed ordinance to exempt Appleway Condo Association from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 3940 West 63rd Street, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way*.

Presented By

ALDERPERSON SIGCHO-LOPEZ (25th Ward):

Referred -- EXEMPTION OF TRP 2136 ASHLAND LLC FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2024-0012199]

A proposed ordinance to exempt TRP 2136 Ashland LLC from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 1609 West 21st Place, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way*.

Referred -- STANDARDIZATION OF PORTION OF W. 18TH ST. AS "PETRA 'MA' VILLANUEVA GAITÁN WAY".

[O2024-0012279]

Also, a proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of West 18th Street, between South Sangamon Street and South Peoria Street, as "Petra 'Ma' Villanueva Gaitán Way", which was *Referred to the Committee on Transportation and Public Way*.

Referred -- ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS.

Also, four proposed orders for the issuance of permits to install signs/signboards at the locations specified, which were *Referred to the Committee on Zoning, Landmarks and Building Standards*, as follows:

one sign/signboard at 1805 South Paulina Street -- Permit Number 101055824;
[Or2024-0012220]

one sign/signboard at 1805 South Paulina Street -- Permit Number 101055826;
[Or2024-0012225]

one sign/signboard at 1805 South Paulina Street --Permit Number 101055827; and
[Or2024-0012223]

one sign/signboard at 1815 South Paulina Street.
[Or2024-0012224]

Presented By

ALDERPERSON FUENTES (26th Ward):

Referred -- TRANSFER OF YEAR 2024 FUNDS WITHIN 26TH WARD ALDERMANIC EXPENSE ACCOUNT.

[O2024-0012407]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2024 funds within the 26th Ward 9008 Aldermanic Expense Account to meet the necessary obligations that have been or may be incurred during Year 2024, which was *Referred to the Committee on the Budget and Government Operations*.

Referred -- EXEMPTION OF KIMBALL DAYCARE CENTER FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2024-0011236]

Also, a proposed ordinance to exempt Kimball Daycare Center from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 1636 -- 1639 North Kimball Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way*.

Presented By

ALDERPERSON BURNETT (27th Ward):

Referred -- VACATION OF PORTION OF W. SUPERIOR ST. BOUNDED BY W. CHICAGO AVE., N. WILLARD CT., W. HURON ST. AND N. RACINE AVE.

[O2024-0011197]

A proposed ordinance authorizing the vacation of West Superior Street within Lot 20 in Block 1 in Taylor's Subdivision of Block 1 in the Assessor's Division of the east half of the northwest quarter of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, which was *Referred to the Committee on Transportation and Public Way*.

Referred -- EXEMPTION OF APPLICANTS FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

Also, two proposed ordinances to exempt the applicants listed from the physical barrier requirement pertaining to alley accessibility for the parking facilities adjacent to the locations specified, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which were *Referred to the Committee on Transportation and Public Way*, as follows:

Oak-Larrabee LLC -- 955 North Larabee Street; and

[O2024-0011571]

1100 Grand Chicago LLC -- 1100 West Grand Avenue.

[O2024-0012275]

Referred -- AMENDMENT OF SECTION 17-6-0400 OF MUNICIPAL CODE PROHIBITING EATING AND DRINKING ESTABLISHMENTS IN PLANNED MANUFACTURING DISTRICT 2 FROM BEING LARGER THAN 8,000 SQUARE FEET UNLESS OTHERWISE APPROVED.

[O2024-0011209]

Also, a proposed ordinance to amend Title 17, Chapter 6, Section 0400 of the Municipal Code of Chicago to limit eating and drinking establishments in Planned Manufacturing District 2 to a maximum floor area limit of 8,000 square feet, unless approved in accordance with the special use procedures of Section 17-13-0900 which increases the maximum floor area to 12,000 square feet, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Referred -- ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS.

Also, six proposed orders for the issuance of permits to install signs/signboards at the locations specified, which were *Referred to the Committee on Zoning, Landmarks and Building Standards*, as follows:

one sign/signboard at 935 West Chestnut Street;

[Or2024-0011309]

one sign/signboard at 362 West Chicago Avenue -- Permit Number 101059848;

[Or2024-0012271]

one sign/signboard at 362 West Chicago Avenue -- Permit Number 101059852;

[Or2024-0012270]

9/18/2024

NEW BUSINESS PRESENTED BY ALDERPERSONS

17359

one sign/signboard at 362 West Chicago Avenue -- Permit Number 101059855;
[Or2024-0012272]

one sign/signboard at 360 North Green Street; and
[Or2024-0012438]

one sign/signboard at 800 North Kedzie Avenue.
[Or2024-0011121]

Presented By

ALDERPERSON ERVIN (28th Ward):

Referred -- AMENDMENT OF YEAR 2024 TRANSFER OF FUNDS WITHIN 49TH AND 15TH WARDS WAGE ALLOWANCE/ALDERMANIC EXPENSE ACCOUNTS.
[O2024-0012434]

A proposed ordinance amending a previously passed ordinance (SO2024-0009174) which authorized the transfer of Year 2024 funds within the 49th and 15th Wards 0017 Wage Allowance Accounts and 9008 Aldermanic Expense Accounts to meet the necessary obligations that have been or may be incurred during Year 2024, which was *Referred to the Committee on the Budget and Government Operations*.

Referred -- EXEMPTION OF BREAKTHROUGH FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.
[O2024-0012251]

Also, a proposed ordinance to exempt Breakthrough from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 3346 -- 3348 West Carroll Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way*.

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 3940 W. MADISON ST.

[Or2024-0012252]

Also, a proposed order for the issuance of a permit to install a sign/signboard at 3940 West Madison Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Presented By

ALDERPERSON TALIAFERRO (29th Ward):

Referred -- EXEMPTION OF TKB BASSI FUNERAL SERVICE, INC. FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2024-0011040]

A proposed ordinance to exempt TKB Bassi Funeral Service, Inc. from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 6938 West North Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way*.

Referred -- STANDARDIZATION OF PORTION OF N. MENARD AVE. AS "HONORARY WILLIE FERBA, JR. WAY"

[O2024-0011250]

Also, a proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of North Menard Avenue, between West Division Street and West Potomac Avenue, as "Honorary Willie Ferba, Jr. Way", which was *Referred to the Committee on Transportation and Public Way*.

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 5500 W. MADISON ST.

[Or2024-0011180]

Also, a proposed order for the issuance of a permit to install a sign/signboard at 5500 West Madison Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Presented By

ALDERPERSON CRUZ (30th Ward):

Referred -- EXEMPTION OF HONORIO MARTINEZ, DOING BUSINESS AS CHOFORO AUTO REPAIR, FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2024-0011308]

A proposed ordinance to exempt Honorio Martinez, doing business as Choforo Auto Repair, from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 3519 North Cicero Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way*.

Referred -- STANDARDIZATION OF PORTIONS OF PUBLIC WAY.

Also, two proposed ordinances authorizing the Commissioner of Transportation to take the necessary action for standardization of portions of the public way specified, which were *Referred to the Committee on Transportation and Public Way*, as follows:

North Milwaukee Avenue, from West Addison Street to the Grayland Metra Station -- to be known as "Dwight H. Perkins Way"; and

[O2024-0012264]

3600 block of North Linder Avenue -- to be known as "Leticia 'Lety' Cortez-Ramos Lane".

[O2024-0012259]

Presented By

ALDERPERSON CARDONA (31st Ward):

Referred -- TRANSFER OF YEAR 2024 FUNDS WITHIN 31ST WARD ALDERMANIC EXPENSE ACCOUNT.

[O2024-0010977]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2024 funds within the 31st Ward 9008 Aldermanic Expense Account to meet the necessary

obligations that have been or may be incurred during Year 2024, which was *Referred to the Committee on the Budget and Government Operations.*

Presented By

ALDERPERSON WAGUESPACK (32nd Ward):

Referred -- EXEMPTION OF DRIVE AWAY MOTORS, INC. FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2024-0011561]

A proposed ordinance to exempt Drive Away Motors, Inc. from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 2722 -- 2732 North Western Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way.*

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 2934 N. ASHLAND AVE.

[Or2024-0011646]

Also, a proposed order for the issuance of a permit to install a sign/signboard at 2934 North Ashland Avenue, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Presented By

ALDERPERSON RODRÍGUEZ-SÁNCHEZ (33rd Ward):

Referred -- CALL FOR HEARING(S) ON IMPACTS OF ALGORITHMIC PRICE FIXING ON HOUSING AVAILABILITY AND AFFORDABILITY.

[R2024-0012413]

A proposed resolution calling on the Committee on Housing and Real Estate to hold a subject matter hearing regarding impacts of algorithmic price fixing on housing availability and

affordability and steps Chicago can take to protect residents, which was *Referred to the Committee on Housing and Real Estate.*

Referred -- AMENDMENT OF SECTION 9-64-170 OF MUNICIPAL CODE BY ALLOWING COMMERCIAL PICKUP TRUCKS OR VANS LESS THAN 8,000 POUNDS TO PARK ON BOTH SIDES OF 4200 BLOCK OF N. MONTICELLO AVE.

[O2024-0011299]

Also, a proposed ordinance to amend Title 9, Chapter 64, Section 170 of the Municipal Code of Chicago to allow the parking of commercial pickup trucks or vans with a gross vehicle weight rating of less than 8,000 pounds on both sides of the 4200 block of North Monticello Avenue, which was *Referred to the Committee on Pedestrian and Traffic Safety.*

Presented By

ALDERPERSON CONWAY (34th Ward):

Referred -- AMENDMENT OF SECTION 4-60-022 OF MUNICIPAL CODE BY DELETING SUBSECTION 42.518 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTIONS OF W. KINZIE ST. AND N. DESPLAINES ST.

[O2024-0012372]

A proposed ordinance to amend Title 4, Chapter 60, Section 022 of the Municipal Code of Chicago by deleting subsection 42.518 which restricted the issuance of additional alcoholic liquor licenses on the south side of West Kinzie Street, from North Union Avenue to North Desplaines Street; and on the west side of North Desplaines Street, from West Kinzie Street to West Fulton Street, which was *Referred to the Committee on License and Consumer Protection.*

Referred -- AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING SUBSECTION 42.517 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTIONS OF W. KINZIE ST. AND N. DESPLAINES ST.

[O2024-0012371]

Also, a proposed ordinance to amend Title 4, Chapter 60, Section 023 of the Municipal Code of Chicago by deleting subsection 42.518 which restricted the issuance of additional alcoholic package goods licenses on the south side of West Kinzie Street, from North Union Avenue to North Desplaines Street; and on the west side of North Desplaines Street, from West Kinzie Street to West Fulton Street, which was *Referred to the Committee on License and Consumer Protection*.

Presented By

ALDERPERSON RAMIREZ-ROSA (35th Ward):

Referred -- EXEMPTION OF APPLICANTS FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

Four proposed ordinances to exempt the applicants listed from the physical barrier requirement pertaining to alley accessibility for the parking facilities adjacent to the locations specified, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which were *Referred to the Committee on Transportation and Public Way*, as follows:

DANVMAR LLC, doing business as VMB Automotive Repair Team I --
2845 West Belmont Avenue;

[O2024-0011255]

Emil Repair, Inc. -- 4114 West Armitage Avenue;

[O2024-0011252]

MARVDAN LLC, doing business as VMB Automotive Repair Team II --
3215 North California Avenue; and

[O2024-0011254]

Neon Hand Car Wash -- 2933 North Elston Avenue.

[O2024-0011253]

Presented By

ALDERPERSON VILLEGAS (36th Ward):

Referred -- AMENDMENT OF SECTION 4-280-130 OF MUNICIPAL CODE BY REQUIRING FRANCHISE FEES COLLECTED TO BE DEPOSITED INTO CITY'S CORPORATE FUND.

[O2024-0012323]

A proposed ordinance to amend Title 4, Chapter 280, Section 130 of the Municipal Code of Chicago to require that franchise fees collected pursuant to Chapter 4-280 of the Municipal Code to be deposited into the City's Corporate Fund provided that not less than 20 percent of such fees be used to fund programs administered by the Department of Fleet and Facility Management to provide broadband connectivity to community areas, which was *Referred to the Committee on Budget and Government Operations*.

Referred -- AMENDMENT OF CHAPTER 4-227 OF MUNICIPAL CODE BY MODIFYING VARIOUS SECTIONS AND ADDING NEW SECTIONS 4-227-075 AND 4-227-150 REGARDING VEHICULAR TOWING FEES, PENALTIES, OBLIGATIONS AND AUTHORITY.

[O2024-0012277]

Also, a proposed ordinance to amend Title 4, Chapter 227 of the Municipal Code of Chicago by adding new Section 4-227-075 to establish post-towing service obligations, fees and other charges including the return of a towed and stored vehicle to the owner or operator in substantially the same condition as before being towed; prohibiting the relocation of a towed vehicle to a secondary lot; encouraging licensees to accept forms of payment other than cash and if a cash-only establishment, requiring an ATM within part of the storage lot to which the public has access; and prohibiting additional fees in excess of the then-current fee schedule on file with the Commissioner; by amending Section 4-227-080 to prohibit any licensee, employee or agent of any licensee to offer any payment, fee or reward for supplying information concerning damaged or disabled vehicles which may require towing; to make repairs for consideration on a vehicle unless the owner or operator has signed an agreement which includes an estimate of the cost of such repairs; or to impose a fee or charge for any pre-towing, post-towing, or non-towing services that have not been authorized by the owner or operator of the vehicle in writing; and to make it unlawful for towing services to prohibit or charge any fee for the owner or operator of a towed vehicle to access the vehicle to retrieve personal belongings; to condition licensee's towing services or the release of a vehicle upon the owner or operator authorizing repairs or other services beyond the towing of the vehicle; and from refusing to release any towed vehicle to any person legally entitled to custody during licensee's days and hours of operation; and by adding new Section 4-227-150 authorizing

Chicago Police officers to seize and impound a vehicle previously used to solicit or tow a vehicle in violation of Chapter 4-227 when the operator or owner is not present and providing the owner of record the ability to contest eligibility of impoundment, which was *Referred to the Committee on License and Consumer Protections*.

Presented By

**ALDERPERSON VILLEGAS (36th Ward),
ALDERPERSON ERVIN (28th Ward) And
ALDERPERSON TALIAFERRO (29th Ward):**

Referred -- SUPERINTENDENT OF POLICE DIRECTED TO DESIGNATE CERTAIN AREAS OF CHICAGO AS PUBLIC PLACES FOR ENFORCEMENT RELATED TO GANG AND NARCOTICS-RELATED LOITERING PROHIBITION.

[O2024-0012410]

A proposed ordinance directing the Superintendent of Police to designate specified areas of the City of Chicago as public places designated for enforcement in relation to gang loitering or narcotics-related loitering. Two committees having been called, the Committee on Police and Fire and the Committee on Health and Human Relations, the matter was *Referred to the Committee on Committees and Rules*.

Presented By

ALDERPERSON NUGENT (39th Ward):

Referred -- AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING SUBSECTION 39.63 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF N. PULASKI RD.

[O2024-0012212]

A proposed ordinance to amend Title 4, Chapter 60, Section 023 of the Municipal Code of Chicago by deleting subsection 39.63 which restricted the issuance of additional package goods licenses on North Pulaski Road, from West Foster Avenue to 5400 north, which was *Referred to the Committee on License and Consumer Protection*.

Presented By

ALDERPERSON VASQUEZ (40th Ward):

Referred -- EXEMPTION OF APPLICANTS FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

Four proposed ordinances to exempt the applicants listed from the physical barrier requirement pertaining to alley accessibility for the parking facilities adjacent to the locations specified, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which were *Referred to the Committee on Transportation and Public Way*, as follows:

AAMCO Transmissions and Total Car Care Center -- 5650 North Western Avenue;
[O2024-0011343]

Extra Space Management, Inc. DDA Life Storage -- 6542 North Clark Street;
[O2024-0012151]

Lawrence Gateway -- 2923 West Lawrence Avenue; and
[O2024-0011344]

Lincoln Wilson Collision Center, Inc. -- 5626 North Western Avenue.
[O2024-0011146]

Referred -- CALL FOR HEARING(S) ON BARRIERS TO HOUSING FACED BY IMMIGRANT, MIGRANT AND REFUGEE COMMUNITIES IN CHICAGO.
[R2024-0012421]

Also, a proposed resolution calling for a subject matter hearing with experts, advocacy groups, and community members to explore the barriers to housing faced by immigrant, migrant and refugee communities in Chicago and recommendations for effective investigative measures, which was *Referred to the Committee on Immigrant and Refugee Rights*.

Presented By

ALDERPERSON NAPOLITANO (41st Ward):

Referred -- ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS.

Four proposed orders for the issuance of permits to install signs/signboards at the locations specified, which were *Referred to the Committee on Zoning, Landmarks and Building Standards*, as follows:

one sign/signboard at 8501 West Higgins Road -- 60 total square feet;
[Or2024-0012395]

one sign/signboard at 8501 West Higgins Road -- 140 total square feet;
[Or2024-0012392]

one sign/signboard at 8501 West Higgins Road -- 140 total square feet; and
[Or2024-0012398]

one sign/signboard at 838 Patton Drive.
[Or2024-0012403]

Presented By

ALDERPERSON REILLY (42nd Ward):

Referred -- AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING SUBSECTION 42.109 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTIONS OF W. OHIO ST. AND N. STATE ST.

[O2024-0012420]

A proposed ordinance to amend Title 4, Chapter 60, Section 023 of the Municipal Code of Chicago by deleting subsection 42.109 which restricted the issuance of additional package goods licenses on the south side of West Ohio Street, from North Dearborn Street to North State Street, and on the west side of North State Street, from West Ohio Street to West Grand Avenue, which was *Referred to the Committee on License and Consumer Protection*.

Referred -- AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY ADDING NEW SUBSECTION 42.605 TO DISALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTIONS OF N. STATE ST. AND W. HURON ST.

[O2024-0012419]

Also, a proposed ordinance to amend Title 4, Chapter 60, Section 023 of the Municipal Code of Chicago by adding new subsection 42.605 to disallow the issuance of additional package goods licenses on the west side of North State Street, from West Superior Street to West Huron Street, and on the north side of West Huron Street, from North State Street to North Dearborn Street, which was *Referred to the Committee on License and Consumer Protection*.

Referred -- AMENDMENT OF SECTIONS 9-64-120 AND 10-36-185 OF MUNICIPAL CODE TO PROHIBIT PARKING OF NON-AUTHORIZED VEHICLES ON ANY CHICAGO PARK DISTRICT PROPERTY.

[O2024-0012415]

Also, a proposed ordinance to amend Titles 9 and 10 of the Municipal Code of Chicago by modifying Section 9-64-120 to make it unlawful for any vehicle to stand or park on any property owned by the Chicago Park District except in those areas designated by official signs or other markings and excepting vehicles owned by the City of Chicago or the Chicago Park District; and by modifying Section 10-36-185 to authorize designated employees of the Department of Business Affairs and Consumer Protection, the Department of Cultural Affairs and Special Events, and the Department of Public Health to enforce the above, which was *Referred to the Committee on Special Events, Cultural Affairs and Recreation*.

Referred -- AMENDMENT OF SECTION 17-4-0207 OF MUNICIPAL CODE TO REQUIRE PERMITS FOR INDOOR URBAN FARM OPERATIONS IN DC AND DX DOWNTOWN ZONING DISTRICTS.

[O2024-0012418]

Also, a proposed ordinance to amend Title 17, Chapter 4, Section 0207 of the Municipal Code of Chicago to require that Indoor Operations of Urban Farms in DC and DX Downtown Zoning Districts be permitted by-right, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 77 W. HURON ST.
[Or2024-0012416]

Also, a proposed order for the issuance of a permit to install a sign/signboard at 77 West Huron Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Presented By

ALDERPERSON KNUDSEN (43rd Ward):

Referred -- EXEMPTION OF BARRETT HOMES LLC FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2024-0012487]

A proposed ordinance to exempt Barret Homes LLC from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 405 West Armitage Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way*.

Referred -- STANDARDIZATION OF PORTION OF N. LINCOLN AVE. AS "DREW PRICE WAY"

[O2024-0012374]

Also, a proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of North Lincoln Avenue, from West Fullerton Avenue to West Altgeld Street, as "Drew Price Way", which was *Referred to the Committee on Transportation and Public Way*.

Referred -- ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS.

Also, five proposed orders for the issuance of permits to install signs/signboards at the locations specified, which were *Referred to the Committee on Zoning, Landmarks and Building Standards*, as follows:

9/18/2024

NEW BUSINESS PRESENTED BY ALDERPERSONS

17371

one sign/signboard at 1959 North Halsted Street;

[Or2024-0012378]

one sign/signboard at 2730 North Halsted Street;

[Or2024-0012377]

one sign/signboard at 2736 North Lincoln Avenue -- Permit Number 101046761;

[Or2024-0012375]

one sign/signboard at 2736 North Lincoln Avenue -- Permit Number 101046762; and

[Or2024-0012376]

one sign/signboard at 2762 North Lincoln Avenue.

[Or2024-0012379]

Presented By

ALDERPERSON LAWSON (44th Ward):

Referred -- AMENDMENT OF SECTION 4-160-100 OF MUNICIPAL CODE BY EXTENDING REPEAL DATE OF WRIGLEY PLAZA ORDINANCE TO FEBRUARY 1, 2028.

[O2024-0012384]

A proposed ordinance to amend Title 4, Chapter 160, Section 100 of the Municipal Code of Chicago to extend the repeal date of the ordinance which established Wrigley Plaza from November 30, 2024 to February 1, 2028, which was *Referred to the Committee on License and Consumer Protection*.

Referred -- STANDARDIZATION OF CORNER OF N. HALSTED ST. AND W. BELMONT AVE. AS "RICH PFEIFFER PARADE WAY".

[O2024-0011169]

Also, a proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of the northeast corner of North Halsted Street and West Belmont Avenue as "Rich Pfeiffer Parade Way", which was *Referred to the Committee on Transportation and Public Way*.

Presented By

ALDERPERSON GARDINER (45th Ward):

Referred -- DESIGNATION OF 3955 N. KILPATRICK AVE./3865 N. MILWAUKEE AVE. AS LOW-AFFORDABILITY COMMUNITY.

[O2024-0012214]

A proposed ordinance designating all of Block 21 and Block 20 in Grayland Subdivision and Lot 3 (except that part taken for West Byron Street) and all of Lot 2 in Wiehe's Subdivision of that part of Block 19 of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian (commonly known as 3955 North Kilpatrick Avenue/3865 North Milwaukee Avenue) as a Low-Affordability Community, which was *Referred to the Committee on Housing and Real Estate*.

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Referred -- EXEMPTION OF APPLICANTS FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

Also, two proposed ordinances to exempt the applicants listed from the physical barrier requirement pertaining to alley accessibility for the parking facilities adjacent to the locations specified, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which were *Referred to the Committee on Transportation and Public Way*, as follows:

Amanda Cascallares, doing business as All 4 Dirty Paws, Inc. -- 4413 North Central Avenue; and

[O2024-0012074]

Laura Brown, doing business as Guardian Heating and Cooling LLC -- 3950 North Elston Avenue.

[O2024-0012073]

Presented By

ALDERPERSON CLAY (46th Ward):

Referred -- EXEMPTION OF 4701 N. CLARK ST., INC FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2024-0012462]

A proposed ordinance to exempt 4701 North Clark Street, Inc. from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 4701 North Clark Street, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way.*

Presented By

ALDERPERSON MARTIN (47th Ward):

Referred -- TRANSFER OF YEAR 2024 FUNDS WITHIN CITY COUNCIL COMMITTEE ON ETHICS AND GOVERNMENT OVERSIGHT.

[O2024-0012382]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2024 funds within the City Council Committee on Ethics and Government Oversight to meet the necessary obligations that have been or may be incurred during Year 2024, which was *Referred to the Committee on the Budget and Government Operations.*

Referred -- TRANSFER OF YEAR 2024 FUNDS WITHIN 47TH WARD WAGE ALLOWANCE/ALDERMANIC EXPENSE ACCOUNT.

[O2024-0011411]

Also, a proposed ordinance authorizing and directing the City Comptroller to transfer Year 2024 funds within the 47th Ward 0017 Wage Allowance Account or the 9008 Aldermanic Expense Account to meet the necessary obligations that have been or may be incurred during Year 2024, which was *Referred to the Committee on the Budget and Government Operations.*

Referred -- CALL ON ILLINOIS GENERAL ASSEMBLY TO ENACT LEGISLATION ESTABLISHING PILOT GEOTHERMAL ENERGY PROJECTS.

[R2024-0012449]

Also, a proposed resolution calling on the Illinois General Assembly to enact legislation establishing pilot geothermal energy projects to explore the long-term and wide-scale use of geothermal energy generation, supply, distribution, and rate structures, which was *Referred to the Committee on Environmental Protection and Energy*.

Referred -- EXEMPTION OF APPLICANTS FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

Also, two proposed ordinances to exempt the applicants listed from the physical barrier requirement pertaining to alley accessibility for the parking facilities adjacent to the locations specified, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which were *Referred to the Committee on Transportation and Public Way*, as follows:

Westwood JV LLC -- 2406 West Eastwood Avenue; and

[O2024-0012481]

4454 North Western LLC -- 4456 North Western Avenue/2405 West Sunnyside Avenue.

[O2024-0012482]

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 4450 N. CLARK ST.

[Or2024-0012380]

Also, a proposed order for the issuance of a permit to install a sign/signboard at 4450 North Clark Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Presented By

ALDERPERSON MANAA-HOPPENWORTH (48th Ward):

Referred -- TRANSFER OF YEAR 2024 FUNDS WITHIN 48TH WARD WAGE ALLOWANCE/ALDERMANIC EXPENSE ACCOUNT.

[O2024-0012258]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2024 funds within the 48th Ward 0017 Wage Allowance Account or 9008 Aldermanic Expense Account to meet the necessary obligations that have been or may be incurred during Year 2024, which was *Referred to the Committee on the Budget and Government Operations*.

Referred -- EXEMPTION OF APPLICANTS FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

Also, two proposed ordinances to exempt the applicants listed from the physical barrier requirement pertaining to alley accessibility for the parking facilities adjacent to the locations specified, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which were *Referred to the Committee on Transportation and Public Way*, as follows:

All American Village and Rehabilitation Center -- 5448 North Broadway; and

[O2024-0012178]

Cuppcakes Early Learning Center -- 5012 North Sheridan Road.

[O2024-0009733]

Referred -- STANDARDIZATION OF PORTION OF N. WAYNE AVE. AS "ALDERPERSON MARY ANN SMITH WAY".

[O2024-0011967]

Also, a proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of 5400 to 5500 North Wayne Avenue as "Alderson Mary Ann Smith Way", which was *Referred to the Committee on Transportation and Public Way*.

Presented By

**ALDERPERSON HADDEN (49th Ward) And
ALDERPERSON VILLEGAS (36th Ward):**

Referred -- AMENDMENT OF TITLE 5 OF MUNICIPAL CODE BY ADDING NEW CHAPTER 5-25 ENTITLED "ACCOUNTABLE HOUSING AND ANTI-DISCRIMINATION WAITLIST ACT".

[O2024-0012422]

A proposed ordinance to amend Title 5 of the Municipal Code of Chicago by adding new Chapter 5-25 entitled "Accountable Housing and Anti-Discrimination Waitlist Act" for the purpose of connecting vacancies in affordable housing to households in need of housing; create transparent waiting lists; reduce number of households forced to live in unsafe congregate living facilities; and meet the long-term communal benefits of providing stable housing for children, which was *Referred to the Committee on Housing and Real Estate*.

Presented By

ALDERPERSON SILVERSTEIN (50th Ward):

Referred -- EXEMPTION OF LITTLE FEET BIG STEPS NO. 1 FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2024-0012035]

A proposed ordinance to exempt Little Feet Big Steps Number 1 from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 2100 West Devon Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way*.

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 7130 N. WESTERN AVE.

[Or2024-0011408]

Also, a proposed order for the issuance of a permit to install a sign/signboard at 7130 North Western Avenue, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

APPROVAL OF JOURNAL OF PROCEEDINGS.

JOURNAL (July 17, 2024)

The Honorable Andrea M. Valencia, City Clerk, submitted the printed official *Journal of the Proceedings of the City Council of the City of Chicago* for the regular meeting held on Wednesday, July 17, 2024 at 10:00 A.M., signed by her as such City Clerk.

Aldersperson Mitchell moved to *Approve* said printed official *Journal* and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

UNFINISHED BUSINESS.

AMENDMENT OF CHAPTER 2-156 OF MUNICIPAL CODE PROHIBITING LOBBYISTS FROM MAKING DIRECT OR IN-KIND CONTRIBUTIONS TO MAYOR OR MAYORAL POLITICAL COMMITTEE AND MODIFYING REQUIRED CONTENTS OF STATEMENTS OF FINANCIAL INTERESTS.

[SO2024-0009664]

On motion of Aldersperson Martin, the City Council took up for consideration the report of the Committee on Ethics and Government Oversight, deferred and ordered published in the *Journal of the Proceedings of the City Council of the City of Chicago* of June 12, 2024, page 13195, recommending that the City Council *Pass* the proposed substitute ordinance printed on pages 13195 and 13196, concerning an amendment of Municipal Code Section 2-156-445 prohibiting lobbyists from making direct or in-kind contributions to mayor or mayoral political committees (SO2024-0009664).

Aldersperson Martin moved to substitute for the proposed substitute ordinance deferred and published in the *Journal of the Proceedings of the City Council of the City of Chicago* of June 12, 2024. The motion to substitute *Prevailed* by a viva voce vote.

Thereupon, on motion of Aldersperson Martin, the new proposed substitute ordinance was *Passed* by a viva voce vote.

Aldersperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Chapter 2-156 of the Municipal Code of Chicago is hereby amended by deleting the language struck through and by inserting the language underscored, as follows:

(Omitted text is not affected by this ordinance.)

2-156-142 Offering, Receiving And Soliciting Of Gifts Or Favors.

(Omitted text is not affected by this ordinance.)

(e) No person shall give or offer to give to any official, candidate for city office, employee or city contractor, or the covered relative of such official, candidate, or employee, and none of them shall accept, anything of value, including, but not limited to, a gift, favor or promise of future employment, based upon any mutual understanding, either explicit or implicit, that the votes, official actions, decisions or judgments of any official, candidate for city office, employee, or city contractor, concerning the business of the city would be influenced thereby. It shall be presumed that a non-monetary gift having a value of no more than \$50.00 does not involve such an understanding.

(Omitted text is not affected by this ordinance.)

2-156-160 Content Of Statements.

(a) Statements of financial interests shall contain the following information:

(Omitted text is not affected by this ordinance.)

(2) The nature of any professional, business or other services rendered by the reporting individual or by his or her spouse or domestic partner, or by any entity in which the reporting individual or his or her spouse or domestic partner has a financial interest, including the category of such financial interest as specified in subsection (b), the name and nature of the person or entity (other than the city) to whom or to which such services were rendered, and the category of the compensation as specified in subsection (b) if,

during the preceding calendar year, (i) compensation in excess of \$5,000.00 was received for professional or other services by the reporting individual, or by such individual's spouse or domestic partner, or by an entity in which the reporting individual or his or her spouse or domestic partner has a financial interest and (ii) the person or entity was at any time in the preceding calendar year doing business with the city, or with the Chicago Transit Authority, Board of Education, Chicago Park District, Chicago City Colleges or the Metropolitan Pier and Exposition Authority.

(Omitted text is not affected by this ordinance.)

2-156-445 Limitation Of Contributing To Candidates And Elected Officials.

(a) No person who has done business with the City, or with the Chicago Transit Authority, Chicago Board of Education, Chicago Park District, Chicago City Colleges, Chicago Housing Authority, Chicago Public Building Commission, or Metropolitan Pier and Exposition Authority within the preceding four reporting years, or who is seeking to do business with the City or with any of the other aforementioned entities, ~~and no lobbyist registered with the Board of Ethics~~ shall make contributions in an aggregate amount exceeding \$1,500.00: (i) to any candidate for City office during a reporting year; or (ii) to an elected official of the government of the City during any reporting year of the official's term; or (iii) during a reporting year, to any official or employee of the City who is seeking election to any other office. No lobbyist, or any person in which a lobbyist has an ownership interest of more than 7.5 percent and whom the lobbyist has lobbied on behalf of in the 12 months prior to the date of the contribution, shall: (i) make a direct or in-kind contribution in any amount to the Mayor or to the Mayor's authorized political committee, or to any candidate for Mayor or that candidate's authorized political committee; and (ii) make contributions in an aggregate amount exceeding \$1,500.00: (A) to any candidate for City office during a reporting year; (B) to any elected official of the government of the City during any reporting year of the official's term; or (C) during a reporting year, to any official or employee of the City who is seeking election to any other office. For purposes of this section, all contributions to a candidate's authorized political committees shall be considered contributions to the candidate. A reporting year shall be from January 1st to December 31st. For purposes of this subsection only "seeking to do business" means: (i) the definition set forth in Section 2-156-010(x); or (ii) any matter that was pending before the City Council or any City Council Committee in the six months prior to the date of the contribution or any matter that will be pending before the City Council or any City Council Committee in the six months after the date of the contribution, if that matter involved the award of loan funds, grant funds or bond proceeds, bond inducement ordinances, leases, land sales, zoning matters, the creation of tax increment financing districts, concession agreements, or the establishment of a Class 6(b) Cook County property tax classification.

(Omitted text is not affected by this ordinance.)

(d) Any Except as otherwise provided in this subsection (d), any person who solicits, accepts, offers, or makes a financial contribution that violates the limits set forth in this section shall be subject to the penalty provided in Article VII of this Chapter; provided, however, such person shall not be deemed in violation of this section if such person returns or requests in writing the return of such financial contribution within 10 calendar days of the recipient's or contributor's knowledge of the violation. Notwithstanding the foregoing, any lobbyist, or any person in which a lobbyist has an ownership interest of more than 7.5 percent and whom the lobbyist has lobbied on behalf of in the 12 months prior to the date of the contribution, that makes a contribution to the Mayor or the Mayor's authorized political committee, or to any candidate for Mayor or that candidate's authorized political committee, shall be subject to the following penalties: (i) the penalty for the first such violation shall be as provided in Article VII of this chapter; provided, however, such person shall not be deemed in violation of this section if such person returns or requests in writing the return of such financial contribution within 10 calendar days of the recipient's or contributor's knowledge of the violation; and (ii) the penalty for each subsequent violation, regardless of whether the contribution for the first such violation was returned or a request to return was made, shall be as provided in Article VII of this chapter and the lobbyist's lobbyist registration shall be suspended for 90 calendar days.

SECTION 2. This ordinance shall take effect 10 days after passage and publication.

MISCELLANEOUS BUSINESS.

Committee Discharge -- SUPERINTENDENT OF POLICE DIRECTED TO ENTER INTO AND EXECUTE NEW CONTRACT OR CONTRACT EXTENSION OR RENEWAL FOR ACOUSTIC GUNSHOT DETECTION TECHNOLOGY SERVICES.

[O2024-0011032]

Aldersperson Moore moved to discharge the Committee on Committees and Rules from further consideration of a proposed ordinance directing the Superintendent of Police, in conjunction with Corporation Counsel, to negotiate, enter into, and execute a contract extension, renewal or a new contract for acoustic gunshot technology services of a term no less than 24 months, that ensures no interruption to current acoustic gunshot detection services, and to be on the same terms as the existing contract (O2024-0011032).

The Clerk called the roll and the motion to discharge *Prevailed* by yeas and nays as follows:

Yeas -- Alderpersons Hopkins, Dowell, Yancy, Mitchell, Harris, Beale, Chico, Lee, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Tabares, Scott, Taliaferro, Cruz, Cardona, Waguespack, Conway, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 37.

Nays -- Alderpersons La Spata, Hall, Ramirez, Rodríguez, Sigcho-Lopez, Fuentes, Ervin, Rodríguez-Sánchez, Ramirez-Rosa -- 9.

Following debate on the matter, Alderperson Moore moved to pass the said proposed ordinance.

The Clerk called the roll and the said proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons Hopkins, Dowell, Yancy, Mitchell, Harris, Beale, Chico, Lee, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Tabares, Scott, Taliaferro, Cruz, Cardona, Waguespack, Conway, Villegas, Mitts, Sposato, Nugent, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Silverstein -- 33.

Nays -- Alderpersons La Spata, Hall, Ramirez, Rodríguez, Sigcho-Lopez, Fuentes, Ervin, Rodríguez-Sánchez, Ramirez-Rosa, Vasquez, Clay, Martin, Manaa-Hoppenworth, Hadden -- 14.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The Superintendent of Police, in consultation with the Corporation Counsel as to the form and legality, shall negotiate, enter into and execute a contract extension, renewal or new contract for acoustic gunshot detection technology services. Such contract shall: (1) be for a term of not less than 24 months; (2) ensure that there is no interruption to current acoustic gunshot detection services; and (3) be on the same material terms as the existing contract or be a reference contract, as defined in Section 2-92-649 of the Municipal Code of Chicago, with substantially the same material terms as the existing contract.

SECTION 2. This contract extension, renewal or new contract must come back to the City Council within 60 days for approval.

SECTION 3. This ordinance shall be effective upon passage and approval.

PRESENCE OF VISITORS NOTED.

The following individuals were in attendance and recognized by the City Council:

guests in support of a resolution honoring Josie Cruz on her retirement from the Department of Streets and Sanitation: Juan A. Cruz, husband; Marco A. Cruz, son; Frank Monreal, brother; Enrique Monreal, brother; Carrina Monreal, sister-in-law; Madeline Monreal, niece; from the Department of Streets and Sanitation: Commissioner Cole Stallard; Tonnette Manuel; and friends: George Esquivel; Fran Mauro; Esperanza Rosa;

guests in support of a resolution honoring City Departments and individuals for their contributions to the success of the Democratic National Convention: John Roberson, Chief Operating Officer; Lori Lypson, Deputy Mayor of Infrastructure; Mary Richardson-Lowry, Corporation Counsel; Julie Gilling, Department of Family and Support Services, on behalf of Brandie Knazze; Commissioner Randy Conner, Department of Water Management; Commissioner Angela Tovar, Department of Environment; Commissioner Clinee Hedspeth, Department of Cultural Affairs; Rachel Afra, Mayor's Office for People with Disabilities; from Chicago Police Department: Commissioner Larry Snelling; Chief Jon Hein; Chief Duane DeVries; Chief Yolanda Talley; Deputy Chief Kevin Bruno; Deputy Chief Jill Stevens; Deputy Chief Migdalia Bulnes; from Chicago Fire Department: Deputy Commissioner Marc Ferman, on behalf on Annette Nance Holt; District Chief Greg Stinnett; from Department of Transportation: Commissioner Tom Carney; First Deputy Commissioner Craig Turner; Deputy Commissioner Jai Kalayil; Assistant Commissioner Bryan Gallardo; from Department of Streets and Sanitation: Commissioner Cole Stallard; Luis Zepeda; Tommie Johnson; Erik Colon; from Office of Emergency Management and Communications: Commissioner Jose Tirado; Managers of Emergency Management Services: Chris Pettineo; Matt Doughtie; Matt Ladniak; Kaila Lariviere; from DNC Host Committee: Christy George, Executive Director; Keiana Barrett; Joanna Belanger; Jake Mikva; LaWanda Neyland; Belynda Wesley; Marisol Aquino; Shaunna Sims Davis; Mo Green; J.D. Van Slyke; from Department of Aviation: Deputy Commissioner Thyatiria Towns; Managing Deputy Commissioners: Tracey H. Payne; Amber Ritter;

guests in support of the appointment of Sharla Roberts as Chief Procurement Officer: Taylor James, daughter; Anthony James, son; Christian James, son; Tanya Thomas, friend; from Chicago Minority Supplier Development Council: Herb Stokes, Co-Chair of Advocacy; Charles Harrell; Malcolm Weems; Rod Young; Chima Eniya;

Reverend Jesse Jackson, accompanied by Marnie Trotter, assistant; Idris Adebisi, nurse; Christopher Hodges, Policy Analyst, Department of Cultural Affairs and Special Events;

Roderick Sawyer, former Alderperson of the 6th Ward;

Shirley Coleman, former Alderperson of the 16th Ward;

Latasha Thomas, former Alderperson of the 17th Ward.

At this point in the proceedings, Alderperson Beale informed the City Council that he was withdrawing his call for a special meeting scheduled for September 18, 2024 at 2:00 P.M.

Time Fixed For Next Succeeding Regular Meeting.

[O2024-0012503]

By unanimous consent, Alderperson Mitchell presented a proposed ordinance which reads as follows:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The next regular meeting of the City Council of the City of Chicago shall be held on Wednesday, October 9, 2024, beginning at 10:00 AM., in the Council Chamber on the second floor in City Hall, 121 North LaSalle Street, Chicago, Illinois.

SECTION 2. This ordinance shall take effect and be in force from and after its passage.

On motion of Alderperson Mitchell, the foregoing proposed ordinance was *Passed* by yeas and nays as follows:

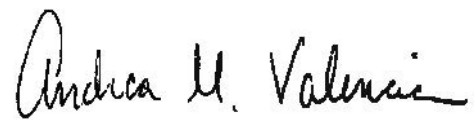
Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

Adjournment.

Thereupon, Alderperson Mitchell moved that the City Council do *Adjourn*. The motion *Prevailed* and the City Council *Stood Adjourned* to meet in regular meeting on Wednesday, October 9, 2024, at 10:00 A.M., in the Council Chamber in City Hall.

A handwritten signature in black ink that reads "Andrea M. Valencia". The signature is written in a cursive, flowing style.

ANDREA M. VALENCIA,
City Clerk.