

(Published by the Authority of the City Council of the City of Chicago)

**COPY**



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

---

Regular Meeting -- Wednesday, March 12, 2025

at 10:00 A.M.

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

---

**OFFICIAL RECORD.**

**BRANDON JOHNSON**  
Mayor

**ANDREA M. VALENCIA**  
City Clerk

*JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL*  
Regular Meeting -- Wednesday, March 12, 2025

**TABLE OF CONTENTS**

	Page
Public Comment .....	25260
Communications From City Officers.....	25264
Reports Of Committees .....	25292
Committee on Finance.....	25292
Committee on the Budget and Government Operations .....	25315
Committee on Economic, Capital and Technology Development.....	25346
Committee on Housing and Real Estate.....	25397
Committee on License and Consumer Protection .....	25473
Committee on Pedestrian and Traffic Safety .....	25491
Committee on Special Events, Cultural Affairs and Recreation.....	25512
Committee on Transportation and Public Way.....	25518
Committee on Zoning, Landmarks and Building Standards .....	25569
Agreed Calendar.....	25932
New Business Presented By Alderpersons .....	25995
Traffic Regulations, Traffic Signs, Etc. ....	25995

*JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL*  
Regular Meeting -- Wednesday, March 12, 2025

	Page
Zoning Ordinance Amendments .....	26007
Unclassified Matters .....	26009
Approval Of The Journal.....	26024
Unfinished Business .....	26024
Miscellaneous Business .....	26025

**Attendance At Meeting.**

*Present* -- The Honorable Brandon Johnson, Mayor, and Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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.

*Absent* -- None.

---

**Call To Order.**

On Wednesday, March 12, 2025 at 10:20 A.M. (the hour appointed for the meeting was 10:00 A.M.), the Honorable Brandon Johnson, Mayor, called the City Council to order. The Honorable Andrea M. Valencia, City Clerk, called the roll of members and it was found that there were present at that time: Alderpersons La Spata, Dowell, Yancy, Mitchell, Harris, Chico, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Taylor, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 40.

Quorum present.

At this point in the proceedings, the Honorable Brandon Johnson, Mayor, informed the City Council that Alderperson Robinson and Alderperson Sposato submitted requests, pursuant to Rule 59 of the City Council's Rules of Order and Procedure, to attend the meeting remotely.

Thereupon, the members physically present in the Chamber accepted by unanimous vote, the request by Alderperson Robinson and Alderperson Sposato to attend the meeting remotely, pursuant to Rule 59 of the City Council's Rules of Order and Procedure, resulting in a quorum of 42 persons.

---

**Pledge Of Allegiance.**

Mayor Brandon Johnson led the City Council and assembled guests in the Pledge of Allegiance to the Flag of the United States of America.

**Invocation.**

Bishop Shirley Coleman, pastor of Spiritual Wholistic Ministries of Love & Faith, opened the meeting with prayer.

---

**PUBLIC COMMENT.**

In accordance with the City Council's Rules of Order and Procedure, the following members of the general public addressed the City Council:

Jessica Lee

Matthew King

Ellen Svehla

Samantha Sawicka

Nancy Quintana

In accordance with the City Council's Rules of Order and Procedure, the following members of the general public submitted written comments to the City Council:

Evan B.

Kara Spahl

Myrna Romo

Judy Zuckerman

David Barbosa

Nicholas Divella

Michelle Gilliam

Ian

Casey Kern

Barbara Christ

Charles Ross

Charlie Espedido

Betty Kopinski

Paul Wong

Mariah Mata

Zachary Jordan

Stephen Getty

Debbie Johnson

Christy Noland

Mike Lunde

Sarah Wiedel

Dino Mirkopoulos

Hannah Guerra

Cyatharine Alias

Ismael Perez

JJ Kells

Gina Getty

Debbie Liu

Judy Littlejohn

Ana Solano

Nathan Edwards

Madalynn Benavides

Marcy Baim

Gabriel Krell

Ni Hao

Daniel Zuckerman

Catherine Norcott

Lavanya Kannan

Sue Kluger

Hector

Em Ayala

Mona Rizkallah

Ellen Svehla

Harold Dittrich

Jasmina Kostic

Lazaros Kapetanou

Rachel Fredericks

Nicholas Sekas

Sadie Rose

Chris Edwards

Shannon Mastey

Angie Trobiani

Marc Hutchcraft

Francisco Lopez Zavala

Katia Balba

Jean Gasior

Kerrie Espuga

Caroline Wooten

Rory Aspin

Sneha Swaroop

Shelby Walchuk

Lisa Wiederkehr

Robert Hill

Melanie Minuchie

Donald H. Kuehlthau

Derek Klein

Joann Giertuga

Lucy Kay

Meghna Sharma

Amber Renee

Lisa Khabeer

Judy King

Ellis Walton

Sara Richmond

Rania Elgazuani

Bart Vandesande

Robin Mercelis

**REPORTS AND COMMUNICATIONS FROM CITY OFFICERS.**

---

*Rules Suspended* -- TRIBUTE TO LATE CHANDRA LIBBY.

[R2025-0015968]

The Honorable Brandon Johnson, Mayor, presented the following communication:

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- I transmit herewith, together with Aldermen Hadden, O'Shea, Rodríguez-Sánchez, Harris, Vasquez, Fuentes, Rodríguez, Moore, Gardiner, Villegas, Clay, Martin, Chico, Lawson, Nugent, Mosley, Lopez, Taliaferro, Mitts, Manaa-Hoppenworth, Reilly, Dowell, La Spata, Cardona, Conway, Cruz, Lee, Silverstein, Coleman, Gutiérrez, Hopkins, Robinson, Ramirez-Rosa and City Clerk Valencia, a memorial resolution honoring Chandra Libby.

Your favorable consideration of this resolution will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
Mayor.

Aldersperson Mitchell moved to *Suspend the Rules Temporarily* to permit immediate consideration of and action upon the said proposed resolution. The motion *Prevailed*.

The following is said proposed resolution:

WHEREAS, It is with a heavy heart and great sadness that we express our condolences at the passing, on January 5, 2025, of Chandra Libby, a vociferous advocate for the homeless and a dedicated City servant; and

WHEREAS, Chandra served as a leader at the Department of Family and Support Services (DFSS) for 16 years, first in the former Emergency Services Division, then as the Director of the Homeless Outreach and Prevention (HOP) program; and

WHEREAS, During this time, Chandra expanded the HOP team to provide additional street outreach services to the residents of the City of Chicago; and

WHEREAS, Chandra coordinated outreach throughout the City during the COVID-19 pandemic, as she and her teams served as front-line essential workers while the majority of City residents stayed at home in the early days, ensuring that unhoused residents received basic needs, personal protective equipment, and access to health care and housing; and

WHEREAS, Chandra helped strengthen the City's overall encampment outreach strategy by designing the multi-agency encampment initiatives that brought a range of supportive services, including a mobile health unit, to encampments across the City for days at a time to work intensively with residents to encourage them to move to shelter; and

WHEREAS, Chandra designed and stood up Chicago's first low-barrier shelter, the Pilsen shelter, which is dedicated to encampment communities to support residents who want to move together to a low-threshold program; and

WHEREAS, Chandra appreciated that there are barriers that keep people from being able to or even wanting to access shelters, and worked to overcome those barriers through the low-barrier model of shelter, including such innovative components as welcoming pets, welcoming couples, removing a curfew, permitting residents to be away and check-in after 48 hours and embracing harm reduction; and

WHEREAS, When DFSS launched Accelerated Moving Events (AMEs) to support unsheltered Chicagoans moving to permanent housing, Chandra created the model for AMEs or unsheltered residents; and

WHEREAS, Under Chandra's leadership, since 2020, the DFSS HOP conducted 33 AMEs for unsheltered residents and more than 700 have moved to permanent housing as a result during that time; and

WHEREAS, A true public servant, Chandra served thousands of unhoused Chicagoans and supported her team and partners compassionately over the years; and

WHEREAS, Chandra touched the lives of many DFSS staff and staff across delegate agencies, other City departments, and aldermanic offices and wards; and

WHEREAS, A beloved advocate to the most vulnerable, Chandra was the person everyone knew to call to help Chicagoans in need of homeless services and we are grateful for her steady service; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of the City of Chicago, assembled this 12<sup>th</sup> day of March 2025, do hereby extend our sincerest condolences on the loss of Chandra Libby and grieve with her family, friends and the countless lives she impacted, and hope that they will continue to find comfort in Chandra Libby's memory during this trying time; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Chandra Libby's family as a symbol of our gratitude for her service to the City and its residents, and as an expression of our deepest sympathy.

On motion of Alderperson Mitchell, seconded by Alderpersons Dowell, Conway, Nugent, Silverstein, La Spata, Fuentes, Rodríguez-Sánchez, Ramirez-Rosa, Sigcho-Lopez, Ervin and Hadden, the foregoing resolution was *Adopted* by a rising vote.

At this point in the proceedings, the Honorable Brandon Johnson, Mayor, rose and joined the members of the City Council in honoring the life and legacy of the late Chandra Libby. Offering his condolences to the family of the late Chandra Libby and recognizing the many special guests in attendance, Mayor Johnson reflected on Ms. Libby's service with the City of Chicago for 16 years at the Department of Family and Support Services in the Emergency Services Division and as Director of the Homeless Outreach and Prevention. While at the Department of Family and Support Services Ms. Libby expanded the homeless and prevention team to reach more unhoused individuals and families, the Mayor stated, and she helped to strengthen outreach and championed initiatives that would provide vital resources and services to unhoused residents. During the COVID-19 pandemic, Ms. Libby worked on the "front lines" to ensure that unhoused residents had access to basic needs, protective equipment, health care, and housing, the Mayor continued, and she remained a strong and beloved advocate for our most vulnerable residents. Chandra Libby has left an indelible mark on Chicago, a city that she truly loved, the Mayor declared, and on behalf of the people of Chicago and the countless beneficiaries of her incredible contributions we extend our heartfelt condolences.

---

*Rules Suspended* -- CONGRATULATIONS EXTENDED TO CENTRAL REGION CHAPTER OF SIGMA GAMMA RHO SORORITY, INC. ON 100<sup>TH</sup> ANNIVERSARY.  
[R2025-0015970]

The Honorable Brandon Johnson, Mayor, presented the following communication:

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- I transmit herewith, together with Aldermen Coleman, O'Shea, Harris, Vasquez, Fuentes, Rodríguez, Moore, Gardiner, Villegas, Clay, Martin, Chico, Lawson, Hadden, Nugent, Mosley, Lopez, Taliaferro, Mitts, Manaa-Hoppenworth, Reilly, Dowell, La Spata, Cruz, Lee, Silverstein, Ramirez-Rosa, Gutiérrez, Hopkins, Robinson, Cardona, Conway and City Clerk Valencia, a resolution honoring the Central Region Chapter of Sigma Gamma Rho Sorority, Inc.

Your favorable consideration of this resolution will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
Mayor.

Alderperson Mitchell moved to *Suspend the Rules Temporarily* to permit immediate consideration of and action upon the said proposed resolution. The motion *Prevailed*.

The following is said proposed resolution:

WHEREAS, In recognition of its dedicated service and commendable community outreach, the members of this chamber are delighted to extend their congratulations to the Sigma Gamma Rho Sorority Central Region on the momentous occasion of its 100<sup>th</sup> anniversary; and

WHEREAS, The Sigma Gamma Rho Sorority Central Region was founded in 1925 by seven visionary Black women educators at Butler University in Indiana; and

WHEREAS, Since its establishment, the Sigma Gamma Rho Sorority Central Region has been committed to uplifting the community through sisterhood, leadership, and service, with initiatives aimed at improving maternal and infant health outcomes for Black women, as well as fostering the growth of young women into well-rounded students and productive citizens; and

WHEREAS, The Sigma Gamma Rho Sorority Central Region currently boasts 43 Graduate Chapters and 56 Undergraduate Chapters across Illinois, Indiana, Iowa, Kansas, Kentucky, Michigan, Missouri, Minnesota, Nebraska, North Dakota, Ohio, South Dakota, and Wisconsin. Additionally, it encompasses Canadian Divisions in Windsor, Ontario, extending westward to Saskatchewan, along with chapters in Baffin Islands, Greenland, Iceland, the Queen Elizabeth Islands, and Germany; and

WHEREAS, Among the notable Chicago alumnae of the sorority are Congresswoman Robin Kelly, State Representative Debbie Meyers Martin, Treasurer Melissa Conyers-Ervin, Chicago Police Department Commander Davina Ward, and Chicago Deputy Chief of Police Senora Ben, among others; and

WHEREAS, Other distinguished Sigma Gamma Rho alumnae include Hattie McDaniel, the first African American to receive an Oscar, Mary T. Washington Wylie, the first Black woman CPA, and Dr. Annie Lawrence Brown, the first Black president of the Illinois Nurses Association; and

WHEREAS, With the motto "Greater Service, Greater Progress", the Sigma Gamma Rho Sorority Central Region has served as a beacon of hope and inspiration for women for the past century; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of the City of Chicago, assembled this 12<sup>th</sup> day of March 2025, do hereby congratulate the Sigma Gamma Rho Sorority Central Region on the auspicious occasion of its centennial celebration; express our heartfelt gratitude for its exemplary service to women globally; and extend our best wishes for its continued growth and success; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to the Sigma Gamma Rho Sorority Central Region as a token of our appreciation and esteem.

On motion of Alderperson Mitchell, seconded by Alderpersons Coleman, Harris, Lee, Curtis, Moore, Dowell and Ervin, the foregoing resolution 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*Nays* -- None.

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

At this point in the proceedings, the Honorable Brandon Johnson, Mayor, joined the members of the City Council in congratulating Sigma Gamma Rho Sorority Central Region on celebration of its 100th anniversary. Commending the leadership and distinguished members of Sigma Gamma Rho who include among its membership City Treasurer Melissa Conyears-Ervin, Mayor Johnson noted that since its founding in 1925 by seven Black women educators at Butler University, the Sigma Gamma Rho Sorority Central Region has worked to uplift the community through sisterhood, leadership, and service. Sigma Gamma Rho has championed initiatives and programs aimed at improving maternal and infant health outcomes and fostering the growth of young women, the Mayor stated, and they have supported quality education and workforce opportunities in the Black community. Reflecting on the sorority's rich history, Mayor Johnson observed that today the Sigma Gamma Rho Sorority Central Region has expanded to 43 graduate chapters and 56 undergraduate chapters across the country and around the world and expressed his appreciation that Chicago was selected as the designation for celebrating its milestone 100th anniversary.

Alderperson Harris then moved to *Suspend the Rules Temporarily* to allow City Treasurer Melissa Conyears-Ervin to address the City Council. The motion *Prevailed*.

Speaking from the Clerk's rostrum, City Treasurer Conyears-Ervin thanked Mayor Johnson, Alderperson Harris and the members of the City Council for granting her the opportunity to address the body. Declaring her pride as a member of the Sigma Gamma Rho Sorority Central Region, City Treasurer Conyears-Ervin commended her many sorority sisters from across the

country who traveled to Chicago to celebrate the organization's 100<sup>th</sup> anniversary. Proclaiming that she was "peacock proud" to see that Chicago was chosen as the destination for this significant occasion, Treasurer Conyears-Ervin stated that the signature blue and gold colors of the sorority will be seen throughout Chicago as members partake in the many planned events and celebrations and enjoy the restaurants, businesses and attractions of our great city. Acknowledging the presence of Nai V. Colton, Sigma Gamma Rho Sorority Regional Director, as well as other officers and members both past and present who were in attendance today, City Treasurer Conyears-Ervin spoke of how she initially joined Sigma Gamma Rho 29 years ago as a first generation college student and how immensely grateful she felt over the years for the unwavering sisterhood and support she received from this incredible organization. "When I look around this room, I see the strength of sisterhood, the strength of this organization, the strength of leadership", the Treasurer declared, and reflected on the proud legacy that was born out of seven courageous Black women that started this organization at the predominantly White Butler University in Indiana and which continues in its members today. Praising Mayor Johnson for his encouraging example as a Black man and father and for his stewardship as mayor of the third largest city in the nation, Treasurer Conyears-Ervin stated that "there is no way we can overlook the challenges that you face daily, but you remind us that we're built for this". Treasurer Conyears-Ervin then thanked Mayor Johnson, Alderperson Coleman and Alderperson Harris for their support and for allowing her the opportunity to celebrate this uniquely personal moment.

---

*Rules Suspended* -- CONGRATULATIONS EXTENDED TO JAMIE L. RHEE ON RETIREMENT AS COMMISSIONER OF DEPARTMENT OF AVIATION.

[R2025-0015971]

The Honorable Brandon Johnson, Mayor, presented the following communication:

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- I transmit herewith, together with Aldermen O'Shea, Rodríguez-Sánchez, Harris, Vasquez, Fuentes, Rodríguez, Moore, Gardiner, Villegas, Clay, Martin, Chico, Lawson, Hadden, Nugent, Mosley, Lopez, Taliaferro, Mitts, Manaa-Hoppenworth, Reilly, Dowell, La Spata, Cruz, Lee, Silverstein, Ramirez-Rosa, Coleman, Gutiérrez, Hopkins, Robinson, Cardona, Conway and City Clerk Valencia, a resolution honoring former Commissioner Jamie Rhee.

Your favorable consideration of this resolution will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
Mayor.

Aldersperson Mitchell moved to *Suspend the Rules Temporarily* to permit immediate consideration of and action upon the said proposed resolution. The motion *Prevailed*.

The following is said proposed resolution:

WHEREAS, After devoting more than 30 years to public service across four mayoral administrations, Jamie L. Rhee is retiring from her position as Commissioner of the Department of Aviation; and

WHEREAS, The Chicago City Council has been informed of Jamie's retirement by the Honorable Matthew J. O'Shea, Alderman of the 19<sup>th</sup> Ward; and

WHEREAS, A native of Geneseo, Illinois, Jamie earned her bachelor's degree from Michigan State University and her Juris Doctor from DePaul University, where she was a distinguished member of the DePaul Law Review and -- foreshadowing her future career -- authored an article titled, "Rational And Constitutional Approaches To Airline Safety In The Face Of Terrorist Threats"; and

WHEREAS, Jamie's career in public service began where it is coming to a close, at O'Hare International Airport, where she served as a Customer Service Foreign Language Assistant while pursuing her law degree at night; and

WHEREAS, Jamie's tenure in public service continued with stints in the City's Department of Planning and Development and Department of Law, where she developed a keen understanding of urban planning and municipal law, which she would later apply as the General Counsel for the O'Hare Modernization Program (OMP), which transformed O'Hare's airfield into a parallel runway system, reducing system impact delays by 66 percent and creating an estimated 34,000 jobs; and

WHEREAS, Jamie would continue to rise through the ranks of City Hall, first as Deputy Chief of Staff under Mayor Richard M. Daley before serving as the Chief Procurement Officer for nearly a decade, where she strengthened and streamlined contracting opportunities for the City's historically disadvantaged communities; and

WHEREAS, Indeed, throughout her tenure in City government, Jamie has dedicated herself to advancing small, disadvantaged, and diverse-owned businesses by leading

procurement reform efforts that have received national and international recognition and increasing the accessibility of municipal contracts including \$970 Million in OMP contracts -- representing 31 percent of the total program -- that were awarded to minority, disadvantaged, and woman-owned businesses; and

WHEREAS, In 2018, Jamie once again answered the call, and was appointed as the Commissioner of Aviation (CDA), where she would oversee one of the world's busiest airport systems, including O'Hare and Midway International Airports, which together welcomed nearly 96 million visitors in 2023, and the procurement of more than \$2,000,000,000 in goods and services on behalf of the City; and

WHEREAS, As the Commissioner of Aviation, Jamie championed modernization efforts at both of Chicago's airports, including the completion of the \$1.3 Billion expansion of Terminal 5 at O'Hare, the development of the O'Hare Terminal Area Plan featuring a new Global Terminal and satellite concourses, and the \$300 Million ElevateT3 program, which received the largest competitive airport grant from President Biden's Bipartisan Infrastructure Law for two consecutive years; and

WHEREAS, At Midway International Airport, Jamie spearheaded the completion of the Midway Modernization Program, which included an expanded security checkpoint, a state-of-the-art baggage handling system, and a revitalized Central Market as part of a \$75 Million investment in concessions, achieving one of the nation's highest Airport Concessions DBE participation rates at 56 percent; and

WHEREAS, Throughout her time as Commissioner, Jamie continuously prioritized workforce development and community engagement through initiatives that connect Chicago residents and businesses to airport opportunities, partnerships with Chicago Public Schools and City Colleges of Chicago, and the sponsorship of One Summer Chicago internships for high school students and recent graduates; and

WHEREAS, While any one of these initiatives alone would be a crowning achievement for any public servant, Jamie somehow found the time to author articles and publications on aviation safety and security and advocate for accountability in government while managing billions of dollars in projects, leading to the development of a code of conduct for the Chicago airport community; and

WHEREAS, In the summer of 2022, Jamie was elected Chair of the U.S. Policy Council for Airports Council International -- North America, only one year after joining the group's board of directors, to promote cooperation between airport governing bodies, and serves on nine other aviation-related boards, including the international board for the American Association of Airport Executives; and

WHEREAS, Jamie, along with her husband Mike and daughter Jazelle, proudly call Humboldt Park home, where they cherish the neighborhood's close-knit community, rich history, and iconic parks, and are active with the March of Dimes and the SOS Children's Villages, through which her family has fostered children in need; and

WHEREAS, After more than 30 years helping lead this City through every imaginable up and down, from historic blizzards to a worldwide pandemic, Jamie's reliable, constant, and beloved presence will be sorely missed; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of the City of Chicago, assembled this 12<sup>th</sup> day of March 2025, do hereby honor and commend Commissioner Jamie L. Rhee for her decades of outstanding contributions to the City of Chicago, her exemplary leadership in aviation and procurement, as well as her unwavering commitment to increasing opportunities for minority, women, disabled, and veteran-owned businesses; and

*Be It Further Resolved*, That a suitable copy of this resolution be prepared and presented to Jamie L. Rhee as a token of our appreciation and esteem.

On motion of Alderperson Mitchell, seconded by Alderpersons Moore, Beale, La Spata, Waguespack, Silverstein, Curtis, Harris, Mitts, Fuentes, Napolitano, Taylor, Villegas, Rodríguez, Vasquez, Hopkins, Hadden, Lopez, Gardiner, Nugent, Quinn, Ervin, Burnett, Coleman, Lee, Dowell and O'Shea, the foregoing resolution 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

Nays -- None.

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

At this point in the proceedings, the Honorable Brandon Johnson, Mayor, joined the members of the City Council in congratulating Commissioner Jamie Rhee on her retirement and expressing his appreciation for 30 years of dedicated service to the City of Chicago. Commissioner Rhee championed modernization efforts at both Chicago airports, the Mayor stated, and oversaw the completion of the expansion of Terminal 5 at Chicago O'Hare International Airport and the completion of the Chicago Midway Airport Modernization Program. A staunch advocate for workforce development and community engagement, Commissioner Rhee connected residents and businesses to airport opportunities, the Mayor observed, and helped ensure that "innovation and dedication worked hand and hand". Commissioner Rhee has left an indelible mark on our airports, the City of Chicago, and its residents, the Mayor proclaimed, and her contributions will be felt and remembered for years to come.

*Rules Suspended* – RECOGNITION OF MARCH AS WOMEN'S HISTORY MONTH.  
[R2025-0015969]

The Honorable Brandon Johnson, Mayor, presented the following communication:

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- I transmit herewith, together with Aldermen Lee, O'Shea, Rodríguez-Sánchez, Harris, Vasquez, Fuentes, Rodríguez, Moore, Gardiner, Villegas, Clay, Martin, Chico, Lawson, Hadden, Nugent, Mosley, Lopez, Taliaferro, Mitts, Manaa-Hoppenworth, Reilly, Dowell, La Spata, Cruz, Silverstein, Ramirez-Rosa, Coleman, Gutiérrez, Hopkins, Cardona, Conway, Robinson and City Clerk Valencia, a resolution honoring Women's History Month.

Your favorable consideration of this resolution will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
Mayor.

Alderperson Mitchell moved to *Suspend the Rules Temporarily* to permit immediate consideration of and action upon the said proposed resolution. The motion *Prevailed*.

The following is said proposed resolution:

WHEREAS, Women's History Month celebrates the diverse achievements and contributions of women throughout history, reminding all Chicagoans of the remarkable accomplishments of women across diverse fields, including politics, science, literature, and activism; and

WHEREAS, Women's History Month coincides with the March 8 observance of International Women's Day, a historic day rooted in the activism of the labor and suffrage movements in North America and Europe during the early twentieth century, signifying a global call for gender equality and justice; and

WHEREAS, The United States has observed Women's History Month since the passage of Public Law 100-9 by Congress in 1987, officially designating March 1987 as the first Women's History Month, a tradition upheld annually through presidential proclamations since 1988; and

WHEREAS, Women have been instrumental in shaping the trajectory of the nation's history as suffragists, abolitionists, civil rights leaders, labor activists, and continue to champion various causes including reproductive rights, racial justice, and LGBTQ equality; and

WHEREAS, Eighteen alderwomen currently serve on the City Council, representing a diverse group of neighborhoods and communities across Chicago; and

WHEREAS, Women hold key leadership positions throughout the City of Chicago, playing pivotal roles in driving economic growth, ensuring public health and safety, and advocating for social justice; and

WHEREAS, Women's History Month encourages reflection on the importance of women's rights and the achievement of gender equality globally; and

WHEREAS, Women's History Month is a time to honor the resilience, leadership, and enduring impact of women past, present, and future; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of the City of Chicago, assembled this 12<sup>th</sup> day of March 2025, do hereby reaffirm our prior designation of March as Women's History Month in Chicago, and encourage all Chicagoans to acknowledge the contributions of women to the vibrant culture, identity, and history of our great City.

On motion of Alderperson Mitchell, seconded by Alderpersons Lee, Tabares, Fuentes, Cruz, Scott, Silverstein, Rodríguez-Sánchez, Gutiérrez, Chico, Ramirez, Mitts, Taylor, Manaa-Hoppenworth, Sigcho-Lopez, Gardiner, Rodríguez, Sposato and Nugent, the foregoing resolution 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 – 50.

Nays – None.

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

At this point in the proceedings, the Honorable Brandon Johnson, Mayor, joined the members of the City Council in commemorating March as Women's History Month. Congratulating and thanking the many distinguished guests in attendance for their

accomplishments and service to the City of Chicago, Mayor Johnson stated that throughout history, women have made countless contributions to our city, our country, and the world and have been on the frontlines of some of our greatest battles including civil rights, labor rights, reproductive rights and countless other causes. Recognizing the key positions women hold in the economy, health care, public safety, social justice, and more, Mayor Johnson applauded the 18 alderwomen currently serving in the City Council and making a difference throughout a diverse group of neighborhoods and communities across Chicago. Since 1987, we have celebrated women and their many achievements and contributions through the observance of Women's History Month, the Mayor stated, and each of us is invited, this month and every month, to take time to reflect on the importance of women's rights and gender equality, while also celebrating and honoring the resilience, leadership, and impact of women past, present, and future. Mayor Johnson then gave a special "shout out" to his wife and First Lady of Chicago, Stacie, and his daughter, Braedyn.

---

At this point in the proceedings, Alderperson Mitts requested that the members of the City Council and assembled guests rise and observe a moment of silence in remembrance of the late Alees Edwards.

---

REGULAR ORDER OF BUSINESS RESUMED.

---

*Referred* -- APPOINTMENT OF AIDA GIACHELLO AS MEMBER OF BOARD OF HEALTH.

[A2025-0015976]

The Honorable Brandon Johnson, Mayor, submitted the following communication which was *Referred to the Committee on Health and Human Relations*:

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- I have appointed Aida Giachello as a member of the Board of Health for a term effective immediately and expiring April 30, 2028, such period

allocated as follows: a term effective immediately and expiring April 30, 2025, to succeed Oscar Ivan Zambrano, who has resigned, followed immediately by a full three-year term.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
Mayor.

---

*Referred* -- APPOINTMENT OF PRINCELLA "JARIBU" LEE AS MEMBER OF BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508.

[A2025-0015975]

The Honorable Brandon Johnson, Mayor, submitted the following communication which was *Referred to the Committee on Education and Child Development*:

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- I have appointed Princesa "Jaribu" Lee as a member of the Board of Trustees of Community College District Number 508 for a term effective immediately and expiring June 30, 2027, to succeed Laritza Lopez, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
Mayor.

3/12/2025

COMMUNICATIONS, ETC.

25277

*Referred* -- EXECUTION OF INTERGOVERNMENTAL AGREEMENT WITH CHICAGO PARK DISTRICT FOR PROVISION OF TAX INCREMENT FINANCING ASSISTANCE FUNDS FOR IMPROVEMENTS AT DOUGLASS PARK, 1401 S. SACRAMENTO DR.

[O2025-0015980]

The Honorable Brandon Johnson, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on Finance*:

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing the execution of an intergovernmental agreement with the Chicago Park District to provide TIF funds for improvements at Douglass Park.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
*Mayor.*

---

*Referred* -- EXECUTION OF INTERGOVERNMENTAL AGREEMENT WITH CHICAGO PARK DISTRICT FOR PROVISION OF TAX INCREMENT FINANCING ASSISTANCE FUNDS FOR IMPROVEMENTS AT PIOTROWSKI PARK, 4247 W. 31<sup>ST</sup> ST.

[O2025-0015978]

The Honorable Brandon Johnson, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on Finance*:

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing the execution of an intergovernmental agreement with the Chicago Park District to provide TIF funds for improvements at Piotrowski Park.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
*Mayor.*

---

*Referred* -- ISSUANCE OF FINANCIAL ASSISTANCE TO 208 LASALLE AFFORDABLE L.P. AND 208 LASALLE MARKET LANDLORD LLC FOR ACQUISITION, CONSTRUCTION, REHABILITATION AND EQUIPPING OF AFFORDABLE AND MARKET RATE HOUSING PROJECTS AT 208 S. LASALLE ST.

[O2025-0016003]

The Honorable Brandon Johnson, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on Finance*:

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- At the request of the Commissioner of Housing, I transmit herewith an ordinance authorizing the issuance of financial assistance for the adaptive reuse project of the property located at 208 South LaSalle Street.

3/12/2025

COMMUNICATIONS, ETC.

25279

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
Mayor.

---

*Referred* -- ISSUANCE OF FINANCIAL ASSISTANCE TO 111 MONROE AFFORDABLE L.P. AND 111 MONROE MARKET LANDLORD LLC FOR ACQUISITION, CONSTRUCTION, REHABILITATION AND EQUIPPING OF AFFORDABLE AND MARKET RATE HOUSING PROJECTS AT 111 W. MONROE ST.

[O2025-0016002]

The Honorable Brandon Johnson, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on Finance*:

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- At the request of the Commissioner of Housing, I transmit herewith an ordinance authorizing the issuance of financial assistance for the adaptive reuse and conversion project of the property located at 111 West Monroe Street.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
Mayor.

*Referred* -- CONTINUANCE OF SINGLE-ROOM OCCUPANCY (SRO) LOAN FUND AND CONTINUED GRANT AGREEMENT WITH COMMUNITY INVESTMENT CORPORATION.

[O2025-0015982]

The Honorable Brandon Johnson, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on Finance*:

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- At the request of the Commissioner of Housing, I transmit herewith an ordinance authorizing the continuation of the Single-Room Occupancy (SRO) Loan Fund.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
Mayor.

---

*Referred* -- EXECUTION OF NEIGHBORHOOD OPPORTUNITY FUND REDEVELOPMENT AGREEMENT WITH MAAFA REDEMPTION PROJECT, INC. FOR CONVERSION OF CHURCH INTERIOR AT 4241 W. WASHINGTON BLVD. TO MAAFA CENTER FOR ARTS AND ACTIVISM.

[O2025-0015992]

The Honorable Brandon Johnson, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on the Budget and Government Operations*:

3/12/2025

COMMUNICATIONS, ETC.

25281

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing the execution of a neighborhood opportunity fund redevelopment agreement with the MAAFA Redemption Project Inc.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
*Mayor.*

---

*Referred* -- SUPPLEMENTAL APPROPRIATION AND AMENDMENT OF YEAR 2025 ANNUAL APPROPRIATION ORDINANCE WITHIN FUND NO. 925.

[O2025-0016001]

The Honorable Brandon Johnson, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on the Budget and Government Operations*:

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- At the request of the Budget Director, I transmit herewith a Fund Number 925 amendment.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
*Mayor.*

---

*Referred --* SUPPORT OF COOK COUNTY CLASS 6(b) AND CLASS 7(a) TAX INCENTIVES FOR VARIOUS PROPERTIES.

[O2025-0015996, O2025-0015998]

The Honorable Brandon Johnson, Mayor, submitted the following communication which was, together with the proposed ordinances transmitted therewith, *Referred to the Committee on Economic, Capital and Technology Development*:

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- At the request of the Commissioner of Planning and Development, I transmit herewith ordinances authorizing favorable property tax incentive classifications for specified properties located within the City.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
*Mayor.*

3/12/2025

COMMUNICATIONS, ETC.

25283

*Referred* -- SALE OF CITY-OWNED PROPERTY AT 3901 S. HALSTED ST. TO ILLINOIS DEPARTMENT OF TRANSPORTATION FOR PERSHING ROAD HIGHWAY IMPROVEMENT PROJECT.

[O2025-0015983]

The Honorable Brandon Johnson, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on Housing and Real Estate*:

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- At the request of the Commissioner of Transportation, I transmit herewith an ordinance authorizing the sale of City-owned property located at 3901 South Halsted Street.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
Mayor.

---

*Referred* -- SALE OF CITY-OWNED PROPERTIES AT VARIOUS LOCATIONS.

[O2025-0015986, O2025-0015989, O2025-0015990]

The Honorable Brandon Johnson, Mayor, submitted the following communication which was, together with the proposed ordinances transmitted therewith, *Referred to the Committee on Housing and Real Estate*:

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- At the request of the Commissioner of Planning and Development, I transmit herewith ordinances authorizing the sale of specified City-owned properties.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
*Mayor.*

---

*Referred -- ACQUISITION OF PARCELS OF PROPERTY AT 7850 AND 7872 S. EXCHANGE AVE., 2910 AND 2914 E. 79<sup>TH</sup> ST. AND 7843 S. ESCANABA AVE. FOR MIXED-USE REDEVELOPMENT PROJECT AND PLAN.*

[O2025-0015984]

The Honorable Brandon Johnson, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on Housing and Real Estate*:

OFFICE OF THE MAYOR  
CITY OF CHICAGO

March 12, 2025.

*To the Honorable, The City Council of the City of Chicago:*

LADIES AND GENTLEMEN -- At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing the acquisition of five parcels located at 7850 -- 7872 South Exchange Avenue.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,  
*Mayor.*

**City Council Informed As To Miscellaneous  
Documents Filed In City Clerk's Office.**

The Honorable Andrea M. Valencia, City Clerk, informed the City Council that documents have been filed in her office relating to the respective subjects designated as follows:

*Placed On File* -- DETERMINATION CERTIFICATE OF CITY OF CHICAGO REGARDING REVOLVING LINE OF CREDIT AGREEMENT BY AND AMONG CITY OF CHICAGO, RBC CAPITAL MARKETS LLC AND ROYAL BANK OF CANADA, AS TO NOTE OF DECEMBER 28, 2023, AGGREGATE OUTSTANDING AMOUNT NOT TO EXCEED \$225,000,000.00.

[F2025-0015791]

A communication from Jill Jaworski, Chief Financial Officer, under the date of March 4, 2025, received in the Office of the City Clerk on March 4, 2025, transmitting a determination certificate of the City of Chicago regarding a \$1,000,000 draw down under the Revolving Line of Credit Agreement by and among the City of Chicago, RBC Capital Markets LLC and Royal Bank of Canada as to a Line of Credit Note of December 28, 2023, aggregate outstanding amount not to exceed \$225,000,000.00, which was *Placed on File*.

---

*Placed On File* -- DETERMINATION CERTIFICATE OF CITY OF CHICAGO REGARDING REVOLVING LINE OF CREDIT AGREEMENT OF DECEMBER 29, 2021 BY AND BETWEEN CITY OF CHICAGO AND WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TO NOTE OF DECEMBER 29, 2021, IN AGGREGATE OUTSTANDING AMOUNT NOT TO EXCEED \$265,500,000.00.

[F2025-0015773]

A communication from Jill Jaworski, Chief Financial Officer, under the date of February 28, 2025, received in the Office of the City Clerk on February 28, 2025, transmitting a determination certificate of the City of Chicago regarding a \$1,205,000 draw down under the Revolving Line of Credit Agreement by and between the City of Chicago and Wells Fargo Bank, National Association, as to a Line of Credit Note of December 29, 2021, aggregate principal amount not to exceed \$265,500,000.00, which was *Placed on File*.

**City Council Informed As To Certain Actions Taken.****PUBLICATION OF JOURNAL.**

The City Clerk informed the City Council that all those ordinances, et cetera, which were passed by the City Council on February 19, 2025 and which were required by statute to be published in book or pamphlet form or in one or more newspapers, were published in pamphlet form on March 12, 2025 by being printed in full text in printed pamphlet copies of the *Journal of the Proceedings of the City Council of the City of Chicago* of the regular meeting held on February 19, 2025, published by authority of the City Council, in accordance with the provisions of Title 2, Chapter 12, Section 050 of the Municipal Code of Chicago, as passed on June 27, 1990.

---

**PUBLICATION OF SPECIAL PAMPHLET.**

*Issuance Of General Obligation Bonds To Finance Improvements To Public Rights-Of-Way, Infrastructure And Transportation, Loans And Grants, Acquisition Of Property, Construction And Maintenance Of Public Buildings, Economic Programs, And Lead Service Line Replacements.*

[SO2025-0014811]

The City Clerk informed the City Council that the substitute ordinance authorizing the issuance of general obligation bonds to finance improvements to public rights-of-way, infrastructure and transportation, loans and grants, acquisition of property, construction and maintenance of public buildings, economic programs, and lead service line replacements, which was considered by the City Council on February 26, 2025 and which was requested to be published in pamphlet form, was published in pamphlet form on March 4, 2025 by being printed in full text in a special pamphlet, published by authority of the City Council, in accordance with the provisions of Title 2, Chapter 12, Section 050 of the Municipal Code of Chicago, as passed on June 27, 1990.

---

**Miscellaneous Communications, Reports, Et Cetera,  
Requiring Council Action (Transmitted To  
City Council By City Clerk).**

The City Clerk transmitted communications, reports, et cetera, relating to the respective subjects listed below, which were acted upon by the City Council in each case in the manner noted, as follows:

*Referred* -- ZONING RECLASSIFICATIONS OF PARTICULAR AREAS.

Applications (in triplicate) together with the proposed ordinances for amendment of Title 17 of the Municipal Code of Chicago (the Chicago Zoning Ordinance), as amended, for the purpose of reclassifying particular areas, which were *Referred to the Committee on Zoning, Landmarks and Building Standards*, as follows:

Aquinnah Investment Trust (Application Number 22704) -- to classify as a Business Planned Development instead of a B3-5 Community Shopping District the area shown on Map Number 16-D bounded by:

East 64<sup>th</sup> Street; South Stony Island Avenue; a line approximately 238.31 feet south of and parallel to East 64<sup>th</sup> Street; a line approximately 190 feet west of and parallel to South Stony Island Avenue; a line approximately 138.31 feet south of and parallel to East 64<sup>th</sup> Street; a line approximately 165 feet west of and parallel to South Stony Island Avenue; a line approximately 88.31 feet south of and parallel to East 64<sup>th</sup> Street; and a line approximately 100.17 feet west of and parallel to South Stony Island Avenue (common address: 6402 -- 6420 South Stony Island Avenue).

[O2025-0016078]

Chicago Title Land Trust Company, Trust Number 8002393377 (Application Number 22700) -- to classify as an RT4.5 Residential Two-Flat, Townhouse and Multi-Unit District instead of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District the area shown on Map Number 5-G bounded by:

a line 125 feet north of and parallel to West Dickens Avenue; North Kenmore Avenue; a line 100 feet north of and parallel to West Dickens Avenue; and a public alley next west of and parallel to North Kenmore Avenue (common address: 2110 North Kenmore Avenue).

[O2025-0016073]

Clean Community (Application Number 22703) -- to classify as a B1-1 Neighborhood Shopping District instead of an RS3 Residential Single-Unit (Detached House) District the area shown on Map Number 3-L bounded by:

West Potomac Avenue; North Laramie Avenue; a line 87.44 feet south of and parallel to West Potomac Avenue; and the public alley next west of and parallel to North Laramie Avenue (common address: 5213 West Potomac Avenue).

[O2025-0016076]

Diplomat Owner LLC (Application Number 22702T1) -- to classify as a B2-5 Neighborhood Mixed-Use District instead of a B2-3 Neighborhood Mixed-Use District the area shown on Map Number 1-G bounded by:

a line 116.40 feet north of and parallel to West Hubbard Street; North Morgan Street; West Hubbard Street; and the public alley next west of and parallel to North Morgan Street (common address: 440 -- 450 North Morgan Street/ 1000 -- 1010 West Hubbard Street).

[O2025-0016075]

John and Suzanne Farrell (Application Number 22705T1) -- to classify as a B2-2 Neighborhood Mixed-Use District instead of an M1-1 Limited Manufacturing/Business Park District the area shown on Map Number 13-K bounded by:

a line 200 feet northwest of and parallel to North Kruger Avenue; North Elston Avenue; a line 175 feet northwest of and parallel to North Kruger Avenue; and the alley next southwest of and parallel to North Elston Avenue (common address: 4988 North Elston Avenue).

[O2025-0016080]

Harvest Homes II Apartments LLC (Application Number 22694) -- to classify as a B2-3 Neighborhood Mixed-Use District instead of an RM5 Residential Multi-Use District and a B3-3 Community Shopping District and further, to classify as Residential Business Planned Development Number \_\_\_\_\_ instead of a B2-3 Neighborhood Mixed-Use District the area shown on Map Number 2-J bounded by:

West Jackson Boulevard; a line 145.8 feet west of and parallel to the west line of South Homan Avenue, as measured along the south line of West Jackson Boulevard; West Fifth Avenue; a line 573.08 feet west of and parallel to the west line of South Homan Avenue, as measured along the north line of West Fifth Avenue; a line 66 feet north of and parallel to West Fifth Avenue; a line 572.90 feet west of and parallel to the west line of South Homan Avenue, as measured along the north line of West Fifth Avenue; a line 108.65 feet south of and parallel to West Jackson Boulevard; and a line 515.8 feet west of and parallel to the west line of South Homan Avenue, as measured along the south line of West Jackson Boulevard (common address: 3415 -- 3449 West Jackson Boulevard and 3414 -- 3456 West Fifth Avenue).

[O2025-0015997]

Kin Sports LLC (Application Number 22701T1) -- to classify as a C2-2 Motor Vehicle-Related Commercial District instead of an M1-2 Limited Manufacturing/Business Park District and a C2-2 Motor Vehicle-Related Commercial District the area shown on Map Number 7-K bounded by:

West Belmont Avenue; the Chicago and Northwestern Railway right-of-way; a line 1,216.78 feet south of and parallel to West Belmont Avenue; and North Knox Avenue (common address: 3001 -- 3065/3101 -- 3159 North Knox Avenue/ 4601 -- 4621 West Belmont Avenue).

[O2025-0016074]

Metra Commuter Rail Division of Regional Transportation Authority (Application Number 22706) -- to classify as a T Transportation District instead of an M1-1 Limited Manufacturing/Business Park District and an RM5 Residential Multi-Unit District the area shown on Map Number 24-E bounded by:

a line 125 feet south of and parallel to East 95<sup>th</sup> Street; South Cottage Grove Avenue if extended south where no street exists; the Illinois Central Railroad west right-of-way line; a line 554 feet south of and parallel to East 95<sup>th</sup> Street; a line 104 feet west of and parallel to the centerline of South Cottage Grove Avenue if extended south where no street exists; a line 449 feet south of and parallel to East 95<sup>th</sup> Street; and a line 298 feet west of and parallel to the centerline of South Cottage Grove Avenue if extended south where no street exists (common address: 731 -- 759 East 95<sup>th</sup> Street).

[O2025-0016079]

PO 55 LLC (Application Number 22692) -- to classify as a DX-16 Downtown Mixed-Use District instead of a DR-10 Downtown Residential District and further, to classify as a Residential-Business Planned Development instead of a DX-16 Downtown Mixed-Use District the area shown on Map Number 1-E bounded by:

East Washington Street; North Garland Court; a line from a point 120.18 feet south of East Washington Street, as measured along the east line of North Wabash Avenue running southeasterly to its intersection with the west line of North Garland Court at a point 120.37 feet south of East Washington Street; and North Wabash Avenue (common address: 55 East Washington Street/31 -- 41 North Wabash Avenue).

[O2025-0015985]

Ravenswood Landowner LLC (Application Number 22693) -- to classify as Residential-Business Planned Development Number 1379, as amended, instead of Residential-Business Planned Development Number 1379 the area shown on Map Number 11-H bounded by:

West Lawrence Avenue; North Ravenswood Avenue; a line 296.88 feet south of and parallel to West Lawrence Avenue; the north line of the public alley next south of West Lawrence Avenue; a line 295.57 feet south of and parallel to West Lawrence Avenue; a line 152.55 feet east of and parallel to North Wolcott Avenue; a line 330.08 feet south of and parallel to West Lawrence Avenue; and North Wolcott Avenue (common address: 4726 -- 4756 North Ravenswood Avenue, 1801 -- 1831 West Lawrence Avenue and 4721 -- 4759 North Wolcott Avenue).

[O2025-0015994]

Robe II LLC (Application Number 22699) -- to classify as an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District instead of an RS3 Residential Single-Unit (Detached House) District the area shown on Map Number 15-M bounded by:

North Elston Avenue; a line 107 feet southeast of the intersection of North Major Avenue and North Elston Avenue, as measured along the southerly right-of-way line of North Elston Avenue and perpendicular thereto; the alley next south of and

parallel to North Elston Avenue; and a line 82 feet southeast of the intersection of North Milwaukee Avenue and North Mango Avenue, as measured along North Elston Avenue and perpendicular thereto (common address: 5754 North Elston Avenue).

[O2025-0016072]

Anik and Angel Gray Shah (Application Number 22695T1) -- to classify as an RT4 Residential Two Flat, Townhouse and Multi-Unit District instead of RS3 Residential Single-Unit (Detached House) District the area shown on Map Number 1-H bounded by:

the alley next north of and parallel to West Ohio Street; a line 288.00 feet east of and parallel to North Hoyne Avenue; West Ohio Street; and a line 240.00 feet east of and parallel to North Hoyne Avenue (common address: 2032 -- 2034 West Ohio Street).

[O2025-0015999]

1100 W. Wolfram LLC (Application Number 22697T1) -- to classify as an RM5 Residential Multi-Unit District instead of an RS3 Residential Single-Unit (Detached House) District the area shown on Map Number 7-G bounded by:

the alley next north of and parallel to West Wolfram Street; the west line of North Seminary Avenue; the north line of West Wolfram Street; and a line 24.00 feet west of and parallel to North Seminary Avenue (common address: 1100 West Wolfram Street).

[O2025-0016070]

2625-27 N. Talman LLC (Application Number 22696T1) -- to classify as a B2-3 Neighborhood Mixed-Use District instead of an RS3 Residential Single-Unit (Detached House) District the area shown on Map Number 7-I bounded by:

a line 75.0 feet north of and parallel to the public alley next north of and parallel to West Logan Boulevard; the public alley next east of and parallel to North Talman Avenue; the public alley next north of and parallel to West Logan Boulevard; and North Talman Avenue (common address: 2625 North Talman Avenue).

[O2025-0016000]

5500 S. Cornell LLC (Application Number 22698) -- to classify as a C1-5 Neighborhood Commercial District instead of a B1-5 Neighborhood Shopping District the area shown on Map Number 12-C bounded by:

a line 95.07 feet north of and parallel to East 55<sup>th</sup> Street; the public alley next east of and parallel to South Cornell Avenue; East 55<sup>th</sup> Street; and South Cornell Avenue (common address: 5493 South Cornell Avenue).

[O2025-0016071]

*Referred -- CLAIMS AGAINST CITY OF CHICAGO.*

Claims against the City of Chicago, which were *Referred to the Committee on Finance*, filed by the following:

Alioto, Rocco J.	[CL2025-0016035]
Altman, Steven M.	[CL2025-0016021]
American Family Insurance and Taylor, Lianna	[CL2025-0016038]
Berek, Diana M.	[CL2025-0016030]
Cerar, Nicole R.	[CL2025-0016037]
Cruz Callahan, Xander A.	[CL2025-0016015]
Dowd, Amanda B.	[CL2025-0016018]
Dye, Dena	[CL2025-0016046]
Franklin, Gail D.	[CL2025-0016023]
Hart, Thomas E.	[CL2025-0016040]
Kilpatrick, Angela M.	[CL2025-0016028]
Leskiw, Ulana A.	[CL2025-0016014]
Melnikov, David	[CL2025-0016036]
Miller, Andrew T.	[CL2025-0016010]
Moore, Dwayne H.	[CL2025-0016032]
Ott, Jazz V.	[CL2025-0016029]
Progressive Insurance and Caballero, Davvid	[CL2025-0016039]
Rucker, Shirley	[CL2025-0016025]
Six, Mary Ellen E.	[CL2025-0016011]
Sutthisasanakul, Surachai	[CL2025-0016026]
Thomas, Soumya A.	[CL2025-0016042]
Vellas, Alison B.	[CL2025-0016045]

**REPORTS OF COMMITTEES.**

---

**COMMITTEE ON FINANCE.**

---

ISSUANCE OF DEPARTMENT OF HOUSING ASSISTANCE AND OTHER FINANCIAL ASSISTANCE TO UNAH IRVING PARK L.P. FOR ACQUISITION AND CONSTRUCTION OF BUILDING AT 2909 -- 2917 W. IRVING PARK RD. (JIGZIBIK AFFORDABLE HOUSING DEVELOPMENT PROJECT).

[O2025-0015536]

The Committee on Finance submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on Finance, to which was referred an ordinance concerning the issuance of financial assistance to UNAH Irving Park L.P. for the Jigzibik affordable housing development project located at 2909 -- 2917 West Irving Park Road in the 33<sup>rd</sup> Ward (O2025-0015536), in an amount not to exceed \$9,995,484 in Multi-Family and/or proceeds of the 2024 GO/STSC Bonds, having had 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 voice vote of the members of the committee present, with no dissenting votes on March 10, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,  
*Chair.*

On motion of Alderperson Dowell, 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 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, Pursuant to an ordinance adopted by the City Council on April 19, 2024, and published at pages 11493 -- 11568 of the *Journal of the Proceedings of the City Council of the City of Chicago* for such date (the "Bond Ordinance"), the City Council authorized the issuance of general obligation bonds and/or additional sales tax obligations in one or more series, in an aggregate principal amount not to exceed \$1,250,000,000 (the "2024 GO/STSC Bonds") to finance the costs of the Purposes (as defined in the Bond Ordinance); and

WHEREAS, DOH has preliminarily reviewed and approved the making of a loan to UNAH Irving Park L.P., an Illinois limited partnership (the "Borrower") whose general partner is UNAH Irving Park G.P. LLC, an Illinois limited liability company (the "General Partner"), of which FCC UNAH G.P. LLC, an Illinois limited liability company is a member which holds a 75 percent ownership interest in the General Partner (the sole member of which is

Full Circle Communities, Inc., an Illinois not-for-profit corporation) and of which VVNFPA UNAH G.P. LLC, an Illinois limited liability company is a member which holds a 25 percent ownership interest in the General Partner (the sole member of which is Visionary Ventures NFP Corporation, an Illinois not-for-profit corporation) in an amount not to exceed \$9,995,484 ("DOH Assistance") to be funded from Multi-Family Program Funds and/or proceeds of the 2024 GO/STSC Bonds pursuant to the terms and conditions set forth in Exhibit A hereto; and

WHEREAS, The Borrower desires to develop and construct a seven-story residential building at 2909 -- 2917 West Irving Park Road, Chicago, Illinois to provide forty-five (45) affordable housing units to households earning no more than sixty (60) percent of the area median income (the "Project," and as more fully described in Exhibit A hereto); 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. Upon the approval and availability of the Additional Financing as shown in Exhibit A hereto, the City's Commissioner of Housing or a designee thereof (the "Authorized DOH 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 DOH Assistance for the Project to be funded from Multi-Family Program Funds and/or proceeds of the 2024 GO/STSC Bonds. The Authorized DOH Officer is hereby authorized, subject to the approval of the Corporation Counsel, to negotiate any and all terms and provisions in connection with the DOH Assistance which do not substantially modify the terms described in Exhibit A hereto. Upon the execution and receipt of proper documentation, the Authorized DOH Officer is hereby authorized to disburse the proceeds of the DOH Assistance to the Borrower.

SECTION 3. The Project shall be deemed to qualify as "Affordable Housing" for purposes of Chapter 16-18 of the Municipal Code of Chicago (the "Municipal Code").

SECTION 4. In order to ensure clarity in the applicable affordability restrictions, the requirements of Sections 2-44-080 through 2-44-105, inclusive, of the Municipal Code shall not apply to the Project.

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.

SECTION 6. This ordinance shall be effective as of the date of its passage and approval.

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

*Exhibit "A".*

**Borrower:** UNAH Irving Park L.P., an Illinois limited partnership and single purpose entity created for the purposes of owning the Project (the "Borrower"), the general partner of which is UNAH Irving Park G.P. LLC, an Illinois limited liability company (the "General Partner"), of which FCC UNAH G.P. LLC, an Illinois limited liability company is a member which holds a 75 percent ownership interest in the General Partner (the sole member of which is Full Circle Communities, Inc., an Illinois not-for-profit corporation ("FCC")) and of which VVNFPA UNAH G.P. LLC, an Illinois limited liability company is a member which holds a 25 percent ownership interest in the General Partner (the sole member of which is Visionary Ventures NFP Corporation, an Illinois not-for-profit corporation).

**Project:** Acquisition and construction of a seven-story elevator building located generally at 2909 – 2917 West Irving Park Road in Chicago, Illinois (the "Property") which will contain 45 affordable rental studios, one-, two- and three-bedroom units for households earning at or below 60 percent of the area median income, including a fitness center, community space, office space, bicycle space, tenant storage space and parking space for 16 cars known as Jigzibik (the "Project").

**DOH Assistance:**

**Amount:** Not to exceed \$9,995,484.

**Term:** Approximately 32 years plus construction period or another term acceptable to the Authorized DOH Officer.

**Source:** Multi-Family Program Funds and/or proceeds of the 2024 GO/STSC Bonds.

**Interest:** Zero percent or such interest rate as may be acceptable to the Authorized DOH Officer.

**Security:** Mortgage on the Project, junior to the Senior Mortgage (as hereinafter defined) and Senior Permanent Mortgage (as hereinafter defined) and/or such other security acceptable to the Authorized DOH Officer ("City Mortgage").

**Additional Financing:****1. Senior Construction Loan:**

- Amount:** Approximately \$22,000,000 or another amount acceptable to the Authorized DOH Officer.
- Term:** 24 months with an additional six-month extension option or another term acceptable to the Authorized DOH Officer.
- Source:** CIBC Bank USA or another source acceptable to the Authorized DOH Officer.
- Interest:** Approximately 8 percent per annum or another rate acceptable to the Authorized DOH Officer.
- Security:** Mortgage on the Project (the "Senior Mortgage") senior to the City Mortgage.

**2. Senior Permanent Loan:**

- Amount:** Approximately \$2,800,000 or another amount acceptable to the Authorized DOH Officer.
- Term:** Approximately 15 years or another term acceptable to the Authorized DOH Officer.
- Source:** Citibank, N.A. or another source acceptable to the Authorized DOH Officer.
- Interest:** Approximately 8 percent per annum or another rate acceptable to the Authorized DOH Officer.
- Security:** Mortgage on the Project (the "Senior Permanent Mortgage") senior to the City Mortgage (during construction, the Senior Permanent Loan will be secured by a delivery assurance mortgage senior to the City Mortgage, and at conversion, the Senior Permanent Loan will be secured by the Senior Permanent Mortgage senior to the City Mortgage).

**3. Low-Income Housing Tax Credit ("LIHTC") Equity:**

- Proceeds:** Approximately \$18,925,165 or such other amount acceptable to the Authorized DOH Officer, all or a portion of which may be paid in on a delayed basis.

Source: To be derived from the syndication of the LIHTCs generated by the issuance of the \$2,114,544 LIHTC allocation by the City.

4. Illinois Affordable Housing Tax Credits Sponsor Loan/Contribution:

Amount: Approximately \$428,265 to be derived from the syndication of approximately \$465,000 in Illinois Affordable Housing Tax Credits allocated by the City or another source acceptable to the Authorized DOH Officer.

Term: If applicable, 32 years plus construction period or another term acceptable to the Authorized DOH Officer.

Source: Such proceeds to be contributed as capital to the Borrower or loaned to the Borrower by FCC or another source acceptable to the Authorized DOH Officer.

Interest: Approximately 5 percent per annum or another rate or rates acceptable to the Authorized DOH Officer.

Security: Mortgage on the Project junior to the lien of the City Mortgage or other security acceptable to the Authorized DOH Officer.

5. ComEd Grant Proceeds Sponsor Loan:

Proceeds: Approximately \$173,816 or such other amount acceptable to the Authorized DOH Officer.

Source: FCC, from the proceeds of a grant funded by the ComEd Energy Efficiency Program or such other source acceptable to the Authorized DOH Officer.

Term: Approximately 32 years plus construction period or such other term acceptable to the Authorized DOH Officer.

Interest: Approximately 5 percent per annum or another rate acceptable to the Authorized DOH Officer.

Security: Mortgage on the Project junior to the lien of the City Mortgage or other security acceptable to the Authorized DOH Officer.

6. Federal Home Loan Bank AHP Grant/Sponsor Loan/Contribution:

Amount: Approximately \$1,290,356 grant from Federal Home Loan Bank Program or another source acceptable to the Authorized DOH Officer, the proceeds of which FCC will contribute as capital to the Borrower or loan to the Borrower.

Term: Approximately 32 years plus construction period or such other term acceptable to the Authorized DOH Officer.

Interest: Approximately 5 percent per annum or another interest rate acceptable to the Authorized DOH Officer.

Security: Mortgage on the Project junior to the lien of the City Mortgage or other security acceptable to the Authorized DOH Officer.

7. General Partner Capital Contribution:

Amount: \$100, or such other amount acceptable to the Authorized DOH Officer.

Source: General Partner.

---

AMENDMENT OF AGREEMENT WITH TIFWORKS TO CHANGE NAME OF PROGRAM TO WORKFORCE SOLUTIONS PROGRAM, TO EXTEND FUNDING TO ADDITIONAL ELIGIBLE AREAS AND TO ENTER INTO AGREEMENT WITH EMPLOYMENT AND EMPLOYER SERVICES, INC. TO ADMINISTER PROGRAM.

[O2025-0014827]

The Committee on Finance submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on Finance, to which was referred an ordinance amending the TIFWorks program to enter into an agreement with Employment and Employer Services, Inc. (EES)

as administrator of the program, authorize the name change to "Workforce Solutions Program", approve the expenditure of TIF Funding to additional eligible TIF areas and to expand the scope of the program by using other non-TIF funding sources (O2025-0014827), having had 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 voice vote of the members of the committee present, with no dissenting votes on March 10, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,  
*Chair.*

On motion of Alderperson Dowell, 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois and is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended from time to time (the "Act"), to finance projects and undertakings that help eradicate blighted conditions and conservation area factors through the use of tax increment allocation financing for workforce training projects; and

WHEREAS, Pursuant to: (i) an ordinance adopted by the City Council of the City ("City Council") on July 31, 2002 and published at pages 91192 through 91211 of the *Journal of the Proceedings of the City Council of the City of Chicago* (the "*Journal*") for said date; and (ii) an amending ordinance adopted by the City Council on October 31, 2012 and published at pages 36173 through 36175 of the *Journal* for said date (collectively, the "Original Ordinance"), the City authorized the establishment of a workforce training program

known as the TIFWorks program (the "TIFWorks Program") to provide tax increment financing assistance (the "TIF Funding") to reimburse certain of the eligible costs of training, retraining and upgrading the skills of the employees of qualified businesses located within commercial, industrial and/or mixed-use redevelopment project areas within the City that have been created pursuant to the Act (the "Original Areas"); and

WHEREAS, The TIFWorks Program was administered by the City's Mayor's Office for Workforce Development, and is now administered by the City's Department of Planning and Development ("DPD"); and

WHEREAS, Since the date of the Original Ordinance, the City Council has adopted various ordinances in accordance with the Act by which additional commercial, industrial and/or mixed-use tax increment redevelopment project areas within the City (other than the Original Areas) were designated (the "Additional Areas" and, with the Original Areas, the "Eligible TIF Areas"), and tax increment allocation financing was adopted as a means of financing certain redevelopment project costs incurred in the Additional Areas as permitted by the Act; and

WHEREAS, DPD has determined that it is in the best interests of the City to implement the TIFWorks Program within any one or more of the Additional Areas as may be selected by DPD from time to time; and

WHEREAS, DPD has allocated TIF Funding for fiscal year 2025 to the Eligible TIF Areas in the amounts set forth in Exhibit A attached hereto and incorporated herein; and

WHEREAS, The costs incurred by DPD in connection with implementing the fiscal year 2025 TIF Funding are proper redevelopment project costs under the Act and may be paid for with TIF Funding; and

WHEREAS, DPD has determined that it is in the best interests of the City to implement a companion workforce training program to reimburse certain costs of training, retraining and upgrading the skills of the employees of qualified businesses not eligible for TIF Funding, and which costs are to be funded with funds other than TIF Funding; and

WHEREAS, DPD desires to change the name of the TIFWorks Program to the Workforce Solutions Program (the "Workforce Solutions Program") to recognize DPD's effort to support workforce training for businesses that are located either within Eligible TIF Areas or outside of them; and

WHEREAS, DPD desires to enter into an agreement with Employment and Employer Services, Inc., an Illinois corporation ("EES"), pursuant to which EES will perform certain administrative services for the Workforce Solutions Program; and

WHEREAS, The City's obligation to provide funds to EES for the Workforce Solutions Program may be met through: (i) TIF Funding from redevelopment project areas identified in this ordinance, as applicable; and/or (ii) any other funds legally available to the City for this purpose; now, therefore,

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

SECTION 1. The above recitals are incorporated herein and made a part hereof.

SECTION 2. EES is hereby authorized to administer the Program, subject to the supervision of DPD.

SECTION 3. The Commissioner of Planning and Development or a designee are each hereby authorized, with the approval of the City's Corporation Counsel as to legal form, to negotiate, execute and deliver an agreement ("Agreement") between EES and the City, and such other supporting 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.

SECTION 4. The Authorized Officer is hereby authorized to change the name of the TIFWorks Program to the "Workforce Solutions Program."

SECTION 5. The TIFWorks Program and the expenditure of TIF Funding is hereby extended to the Additional Areas. The allocation by DPD of TIF Funding to certain Eligible TIF Areas is hereby approved.

SECTION 6. 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 be controlling. 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 7. This ordinance shall be effective as of the date of its passage and approval.

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

*Exhibit "A".*

TIF Area Name	Year Created	Year Expiration	Type of TIF Area For Purposes Of This Ordinance	TIF Funding Allocated for 2025
105 <sup>th</sup> /Vincennes	2001	2025	Original Area	\$300,000
107 <sup>th</sup> /Halsted	2014	2038	Additional Area	
111 <sup>th</sup> /Kedzie	1999	2035	Original Area	
116 <sup>th</sup> /Avenue O	2018	2042	Additional Area	

TIF Area Name	Year Created	Year Expiration	Type of TIF Area For Purposes Of This Ordinance	TIF Funding Allocated for 2025
119 <sup>th</sup> /Halsted	2002	2026	Original Area	\$150,000
119 <sup>th</sup> /I-57	2002	2026	Original Area	\$250,000
24 <sup>th</sup> /Michigan	1999	2035	Original Area	
26 <sup>th</sup> /King	2006	2030	Original Area	
35 <sup>th</sup> /Halsted	1997	2033	Original Area	\$500,000
35 <sup>th</sup> /State	2004	2028	Original Area	
43 <sup>rd</sup> /Cottage Grove	1998	2034	Original Area	
47 <sup>th</sup> /Ashland	2002	2026	Original Area	\$500,000
47 <sup>th</sup> /Halsted	2002	2026	Original Area	\$150,000
47 <sup>th</sup> /King	2002	2026	Original Area	\$400,000
47 <sup>th</sup> /State	2004	2028	Original Area	\$200,000
51 <sup>st</sup> /Lake Park	2012	2036	Original Area	
53 <sup>rd</sup> Street	2001	2025	Original Area	\$350,000
63 <sup>rd</sup> /Ashland	2006	2030	Original Area	
63 <sup>rd</sup> /Pulaski	2000	2036	Original Area	
67 <sup>th</sup> /Cicero	2002	2026	Original Area	
67 <sup>th</sup> /Wentworth	2011	2035	Original Area	
71 <sup>st</sup> /Stony Island	1998	2034	Original Area	\$300,000
73 <sup>rd</sup> /University	2006	2030	Original Area	
79 <sup>th</sup> Street Corridor	1998	2034	Original Area	
79 <sup>th</sup> /Cicero	2005	2029	Original Area	
79 <sup>th</sup> /Southwest Highway	2001	2025	Original Area	\$400,000
79 <sup>th</sup> /Vincennes	2007	2031	Original Area	\$250,000
83 <sup>rd</sup> /Stewart	2004	2028	Original Area	
87 <sup>th</sup> /Cottage Grove	2002	2026	Original Area	\$500,000
95 <sup>th</sup> /Western	1995	2031	Original Area	
Addison South	2007	2031	Original Area	
Archer/Western	2009	2033	Original Area	
Armitage/Pulaski	2007	2031	Original Area	
Austin Commercial	2007	2031	Original Area	\$500,000
Avalon Park/South Shore	2002	2026	Original Area	\$250,000
Avondale	2009	2033	Original Area	
Belmont/Central	2000	2036	Original Area	
Bronzeville	1998	2034	Original Area	\$350,000

TIF Area Name	Year Created	Year Expiration	Type of TIF Area For Purposes Of This Ordinance	TIF Funding Allocated for 2025
Bryn Mawr/Broadway	1996	2032	Original Area	
Canal/Congress	1998	2034	Original Area	
Central West	2000	2036	Original Area	
Chicago/Central Park	2002	2026	Original Area	\$350,000
Cicero Stevenson	2022	2046	Additional Area	
Clark/Montrose	1999	2035	Original Area	
Commercial Avenue	2002	2026	Original Area	\$350,000
Cortland/Chicago River	2019	2043	Additional Area	
Devon/Sheridan	2004	2028	Original Area	
Diversey/Narragansett	2003	2027	Original Area	
Division/Homan	2001	2025	Original Area	\$250,000
Edgewater/Ashland	2003	2027	Original Area	
Elston/Armstrong	2007	2031	Original Area	\$200,000
Englewood Mall	1989	2025	Original Area	
Englewood Neighborhood	2001	2037	Original Area	\$250,000
Ewing Avenue	2010	2034	Original Area	
Foster/California	2014	2038	Additional Area	
Foster/Edens	2018	2042	Additional Area	
Fullerton/Milwaukee	2000	2027	Original Area	\$500,000
Galewood/Armitage	1999	2035	Original Area	
Goose Island	1996	2032	Original Area	
Greater Southwest East	1999	2035	Original Area	\$200,000
Harrison/Central	2006	2030	Original Area	
Hollywood/Sheridan	2007	2031	Original Area	
Homan/Arthington	1998	2034	Original Area	
Humboldt Park	2001	2025	Original Area	\$400,000
Kennedy/Kimball	2008	2032	Original Area	
Kinzie Industrial	1998	2034	Original Area	\$250,000
Lake Calumet	2000	2036	Original Area	
Lakefront	2002	2026	Original Area	
LaSalle Central	2006	2030	Original Area	
Lawrence/Broadway	2001	2037	Original Area	\$300,000
Lawrence/Kedzie	2000	2036	Original Area	

TIF Area Name	Year Created	Year Expiration	Type of TIF Area For Purposes Of This Ordinance	TIF Funding Allocated for 2025
Lawrence/Pulaski	2002	2026	Original Area	
Lincoln Avenue	1999	2035	Original Area	
Little Village	2007	2031	Original Area	
Little Village East	2009	2033	Original Area	
Madden/Wells	2002	2038	Original Area	
Madison/Austin	1999	2035	Original Area	
Michigan/Cermak	1989	2025	Original Area	\$200,000
Midwest	2000	2036	Original Area	
Montrose/Clarendon	2010	2034	Original Area	
Near North	1997	2033	Original Area	
North Pullman	2009	2033	Original Area	
Northwest Industrial	1998	2034	Original Area	
Ogden/Pulaski	2008	2032	Original Area	
Pilsen Industrial	1998	2034	Original Area	
Pratt Ridge Industrial Park	2004	2028	Original Area	
Pulaski Corridor	1999	2035	Original Area	\$250,000
Randolph/Wells	2010	2034	Original Area	
River West	2001	2025	Original Area	\$500,000
Roosevelt/Cicero	1998	2034	Original Area	
Roosevelt/Clark	2019	2043	Additional Area	
Roosevelt/Racine	1998	2034	Original Area	
Roseland/Michigan	2002	2026	Original Area	\$250,000
Sanitary & Ship Canal	1991	2027	Original Area	
South Chicago	2000	2036	Original Area	
Stevenson/Brighton	2007	2031	Original Area	\$500,000
Stockyards SEQ	1992	2028	Original Area	
Stony Island/Burnside	1998	2034	Original Area	
Touhy/Western	2006	2030	Original Area	
Washington Park	2014	2038	Additional Area	\$250,000
West Woodlawn	2010	2034	Original Area	\$250,000
Western/Ogden	1998	2034	Original Area	
Western/Rock Island	2006	2030	Original Area	
Wilson Yard	2001	2025	Original Area	\$400,000
Woodlawn	1999	2035	Original Area	\$250,000

SETTLEMENT AGREEMENT REGARDING CASE OF *BOYD V. JOVANOVICH, ET AL.*

[Or2025-0015837]

The Committee on Finance submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on Finance, to which was transmitted a proposed order authorizing the Corporation Counsel to enter into and execute a settlement order for the following case: *Boyd v. Jovanovich, et al.*, cited as Case Number 24-cv-6121 (Northern District of Illinois) (Or2025-0015837), in the amount of \$280,000, having had the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed order transmitted herewith.

This recommendation was concurred in by a roll call vote of the members of the committee present, with seven (7) dissenting votes made by Alderman Brian Hopkins (2<sup>nd</sup> Ward), Alderman Marty Quinn (13<sup>th</sup> Ward), Alderman Raymond Lopez (15<sup>th</sup> Ward), Alderman Matthew O'Shea (19<sup>th</sup> Ward), Alderman Felix Cardona (31<sup>st</sup> Ward), Alderman Nicholas Sposato (38<sup>th</sup> Ward) and Alderman Debra Silverstein (50<sup>th</sup> Ward) on March 10, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,  
*Chair.*

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

*Yeas* -- Alderpersons La Spata, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Lee, Ramirez, Gutiérrez, Coleman, Moore, Taylor, Mosley, Rodríguez, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Vasquez, Knudsen, Lawson, Clay, Martin, Manaa-Hoppenworth, Hadden -- 34.

*Nays* -- Alderpersons Hopkins, Beale, Chico, Quinn, Lopez, Curtis, O'Shea, Tabares, Cardona, Sposato, Nugent, Napolitano, Reilly, Gardiner, Silverstein -- 15.

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

The following is said order as passed:

*Ordered*, That the Corporation Counsel is hereby authorized and directed to enter into and execute a settlement agreement in the following matter: *Boyd v. Jovanovich, et al.*, cited as Case Number 24-cv-6121 (Northern District of Illinois), in the amount of \$280,000.

SETTLEMENT AGREEMENT REGARDING CASE OF *EYRAECHEL MEIANG V. CITY OF CHICAGO, CHARLES GALVIN.*

[Or2025-0015838]

The Committee on Finance submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on Finance, to which was transmitted a proposed order authorizing the Corporation Counsel to enter into and execute a settlement order for the following case: *Eyraechel Meiang v. City of Chicago, Charles Galvin*, cited as Case Number 2021 L 002785 (Or2025-0015838), in the amount of \$400,000, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed order transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present, with no dissenting votes on March 10, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,  
*Chair.*

On motion of Alderperson Dowell, the said proposed order 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*Nays* -- None.

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

The following is said order as passed:

*Ordered*, That the Corporation Counsel is hereby authorized and directed to enter into and execute a settlement agreement in the following matter: *Eyraechel Meiang v. City of Chicago, Charles Galvin*, cited as Case Number 2021 L 002785, in the amount of \$400,000.

---

SETTLEMENT AGREEMENT REGARDING CASE OF *LEAH JOHNS, AS SPECIAL ADMINISTRATOR OF THE ESTATE OF MIGNONNE ROBINSON, DECEASED, AND KEVIN JONES V. CITY OF CHICAGO, OFFICER RUDOLFO ELIZONDO, OFFICER ANGEL ESCOBEDO AND MAXWELL PAXTON.*

[Or2025-0015839]

The Committee on Finance submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on Finance, to which was transmitted a proposed order authorizing the Corporation Counsel to enter into and execute a settlement order for the following case: *Leah Johns, as Special Administrator of the Estate of Mignonne Robinson, Deceased, and Kevin Jones v. City of Chicago, Officer Rudolfo Elizondo, Officer Angel Escobedo and Maxwell Paxton*, cited as Case Number 21 L 001359 (Or2025-0015839), in the amount of \$1,000,000, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed order transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present, with no dissenting votes on March 10, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,  
*Chair.*

On motion of Alderperson Dowell, the said proposed order 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*Nays* -- None.

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

The following is said order as passed:

*Ordered*, That the Corporation Counsel is hereby authorized and directed to enter into and execute a settlement agreement in the following matter: *Leah Johns, as Special Administrator of the Estate of Mignonne Robinson, Deceased, and Kevin Jones v. City of Chicago, Officer Rudolfo Elizondo, Officer Angel Escobedo and Maxwell Paxton*, cited as Case Number 21 L 001359, in the amount of \$1,000,000.

---

SETTLEMENT AGREEMENT REGARDING CASE OF *TASHEENA ISLAND AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF EZELL RICKY ISLAND, DECEASED V. CITY OF CHICAGO, OFFICER ACEVEDO, OFFICER HERNANDEZ AND OFFICER FARRELL.*

[Or2025-0015840]

The Committee on Finance submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on Finance, to which was transmitted a proposed order authorizing the Corporation Counsel to enter into and execute a settlement order

for the following case: *Tasheena Island as Independent Administrator of the Estate of Ezell Ricky Island, Deceased v. City of Chicago, Officer Acevedo, Officer Hernandez and Officer Farrell*, cited as Case Number 2021 L 000988 (Or2025-0015840), in the amount of \$1,500,000, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed order transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present, with no dissenting votes on March 10, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,  
*Chair.*

On motion of Alderperson Dowell, the said proposed order 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*Nays* -- None.

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

The following is said order as passed:

*Ordered*, That the Corporation Counsel is hereby authorized and directed to enter into and execute a settlement agreement in the following matter: *Tasheena Island as Independent Administrator of the Estate of Ezell Ricky Island, Deceased v. City of Chicago, Officer Acevedo, Officer Hernandez and Officer Farrell*, cited as Case Number 2021 L 000988, in the amount of \$1,500,000.

PAYMENT OF MISCELLANEOUS REFUNDS, COMPENSATION FOR PROPERTY DAMAGE, ET CETERA.

[SOr2025-0015768]

The Committee on Finance submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on Finance, small claims division, to which was referred an order for payments of various small claims against the City of Chicago (SOr2025-0015768) (direct introduction), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute order transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present, with no dissenting votes on March 10, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,  
*Chair.*

On motion of Alderperson Dowell, the said proposed substitute order 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*Nays* -- None.

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

The following is said order as passed:

*Ordered*, That the City Comptroller is authorized and directed to pay the following named claimants the respective amounts set opposite their names, said amount to be paid in full and final settlement of each claim on the date and location by type of claim as follows:

[List of claimants printed on pages 25311  
and 25312 of this *Journal*.]

City Of Chicago  
**Journal Report for City Council GL Claims**

Last Name	First Name	Address	City	State	Zip Code	DOL	Total Paid	Payee	Location of Accident
<b>Claimant Type Desc: Property(7)</b>									
ESQUIVEL	LUCIA	2756 S. SAINT LOUIS AVE.	CHICAGO	IL	60623	09/27/2024	\$1,168.00	Claimant	2756 S. SAINT LOUIS AVE.
HETTMAN	MICHAEL	1801 W. CHICAGO AVE.	CHICAGO	IL	60622	04/18/2024	\$1,000.00	Claimant	1801 W. CHICAGO AVE.
OLIVER	SHEILA	2214 W. CARMEN AVE.	CHICAGO	IL	60625	03/06/2024	\$1,700.00	Claimant	2214 W. CARMEN
SANDERS	JOYLYNN	3449 W. ADAMS ST.	CHICAGO	IL	60624	09/09/2024	\$498.52	Claimant	3449 W. ADAMS ST.
Total of Split Claims:		Number	Amount						
		4	\$4,366.52						
<b>Claimant Type Desc: Vehicle(8)</b>									
ARROYO	ANALLELY	7616 S. MARSHFIELD AVE.	CHICAGO	IL	60620	05/19/2024	\$210.00	DEPARTMENT OF REVENUE	5710 S. WESTERN AVE.
BEATTIE	NICOLE	100 E BELLEVUE PLACE APT 28F	CHICAGO	IL	60611	09/18/2024	\$570.83	Claimant	3200 N LAKE SHORE DR
BEATTIE	NICOLE	100 E BELLEVUE PLACE APT 28F	CHICAGO	IL	60611	09/18/2024	\$135.00	DEPARTMENT OF REVENUE	3200 N LAKE SHORE DR
BHUJLE	SUNIL	7000 SLEEPY HOLLOW LN	EDEN PRAIRIE	MN	55346	10/01/2024	\$2,195.96	Claimant	6235 N. KENMORE AVE.
BONNER	MICHAEL	5467 N PARKSIDE AVE	CHICAGO	IL	60360	07/22/2024	\$248.03	Claimant	4422 W FOSTER AVE
CONNOLLY	DAWN	6007 N. SHERIDAN RD.	CHICAGO	IL	60660	09/27/2024	\$237.89	Claimant	1600 N. DUSABLE LAKE
DECKER	MICHAEL	5405 W. LOWELL AVE.	CHICAGO	IL	606301788	06/28/2024	\$454.78	Claimant	4350 W. FOSTER AVE.
ESTRADA	ARISTIDES	4858 W. ALTGELD ST.	CHICAGO	IL	60639	08/08/2024	\$1,928.27	Claimant	4900 W. ALTGELD ST.
FIRGANEK	KIMBERLY	4334 N. HAZEL ST.	CHICAGO	IL	60613	01/26/2024	\$160.25	Claimant	2115 S. JEAN BAPTISTE
FLEMING	LINDA	453 SAUGATUCK ST.	PARK FOREST	IL	60466	09/19/2024	\$1,002.00	Claimant	2579 N. DUSABLE LAKE
HEGEDUS	LAUREN	833 W BUENA AVE APT 1402	CHICAGO	IL	60613	10/16/2024	\$136.59	Claimant	1816 W IRVING PARK RD
MACK	CORI	2150 W. ROSCOE ST. #2	CHICAGO	IL	60618	09/19/2024	\$717.18	Claimant	2400 N. DUSABLE LAKE
MARISIE	MARLO	588 CUMNOCK ROAD	IVERNESS	IL	60067	11/17/2024	\$181.52	Claimant	1501 W NORTH AVE
MARTINEZ	REYNICK	11 KINGSTON DR.	OAK BROOK	IL	60523	09/19/2024	\$317.60	Claimant	2750 N. DUSABLE LAKE
MISITI	MICHAEL	6201 S MCVICKER AVE	CHICAGO	IL	60638	08/22/2024	\$170.73	Claimant	5509 S ARCHER AVE
MORANO	ANGELO	62 NADIA AVENUE	WOODBRIDGE	ON		08/18/2024	\$120.95	Claimant	6636 W. GRAND AVE.
ONISEMOH	JEMINAT	6642 S. WOODLAWN	CHICAGO	IL	60637	07/24/2024	\$114.70	DEPARTMENT OF REVENUE	6631 S. STONY ISLAND
POLLOCK	ADAM	172 W. EUGENIE ST.	CHICAGO	IL	60614	11/27/2024	\$300.57	Claimant	600 W. CHICAGO AVE.
PULLES	ALEXANDER	1632 N. NORDICA AVE.	CHICAGO	IL	607074317	08/21/2024	\$697.54	Claimant	6665 W. GRAND AVE.
REED	CHRISTOPHER	8044 S. INDIANA AVE.	CHICAGO	IL	60619	09/25/2024	\$177.85	Claimant	2500 - 2800 DUSABLE LAKE
RIETMAN	DONALD	2947 N KENNETH AVE	CHICAGO	IL	60641	10/31/2024	\$133.96	Claimant	5150 N MILLWAUKEE AVE

Last Name	First Name	Address	City	State	Zip Code	DOL	Total Paid	Payee	Location of Accident
RIGGINS	PEGGY	8837 S. BLACKSTONE AVE.	CHICAGO	IL	60619	04/17/2024	\$186.14	DEPARTMENT OF REVENUE	600 W. 55TH ST.
RODRIGUEZ	JONATHAN	5129 S. LACROSSE AVE.	CHICAGO	IL	60638	05/18/2024	\$35.00	DEPARTMENT OF REVENUE	2222 W. GARFIELD BLVD.
RODRIGUEZ	JONATHAN	5129 S. LACROSSE AVE.	CHICAGO	IL	60638	05/18/2024	\$53.00	Claimant	2222 W. GARFIELD BLVD.
ROSALES	RAMON	4438 N DOVER STREET 1ST FLOOR	CHICAGO	IL	60640	06/04/2024	\$866.75	Claimant	1951 N WESTERN AVE
ROSALES	RAMON	4438 N DOVER STREET 1ST FLOOR	CHICAGO	IL	60640	06/04/2024	\$488.00	DEPARTMENT OF REVENUE	1951 N WESTERN AVE
SANTI	JENNIFER	1519 LEE ST.	EVANSTON	IL	60202	09/19/2024	\$509.33	Claimant	48 N. LAKE SHORE DRIVE
STATEFARM	EMRAN, BADER	P.O BOX 106172	ATLANTA	GA	303486172	01/14/2024	\$1,355.14	Claimant	1628 W 33RD PLACE
STATEFARM	EMRAN, BADER	P.O BOX 106172	ATLANTA	GA	303486172	01/14/2024	\$993.90	DEPARTMENT OF REVENUE	1628 W 33RD PLACE
THOMAS	WYNETTA	286 EXCHANGE AVE.	CALUMET CITY	IL	60409	09/19/2024	\$256.10	Claimant	2400 N LAKE SHORE DRIVE
TORRES	MARCO	1503 N. SAINT MARKS PLACE	PALATINE	IL	60067	08/03/2024	\$588.65	Claimant	2000 W. CONGRESS PKWY
TORRES	MARCO	1503 N. SAINT MARKS PLACE	PALATINE	IL	60067	08/03/2024	\$207.40	DEPARTMENT OF REVENUE	2000 W. CONGRESS PKWY
WILLIAMS	LANCE	5321 S. WABASH AVE.	CHICAGO	IL	60615	11/18/2023	\$556.19	DEPARTMENT OF REVENUE	6300 S. WESTERN AVE
WILLIAMS	DONALD	2917 WESTBROOK DR APT 217	FORT WAYNE	IN	48805	05/03/2024	\$115.62	Claimant	2503 W. FULLERTON AVE.
WILLIAMS	TORRENCE	4946 N SHERIDAN ROAD RM 223	CHICAGO	IL	60640	04/06/2024	\$44.25	Claimant	1409 S LAKE SHORE DRIVE
YANSON	PETER	39 OGDEN RD.	OGDEN DUNES	IN	46368	05/15/2024	\$339.89	Claimant	5498 S. WESTERN AVE
Total of Split Claims:								Number	Amount
								36	\$16,807.56
Total of Split Claims:								Number	Amount
								40	\$21,174.08

*Do Not Pass* -- CLAIMS FOR VARIOUS REFUNDS.

[SCL2025-0015767]

The Committee on Finance submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on Finance, small claims division, to which was referred on October 20, 2023 and on subsequent dates, sundry claims for various refunds (SCL2025-0015767) (direct introduction), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Do Not Pass* the said claims for payment.

This recommendation was concurred in by a vote of the members of the committee present, with no dissenting votes on March 10, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,  
*Chair.*

On motion of Alderperson Dowell, the committee's recommendation was *Concurred In* 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*Nays* -- None.

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

[List of denied claimants printed on page 25314 of this *Journal*.]

City Of Chicago  
**Denied Claims by Claim Name**

Denied Date: 03/12/2025

Claimant Name	Claimant Address	Incident Date	Introduced to City Council	Claim Number	Denial Reason
ABRAMS, IRA P. AND KRUCOFF,		12/12/24 12:00 AM	02/19/2025	2024371230	BIGANE PAVING CONSTRUCTION, 935 W. CHESTNUT ST. STE. THE VEHICLE IN CLAIM WAS TOWED AND IMPOUNDED BY 3RD
ALFORD, THOMAS D		12/5/24 12:00 AM	02/19/2025	2024371234	THE DAMAGE IN THE CLAIM WAS A RESULT OF STORM
ALLSTATE AS/O SMITH, THOMAS		5/21/24 12:00 AM	09/18/2024	2024370909	THE VEHICLE IN CLAIM WAS TOWED AND IMPOUNDED BY 3RD
ALL STATE INS CO. AS/O HERBST,		3/13/24 12:00 AM	02/19/2025	2024370839	IDOT - BISHOP FORD EXPRESSWAY
ARNOLD, CHAUNCY L.		12/5/24 12:00 AM	02/19/2025	2024371225	OPEN AND OBVIOUS
BARBER EL BEY, MAAT		11/28/24 12:00 AM	02/19/2025	2024371229	URT TOWING
BEECHAM, ARNEL U.		2/10/24 12:00 AM	01/15/2025	2024371216	3RD PARTY PERMIT# DOT1955687, COMED NORTH, 3 LINCOLN
CHOI, ANDREW C.		10/24/24 12:00 AM	02/19/2025	2024371208	DUPLICATE CLAIM# 2024370400
DANIEL, LARRY		1/17/24 12:00 AM	04/17/2024	2024371221	CLAIMANT NON-RESPONSIVE
DELK, DIAMOND J		1/27/24 12:00 AM	07/17/2024	2024370472	THE DAMAGE IN THE CLAIM WAS NOT A RESULT OF STORM
DUNN, LARRY C.		5/15/24 12:00 AM	01/15/2025	2024370791	PERMIT# DOT1984685, SUMIT CONSTRUCTION CO.4150 W.
ESKRIDGE, COREY D.		9/24/24 12:00 AM	01/15/2025	2024371207	NO RESPONSE
EVANS, LEILANI K.		9/1/24 12:00 AM	10/09/2024	2024370933	IDOT
FAEHRICH, ALEC J.		12/7/24 12:00 AM	01/15/2025	2024371213	NO RESPONSE
FUMAGALLI, SOPHIA R.		5/13/24 12:00 AM	09/18/2024	2024370816	CLAIMANT NON-RESPONSIVE
HERNANDEZ, JESUS C		4/29/24 12:00 AM	05/22/2024	2024370624	CLAIMANT NON-RESPONSIVE
HOLDEN, MARZEL D.		4/21/24 12:00 AM	05/22/2024	2024370549	TORT LIABILITY
JEFFRIES, CASSANDRA S.		11/11/24 12:00 AM	02/19/2025	2024371234	THE VEHICLE IN CLAIM WAS TOWED AND IMPOUNDED BY 3RD
KIRBY, HOWARD D.		9/25/24 12:00 AM	02/19/2025	2024371232	STATUTE OF LIMITATIONS FOR FILING A CLAIM HAS EXPIRED.
KOELLNER, STEVEN C.		10/20/23 12:00 AM	02/19/2025	2024371242	PERMIT# DOT1980089, BIGANE PAVING CO., 935 W CHESTNUT
LAMOTHE, LAKEITH J.		12/9/24 12:00 AM	02/19/2025	2024371167	CITY NOT LIABLE, DAMAGE & WORK THAT OCCURRED WAS
LEE, EUNJOO		9/20/24 12:00 AM	01/15/2025	2024371238	THE VEHICLE IN CLAIM WAS TOWED AND IMPOUNDED BY 3RD
LEISE, ERIC J.		8/10/24 12:00 AM	10/09/2024	2024370922	TORT LIABILITY ACT
LINDAUER, MICHAEL A.		12/24/24 12:00 AM	02/19/2025	2023371218	STATUTE OF LIMITATIONS FOR FILING A CLAIM HAS EXPIRED.
MANDEL, MATT D.C.		1/17/23 12:00 AM	02/19/2025	2025371231	CLAIM OVER \$2,500, REFERRED TO CHICAGO CLAIMS UNIT,
MATAZOV, KANIMET		1/14/25 12:00 AM	02/19/2025	2024371214	TORT LIABILITY
MCKINLAY, JOHN J.		12/31/24 12:00 AM	01/15/2025	2024370632	NO RESPONSE
MEYER, ASHLEY A.		4/3/24 12:00 AM	05/22/2024	2024371206	TORT LIABILITY
MILLER, MATTHEW J.		6/16/24 12:00 AM	01/15/2025	2024370915	THE BUREAU OF FORESTRY DID NOT PERFORM ANY
MORRISSEY, RAYMOND		8/1/24 12:00 AM	10/09/2024	2024370916	HE CLAIM DOES NOT INDICATE ANY DAMAGE WAS CAUSED BY
MORRISSEY, RAYMOND		8/1/24 12:00 AM	10/09/2024	2024371223	DUPLICATE CLAIM# 2024371017
MYSLINSKI, LISA J.		6/13/24 12:00 AM	02/19/2025	2024371241	TORT LIABILITY
NEAL, SEBRINA M.		11/5/24 12:00 AM	02/19/2025	2024370593	NO RESPONSE
OWENS, YOLANDA		5/3/24 12:00 AM	05/22/2024	2024371227	DUPLICATE CLAIM# 2024371119
PALMER, SEDGWICK JULLIAN		7/12/24 12:00 AM	02/19/2025	2024370497	NO RESPONSE
PEREZ, KAREN M		1/28/24 12:00 AM	04/17/2024	2024371226	TORT LIABILITY
RIDDLE, SHIRLEY A.		12/2/24 12:00 AM	02/19/2025		

*Placed On File* -- JUDGMENT AND SETTLEMENT REPORT FOR MONTH OF FEBRUARY 2025.

[F2025-0015836]

The Committee on Finance submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on Finance, to which was submitted a communication transmitting reports of cases in which verdicts, judgments or settlements were entered into for the month of February 2025 (F2025-0015836), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Place on File* the communication transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present, with no dissenting votes on March 10, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,  
*Chair.*

On motion of Alderperson Dowell, the committee's recommendation was *Concurred In* and said list of cases and report were *Placed on File*.

---

**COMMITTEE ON THE BUDGET AND GOVERNMENT OPERATIONS.**

---

EXECUTION OF AMENDED REDEVELOPMENT AGREEMENT WITH CUP O' JOE COFFEE LLC TO PROVIDE NEIGHBORHOOD OPPORTUNITY FUNDS TO BUILD COFFEE ROASTERY, BEER PRODUCTION FACILITY, RETAIL CAFÉ AND TAPROOM AT 754 EAST 111<sup>TH</sup> ST.

[O2025-0015562]

The Committee on the Budget and Government Operations submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on the Budget and Government Operations, having had under consideration an ordinance concerning a redevelopment agreement with Cup O' Joe Coffee LLC to provide neighborhood opportunity funds to build a coffee roastery, beer production facility, retail café and taproom at 754 East 111<sup>th</sup> Street (O2025-0015562), begs leave to report and recommend that Your Honorable Body *Pass* the ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

(Signed) JASON C. ERVIN,  
*Chair.*

On motion of Alderperson Ervin, 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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, Section 16-14-010, et seq., of the Municipal Code of Chicago (the "Code") contains the Neighborhood Opportunity Fund Ordinance establishing the Neighborhood Opportunity Fund (the "NOF"); and

WHEREAS, Cup O' Joe Coffee LLC, an Illinois limited liability company doing business as Veteran Roasters ("Grantee") owns property at 754 East 111<sup>th</sup> Street, Chicago, Illinois 60628 (the "Site") and desires to construct a 16,503 square foot coffee roastery on the Site (the "Facility"); and

WHEREAS, The Facility will include a coffee roastery, beer production facility, retail café and taproom ("Project"); and

WHEREAS, Pursuant to an ordinance adopted by the City Council of the City ("City Council") on May 24, 2023 and published at pages 103 through 112 of the *Journal of the Proceedings of the City Council of the City of Chicago* of such date (the "Original Ordinance"), the City Council authorized the NOF grant for the Project in the amount and under the terms described in Exhibit A to the Original Ordinance and authorized a redevelopment agreement between the City and Grantee for the construction of the Project (the "NOF Redevelopment Agreement"); and

WHEREAS, The closing on the NOF Redevelopment Agreement has not yet occurred; and

WHEREAS, In order to facilitate completion of the Project, the City and Grantee now desire to replace Exhibit A to the Original Ordinance to increase the amount of the NOF grant (the "Grant"); now, therefore,

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

SECTION 1. The above recitals are incorporated herein and made a part hereof.

SECTION 2. Exhibit A to the Original Ordinance shall be replaced with Exhibit A attached hereto.

SECTION 3. NOF proceeds in the amount set forth in Exhibit A are hereby appropriated for the purposes described herein.

SECTION 4. The Commissioner of Planning and Development and a designee of the Commissioner (collectively, the "Authorized Officer") are each hereby authorized, subject to approval by the Corporation Counsel, to enter into and execute a redevelopment agreement with the Grantee and to execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable in connection with the implementation of the Grant. The execution of such agreements and instruments and the performance of such acts shall be conclusive evidence of such approval. The Authorized Officer is hereby authorized, subject to the approval of the Corporation Counsel, to negotiate any and all terms and provisions in connection with the Grant which do not substantially modify the terms described in Exhibit A hereto. Upon the execution and receipt of proper documentation, the Authorized Officer is hereby authorized to disburse the proceeds of the Grant to the Grantee.

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 of the other provisions of this ordinance.

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

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

*Exhibit "A".**Conditional Commitment Of Neighborhood Opportunity Funds.*

February 7, 2025

Mark Doyle  
Cup O' Joe Coffee, LLC DBA Veteran Roasters  
7764 North Sheridan Road  
Chicago, Illinois 60626

**RE: Conditional Commitment of Neighborhood Opportunity Funds**

Dear Mark Doyle,

The City of Chicago ("City") Department of Planning and Development ("DPD") congratulates Cup O' Joe Coffee, LLC DBA Veteran Roasters on being selected as a Neighborhood Opportunity Fund ("NOF") Large Finalist ("Finalist") for the capital project located at 754 East 111<sup>th</sup> Street Chicago, Illinois 60628. Pending approval from City Council and execution of a Redevelopment Agreement ("RDA"), Cup O' Joe Coffee, LLC DBA Veteran Roasters will be an NOF Large Grantee ("Grantee").

Cup O' Joe Coffee, LLC DBA Veteran Roasters has received a **conditional commitment** of up to \$3,075,000 in NOF funds ("City Grant"), which includes \$3,000,000 in construction costs, a **conditional** Local Residency Bonus of up to \$75,000, (the Base Grant and Local Residency Bonus combined, the "Capital Grant"), and \$75,000 in Local Hiring Funds for the Project (defined below).

The Project was selected for the plan and scope of work presented in the application and summarized below. Any changes to the proposed project plan or scope of work without DPD's prior written approval may result in forfeiture of the City Grant.

**PROJECT ADDRESS**

754 East 111<sup>th</sup> Street Chicago, Illinois 60628  
25-15-406-053-0000  
(The address and PINS collectively, the "Property")

**PROJECT PLAN & SCOPE**

Veteran Roasters is a Chicago-based coffee roaster that employs homeless and at-risk military veterans. The proposed project at 754 E. 111th St. will construct a 16,503 square foot coffee roastery, beer production facility, retail café, and taproom. The project will cost approximately \$12.5 million to construct and will be funded through state and city grants, New Market Tax Credits, and Owner Equity. . (the "Project")

**PROJECT SOURCES & USES**

Anticipated Project Funds (Sources)*		Anticipated Project Costs (Uses)	
Equity	\$200,000	Acquisition Costs	\$380,814
Lender Financing	\$885,990	Hard Costs	\$9,246,095
State of Illinois DCEO Grant	\$3,000,000	Soft Costs	\$1,841,081
NMTC (Federal and State)	\$5,382,000	FF&E	\$1,000,000
City Incentive	\$3,000,000		
<b>Total</b>	<b>\$12,467,990</b>	<b>Total</b>	<b>\$12,467,990</b>

\*The Local Hiring Funds are available after project completion and are not considered part of the Project capital stack.

**CAPITAL GRANT PAYMENT**

The Capital Grant may be disbursed as progress payments through a project escrow, or as a single, 100% reimbursement upon project completion. The Finalist must select a payment method before executing the RDA.

*Project Escrow*

Grantees may establish a project escrow account at their own cost and receive four incremental disbursements of their Capital Grant during construction. The fourth, and final, disbursement is provided following the completion of the Project and DPD's issuance of a Certificate of Completion ("Certificate"). Each escrow draw requires review and approval of Grantee's documentation by DPD. Grantees who elect to receive their Capital Grant via a project escrow must execute an escrow agreement with DPD and the title company concurrently with the execution of the RDA.

*Single Reimbursement*

Grantees may receive a one-time disbursement of 100% of their Capital Grant following the completion of the Project and DPD's issuance of the Certificate.

**GRANT STRUCTURE**

Before any City Grant funds are disbursed, Grantees will be required to submit evidence of eligible costs.

*Base Grant*

Rehabilitation projects are eligible to receive up to 50% of total project costs. New construction projects are eligible to receive up to 30% of total project costs, to the extent that eligible costs such as land acquisition or site preparation are documented. In no case may the total Capital Grant exceed the program's \$2.5 million grant limit.

Ineligible project costs include furnishings, fixtures and equipment (FF&E); fees generally related to accounting, marketing, permitting, equipment rental, or construction management; and hard and soft contingencies unrelated to eligible project costs.

*Local Residency Bonus*

Finalists whose officer's or owner's primary residence is located within the Qualified Investment Area ("QIA") are eligible for a funding bonus of up to 25% of the total project cost, but not to exceed a total of \$250,000, inclusive of the \$2.5 million grant limit. Finalists who are interested in this bonus must submit two of the following four items as proof of residency by Friday, March 7, 2025:

1. Copy of the recorded lease or deed
2. Driver's license or State ID
3. Voter's registration card
4. Utility bill dated within the last 90 days

#### *Local Hiring Funds*

Each Grantee is entitled to up to \$75,000 in additional funds, exclusive of their grant amount, to reimburse wage expenses or training costs associated with hiring at least two or more new employees who maintain their primary residence in the Qualified Investment Area ("QIA"). These funds are disbursed following the issuance of the Certificate, for eligible costs incurred no earlier than three months prior to, and no later than 12 months following, receipt of the Certificate. The new, qualifying employees:

- Must maintain their primary residence in the QIA
- Must work at least 20 hours/week, achieving at least 60 hours/week across all qualifying employees
- Must receive at least minimum wage, as defined by the City of Chicago
- Must be continually employed for a minimum of 12 weeks
- May not include the Grantee's family members (by blood or marriage), persons dwelling at the Grantee's primary residency, or the Grantee themselves.

Grantees are advised to keep a separate record of wage expenses for the qualifying employees in an organized file for reimbursement. Requests for reimbursement can only be submitted once per calendar quarter. Grantees must submit the following documents with their reimbursement requests to verify the new employees' home addresses and wage expenses:

- Evidence of eligible project costs incurred and paid by the Grantee
- Employee Worksheet Form (included in the RDA) listing all new hires, their primary residences, their hourly wages, and their average weekly hours worked.
- Payroll ledgers and/or copies of pay stubs that verify hours worked, hourly wage, and address for employees.

#### **SUMMARY OF GRANT COVENANTS**

The following is a summary of important City Grant covenants to which the Grantee must adhere. The RDA will contain a complete list of all City Grant covenants.

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

#### *Operations & Occupancy Covenants*

Grantees must continuously own, occupy, and/or operate the entirety of the Project for three years following the issuance of the Certificate. If a Grantee fails to satisfy these requirements, the City shall have the right to cease the payment of the City Grant, terminate the RDA, or place a lien on the Project property in the value of disbursed City Grant.

#### *Annual Compliance Report*

Grantees must submit an Annual Compliance Report for at least three years following the issuance of the Certificate. Requirements for the Annual Compliance Reports will be detailed in the RDA.

**GRANT CONDITIONS**

Issuance of the City Grant is subject to the Finalist's ability to fulfill the following conditions, and City Council approval. Following City Council approval of the City Grant, the Grantee will be required to execute the RDA with the City, through DPD, which details the legal requirements of the Project and the process for receiving the City Grant.

*Conditions for Submission to City Council for Approval for the City Grant*

The following must be submitted to your Project Manager by Enter Letter Date + Five Months to prepare for submission to City Council for approval.

1. **Pre-Construction Compliance Meeting:** The Finalist, general contractor, and all major subcontractors must meet with Construction Compliance staff to review the Finalist's plan to achieve the City's Construction Compliance obligations (MBE/WBE, City Residency and Prevailing Wage Requirements), as established in the RDA and as mandated by City ordinance and DPD policy.
2. **Final Contractor Estimates:** The Finalist must submit at least two, final and comprehensive contractor estimates for the final Project scope of work. All estimates must reflect the same scope of work and final Project Budget, as well as account for the City's M/WBE, Prevailing Wage and City Residency construction compliance requirements.
3. **Final Project Budget:** The Finalist must submit a final Project budget. The City Grant amount in this letter will not be increased; therefore, the Finalist must assume the responsibility of any Project cost increases following City Council approval.
4. **Final Design Documents:** The Finalist must submit, at a minimum, a final site plan, final renderings, and final elevations for the Project. All DPD comments on the Project design should be addressed prior to seeking City Council approval.
5. **Final Zoning Approval:** The Finalist must verify that all proposed Project uses, and physical improvements comply with the zoning requirements for the Project location. If the Project uses and/or improvements require a zoning map amendment, licenses, or permits, the Finalist must provide evidence of the approved zoning map amendment, secured licenses and/or permits, and Aldermanic input.
6. **Preliminary Project Financing:** The Finalist must submit proof of project financing, demonstrating that all sources of funds outside of the City Grant are available and secured, or will be secured by closing. The Finalist must close on all financing sources on or before executing the RDA.
7. **Preliminary Site Control:** The Finalist must submit the following proof of site control, demonstrating that the Project location is secured, or will be secured by closing. The Finalist must secure site control on or before executing the RDA.
  - a) Tenant Finalists: Letter of interest or executed lease (for at least three years) for the Project location.
  - b) Owner-Occupied Finalists: Deed or Real Estate Purchase Agreement (demonstrating closing within 90 days), for the Project location.
  - c) Property Owner Finalists: Deed or Real Estate Purchase Agreement (demonstrating closing within 90 days), for the Project location; AND letters of interest or executed tenant leases, for at least three years, for at least 75% of the Project.

*Conditions for Executing the RDA*

Following City Council's approval, the Grantee must satisfy the conditions below before the City will execute and deliver the RDA, unless the City waives such conditions in writing. The following must be secured within one month of receiving City Council approval to close on the RDA.

1. **Final Project Financing:** If not yet submitted, the Grantee must submit proof of project financing, evidencing that all financing sources outside of the Capital Grant have been secured and are available.
2. **Final Site Control:** If not yet submitted, the Grantee must submit the following proof of site control, evidencing that the Project location has been secured:
  - a) Tenant Grantees: Executed lease for at least three years for the Project location AND written evidence of property owner's consent to record the RDA against the tenant's leasehold interest in the Project location.
  - b) Owner-Occupied Grantee: Deed for the Project location.
  - c) Property Owner Grantee: Deed for the Project location; AND executed tenant leases, for at least three years, for at least 75% of the Project.
3. **Escrow Agreement:** If the Grantee elects to receive the Capital Grant via progress payments (escrow), the escrow agreement between the City, title company and Grantee must be fully executed.
4. **Building Permits:** The Grantee must submit proof of all permits required by the City's Municipal Code for work associated with the Project for all corresponding costs to be eligible for reimbursement.

#### *Conditions for Receiving the Certificate*

The Grantee must complete project construction and receive a Certificate within the timeframe dictated by the executed RDA, or the Project will be considered in default, the City Grant may be forfeited, and the RDA may be terminated. The Certificate *must* be issued within two years of the RDA execution date.

1. **MBE/WBE Requirements:** The Grantee must fulfill at least 26% Minority Business Enterprise (MBE) and 6% Women Business Enterprise (WBE) participation for all direct and indirect construction costs associated with the Project.
2. **City Residency Requirements:** The Grantee must hire City residents to perform 50% of all construction hours.
3. **Prevailing Wage Requirements:** The Grantee must adhere to the City's prevailing wage requirement for all construction trades, as established by the Illinois Department of Labor.
4. **Certificate of Occupancy:** The Grantee must obtain and submit proof of all permits required by the City's Municipal Code to occupy the Project premises.
5. **Business Licenses:** The Grantee must obtain all necessary business licenses.
6. **Documentation:** The Grantee must appropriately document all eligible project costs. Documentation includes, but is not limited to, detailed invoices, cancelled checks, sworn owner's statement, sworn statement of contractor and subcontractor to owner and final lien waivers.

#### **PROJECT EXTENSION, WITHDRAWAL AND TERMINATION POLICIES**

##### *Project Deadline Extension*

Grantees are allowed to request up to two extensions to satisfy the conditions for all milestones leading to RDA execution. Grantees in need of an extension during this time must submit a written request to DPD justifying the need for the extension. DPD will issue extension approvals and durations, in writing, at its discretion. DPD will withdraw City Grants for Grantees who are unable to satisfy the conditions after exhausting their extensions.

##### *Project Withdrawal*

Finalists or Grantees must provide written notification to DPD staff of their intent to rescind their City Grant and withdraw from the program. DPD staff will send the Finalist or Grantee an email confirmation of the Project's withdrawal and the return of the allocated City Grant.

*Project Termination*

DPD staff will send the Finalist or Grantee notification via email and postal mail to the above address regarding termination of the Project and the return of the allocated City Grant. All questions regarding the conditions outlined in this letter, and general City requirements and procedures, can be addressed to Robert Bumpers (Robert.Bumpers@cityofchicago.org) or 312-744-0107.

We look forward to supporting your efforts to revitalize the City's South, Southwest and West sides.  
Sincerely,



William Jeffries  
Deputy Commissioner  
Department of Planning and Development

On behalf of Cup O' Joe Coffee, LLC DBA Veteran Roasters, I accept the above terms and conditions of this Conditional Commitment of Neighborhood Opportunity Funds offered by the City of Chicago.

2-11-25  
Date

Mark Doyle  
Mark Doyle

MAN MEMBER  
Title

Return one copy of this letter to:

City of Chicago  
Department of Planning and Development  
Attention: Robert Bumpers  
121 North LaSalle Street, RM 1003  
Chicago, IL 60602

<b>NOF-LARGE DELIVERABLE SUMMARY CHECKLIST &amp; SCHEDULE</b>		
<b>Milestone #1: Conditional Commitment of Funds (Letter)</b>		
<input checked="" type="checkbox"/>	<b>Conditions for Next Milestone</b>	<b>Time to Next Milestone</b>
	Final Contractor Estimates (2)	<u>5 MONTHS</u>
	Final Project Budget	
	Final Zoning	
	Final Design Documents	
	Preliminary (Final acceptable) Project Financing Documentation	
	Preliminary (Final acceptable) Site Control Documentation	
<b>Milestone #2: Council Approval (City Grant Authorization)</b>		
<input checked="" type="checkbox"/>	<b>Conditions for Next Milestone</b>	<b>Time to Next Milestone</b>
	Final Project Financing Documentation	<u>1 MONTH</u>
	Final Site Control Documentation	
	Grant Payment Election (executed escrow agreement, if applicable)	
	Building Permits Secured	
<b>Milestone #3: Project Closing (Executed RDA)</b>		
<input checked="" type="checkbox"/>	<b>Conditions for Next Milestone</b>	<b>Time to Next Milestone</b>
	M/WBE Construction Compliance Requirements Fulfilled	<u>24 MONTHS</u>
	City Residency Construction Compliance Requirements Fulfilled	
	Prevailing Wage Construction Compliance Requirements Fulfilled	
	Occupancy Permits Secured	
	Business Permits Secured	
	Business Licenses Secured	
	Project Cost Documentation (invoices, sworn statements, lien waivers)	
<b>Milestone #4: Project Completion (Certificate of Completion)</b>		

SUPPLEMENTAL APPROPRIATION AND AMENDMENT OF YEAR 2025 ANNUAL APPROPRIATION ORDINANCE WITHIN FUND NO. 925.

[SO2025-0015559]

The Committee on the Budget and Government Operations submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on the Budget and Government Operations, having had under consideration a substitute ordinance concerning an Annual Appropriation Ordinance Year 2025 amendment within Fund Number 925 (SO2025-0015559), begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

(Signed) JASON C. ERVIN,  
*Chair.*

On motion of Alderperson Ervin, 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*Nays* -- None.

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

The following is said ordinance as passed:

WHEREAS, The Annual Appropriation Ordinance for the year 2025 (the "2025 Appropriation Ordinance") of the City of Chicago (the "City") contains estimates of revenues receivable as grants from agencies of the state and federal governments and public and private agencies; and

WHEREAS, The City through its Department of Public Health has been awarded private grant funds in the amount of \$25,000 by The Chicago Asthma Consortium for the Healthy Chicago 2.0 program; and

WHEREAS, The City through its Department of Family and Support Services has been awarded additional federal grant funds in the amount of \$80,000 by the Illinois Department on Aging for the Medicare Improvements for Patients and Providers Act program; and

WHEREAS, The City through its Department of Police ("CPD") has been awarded federal pass-through grant funds in the amount of \$5,000 by the National Association of VOCA Assistance Administrators for the Community Victims Awareness Project; and

WHEREAS, The City through CPD has been awarded state grant funds in the amount of \$613,000 by the Illinois State Police for the Revocation Enforcement program; and

WHEREAS, The City through CPD has been awarded state grant funds in the amount of \$1,252,000 by the Illinois Law Enforcement Alarm System for the Less Lethal Device Grant program; and

WHEREAS, The City through CPD has been awarded state grant funds in the amount of \$308,000 by the Office of the Attorney General of the State of Illinois for the Organized Retail Crime program; and

WHEREAS, The City through its Fire Department has been awarded additional federal grant funds in the amount of \$725,000 by the Department of Homeland Security for the Securing the City program; and

WHEREAS, The City through its Department of Transportation ("CDOT") previously appropriated federal carryover COVID-19 pass-through grant funds in the amount of \$9,000,000 from the Cook County Department of Transportation and Highways for the Infrastructure Improvement Grants -- COVID program and now desires to increase the appropriation by \$4,500,000 in order to reflect the correct award amount; and

WHEREAS, The City through CDOT has been awarded federal pass-through grant funds in the amount of \$469,000 by the Illinois Emergency Management Agency for the Hazard Mitigation Grant Program (HMGP) program; and

WHEREAS, The City through its Chicago Public Library has been awarded federal grant funds in the amount of \$2,000,000 by the United States Department of Housing and Urban Development for the Rudy Lozano Branch Library Renovation program; now, therefore,

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

SECTION 1. The amount of \$9,977,000 is hereby appropriated from Fund 925 -- Grant Funds for the year 2025. The 2025 Annual Appropriation Ordinance is hereby amended by striking the words and figures and adding the words and figures indicated in the attached Exhibit A which is hereby made a part hereof.

SECTION 2. 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 3. This ordinance shall be in full force and effect upon its passage and approval.

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

*Exhibit "A".*

*Amendment To The 2025 Appropriation Ordinance.*

*Estimate Of Grant Revenue For 2025.*

Code	Department And Item	Strike Amount	Add Amount
925 -- Grant Funds			
925C -- COVID-19 Grant Fund		\$ 352,519,000	\$ 357,019,000
925F -- Federal Grant Fund		2,723,657,000	2,726,936,000
925L -- Local Public and Private Grant Fund		125,091,000	125,116,000
925S -- State Grant Fund		1,081,578,000	1,083,751,000

*Estimate Of Grant Expenses For 2025.*

Department Number	Department And Grant Name	Strike Amount 2025 Anticipated Grant	Add Amount 2025 Anticipated Grant	Strike Amount (2025 Total) Includes Anticipated Carryover	Add Amount (2025 Total) Includes Anticipated Carryover	Strike Amount (2025 Total)	Add Amount (2025 Total)
41	Chicago Department Of Public Health: Healthy Chicago 2.0		\$25,000				\$25,000

Department Number	Department And Grant Name	Strike Amount 2025 Anticipated Grant	Add Amount 2025 Anticipated Grant	Strike Amount (2025 Total) Includes Anticipated Carryover	Add Amount (2025 Total) Includes Anticipated Carryover	Strike Amount (2025 Total)	Add Amount (2025 Total)
50	Department Of Family And Support Services						
	Medicare Improvements For Patients And Providers Act	\$147,000	\$ 227,000			\$ 288,000	\$ 368,000
57	Chicago Police Department						
	Community Victims Awareness Project		5,000				5,000
	Revocation Enforcement Program		613,000				613,000
	Less Lethal Device Grant		1,252,000				1,252,000
	Organized Retail Crime Program		308,000			308,000	616,000
59	Chicago Fire Department						
	Securing The City	650,000	725,000			4,152,000	4,877,000
84	Chicago Department Of Transportation						
	Infrastructure Improvement Grants -- COVID			\$9,000,000	\$13,500,000	9,000,000	13,500,000
	Hazard Mitigation Grant Program (HMPG)		469,000				469,000
84	Chicago Public Library						
	Rudy Lozano Branch Library Renovation		2,000,000				2,000,000

TRANSFER OF YEAR 2025 FUNDS WITHIN COMMITTEE ON HEALTH AND HUMAN RELATIONS FOR COMMODITIES OR SUPPLIES.

[O2025-0015244]

The Committee on the Budget and Government Operations submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on the Budget and Government Operations, having had under consideration an ordinance concerning a transfer of funds within the Committee on Health and Human Relations for Year 2025 (O2025-0015244), begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

(Signed) JASON C. ERVIN,  
*Chair.*

On motion of Alderperson Ervin, 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 of Chicago's Comptroller is authorized and directed to make the following transfer of funds for the year 2025. This transfer will leave sufficient unencumbered appropriations to meet all liabilities that have been or may be incurred during said year payable from such appropriations:

FROM:

Purpose	Fund	Code/ Department	Account	Amount
Contracts or Services Expenses	0100	0152277	0100	\$3,000

TO:

Purpose	Fund	Code/ Department	Account	Amount
Commodities or Supplies Expenses	0100	0152277	0300	\$3,000

SECTION 2. The sole purpose of this transfer of funds is to provide funds to meet the necessary obligations of the City Council Committee during said year.

SECTION 3. This ordinance shall be in full force and effect upon its passage and publication.

TRANSFER OF YEAR 2025 FUNDS WITHIN COMMITTEE ON HEALTH AND HUMAN RELATIONS FOR PERSONNEL SERVICES.

[O2025-0015246]

The Committee on the Budget and Government Operations submitted the following report:

CHICAGO, March 12, 2025.

To the President and Members of the City Council:

Your Committee on the Budget and Government Operations, having had under

consideration an ordinance concerning a transfer of funds within the Committee on Health and Human Relations for Year 2025 (O2025-0015246), begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

(Signed) JASON C. ERVIN,  
*Chair.*

On motion of Alderperson Ervin, 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 of Chicago's Comptroller is authorized and directed to make the following transfer of funds for the year 2025. This transfer will leave sufficient unencumbered appropriations to meet all liabilities that have been or may be incurred during said year payable from such appropriations:

FROM:

Purpose	Fund	Code/ Department	Account	Amount
Commodities or Supplies Expenses	0100	0152277	0300	\$3,000

TO:

Purpose	Fund	Code/ Department	Account	Amount
Personnel Services	0100	0152277	0000	\$3,000

SECTION 2. The sole purpose of this transfer of funds is to provide funds to meet the necessary obligations of the City Council Committee during said year.

SECTION 3. This ordinance shall be in full force and effect upon its passage and publication.

---

TRANSFER OF YEAR 2025 FUNDS WITHIN COMMITTEE ON PEDESTRIAN AND TRAFFIC SAFETY.

[O2025-0015717]

The Committee on the Budget and Government Operations submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on the Budget and Government Operations, having had under consideration an ordinance concerning a transfer of funds within the Committee on Pedestrian and Traffic Safety for Year 2025 (O2025-0015717), begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

(Signed) JASON C. ERVIN,  
*Chair.*

On motion of Alderperson Ervin, 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 of Chicago’s Comptroller is authorized and directed to make the following transfer of funds for the year 2025. This transfer will leave sufficient unencumbered appropriations to meet all liabilities that have been or may be incurred during said year payable from such appropriations:

FROM:

Purpose	Fund	Code/ Department	Account	Amount
Commodities and Materials	0300	015/2265	0300	\$2,500

TO:

Purpose	Fund	Code/ Department	Account	Amount
Contingencies	0300	015/2265	0700	\$2,500

SECTION 2. The sole purpose of this transfer of funds is to provide funds to meet the necessary obligations of the Committee on Pedestrian and Traffic Safety during said year.

SECTION 3. This ordinance takes effect 10 days after passage and publication.

---

TRANSFER OF YEAR 2025 FUNDS WITHIN 8<sup>TH</sup> WARD WAGE ALLOWANCE/  
ALDERMANIC EXPENSE ACCOUNT.

[O2025-0015510]

The Committee on the Budget and Government Operations submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on the Budget and Government Operations, having had under consideration an ordinance concerning a transfer of funds within the 8<sup>th</sup> Ward Wage Allowance/Aldermanic Expense Account for Year 2025 (O2025-0015510), begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

(Signed) JASON C. ERVIN,  
*Chair.*

On motion of Alderperson Ervin, 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 of Chicago's Comptroller is authorized and directed to make the following transfer of funds for the year 2025. This transfer will leave sufficient unencumbered appropriations to meet all liabilities that have been or may be incurred during said year payable from such appropriations:

FROM:

Purpose	Fund	Code/ Department	Account	Amount
Aldermanic Expense Account	0100	015/2308	9008	\$5,000.00

TO:

Purpose	Fund	Code/ Department	Account	Amount
Wage Allowance	0100	015/2308	0017	\$5,000.00

SECTION 2. The sole purpose of this transfer of funds is to provide funds to meet the necessary obligations of Ward 8 during said year.

SECTION 3. This ordinance takes effect 10 days after passage and publication.

---

TRANSFER OF YEAR 2025 FUNDS WITHIN 23<sup>RD</sup> WARD WAGE ALLOWANCE/  
ALDERMANIC EXPENSE ACCOUNT.

[SO2025-0015284]

The Committee on the Budget and Government Operations submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on the Budget and Government Operations, having had under consideration a substitute ordinance concerning a transfer of funds within the 23<sup>rd</sup> Ward Wage Allowance/Aldermanic Expense Account for Year 2025 (SO2025-0015284), begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

(Signed) JASON C. ERVIN,  
*Chair.*

On motion of Alderperson Ervin, 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 of Chicago's Comptroller is authorized and directed to make the following transfer of funds for the year 2025. This transfer will leave sufficient unencumbered appropriations to meet all liabilities that have been or may be incurred during said year payable from such appropriations:

FROM:

Purpose	Fund	Code/ Department	Account	Amount
Aldermanic Expense	0100	015/2323	9008	\$3,114

TO:

Purpose	Fund	Code/ Department	Account	Amount
Wage Allowance	0100	015/2323	0017	\$3,114

SECTION 2. The sole purpose of this transfer of funds is to provide funds to meet the necessary obligations of 0017 Wage Allowance Account for Ward 23 during said year.

SECTION 3. This ordinance shall be in full force and effect 10 days upon its passage and publication.

TRANSFER OF YEAR 2025 FUNDS WITHIN 33<sup>RD</sup> WARD WAGE ALLOWANCE/  
ALDERMANIC EXPENSE ACCOUNT.

[O2025-0015277]

The Committee on the Budget and Government Operations submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on the Budget and Government Operations, having had under consideration an ordinance concerning a transfer of funds within the 33<sup>rd</sup> Ward Wage Allowance/Aldermanic Expense Account for Year 2025 (O2025-0015277), begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

(Signed) JASON C. ERVIN,  
*Chair.*

On motion of Alderperson Ervin, 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 of Chicago's Comptroller is authorized and directed to make the following transfer of funds for the year 2025. This transfer will leave sufficient unencumbered appropriations to meet all liabilities that have been or may be incurred during said year payable from such appropriations:

FROM:

Purpose	Fund	Code/ Department	Account	Amount	Ward
Wage Allowance	0100	015/2333	0017	\$12,000	33

TO:

Purpose	Fund	Code/ Department	Account	Amount	Ward
Aldermanic Expense	0100	015/2333	9008	\$12,000	33

SECTION 2. The sole purpose of this transfer of funds is to provide funds to meet the necessary obligations of 9008 Aldermanic Expense Account for Ward 33 during said year.

SECTION 3. This ordinance shall be in full force and effect 10 days following its passage and publication.

---

TRANSFER OF YEAR 2025 FUNDS WITHIN 34<sup>TH</sup> WARD WAGE ALLOWANCE/  
ALDERMANIC EXPENSE ACCOUNT.

[O2025-0015652]

The Committee on the Budget and Government Operations submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on the Budget and Government Operations, having had under consideration an ordinance concerning a transfer of funds within the 34<sup>th</sup> Ward Wage Allowance/Aldermanic Expense Account for Year 2025 (O2025-0015652), begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

(Signed) JASON C. ERVIN,  
*Chair.*

On motion of Alderperson Ervin, 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 of Chicago’s Comptroller is authorized and directed to make the following transfer of funds for the year 2025. This transfer will leave sufficient unencumbered appropriations to meet all liabilities that have been or may be incurred during said year payable from such appropriations:

FROM:

Purpose	Fund	Code/ Department	Account	Amount	Ward
Aldermanic Expense	0100	015/2334	9008	\$35,000	34

TO:

Purpose	Fund	Code/ Department	Account	Amount	Ward
Wage Allowance	0100	015/2334	0017	\$35,000	34

SECTION 2. The sole purpose of this transfer of funds is to provide funds to meet the necessary obligations of 0017 Wage Account for Ward 34 during said year.

SECTION 3. This ordinance shall be in full force and effect 10 days following its passage and publication.

---

TRANSFER OF YEAR 2025 FUNDS WITHIN 41<sup>ST</sup> WARD WAGE ALLOWANCE/  
ALDERMANIC EXPENSE ACCOUNT.

[SO2025-0015573]

The Committee on the Budget and Government Operations submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on the Budget and Government Operations, having had under consideration a substitute ordinance concerning a transfer of funds within the 41<sup>st</sup> Ward Wage Allowance/Aldermanic Expense Account for Year 2025 (SO2025-0015573), begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

(Signed) JASON C. ERVIN,  
*Chair.*

On motion of Alderperson Ervin, 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 of Chicago's Comptroller is authorized and directed to make the following transfer of funds for the year 2025. This transfer will leave sufficient unencumbered appropriations to meet all liabilities that have been or may be incurred during said year payable from such appropriations:

FROM:

Purpose	Fund	Code/ Department	Account	Amount
Aldermanic Expense	0100	015/2341	9008	\$45,000

TO:

Purpose	Fund	Code/ Department	Account	Amount
Wage Allowance	0100	015/2341	0017	\$45,000

SECTION 2. The sole purpose of this transfer of funds is to provide funds to meet the necessary obligations of 0017 Wage Allowance Account for Ward 41 during said year.

SECTION 3. This ordinance shall be in full force and effect 10 days upon its passage and publication.

---

TRANSFER OF YEAR 2025 FUNDS WITHIN 44<sup>TH</sup> WARD WAGE ALLOWANCE/  
ALDERMANIC EXPENSE ACCOUNT.

[O2025-0015281]

The Committee on the Budget and Government Operations submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on the Budget and Government Operations, having had under consideration an ordinance concerning a transfer of funds within the 44<sup>th</sup> Ward Wage Allowance/Aldermanic Expense Account for Year 2025 (O2025-0015281), begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

(Signed) JASON C. ERVIN,  
*Chair.*

On motion of Alderperson Ervin, 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 of Chicago's Comptroller is authorized and directed to make the following transfer of funds for the year 2025. This transfer will leave sufficient unencumbered appropriations to meet all liabilities that have been or may be incurred during said year payable from such appropriations:

FROM:

Purpose	Fund	Code/ Department	Account	Amount	Ward
Aldermanic Expense	0100	015/2344	9008	\$35,000	44

TO:

Purpose	Fund	Code/ Department	Account	Amount	Ward
Wage Allowance	0100	015/2344	0017	\$35,000	44

SECTION 2. The sole purpose of this transfer of funds is to provide funds to meet the necessary obligations of 0017 Wage Account for Ward 44 during said year.

SECTION 3. This ordinance shall be in full force and effect 10 days following its passage and publication.

---

CORRECTION OF AMENDMENT TO ANNUAL APPROPRIATION ORDINANCE REGARDING TRANSFER OF YEAR 2024 FUNDS WITHIN 38<sup>TH</sup> WARD WAGE ALLOWANCE/ALDERMANIC EXPENSE ACCOUNT.

[O2025-0015129]

The Committee on the Budget and Government Operations submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on the Budget and Government Operations, having had under consideration an ordinance concerning a clerical correction to a transfer of funds within the 38<sup>th</sup> Ward Wage Allowance/Aldermanic Expense Account for Year 2024 (O2025-0015281), which passed at January 13<sup>th</sup> committee, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

(Signed) JASON C. ERVIN,  
Chair.

On motion of Alderperson Ervin, 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

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. On January 15, 2025, the City Council of the City of Chicago passed an ordinance referenced as O2024-0014373. Section 1 of that ordinance is now amended by deleting the language stricken through and by inserting the language underscored as follows:

Section 1. The City of Chicago's Comptroller is authorized and directed to make the following transfer of funds for the year 2024. This transfer will leave sufficient unencumbered appropriations to meet all liabilities that have been or may be incurred during said year payable from such appropriations:

FROM:

Purpose	Fund	Code/Department	Account	Amount	Ward
Aldermanic Expense	0100	015/2005	9008	<del>\$16,675</del> <u>\$15,675</u>	38

TO:

Purpose	Fund	Code/Department	Account	Amount	Ward
Wage Allowance	0100	015/2005	0017	\$16,675	38
				<u>\$15,675</u>	

SECTION 2. This ordinance shall be in full force and effect 10 days following its passage and publication.

---

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

---

SUPPORT OF COOK COUNTY CLASS L TAX INCENTIVE FOR PROPERTY AT  
2135 N. MILWAUKEE AVE.

[O2025-0015564]

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

CHICAGO, March 6, 2025.

*To the President and Members of the City Council:*

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on March 6, 2025, recommends passage of an ordinance in support of a Cook County Class L tax incentive for the property at 2135 North Milwaukee Avenue (O2025-0015564), which was introduced on February 19, 2025 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 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 Tax Incentive Ordinance, Classification System for Assessment, as amended from time to time (the "County Ordinance"), which establishes the Class L property tax classification to encourage the preservation and rehabilitation of certain historically and architecturally significant buildings, which will enhance the general character of real estate in the county and contribute to the economic well-being of the county by increasing the level of economic activity, increasing employment opportunities and contributing to the long-term growth of the real property tax base; and

WHEREAS, BR Congress Owner LLC, an Illinois limited liability company (the "Owner"), is the owner of a historic building (the "Building") located at 2135 North Milwaukee Avenue in Chicago, Illinois, as more precisely described in Exhibit 1 attached hereto and hereby made a part hereof (the land and improvements thereon being herein referred to as the "Project Real Estate"); and

WHEREAS, The City Council of the City ("City Council") adopted an ordinance on July 10, 2002, designating the area encompassing the Building as a Chicago Landmark pursuant to the criteria established in Section 2-120-580, et seq. of the Municipal Code of Chicago ("MCC"), and such designation as a Chicago landmark meets the definition of landmark pursuant to the County Ordinance; and

WHEREAS, The Owner proposes to rehabilitate the Building thereby preserving the historic building, increasing employment opportunities in the area and contributing to the long-term growth of the real property tax base (the "Project"); and

WHEREAS, The redevelopment objective of the City in connection with the Project Real Estate is to enhance the character of real estate in the City and Cook County; contribute to the long-term growth in the level of economic activity and employment opportunities in the City and Cook County; contribute to the long-term growth of Cook County's tax base; provide greater tax revenues to the City and Cook County by increasing economic activity at the Building; and facilitate the preservation of a historically significant building; and

WHEREAS, The Owner intends to use the Building for commercial purposes after the Project is completed by operating the Building as a live music and entertainment venue, supporting office space, a lobby on the first floor, and ground floor retail and commercial office space (the "Intended Use"); and

WHEREAS, It is anticipated that the Project may require a transfer of a beneficial interest in the Owner to one or more entities who will receive an allocation of federal historic rehabilitation tax credits ("Tax Credit Investors"); and

WHEREAS, The Owner has applied to the Office of the Assessor of Cook County, Illinois (the "Assessor"), for designation of the Project Real Estate as a Class L classification eligible for certain real estate tax incentives pursuant to the County Ordinance; and

WHEREAS, Pursuant to the County Ordinance, the Class L classification is available to real estate which is to be used for commercial or industrial purposes and which: (1) is a Landmark (as defined in the County Ordinance); and (2) has undergone Substantial Rehabilitation (as defined in the County Ordinance), which constitutes an investment by the owner of at least 50 percent of the building's full market value as determined by the Assessor in the assessment year prior to the commencement of the Substantial Rehabilitation; and the Class L incentive shall apply to the building only, except that if the entire building has been vacant and unused for at least 24 continuous months prior to the filing of the eligibility application with the Assessor, the land upon which the building is situated shall be eligible for the incentive; and

WHEREAS, The County Ordinance requires that, in connection with the filing of a Class L eligibility application with the Assessor, an applicant must obtain from the unit of local government in which the real estate is located, an ordinance or resolution which expressly states, among other things, that the local government: 1) has determined that

the incentive provided by Class L is necessary for the Substantial Rehabilitation of the property; 2) supports and consents to the granting of the incentive; and 3) has reviewed and accepted its Preservation Commission's (as defined in the County Ordinance) written recommendation of the project for the Class L incentive, specifying the project budget and proposed scope of the work, which meets or exceeds the Standards of the United States Department of the Interior for Rehabilitation, Preservation, Restoration, and Reconstruction of historic properties; and

WHEREAS, The City is a Certified Local Government as defined in the County Ordinance and has established the City of Chicago Commission on Chicago Landmarks (the "Landmarks Commission"), and such Landmarks Commission is a Preservation Commission (as defined in the County Ordinance); and

WHEREAS, On December 5, 2024, the Landmarks Commission issued a written recommendation of the Project to the City Council; recommending that the Project be approved by the Assessor for the Class L incentive, a copy of which is attached hereto as Exhibit 2 and hereby made a part hereof; and

WHEREAS, The Project Real Estate has been vacant and has not been occupied and used for the 24-month period prior to the filing of the Class L eligibility application with the Assessor, making the land upon which the Building is situated also eligible for the Class L incentive; and

WHEREAS, The City requires, and the Owner has agreed to perform or cause to be performed, certain work as part of the Project as more fully described in (Sub)Exhibits A and B to Exhibit 2 attached hereto and incorporated herein, in furtherance of the City's efforts to promote a sustainable development policy; and

WHEREAS, The City encourages goals of: (i) in accordance with Section 2-92-420, et seq. of the MCC, 26 percent Minority-owned Business Enterprises ("MBE") and 6 percent Women-owned Business Enterprises ("WBE") participation (measured against the total construction budget for the Project or any phase thereof); and (ii) in accordance with Section 2-92-330 of the MCC, 50 percent City resident hiring (measured against the total construction work hours for the Project or any phase thereof), where possible, and the Owner(s) have acknowledged 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 by the City; and

WHEREAS, The Department of Planning and Development of the City ("DPD") has reviewed the proposed Project, has determined that it meets the necessary eligibility requirements for Class L designation, and hereby recommends to City Council that the City expressly determine by ordinance, among other things, that: 1) the incentive provided by Class L is necessary for the Substantial Rehabilitation of the Project Real Estate; 2) the City supports and consents to the granting of the incentive; and 3) the City has reviewed and accepted the Landmarks Commission's written recommendation of the Project for the Class L incentive, specifying the Project budget and proposed scope of the work, and specifying that the Project meets or exceeds the Secretary of the Interior's Standards for the Treatment of Historic Properties; 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 Class L is necessary for the Substantial Rehabilitation of the Project Real Estate.

SECTION 3. The City hereby expressly supports and consents to the granting of the Class L incentive. The City's support and consent to the grant of certification for the Class L incentive for the Project Real Estate is expressly conditioned upon the substantial completion of the Project, and the Intended Use as proposed by the Owner and approved by the City, both upon completion of the Substantial Rehabilitation of the Project Real Estate and during the term of the Class L incentive.

SECTION 4. The Project is anticipated to be completed by October 31, 2027. The Commissioner of DPD (the "Commissioner") or a designee of the Commissioner (together with the Commissioner, an "Authorized Officer") shall have discretion to extend the construction completion date by issuing a written extension letter in response to a written request from the Owner. To the extent that the Project Real Estate is not rehabilitated, used or maintained during the term of the Class L incentive in a manner which is substantially consistent with the approved Project or Intended Use, as determined by the Authorized Officer, the Authorized Officer is hereby authorized to take such steps as may be necessary and appropriate to withdraw the City's support and consent to the Class L incentive, which may cause the Class L certification to be terminated or revoked.

SECTION 5. The City has reviewed and hereby accepts the Landmarks Commission's written recommendation of the Project for the Class L incentive, a copy of which is attached hereto as Exhibit 2 and made a part hereof, which specifies the Project budget and proposed scope of the work, and which specifies that the Project meets or exceeds the Secretary of the Interior's Standards for the Treatment of Historic Properties.

SECTION 6. The Economic Disclosure Statement, as defined in the County Ordinance, has been received and filed by the City.

SECTION 7. The Authorized Officer is hereby authorized to deliver a certified copy of this ordinance to the Assessor and to furnish such additional information as may be required in connection with the filing of the application by the Owner with the Assessor for Class L designation of the Project Real Estate.

SECTION 8. The Authorized Officer is hereby authorized to enter into and execute such instruments and agreements, and perform any and all acts, as shall be necessary or advisable in connection with the Project which reflect the terms and conditions as may be imposed or approved in connection with the Project by the Authorized Officer.

SECTION 9. The Authorized Officer is hereby authorized to approve minor changes in the scope of work and budget delineated on (Sub)Exhibits A and B to Exhibit 2 hereof, provided that changes in the Building conditions warrant such changes and will not change the

suitability of the Project Real Estate for the Intended Use (all as determined in the sole discretion of the Authorized Officer). Changes to the Project budget delineated on (Sub)Exhibit A to Exhibit 2 shall not require prior City approval provided that the Project is substantially completed in accordance with the scope of work defined in (Sub)Exhibit B to Exhibit 2 and achieves the minimum investment required for Class L eligibility.

SECTION 10. Upon request by the Owner for a final determination of the eligibility of the Project Real Estate for the Class L incentive by the Landmarks Commission pursuant to the County Ordinance upon completion of the Substantial Rehabilitation of the Project Real Estate, the Authorized Officer shall verify that the work performed substantially conforms to the Project approved by the City and that the Project Real Estate is eligible for the Class L incentive (the "Final Determination").

SECTION 11. Any conveyance of all or a portion of the Project Real Estate by the Owner before the Final Determination shall render the support and consent of the City for the Class L incentive set forth hereunder in connection with the Project null and void. Any renewed support and consent of the City for the Class L incentive contemplated in connection with the Project undertaken by a successor in interest to the Owner of the Project Real Estate prior to the Final Determination shall require additional authorization by the City Council. Any change prior to the Final Determination in the direct owners in excess of 7.5 percent of the Owner or who constitute the direct or indirect controlling parties of the Owner, as determined by the Corporation Counsel (an "Ownership Change"), shall render the support and consent of the City for the Class L incentive set forth hereunder in connection with the Project null and void, unless such Ownership Change is approved by the Authorized Officer in his or her discretion. This section shall not apply to the transfer of a beneficial interest in the Owner to Tax Credit Investors with respect to the Project, or to the transfer of a leasehold interest in the Project Real Estate to a master tenant entity owned in whole or in part by one or more Tax Credit Investors, provided that such transfers do not involve a change to the direct or indirect controlling parties of the Owner.

SECTION 12. No permit fee waiver(s) pursuant to Section 2-120-815 of the Municipal Code of Chicago from the City related to the Project Real Estate shall be granted to the Owner during the rehabilitation of the Project and prior to the expiration of the Class L incentive related to the Project Real Estate.

SECTION 13. 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 14. To assist the City in promoting and tracking such M/WBE and City resident participation, the Owner shall provide information to the City's Committee on Economic, Capital and Technology Development (the "Committee") at two points in the City approval process for the Project. First, the Owner agrees to submit to the Committee an M/WBE Participation Proposal ("Participation Proposal") prior to commencement of construction of the Project. The Participation Proposal shall identify the Owner'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 Participation Proposal shall include a description of the Owners' proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, prior to issuance of a Final Determination for the Project or any phase thereof, the Owner shall provide the Committee 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, the Committee may request such additional information as the Committee determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in projects that seek the Class L classification.

SECTION 15. This ordinance shall be effective from and after its passage and approval.

Exhibits 1 and 2 referred to in this ordinance read as follows:

*Exhibit 1.*  
(To Ordinance)

*Congress Theater.*

Legal Description For Class L Purposes (subject to final title and survey):

New PIN 1 (Parcel R1):

That part of Lots 12 to 15, both inclusive (except the east 3 feet of said Lot 15 and except that part lying in Milwaukee Avenue) in Gray's Subdivision of 8 acres east of and adjoining the west 35.62 acres of that part north of Milwaukee Plank Road of Section 36, also the south half of the vacated east and west alley north of and adjoining Lots 12 to 15, both inclusive (except the east 3 feet of said Lot 15); together with Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14) of James M. Allen's Subdivision of Lots 8 to 11 in Gray's Subdivision aforesaid, also the north half of the vacated east and west alley south of said Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14), and also the west half of the vacated alley east of and adjoining the east line of Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14) extended south; all in the northeast quarter of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, taken as a tract and described as follows: beginning at the intersection of the south line of the north 16 feet of Lot 14 of James M. Allen's Subdivision aforesaid with the east line of North Rockwell Street, being also the northwest corner of said tract; thence south 01 degree, 44 minutes, 40 seconds east along said east line of North Rockwell Street, 129.00 feet; thence north 88 degrees, 06 minutes, 19 seconds east, 27.36 feet; thence north 10 degrees, 45 minutes, 39 seconds east, 99.01 feet; thence north 01 degree, 53 minutes, 41 seconds west, 32.40 feet to the north line of said tract; thence south 88 degrees, 06 minutes, 19 seconds west along said north line, 48.71 feet to the point of beginning; excepting therefrom that part lying south of the aforesaid north half of the vacated east and west alley south of said Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14), in Cook County, Illinois.

## New PIN 2 (Parcel R1):

That part of Lots 12 to 15, both inclusive (except the east 3 feet of said Lot 15 and except that part lying in Milwaukee Avenue) in Gray's Subdivision of 8 acres east of and adjoining the west 35.62 acres of that part north of Milwaukee Plank Road of Section 36, also the south half of the vacated east and west alley north of and adjoining Lots 12 to 15, both inclusive (except the east 3 feet of said Lot 15); together with Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14) of James M. Allen's Subdivision of Lots 8 to 11 in Gray's Subdivision aforesaid, also the north half of the vacated east and west alley south of said Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14), and also the west half of the vacated alley east of and adjoining the east line of Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14) extended south; all in the northeast quarter of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, taken as a tract and described as follows: beginning at the intersection of the south line of the north 16 feet of Lot 14 of James M. Allen's Subdivision aforesaid with the east line of North Rockwell Street, being also the northwest corner of said tract; thence south 01 degree, 44 minutes, 40 seconds east along said east line of North Rockwell Street, 129.00 feet; thence north 88 degrees, 06 minutes, 19 seconds east, 27.36 feet; thence north 10 degrees, 45 minutes, 39 seconds east, 99.01 feet; thence north 01 degree, 53 minutes, 41 seconds west, 32.40 feet to the north line of said tract; thence south 88 degrees, 06 minutes, 19 seconds west along said north line, 48.71 feet to the point of beginning; excepting therefrom that part lying north of the aforesaid south half of the vacated east and west alley north of and adjoining Lots 12 to 15, both inclusive (except the east 3 feet of said Lot 15), in Cook County, Illinois.

## New PIN 3 (Parcel R2):

That part of Lots 12 to 15, both inclusive (except the east 3 feet of said Lot 15 and except that part lying in Milwaukee Avenue) in Gray's Subdivision of 8 acres east of and adjoining the west 35.62 acres of that part north of Milwaukee Plank Road of Section 36, also the south half of the vacated east and west alley north of and adjoining Lots 12 to 15, both inclusive (except the east 3 feet of said Lot 15); together with Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14) of James M. Allen's Subdivision of Lots 8 to 11 in Gray's Subdivision aforesaid, also the north half of the vacated east and west alley south of said Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14), and also the west half of the vacated alley east of and adjoining the east line of Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14) extended south; all in the northeast quarter of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, taken as a tract and described as follows: commencing at the intersection of the south line of the north 16 feet of Lot 14 of James M. Allen's Subdivision aforesaid, with the east line of North Rockwell Street, being also the northwest corner of said tract; thence south 01 degree, 44 minutes, 40 seconds east along said east line of North Rockwell Street, 162.54 feet to the point of beginning; thence continuing south 01 degree, 44 minutes, 40 seconds east along said east line, 68.89 feet to the northeasterly line of North Milwaukee Avenue; thence south 51 degrees, 13 minutes, 22 seconds east along said northeasterly line, 32.21 feet; thence north 38 degrees, 46 minutes, 38 seconds east, 70.89 feet; thence north 50 degrees, 39 minutes, 30 seconds west, 23.09 feet; thence north 67 degrees, 21 minutes, 43 seconds west, 50.15 feet; thence south 88 degrees, 39 minutes, 59 seconds west, 7.46 feet to the point of beginning, in Cook County, Illinois.

## New PIN 5:

Lots 12 to 15, both inclusive (except the east 3 feet of said Lot 15 and except that part lying in Milwaukee Avenue) in Gray's Subdivision of 8 acres east of and adjoining the west 35.62 acres of that part north of Milwaukee Plank Road of Section 36, also the south half of the vacated east and west alley north of and adjoining Lots 12 to 15, both inclusive (except the east 3 feet of said Lot 15); together with Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14) of James M. Allen's Subdivision of Lots 8 to 11 in Gray's Subdivision aforesaid, also the north half of the vacated east and west alley south of said Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14), and also the west half of the vacated alley east of and adjoining the east line of Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14) extended south; all in the northeast quarter of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, taken as a tract and excepting therefrom that part lying north of the aforesaid south half of the vacated east and west alley north of and adjoining Lots 12 to 15, both inclusive (except the east 3 feet of said Lot 15); also excepting therefrom, beginning at the intersection of the south line of the north 16 feet of Lot 14 of James M. Allen's Subdivision aforesaid, with the east line of North Rockwell Street, being also the northwest corner of said tract; thence south 01 degree, 44 minutes, 40 seconds east along said east line of North Rockwell Street, 129.00 feet; thence north 88 degrees, 06 minutes, 19 seconds east, 27.36 feet; thence north 10 degrees, 45 minutes, 39 seconds east, 99.01 feet; thence north 01 degree, 53 minutes, 41 seconds west, 32.40 feet to the north line of said tract; thence south 88 degrees, 06 minutes, 19 seconds west along said north line, 48.71 feet to the point of beginning; also excepting therefrom, commencing at the intersection of the south line of the north 16 feet of Lot 14 of James M. Allen's Subdivision aforesaid, with the east line of North Rockwell Street, being also the northwest corner of said tract; thence south 01 degree, 44 minutes, 40 seconds east along said east line of North Rockwell Street, 162.54 feet to the point of beginning; thence continuing south 01 degree, 44 minutes, 40 seconds east along said east line, 68.89 feet to the northeasterly line of North Milwaukee Avenue; thence south 51 degrees, 13 minutes, 22 seconds east along said northeasterly line, 32.21 feet; thence north 38 degrees, 46 minutes, 38 seconds east, 70.89 feet; thence north 50 degrees, 39 minutes, 30 seconds west, 23.09 feet; thence north 67 degrees, 21 minutes, 43 seconds west, 50.15 feet; thence south 88 degrees, 39 minutes, 59 seconds west, 7.46 feet to the point of beginning; and also excepting therefrom beginning at the intersection of the west line of the east 3 feet of Lot 15 in Gray's Subdivision aforesaid, with the northeasterly line of North Milwaukee Avenue, being also the southeast corner of said tract; thence north 01 degree, 45 minutes, 33 seconds west along the west line of said tract, 169.54 feet; thence south 88 degrees, 14 minutes, 27 seconds west, 9.64 feet; thence south 75 degrees, 06 minutes, 23 seconds west, 38.83 feet; thence north 51 degrees, 10 minutes, 43 seconds west, 19.34 feet; thence south 38 degrees, 49 minutes, 17 seconds west, 91.32 feet to the northeasterly line of North Milwaukee Avenue; thence south 51 degrees, 13 minutes, 22 seconds east along said northeasterly line, 159.94 feet to the point of beginning, in Cook County, Illinois.

**New PIN 6:**

Lots 12 to 15, both inclusive (except the east 3 feet of said Lot 15 and except that part lying in Milwaukee Avenue) in Gray's Subdivision of 8 acres east of and adjoining the west 35.62 acres of that part north of Milwaukee Plank Road of Section 36, also the south half of the vacated east and west alley north of and adjoining Lots 12 to 15, both inclusive (except the east 3 feet of said Lot 15); together with Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14) of James M. Allen's Subdivision of Lots 8 to 11 in Gray's Subdivision aforesaid, also the north half of the vacated east and west alley south of said Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14), and also the west half of the vacated alley east of and adjoining the east line of Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14) extended south; all in the northeast quarter of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, taken as a tract and excepting therefrom that part lying south of the aforesaid north half of the vacated east and west alley south of said Lots 14 to 18, both inclusive (except the north 16 feet of said Lot 14) extended east; and also excepting therefrom beginning at the intersection of the south line of the north 16 feet of Lot 14 of James M. Allen's Subdivision aforesaid, with the east line of North Rockwell Street, being also the northwest corner of said tract; thence south 01 degree, 44 minutes, 40 seconds east along said east line of North Rockwell Street, 129.00 feet; thence north 88 degrees, 06 minutes, 19 seconds east, 27.36 feet; thence north 10 degrees, 45 minutes, 39 seconds east, 99.01 feet; thence north 01 degree, 53 minutes, 41 seconds west, 32.40 feet to the north line of said tract; thence south 88 degrees, 06 minutes, 19 seconds west along said north line, 48.71 feet to the point of beginning, in Cook County, Illinois.

**"Not Included" Parcel:**

The property bounded by: the east/west alley next north of North Milwaukee Avenue; the north/south alley next east of North Rockwell Street; a line 120.75 feet south of and parallel to the east/west alley next north of North Milwaukee Avenue; and a line 43.14 feet west of and parallel to the north/south alley next east of North Rockwell Street (existing PIN 13-36-221-031; no change to pin or legal post tax lot division).

**Address Commonly Known As:**

2117 -- 2139 North Rockwell Street and  
2115 -- 2139 North Milwaukee Avenue  
Chicago, Illinois.

**Permanent Index Numbers:**

13-36-221-017-0000;  
13-36-221-031-0000; and  
13-36-221-032-0000.

Owner is currently in the process of applying to the Assessor for a tax division in order to exclude a residential portion on the building property.

Exhibit 2.  
(To Ordinance)

CITY OF CHICAGO  
COMMISSION ON CHICAGO LANDMARKS  
December 5, 2024

RECOMMENDATION TO THE CITY COUNCIL THAT  
A CLASS L REAL ESTATE TAX REDUCTION BE APPROVED FOR

2117-2139 N. Milwaukee Avenue  
2117-2139 N. Rockwell Street  
Congress Theater

To the Mayor and Members of the City Council of the City of Chicago:


Whereas, the building at 2117-2139 N. Milwaukee Avenue and 2117-2139 N. Rockwell Street (the "Building), the Congress Theater, was designated as a Chicago Landmark by the City Council of the City of Chicago (the "City Council") on July 10, 2002; and

Whereas, the Commission on Chicago Landmarks (the "Commission") has reviewed an application for the proposed exterior and interior rehabilitation of the Building (the "Project"), pursuant to the Cook County Real Property Assessment Classification Ordinance, as amended (the "County Ordinance"), and its requirements governing the Class L real estate tax incentive (the "Class L"); now, therefore

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the above recitals; and
2. Finds, based on the Project's budget and proposed scope of work, incorporated herein and attached as Exhibits A and B respectively, that the Project meets or exceeds the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings; and
3. Finds that the Project meets the eligibility criteria for the Class L incentive specified in the County Ordinance; and,
4. Recommends that the Project be approved for the Class L incentive.

The above recommendation was passed unanimously (7-0)

  
Ernest C. Wong  
Chairman

Dated Dec. 5, 2024

(Sub)Exhibits "A" and "B" referred to in this Commission on Chicago Landmarks recommendation read as follows:

(Sub)Exhibit "A".  
(To Commission On Chicago Landmarks Recommendation)

Project Budget.

Congress Theater (2117-2139 North Milwaukee Avenue / 2117-2139 North Rockwell Street)

PROJECT BUDGET

	Residential Costs	Non-Eligible Costs	Class L- Eligible Costs	Total Costs
<b>Acquisition</b>				
Acquisition Costs		\$12,750,000.00	\$0.00	\$12,750,000.00
Closing Costs		\$325,000.00	\$0.00	\$325,000.00
<b>Hard Costs</b>				
Site Permits (CDOT)	\$0.00	\$0.00	\$68,035.80	\$68,035.80
General Requirements	\$0.00	\$0.00	\$52,877.21	\$52,877.21
Winter Conditions	\$0.00	\$0.00	\$45,357.20	\$45,357.20
Survey and Layout	\$0.00	\$0.00	\$40,821.48	\$40,821.48
Professional Services	\$0.00	\$0.00	\$25,400.03	\$25,400.03
Cleaning and Protection	\$0.00	\$0.00	\$748,641.26	\$748,641.26
Site Requirements	\$0.00	\$0.00	\$230,878.65	\$230,878.65
Site Security	\$0.00	\$0.00	\$18,857.17	\$18,857.17
Street Cleaning	\$0.00	\$5,442.86	\$0.00	\$5,442.86
Demolition	\$63,041.40	\$0.00	\$1,634,145.09	\$1,697,186.49
Asbestos / Environmental Remediation	\$0.00	\$0.00	\$44,676.84	\$44,676.84
Concrete	\$0.00	\$0.00	\$913,838.83	\$913,838.83
Polished Concrete	\$22,844.00	\$0.00	\$18,509.64	\$42,353.64
Masonry	\$0.00	\$0.00	\$733,468.82	\$733,468.82
Masonry Restoration	\$0.00	\$0.00	\$3,506,617.28	\$3,506,617.28
Stone	\$0.00	\$0.00	\$166,857.35	\$166,857.35
Structural Steel	\$0.00	\$0.00	\$854,221.18	\$854,221.18
Structural Metal Stud Framing	\$0.00	\$0.00	\$142,965.89	\$142,965.89
Ornamental and Misc. Metals	\$0.00	\$0.00	\$775,589.95	\$775,589.95
Rough Carpentry	\$33,375.00	\$0.00	\$318,386.18	\$352,761.18
Structural Wood Framing	\$0.00	\$0.00	\$302,096.75	\$302,096.75
Finish Carpentry	\$213,276.00	\$0.00	\$157,016.37	\$370,292.37
Millwork	\$0.00	\$0.00	\$1,014,938.97	\$1,014,938.97
Cabinets	\$21,670.00	\$0.00	\$0.00	\$21,670.00
Wood Stairs and Railings	\$0.00	\$0.00	\$113,134.27	\$113,134.27
Damproofing and Waterproofing	\$0.00	\$0.00	\$82,589.61	\$82,589.61
Metal Cladding (stair/elevator cores)	\$0.00	\$0.00	\$188,312.88	\$188,312.88
Roofing	\$0.00	\$0.00	\$1,167,443.36	\$1,167,443.36
Fire Proofing	\$0.00	\$0.00	\$78,899.30	\$78,899.30
Joint Sealants	\$0.00	\$0.00	\$17,870.74	\$17,870.74
Doors, Frames and Hardware	\$221,221.45	\$0.00	\$186,768.32	\$417,989.77
Wood Doors	\$0.00	\$0.00	\$60,826.62	\$60,826.62
Overhead and Coiling Doors	\$0.00	\$0.00	\$62,548.36	\$62,548.36
Entrances, Storefronts and Curtain Walls	\$0.00	\$0.00	\$1,351,658.78	\$1,351,658.78
Windows	\$0.00	\$0.00	\$281,186.20	\$281,186.20
Glazing	\$0.00	\$0.00	\$45,570.38	\$45,570.38
Plate Mirrors	\$4,097.60	\$0.00	\$0.00	\$4,097.60
Floor Prep	\$0.00	\$0.00	\$37,780.30	\$37,780.30
Drywall	\$325,575.00	\$0.00	\$902,873.69	\$1,228,448.69
Plaster Damage Restoration Allowance	\$0.00	\$0.00	\$140,732.05	\$140,732.05
Plaster	\$0.00	\$0.00	\$1,005,228.90	\$1,005,228.90
Tile	\$0.00	\$0.00	\$346,204.41	\$346,204.41
Acoustical Ceilings	\$0.00	\$0.00	\$48,901.48	\$48,901.48
Flooring	\$24,000.00	\$0.00	\$0.00	\$24,000.00
Wood Flooring	\$25,200.00	\$0.00	\$138,577.52	\$163,777.52
Terrazzo Flooring	\$0.00	\$0.00	\$36,813.72	\$36,813.72
Epoxy Flooring	\$0.00	\$0.00	\$188,680.00	\$188,680.00
Carpeting	\$5,178.00	\$0.00	\$101,761.38	\$106,939.38
Acoustic Treatment	\$0.00	\$0.00	\$564,536.55	\$564,536.55
Painting	\$68,300.00	\$0.00	\$1,018,206.53	\$1,086,506.53
Signage	\$0.00	\$80,418.31	\$0.00	\$80,418.31
Toilet Accessories	\$18,491.00	\$0.00	\$125,803.65	\$144,394.65
Appliances	\$62,187.98	\$0.00	\$0.00	\$62,187.98
Theatrical Fire Curtain	\$0.00	\$0.00	\$308,351.51	\$308,351.51

Countertops	\$37,800.00	\$0.00	\$0.00	\$37,800.00
Sealing	\$0.00	\$0.00	\$208,468.12	\$208,468.12
Elevators	\$160,000.00	\$0.00	\$675,458.81	\$835,458.81
Scaffolding / Man Lifts	\$0.00	\$0.00	\$134,030.52	\$134,030.52
Fire Protection	\$185,447.00	\$0.00	\$653,870.83	\$839,317.83
Plumbing	\$270,000.00	\$0.00	\$2,818,825.20	\$3,088,825.20
HVAC	\$248,487.50	\$0.00	\$5,103,681.88	\$5,352,169.38
Electrical	\$407,333.33	\$0.00	\$6,337,282.04	\$6,744,615.37
Earthwork	\$0.00	\$29,773.27	\$423,788.71	\$453,571.98
Paving and Surfacing	\$0.00	\$2,847.61	\$37,886.64	\$40,734.25
Curbs, Gutters, Sidewalks and Driveways	\$0.00	\$222,156.48	\$0.00	\$222,156.48
Fences and Gates	\$0.00	\$33,507.63	\$0.00	\$33,507.63
Landscaping	\$0.00	\$119,733.93	\$0.00	\$119,733.93
Site Utilities	\$0.00	\$14,604.68	\$207,885.88	\$222,490.56
<b>Subtotal</b>	<b>\$2,398,505.26</b>	<b>\$508,284.78</b>	<b>\$37,830,149.29</b>	<b>\$39,836,839.33</b>
<b>Indirect Hard Costs</b>				
Preconstruction General Conditions	\$8,085.49	\$170.48	\$88,764.03	\$94,829.52
General Conditions	\$152,588.00	\$4,288.00	\$2,233,175.00	\$2,385,774.00
General Liability Insurance	\$29,841.81	\$841.56	\$438,177.84	\$468,119.55
GC Contingency including overhead and profit	\$167,405.30	\$4,705.15	\$2,449,854.33	\$2,617,259.63
<b>Subtotal</b>	<b>\$356,011.70</b>	<b>\$10,006.19</b>	<b>\$5,209,871.30</b>	<b>\$5,575,989.19</b>
<b>TOTAL</b>	<b>\$2,754,516.96</b>	<b>\$518,290.97</b>	<b>\$42,240,120.59</b>	<b>\$45,512,928.52</b>

(Sub)Exhibit "B".  
(To Commission On Chicago Landmarks Recommendation)

*Scope Of Work.*

*Congress Theater.*

(2115 -- 2139 N. Milwaukee Ave./2117 -- 2139 N. Rockwell St.)

General. All work affecting the significant historical and architectural features shall be done in accordance with the following:

- The City of Chicago's building permit review procedures and the Landmarks Ordinance, 2-120-580, et seq. of the Municipal Code of Chicago.
- The review and approval of the Commission.
- The *U.S. Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings* (the "Standards") and the *Guidelines for Alterations to Historic Buildings and New Construction*, adopted by the Commission on March 4, 1992.
- Historic photographs, architectural drawings, and any other available archival documentation of the building, unless alteration from the same are agreed to by the Commission, to be investigated and assembled by the property owner.
- Drawings prepared by Woodhouse Tinucci Architects, dated May 15, 2024.
- Storefront conditions assessment report prepared by BTL Architects, Inc., dated December 1, 2015.
- Any Commission/PRC conditions of approval that may occur during the duration of the project.

Required Approvals. All work must be submitted to the Commission staff for prior review and approval. The Commission staff may require as part of its review, as appropriate, material samples, paint colors and finishes, shop drawings, specifications, mock-ups, test patches, and control samples.

#### Required Work.

General. Rehabilitation, restoration, and repair of the historic theater block building to address all exterior and interior deleterious conditions as part of the building's adaptive reuse to accommodate a 4,000-capacity live music venue in the historic theater building and, in the ancillary buildings, offices, restaurants, and commercial retail uses.

Exterior Work Shall Include:

- Install new roofing and thermal insulation.
- Construct four (4) exterior vertical circulation cores to accommodate new stair and elevator access for improved ingress/egress and life safety.
- Repair and/or rebuild parapet walls in-kind to accept proper roofing terminations. Reset or replace historic coping materials.
- Brick repair or replacement in-kind of units damaged beyond repair, as necessary, on all building elevations to address all condition issues.
- Terra cotta repair or replacement in-kind of units damaged beyond repair, as necessary, on all building elevations to address all condition issues.
- As specified by BTL Architects, grinding and repointing of open or cracked masonry mortar joints on all elevations.
- Graffiti removal and full cleaning of all exterior masonry facades using techniques and treatments consistent with applicable standards.
- Rehabilitation of existing marquee at Milwaukee entry.
- Restore historic grade-level entry doors. For doors beyond repair, replace in-kind with new doors matching the historic in size, design, material, and finish.

Ground Floor Storefronts:

- Retain and restore the existing, historic wood transom, patterned transom glass, and lower bulkhead. All other storefronts will include:
  - (i) replacement transom glazing and lower bulkhead stone shall be reviewed to ensure compatibility with historic materials in color, patterning and finish; and/or
  - (ii) new metal display window systems shall reflect the historic scale, the three-tiered composition, and profile dimensions, which indicate a lower bulkhead-display glass-transom configuration with recessed entries.

Windows -- Upper Floors:

- Replace all double-hung sash windows with new clad-wood sash windows with SDLs to match the historic 6-over-1 and 8-over-1 muntin patterns.

Interior Work Shall Include:

Restoration and rehabilitation of the Congress Theater into a live music venue with approximately 4,000-person maximum capacity and renovation of theater offices and approximately 13,000 square feet of retail and restaurant space along Rockwell Street and Milwaukee Avenue.

Entry Vestibule:

- Retain and restore historic metal ticket booths and terrazzo tile flooring.
- In areas of primary historical significance, decorative doors that are not damaged beyond repair will be cleaned, repaired and restored.

Main Lobby:

- Create two (2) new side wall openings for ground floor circulation between the lobby and the two adjacent building wings; marble wainscoting at openings to be salvaged and stored for future use.
- Decorative paint and plaster will be stabilized, cleaned, repaired and restored.
- Decorative doors will be cleaned, repaired and restored.
- Store, refurbish and reinstall original decorative light fixtures.
- Install acoustic attenuation as required.
- Retain and repair original lobby stairs and railings.
- Retain, repair and polish original terrazzo flooring.

Theater and Supporting Spaces:

- Retain the outer concourse between the main lobby and the auditorium.
- Install new seating in the auditorium's mezzanine level.
- Install accessible seating for patrons with disabilities.
- Install new stage lighting, sound system and stage rigging.

- Construct new, ADA-compliant restrooms.
- Install new food and beverage concession points of sale throughout the front of house.
- Construct all new backstage dressing rooms, green room, food-service areas, management offices, employee changing facilities, storage areas, waste management facilities, beverage coolers, and ice-making areas.

Mechanical, Electrical, Plumbing and Life Safety:

- Install updated mechanical, electrical, plumbing, fire suppression, fire alarm, security and communication systems. Installation shall be in a manner that is unobtrusive and does not damage or obscure any ornamental features.
- Install new 30-minute fire curtain or deluge system as provided by code and fire protection engineer.
- Construct four (4) exterior vertical circulation cores to accommodate new stair and elevator access for improved ingress/egress and life safety.

Work shall occur in accordance with permit drawings for the Project, to be reviewed and approved by the staff of the Commission on Chicago Landmarks. As specified by the City of Chicago, the project will satisfy the requirements of the Sustainable Development Policy.

Additional Work not required by the Class L, but to be undertaken by the owner, includes interior rehabilitation of residential units. Any signage and exterior illumination shall be reviewed and approved by the Commission.

---

SUPPORT OF COOK COUNTY CLASS 6(b) TAX INCENTIVE FOR PROPERTY AT  
1001 W. 119<sup>TH</sup> ST.

[O2025-0015563]

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

CHICAGO, March 6, 2025.

*To the President and Members of the City Council:*

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on March 6, 2025, recommends passage of an ordinance in support of a Cook County Class 6(b) tax incentive for the property located at 1001 West 119<sup>th</sup> Street (O2025-0015563), which was introduced on February 19, 2025 by the Honorable Brandon Johnson, Mayor, begs leave to report and 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 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, West Pullman Development Partners LLC, an Illinois limited liability company (the "Applicant"), has purchased certain real estate located generally at 1001 West 119<sup>th</sup> Street, Chicago, Illinois 60643, as further described on Exhibit A hereto (the "Subject Property"); and

WHEREAS, The Applicant intends to build an approximately 413,400-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 enhance the character of real estate in the City and Cook County; contribute to the long-term growth in the level of economic activity and employment opportunities in the City and Cook County; contribute to the long-term growth of Cook County's tax base; and to provide greater tax revenues to the City and Cook County by increasing economic activity at the Subject Property; and

WHEREAS, It is intended that the Applicant will use the Subject Property for the construction of a 413,000-square-foot speculative industrial building that will also include accessory office space that will be divisible for individual industrial tenants. The facility will include 173 surface parking spaces and 119 loading stalls, 97 loading docks, and two at-grade loading doors. The proposed development is compatible with surrounding industrial uses and will support the ongoing industrial development of the area; 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 Subject Property is located within: (i) a Chicago Empowerment Zone (created pursuant to Title XIII of the Omnibus Budget Reconciliation Act of 1993 (Public Law 103-66)); (ii) the City of Chicago Enterprise Zone Number 19 (created pursuant to the Illinois Enterprise Zone Act, 20 ILCS 665/1, et seq., as amended, and pursuant to an ordinance enacted by the City Council of the City, as amended); and (iii) the 119/I-57 TIF 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 the Chicago Empowerment Zone, Enterprise Zone and Redevelopment Project Area 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 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.*

Parcel 1:

That part of the north half of the northeast quarter of the northwest quarter of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at the intersection of the north line of West 120<sup>th</sup> Street with the east line of said northwest quarter of Section 29, said north line of West 120<sup>th</sup> Street, being 33 feet north of and parallel with the south line of the north half of the northeast quarter of the northwest quarter of Section 29 as per survey recorded October 23, 1899 as Document Number 2884353; and running thence west along said north line of West 120<sup>th</sup> Street, a distance of 139.5 feet to a point 13 feet east of the east line of the right-of-way of the Chicago West Pullman and Southern Railroad Company as conveyed by deed recorded March 23, 1900 as Document Number 2939266; thence north, parallel with said east line of the northwest quarter of Section 29, a distance of 269.37 feet to an intersection with the southeasterly line of said right-of-way; thence northeasterly along said right-of-way line being a curved line convex northwesterly and having a radius of 402.77 feet, a distance of 200 feet to a point 60 feet southwesterly of (as measured along said right-of-way line) the intersection of said right-of-way line with said east line of the northwest quarter of Section 29, said point being 443.37 feet north of said north line of West 120<sup>th</sup> Street and 44.07 feet west of said east line of the northwest quarter of Section 29; thence southeasterly on a straight line, a distance of 55.88 feet to a point on said east line of the northwest quarter, said point being 75 feet south of said intersection of said east line with said southeasterly right-of-way line; thence south along said east line of the northwest quarter, a distance of 409.27 feet to the point of beginning.

Parcel 2:

All that part of South Racine Avenue, lying west of and adjoining the west line of vacated Lot 24 and the west line of said vacated Lot 24 produced south 16 feet in Block 4 in the First Addition to West Pullman in the northeast quarter of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, lying west of and adjoining the west line of Block 4 in the First Addition to West Pullman aforementioned, lying east of and adjoining the east line of the east half of the northwest quarter of Section 29, Township 37 North,

Range 14, East of the Third Principal Meridian, lying north of and adjoining the south line of said Block 4 in the First Addition to West Pullman aforementioned, produced west 33 feet and lying south of and adjoining the north line of vacated Lot 24 in Block 4 in the First Addition to West Pullman aforementioned, produced west 33 feet; also all of the east and west 16-foot public alley lying south of and adjoining the south line of vacated Lots 1 to 24, both inclusive, in Block 4, lying north of and adjoining a line 16 feet south of and parallel to the south line of vacated Lots 1 to 24, both inclusive, in Block 4 and lying east of and adjoining the west line of vacated Lot 24 in Block 4 produced south 16 feet, all in First Addition to West Pullman aforementioned; said part of said South Racine Avenue, being further described as all that part of South Racine Avenue, between West 119<sup>th</sup> Street and West 120<sup>th</sup> Street, also all of the east and west alley, being further described as all of the east and west public alley first south of West 119<sup>th</sup> Street in the block bounded by West 119<sup>th</sup> Street, West 120<sup>th</sup> Street, South Racine Avenue and vacated South Aberdeen Street; except that part of South Racine Avenue (said South Racine Avenue being the west 33 feet of the north half of the northwest quarter of the northeast quarter of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois) lying south of the south line of West 119<sup>th</sup> Street and north of a curved line, convexed northerly and southerly, and having a radius of 402.77 feet, said curved line being drawn from a point on the west line of said northeast quarter of Section 29, 147.13 feet south of the northwest corner thereof to a point on the east line of said South Racine Avenue, 123.36 feet south of the north line of said northeast quarter of Section 29, in Cook County, Illinois; and all that part of the northeast quarter of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: commencing at a point, 58 feet south and 33 feet east of the northwest corner of said northeast quarter; thence east parallel with the south line of West 119<sup>th</sup> Street, 1,330.72 feet; thence south parallel with the east line of South Racine Avenue, 572.74 feet, more or less, to the north line of West 120<sup>th</sup> Street; thence west on the north line of West 120<sup>th</sup> Street, 1,330.72 feet, more or less, to the east line of South Racine Avenue; thence north on the east line of South Racine Avenue, 573.48 feet, more or less, to the point of beginning, in Cook County, Illinois.

Parcel 3:

The north 25 feet of Blocks 3 and 4 in First Addition to West Pullman, a subdivision of the northeast quarter of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; also the north 25 feet of vacated South Aberdeen Street, lying south of the south line of West 119<sup>th</sup> Street and between Blocks 3 and 4 in First Addition to West Pullman described aforesaid; also the north 25 feet of vacated South Racine Avenue, lying south of the south line of West 119<sup>th</sup> Street and falling in the west 33 feet of the northeast quarter of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; also the north 25 feet of vacated South Morgan Street, lying south of the south line of West 119<sup>th</sup> Street and falling in the east 33 feet of the west half of the northeast quarter and the west 33 feet of the east half of the northeast quarter of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

## Parcel 4:

A triangular-shaped parcel of land in the north half of the northeast quarter of the northwest quarter of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, said parcel of land being described as follows: beginning at a point on the east line of the northwest quarter of Section 29, said point being 484.27 feet north of the north line of West 120<sup>th</sup> Street, and being also the intersection of said east line of the northwest quarter with the southeasterly line of the right-of-way of the Chicago, West Pullman and Southern Railroad Company as conveyed by deed recorded March 23, 1900 as Document Number 2939266; and running thence southwesterly along said right-of-way line, being a curved line convex northwesterly and having a radius of 402.77 feet, a distance of 60 feet; thence southeasterly on a straight line, a distance of 55.88 feet to a point on said east line of the northwest quarter, said point being 75 feet south of said intersection of said east line with said southeasterly right-of-way line; thence north along said east line of the northwest quarter, a distance of 75 feet to the point of beginning, in Cook County, Illinois.

## Parcel 5:

That part of South Racine Avenue (said Racine Avenue being the west 33 feet of the north half of the northwest quarter of the northeast quarter of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois), lying south of the south line of West 119<sup>th</sup> Street and north of a curved line, convex northerly and southerly, and having a radius of 402.77 feet, said curved line being drawn from a point on the west line of said northeast quarter of Section 29, 147.13 feet south of the northwest corner thereof to a point on the east line of said Racine Avenue, 123.36 feet south of the north line of said northeast quarter of Section 29 (excepting therefrom the north 25 feet thereof), in Cook County, Illinois.

## Parcel 6:

The east 412.61 feet of the east half of the northwest quarter, lying north of the north line of West 120<sup>th</sup> Street (except the north 88 feet) and (except that part lying easterly and southeasterly of the following described line: beginning at a point on the north line of West 120<sup>th</sup> Street, 139.5 feet west of the east line of the northwest quarter; thence north parallel to the east line of said northwest quarter, a distance of 269.37 feet; thence northeasterly along a curve convex northeasterly, having a radius of 402.77 feet, a distance of 200 feet) and (except a triangular shaped parcel of land in the north half of the northeast quarter of the northwest quarter of Section 29, Township 37 North, Range 14,

East of the Third Principal Meridian, said parcel of land being described as follows: beginning at a point on the east line of the northwest quarter of Section 29, said point being 484.27 feet north of the north line of West 120<sup>th</sup> Street, and being also the intersection of said east line of the northwest quarter with the southeasterly line of the right-of-way of the Chicago, West Pullman and Southern Railroad Company as conveyed by deed recorded March 23, 1900 as Document Number 2939266; and running thence southwesterly along said right-of-way line, being a curved line convexed northwesterly and having a radius of 402.77 feet, a distance of 60 feet; thence southeasterly on a straight line, a distance of 55.88 feet to a point on said east line of the northwest quarter, said point being 75 feet south of said intersection of said east line with said southeasterly right-of-way line; thence north along said east line of the northwest) of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 7:

The south 55 feet of the north 88 feet of the east 412.61 feet of the east half of the northwest quarter, lying north of the north line of West 120<sup>th</sup> Street of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address:

1001 West 119<sup>th</sup> Street  
Chicago, Illinois 60643.

Permanent Real Estate Tax Index Numbers ("PINs")  
For The Subject Property:

25-29-200-001;

25-29-200-004;

25-29-200-005;

25-29-101-014;

25-29-101-025-0000 (part of); and

25-29-101-027-0000 (part of).

*Exhibit "B".*  
(To Ordinance)

*Tax Incentive Classification Redevelopment Agreement With  
West Pullman Development Partners 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)	_____, 2025
Developer (preamble)	West Pullman Development Partners, LLC, an Illinois limited liability company
Project (3.01)	The Applicant proposes to improve a 24.381-acre site with an approximately 413,400 square foot, single-story, speculative light industrial facility. The building will contain accessory office space allowing the building to be divisible for individual tenants. The facility will include 173 surface parking spaces and 119 loading stalls, 97 loading docks, and 2 at-grade loading doors.
Ordinance Date (Recitals)	[INSERT]
Commencement Date (3.01)	June 1, 2025
Completion Date (3.01)	December 31, 2027
Facility (3.04)	the approximately 413,400 square foot industrial building located on the Property
Minimum Project Investment (3.04)	\$60,000,000, see Project Budget
Certificate Deadline (5.03)	Three (3) years after the Ordinance Date
Notice Addresses (12.14)	<p>If to the Developer: West Pullman Development Partners, LLC c/o DL3 Realty Advisors, LLC, 77 West Washington Street, Ste 405, Chicago, Illinois 60602, Attention: Leon I. Walker</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 6(b) 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.

**WEST PULLMAN DEVELOPMENT PARTNERS, LLC,**  
an Illinois limited liability company

By: \_\_\_\_\_  
Name: Leon I. Walker  
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 Leon I. Walker, personally known to me to be the Manager of West Pullman Development Partners, 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/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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
 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 any existing lease with Tenant evidencing that Tenant has leased the Property. In addition, Developer agrees to provide any such leases that are executed subsequent to the Agreement Date to the City within thirty days of its execution.

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, 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 50 full-time equivalent (minimum of 35 hours per week), permanent jobs shall be created by Developer or Tenant within two (2) years of completion of the Project to be retained at the Facility throughout the Term of the Agreement. In addition, the Developer aspires to create at least 80 full-time equivalent construction jobs within six (6) months of the Commencement Date, but failure to create construction jobs shall not be considered an event of default.

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 the Facility.

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 West Pullman Development Partners LLC constitutes Exhibit "A" to ordinance and printed on pages 25366 through 25369 of this *Journal*.]

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

*(Sub)Exhibit "B".*  
(To Tax Incentive Classification Redevelopment Agreement  
With West Pullman Development Partners LLC)

*MBE/WBE Budget.*

Minimum Project Investment:	[\$60,000,000]
Hard Construction Costs:	\$[22,724,857]
M/WBE Targets:	
MBE	\$ [ 5,908,462.82] (26 percent)
WBE	\$ [ 1,363,491.42] (6 percent)
Total M/WBE Budget:	\$ [ 7,271,954.24]

*(Sub)Exhibit "C".*  
(To Tax Incentive Classification Redevelopment Agreement  
With West Pullman Development Partners 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 Employers 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 West Pullman Development Partners LLC)

*Annual Compliance Report.*

West Pullman Development Partners LLC

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, West Pullman Development Partners 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.

\_\_\_\_\_  
West Pullman Development Partners LLC

\_\_\_\_\_  
[Insert Date]

*(Sub)Exhibit "E".*

(To Tax Incentive Classification Redevelopment Agreement  
With West Pullman Development Partners 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), 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 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.

**COMMITTEE ON HOUSING AND REAL ESTATE.**

---

**SALE OF CITY-OWNED PROPERTY "AS-IS" AT 7524 S. EMERALD AVE. TO  
ACADEMIC ADVENTURE ACADEMY LLC.**

[O2025-0015545]

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

CHICAGO, March 6, 2025.

*To the President and Members of the City Council:*

Your Committee on Housing and Real Estate, for which a meeting was held on March 5, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of vacant City-owned property "as-is" at 7524 South Emerald Avenue to Academic Adventure Academy LLC (17<sup>th</sup> Ward) (O2025-0015545), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the said proposed ordinance transmitted herewith.

This 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 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 City is the owner of the vacant property located at 7524 South Emerald Avenue, Chicago, Illinois 60620, which is legally described on Exhibit A attached hereto (the "Property"); and

WHEREAS, Academic Adventure Academy LLC, an Illinois limited liability company ("Grantee"), has submitted a proposal to the Department of Planning and Development (the "Department") to purchase the Property from the City for Eight Thousand Six Hundred Thirty-seven and no/100 Dollars (\$8,637.00) (the "Purchase Price"); and

WHEREAS, The Purchase Price represents the market value assessment of the Property as of January 31, 2025; and

WHEREAS, Grantee intends to improve the Property with landscaped open space and a playlot (the "Project"); and

WHEREAS, A Phase I Environmental Site Assessment ("ESA") of the Property dated June 28, 2024, obtained by the Grantee, identified Recognized Environmental Conditions ("RECS") as that term is defined by the American Society for Testing and Materials (ASTM) E1527-21 standard for conducting Phase I ESAs; and

WHEREAS, At the request of the City, Grantee obtained a Phase II ESA of the Property dated January 10, 2025; and

WHEREAS, The Phase II ESA did not identify any contamination above residential remediation objectives as determined by 35 Ill. Adm. Code Part 742, and no further environmental action is required; and

WHEREAS, The cost of obtaining the Phase II ESA totaled \$10,260.00; and

WHEREAS, The City has agreed to credit Grantee in the amount of the Purchase Price (the "Credit") for the cost of obtaining the Phase II ESA; and

WHEREAS, Public notice advertising the Department's intent to sell the Property to Grantee and requesting alternative proposals appeared in the *Chicago Tribune* on June 28 and July 5, 2023; and

WHEREAS, No alternative proposals were received by the deadline indicated in the aforesaid notice; now, therefore,

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

SECTION 1. The foregoing recitals, findings and statements of facts are hereby adopted as the findings of the City Council.

SECTION 2. The sale of the Property in its "as is" condition to Grantee or a Grantee Entity (as hereafter defined) for the Purchase Price, minus the Credit, is hereby approved. If Grantee or Grantee Entity fails to close on the acquisition of the Property within six (6) months of the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of the Department (the "Commissioner"), in the Commissioner's sole discretion, upon a request from Grantee or Grantee Entity, extends the closing date. Grantee or Grantee Entity shall pay all escrow fees and other title insurance fees and closing costs.

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, a quitclaim deed in substantially the form attached hereto as Exhibit B ("Deed"), conveying the Property to Grantee, or to a land trust of which Grantee is the sole beneficiary, or to an entity of which Grantee is the sole controlling party or which is comprised of the same principal parties (each, a "Grantee Entity").

SECTION 4. The Commissioner of the Department ("Commissioner"), or a designee of the Commissioner, is each hereby authorized, subject to the review and approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver such other documents and take such other actions 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 to the Property 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 or unenforceability 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 Description.*

(Subject To Title Commitment And Survey)

Legal Description:

Lot 7 in Block 13 in Storke's Subdivision of Auburn in the west half of the southwest quarter of Section 28, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

7524 South Emerald Avenue  
Chicago, Illinois 60620.

Permanent Index Number:

20-28-300-023-0000.

*Exhibit "B".*

*Form Of Deed.*

The City of Chicago, an Illinois municipal corporation and home rule unit of government, having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 ("City" or "Grantor"), for good and valuable consideration, the receipt of which is hereby acknowledged, conveys and quitclaims all interest in the real property legally described and identified on (Sub)Exhibit A attached hereto the "Property", pursuant to an ordinance adopted by the City Council of the City on \_\_\_\_\_, 2025, and published in the *Journal of the Proceedings of the City Council* for such date at pages \_\_\_\_\_ through \_\_\_\_\_, to Academic Adventure Academy LLC, an Illinois limited liability company ("Grantee"), which has a business address of 7506 South Emerald Avenue, Chicago, Illinois 60620.

This conveyance is expressly subject to the following covenants, restrictions, and conditions, which are a part of the consideration for the Property and which shall run with

the land and be binding upon and enforceable against the Grantee and the Grantee's successors and assigns, in perpetuity (unless a shorter period is expressly stated below):

1. **Covenant To Improve Property; Restriction On Conveyance.** Grantee shall: (a) improve the Property with landscaped open space and a playlot (the "Project") in accordance with Grantee's project proposal submitted to the Department of Planning and Development within twelve (12) months of the date of this deed, provided that any plantings may be delayed for an additional six (6) months if consistent with good landscaping practices; (b) maintain the Property in accordance with the provisions of the Municipal Code of Chicago; and (c) not convey, assign, or otherwise transfer the Property. 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 Property 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 Property and re-vest title in the City. Grantee, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the Property 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. **"As Is", "Where Is" And "With All Faults" Conveyance.** Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the Property and is relying solely upon Grantee's own inspection and other due diligence activities that Grantee may have conducted in determining whether to acquire the Property, and not upon any information provided by or on behalf of the City with respect thereto. Grantee acknowledges and agrees that the Property is being conveyed, and Grantee accepts the Property, 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 Property or the suitability of the Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the Property in a condition which is suitable for its intended use.
3. **Release Of City.** Grantee, on behalf of Grantee and Grantee'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 Property.
4. **Affordable Housing And Municipal Code Requirements.** Grantee 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 Property may be subject to the requirements of the Affordable Requirements Ordinance. Grantee also acknowledges and agrees that other provisions of the Municipal Code of Chicago (currently and as hereafter amended, supplemented or replaced) apply to the Property and Grantee's use, maintenance, and transfer of the Property.

In Witness Whereof, Grantor has caused this instrument to be duly executed in its name and on its behalf and its seal to be hereunto affixed, by its Mayor and City Clerk, on or as of \_\_\_\_\_, 2025.

Attest:

City of Chicago, an Illinois municipal corporation and home rule unit of government

\_\_\_\_\_  
Andrea M. Valencia, City Clerk

By: \_\_\_\_\_  
Brandon Johnson, Mayor

State of Illinois )  
  ) SS.  
County of Cook )

I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Mary B. Richardson-Lowry, personally known to me to be the Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City") pursuant to proxy on behalf of Brandon Johnson, Mayor, and Andrea M. Valencia, the City Clerk of the City, or her authorized designee, both personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, acknowledged that as said Corporation Counsel and City Clerk, respectively, each person signed and delivered the foregoing instrument and caused the corporate seal of the City to be affixed thereto, pursuant to authority given by the City, as each person's free and voluntary act, and as the free and voluntary act and deed of the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public

This transfer is exempt under the provisions of the Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(b); Cook County Ordinance Number 93-0-27(B); and the Chicago Real Property Transfer Tax, Municipal Code Section 3-33-060(B).

[(Sub)Exhibit "A" referred to in this Form of Deed constitutes Exhibit "A" to ordinance and printed on page 25400 of this *Journal*.]

SALE OF CITY-OWNED PROPERTIES AT 3312, 3318, 3320, 3328, 3334, 3336, 3338, 3342 AND 3344 W. LAKE ST. TO FIREBIRD COMMUNITY ARTS UNDER CHIBLOCKBUILDER PLATFORM FOR CONSTRUCTION OF COMMUNITY ARTS CENTER.

[SO2025-0014971]

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

CHICAGO, March 6, 2025.

*To the President and Members of the City Council:*

Your Committee on Housing and Real Estate, for which a meeting was held on March 5, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned properties at 3312, 3318, 3320, 3328, 3334, 3336, 3338, 3342 and 3344 West Lake Street to Firebird Community Arts under ChiBlockBuilder platform for construction of a community arts center (28<sup>th</sup> Ward) (SO2025-0014971), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the said proposed substitute ordinance transmitted herewith.

This 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 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 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 Department of Planning and Development (the "Department") has created a website-based platform at [chiblockbuilder.com](http://chiblockbuilder.com) ("ChiBlockBuilder") for selling vacant City-owned property with online application materials; and

WHEREAS, City lots sold through ChiBlockBuilder are offered for sale in different categories of use, such as affordable housing, market rate sales, missing middle housing, neighborhood side yards, community open space, and urban agriculture; and

WHEREAS, ChiBlockBuilder allows prospective buyers to view a map of available properties and their associated land use categories 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 certain land sales and bidding guidance for others; and

WHEREAS, The Department offered the property located at 3312 -- 3344 West Lake Street in East Garfield Park, as legally described on Exhibit A attached hereto (the "City Lots"), for sale on the ChiBlockBuilder website for commercial development; and

WHEREAS, The City Lots are comprised of approximately 27,618 square feet and are located within the Chicago/Central Park TIF Redevelopment Area; and

WHEREAS, The Department accepted applications for the City Lots beginning on November 1, 2023 and ending on November 30, 2023 (the "Application Period"); and

WHEREAS, A public notice directing prospective applicants to the ChiBlockBuilder website for listings of City-owned properties for sale during the Application Period was published in the *Chicago Tribune* on November 2, 9, 16 and 30, 2023; and

WHEREAS, Eligible buyers of the City Lots had to meet the following qualifications: (1) be individuals, non-profit organizations or businesses registered in Illinois, (2) submit a site plan, budget, and program for the project, (3) conform to neighborhood design guidelines, if applicable, (4) show support from the nearby community for the project, (5) provide an analysis of the impact of the project on the immediate area and surrounding community, (6) be able to pay property taxes on the City Lots and have no outstanding debt with the City, (7) be able to conform with current zoning requirements or secure required zoning approvals and permits, and (8) be able to maintain the City Lots as proposed in the application materials; and

WHEREAS, The Department evaluated the applications for the City Lots based on the following criteria: the applicant's development experience, clarity and feasibility of project plans and designs, practicality of project timeline, budget detail, proof of funding, purchase price, public benefits of project, community engagement, and consistency of project with neighborhood plans; and

WHEREAS, The names of all applicants for the City Lots and their proposals are set forth on Exhibit B attached hereto; and

WHEREAS, The Department selected Firebird Community Arts, an Illinois not-for-profit corporation ("Buyer"), for construction of a new artisan manufacturing building with a glassblowing and ceramics studio, a gallery/retail space with a pop-up cafe, classrooms, meeting rooms, offices, artist studio rentals, as well as parking, outdoor workspace, and a healing art garden, as depicted in Exhibit C attached hereto (the "Project"); and

WHEREAS, The Property is contaminated from past uses and the Buyer has agreed to complete the remediation necessary to obtain a comprehensive "No Further Remediation" letter from the Illinois Environmental Protection Agency approving the use of the Property for the construction, development, and operation of the Project; and

WHEREAS, The Property has a market value of \$386,652 based on a market value assessment dated September 18, 2024; and

WHEREAS, The Department desires to sell the City Lots to the Project Entity (as hereafter defined) for \$1.00 per tax parcel (the "Purchase Price") for construction of the Project; and

WHEREAS, The estimated budget for the Project is \$4,795,986; and

WHEREAS, The Buyer applied for a grant for the construction of the Project from the Chicago Recovery Plan Community Development Grant Program, and received a conditional commitment from the Department in the amount of \$2,820,986; and

WHEREAS, As a condition of grant funding, the Project Entity will be required to enter into a redevelopment agreement with the Department including such terms and conditions as the Department may require (the "CRP Redevelopment Agreement"); and

WHEREAS, It is also anticipated the Project will receive New Market Tax Credit ("NMTC") financing; and

WHEREAS, The Buyer has created a new entity, Firebird Community Arts Support Corporation, an Illinois not-for-profit corporation (the "Project Entity"), to receive the NMTC proceeds; and

WHEREAS, The Buyer is the sole member of the Project Entity; and

WHEREAS, In order to comply with NMTC Program regulations, it is anticipated the Project Entity will construct and own the Project, and the Buyer will enter into a lease with the Project Entity to operate the Project; 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 the City Lots in their "as is" condition to the Project Entity, or an affiliate of the Project Entity, for the Purchase Price, subject to the Project Entity's or affiliate's execution of the CRP Redevelopment Agreement. If the Project Entity or affiliate fails to close on the acquisition of the City Lots within ten (10) months of the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of the Department ("Commissioner"), in the Commissioner's sole discretion, extends the closing date. The Project Entity or affiliate shall pay all escrow fees and other title insurance fees and closing costs.

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, a quitclaim deed ("Deed") conveying the City Lots to the Project Entity or affiliate. The Deed shall be in substantially the form set forth in Exhibit D attached hereto, provided the Deed may be modified as necessary to facilitate NMTC or other financing, subject to review and approval of the Corporation Counsel.

SECTION 4. The 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 to the City Lots 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.

[Exhibit "C" referred to in this ordinance printed  
on pages 25415 through 25417  
of this *Journal*.]

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

*Exhibit "A".*  
(To Ordinance)

*Legal Description Of City Lots.*

(Subject To Title Commitment And Survey)

City Lot 1.

Legal Description:

Lot 28 (except the east five feet) in Block 11 in the subdivision of Blocks 2, 5, 8 and 11 in Tyrrell, Barrett and Kerfoot's Subdivision of the east half of the southeast quarter of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

## Address:

3312 West Lake Street  
Chicago, Illinois 60624.

## Permanent Index Number:

16-11-411-080-0000.

City Lot 2.

## Legal Description:

Lot 27 in Block 11 in the subdivision of Blocks 2, 5, 8 and 11 in Tyrrell, Barrett and Kerfoot's Subdivision of the east half of the southeast quarter of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

## Address:

3318 West Lake Street  
Chicago, Illinois 60624.

## Permanent Index Number:

16-11-411-069-0000.

City Lot 3.

## Legal Description:

Lots 24 to 26, inclusive, in Block 11 in the subdivision of Blocks 2, 5, 8 and 11 in Tyrrell, Barrett and Kerfoot's Subdivision of the east half of the southeast quarter of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

3320 West Lake Street  
Chicago, Illinois 60624.

Permanent Index Number:

16-11-411-068-0000.

City Lot 4.

Legal Description:

Lots 37, 38 and 39 (except the west 18 feet of said Lot 39) in subdivision of the east 158.4 feet of Blocks 3, 4, 9 and 10 in Tyrrell, Barrett and Kerfoot's Subdivision of the east half of the southeast quarter of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, lying north of Lake Street, in Cook County, Illinois.

Address:

3328 West Lake Street  
Chicago, Illinois 60624.

Permanent Index Number:

16-11-411-067-0000.

City Lot 5.

Legal Description:

The east 12 feet of Lot 40 and the west 18 feet of Lot 39, inclusive, in subdivision of the east 158.4 feet of Blocks 3, 4, 9 and 10 in Tyrrell, Barrett and Kerfoot's Subdivision of the east half of the southeast quarter of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, lying north of Lake Street, in Cook County, Illinois.

## Address:

3334 West Lake Street  
Chicago, Illinois 60624.

## Permanent Index Number:

16-11-411-066-0000.

City Lot 6.

## Legal Description:

The west 12 feet of Lot 40, inclusive, in subdivision of the east 158.4 feet of Blocks 3, 4, 9 and 10 in Tyrrell, Barrett and Kerfoot's Subdivision of the east half of the southeast quarter of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, lying north of Lake Street, in Cook County, Illinois.

## Address:

3336 West Lake Street  
Chicago, Illinois 60624.

## Permanent Index Number:

16-11-411-065-0000.

City Lot 7.

## Legal Description:

Lot 41 in subdivision of the east 158.4 feet of Blocks 3, 4, 9 and 10 in Tyrrell, Barrett and Kerfoot's Subdivision of the east half of the southeast quarter of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, lying north of Lake Street, in Cook County, Illinois.

Address:

3338 West Lake Street  
Chicago, Illinois 60624.

Permanent Index Number:

16-11-411-064-0000.

City Lot 8.

Legal Description:

Lot 42 in subdivision of the east 158.4 feet of Blocks 3, 4, 9 and 10 in Tyrrell, Barrett and Kerfoot's Subdivision of the east half of the southeast quarter of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, lying north of Lake Street, in Cook County, Illinois.

Address:

3342 West Lake Street  
Chicago, Illinois 60624.

Permanent Index Number:

16-11-411-063-0000.

City Lot 9.

Legal Description:

Lot 37 in subdivision of the east 158.4 feet of Blocks 3, 4, 9 and 10 in Tyrrell, Barrett and Kerfoot's Subdivision of the east half of the southeast quarter of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, lying north of Lake Street, in Cook County, Illinois.

## Address:

3344 West Lake Street  
Chicago, Illinois 60624.

## Permanent Index Number:

16-11-411-062-0000.

*Exhibit "B".*  
(To Ordinance)

*Competing Proposals.*

Applicant	Status	Applicant Type	Criteria
Firebird Community Arts	Accepted	Community Arts Center	Existing not-for-profit provided detailed application, drawings and aldermanic support.
Logan Ambrosio	Declined	Open space	Gardening or farming not appropriate for site.
Calvin Robinson	Declined	Single-family home	Residential not permitted under current zoning and inconsistent with Connected Communities Ordinance; incomplete application.

*Exhibit "D".*  
(To Ordinance)

*Form Of Deed.*

This transfer is exempt under the provisions of the Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(b); Cook County Ordinance Number 93-0-27(B); and the Chicago Real Property Transfer Tax, Municipal Code Section 3-33-060(B).

The City of Chicago, an Illinois municipal corporation and home rule unit of government, having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 ("City" or "Grantor"), for and in consideration of \$9.00, conveys and quitclaims all right, title and interest in the real property legally described and identified on (Sub)Exhibit A attached hereto ("Property"), pursuant to an ordinance adopted by the City Council of the City ("City Council") on \_\_\_\_\_, and published in the *Journal of the Proceedings of the City Council* for such date at pages \_\_\_\_\_ through \_\_\_\_\_, to Firebird Community Arts Support Corporation, an Illinois not for profit corporation ("Grantee"), having a principal business address at 2651 West Lake Street, Chicago, Illinois 60612.

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the standard exceptions in an ALTA title insurance company; (b) general real estate taxes and any special assessments or other taxes; (c) all easements, encroachments, covenants and restrictions of record and not shown of record; (d) such other title defects that may exist; and (e) any and all exceptions caused by the acts of Grantee or its agents.

In addition, this conveyance is subject to the following terms, covenants and conditions, which are a part of the consideration for the Property and which shall run with the land and be binding upon and enforceable against Grantee and Grantee's heirs, successors and assigns, in perpetuity (unless a shorter period is expressly stated below):

1. **Compliance With Redevelopment Agreement.** Grantee shall comply with the terms, covenants and conditions set forth in the Redevelopment Agreement by and between the City and Grantee dated of even date herewith, and recorded in the Cook County Clerk's Office, the terms of which are incorporated herein by reference as if fully set forth herein, and which are a part of the consideration for the Property and are to be taken and construed as running with the land for the applicable periods set forth in the Redevelopment Agreement and binding on Grantee and Grantee's successors and assigns.
2. **"As Is", "Where Is" And "With All Faults" Conveyance.** Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the Property and is relying solely upon Grantee's own inspection and other due diligence activities that Grantee may have conducted in determining whether to acquire the Property, and not upon any information provided by or on behalf of the City with respect thereto. Grantee acknowledges and agrees that the Property is being conveyed, and Grantee accepts the Property 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 Property or the suitability of the Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the Property in a condition which is suitable for its intended use.
3. **Release Of City.** Grantee, on behalf of Grantee and Grantee's 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 Property.

In Witness Whereof, Grantor has caused this instrument to be duly executed in its name and on its behalf and its seal to be hereunto affixed, by its Mayor and City Clerk, on or as of \_\_\_\_\_, 20\_\_.

Attest:

City of Chicago, an Illinois municipal corporation and home rule unit of government

\_\_\_\_\_  
Andrea M. Valencia, City Clerk

By: \_\_\_\_\_  
Brandon Johnson, Mayor

State of Illinois )  
                          ) SS.  
County of Cook )

I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Mary B. Richardson-Lowry, personally known to me to be the Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City") pursuant to proxy on behalf of Brandon Johnson, Mayor, and Andrea M. Valencia, the City Clerk of the City, or her authorized designee, both personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, acknowledged that as said Corporation Counsel and City Clerk, respectively, each person signed and delivered the foregoing instrument and caused the corporate seal of the City to be affixed thereto, pursuant to authority given by the City, as each person's free and voluntary act, and as the free and voluntary act and deed of the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on \_\_\_\_\_, 20\_\_.

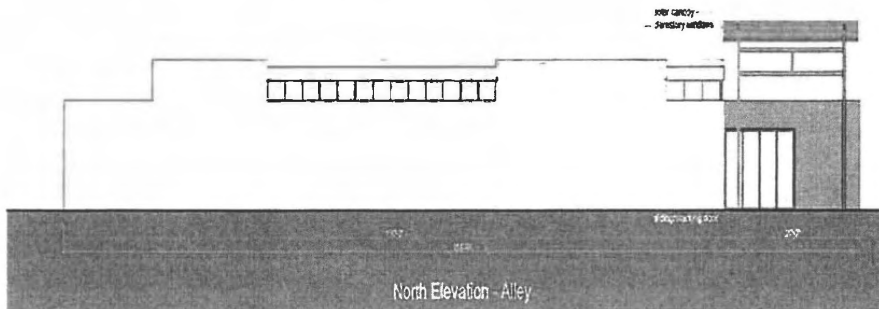
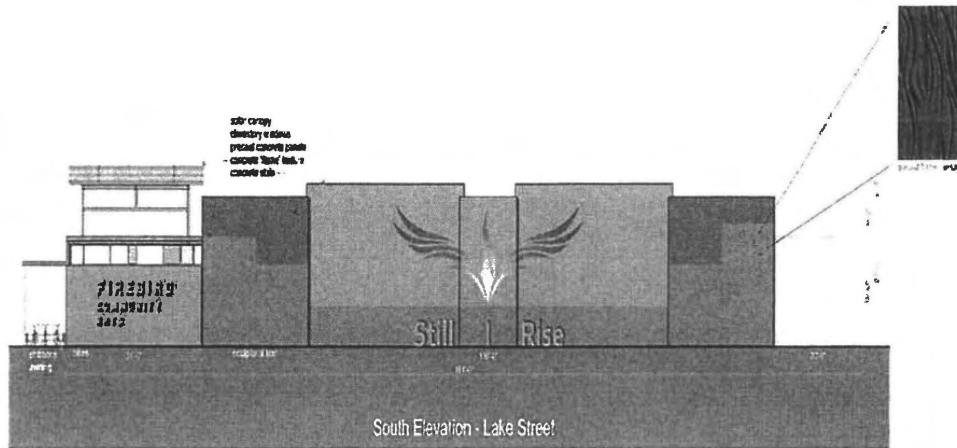
\_\_\_\_\_  
Notary Public

[(Sub)Exhibit "A" referred to in this Form of Deed constitutes Exhibit "A" to ordinance and printed on pages 25407 through 25412 of this *Journal*.]

Exhibit "C".  
(To Ordinance)

Renderings And Site Plan.  
(Page 1 of 3)

**EXHIBIT C**  
**Renderings and Site Plan**



Proposed Elevations

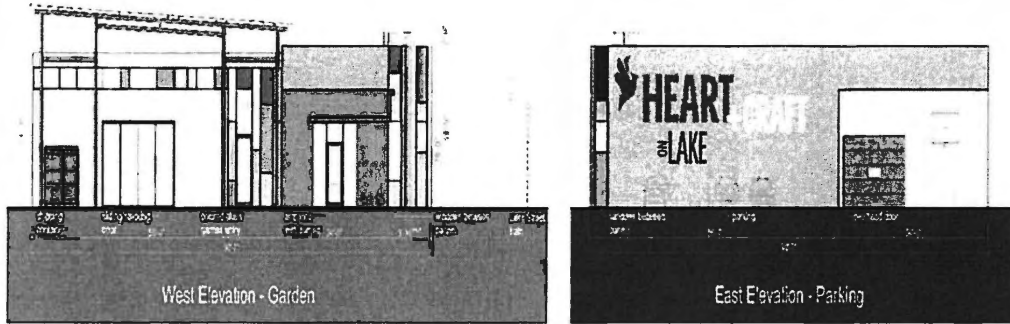


WRAP  
DESIGN  
PLANNING

Firstbird Community Arts - 2012-2017 Level 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

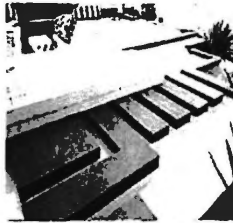
Exhibit "C".  
(To Ordinance)

Renderings And Site Plan.  
(Page 2 of 3)

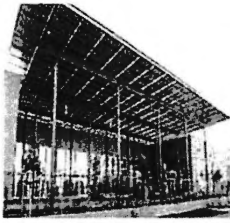


Proposed Elevations

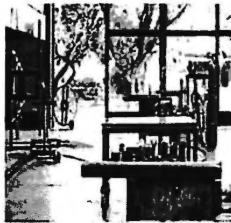
STAINED CONCRETE FACADE



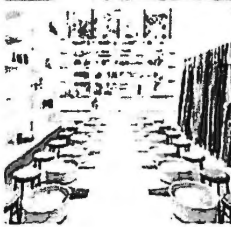
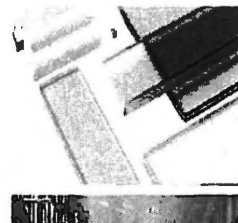
SOLAR CANOPY / CLERESTORY WINDOWS



GLASS BLOWING AND CERAMICS STUDIO



COLORLED GLASS FACADE

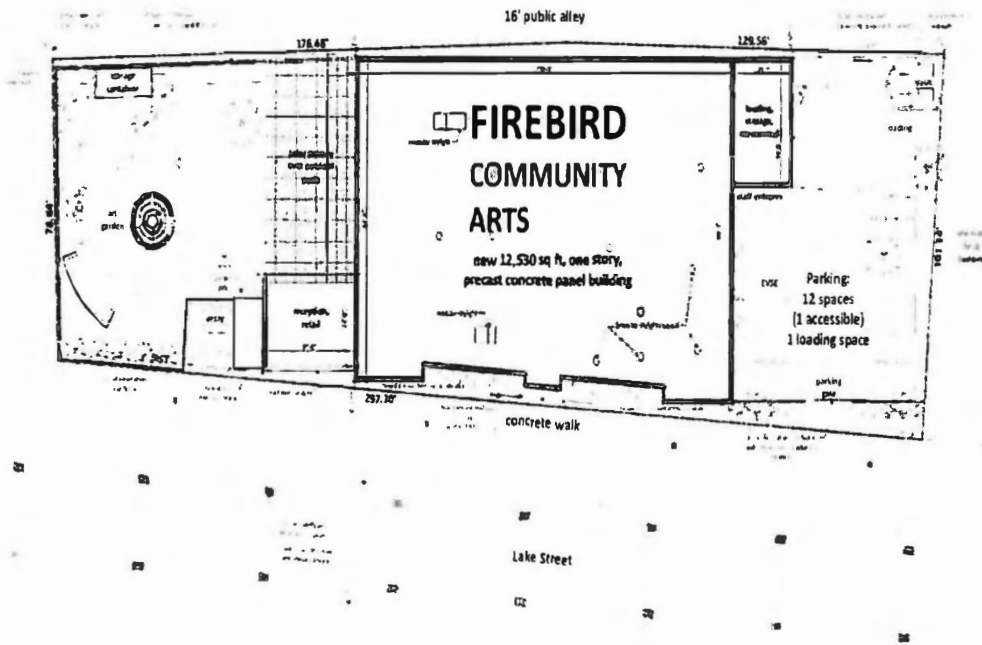


REFERENCE IMAGES

WASP  
DESIGN  
WORK

Exhibit "C".  
(To Ordinance)

Renderings And Site Plan.  
(Page 3 of 3)



Proposed Site Plan  
SCALE: 1" = 20'

SALE OF CITY-OWNED PROPERTY AT 629 N. PARKSIDE AVE. TO GSJ FAMILY LIFE CENTER UNDER CHIBLOCKBUILDER PLATFORM FOR CONSTRUCTION OF FENCED COMMUNITY GARDEN.

[O2025-0015548]

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

CHICAGO, March 6, 2025.

*To the President and Members of the City Council:*

Your Committee on Housing and Real Estate, for which a meeting was held on March 5, 2025 and to which was referred an ordinance introduced by the Department of Planning and Development for the sale of City-owned property at 629 North Parkside Avenue to GSJ Family Life Center under ChiBlockBuilder platform for construction of fenced community garden (29<sup>th</sup> Ward) (O2025-0015548), 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 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 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 seeks to return these parcels of vacant land to private ownership and productive use; and

WHEREAS, The City is the owner of the vacant land located at 629 North Parkside Avenue, Chicago, Illinois 60644, which is located in the Austin Community Area and is legally described on Exhibit A attached hereto (the "City Land"); and

WHEREAS, The Department of Planning and Development (the "Department") retained the services of CBRE Group, Inc. to provide market value assessments of the City Land based on comparable sales; and

WHEREAS, The market value of the City Land based on a market valuation dated January 29, 2025, is \$20,280 ("Market Value"); and

WHEREAS, GSJ Family Life Center, an Illinois not-for-profit organization ("Grantee"), has offered to purchase the City Land from the City; and

WHEREAS, Grantee intends to develop the City Land as a fenced community garden ("Development"); and

WHEREAS, The Development will feature raised vegetable garden beds and will host community workshops and classes programmed by Grantee; and

WHEREAS, Due to the public benefits that are being provided by Grantee's programming at the Development, the Department has agreed to sell the City Land at 10 percent of the Market Value, resulting in a Purchase Price of \$2,028; and

WHEREAS, Public notices advertising the Department's intent to sell the City Land to Grantee and requesting alternative proposals appeared on the City's ChiBlockBuilder website from November 16, 2024 to January 3, 2025 and in the *Chicago Tribune* on November 18, 2024, November 25, 2024, December 2, 2024, December 9, 2024, December 16, 2024, December 23, 2024 and December 30, 2024; and

WHEREAS, No alternative proposals were received by the deadline indicated in the aforesaid notices; 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. The City Council hereby approves the sale of the City Land to Grantee or a Grantee Entity (as hereafter defined) in its "as is" condition for the Purchase Price.

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, a quitclaim deed in substantially the form attached hereto as Exhibit B ("Deed") conveying the City Land to Grantee, or to a land trust of which Grantee is the sole beneficiary, or to an entity of which Grantee is the sole controlling party or which is comprised of the same principal parties (each, a "Grantee Entity").

SECTION 4. The Commissioner of the Department (the "Commissioner"), or a designee of the Commissioner, is each hereby authorized, subject to the review and approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver such other documents and take such other actions 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 to the City Land 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 or unenforceability 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 reads as follows:

*Exhibit "A".*  
(To Ordinance)

*Legal Description Of City Land.*

(Subject To Final Survey And Title Commitment)

Legal Description:

Lot 8 in Block 3 in Austin's Subdivision of the east half of the northeast quarter of Sections 8 and 9, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

## Address:

629 North Parkside Avenue  
Chicago, Illinois 60644.

## Property Index Number:

16-08-215-009-0000.

*Exhibit "B".*  
(To Ordinance)

*Form Of Deed.*

The City of Chicago, an Illinois municipal corporation and home rule unit of government, having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 ("City" or "Grantor"), for and in consideration of \$2,028, conveys and quitclaims all interest in the real property legally described and identified on (Sub)Exhibit A attached hereto (including any improvements located thereon, the "Property"), pursuant to an ordinance adopted by the City Council of the City on \_\_\_\_\_, 2025, and published in the *Journal of the Proceedings of the City Council* for such date at pages \_\_\_\_\_ through \_\_\_\_\_, to GSJ Family Life Center, an Illinois not-for-profit corporation ("Grantee"), which has a business address of 1256 North Waller Avenue, Chicago, Illinois 60651.

This conveyance is expressly subject to the following covenants, restrictions, and conditions, which are a part of the consideration for the Property and which shall run with the land and be binding upon and enforceable against the Grantee and the Grantee's successors and assigns, in perpetuity (unless a shorter period is expressly stated below):

1. **Covenant To Build Project; Restriction On Conveyance.** Grantee shall: (a) improve the Property with a fenced community garden ("Project") in accordance with Grantee's project proposal submitted to the Department of Planning and Development within 12 months of the date of this deed, provided that any plantings may be delayed for an additional six months if consistent with good landscaping practices; (b) maintain the Property in accordance with the provisions of the Municipal Code of Chicago; and (c) not convey, assign, or otherwise transfer the Property. 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 Property 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 Property and re-vest title in the City. Grantee, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the Property 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 Property. Grantee acknowledges and agrees that Grantee has previously received a summary of the Bureau's Limited Review, and that the City has made all Review Documents available to Grantee for inspection and copying upon request.
3. **Limited Nature Of City's Limited Review.** Grantee 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 Property are consistent with the Bureau's summary of its Limited Review. Grantee acknowledges and agrees that the City did not perform a Phase I Environmental Site Assessment or conduct a thorough environmental investigation of the Property, and that the City's review of the Review Documents was limited. Grantee 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 Property, and that there may be other conditions, uses, and sources or types of contamination affecting the Property. Grantee 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 Property.
4. **Historic Contamination Of Urban Land.** Grantee 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. Grantee 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.** Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the Property and is relying solely

upon Grantee’s own inspection and other due diligence activities that Grantee may have conducted in determining whether to acquire the Property, 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. Grantee acknowledges and agrees that the Property is being conveyed, and Grantee accepts the Property 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 Property or the suitability of the Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the Property in a condition which is suitable for its intended use.

- 6. Release Of City. Grantee, on behalf of Grantee and Grantee’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 Property.
- 7. Affordable Housing And Municipal Code Requirements. Grantee 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 Property may be subject to the requirements of the Affordable Requirements Ordinance. Grantee also acknowledges and agrees that other provisions of the Municipal Code of Chicago (currently and as hereafter amended, supplemented or replaced) apply to the Property and Grantee’s use, maintenance, and transfer of the Property.

In Witness Whereof, Grantor has caused this instrument to be duly executed in its name and on its behalf and its seal to be hereunto affixed, by its Mayor and City Clerk, on or as of \_\_\_\_\_, 2025.

Attest:

City of Chicago, an Illinois municipal corporation and home rule unit of government

\_\_\_\_\_  
Andrea M. Valencia, City Clerk

By: \_\_\_\_\_  
Brandon Johnson, Mayor

State of Illinois )  
                          ) SS.  
County of Cook )

I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Mary B. Richardson-Lowry, personally known to me to be the Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City") pursuant to proxy on behalf of Brandon Johnson, Mayor, and Andrea M. Valencia, the City Clerk of the City, or her authorized designee, both personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, acknowledged that as said Corporation Counsel and City Clerk, respectively, each person signed and delivered the foregoing instrument and caused the corporate seal of the City to be affixed thereto, pursuant to authority given by the City, as each person's free and voluntary act, and as the free and voluntary act and deed of the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Notary Public

This transfer is exempt under the provisions of the Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(b); Cook County Ordinance Number 93-0-27(B); and the Chicago Real Property Transfer Tax, Municipal Code Section 3-33-060(B).

[(Sub)Exhibit "A" referred to in this Form of Deed constitutes Exhibit "A" to ordinance and printed on pages 25420 and 25421 of this *Journal*.]

\_\_\_\_\_

SALE OF CITY-OWNED PROPERTY AT 2929 W. WASHINGTON BLVD. TO 2929 W WASHINGTON LLC UNDER CHIBLOCKBUILDER PLATFORM FOR CONSTRUCTION OF MARKET-RATE HOUSING PROJECT.

[O2025-0015546]

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

CHICAGO, March 6, 2025.

*To the President and Members of the City Council:*

Your Committee on Housing and Real Estate, for which a meeting was held on March 5, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 2929 West Washington Boulevard to 2929 W Washington LLC under ChiBlockBuilder platform for construction of a market-rate housing project (27<sup>th</sup> Ward) (O2025-0015546), 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 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

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 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, City lots sold through ChiBlockBuilder are offered for sale in different categories of use, such as affordable housing, market rate sales, missing middle-density housing, neighborhood side yards, community open space, and urban agriculture; and

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

WHEREAS, The Department retained the services of CBRE Group, Inc. ("CBRE") 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 offered the property commonly known as 2929 West Washington Boulevard, Chicago, Illinois, and legally described on Exhibit A attached hereto (the "City Lot"), along with many other City-owned lots, for sale on the ChiBlockBuilder website in five categories: affordable housing, side yards, open space, market rate housing, and commercial development; and

WHEREAS, The Department accepted applications for the City Lot beginning on November 17, 2022 and ending on February 3, 2023 (the "Application Period"); and

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

WHEREAS, The Department selected 2929 W Washington LLC, an Illinois limited liability company ("Buyer") for the sale of the City Lot for the market-rate housing project described on Exhibit A and depicted in the drawings attached hereto and incorporated herein as Exhibit D (the "Project"); and

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

WHEREAS, Eligible buyers of City-owned land through ChiBlockBuilder for market-rate housing during the Application Period had to meet the following qualifications: (1) be individuals, nonprofit organizations or businesses registered in Illinois; (2) submit a site plan, budget, and program for the project; (3) conform to Neighborhood Design Guidelines; (4) show support from the nearby community for the project; (5) provide an analysis of the impact of the project on the immediate area and surrounding community; (6) be able to pay property taxes on the City Lot and have no outstanding debt with the City; (7) be able to conform with current zoning requirements or secure required zoning approvals and permits; and (8) be able to maintain the City Lot as proposed in the application materials; and

WHEREAS, The Department desires to convey the City Lot to the Buyer subject to a deed restriction requiring the Buyer to construct the Project; and

WHEREAS, The market value assessment of the City Lot, as of August 10, 2024, as determined by CBRE is \$97,422; and

WHEREAS, The City has agreed to sell the City Lot to the Buyer for \$97,422 ("Purchase Price"); 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 the City Lot in its "as is" condition to the Buyer for the Purchase Price, subject to the Buyer's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

- (a) Buyer must submit to the Department, and the Department must approve, the final construction plans and specifications for the Project; and
- (b) Buyer must obtain all building permits and other required permits and approvals, including zoning approvals if applicable, necessary to construct such Project and submit evidence thereof to the Department.

If Buyer fails to close on the acquisition of the City Lot within six (6) months of the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of the Department ("Commissioner"), in the Commissioner's sole discretion, upon a request from Buyer, extends the closing date. Buyer shall pay all escrow fees and other title insurance fees and closing costs.

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, a quitclaim deed ("Deed") conveying the City Lot to the Buyer, 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. The Deed shall be in substantially the form set forth in Exhibit C.

SECTION 4. The 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.

[Exhibit "D" referred to in this ordinance printed on pages 25434 through 25436 of this *Journal*.]

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

*Exhibit "A".*  
(To Ordinance)

*Legal Description Of City Lot And Project Description.*

(Legal Description Is Subject To Title Commitment And Survey)

Legal Description.

The east 7 feet of Lot 4 and all of Lots 5 and 6 and the west 5 feet of Lot 7 in Samuel H. Wheelers Subdivision of Block 27 in D.S. Lee and Others Subdivision of the southwest quarter of Section 12, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

2929 West Washington Boulevard  
Chicago, Illinois 60612.

Permanent Index Number:

16-12-326-052-0000.

Buyer:

2929 W Washington LLC

Ward/Community Area:

27/East Garfield Park.

TIF Area:

Midwest.

Size/Zoning:

3,747 square feet/RT4.

Market Value:

\$97,422.00.

Purchase Price:

\$97,422.00.

Project Description:

New residential, multi-family, 3-flat unit building with a 3-car garage. No basement.

*Exhibit "B".*  
(To Ordinance)

*Competing Proposals For The City Lot.*  
(2929 W. Washington Blvd. -- Applications Submitted: 17)

<b>Applicant</b>	<b>Status</b>	<b>Applicant type</b>	<b>Criteria</b>
Damon Dance (2929 W Washington LLC)	Accepted	Market rate housing	Applicant has experience with rehab and new construction development and offered the market value price.
Cesar Sanchez	Declined	Market rate housing	Some experience with rehab construction and offered the market value price.
Henry Bermeo	Declined	Side Yard	Incomplete application. Priority is given for Market rate land sale residential infill development.
Cristina Silvestri	Declined	Side Yard	Priority is given for Market rate land sale residential infill development.
Luis Medina	Declined	Affordable Housing - City Lots for Working Families	Incomplete application.
Gregory King	Declined	Open Space	Priority is given for Market rate land sale residential infill development.
Catalina Stoia	Declined	Market rate housing	Lower offer price and some experience with rehab construction.
Perry Casalino	Declined	Market rate housing	Experienced applicant with rehab and new construction development. Applicant offered a lower purchase price than the market value price.
Robert Elliot	Declined	Open Space	Priority is given for Market rate land sale residential infill development.
Shreya Singh	Declined	Market rate housing	Experienced applicant with rehab and new construction development but offer a lower purchase price than the market value price. Applicant applied for other parcel and got selected to develop a new Market rate housing project.
Anna Czapkowska	Declined	Market rate housing	Experienced applicant with rehab and new construction development. Applicant offered a lower purchase price than the market value price.
Mba Mong	Declined	Affordable Housing - City Lots for Working Families	Priority is given for Market rate land sale residential infill development.
Luis Casanova	Declined	Market rate housing	Experienced applicant with rehab and new construction development. Applicant offered a lower purchase price than the market value price.
Marcelo Giubilino	Declined	Market rate housing	Person lives outside of Chicago, not a clear project description, construction costs not supported by bids/contractor estimates, and no secured funding.
Shree Royal	Declined	Open Space	Priority is given for Market rate land sale residential infill development.
Jawaharial Williams	Declined	Affordable Housing - City Lots for Working Families	Priority is given for Market rate land sale residential infill development.
Anton Hilton	Declined	Open Space	Priority is given for Market rate land sale residential infill development.

*Exhibit "C".*  
(To Ordinance)

*Form Of Deed.*

This transfer is exempt under the provisions of the Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(b); Cook County Ordinance Number 93-0-27 (B); and the Chicago Real Property Transfer Tax, Municipal Code Section 3-33-060(B).

The City of Chicago, an Illinois municipal corporation and home rule unit of government, having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 ("City" or "Grantor"), for and in consideration of \$97,422, conveys and quitclaims all right, title and interest in the real property legally described and identified on (Sub) Exhibit A attached hereto ("City Lot"), pursuant to an ordinance adopted by the City Council of the City ("City Council") on \_\_\_\_\_, and published in the *Journal of the Proceedings of the City Council* for such date at pages \_\_\_\_\_ through \_\_\_\_\_, to 2929 W Washington LLC, and Illinois Limited Liability Company ("Buyer"), having a principal residence or business address at 715 South Grove Avenue, Oak Park, Illinois 60304.

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the standard exceptions in an ALTA title insurance company; (b) general real estate taxes and any special assessments or other taxes; (c) all easements, encroachments, covenants and restrictions of record and not shown of record; (d) such other title defects that may exist; and (e) any and all exceptions caused by the acts of Buyer or its agents.

In addition, this conveyance is subject to the following terms, covenants and conditions, which are a part of the consideration for the 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 A Residential, Multi-family, 3-Flat Unit Building With A 3-Car Garage (the "Project"); Restriction on Conveyance.** Buyer shall: (a) construct the Project on the City Lot in accordance with the site plan and elevations previously approved by the Department of Planning and Development ("Department") within eighteen (18) months of the date of this Deed; provided, however, the Department, in its sole discretion, may extend the completion date upon written request; (b) maintain the City Lot in accordance with the provisions of the Municipal Code of Chicago; and (c) not convey, assign, or otherwise transfer the City Lot until construction of the Project is completed. 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 and take possession of the City Lot, terminate the estate conveyed to the Buyer, and revest title to the City Lot 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 reversion of title. The forgoing covenants shall expire upon completion and occupancy of the Project.
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.

In Witness Whereof, Grantor has caused this instrument to be duly executed in its name and on its behalf and its seal to be hereunto affixed, by its Mayor and City Clerk, on or as of \_\_\_\_\_, 20\_\_.

Attest:

City of Chicago, an Illinois municipal corporation and home rule unit of government

\_\_\_\_\_  
Andrea M. Valencia, City Clerk

By: \_\_\_\_\_  
Brandon Johnson, Mayor

State of Illinois )  
                          ) SS.  
County of Cook )

I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Mary B. Richardson-Lowry, personally known to me to be the Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City") pursuant to proxy on behalf of Brandon Johnson, Mayor, and Andrea M. Valencia, the City Clerk of the City, or her authorized designee, both personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, acknowledged that as said Corporation Counsel and City Clerk, respectively, each person signed and delivered the foregoing instrument and caused the corporate seal of the City to be affixed thereto, pursuant to authority given by the City, as each person's free and voluntary act, and as the free and voluntary act and deed of the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

[(Sub)Exhibit "A" referred to in this Form of Deed constitutes Exhibit "A" to ordinance and printed on pages 25428 and 25429 of this *Journal*.]

Exhibit "D".  
(To Ordinance)

Drawings.  
(Page 1 of 3)

# SITE PLAN

2929 W Washington Blvd

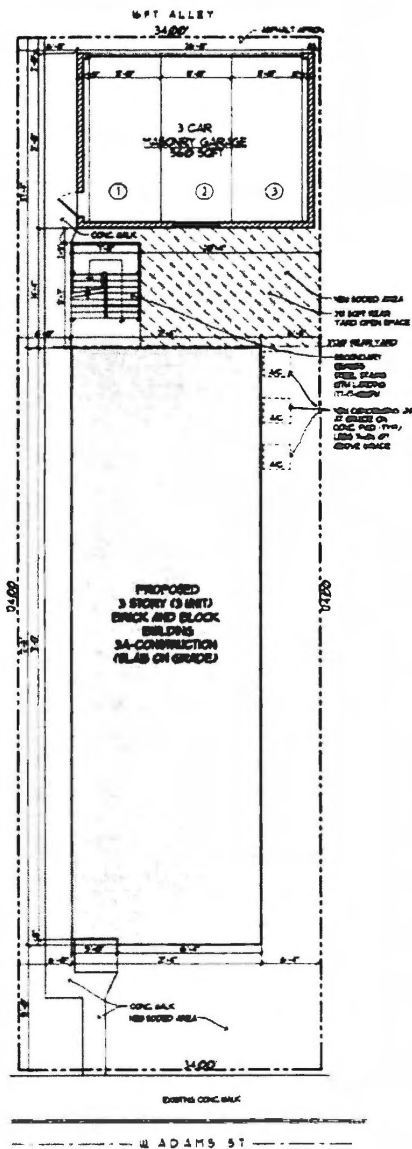


Exhibit "D".  
(To Ordinance)

Drawings.  
(Page 2 of 3)

# FLOOR PLANS

2929 W Washington Blvd

**MASONRY BLDG. AT GRADE**

1<sup>st</sup> Floor (grade level)

- 3 Bedroom / 2 Bathrooms

2<sup>nd</sup> Floor

- 3 Bedroom / 2 Bathrooms

3<sup>rd</sup> Floor

- 3 Bedroom / 2 Bathrooms

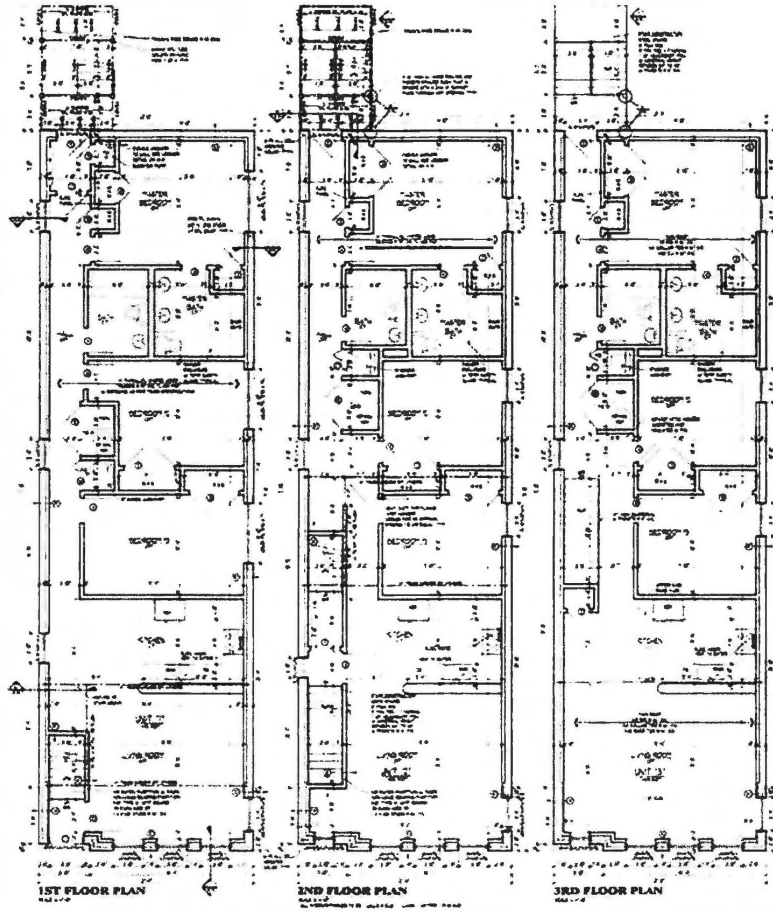
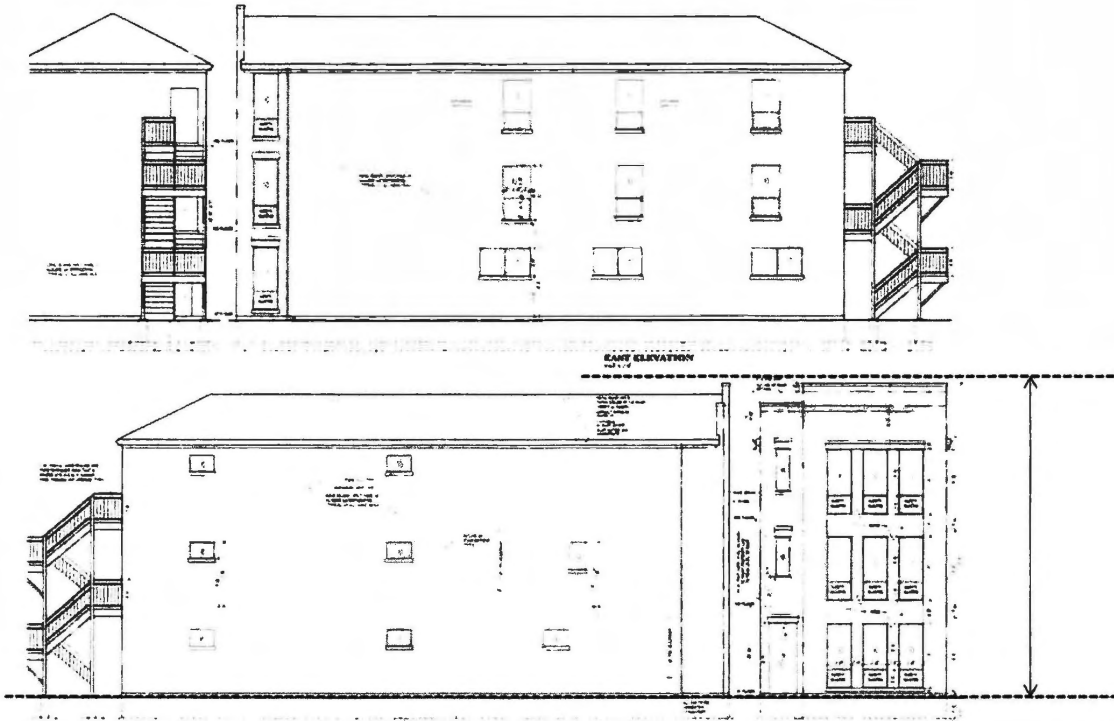


Exhibit "D".  
(To Ordinance)

Drawings.  
(Page 3 of 3)

# ELEVATIONS

2929 W Washington Blvd



FIRST AMENDMENT TO HERITAGE POINTE II REDEVELOPMENT AGREEMENT FOR SALE OF ADDITIONAL LOTS AT 3355, 3353, 3337, 3335, 3333, 3325, 3209, 3207 AND 3310 W. WALNUT ST. TO DEVELOPERS JOUDEH INVESTMENTS LLC, MKB BUSINESS STRATEGIES LLC AND JOUDEH INVESTMENTS LLC/ MKB BUSINESS STRATEGIES LLC UNDER THE CITY LOTS FOR WORKING FAMILIES PROGRAM FOR CONSTRUCTION OF HOMES.

[O2025-0014974]

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

CHICAGO, March 6, 2025.

*To the President and Members of the City Council:*

Your Committee on Housing and Real Estate, for which a meeting was held on March 5, 2025, and to which was referred an ordinance from the Department of Housing for the first amendment to Heritage Pointe II redevelopment agreement for the sale of additional lots at 3355, 3353, 3337, 3335, 3333, 3325, 3209, 3207 and 3310 West Walnut Street to developers Joudeh Investments LLC, MKB Business Strategies LLC and Joudeh Investments LLC/MKB Business Strategies LLC under the City Lots for Working Families Program (28<sup>th</sup> Ward) (O2025-0014974), 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.

Submitted,

(Signed) BYRON SIGCHO-LOPEZ,  
*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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 pursuant to Article VII, Section 6(a) 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, Pursuant to an ordinance adopted by the City Council of the City (the "City Council") on September 14, 2021, and published at pages 35543 through 35599 in the *Journal of the Proceedings of the City Council of the City of Chicago* ("Journal") of such date, as amended by an ordinance adopted on November 16, 2022 and published at pages 56721 through 56726 in the *Journal* of such date (collectively, the "Original Ordinance"), the City approved the sale of seven (7) vacant City-owned lots, as identified on Exhibit A attached hereto (the "Original Property") to Joudeh Investments LLC, an Illinois limited liability company, and MKB Business Strategies LLC, an Illinois limited liability company (together, the "Developer"), for the construction of eight (8) homes under the City Lots for Working Families Program (the "Project"); and

WHEREAS, The City Lots for Working Families Program was created by ordinance adopted by the City Council on November 8, 2017 and published at pages 59287 through 59295 in the *Journal* for such date (the "CL4WF Program Ordinance"); and

WHEREAS, The City and the Developer entered into that certain "Redevelopment Agreement -- City Lots for Working Families Program -- Heritage Pointe II Project" (the "Redevelopment Agreement") dated as of March 15, 2022 and recorded in the Office of the Cook County Clerk, Recordings Division, on October 4, 2022, as Document Number 2227746018; and

WHEREAS, The City is the owner of the property identified on Exhibit A attached hereto (the "Additional Property"), consisting of seven (7) vacant lots; and

WHEREAS, The City offered the Additional Property for sale on the ChiBlockBuilder website as a cluster beginning on April 21, 2024 and ending on May 17, 2024 for development under the City Lots for Working Families Program (the "CLFWF Application Period"); and

WHEREAS, A public notice directing prospective applicants to ChiBlockBuilder for listings of City-owned properties for sale appeared in the *Chicago Tribune* on five dates prior to the expiration of the CLFWF Application Period: April 1, 8, 15, 22 and 29, and May 6 and 13; and

WHEREAS, The Developer submitted a proposal to purchase the Additional Property for expansion of the Project, and the Department of Housing ("DOH") selected the Developer's proposal; and

WHEREAS, The names of all other applicants for the Additional Property and summaries of their proposals are set forth on Exhibit B attached hereto; and

WHEREAS, The City, through the Department of Planning and Development ("DPD"), retained the services of CBRE Group, Inc. ("CBRE") to provide market value assessments of the City-owned properties available for sale on the ChiBlockBuilder website based on comparable sales and these market value assessments are posted on the ChiBlockBuilder website; and

WHEREAS, The market value assessments of the Additional Property, as listed during the Application Period, are set forth on Exhibit A; and

WHEREAS, The City has agreed to sell the Additional Property to the Developer for One Dollar and no/100 (\$1.00) per lot (the "Purchase Price") for the Project; and

WHEREAS, The CL4WF Program Ordinance authorizes the City to: (a) sell City-owned vacant zoning lots (each such vacant zoning lot, a "City Lot") with an appraised value of \$175,000.00 or less for \$1.00 per City Lot for projects approved under the City Lots for Working Families Program ("CL4WF Projects") for the construction of eight (8) to twenty (20) single-family homes and/or two-flats (each such single-family home or two-flat, a "Home"); (b) exempt CL4WF Projects from MBE/WBE Requirements and City Residency Hiring Requirements (as those terms are defined in the Program Ordinance) if all City Lots within the CL4WF Project have an appraised value of \$125,000.00 or less; and (c) waive certain City fees for CL4WF Projects; and

WHEREAS, The City wishes to modify the City Lots for Working Families Program for the Project by changing all references to the term "Appraised Value" in the Project Ordinance to "Market Valuation", and defining Market Valuation to mean the value of a City Lot as determined by an independent market value assessment of lots in neighborhood subareas; now, therefore,

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

SECTION 1. The foregoing recitals are expressly adopted as the legislative findings of the City Council and incorporated herein and made a part of this ordinance.

SECTION 2. The modifications to the City Lots for Working Families Program as set forth in the recitals are hereby approved for the Project.

SECTION 3. The Original Ordinance is hereby amended to approve the sale of the Additional Property to the Developer for the Purchase Price under the same terms and conditions as the Original Property, except as modified herein. Each of the seven (7) City-owned lots comprising the Additional Property shall be deemed a City Lot, as that term is defined above and in the Original Ordinance, and the table of City Lots attached as Exhibit A to the Original Ordinance shall be amended to include the Additional Property.

SECTION 4. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed or deeds ("Deed(s)") conveying the Additional Property to the Developer, or to a land trust of which the Developer is the sole beneficiary, or to an entity of which the Developer is the sole controlling party or which is comprised of the same principal parties.

SECTION 5. The Commissioner of DOH ("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 an amendment to the Redevelopment Agreement and such other 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 to the Additional Property or otherwise may be reasonably necessary or appropriate to consummate the transaction contemplated hereby.

SECTION 6. 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 7. This ordinance shall take effect upon its passage and approval.

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

*Exhibit "A".*

*List Of City Lots Comprising Original Property.*

*Affordable Homes.*

Address	PIN	Appraised Value
210 South Hoyne Avenue	17-18-117-030-0000	\$128,000
212 South Hoyne Avenue	17-18-117-031-0000	\$153,000
2433 West Congress Parkway	16-13-234-017-0000	\$60,062
2654 West Adams Street	16-13-209-021-0000	\$32,000
3262 West Walnut Street	16-11-408-067-0000	\$21,000
3264 West Walnut Street	16-11-408-066-0000	\$21,000

## Market Rate Homes.

Address	PIN	Appraised Value
2256 West Monroe Street	17-18-101-026-0000	\$246,000 (two lots to be subdivided)

*Exhibit "B".**List Of City Lots Comprising Additional Property.*

(Subject To Final Survey And Title Commitment)

Address	PIN	CBRE Valuation
3355 West Walnut Street	16-11-411-002-0000	\$14,585
3353 West Walnut Street	16-11-411-003-0000	\$12,154
3337 West Walnut Street	16-11-411-010-0000	\$12,154
3335 West Walnut Street	16-11-411-011-0000	\$12,154
3333 West Walnut Street	16-11-411-012-0000	\$12,154
3325 West Walnut Street	16-11-411-016-0000	\$14,777
3209 West Walnut Street	16-11-411-051-0000	\$20,145
3207 West Walnut Street	16-11-411-052-0000	\$20,297
3310 West Walnut Street	16-11-408-061-0000	\$17,867

*Exhibit "C".**Applicants And Proposal Selection Summary.*

Address	Applicant(s)	Applicant Type	Selection Decision
3355 West Walnut Street 3335 West Walnut Street 3333 West Walnut Street 3325 West Walnut Street 3209 West Walnut Street 3207 West Walnut Street 3310 West Walnut Street	Joudeh Investments, LLC and MKB Business Strategies	Joint Venture	Selected Affordable Housing Application.  Application was for new affordable housing construction and satisfied criteria: clear plans and designs, existing financing or a viable plan to secure financing, proven experience.  Applicant has already built two homes on 3200 block of West Walnut Street under existing RDA.
3355 West Walnut Street 3335 West Walnut Street 3333 West Walnut Street 3325 West Walnut Street 3209 West Walnut Street 3207 West Walnut Street 3310 West Walnut Street	NHS Chicago	Not For Profit	Denied Application.  Applicant scored same as selected applicant, but selected applicant has already built two homes on 3200 block of West Walnut Street.
3355 West Walnut Street 3335 West Walnut Street 3333 West Walnut Street 3325 West Walnut Street 3209 West Walnut Street 3207 West Walnut Street 3310 West Walnut Street	Future Firm LLC	Limited Liability Company	Denied Application.  The selected project better aligns with the existing community plans.

## DESIGNATION OF 1310 S. ASHLAND AVE. AS LOW AFFORDABILITY COMMUNITY.

[O2025-0015412]

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

CHICAGO, March 6, 2025.

*To the President and Members of the City Council:*

Your Committee on Housing and Real Estate, for which a meeting was held on March 5, 2025, and to which was referred an ordinance from Alderperson Jason C. Ervin for the designation of 1310 South Ashland Avenue as a Low Affordability Community (28<sup>th</sup> Ward) (O2025-0015412), 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 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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) of 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 City's Department of Housing ("DOH"), through various programs, endeavors 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

WHEREAS, The Illinois General 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 a 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 multifamily building's units will have rents that are at or 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 the Near West Side Community Area had less than 25 percent total year-round housing units that are affordable; and

WHEREAS, Legal Tender Ciaccio Holdings LLC, a limited liability company (the "Developer"), intends to construct 10 buildings (the "Buildings") which are anticipated to contain 72 dwelling units, of which 14 units shall be restricted for households whose annual income does not exceed the maximum income limits as defined in Section 15-178 (the "Project"); and

WHEREAS, The Buildings will be located at 1310 South Ashland Avenue in Chicago, Illinois, as more precisely described in Exhibit 1 attached hereto and hereby made a part hereof (the land and improvements thereon being herein referred to as the "Project Real Property") and is within the Near West Community Area; and

WHEREAS, DOH has determined that the Project Real Property meets its qualification requirements to be designated as a Low Affordability Community, reviewed the proposed Project and hereby recommends to City Council that the City expressly determine, among other things, that the City supports and consents to the designation of the Project Real Property as a Low Affordability Community and to granting of the incentive by the Assessor to the Project pursuant to the Affordable Housing Special Assessment Program; 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 Project Real Property is a Low Affordability Community and specifies the permanent index number(s) related to the Project Real Property on Exhibit 1 for the purposes of Section 15-178(c)(2) and Section 15-178(g) of the Property Tax Code (35 ILCS 200/15-178).

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.*

Legal Description.

Lots 14 to 36, part of Lots 13 and 37 and vacated alleys adjacent to said Lots in Stinson's Subdivision of Block 16, in division of Section 19, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: beginning at the northeast corner of Lot 20 in said subdivision; thence south 01 degree, 38 minutes, 13 seconds east, 264.30 feet along the east line of said Block; thence south 88 degrees, 29 minutes, 32 seconds west, 295.74 feet along the south line of said block; thence north

01 degree, 30 minutes, 19 seconds west, 167.09 feet; thence south 88 degrees, 06 minutes, 04 seconds west, 13.15 feet; thence north 01 degree, 41 minutes, 21 seconds west, 97.15 feet to the north line of said block; thence north 88 degrees, 27 minutes, 49 seconds east, 308.60 feet along said north line to said point of beginning.

Address Commonly Known As:

1310 South Ashland Avenue  
Chicago, Illinois 60608.

Permanent Index Number:

17-19-211-003-0000.

---

FIRST AMENDMENT TO LEASE AGREEMENT WITH SIT STAY READ! INC. FOR  
USE OF CITY-OWNED PROPERTY AT 2861 N. CLARK ST.

[O2025-0015542]

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

CHICAGO, March 6, 2025.

*To the President and Members of the City Council:*

Your Committee on Housing and Real Estate, for which a meeting was held on March 5, 2025 and to which was referred an ordinance from the Department of Fleet and Facility Management for a renewed lease agreement with Sit Stay Read! Inc. for use of City property at 2861 North Clark Street (44<sup>th</sup> Ward) (O2025-0015542), 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.

Respectfully submitted,

(Signed) BYRON SIGCHO-LOPEZ,  
*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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 ("City" or "Licensor"), through its Department of Fleet and Facility Management ("2FM") entered into License Agreement Number 20321 dated as of November 24, 2012 (the "Agreement") with Sit Stay Read!, Inc., an Illinois not-for-profit corporation ("Licensee"), pursuant to which the City granted access to 1,192 square feet of first floor office space together with non-exclusive access to other common areas of 2861 North Clark Street, Chicago, Illinois; and

WHEREAS, The initial term of the Agreement and all options to extend the term expired on December 31, 2015 ("Term"); and

WHEREAS, The City and the Licensee have continuously operated as if the Agreement had not expired; and

WHEREAS, The City and the Licensee desire to extend the Term to December 31, 2030; and

WHEREAS, The Chicago Department of Fleet and Facility Management ("2FM") has determined that it is necessary to further extend the Term of the Agreement to December 31, 2030, for the same reasons that justified the Agreement; 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. The 2FM Commissioner or a designee of the 2FM Commissioner are hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver an amendment to the Agreement and such other documents as may be necessary or appropriate to extend the Term to December 31, 2030.

SECTION 3. 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 4. All ordinances, resolutions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 5. This ordinance shall take effect immediately upon its passage and approval.

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

*Exhibit "A".*  
(To Ordinance)

*First Amendment To License Agreement No. 20321 With Sit Stay Read!, Inc.*

This First Amendment to License Agreement Number 20321 ("Amendment") is made effective as of \_\_\_\_\_, 2025 (the "Effective Date"), by and between the City of Chicago, an Illinois Municipal Corporation and Home Rule Unit of Government (hereinafter referred to as "City" or "Licensor") and Sit Stay Read!, Inc, an Illinois not-for-profit corporation (hereinafter referred to as "Licensee"), and

Whereas, The City and Licensee are parties to that certain License Agreement Number 20321 dated November 24, 2014 (the "Agreement") for Licensee's access to 1,192 square feet of first floor office space together with non-exclusive access to other common areas of 2861 North Clark Street, Chicago, Illinois; and

Whereas, The Licensor and Licensee desire to renew and modify the terms of the Agreement, as more specifically set forth below;

Now, Therefore, In consideration of the mutual covenants and agreements of the parties and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Licensee agree as follows:

1. **Defined Terms.** All capitalized terms used in this First Amendment shall have the same meaning given to said terms in the Agreement, unless otherwise expressly provided herein.
2. **Term.** The first sentence of Section 2 of the Agreement is hereby amended to replace "December 31, 2015" with "December 31, 2030".
3. **Operating Costs.** The second to last sentence of Section 3.2a of the Agreement is hereby amended to read "For 2025, Licensee's proportionate share of Operating Costs are estimated to be, and Licensee shall initially pay \$625.80 per month (subject to subsequent accounting and adjustment which may serve to increase or decrease these estimated Operating Costs)."
4. **Ratification Of Prior Payments And Responsibilities.** City and Licensee acknowledge that all monthly payments continue to be promptly paid to the City after the expiration of the Agreement. City and Licensee further acknowledge that the City and Licensee have continued to perform all duties enumerated in the Agreement after its expiration.
5. **Nonprofit Status.** Licensee shall retain its nonprofit status during the Term of this Agreement.
6. **City Requirements.** See (Sub)Exhibit A.
7. **Insurance Requirements.** See (Sub)Exhibit B.
8. **Counterparts.** This First Amendment may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.
9. **Entire Agreement.** The Agreement, as modified by this First Amendment, embodies the entire agreement and understanding between the parties and supersedes any prior oral or written agreements with respect to the matters stated herein.
10. **Incorporation Of Amendment.** The Licensee and the City hereby agree that (a) this First Amendment is incorporated into and made a part of the Agreement, and (b) any and all references to the Agreement hereinafter shall include this First Amendment.
11. **Reaffirmation Of License Agreement.** Except as provided in this First Amendment, the terms of the Agreement are hereby ratified and confirmed and the parties agree that the provisions contained therein are in full force and effect, as amended hereby, as of the date hereof.

In Witness Whereof, The Licensor and Licensee have executed this First Amendment as of the Effective Date.

Licensor:

City of Chicago, an Illinois municipal corporation

By: \_\_\_\_\_  
Julie Hernandez-Tomlin,  
Department of Assets, Information  
and Services

Licensee:

Sit Stay Read!, Inc, an Illinois not-for-profit corporation

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

(Sub)Exhibits "A" and "B" referred to in this First Amendment to License Agreement Number 20321 with Sit Stay Read! Inc. read as follows:

*(Sub)Exhibit "A".*  
(To First Amendment To License Agreement No. 20321 with Sit Stay Read!, Inc.)

*City Requirements.*

1. Conflict Of Interest And Governmental Ethics.

(a) Conflict Of Interest.

No official or employee of the City of Chicago, nor any member of any board, commission or agency of the City of Chicago, shall have any financial interest (as defined

in Chapter 2-156 of the Municipal Code), either direct or indirect, in the Premises; nor shall any such official, employee or member participate in making or in any way attempt to use his or her position to influence any City governmental decision or action with respect to this Agreement.

(b) Duty To Comply With Governmental Ethics Ordinance.

The City and Licensee shall comply with Chapter 2-156 of the Municipal Code, "Governmental Ethics", including but not limited to Section 2-156-120, which states that no payment, gratuity or offer of employment shall be made in connection with any City of Chicago contract as an inducement for the award of that contract or order. Any contract negotiation, entered into or performed in violation of any of the provisions of Chapter 2-156 shall be voidable as to the City of Chicago.

2. Business Relationships.

Licensee acknowledges (a) receipt of a copy of Section 2-156-030 (b) of the Municipal Code, (b) that it 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 described 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) notwithstanding anything to the contrary contained in this Agreement, that a violation of Section 2-156-030 (b) by an elected official, or any person acting at the direction of such an official, with respect to any transaction contemplated by this Agreement shall be grounds for termination of this Agreement and the transactions contemplated hereby. Licensee hereby represents and warrants that no violation of Section 2-145-030 (b) has occurred with respect to this Agreement ease or the transactions contemplated hereby.

3. Patriot Act Certification.

Licensee represents and warrants that neither Licensee nor any Affiliate (as hereafter defined) thereof is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury, the Bureau of Industry and Security of the U.S. Department of Commerce or their successors, or on any other list of persons or entities with which the City may not do business under any applicable Laws: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the Debarred List. As used in this Section, an "Affiliate" shall be deemed to be a person or entity related to Licensee that, directly or indirectly, through one or more intermediaries, controls, is controlled by or is under common control with Licensee, and a person or entity shall be deemed to be controlled by another person or entity, if controlled in any manner

whatsoever that results in control in fact by that other person or entity (or that other person on entity and any persons or entities with whom that other person or entity is acting jointly or in concert), whether directly or indirectly and whether through share ownership, trust, a contract or otherwise.

#### 4. Prohibition On Certain Contributions -- Mayoral Executive Order Number 2011-4.

Licensee agrees that Licensee, any person or entity who directly or indirectly has an ownership or beneficial interest in Licensee of more than 7.5 percent ("Owners"), spouses and domestic partners of such Owners, Licensee's contractors (i.e. any person or entity in direct contractual privity with Licensee regarding the subject matter of this Agreement) ("Contractors"), any person or entity who directly or indirectly has an ownership or beneficial interest in any Contractor of more than 7.5 percent ("Subowners") and spouses and domestic partners of such Subowners (Licensee and all the other preceding classes of persons and entities are together the "Identified Parties"), shall not make a contribution of any amount to the Mayor of the City of Chicago (the "Mayor") or to his political fundraising committee (a) after execution of this Agreement by Licensee, (b) while this Agreement or any Other Contract (as hereinafter defined) is executory, (c) during the term of this Agreement or any Other Contract or (d) during any period while an extension of this Agreement or any Other Contract is being sought or negotiated. This provision shall not apply to contributions made prior to May 16, 2011, the effective date of Executive Order 2011-4.

Licensee represents and warrants that from the later of (a) May 16, 2011 or (b) the date the City approached the Licensee, or the date Licensee approached the City, as applicable, regarding the formulation of this Agreement, no Identified Parties have made a contribution of any amount to the Mayor or to his political fundraising committee.

Licensee agrees that it shall not: (a) coerce, compel or intimidate its employees to make a contribution of any amount to the Mayor or the Mayor's political fundraising committee; (b) reimburse its employees for a contribution of any amount made to the Mayor or to the Mayor's political fundraising committee or (c) bundle or solicit others to bundle contributions to the Mayor or to his political fundraising committee.

Licensee agrees that the Identified Parties must not engage in any conduct whatsoever designed to intentionally violate this provision or Mayoral Executive Order Number 2011-4 or to entice, direct or solicit others to intentionally violate this provision or Mayoral Executive Order Number 2011-4.

Notwithstanding anything to the contrary contained herein, Licensee agrees that a violation of, noncompliance with, misrepresentation with respect to or breach of any covenant or warranty under this Agreement or violation of Mayoral Executive Order Number 2011-4 constitutes a breach and default under this Agreement, and under any Other Contract for which no opportunity to cure will be granted, unless the City, in its sole discretion, elects to grant such an opportunity to cure. Such breach and default entitles the City to all remedies (including, without limitation, termination for default) under this Agreement, and under any Other Contract, at law and in equity. This provision amends any Other Contract and supersedes any inconsistent provision contained therein.

If Licensee intentionally violates this provision or Mayoral Executive Order Number 2011-4 prior to the execution of this Agreement, the City may elect to decline to execute this Agreement.

For purposes of this provision:

(a) "Bundle" means to collect contributions from more than one source, which contributions are then delivered by one person to the Mayor or to his political fundraising committee.

(b) "Other Contract" means any other agreement with the City to which Licensee is a party that is (i) formed under the authority of Chapter 2-92 of the Municipal Code; (ii) entered into for the purchase or lease of real or personal property; or (iii) for materials, supplies, equipment or services which are approved or authorized by the City Council.

(c) "Contribution" means a "political contribution" as defined in Chapter 2-156 of the Municipal Code, as amended.

(d) Individuals are "domestic partners" if they satisfy the following criteria:

- (i) they are each other's sole domestic partner, responsible for each other's common welfare; and
- (ii) neither party is married; and
- (iii) the partners are not related by blood closer than would bar marriage in the State of Illinois; and
- (iv) each partner is at least 18 years of age, and the partners are the same sex, and the partners reside at the same residence; and
- (v) two of the following four conditions exist for the partners:
  - (1) The partners have been residing together for at least 12 months.
  - (2) The partners have common or joint ownership of a residence.
  - (3) The partners have at least two of the following arrangements:
    - (A) joint ownership of a motor vehicle;
    - (B) joint credit account;

- (C) a joint checking account;
  - (D) a lease for residence identifying both domestic partners as Licensees.
- (4) Each partner identifies the other partner as a primary beneficiary in a will.

(e) "Political fundraising committee" means a "political fundraising committee" as defined in Chapter 2-156 of the Municipal Code, as amended.

#### 5. Waste Ordinance Provisions.

In accordance with Section 11-4-1600(e) of the Municipal Code, Licensee warrants and represents that it, and to the best of its knowledge, its contractors and subcontractors, have not violated and are not in violation of any provisions of Section 7-28 or Section 11-4 of the Municipal Code (the "Waste Sections"). During the period while this Agreement is executory, Licensee's general contractor's or any subcontractor's violation of the Waste Sections, whether or not relating to the performance of this Agreement, constitutes a breach of and an event of default under this Agreement, for which the opportunity to cure, if curable, will be granted only at the sole designation of the Chief Procurement Officer. Such breach and default entitles the City to all remedies under the Agreement, at law or in equity. This section does not limit Licensee's, general contractor's and its subcontractors' duty to comply with all applicable federal, state, county and municipal laws, statutes, ordinances and executive orders, in effect now or later, and whether or not they appear in this Agreement. Noncompliance with these terms and conditions may be used by the City as grounds for the termination of this Agreement, and may further effect Licensee's eligibility for future contract awards.

#### 6. Failure To Maintain Eligibility To Do Business With The City.

Failure by Licensee or any controlling person (as defined in Section 1-23-010 of the Municipal Code) thereof to maintain eligibility to do business with the City of Chicago as required by Section 1-23-030 of the Municipal Code shall be grounds for termination of this Agreement and the transactions contemplated thereby. Licensee shall at all times comply with Section 2-154-020 of the Municipal Code.

#### 7. Cooperation With Office Of Inspector General.

It is the duty of Licensee and any bidder, proposer, contractor, subcontractor and every applicant for certification of eligibility for a City contract or program, and all officers, directors, agents, partners and employees of any such grantee, subgrantee, 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. Licensee represents and warrants that it understands and will abide by all provisions of Chapter 2-56 of the Municipal Code and that Licensee will inform its Contractors and Subcontractors of this provision and require their compliance.

#### 8. 2014 Hiring Plan Prohibitions.

(a) The City is subject to the June 16, 2014 "City of Chicago Hiring Plan". As amended (the "2014 City Hiring Plan") entered in *Shakman v. Democratic Organization of Cook County*, Case No. 69 C 2145 (United States District Court for the Northern District of Illinois). Among other things, the 2014 City Hiring Plan prohibits the City from hiring persons as governmental employees in non-exempt positions on the basis of political reasons or factors.

(b) Licensee is aware that City policy prohibits City employees from directing any individual to apply for a position with Licensee, either as an employee or as a subcontractor, and from directing Licensee to hire any individual as an employee or as a subcontractor. Accordingly, Licensee must follow its own hiring and contracting procedures, without being influenced by the City or City employees. Any and all personnel provided by Licensee under this Agreement are employees or subcontractors of Licensee, not employees of the City. This Agreement is not intended to and does not constitute, create, give rise to or otherwise recognize an employer-employee relationship of any kind between the City and any personnel provided by Licensee.

(c) Licensee will not condition, base or knowingly prejudice or effect any term or aspect of the employment of any personnel provided under this Agreement, or offer employment to any individual to provide services under this Agreement, based upon or because of any political reason or factor, including, without limitation, any individual's political affiliation, membership in a political organization or party, political support or activity political financial contributions, promises of such political support, activity or financial contributions or such individual's political sponsorship or recommendation. For purposes of this Agreement, a political organization or party is an identifiable group or entity that has as its primary purpose the support of or opposition to candidates for elected public office. Individual political activities are the activities of individual persons in support of or in opposition to political organizations or parties or candidates for elected public office.

(d) In the event of any communication to Licensee by a City employee or City official in violation of paragraph (ii) above, or advocating a violation of paragraph (iii) above, Licensee will, as soon as is reasonably practicable, report such communication to the Hiring Oversight Section of the City's Office of the Inspector General ("OIG Hiring Oversight"), and also to the head of the relevant City department utilizing services provided under this Agreement. Licensee will also cooperate with any inquiries by OIG Hiring Oversight.

*(Sub)Exhibit "B".*

(To First Amendment To Lease Agreement No. 20321 With Sit Stay Read!, Inc.)

*Insurance Requirements.*

Licensee shall, at its sole expense, procure and maintain, or cause to be procured and maintained, during the Term of this Agreement and on any earlier date Licensee or its contractors are permitted to enter onto the Premises, and until each and every obligation of Licensee contained in this Agreement has been fully performed (including any time period following the expiration or termination date if Licensee is required to return to the Premises and perform any additional work), the following coverages and minimum limits of insurance, insuring all operations under this Agreement, with insurance companies authorized to do business in the State of Illinois. For the purposes of this (Sub)Exhibit B, the term "contractors" shall also include licensees occupying the Premises:

(a) Workers' Compensation And Employer's Liability Insurance.

Licensee shall be insured (and shall require that each of its contractors and subcontractors are insured) against liability for workers' compensation and employers' risk as prescribed by applicable Law before commencing the performance of any Work on or about the Premises or otherwise in relation to this Agreement. A waiver of subrogation in favor of City is required.

(b) Commercial General Liability Insurance. (Primary And Umbrella).

Commercial General Liability insurance, insuring against any and all liability of the City and Licensee including, without limitation, coverage for Premises and Operations, Products and Completed Operations, Blanket Contractual Liability, Broad Form Property Damage and Personal Injury, with limits of not less than \$5,000,000 Combined Single Limit for bodily injury and property damage. Umbrella or Excess Liability coverages may be used to supplement primary coverages to meet required limits. Such insurance will insure the performance by Licensee of the indemnity agreement as to liability for injury to or death of persons and damage to property set forth in Section 11 of this Agreement. Such insurance will be noncontributing with any insurance which may be carried by the City and will contain a provision that City, although named as an insured, will nevertheless be entitled to recover under the policy for any loss, injury or damage to the City, its agents and employees, or the property of such persons. Such insurance policy shall include a Severability of Interest or Cross Liability clause such as "The policy to which this endorsement is attached shall apply separately to each insured against whom a claim is brought, except with respect to the limits of the company's liability." The City of Chicago, its employees, elected officials, agents and representatives are to be named as additional insureds on a primary, non-contributory basis for any liability arising directly or indirectly from the Agreement.

(c) Automobile Liability Insurance. (Primary And Umbrella).

When any motor vehicles (owned, non-owned and hired) are used in connection with Work to be performed, Licensee shall provide Comprehensive Automobile Liability Insurance with limits of not less than \$1,000,000 per occurrence, for bodily injury and property damage.

(d) Coverage Of The Premises.

Insurance policies insuring against loss or damage to the Premises, in an amount consistent with what a prudent operator of a comparable property would carry providing replacement cost coverage for perils typically insured against in an Illinois standard form fire insurance policy, which in no event shall be less than those perils covered by ISO Causes of Loss -- Special Form property insurance (formerly known as "All-Risk"). The replacement cost of the Premises shall be determined in accordance with the standard practices of the insurance industry and evidenced by the certificate of the insurance company or companies issuing such insurance at the time the policy or policies are obtained. The policy shall list the City of Chicago as an additional insured and loss payee.

(e) All Risk Builders Risk Insurance.

Before commencing any construction, including improvements, betterments or repairs, Licensee shall provide All Risk Builders Risk Insurance, at replacement cost, for all materials, supplies, equipment, machinery and fixtures that are or will be part of the building. Coverage shall include but not be limited to the following: right to partial occupancy, earth movement, flood including surface water backup and sewer backup and seepage, vandalism and malicious mischief. The City of Chicago shall be named as an additional insured and loss payee. Said insurance shall remain in full force and effect until the improvements shall have been completed and fully insured as provided in this (Sub)Exhibit B. For the avoidance of doubt, Licensee shall have no obligation to maintain All Risk Builders Risk Insurance during any period which there is no construction being performed on the Premises.

Other Terms Of Insurance.

(a) Licensee will furnish the City of Chicago, Department of Assets, Information & Services, Office of Real Estate Management, Suite 300, 30 North LaSalle Street, Chicago, Illinois 60602, original Certificates of Insurance evidencing the required coverage to be in force on the date of this Agreement, and Renewal Certificates of Insurance, or such similar evidence, if the coverages have an expiration or renewal date occurring during the Term of this Agreement. Licensee shall submit evidence on insurance prior to the occupancy of the Premises. The receipt of any certificates does not constitute agreement by the City that the insurance requirements in the Agreement

have been fully met or that the insurance policies indicated on the certificate are in compliance with all Agreement requirements. The failure of City to obtain certificates or other evidence of insurance from Licensee shall not be deemed to be a waiver by the City. Licensee shall advise all insurers of the provisions in this Agreement regarding insurance. Non-conforming insurance shall not relieve Licensee of its obligation to provide insurance as specified herein.

(b) The insurer shall provide the City prior written notice of at least sixty (60) days if the insurer elects to cancel insurance before the stated expiration date, or declines to renew in the case of a continuous policy, or materially reduces the coverage period by changing the retroactive date (if any), or the extended discovery period (if any), or reduces the stated limits other than by impairment of an aggregate limit, or materially reduces the scope of coverage.

(c) Any and all deductibles or self-insured retentions on referenced insurance coverages shall be borne by Licensee.

(d) To the maximum extent permitted by Law, and notwithstanding anything to the contrary contained in this Agreement, Licensee hereby releases the City and its officers, employees and agents from any and all liability or responsibility (to Licensee or anyone claiming through or under Licensee by way of subrogation or otherwise) for any loss or damage to the extent that such loss or damage is covered, or is required to be covered under this Agreement, even if such loss or damage is caused by the fault or negligence of the City or anyone for whom the City may be responsible. Licensee will notify its insurers of this Agreement. For clarity, and without limiting the foregoing, all loss or damage resulting from risks that Licensee is required or has elected to insure shall be subject to this waiver of subrogation.

(e) Licensee expressly understands and agrees that any coverages and limits furnished by Licensee shall in no way limit Licensee's liabilities and responsibilities specified within this Agreement or by law.

(f) Licensee expressly understands and agrees that any insurance or self-insurance programs maintained by the City shall apply in excess of and not contribute with insurance provided by Licensee under this Agreement.

(g) The required insurance shall not be limited by any limitations expressed in the indemnification language herein or any limitation placed on the indemnity therein given as a matter of law.

(h) The City of Chicago, Department of Finance, Office of Risk Management, maintains the right at any time during the Term of this Agreement to change the amounts and types of insurance required hereunder.

(i) If any of the required insurance coverages contain aggregate limits, or apply to other operations or tenancies outside this Agreement, Licensee shall give the City prompt, written notice of any incident, occurrence, claim, settlement or judgment against

such insurance which in Licensee's best judgment may diminish the protection such insurance affords the City. Licensee shall further take immediate steps to restore such aggregate limits or shall provide other insurance protections for such aggregate limits.

(j) Licensee shall be responsible for all loss or damage to Licensee's Personal Property (including but not limited to materials, equipment, tools and supplies).

(k) Licensee's failure to procure or maintain required insurance shall constitute a material breach of this Agreement under which the City may immediately terminate this Agreement, or, at its discretion, procure or renew such insurance to protect its interest and pay and all premiums in connection therewith, and recover all monies so paid from Licensee. If the City elects to terminate this Agreement, Licensee agrees to promptly cease all operations and activities under this Agreement and to peacefully surrender the Premises.

---

FIRST AMENDMENT TO LEASE AGREEMENT WITH STICKS CHICAGO LLC FOR  
PROPERTY AT 6348 S. ARCHER AVE.

[O2025-0015537]

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

CHICAGO, March 6, 2025.

*To the President and Members of the City Council:*

Your Committee on Housing and Real Estate, for which a meeting was held on March 5, 2025 and to which was referred an ordinance from the Department of Fleet and Facility Management for a tenant renewed lease agreement with Sticks Chicago LLC for property at 6348 South Archer Avenue (23<sup>rd</sup> Ward) (O2025-0015537), 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.

Respectfully submitted,

(Signed) BYRON SIGCHO-LOPEZ,  
*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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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, through its Department of General Services, entered into Lease Number 19048 dated as of October 26, 2004 (the "Agreement") with Bridgeview Bank Group ("BBG"), pursuant to which the City leased approximately 7,725 square feet of ground floor office space located at 6348 South Archer Avenue, Chicago, Cook County, Illinois (the "Premises"), for the purpose of a Chicago Public Library branch in the Garfield Ridge Community; and

WHEREAS, Sticks Chicago, LLC, an Illinois limited liability company ("Landlord"), of 5050 South State Street, Chicago, Illinois 60609 is the current Landlord of the Premises; and

WHEREAS, The initial term of the Agreement and all options to extend the term expired on December 31, 2024 ("Term"); and

WHEREAS, The City and the Landlord desire to extend the Term to December 31, 2034; and

WHEREAS, The Chicago Department of Fleet and Facility Management ("2FM") has determined that it is necessary to renew the Term of the Agreement to December 31, 2034, for the same reasons that justified the Agreement including the City's interest in continuing to operate a Chicago Public Library branch in the Garfield Ridge Community; 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. The 2FM Commissioner or a designee of the 2FM Commissioner are hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver an amendment to the Agreement and such other documents as may be necessary or appropriate to extend the Term to December 31, 2034.

SECTION 3. 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 4. All ordinances, resolutions, or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 5. This ordinance shall take effect immediately upon its passage and approval.

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

*Exhibit "A".*  
(To Ordinance)

*First Amendment To Lease No. 19048 With Sticks Chicago LLC.*

This First Amendment to Lease Number 19048 ("Amendment") is made effective as of \_\_\_\_\_, 2025 (the "Effective Date"), by and between Sticks Chicago LLC, an Illinois limited liability company (hereinafter referred to as "Landlord"), an the City of Chicago, an Illinois Municipal Corporation and Home Rule Unit of Government (hereinafter referred to as "Landlord").

Whereas, Landlord and Landlord are parties to that certain Lease Number 19048 dated October 26, 2024 (the "Lease") for Landlord's occupancy of 7,725 square feet of ground floor office space for use as Chicago Public Library located at the address commonly known as 6348 South Archer Avenue, Chicago, Cook County, Illinois; and

Whereas, The Landlord and Landlord desire to modify the terms of the Agreement, as more specifically set forth below;

Now, Therefore, In consideration of the mutual covenants and agreements of the parties and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Landlord and Landlord agree as follows:

1. Defined Terms. All capitalized terms used in this First Amendment shall have the same meaning given to said terms in the Agreement, unless otherwise expressly provided herein.

2. Term. The first sentence of Section 2 of the Agreement is hereby amended to replace "the date of occupancy of the Premises" with "January 1, 2025".

3. Rent. Section 3.1(a) is modified to replace "Fifteen Thousand One Hundred Twenty-eight Dollars and 00/100 (\$15,128.00)" with "Twenty-three Thousand Three Hundred Thirty Five and 94/100 Dollars (\$23,335.94)".

Section 3.1(b) is modified to replace "Fifteen Thousand Five Hundred Eight-five Dollars and 00/100 (\$15,585.00)" with "Twenty-four Thousand Thirty-six and 02/100 Dollars (\$24,036.02)".

Section 3.1(c) is modified to replace "Sixteen Thousand Fifty-five Dollars and 00/100 (\$16,055.00)" with "Twenty-four thousand Seven Hundred Fifty-seven and 10/100 Dollars (\$24,757.09)".

Section 3.1(d) is modified to replace "Sixteen Thousand Five Hundred Thirty-seven Dollars and 00/100 (\$16,537.00)" with "Twenty-five Thousand Four Hundred Ninety-nine and 81/100 Dollars (\$25,499.81)".

Section 3.1(e) is modified to replace "Seventeen Thousand Thirty-three Dollars and 00/100 (\$17,033.00)" with "Twenty-six Thousand Two Hundred Sixty-four and 81/100 Dollars (\$26,264.81)".

Section 3.1(f) is modified to replace "Seventeen Thousand Five Hundred Forty-two Dollars and 00/100 (17,542.00)" with "Twenty-seven Thousand Fifty-two and 75/100 Dollars (\$27,052.75)".

Section 3.1(g) is modified to replace "Eighteen Thousand Seventy Dollars and 00/100 (\$18,070.00)" with "Twenty-seven Thousand Eight Hundred Sixty-four and 33/100 Dollars (\$27,864.33)".

Section 3.1(h) is modified to replace "Eighteen Thousand Six Hundred Ten Dollars and 00/100 (\$18,610.00)" with "Twenty-eight Thousand Seven Hundred and 26/100 Dollars (\$28,700.26)".

Section 3.1(i) is modified to replace "Nineteen Thousand One Hundred Seventy Dollars and 00/100 (\$19,170.00)" with "Twenty-nine Thousand Five Hundred Sixty-one and 27/100 Dollars (\$29,561.27)".

Section 3.1(j) is modified to replace "Nineteen Thousand Three Hundred Sixty-four Dollars and 00/100 (\$19,364.00)" with "Thirty Thousand Four Hundred Forty-eight and 11/100 Dollars (\$30,448.11)".

4. City Requirements. See (Sub)Exhibit A.

5. Insurance Requirements. See (Sub)Exhibit B.

6. Counterparts. This First Amendment may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

7. Entire Agreement. The Agreement, as modified by this First Amendment, embodies the entire agreement and understanding between the parties and supersedes any prior oral or written agreements with respect to the matters stated herein.

8. Incorporation Of Amendment. The Landlord and Landlord hereby agree that (a) this First Amendment is incorporated into and made a part of the Agreement, and (b) any and all references to the Agreement hereinafter shall include this First Amendment.

9. Reaffirmation Of Lease. Except as provided in this First Amendment, the terms of the Agreement are hereby ratified and confirmed and the parties agree that the provisions contained therein are in full force and effect, as amended hereby, as of the date hereof.

In Witness Whereof, The Landlord and Landlord have executed this First Amendment as of the Effective Date.

Landlord:

City of Chicago, an Illinois municipal corporation

By: \_\_\_\_\_  
Julie Hernandez-Tomlin,  
Department of Fleet and Facility  
Management

Landlord:

Sticks Chicago LLC, an Illinois limited liability company

By: \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

(Sub)Exhibits "A" and "B" referred to in this First Amendment to Lease No. 19048 with Sticks Chicago LLC read as follows:

*(Sub)Exhibit "A".*

(To First Amendment To Lease No. 19048 With Sticks Chicago LLC)

*City Requirements.*

1. Conflict Of Interest And Governmental Ethics.

(a) Conflict Of Interest. No official or employee of the City of Chicago, nor any member of any board, commission or agency of the City of Chicago, shall have any financial interest (as defined in Chapter 2-156 of the Municipal Code), either direct or indirect, in the Premises; nor shall any such official, employee or member participate in making or in any way attempt to use his or her position to influence any City governmental decision or action with respect to this Lease.

(b) Duty To Comply With Governmental Ethics Ordinance. The City and Landlord shall comply with Chapter 2-156 of the Municipal Code, "Governmental Ethics", including but not limited to Section 2-156-120, which states that no payment, gratuity or offer of employment shall be made in connection with any City of Chicago contract as an inducement for the award of that contract or order. Any contract negotiation, entered into or performed in violation of any of the provisions of Chapter 2-156 shall be voidable as to the City of Chicago.

2. Business Relationships.

Landlord acknowledges (a) receipt of a copy of Section 2-156-030(b) of the Municipal Code, (b) that it 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 described 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) notwithstanding anything to the contrary contained in this Lease, that a violation of Section 2-156-030(b) by an elected official, or any person acting at the direction of such an official, with respect to any transaction contemplated by this Lease shall be grounds for termination of this Lease and the transactions contemplated hereby. Landlord hereby represents and warrants that no violation of Section 2-145-030(b) has occurred with respect to this Lease or the transactions contemplated hereby.

### 3. Patriot Act Certification.

Landlord represents and warrants that neither Landlord nor any Affiliate (as hereafter defined) thereof is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury, the Bureau of Industry and Security of the U.S. Department of Commerce or their successors, or on any other list of persons or entities with which the City may not do business under any applicable Laws: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the Debarred List. As used in this Section, an "Affiliate" shall be deemed to be a person or entity related to Landlord that, directly or indirectly, through one or more intermediaries, controls, is controlled by or is under common control with Landlord, and a person or entity shall be deemed to be controlled by another person or entity, if controlled in any manner whatsoever that results in control in fact by that other person or entity (or that other person or entity and any persons or entities with whom that other person or entity is acting jointly or in concert), whether directly or indirectly and whether through share ownership, trust, a contract or otherwise.

### 4. Prohibition On Certain Contributions -- Mayoral Executive Order Number 2011-4.

Landlord agrees that Landlord, any person or entity who directly or indirectly has an ownership or beneficial interest in Landlord of more than 7.5 percent ("Owners"), spouses and domestic partners of such Owners, Landlord's contractors (i.e. any person or entity in direct contractual privity with Landlord regarding the subject matter of this Lease) ("Contractors"), any person or entity who directly or indirectly has an ownership or beneficial interest in any Contractor of more than 7.5 percent ("Subowners") and spouses and domestic partners of such Subowners (Landlord and all the other preceding classes of persons and entities are together the "Identified Parties"), shall not make a contribution of any amount to the Mayor of the City of Chicago (the "Mayor") or to his political fundraising committee (a) after execution of this Lease by Landlord, (b) while this Lease or any Other Contract (as hereinafter defined) is executory, (c) during the term of this Lease or any Other Contract or (d) during any period while an extension of this Lease or any Other Contract is being sought or negotiated. This provision shall not apply to contributions made prior to May 16, 2011, the effective date of Executive Order 2011-4.

Landlord represents and warrants that from the later of (a) May 16, 2011 or (b) the date the City approached the Landlord, or the date Landlord approached the City, as applicable, regarding the formulation of this Lease, no Identified Parties have made a contribution of any amount to the Mayor or to his political fundraising committee.

Landlord agrees that it shall not: (a) coerce, compel or intimidate its employees to make a contribution of any amount to Mayor or the Mayor's political fundraising committee; (b) reimburse its employees for a contribution of any amount made to the Mayor or to the Mayor's political fundraising committee; or (c) bundle or solicit others to bundle contributions to the Mayor or to his political fundraising committee.

Landlord agrees that the Identified Parties must not engage in any conduct whatsoever designed to intentionally violate this provision or Mayoral Executive Order Number 2011-4 or to entice, direct or solicit others to intentionally violate this provision or Mayoral Executive Order Number 2011-4.

Notwithstanding anything to the contrary contained herein, Landlord agrees that a violation of, noncompliance with, misrepresentation with respect to or breach of any covenant or warranty under this Lease or violation of Mayoral Executive Order Number 2011-4 constitutes a breach and default under this Lease, and under any Other Contract for which no opportunity to cure will be granted, unless the City, in its sole discretion, elects to grant such an opportunity to cure. Such breach and default entitles the City to all remedies (including, without limitation, termination for default) under this Lease, and under any Other Contract, at law and in equity. This provision amends any Other Contract and supersedes any inconsistent provision contained therein.

If Landlord intentionally violates this provision or Mayoral Executive Order Number 2011-4 prior to the execution of this Lease, the City may elect to decline to execute this Agreement.

For purposes of this provision:

(a) "Bundle" means to collect contributions from more than one source, which contributions are then delivered by one person to the Mayor or to his political fundraising committee.

(b) "Other Contract" means any other agreement with the City to which Landlord is a party that is (i) formed under the authority of Chapter 2-92 of the Municipal Code; (ii) entered into for the purchase or lease of real or personal property; or (iii) for materials, supplies, equipment or services which are approved or authorized by the City Council.

(c) "Contribution" means a "political contribution" as defined in Chapter 2-156 of the Municipal Code, as amended.

(d) Individuals are "domestic partners" if they satisfy the following criteria:

- (i) they are each other's sole domestic partner, responsible for each other's common welfare; and
- (ii) neither party is married; and
- (iii) the partners are not related by blood closer than would bar marriage in the State of Illinois; and
- (iv) each partner is at least 18 years of age, and the partners are the same sex, and the partners reside at the same residence; and

- (v) two of the following four conditions exist for the partners:
  - (1) The partners have been residing together for at least 12 months.
  - (2) The partners have common or joint ownership of a residence.
  - (3) The partners have at least two of the following arrangements:
    - (A) joint ownership of a motor vehicle;
    - (B) joint credit account;
    - (C) a joint checking account;
    - (D) a lease for residence identifying both domestic partners as Landlords.
  - (4) Each partner identifies the other partner as a primary beneficiary in a will.

(e) "Political fundraising committee" means a "political fundraising committee" as defined in Chapter 2-156 of the Municipal Code, as amended.

##### 5. Waste Ordinance Provisions.

In accordance with Section 11-4-1600(e) of the Municipal Code, Landlord warrants and represents that it, and to the best of its knowledge, its contractors and subcontractors, have not violated and are not in violation of any provisions of Section 7-28 or Section 11-4 of the Municipal Code (the "Waste Sections"). During the period while this Lease is executory, Landlord's general contractor's or any subcontractor's violation of the Waste Sections, whether or not relating to the performance of this Lease, constitutes a breach of and an event of default under this Lease, for which the opportunity to cure, if curable, will be granted only at the sole designation of the Chief Procurement Officer. Such breach and default entitles the City to all remedies under the Lease, at law or in equity. This section does not limit Landlord's, general contractor's and its subcontractors' duty to comply with all applicable federal, state, county and municipal laws, statutes, ordinances and executive orders, in effect now or later, and whether or not they appear in this Lease. Non-compliance with these terms and conditions may be used by the City as grounds for the termination of this Lease, and may further effect Landlord's eligibility for future contract awards.

6. Failure To Maintain Eligibility To Do Business With The City.

Failure by Landlord or any controlling person (as defined in Section 1-23-010 of the Municipal Code) thereof to maintain eligibility to do business with the City of Chicago as required by Section 1-23-030 of the Municipal Code shall be grounds for termination of this Lease and the transactions contemplated thereby. Landlord shall at all times comply with Section 2-154-020 of the Municipal Code.

7. Cooperation With Office Of Inspector General.

It is the duty of Landlord and any bidder, proposer, contractor, subcontractor and every applicant for certification of eligibility for a City contract or program, and all officers, directors, agents, partners and employees of any such grantee, subgrantee, 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. Landlord represents and warrants that it understands and will abide by all provisions of Chapter 2-56 of the Municipal Code and that Landlord will inform its Contractors and Subcontractors of this provision and require their compliance.

8. 2014 Hiring Plan Prohibitions.

(a) The City is subject to the June 16, 2014 "City of Chicago Hiring Plan". As amended (the "2014 City Hiring Plan") entered in *Shakman v. Democratic Organization of Cook County*, Case No. 69 C 2145 (United States District Court for the Northern District of Illinois). Among other things, the 2014 City Hiring Plan prohibits the City from hiring persons as governmental employees in non-exempt positions on the basis of political reasons or factors.

(b) Landlord is aware that City policy prohibits City employees from directing any individual to apply for a position with Landlord, either as an employee or as a subcontractor, and from directing Landlord to hire any individual as an employee or as a subcontractor. Accordingly, Landlord must follow its own hiring and contracting procedures, without being influenced by the City or City employees. Any and all personnel provided by Landlord under this Lease are employees or subcontractors of Landlord, not employees of the City. This Lease is not intended to and does not constitute, create, give rise to or otherwise recognize an employer-employee relationship of any kind between the City and any personnel provided by Landlord.

(c) Landlord will not condition, base or knowingly prejudice or effect any term or aspect of the employment of any personnel provided under this Lease, or offer employment to any individual to provide services under this Lease, based upon or because of any political reason or factor, including, without limitation, any individual's political affiliation, membership in a political organization or party, political support or activity political financial contributions,

promises of such political support, activity or financial contributions or such individual's political sponsorship or recommendation. For purposes of this Lease, a political organization or party is an identifiable group or entity that has as its primary purpose the support of or opposition to candidates for elected public office. Individual political activities are the activities of individual persons in support of or in opposition to political organizations or parties or candidates for elected public office.

(d) In the event of any communication to Landlord by a City employee or City official in violation of paragraph (ii) above, or advocating a violation of paragraph (iii) above, Landlord will, as soon as is reasonably practicable, report such communication to the Hiring Oversight Section of the City's Office of the Inspector General ("OIG Hiring Oversight"), and also to the head of the relevant City department utilizing services provided under this Agreement. Landlord will also cooperate with any inquiries by OIG Hiring Oversight.

*(Sub)Exhibit "B".*

(To First Amendment To Lease No. 19048 With Sticks Chicago LLC)

*Insurance Requirements.*

Landlord shall, at its sole expense, procure and maintain, or cause to be procured and maintained, during the Term of this Lease and on any earlier date Landlord or its contractors are permitted to enter onto the Premises, and until each and every obligation of Landlord contained in this Lease has been fully performed (including any time period following the expiration or termination date if Landlord is required to return to the Premises and perform any additional work), the following coverages and minimum limits of insurance, insuring all operations under this Lease, with insurance companies authorized to do business in the State of Illinois. For the purposes of this (Sub)Exhibit B, the term "contractors" shall also include licensees occupying the Premises:

(a) Workers' Compensation And Employer's Liability Insurance.

Landlord shall be insured (and shall require that each of its contractors and subcontractors are insured) against liability for workers' compensation and employers' risk as prescribed by applicable Law before commencing the performance of any Work on or about the Premises or otherwise in relation to this Lease. A waiver of subrogation in favor of City is required.

(b) Commercial General Liability Insurance. (Primary And Umbrella).

Commercial General Liability insurance, insuring against any and all liability of the City and Landlord including, without limitation, coverage for Premises and Operations,

Products and Completed Operations, Blanket Contractual Liability, Broad Form Property Damage and Personal Injury, with limits of not less than \$5,000,000 Combined Single Limit for bodily injury and property damage. Umbrella or Excess Liability coverages may be used to supplement primary coverages to meet required limits. Such insurance will insure the performance by Landlord of the indemnity agreement as to liability for injury to or death of persons and damage to property set forth in Section 11 of this Lease. Such insurance will be noncontributing with any insurance which may be carried by the City and will contain a provision that City, although named as an insured, will nevertheless be entitled to recover under the policy for any loss, injury or damage to the City, its agents and employees, or the property of such persons. Such insurance policy shall include a Severability of Interest or Cross Liability clause such as "The policy to which this endorsement is attached shall apply separately to each insured against whom a claim is brought, except with respect to the limits of the company's liability." The City of Chicago, its employees, elected officials, agents and representatives are to be named as additional insureds on a primary, non-contributory basis for any liability arising directly or indirectly from the Lease.

(c) Automobile Liability Insurance. (Primary And Umbrella).

When any motor vehicles (owned, non-owned and hired) are used in connection with Work to be performed, Landlord shall provide Comprehensive Automobile Liability Insurance with limits of not less than \$1,000,000 per occurrence, for bodily injury and property damage.

(d) Coverage Of The Premises.

Insurance policies insuring against loss or damage to the Premises, in an amount consistent with what a prudent operator of a comparable property would carry providing replacement cost coverage for perils typically insured against in an Illinois standard form fire insurance policy, which in no event shall be less than those perils covered by ISO Causes of Loss -- Special Form property insurance (formerly known as "All-Risk"). The replacement cost of the Premises shall be determined in accordance with the standard practices of the insurance industry and evidenced by the certificate of the insurance company or companies issuing such insurance at the time the policy or policies are obtained. The policy shall list the City of Chicago as an additional insured and loss payee.

(e) All Risk Builders Risk Insurance.

Before commencing any construction, including improvements, betterments or repairs, Landlord shall provide All Risk Builders Risk Insurance, at replacement cost, for all materials, supplies, equipment, machinery and fixtures that are or will be part of the

building. Coverage shall include but not be limited to the following: right to partial occupancy, earth movement, flood including surface water backup and sewer backup and seepage, vandalism and malicious mischief. The City of Chicago shall be named as an additional insured and loss payee. Said insurance shall remain in full force and effect until the improvements shall have been completed and fully insured as provided in this (Sub)Exhibit B. For the avoidance of doubt, Landlord shall have no obligation to maintain All Risk Builders Risk Insurance during any period which there is no construction being performed on the Premises.

#### Other Terms Of Insurance.

(a) Landlord will furnish the City of Chicago, Department of Assets, Information & Services, Office of Real Estate Management, Suite 300, 30 North LaSalle Street, Chicago, Illinois 60602, original Certificates of Insurance evidencing the required coverage to be in force on the date of this Lease, and Renewal Certificates of Insurance, or such similar evidence, if the coverages have an expiration or renewal date occurring during the Term of this Lease. Landlord shall submit evidence on insurance prior to the occupancy of the Premises. The receipt of any certificates does not constitute agreement by the City that the insurance requirements in the Lease have been fully met or that the insurance policies indicated on the certificate are in compliance with all Lease requirements. The failure of City to obtain certificates or other evidence of insurance from Landlord shall not be deemed to be a waiver by the City. Landlord shall advise all insurers of the provisions in this Lease regarding insurance. Non-conforming insurance shall not relieve Landlord of its obligation to provide insurance as specified herein.

(b) The insurer shall provide the City prior written notice of at least sixty (60) days if the insurer elects to cancel insurance before the stated expiration date, or declines to renew in the case of a continuous policy, or materially reduces the coverage period by changing the retroactive date (if any), or the extended discovery period (if any), or reduces the stated limits other than by impairment of an aggregate limit, or materially reduces the scope of coverage.

(c) Any and all deductibles or self-insured retentions on referenced insurance coverages shall be borne by Landlord.

(d) To the maximum extent permitted by Law, and notwithstanding anything to the contrary contained in this Lease, Landlord hereby releases the City and its officers, employees and agents from any and all liability or responsibility (to Landlord or anyone claiming through or under Landlord by way of subrogation or otherwise) for any loss or damage to the extent that such loss or damage is covered, or is required to be covered under this Lease, even if such loss or damage is caused by the fault or negligence of the City or anyone for whom the City may be responsible. Landlord will notify its insurers of this Lease. For clarity, and without limiting the foregoing, all loss or damage resulting

from risks that Landlord is required or has elected to insure shall be subject to this waiver of subrogation.

(e) Landlord expressly understands and agrees that any coverages and limits furnished by Landlord shall in no way limit Licensee's liabilities and responsibilities specified within this Lease or by law.

(f) Landlord expressly understands and agrees that any insurance or self-insurance programs maintained by the City shall apply in excess of and not contribute with insurance provided by Landlord under this Lease.

(g) The required insurance shall not be limited by any limitations expressed in the indemnification language herein or any limitation placed on the indemnity therein given as a matter of law.

(h) The City of Chicago, Department of Finance, Office of Risk Management, maintains the right at any time during the Term of this Lease to change the amounts and types of insurance required hereunder.

(i) If any of the required insurance coverages contain aggregate limits, or apply to other operations or tenancies outside this Lease, Landlord shall give the City prompt, written notice of any incident, occurrence, claim, settlement or judgment against such insurance which in Landlord's best judgment may diminish the protection such insurance affords the City. Landlord shall further take immediate steps to restore such aggregate limits or shall provide other insurance protections for such aggregate limits.

\*(f) Landlord shall be responsible for all loss or damage to Landlord's Personal Property (including but not limited to materials, equipment, tools and supplies).

(j) Landlord's failure to procure or maintain required insurance shall constitute a material breach of this Lease under which the City may immediately terminate this Lease, or, at its discretion, procure or renew such insurance to protect its interest and pay and all premiums in connection therewith, and recover all monies so paid from Landlord. If the City elects to terminate this Lease, Landlord agrees to promptly cease all operations and activities under this Lease and to peacefully surrender the Premises.

---

\* Editor's Note: Paragraph sequencing error.

**COMMITTEE ON LICENSE AND CONSUMER PROTECTION.****APPOINTMENT OF IVAN CAPIFALI AS COMMISSIONER OF BUSINESS AFFAIRS  
AND CONSUMER PROTECTION.**

[A2025-0014880]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on License and Consumer Protection, having under consideration an appointment introduced by the Honorable Brandon Johnson, Mayor (which was referred on January 15, 2025) appointing Ivan Capifali as Commissioner of Business Affairs and Consumer Protection, begs leave to recommend that Your Honorable Body *Approve* the proposed appointment which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on March 4, 2025.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,  
*Chair.*

On motion of Alderperson Silverstein, the committee's recommendation was *Concurred In* and the said proposed appointment of Ivan Capifali as Commissioner of Business Affairs and Consumer Protection 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*Nays* -- None.

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

AMENDMENT OF SECTION 4-60-022 OF MUNICIPAL CODE TO ALLOW AND DISALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTIONS OF VARIOUS STREETS.

[O2025-0015579]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on License and Consumer Protection, having under consideration an ordinance, amended on its face, introduced by Alderperson Daniel La Spata (which was referred on February 19, 2025) to amend Section 4-60-022 of the Municipal Code of Chicago to allow and disallow the issuance of additional alcoholic liquor licenses in portions of the 1<sup>st</sup> 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 March 4, 2025.

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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 shall be amended by inserting the underscored language and deleting the stricken language, 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:

1<sup>st</sup> Ward

(Omitted text not affected by this ordinance.)

(1.16) ~~[Reserved.] On Ashland Avenue, from Grand Avenue to Chicago Avenue.~~

(1.17) ~~[Reserved.] On Ashland Avenue, from Chicago Avenue to Augusta Boulevard.~~

(1.18) ~~[Reserved.] On Ashland Avenue, from Augusta Boulevard to Division Street.~~

(Omitted text not affected by this ordinance.)

(1.25) ~~[Reserved.] On the south side of Division Street, from Wood Street to Hoyne Avenue.~~

(Omitted text not affected by this ordinance.)

(1.72) ~~[Reserved.] On Western Avenue, from North Avenue to Hirsch Street.~~

(Omitted text not affected by this ordinance.)

(1.99) On the west side of Ashland Avenue, from Grand Avenue to Chicago Avenue.

(1.100) On the east side of Ashland Avenue, from Grand Avenue to Chicago Avenue.

(1.101) On the west side of Ashland Avenue, from Chicago Avenue to Augusta Boulevard.

- (1.102) On the east side of Ashland Avenue, from Chicago Avenue to Augusta Boulevard.
- (1.103) On the west side of Ashland Avenue, from Augusta Boulevard to Division Street.
- (1.104) On the east side of Ashland Avenue, from Augusta Boulevard to Division Street.
- (1.105) On the west side of Western Avenue, from North Avenue to Hirsch Street.
- (1.106) On the east side of Western Avenue, from North Avenue to Hirsch Street.
- (1.107) On Western Avenue, from Armitage Avenue to Bloomingdale Avenue.
- (1.108) On the north side of Armitage Avenue, from Campbell Avenue to Point Street.
- (1.109) On the south side of Armitage Avenue, from Campbell Avenue to Washtenaw Avenue.
- (1.110) On the north side of Division Street, from Wood Street to Damen Avenue.
- (1.111) On the south side of Division Street, from Wood Street to Damen Avenue.
- (1.112) On the north side of Division Street, from Damen Avenue to Western Avenue.
- (1.113) On the south side of Division Street, from Damen Avenue to Western Avenue.
- (1.114) On the east side of Milwaukee Avenue, from California Avenue to Fullerton Avenue.
- (1.115) On the west side of Milwaukee Avenue, from California Avenue to Fullerton Avenue.
- (1.116) On the east side of Milwaukee Avenue, from Fullerton Avenue to Sacramento Avenue.
- (1.117) On the west side of Milwaukee Avenue, from Fullerton Avenue to Sacramento Avenue.
- (1.118) On the east side of Milwaukee Avenue, from Sacramento Avenue to Logan Boulevard.

(Omitted text not affected by this ordinance.)

SECTION 2. This ordinance shall be in effect immediately upon passage and publication.

AMENDMENT OF SECTION 4-60-022 OF MUNICIPAL CODE BY DELETING  
SUBSECTION 28.60 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC  
LIQUOR LICENSES ON PORTION OF S. WESTERN AVE.

[O2025-0015417]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderperson Jason Ervin (which was referred on February 19, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-022 (28.60) to allow the issuance of additional alcoholic liquor licenses on portion of South 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 March 4, 2025.

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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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.)

~~(28.60) On the east side of Western Avenue, from 1400 south to 16<sup>th</sup> Street.~~

(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 35.23 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC  
LIQUOR LICENSES ON PORTION OF N. ELSTON AVE.

[O2025-0015690]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderperson Carlos Ramirez-Rosa (which was referred on February 26, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-022 (35.23) to allow the issuance of additional alcoholic liquor licenses on portion of North Elston 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 March 4, 2025.

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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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.)

~~(35.23) On North Elston Avenue, from West Grace Street to North Central Park 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 4-60-023 OF MUNICIPAL CODE BY DELETING  
SUBSECTION 1.66 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS  
LICENSES ON PORTION OF W. FULLERTON AVE.

[O2025-0015575]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderperson Daniel La Spata (which was referred on February 19, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-023 (1.66) to allow the issuance of additional package goods licenses on portion of West Fullerton 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 March 4, 2025.

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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 4-60-023 of the Municipal Code of Chicago shall be amended by inserting the underscored language and deleting the stricken language, as follows:

4-60-023 Restrictions On Additional Package Goods Licenses.

Subject to the provisions of subsection 4-60-021(c), no additional package goods license shall be issued for any premises located within the following areas:

1<sup>st</sup> Ward

(Omitted text unaffected by this ordinance.)

(1.66) [Reserved] ~~On Fullerton Avenue, from Western Avenue to Rockwell Street.~~

(Omitted text unaffected by this ordinance.)

SECTION 2. This ordinance shall be in effect immediately upon passage and publication.

---

AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING  
SUBSECTION 16.101 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS  
LICENSES ON PORTION OF W. GARFIELD BLVD.

[O2025-0015038]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderperson Stephanie D. Coleman (which was referred on February 19, 2025) to amend the Municipal Code of Chicago by lifting

subsection 4-60-023 (16.101) to allow the issuance of additional package goods licenses on portion of West Garfield Boulevard, 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 March 4, 2025.

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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 4-60-023 of the Municipal Code of Chicago is hereby amended by deleting the language struck through, as follows:

4-60-023 Restrictions On Additional Licenses.

Subject to the provisions of subsection 4-60-021(c), no additional package goods license shall be issued for any premises located within the following areas:

(Omitted text unaffected by this ordinance.)

~~(16.101) On Garfield Boulevard, from Wood Street to Ashland Avenue.~~

(Omitted text unaffected by this ordinance.)

SECTION 2. This ordinance shall be in force and effect upon passage and publication.

---

AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING SUBSECTION 16.138 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF W. 59<sup>TH</sup> ST.

[O2025-0015037]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderpersons Raymond Lopez and Stephanie Coleman (which was referred on February 19, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-023 (16.138) to allow the issuance of additional package goods licenses on portion of West 59<sup>th</sup> 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 March 4, 2025.

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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 4-60-023 of the Municipal Code of Chicago is hereby amended by deleting the language struck through, as follows:

4-60-023 Restrictions On Additional Licenses.

Subject to the provisions of subsection 4-60-021(c), no additional package goods license shall be issued for any premises located within the following areas:

(Omitted text unaffected by this ordinance.)

~~(16.138) On 59<sup>th</sup> Street, from Western Avenue to Rockwell Street.~~

(Omitted text unaffected by this ordinance.)

SECTION 2. This ordinance shall be in force and effect upon passage and publication.

---

AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING SUBSECTION 33.20 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF W. IRVING PARK RD.

[O2025-0015055]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderperson Rossana Rodríguez-Sánchez (which was referred on February 19, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-023 (33.20) to allow the issuance of additional package goods licenses on

portion of West Irving Park Road, 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 March 4, 2025.

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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 4-60-023 of the Municipal Code of Chicago is hereby amended by deleting the language struck through, as follows:

4-60-023 Restrictions On Additional Licenses.

Subject to the provisions of subsection 4-60-021(c), no additional package goods license shall be issued for any premises located within the following areas:

(Omitted text unaffected by this ordinance.)

~~(33.20) On Irving Park Road, from Monticello Avenue to Kimball Avenue.~~

(Omitted text unaffected by this ordinance.)

SECTION 2. This ordinance shall be in force and effect upon passage and publication.

---

AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING  
SUBSECTION 49.6 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS  
LICENSES ON PORTIONS OF W. JARVIS AVE. AND N. ROGERS AVE.

[SO2025-0015527]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderperson Maria Hadden (which was referred on February 19, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-023 (49.6) to allow the issuance of additional package goods licenses on portions of West Jarvis Avenue and North Rogers Avenue, begs leave to recommend that Your Honorable Body *Pass* the proposed substitute ordinance which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on March 4, 2025.

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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 4-60-023 of the Municipal Code of Chicago is hereby amended by deleting the language struck through, as follows:

4-60-023 Restrictions On Additional Licenses.

Subject to the provisions of subsection 4-60-021(c), no additional package goods license shall be issued for any permits located within the following areas:

(Omitted text unaffected by this ordinance.)

~~(49.6) On Rogers Avenue, from Birchwood Avenue to Paulina Street; and on Jarvis Avenue, from Greenview Avenue to Ashland Avenue~~

(Omitted text unaffected by this ordinance.)

SECTION 2. This ordinance shall be in force and effect upon passage and publication.

---

*Failed To Pass* -- AMENDMENT OF TITLE 4 OF MUNICIPAL CODE BY ADDING NEW CHAPTER 4-401 ENTITLED "TRADE IN FUR PRODUCTS".

[SO2023-0002983]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderperson Raymond Lopez (which was referred on July 19, 2023)

to amend the Municipal Code of Chicago by adding new Chapter 4-401 entitled "Trade In Fur Products", begs leave to recommend that Your Honorable Body pass the proposed substitute ordinance which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on March 4, 2025.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,  
*Chair.*

On motion of Alderperson Silverstein, the Clerk called the roll and the said proposed substitute ordinance transmitted with the foregoing committee report *Failed to Pass* by yeas and nays as follows:

*Yeas* -- Alderpersons La Spata, Beale, Chico, Ramirez, Quinn, Lopez, Rodríguez, Tabares, Fuentes, Cruz, Waguespack, Sposato, Vasquez, Napolitano, Lawson, Gardiner, Martin, Hadden, Silverstein -- 19.

*Nays* -- Alderpersons Hopkins, Dowell, Yancy, Hall, Mitchell, Harris, Lee, Gutiérrez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Scott, Burnett, Ervin, Taliaferro, Cardona, Conway, Ramirez-Rosa, Villegas, Mitts, Reilly, Knudsen, Manaa-Hoppenworth -- 26.

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

Said ordinance which failed to pass reads as follows:

WHEREAS, The City of Chicago ("City") is a home rule municipality as described in 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, Animals that are slaughtered for their fur endure tremendous suffering; and

WHEREAS, Animals raised on fur farms typically spend their entire lives in cramped and filthy cages; and

WHEREAS, Fur farmers typically use the cheapest killing methods available, including suffocation, electrocution, gas, and poison; and

WHEREAS, Fur farms are reservoirs and transmission vectors for dangerous zoonotic diseases, including SARS coronaviruses, that threaten public health, including in the City; and

WHEREAS, COVID-19 infections have been confirmed at fur farms in Europe and the United States, and scientific studies have linked mink, raccoon dogs, and foxes -- the animals most commonly farmed for their fur -- to a variety of coronaviruses; and

WHEREAS, The fur production process is energy intensive and has a significant environmental impact, including air and water pollution; and

WHEREAS, Runoff from the fur production process contains high concentrations of phosphorus and nitrogen, which are the most common forms of water pollution in the United States; and

WHEREAS, The tanning and dyeing processes used in fur production use toxic chemicals and heavy metals like chromium and formaldehyde; and

WHEREAS, Considering the wide array of alternatives for fashion and apparel, the City Council finds that the demand for fur products does not justify the unnecessary killing and cruel treatment of animals, harm to the environment, and the public health risks to the people of the City caused by these practices; and

WHEREAS, The City Council believes that eliminating the sale of fur products in the City will decrease the demand for these cruel and environmentally harmful products and promote community awareness of animal welfare and, in turn, will foster a more humane environment in the City and enhance the reputation of the City; now, therefore,

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

SECTION 1. The foregoing recitals are adopted and incorporated into and made a part of this ordinance.

SECTION 2. Title 4 of the Municipal Code of Chicago is hereby amended by creating a new Chapter 4-401, as follows:

#### Chapter 4-401: Trade In Fur Products

##### 4-401-010 Definitions.

As used in this chapter:

“Fur” means any animal skin or part thereof with hair, fleece or fur fibers attached thereto, either in its raw or processed state.

“Fur product” means any article of clothing or covering for any part of the body, or any fashion accessory, including but not limited to handbags, shoes, slippers, hats, earmuffs, scarves, shawls, gloves, jewelry, keychains, toys or trinkets, and home accessories and décor, that is made in whole or in part of fur. “Fur product” does not include any of the following:

- (a) An animal skin or part thereof that is to be converted into leather, or which in processing will have the hair, fleece or fur fiber completely removed;
- (b) Cowhide with the hair attached thereto;
- (c) Deerskin with the hair attached thereto; or
- (d) The pelt or skin of any animal that is preserved through taxidermy or for the purpose of taxidermy.

“Taxidermy” means the practice of preparing and preserving the skin of an animal that is deceased and stuffing and mounting it in lifelike form.

“Ultimate consumer” means an individual who buys a fur product for their own use, or for the use of another, but not for resale or trade.

“Used fur product” means a fur product that has been worn or used by an ultimate consumer. If a fur product is not marketed or sold as a used fur product, it shall be presumed that it is not a used fur product under this definition. A person may rebut this presumption if they can prove that a fur product has been (1) previously worn or used by an ultimate consumer and (2) properly labeled as such under the federal regulations promulgated in furtherance of the Fur Products Labeling Act (16 CFR § 301.21).

#### 4-401-015 Prohibitions.

Notwithstanding any other provision of law, a person may not sell, offer for sale, display for sale, trade, or otherwise distribute for monetary or non-monetary consideration a fur product in the City. For purposes of this section, the sale of a fur product shall be deemed to occur in the City if:

- (a) The buyer takes physical possession of the fur product in the City; or
- (b) The seller is located in the City.

#### 4-401-020 Exemptions.

The prohibitions in Section 4-401-015 do not apply to the sale, offer for sale, display for sale, trade, or distribution of:

- (a) A used fur product;
- (b) A fur product used for religious purposes;

- (c) A fur product used for traditional tribal, cultural or spiritual purposes by a member of a federally recognized or state recognized Native American tribe; or
- (d) A fur product where the activity is expressly authorized by federal or state law.

4-401-025 Penalties.

Any person who violates any of the provisions of this chapter shall be fined \$500.00 for each offense. Each act of violation and every day upon which any such violation shall occur shall constitute a separate offense.

SECTION 3. This ordinance shall take full force and effect one year after passage and publication.

---

**COMMITTEE ON PEDESTRIAN AND TRAFFIC SAFETY.**

---

AMENDMENT OF SECTION 9-64-206 OF MUNICIPAL CODE TO ESTABLISH PARKING METER HOURS OF OPERATION ON PORTION OF S. SPRINGFIELD AVE.

[O2025-0015568]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on Pedestrian and Traffic Safety, for which a meeting was held on March 4, 2025 to consider passage of a proposed ordinance amending Section 9-64-206 of the Municipal Code of Chicago regarding parking meter hours of operation on a portion of South Springfield Avenue, begs leave to recommend that Your Honorable Body do *Pass* the proposed 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 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 Comptroller is directed to amend the hours of operation for the parking meters on South Springfield Avenue, from West 26<sup>th</sup> Street south to 2611 South Springfield Avenue.

SECTION 2. Section 9-64-206 of the Municipal Code of Chicago is hereby amended by adding the language underscored, as follows:

9-64-206 Parking Meters -- Hours Of Operation.

Notwithstanding any prior ordinance establishing different hours of operation, the hours of operation for a parking meter, except as provided by subsections (g), (h), (i) and (j) shall be as follows:

(Omitted text is unaffected by this ordinance.)

(c) Notwithstanding subsections (a) and (b) and in addition to the hours provided in subsection (d), parking meters on the following streets shall operate according to the following day- and night-time categories:

(Omitted text is unaffected by this ordinance.)

(12) From 8:00 A.M. to 6:00 P.M., Monday through Sunday, at:

12.21 Both sides of South Springfield Avenue, from West 26<sup>th</sup> Street south to 2611.

(Omitted text is unaffected by this ordinance.)

SECTION 3. This ordinance shall be in full force and effect upon passage and publication.

---

ESTABLISHMENT AND AMENDMENT OF PARKING METERS.

[SO2025-0015798]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, March 12, 2025.

*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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 amend parking meters at the below listed locations:

Ward	Location
2	Repeal Parking Meter Zone 254 403 on West North Avenue (north side of the street) from North Wells Street to North LaSalle Drive; and install parking meters on North Marcey Street (east side) from North Sheffield Avenue to West Willow Street and North Sheffield Avenue (west side) from North Marcey Street to North Clybourn Avenue; [O2025-0015518]
27	Amend parking meters, pay box 756313 at North Sangamon Street (east side of the street) from West Lake Street to West Fulton Market by temporarily relocating parking meters to West Wayman Street (north side of the street) from North Halsted Street to North Peoria Street; [O2025-0015207]
27	Parking meters at South Wood Street (east side of the street) from West Congress Parkway to West Harrison Street; [O2025-0015464]
27	Repeal parking meters at South Wolcott Avenue (both sides) from West Harrison Street to West Ogden Avenue; [O2025-0015473]

Ward	Location
40	Parking meters at West Winona Street (north side) from North Lincoln Avenue to the first alley west of North Lincoln Avenue; West Winona Street (south side) from the driveway to the first alley east of North Lincoln Avenue; West Carmen Avenue (north side) from North Lincoln Avenue to the first alley west of North Lincoln Avenue; West Carmen Avenue (south side) from North Lincoln Avenue to the first alley east of North Lincoln Avenue; West Winnemac Avenue (north side) from North Lincoln Avenue to the first alley west of North Lincoln Avenue; and West Ainslie Street (north side) from North Lincoln Avenue to the first alley west of North Lincoln Avenue; [O2025-0015701]
40	Parking meters at North Fairfield Avenue (east side) from North Lincoln Avenue to the first alley northeast of North Lincoln Avenue. [O2025-0015702]

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)**

[SO2025-0015792]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, March 12, 2025.

*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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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	2047 North Bingham Street -- Disabled Parking Permit Number 135248; [O2025-0015724]
3	328 West Swann Street -- Disabled Parking Permit Number 135028; [O2025-0015181]

Ward	Location And Permit Number
5	7320 South University Avenue -- Disabled Parking Permit Number 135156; [O2025-0015715]
6	8137 South Wentworth Avenue -- Disabled Parking Permit Number 134734; [O2024-0013862]
7	2257 East 96 <sup>th</sup> Street -- Disabled Parking Permit Number 135062; [O2025-0015708]
8	8232 South Drexel Avenue -- Disabled Parking Permit Number 135194; [O2025-0015720]
10	10921 South Ewing Avenue -- Disabled Parking Permit Number 134773; [O2025-0015200]
10	9835 South Muskegon Avenue -- Disabled Parking Permit Number 135399; [O2025-0015729]
11	3729 South Emerald Avenue -- Disabled Parking Permit Number 135107; [O2025-0015294]
11	1042 West 31 <sup>st</sup> Place -- Disabled Parking Permit Number 135143; [O2025-0015295]
12	4130 South Rockwell Street -- Disabled Parking Permit Number 128085; [O2025-0015168]
12	4516 South Whipple Street -- Disabled Parking Permit Number 131479; [O2025-0015588]
13	5147 West 64 <sup>th</sup> Place -- Disabled Parking Permit Number 135167; [O2025-0015348]
13	5712 South Melvina Avenue -- Disabled Parking Permit Number 135165; [O2025-0015350]
13	6846 West 64 <sup>th</sup> Place -- Disabled Parking Permit Number 135166; [O2025-0015351]
13	4147 West 58 <sup>th</sup> Street -- Disabled Parking Permit Number 135196; [O2025-0015352]
13	6251 South Mason Avenue -- Disabled Parking Permit Number 135164; [O2025-0015356]

Ward	Location And Permit Number
13	5545 South Kedvale Avenue -- Disabled Parking Permit Number 135077; [O2025-0015483]
13	6429 South Long Avenue -- Disabled Parking Permit Number 135197; [O2025-0015484]
13	6153 South Knox Avenue -- Disabled Parking Permit Number 135195; [O2025-0015485]
13	6619 South Kolin Avenue -- Disabled Parking Permit Number 135498; [O2025-0015486]
13	6148 South Kedvale Avenue -- Disabled Parking Permit Number 135416; [O2025-0015524]
13	4435 West 55 <sup>th</sup> Street -- Disabled Parking Permit Number 135100; [O2025-0015525]
13	6059 South Keating Avenue -- Disabled Parking Permit Number 135420; [O2025-0015526]
14	5340 South Spaulding Avenue -- Disabled Parking Permit Number 135762; [O2025-0015592]
14	5545 South Homan Avenue -- Disabled Parking Permit Number 130203; [O2025-0015594]
14	5813 South Troy Street -- Disabled Parking Permit Number 135754; [O2025-0015595]
14	6013 South Sawyer Avenue -- Disabled Parking Permit Number 135159; [O2025-0015596]
14	5214 South Mozart Street -- Disabled Parking Permit Number 135407; [O2025-0015730]
15	5915 South Mozart Street -- Disabled Parking Permit Number 135036; [O2025-0015706]
15	511 West 46 <sup>th</sup> Street -- Disabled Parking Permit Number 135224; [O2025-0015723]
16	6634 South Campbell Avenue -- Disabled Parking Permit Number 135265; [O2025-0014994]

Ward	Location And Permit Number
16	6952 South Maplewood Avenue -- Disabled Parking Permit Number 135135; [O2025-0014995]
16	5411 South Wood Street -- Disabled Parking Permit Number 134909; [O2025-0014998]
16	6237 South Talman Avenue -- Disabled Parking Permit Number 135102; [O2025-0015000]
16	5318 South Hoyne Avenue -- Disabled Parking Permit Number 135083; [O2025-0015002]
16	6346 South Washtenaw Avenue -- Disabled Parking Permit Number 135188; [O2025-0015003]
16	6622 South Laflin Street -- Disabled Parking Permit Number 135060; [O2025-0015707]
16	5634 South Bishop Street -- Disabled Parking Permit Number 135284; [O2025-0015725]
17	7520 South May Street -- Disabled Parking Permit Number 132394; [O2025-0015008]
17	8322 South Sangamon Street -- Disabled Parking Permit Number 129613; [O2025-0015021]
17	7504 South Union Avenue -- Disabled Parking Permit Number 134916; [O2025-0015034]
17	7754 South Aberdeen Street -- Disabled Parking Permit Number 135308; [O2025-0015633]
18	7231 South Fairfield Avenue -- Disabled Parking Permit Number 135787; [O2025-0015203]
18	7730 South Trumbull Avenue -- Disabled Parking Permit Number 135168; [O2025-0015646]
18	8229 South California Avenue -- Disabled Parking Permit Number 135174; [O2025-0015647]
21	9304 South Ada Street -- Disabled Parking Permit Number 135126; [O2025-0015711]

Ward	Location And Permit Number
23	5317 South Merrimac Avenue -- Disabled Parking Permit Number 134743; [O2025-0015643]
23	5243 South Avers Avenue -- Disabled Parking Permit Number 135079; [O2025-0015709]
23	5111 South Austin Avenue -- Disabled Parking Permit Number 135303; [O2025-0015710]
24	4052 West Cullerton Street -- Disabled Parking Permit Number 134860; [O2025-0015053]
26	1622 North Keeler Avenue -- Disabled Parking Permit Number 134494; [O2025-0014851]
26	2017 North Kilbourn Avenue -- Disabled Parking Permit Number 134795; [O2025-0015587]
26	1823 North Kildare Avenue -- Disabled Parking Permit Number 134926; [O2025-0015610]
26	1704 North Keystone Avenue -- Disabled Parking Permit Number 134843; [O2025-0015611]
26	2210 North La Crosse Avenue -- Disabled Parking Permit Number 135120; [O2025-0015658]
26	1936 North Keystone Avenue -- Disabled Parking Permit Number 135122; [O2025-0015659]
26	3500 West Le Moyne Street -- Disabled Parking Permit Number 135121; [O2025-0015660]
26	4638 West McLean Avenue -- Disabled Parking Permit Number 135346; [O2025-0015661]
26	864 North Richmond Street -- Disabled Parking Permit Number 135364; [O2025-0015672]
26	1928 North Kildare Avenue -- Disabled Parking Permit Number 135461; [O2025-0015676]
26	1741 North Spaulding Avenue -- Disabled Parking Permit Number 135097; [O2025-0015678]

Ward	Location And Permit Number
26	1627 North Kedzie Avenue -- Disabled Parking Permit Number 135202; [O2025-0015679]
26	1842 North Keystone Avenue -- Disabled Parking Permit Number 135042; [O2025-0015681]
27	948 North Crosby Street -- Disabled Parking Permit Number 133122; [O2025-0015582]
28	3509 West Van Buren Street -- Disabled Parking Permit Number 135040; [O2025-0015423]
28	4152 West Washington Boulevard -- Disabled Parking Permit Number 134880; [O2025-0015424]
28	5022 West Adams Street -- Disabled Parking Permit Number 134877; [O2025-0015425]
28	4146 West Congress Parkway -- Disabled Parking Permit Number 135309; [O2025-0015599]
28	4128 West Congress Parkway -- Disabled Parking Permit Number 135200; [O2025-0015603]
28	4509 West Jackson Boulevard -- Disabled Parking Permit Number 135522; [O2025-0015604]
29	1009 North Parkside Avenue -- Disabled Parking Permit Number 135336; [O2025-0015726]
31	2645 North Lavergne Avenue -- Disabled Parking Permit Number 134997; [O2025-0015535]
37	1737 North Latrobe Avenue -- Disabled Parking Permit Number 134771; [O2025-0015705]
38	4329 North Marmora Avenue -- Disabled Parking Permit Number 134454; [O2025-0015128]
40	2425 West Lunt Avenue -- Disabled Parking Permit Number 133256; [O2024-0014189]
40	6134 North Claremont Avenue -- Disabled Parking Permit Number 128542; [O2025-0015704]

Ward	Location And Permit Number
40	2453 West Balmoral Avenue -- Disabled Parking Permit Number 135535; [O2025-0015731]
41	8435 West Bryn Mawr Avenue -- Disabled Parking Permit Number 134462; [O2025-0015598]
48	1278 West Victoria Street -- Disabled Parking Permit Number 51801; [O2025-0015700]
49	1726 West North Shore Avenue -- Disabled Parking Permit Number 135402; [O2025-0015528]
49	1626 West Farwell Avenue -- Disabled Parking Permit Number 135495; [O2025-0015529]
50	2656 West Lunt Avenue (signs to be posted at 7007 North Washtenaw Avenue) -- Disabled Parking Permit Number 134981; [O2025-0015283]
50	2616 West Estes Avenue -- Disabled Parking Permit Number 134790. [O2025-0015533]

*Repeal Of Disabled Permit Parking:*

Ward	Location And Permit Number
11	Repeal Disabled Permit Parking Number 132409 at 2859 South Union Avenue; [O2025-0015296]
11	Repeal Disabled Permit Parking Number 117310 at 3028 South Union Avenue; [O2025-0015306]
12	Repeal Disabled Permit Parking Number 100107 at 3642 South Honore Street; [O2025-0014997]
12	Repeal Disabled Permit Parking Number 68729 at 4132 South Maplewood Avenue; [O2025-0015059]
12	Repeal Disabled Permit Parking Number 94333 at 3725 South Paulina Street; [O2025-0015312]

Ward	Location And Permit Number
18	Repeal Disabled Permit Parking Number 130285 at 3649 West 84 <sup>th</sup> Place; [O2025-0015380]
23	Repeal Disabled Permit Parking Number 132084 at 5100 South Lawler Avenue; [O2025-0015042]
23	Repeal Disabled Permit Parking Number 69447 at 5107 South Neenah Avenue; [O2025-0015043]
23	Repeal Disabled Permit Parking Number 48785 at 3639 West 56 <sup>th</sup> Place; [O2025-0015064]
23	Repeal Disabled Permit Parking Number 110023 at 5423 South Newcastle Avenue; [O2025-0015642]
31	Repeal Disabled Permit Parking Number 93498 at 5108 West Altgeld Street; [O2025-0015327]
31	Repeal Disabled Permit Parking Number 113416 at 4846 West Henderson Street; [O2025-0015328]
35	Repeal Disabled Permit Parking Number 132475 at 2450 North Lawndale Avenue; [O2025-0015685]
36	Repeal Disabled Permit Parking Number 126668 at 2168 North Major Avenue; [O2025-0015490]
38	Repeal Disabled Permit Parking Number 127840 at 3224 North Plainfield Avenue; [O2025-0015130]
38	Repeal Disabled Permit Parking Number 29021 at 4300 North Moody Avenue; [O2025-0015131]
40	Repeal Disabled Permit Parking Number 106275 at 6557 North Ravenswood Avenue; [O2025-0015703]
50	Repeal Disabled Permit Parking Number 127662 at 6238 North Mozart Street. [O2025-0015534]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

---

ESTABLISHMENT AND AMENDMENT OF NO PARKING ZONES.

[SO2025-0015796]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, March 12, 2025.

*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 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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
2	West North Avenue (north side) from North LaSalle Drive to a point 234 feet west thereof -- no parking/no stopping/no standing/tow-away zone -- at all times -- all days; [O2025-0015622]
11	Repeal ordinance passed November 1, 2000, <i>Journal of the Proceedings of the City Council of the City of Chicago</i> , page 43286, which reads: "South Wentworth Avenue (east side) from a point 20 feet south of West 23 <sup>rd</sup> Street to a point 25 feet south thereof -- 2 percent disabled parking" by striking the above; [O2025-0015383]
15	Amend ordinance passed February 15, 2012, <i>Journal of the Proceedings of the City Council of the City of Chicago</i> , page 20649, which reads; "South Wolcott Avenue (west side) from a point 40 feet north of West 47 <sup>th</sup> Street to a point 25 feet north thereof -- reserved disabled parking -- 8:00 A.M. to 9:00 P.M. -- Monday through Saturday" by striking: "25 feet north thereof" and inserting: "78 feet north thereof" in lieu thereof; [O2025-0015739]
15	Repeal ordinance passed July 6, 2011, <i>Journal of the Proceedings of the City Council of the City of Chicago</i> , page 3049, which reads: "South Wolcott Avenue (west side of the street) from a point 90 feet north of West 47 <sup>th</sup> Street to a point 25 feet north thereof -- disabled loading/tow-away zone -- at all times -- all days" by striking the above; [O2025-0015741]
16	West 63 <sup>rd</sup> Street (both sides of the street) from South Aberdeen Street to South Racine Avenue -- no parking/no stopping/no standing/tow-away zone -- at all times -- all days; [O2024-0011201]
18	South Western Avenue (both sides of the street) from West 79 <sup>th</sup> Street to West 81 <sup>st</sup> Street -- no truck parking/tow-away zone -- at all times -- all days; [O2024-0012156]

- | Ward | Location  |
|------|---|
| 28   | Amend ordinance passed February 19, 2025, which reads: "South St. Louis Avenue (east side of the street) from West Carroll Avenue to the first alley north thereof -- no parking/no stopping/no standing/tow-away zone -- 8:00 P.M. to 6:00 A.M. -- all days" by striking: "South St. Louis Avenue" and inserting: "North St. Louis Avenue" in lieu thereof;<br><p style="text-align: right;">[O2025-0015743]</p>   |
| 32   | Repeal ordinance passed December 15, 1999, <i>Journal of the Proceedings of the City Council of the City of Chicago</i> , page 21595, which reads: "North Clybourn Avenue (both sides) from a point 70 feet south of West Belmont Avenue to a point 285 feet south thereof -- one-hour parking" by striking the above;<br><p style="text-align: right;">[O2025-0015001]</p>   |
| 35   | Amend ordinance passed May 28, 2014, <i>Journal of the Proceedings of the City Council of the City of Chicago</i> , page 81929, which reads: "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: "20 feet west of North Elbridge Avenue to a point 20 feet west thereof" and inserting: "20 feet north of North Elbridge Avenue to a point 40 feet north thereof" in lieu thereof;<br><p style="text-align: right;">[SO2024-0013701]</p> |
| 43   | 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;<br><p style="text-align: right;">[O2024-0012490]</p>   |
| 49   | 1607 -- 1609 West Howard Street (south side) from a point 55 feet west of North Ashland Avenue to a point 30 feet west thereof -- no parking/loading/tow-away zone -- 30-minutes using flashing lights -- 9:00 A.M. to 3:00 P.M. -- Monday through Friday (public benefit).<br><p style="text-align: right;">[SO2024-0013656]</p>   |

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

---

ESTABLISHMENT AND AMENDMENT OF RESIDENTIAL PERMIT PARKING ZONES.

[SO2025-0015795]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, March 12, 2025.

*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 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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
1	1445 North Cleaver Street -- Residential Permit Parking Buffer Zone 154; [O2025-0015590]

Ward	Location And Permit Number
18	<p>Amend ordinance passed January 15, 2025, <i>Journal of the Proceedings of the City Council of the City of Chicago</i>, page 23328, which reads: "Residential Permit Parking Zone 2456 at 3900 -- 3935 West 77<sup>th</sup> Street (both sides of the street) -- at all times -- all days" by striking: "2456" and inserting: "2463" in lieu thereof;</p> <p>[O2025-0015740]</p>
21	<p>Repeal ordinance which reads: "Residential Permit Parking Zone 1581 at 10900 -- 11100 South Morgan Street -- 6:00 A.M. to 6:00 P.M. -- Monday through Friday" by striking the above;</p> <p>[O2025-0015591]</p>
30	<p>Amend ordinance passed December 18, 2019, <i>Journal of the Proceedings of the City Council of the City of Chicago</i>, page 12710, which reads: "Residential Permit Parking Zone 2251 at 5600 block of West Roscoe Street -- at all times -- all days" by striking: "5600 block of West Roscoe Street" and inserting: "5617 -- 5657 West Roscoe Street (odd side only)" in lieu thereof;</p> <p>[O2025-0015343]</p>
30	<p>Residential Permit Parking Zone 2470 at 2900 -- 2959 North Menard Avenue (both sides) -- at all times -- all days;</p> <p>[O2025-0015413]</p>
31	<p>Amend ordinance passed January 15, 2020, <i>Journal of the Proceedings of the City Council of the City of Chicago</i>, page 13025, which reads: "Residential Permit Parking Zone 2237 at 3002 -- 3107 North Haussen Court (east and west sides) -- 6:00 P.M. to 6:00 A.M. -- all days" by striking: "3107" and inserting: "3108" in lieu thereof;</p> <p>[O2025-0015470]</p>
35	<p>Amend ordinance passed February 19, 2025, which reads: "Residential Permit Parking Zone 1462 at 3443 -- 3414 North Parker Avenue (both sides of the street) -- at all times -- all days" by striking: "North" and inserting: "West" in lieu thereof;</p> <p>[O2025-0015698]</p>
38	<p>Amend ordinance passed September 5, 2007, <i>Journal of the Proceedings of the City Council of the City of Chicago</i>, page 6948 which reads: "Residential Permit Parking Zone 1373 at 3940 -- 3948 North Oketo Avenue (both sides) -- at all times -- all days" by striking: "3948" and inserting: "3955" in lieu thereof;</p> <p>[O2025-0015147]</p>

- | Ward | Location And Permit Number  |
|------|---|
| 41   | Amend ordinance passed January 15, 2025, <i>Journal of the Proceedings of the City Council of the City of Chicago</i> , page 23328, which reads: "Residential Permit Parking Zone 2458 at 5438 -- 5527 North Normandy Avenue (both sides of the street) -- 7:00 A.M. to 3:00 P.M. -- Monday through Friday" by striking: "Zone 2458" and inserting: "Zone 2465" in lieu thereof;<br>[O2025-0015742] |
| 45   | Amend ordinance which reads: "Residential Permit Parking Zone 101 at 5314 -- 5359 West Winnemac Avenue (both sides) -- 6:00 A.M. to 6:00 P.M. -- all days" by striking: "5314" and inserting: "5313" in lieu thereof.<br>[O2025-0015252]  |

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

---

INSTALLATION AND AMENDMENT OF TRAFFIC WARNING SIGNS.

[SO2025-0015793]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, March 12, 2025.

*To the President and Members of the City Council:*

Your Committee on Pedestrian and Traffic Safety, to which were referred proposed ordinances and orders 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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
1	West Division Street and North Hoyne Avenue -- “All-Way Stop” sign, stopping all approaches; [O2025-0014932]
4	West 46 <sup>th</sup> Street, from South Greenwood Avenue to South Woodlawn Avenue – “One-Way” -- eastbound; [O2024-0012013]
13	West 63 <sup>rd</sup> Street and South Neenah Avenue -- “All-Way Stop” sign, stopping all approaches; [Or2024-0013709]
13	West 57 <sup>th</sup> Place and South Keeler Avenue -- “Stop” sign, stopping West 57 <sup>th</sup> Place for South Keeler Avenue; [Or2024-0013711]
13	West 58 <sup>th</sup> Place and South Keeler Avenue -- “Stop” sign, stopping West 58 <sup>th</sup> Place for South Keeler Avenue; [Or2024-0013712]

Ward	Location And Type Of Sign
13	West 55 <sup>th</sup> Street and South Merrimac Avenue -- "All-Way Stop" sign, stopping all approaches; [Or2024-0013713]
15	West 58 <sup>th</sup> Street and South Talman Avenue -- "All-Way Stop" sign, stopping all approaches; [O2024-0013351]
21	South Racine Avenue, from West 90 <sup>th</sup> Street to West 94 <sup>th</sup> Street -- one-way northbound; [SO2024-0013164]
28	West Polk Street and South Maplewood Avenue -- "All-Way Stop" sign, stopping all approaches; [Or2024-0012965]
28	South Pulaski Road and West Adams Street -- "All-Way Stop" sign, stopping all approaches; [Or2024-0014191]
40	North Washtenaw Avenue and West Hollywood Avenue -- "All-Way Stop" sign, stopping all approaches; [O2025-0015313]
40	North Virginia Avenue and West Leland Avenue -- "All-Way Stop" sign, stopping all approaches; [O2025-0015314]
45	North Lockwood Avenue and North Cullom Avenue -- "All-Way Stop" sign, stopping all approaches; [O2025-0015269]
47	North Honore Street and West Montrose Avenue -- "Stop" sign, stopping North Honore Street for West Montrose Avenue. [Or2024-0011261]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

**COMMITTEE ON SPECIAL EVENTS, CULTURAL AFFAIRS  
AND RECREATION.**

---

**APPOINTMENT OF CAMILLE BACON AS MEMBER OF CULTURAL AFFAIRS AND  
SPECIAL EVENTS ADVISORY COUNCIL.**

[A2025-0014887]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, March 10, 2025.

*To the President and Members of the City Council:*

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred an appointment (A2025-0014887) of Camille Bacon as a member of the Cultural Affairs and Special Events Advisory Council, 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 March 10, 2025.

Respectfully submitted,

(Signed) NICHOLAS SPOSATO,  
*Chair.*

On motion of Alderperson Scott, the committee's recommendation was *Concurred In* and the said proposed appointment of Camille Bacon as a member of the Cultural Affairs and Special Events Advisory Council 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*Nays* -- None.

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

APPOINTMENT OF DIANE DINKINS-CARR AS MEMBER OF CULTURAL AFFAIRS  
AND SPECIAL EVENTS ADVISORY COUNCIL.

[A2025-0014888]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, March 10, 2025.

*To the President and Members of the City Council:*

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred an appointment (A2025-0014888) of Diane Dinkins-Carr as a member of the Cultural Affairs and Special Events Advisory Council, 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 March 10, 2025.

Respectfully submitted,

(Signed) NICHOLAS SPOSATO,  
*Chair.*

On motion of Alderperson Scott, the committee's recommendation was *Concurred In* and the said proposed appointment of Diane Dinkins-Carr as a member of the Cultural Affairs and Special Events Advisory Council 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*Nays* -- None.

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

APPOINTMENT OF LESLÉ HONORE AS MEMBER OF CULTURAL AFFAIRS AND  
SPECIAL EVENTS ADVISORY COUNCIL.

[A2025-0014890]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, March 10, 2025.

*To the President and Members of the City Council:*

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred an appointment (A2025-0014890) of Leslé Honore as a member of the Cultural Affairs and Special Events Advisory Council, 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 March 10, 2025.

Respectfully submitted,

(Signed) NICHOLAS SPOSATO,  
*Chair.*

On motion of Alderperson Scott, the committee's recommendation was *Concurred In* and the said proposed appointment of Leslé Honore as a member of the Cultural Affairs and Special Events Advisory Council 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*Nays* -- None.

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

APPOINTMENT OF TONY KARMAN AS MEMBER OF CULTURAL AFFAIRS AND SPECIAL EVENTS ADVISORY COUNCIL.

[A2025-0014892]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, March 10, 2025.

*To the President and Members of the City Council:*

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred an appointment (A2025-0014892) of Tony Karman as a member of the Cultural Affairs and Special Events Advisory Council, 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 March 10, 2025.

Respectfully submitted,

(Signed) NICHOLAS SPOSATO,  
*Chair.*

On motion of Alderperson Scott, the committee's recommendation was *Concurred In* and the said proposed appointment of Tony Karman as a member of the Cultural Affairs and Special Events Advisory Council 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*Nays* -- None.

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

APPOINTMENT OF RICHARD LOGAN AS MEMBER OF CULTURAL AFFAIRS AND SPECIAL EVENTS ADVISORY COUNCIL.

[A2025-0014894]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, March 10, 2025.

*To the President and Members of the City Council:*

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred an appointment (A2025-0014894) of Richard Logan as a member of the Cultural Affairs and Special Events Advisory Council, 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 March 10, 2025.

Respectfully submitted,

(Signed) NICHOLAS SPOSATO,  
*Chair.*

On motion of Alderperson Scott, the committee's recommendation was *Concurred In* and the said proposed appointment of Richard Logan as a member of the Cultural Affairs and Special Events Advisory Council 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*Nays* -- None.

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

APPOINTMENT OF PATRIC MC COY AS MEMBER OF CULTURAL AFFAIRS  
AND SPECIAL EVENTS ADVISORY COUNCIL.

[A2025-0014895]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, March 10, 2025.

*To the President and Members of the City Council:*

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred an appointment (A2025-0014895) of Patric McCoy as a member of the Cultural Affairs and Special Events Advisory Council, 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 March 10, 2025.

Respectfully submitted,

(Signed) NICHOLAS SPOSATO,  
*Chair.*

On motion of Alderperson Scott, the committee's recommendation was *Concurred In* and the said proposed appointment of Patric McCoy as a member of the Cultural Affairs and Special Events Advisory Council 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

Nays -- None.

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

**COMMITTEE ON TRANSPORTATION AND PUBLIC WAY.**

---

LAKE STREET FACADE ENCROACHMENT EASEMENT, CHICAGO TRANSIT AUTHORITY AMENDMENTS AND NEW PEDWAY AGREEMENT FOR BUILDING AT 100 W. RANDOLPH ST. (FORMERLY KNOWN AS JAMES R. THOMPSON CENTER).

[O2025-0015748]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, March 12, 2025.

*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 (O2025-0015748) authorizing the Lake Street Facade Encroachment Easement, CTA Amendments and a new Pedway Agreement at the building formerly known as the James R. Thompson Center. This ordinance was referred to the committee on March 5, 2025.

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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 ("Thompson Center Parcel"), 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 3993 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 Thompson Center Parcel and wishes to redevelop the Thompson Center Parcel; 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 Thompson Center Parcel and will continue to adequately serve the public uses of the Pedestrian Walks Easement; and

WHEREAS, The facade at the northeast corner of the building on the Thompson Center Parcel projects beyond the northerly boundary of the Thompson Center Parcel and encroaches into a small portion of the West Lake Street public right-of-way ("Lake Street Encroachment"); and

WHEREAS, Subject to its obligations as trustee of the public way, the City desires to grant an easement to the Owner authorizing the continuation of the Lake Street Encroachment; and

WHEREAS, The Owner will perform improvements to the Thompson Center Parcel that will implement the reconfiguration and rehabilitation of the existing Chicago Transit Authority ("CTA") rapid transit station on the Thompson Center Parcel as agreed by the City, the Owner and the CTA ("New CTA Station"); and

WHEREAS, The Owner will perform other improvements to the Thompson Center Parcel that will implement the reconfiguration and improvement of the Pedway connections to the New CTA Station as agreed by the City and Owner ("New Pedway Connections"); and

WHEREAS, The New CTA Station and New Pedway Connections will better serve the public than their past configurations; and

WHEREAS, On September 18, 2024, the City Council approved an ordinance (*Journal of the Proceedings of the City Council of the City of Chicago*, page 16677, et seq.) which authorized the Owner and City to amend the Pedestrian Walks Easement; and

WHEREAS, The Owner and City now desire to authorize the continuation of the Lake Street Encroachment in return for the additional public benefits resulting from the New CTA Station and the New Pedway Connections; 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 a Facade Encroachment Easement Agreement 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. Such agreements shall include amendments to easements and other agreements with Owner and CTA as may be necessary and appropriate to implement and memorialize the agreed reconfigurations, rehabilitations and improvements for the New CTA Station and the New Pedway Connections.

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)

*Facade Encroachment Easement Agreement.*

This Façade Encroachment Easement Agreement (“**Agreement**”) is entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between the **CITY OF CHICAGO**, an Illinois home rule municipality (“**City**”), **JRTC HOLDINGS, LLC**, an Illinois limited liability company (“**Grantee**”). The City and Grantee are sometimes referred to herein jointly as the “**Parties**” or individually as a “**Party**.”

**BACKGROUND**

**WHEREAS**, Grantee 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 **Exhibit A**, attached hereto and made a part hereof (hereinafter referred to as the “**Thompson Center Parcel**”); and

**WHEREAS**, the Thompson Center Parcel is improved with a 17 story building known as the “**Thompson Center Building**,” and

**WHEREAS**, the Thompson Center Building occupies the entire south frontage of West Lake Street between North LaSalle Street and North Clark Street; and

**WHEREAS**, the northeast corner of the existing Thompson Center Building façade projects beyond the northerly boundary of the Thompson Center Parcel and encroaches into a small portion of the West Lake Street public right of way legally described in **Exhibit B**, attached hereto and made a part hereof (“**Façade Projection Easement Area**”); and

**WHEREAS**, the Grantee is currently undertaking a comprehensive rehabilitation of the Thompson Center Building including the reconstruction of its façade facing West Lake Street (“Thompson Center Project”); and

**WHEREAS**, subject to its obligations as trustee of the public way, the City desires to grant an exclusive easement in and through the Façade Projection Easement Area for the continued use and occupation of the Façade Projection Easement Area by the façade of the Thompson Center Building, including its rehabilitation through the Thompson Center Project,

**NOW, THEREFORE**, in consideration of the above recitals and the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Grant of Easement.** Subject to the terms and conditions of this Agreement, the City hereby grants to Grantee an easement (“**Easement**”) across the Façade Projection Easement Area solely for the use, operation, maintenance, and repair of the façade of the Thompson Center Building within such area. This Easement is subject to all existing and future utilities and public service facilities, and any other appurtenances that may be legally authorized to occupy the Façade Projection Easement Area.

2. **Term.** The Easement is granted for a term (the “**Term**”) commencing on the date hereof (the “**Commencement Date**”) and shall expire on the date the Thompson Center Building ceases to occupy the Façade Projection Easement Area. In addition, Grantee shall have the right to terminate this Agreement at any time, but only upon completion and satisfaction of the removal and restoration obligations in Section 6 below.

3. **Title.** Grantee represents and warrants to the City that it is the owner of the Thompson Center Parcel, and that the Grantee holds sufficient title and fee interest in and to the Thompson Center Parcel to enter into this Agreement and bind the Thompson Center Parcel to the obligations provided herein.

4. **Grantee's Obligations.**

(a) Prior to the commencement of construction of any alterations to the portion of the Thompson Center Building within the Façade Projection Easement Area, Grantee shall deliver proposed plans and specifications for such alterations to the City’s Commissioner of Transportation (“CDOT”) for their review and approval. Grantee shall expressly warrant with such submittal that any such work shall be designed, constructed and maintained in compliance with all applicable federal, state and local laws and regulations in effect at the time (“Laws”).

(b) Grantee shall be responsible for obtaining approvals of, and paying for, any and all removals, relocations, alterations, additional maintenance and restorations of or to any utility or public service structures or facilities, or any other structures or facilities, located in or adjacent to the Façade Projection Easement Area, whether owned or controlled by the City or by any third-party with authority to occupy the public way,

which work is or may be, in the reasonable judgment of CDOT, necessary or appropriate to facilitate work to the Thompson Center Building. Grantee shall be responsible for obtaining the consent of and making suitable arrangements with all entities owning or having an interest in such structures and facilities, including any City department.

(c) Grantee shall secure all necessary permits and approvals required by Law.

(d) Grantee shall conduct regular documented inspections of the Façade Projection Easement Area and the portions of the Thompson Center Building in and adjacent thereto. At its sole cost and expense, Grantee shall maintain the Façade Projection Easement Area and the portions of the Thompson Center Building in and adjacent thereto in good maintenance and repair, including structurally sound and clean to the reasonable satisfaction of CDOT, in accordance with Law, and in a condition such that they do not interfere with any legal use of the public way by the City, the public, or any person or entity authorized to use or occupy the public way. All inspection and maintenance records shall be made available to CDOT upon CDOT's written request for such documentation.

(e) Grantee shall cooperate with the City concerning the coordination of uses of the Public Way, including prompt responses to inquiries, attending meetings and site visits, and providing complete disclosure of information concerning the Façade Projection Easement Area and the portions of the Thompson Center Building in and adjacent thereto.

5. **City Has No Maintenance and Operational Duties.** Grantee acknowledges that the City is not responsible for the operation, maintenance, repair, replacement and/or removal or security of the Façade Projection Easement Area and the portions of the Thompson Center Building in and adjacent thereto, and the City has no obligations with respect thereto.

6. **Removal and Restoration.** Prior to expiration or termination of the Term, Grantee shall complete the removal of all portions of the Thompson Center Building within the Façade Projection Easement Area and the restoration of the public way to the extent altered, disturbed or damaged by the use, operation, inspection, maintenance, repair, replacement or removal of Thompson Center Building within the Façade Projection Easement Area, all to the reasonable satisfaction of CDOT and in accordance with Law.

7. **Indemnity.** Grantee hereby agrees to indemnify, defend and hold the City harmless from and against any and all claims, demands, damages, lawsuits, legal proceedings, losses, liens, liabilities, judgments, orders or decrees and all reasonable costs and expenses (including, without limitation, reasonable attorneys' fees, court costs, and other reasonable expenses related to litigation), for personal injury or property damage arising or resulting from the use of the public way, including the Façade Projection Easement Area ("Claims"). If Grantee receives notice of any Claim, it shall promptly notify the City in writing with copies of all notices, letters, attachments and other evidence of claims provided to or obtained by Grantee. Upon receipt of such notice, City shall elect, within a reasonable time, whether to tender the defense of such Claim to Grantee which, upon an election to tender, shall timely appear and

diligently defend such Claim at Grantee's own expense. The City shall cooperate with Grantee in the defense thereof. This indemnification shall survive the expiration of the Term of this Agreement.

8. **Insurance.** The Grantee shall procure and maintain, at all times, or shall cause to be procured and maintained, and submit proof thereof, all of the types and coverages of insurance specified in **Exhibit C**, attached hereto and made a part hereof ("**Insurance Requirements**"), at the times stated therein, with insurance companies authorized to do business in the State of Illinois, covering all activities and operations under this Agreement, including construction, operation, maintenance and removal phases, whether performed by the Grantees or any of its contractors. The Grantees' liability coverages may be provided through its captive insurance company, if approved by the City as provided in the Insurance Requirements. Unless otherwise provided for by the authorized representative of the City Department, Grantees must register with the City's online insurance certificate portal as specified in the Insurance Requirements. Grantees shall be responsible for ensuring that Grantees' insurance agent or provider responds to requests generated by and sent via email from the City's online insurance certificate portal requiring the upload of a certificate of insurance (COI) or any other required insurance documents directly into the portal. Grantee is further responsible for ensuring that any requests for insurance documentation during the Term are provided through the City's online insurance certificate portal and that all such information uploaded is accurate and meets the requirements of the Insurance Requirements. COIs may not be submitted to the City via mail, email, fax, or other means unless specifically requested or agreed to by the City in that format. Grantees shall not be authorized to begin the Work prior to registration in and receipt of COI in the City's online insurance certificate portal, without the written authorization of the City Comptroller.

9. **Default.** Grantee shall be in default hereunder in the event of a material breach by Grantee of any term or condition of this Agreement including, but not limited to, a representation or warranty, where Grantee has failed to cure such breach within sixty (60) days after written notice of breach is given to Grantee by City setting forth the nature of such breach. Failure of City to give written notice of breach to Grantee shall not be deemed to be a waiver of the City's right to assert such breach at a later time. If the default is not capable of being cured within the sixty (60) day period, then provided Grantee has commenced to cure the default and is diligently proceeding to cure the default within the sixty (60) day period, and thereafter diligently prosecutes such cure through to completion, 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 City may institute such proceedings at law or in equity as may be necessary or desirable to cure and remedy the default, including but not limited to, termination of this Agreement and removal of the Thompson Center Building from the Façade Projection Easement Area at Grantee's sole expense.

10. **No Liens.** Grantee shall not permit any lien to stand against the Façade Projection Easement Area for any labor or material in connection with work of any character performed in the Public Way Easement Area at the direction or sufferance of Grantee.

11. **Partial Invalidity.** If any clause, sentence or other portion of this Agreement shall become illegal, null or void for any reason, or shall be held by any court of competent jurisdiction to be so, the remaining portion hereof shall remain in full force and effect.

12. **Notices.** Any and all notices or other communications required or permitted pursuant hereto shall be in writing and shall be deemed to have been given if and when personally delivered or on the next following business day if transmitted by reputable overnight carrier. Notices shall be addressed to Grantee and City at their respective addresses set forth below, or to such substitute address as Grantee or City may have designated by notice in accordance herewith:

If to the City:	City of Chicago Department of Transportation 2 North LaSalle Street, Room 800 Chicago, Illinois 60602 Attn: Maps and Plats
With a copy to:	City of Chicago Department of Law 121 North LaSalle Street, Suite 600 Chicago, Illinois 60602 Attn: Real Estate and Land Use Division
If to Grantee:	JRTC Holdings, LLC 120 North LaSalle Street, Suite 3200 Chicago, Illinois 60602 Attn: Michael W. Reschke
With a copy to:	John J. George Akerman LLP 71 S. Wacker Dr., Suite 4700 Chicago, Illinois 60606

13. **Illinois Law.** This Agreement has been negotiated, executed and delivered in Chicago, Illinois, and shall be construed and enforced in accordance with the laws of Illinois, including the law of public trust with respect to the use and occupation of the public way.

14. **No Third-Party Beneficiaries.** This Agreement shall be binding upon and inure to the benefit solely of Grantee and the City and their respective successors and assigns. This document and the terms hereof are intended solely for the benefit of the parties hereto and their successors and assigns, as expressly referred to herein. No other person shall have any rights, responsibilities or obligations hereunder nor may such person enforce any of the terms or be entitled to any of the benefits hereof.

15. **Authority and Validity.** The undersigned representative of Grantee represents and warrants to City that this Agreement has been duly authorized, executed and delivered in accordance with the applicable governing board of Grantee, such that this Agreement constitutes

the legal, valid and binding obligation of Grantee, enforceable against Grantee in accordance with its terms. City represents that its execution of this Agreement has been authorized by an ordinance approved by City Council on \_\_\_\_\_, 2024 (C.J. pp, \_\_\_\_\_ - \_\_\_\_\_).

16. **Miscellaneous.**

(a) The terms, benefits, and privileges set forth in this Agreement shall run with the land of the Façade Projection Easement Area and shall be appurtenant to and bind the Thompson Center Parcel for the Term.

(b) If any provision of this Agreement, or any paragraph, sentence, clause, phrase, or word or the application thereof is held invalid, illegal, null or void for any reason, or shall be held by any court of competent jurisdiction to be so, 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 provided that this Agreement, in its entirety as so reconstituted, does not represent a material change to the rights or obligations of either of the Parties.

(c) In the event the time for performance hereunder falls on a Saturday, Sunday, or legal holiday, the actual time for performance shall be the next business day.

(d) This Agreement and the accompanying Plat shall be governed by, and construed in accordance with, the internal laws of the State of Illinois. In the event that an adjudication of any kind shall be required in connection with this Agreement, the Parties agree that the venue therefor shall be the state or federal courts located in Cook County, Illinois, whichever may be applicable.

(e) This Agreement constitutes the entire contract between the Parties with respect to the subject matter of this Agreement and may not be modified except by an instrument in writing signed by all the Parties and dated a date subsequent to the date of this Agreement.

(f) Each Party agrees that it will execute and deliver such other reasonable documents and take such other reasonable actions as may be reasonably requested by the other party to effectuate the purposes and intention of this Agreement.

17. **Failure to Maintain Eligibility to Do Business with the City.** Failure by Grantee or any controlling person (as defined in Section 1-23-010 of the Municipal Code) thereof to maintain eligibility to do business with the City of Chicago as required by Section 1-23-030 of the Municipal Code shall be grounds for termination of this Agreement. Grantee shall at all times comply with Section 2-154-020 of the Municipal Code.

18. **Inspector General.** It is the duty of every officer, employee, department, agency, contractor, subcontractor, developer and licensee of the City, and every applicant for certification of eligibility for a City contract or program, to cooperate with the City's Inspector General in any

investigation or hearing undertaken pursuant to Chapter 2-56 of the Municipal Code. Grantee understands and will abide by all provisions of Chapter 2-56 of the Municipal Code.

**IN WITNESS WHEREOF**, Grantee and City have caused this Agreement to be executed by their duly authorized officers as of the day and year first written above.

**CITY OF CHICAGO**, an Illinois municipal corporation and home rule unit of government

By: Thomas Carney  
Thomas Carney  
Commissioner  
Department of Transportation

**JRTC HOLDINGS, LLC**,  
an Illinois limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF ILLINOIS)  
  ) SS.  
COUNTY OF COOK )

I, the undersigned, a notary public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Thomas Carney, personally known to me to be the Commissioner of the Department of Transportation of the City of Chicago, Illinois (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 as such Commissioner he signed and delivered the said instrument pursuant to authority given him on behalf of the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on February 26, 2024.



Angelica K. Beltran  
Notary Public

STATE OF ILLINOIS)  
  ) SS.  
COUNTY OF COOK )

I, the undersigned, a notary public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ of JRTC HOLDINGS, LLC, an Illinois limited liability company, 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 as such officer, he signed and delivered the said instrument pursuant to authority given him on behalf of the LLC, for the uses and purposes therein set forth.

Given under my hand and notarial seal on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public

[(Sub)Exhibit "C" referred to in this Facade Encroachment Easement Agreement unavailable at time of printing.]

(Sub)Exhibits "A" and "B" referred to in this Facade Encroachment Easement Agreement read as follows:

*(Sub)Exhibit "A".*  
(To Facade Encroachment Easement Agreement)

*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 Permanent 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 Facade Encroachment Easement Agreement)

Legal Description Of The Facade Projection Easement Area:

All that part of the west 16 feet of West Lake Street, an 80-foot-wide public right-of-way north of and adjoining that part of North Clark Street as vacated by ordinance passed January 14, 1982 and recorded February 2, 1982 as Document Number 26130931 and Block 34 in Original Town of Chicago, ante-fire, in the east part of the southeast quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian,

described as follows: beginning at the northeast corner of vacated North Clark Street aforesaid; thence south 89 degrees, 14 minutes, 04 seconds west along the north line thereof and the north line of Block 34 aforesaid, 76.17 feet; thence north 88 degrees, 31 minutes, 46 seconds east, 76.16 feet to the northerly extension of the east line of said vacated North Clark Street; thence south 01 degree, 39 minutes, 08 seconds east along said northerly extension, 0.94 foot to the point of beginning, all in Cook County, Illinois, above described parcel containing 35.7 square feet or 0.0008 acre, more or less.

*Plat Of Easement.*  
(To Be Attached)

---

VACATION AND OPENING OF PUBLIC ALLEYS IN AREA BOUNDED BY  
E. 60<sup>TH</sup> ST., S. DR. MARTIN LUTHER KING, JR. DR., E. 61<sup>ST</sup> ST. AND  
S. CALUMET AVE.

[O2025-0015475]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, March 12, 2025.

*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 (O2025-0015475) transmitted herewith for a proposed vacation of certain alleys bounded by East 60<sup>th</sup> Street, East 61<sup>st</sup> Street, South Calumet Avenue and South Dr. Martin Luther King, Jr. Drive and the opening of a new public alley to serve the affected balance of the properties on the block located in the 20<sup>th</sup> Ward. This ordinance was referred to the committee on February 19, 2025.

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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 6001 -- 6049 South Calumet Avenue, 345 -- 359 East 60<sup>th</sup> Street, 363 -- 379 East 60<sup>th</sup> Street, and 6000 -- 6032 South Dr. Martin Luther King, Jr. Drive, are owned by the City of Chicago, an Illinois Municipal Corporation; and

WHEREAS, The City of Chicago, by and through its Department of Planning and Development ("Developer"), proposes to assemble the adjacent lots and the portions of the public alley to be vacated and convey them to Sunshine Gospel Ministries, an Illinois not-for-profit corporation ("Assignee"); and

WHEREAS, The Assignee intends to construct a community center campus that will offer a variety of cultural, educational health and economic development programs and services; and

WHEREAS, The City Council of the City of Chicago, after due investigation and consideration, has determined that the nature and extent of public use and the public interest to be subserved is such as to warrant the vacation of the portions of public alley described in the following ordinance; now, therefore,

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

SECTION 1. The opening of the south 16 feet of Lot 4 in Fredrick H. Bartlett's Subdivision of Lots 15, 16, 17, 18, 19 and 20 in Parker's Resubdivision of Block 3 (except Lot 18) and all of Blocks 1 and 2 in the east half of the original subdivision of Lot 4 in Wilson, Heald and Stebbings Subdivision of the east half of the southwest quarter of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, said above

described parcel containing 2,404 square feet or 0.055 acre, more or less, as shaded and legally described by the words "Hereby Opened" on the plat hereto attached as Exhibit A, which plat for greater certainty, is hereby made a part of this ordinance, be and the same is hereby opened to public use as the same is intended for public benefit and the public interest will be subserved by such opening;

And

the vacation of that part of a north/south 20-foot-wide public alley dedicated by Snow and Dickinson's Subdivision recorded October 1, 1890 as Document 1345593, and that part of a north/south 18-foot-wide public alley dedicated in Block 1 of Gunn's Subdivision of the east two-thirds of the north half of Lot 3 recorded June 17, 1874 as Document 174820, and that part of a north/south 18-foot-wide public alley, together with that part of the north half of an east/west 8-foot-wide public alley dedicated in Block 1 of the subdivision of the east two-thirds of the south half of Lot 3 recorded July 1, 1895 as Document 224013, and that part of the south half of said east/west 8-foot-wide public alley, together with that part of a north/south 16-foot-wide public alley dedicated in Block 1 of Parker's Resubdivision of Block 3 (except Lot 18) and all of Blocks 1 and 2 recorded February 25, 1875 as Document 15531, all in the east half of the southwest quarter of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at the northwest corner of Lot 4 in said Snow and Dickinson's Subdivision, said corner also being on the east line of said north/south 20-foot-wide public alley; thence south 01 degree, 39 minutes, 28 seconds east along said east line, 118.86 feet to the north line of Lot 1 in Block 1 of said Gunn's Subdivision; thence south 88 degrees, 13 minutes, 02 seconds west along said north line, 0.89 foot to the northwest corner of said Lot 1, said corner also being on the east line of said north/south 18-foot-wide public alley; thence south 01 degree, 37 minutes, 36 seconds east along said east line, 227.45 feet to the southwest corner of Lot 4 in Block 1 of said subdivision of the east two-thirds of the south half of Lot 3, said corner also being on the north line of said east/west 8-foot-wide public alley; thence north 88 degrees, 11 minutes, 51 seconds east along said north line, 178.79 feet to the southeast corner of said Lot 4, said corner also being on the west line of South Dr. Martin Luther King, Jr. Drive; thence south 01 degree, 37 minutes, 12 seconds east along said west line, 8.00 feet to the northeast corner of the vacated portion of South Lake Park Avenue vacated by ordinance recorded January 3, 1906 as Document 3803272; thence south 88 degrees, 11 minutes, 51 seconds west along the north line of said vacated South Lake Park Avenue and the south line of said east/west 8-foot-wide public alley, 187.27 feet to a bend point; thence south 43 degrees, 17 minutes, 03 seconds west along a southeasterly line of said public alley, 7.08 feet to the east line of said north/south 16-foot-wide public alley; thence south 01 degree, 37 minutes, 44 seconds east along said east line, 121.10 feet to the easterly extension of a line 16.00 feet north of and parallel with the south line of Lot 4 in Frederick H. Bartlett's Subdivision recorded December 23, 1910 as Document 4683082; thence south 88 degrees, 08 minutes, 45 seconds west along said easterly extension, 16.00 feet to a point on the west line of said north/south 16-foot-wide public alley; thence north 01 degree, 37 minutes, 44 seconds west along said west line, 121.12 feet to a bend point; thence north 46 degrees, 42 minutes, 57 seconds west along a southwesterly line of said alley, 7.06 feet to a point on the south line of said east/west 8-foot-wide public alley; thence south 88 degrees, 11 minutes, 51 seconds west along said south line, 145.25 feet to northwest corner of Lot 1 in said Frederick H. Bartlett's Subdivision, said corner also being on the east line of South Calumet Avenue; thence north 01 degree, 38 minutes, 22 seconds west along said east line,

8.00 feet to the southwest corner of Lot 5 in Block 1 of said subdivision of the east two-thirds of the south half of Lot 3, said corner also being on the north line of said east/west 8-foot-wide public alley; thence north 88 degrees, 11 minutes, 51 seconds east along said line, 161.72 feet to the southeast corner of said Lot 5, said corner also being on the west line of said north/south 18-foot-wide public alley; thence north 01 degree, 37 minutes, 36 seconds west along said west line, 227.46 feet to the northeast corner of Lot 8 in Block 1 of said Gunn's Subdivision; thence south 88 degrees, 13 minutes, 02 seconds west along the north line of said Lot 8, a distance of 1.11 feet to the southeast corner of Lot 5 in resubdivision of Lot 5 in Snow and Dickinson's Subdivision recorded March 24, 1910 as Document 452905, said corner also on the west line of said north/south 20-foot-wide public alley; thence north 01 degree, 39 minutes, 28 seconds west along said west line, 118.89 feet to the northeast corner of said Lot 5, said corner also being on the south line of East 60<sup>th</sup> Street; thence north 88 degrees, 18 minutes, 59 seconds east along said south line, 20.00 feet and the point of beginning, all in Cook County, Illinois, said above described parcel containing 11,383 square feet or 0.261 acre, more or less, as shaded and legally described by the words "Hereby Vacated" on the plat hereto attached as Exhibit B, 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 vacations.

SECTION 2. The City of Chicago hereby reserves for the benefit of Commonwealth Edison and its successors, a non-exclusive utility easement to operate, maintain, construct, replace and renew overhead wires, poles, and associated equipment and underground conduit, cables, and associated equipment for the transmission and distribution of electrical energy, telephonic and associated services under, over and along the alleys herein vacated, with the right of ingress and egress. The grade of the vacated public way shall not be altered in a manner so as to interfere with the operation and maintenance of said facilities. No construction, buildings, permanent structures or obstructions shall occur or be placed over the area herein vacated without express written release of easement. Any future Developer or Assignee-prompted relocation of facilities lying within the area being vacated will be accomplished by the utility, and be done at the expense the requester.

SECTION 3. The alley vacations and the alley opening are accepted upon the express condition that within five hundred and sixty-seven (567) days of passage, the City Council must approve a redevelopment agreement for the same areas as shown in Exhibits A and B.

SECTION 4. Prior to recording, the Assignee shall deposit in the City Treasury of the City of Chicago, a security deposit in the amount sufficient to defray the costs of removing paving and curb returns and constructing the new public alley, in accordance with the current version of the Chicago Department of Transportation Regulations for Opening, Repair and Construction in the Public Way and its appendices, and as agreed to by the Assignee in the Duty to Build Agreement attached as Exhibit C and hereby made a part of this ordinance. Request for final field inspection and approval of the Assignee's 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 service fees.

SECTION 5. The Developer and its Assignee acknowledge that, upon recordation of this ordinance and the associated plat of vacation as provided for herein, the eight inch (8") sewer pipe and appurtenances within the areas to be vacated shall become private

property and maintenance responsibility of the Assignee. During the course of any abandonment or modification of these facilities, or during the required construction of the new public sewer in the area herein opened, plans must be reviewed, approved and permitted by the Department of Water Management, Sewer Design Section prior to the commencement of work. The Assignee, upon recordation of this ordinance acknowledges that it is responsible for the construction of sewers to drain the new public alley, and that a returnable security deposit will be required for this work. The Assignee further acknowledges that the acceptance of the new sewer will be through City Council action only, as described along with additional terms, in the attached Exhibit D.

SECTION 6. The vacations and opening herein provided for are further made upon the express condition that within five hundred and sixty-seven (567) days after the passage of this ordinance, DPD or its assign shall file or cause to be filed for recordation with the Office of the Cook County Clerk/Recordings Division, Illinois, the fully stamp-approved, certified copy of this ordinance, together with the similarly approved associated full-sized plats as authorized by the Superintendent of Maps and Plats.

SECTION 7. This ordinance supersedes the opening and vacation ordinance passed on June 12, 2024 and published in the *Journal of the Proceedings of the City Council of the City of Chicago* for such date at pages 13374 through 13386.

SECTION 8. This ordinance shall take effect and be in force from and after its passage, approval and publication. The vacations and opening shall take effect and be in force from and after the recording of the published ordinance and approved plats.

Vacation and Opening Approved:

(Signed) Thomas Carney  
Commissioner,  
Department of Transportation

Introduced By:

(Signed) Jeanette Taylor  
Aldersperson, 20<sup>th</sup> Ward

CDOT File Number:

15-20-23-4052.

[Exhibits "A" and "B" referred to in this ordinance printed on pages 25539 through 25542 of this *Journal*.]

Exhibits "C" and "D" referred to in this ordinance read as follows:

Exhibit "C".

Duty To Build Agreement For Creation Of New Street/Alley.



**DUTY TO BUILD AGREEMENT FOR CREATION OF NEW STREET/ALLEY**

**Proposed Dedication of Alley – Sunshine Community Center  
343-359 E. 60<sup>th</sup> Street / 6000-6036 S. King Drive / 6001-6049 S. Calumet Avenue**

In support of my current application with the Chicago Department of Transportation's Public Way unit, for a dedication of my private property for new public way, I hereby state that I am the application or the company agent for the applicant company involved in the project, and I have the authority to agree to the below terms of the dedication.

**Please Initial Agreement**

KS

I am aware that I am responsible for the construction of all public and private rights of way (streets, alleys, etc) described on the Plat of Dedication associated with unique

CDOT FILE: 15-20-23-4052

KS

I further understand that all rights of way being dedicated must be built to standard City specifications as detailed in the most current version of CDOT's Regulation for Openings, Construction and Repair in the Public Way; with lighting in the public way designed and approved in accordance with the CDOT Electrical Design Standards both of which are shown at the CDOT Maps and Plats website.

KS

Lastly, I understand that construction deposits will be required to assure that the work is done correctly. An inspection will be conducted by the City upon completion of the work. The City of Chicago reserves the right to require demolition and reinstallation of any facilities that are judged to be sub par or that do not adhere to the City's standards.

Signed: Kimberly Sallee Date: June 13, 2023  
Printed name: Kimberly Sallee Title: Executive Director  
Full Address: 500 East 61<sup>st</sup> Street, Chicago, IL 60637  
Organization Name: Sunshine Gospel Ministries  
Phone/fax: 773-904-9800  
Email: kimberly@sunshinегospel.org

Subscribed and sworn to before me this  
4<sup>th</sup> day of June, 2023  
Jennifer A Bentley  
Notary Public



*Exhibit "D".*

CITY OF CHICAGO

\*

DEPARTMENT OF WATER MANAGEMENT

February 22, 2024

City of Chicago  
 Department of Transportation  
 Division of Project Development / PUBLIC WAY  
 2 N. LaSalle Street, Suite 950  
 Chicago, IL 60602-2570

**Attn: Mr. Jai Kalayil**  
 Deputy Commissioner

**Re: Proposed Alley Vacation and Opening Ordinance**  
 20<sup>th</sup> Ward  
 For: Taft Stettinius & Hollister LLP

**REVISED**

**Alley Vacation and Opening in the block bounded by S Calumet Avenue, E 60th Street,  
 S King Drive, and E 61st Street.**

**OUC File No. VD-123012**  
**M&P Project No. 15-20-23-4052**  
**Water Atlas Page 482**  
**Sewer Atlas Page 38-2-34**

Dear Mr. Kalayil:

**This letter supersedes the previous version of this letter dated November 3, 2023.**

This letter is in response to your inquiry concerning the proposed alley vacation and opening. After reviewing our records, we have determined the following:

**I) The Department of Water Management - Water Section**

There are no water facilities within the limits of the area proposed for vacation and opening. Therefore, the Water Section has no objection to the proposed vacation and opening.

All water services no longer in use must be permanently terminated as part of the proposed development by permit per DWM standards.

For questions regarding water facilities, please contact Andrew McFarland at [andrew.mcfarland@cityofchicago.org](mailto:andrew.mcfarland@cityofchicago.org).

**II) The Department of Water Management - Sewer Section**

**I. Alley Vacation:** Based on the sewer records the following public sewers and associated structures are present within the areas proposed for vacation:

1. There is an 8-inch public sewer and appurtenances in North-South alley east of S Calumet Ave from approximately 250 feet north of E 61<sup>st</sup> St to approximately 220 feet north of E 61<sup>st</sup> St, bounded by E Calumet Ave to the west and S Dr Martin Luther King Drive to the east.

OUC File No. VD-123012 REVISED

February 22, 2024

Page 2 of 3

2. There is an 8-inch public sewer and appurtenances in East-West alley south of E 60<sup>th</sup> St from S Martin Luther King Dr to approximately 200 feet west of S Martin Luther King Dr, bounded by E 60<sup>th</sup> St to the North and E 61<sup>st</sup> St to the south.
- II. **Alley Opening:** Based on the sewer records there are no public sewers and appurtenances within the proposed East-West Alley Opening, North of 61<sup>st</sup> Street from S Calumet Ave to the north-south alley east of S Calumet, Bounded by E 60<sup>th</sup> St to the North, E 61<sup>st</sup> St to the south, S Calumet Ave to the West and S Martin Luther King Dr to the East.
- III. **Alley Opening and Vacation Requirements:** The Sewer Section has no objection to the proposed opening and vacation, provided the following are part of the ordinance:
1. The sewers and appurtenances in (I.1) and (I.2) are solely serving the beneficiary, the beneficiary must assume ownership of these sewer facilities.
  2. These sewer facilities will be the private property of the beneficiary. The beneficiary must assume all liability for these facilities and be responsible for all maintenance and repairs for their reuse.
  3. If and when the existing private main sewers and appurtenances are abandoned, the abandonment plans must meet the Department of Water Management, Sewer Design Section's requirements. Any sewers to be abandoned must be plugged at the mainline connection.
  4. Based on topographical survey, the remaining portion of the existing public alley that will not be vacated is draining north towards the area proposed to be vacated. To facilitate proper drainage, the beneficiary must install new sewer infrastructure as needed for both the remaining portion of the existing public alley and the proposed alley opening.
  5. An insurance deposit is required from the beneficiary in case the beneficiary is unable to successfully complete the construction of the drainage requirements to the area. The deposit allows the Department of Water Management (DWM) Sewer Section to finalize any remaining work. The specified deposit for the Sewer section is set at \$136,619.01 and must be forwarded to the Department of Water Management. These estimates are based on current rates for labor, materials, equipment and overhead charges, but actual costs will be billed to the beneficiary upon DWM's completion of the work.  
  
A certified check, payable to the City of Chicago, must be hand delivered to the Department of buildings, Plumbing Permit and Plan Section, 121 North LaSalle Street, Room 906, Chicago, Illinois, 60602, 312-744-7060, with a copy of this memo.
  6. A copy of the deposit receipt must be sent to Alexander Huynh at [alexander.huynh@cityofchicago.org](mailto:alexander.huynh@cityofchicago.org) and Anupam Verma at [Anupam.verma@cityofchicago.org](mailto:Anupam.verma@cityofchicago.org)
  7. Private structures are not allowed in the public right of way without an ordinance established by the City Council. Existing private structures must be relocated into private property, abandoned or established through a City Council ordinance.
  8. It is the owner's / developer's responsibility to provide proper drainage for the areas affected by the opening and vacation. When the final plans are available, the owner's / developer's engineering staff must discuss those plans with Sewer Section

OUC File No. VD-123012 REVISED

February 22, 2024


Page 3 of 3

Engineering Personnel. The plans must be submitted through the OUC-EFP review process.

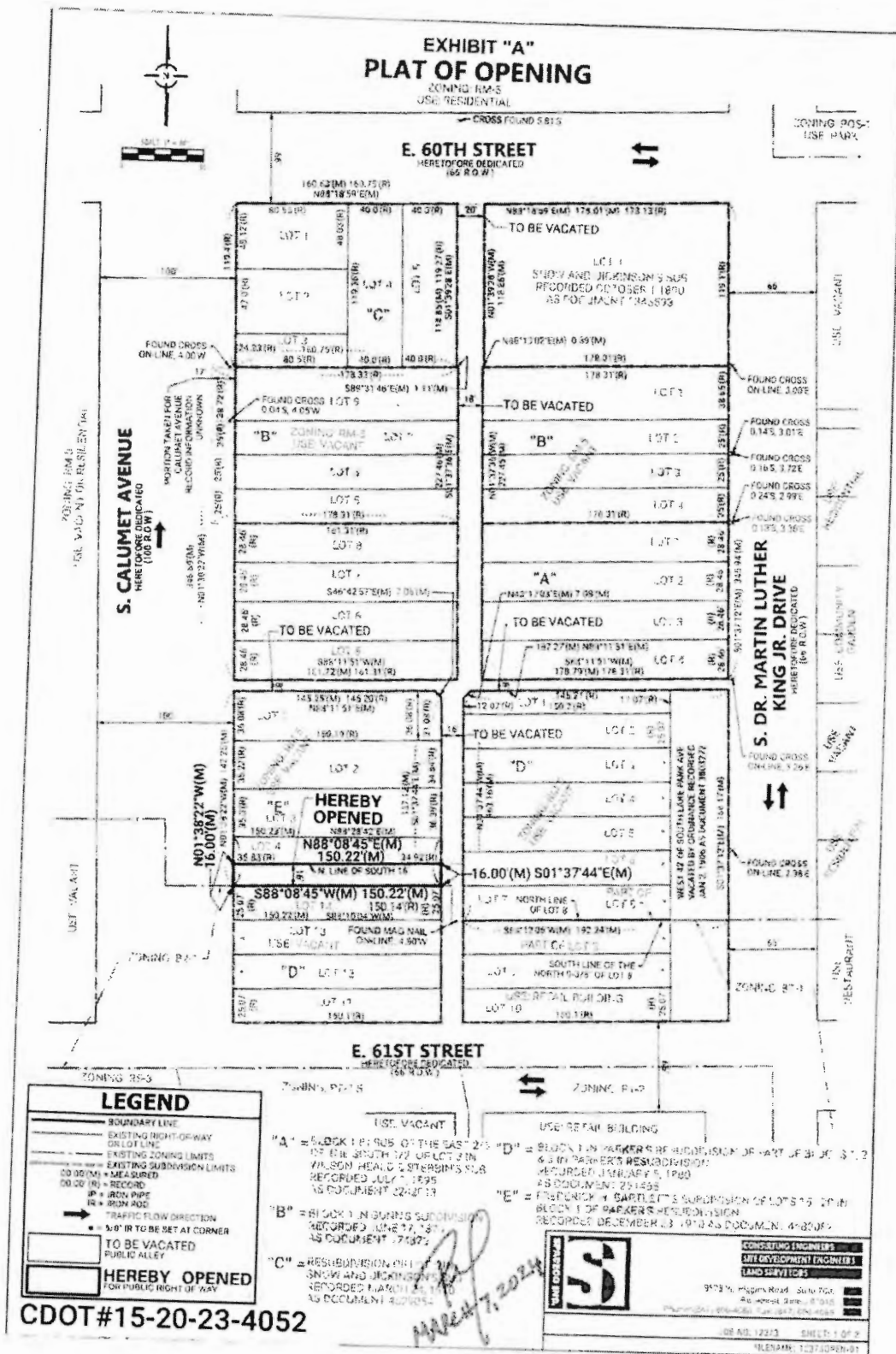
9. Please be advised that any underground sewer work, including the public main sewers and sewer structures associated with the proposed openings, must be submitted for review and installed at the expense of the beneficiary. The maintenance of the public sewers and sewer structures will be accepted by the Department of Water Management only, after physical and videotape inspection approved by the Department of Water Management.
10. Permits are required to be obtained by a Licensed Drainlayer from the Department of Buildings - Sewer Permit Section for all underground sewer work, in both the public way and on private property. As-built plans of the public sewer and combined public main sewers indicating the street location of the main sewer(s) and appurtenances must be submitted to the Department of Water Management for record purposes within 30 days of completion.
11. Please be advised that any development creating more than 7,500 sq-ft of at grade impervious surface or disturbs a land area more than 15,000 sq-ft shall be subject to the regulated development requirements of DWM's Stormwater Regulations and must go through DOB Stormwater review.

If there are any questions regarding the sewer facilities, contact Alexander Huynh at 312-744-4420 and Anupam Verma at 312-744-4420.

Very truly yours,



Randy Conner  
Commissioner



### EXHIBIT "A" PLAT OF OPENING

AFFECTED PIN  
20-15-2311 010-0000

**LEGAL DESCRIPTION:**

THE SOUTH 16 FEET OF LOT 4 IN FREDRICK H. BARTLETT'S SUBDIVISION OF LOTS 15, 16, 17, 18, 19 AND 20 IN PARKER'S RESUBDIVISION OF BLOCK 3 (EXCEPT LOT 18) AND ALL OF BLOCKS 1 AND 2 IN THE EAST HALF OF THE ORIGINAL SUBDIVISION OF LOT 4 IN WILSON, HEALD AND STEBBINGS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 2,404 SQUARE FEET OR 0.055 ACRES, MORE OR LESS.

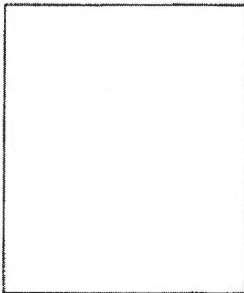
**SURVEYOR'S NOTES:**

- 1. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS NOTED.
- 2. BASIS OF BEARINGS: TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE.
- 3. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
- 4. PREPARED FOR/AND MAIL TO:  
SUNSHINE COMMUNITY CENTER  
C/O CHICAGO NEIGHBORHOOD INITIATIVES  
1800 EAST 11TH STREET  
10TH FLOOR  
CHICAGO, ILLINOIS 60626
- 5. LAST DATE OF FIELD WORK: JANUARY 27, 2023.
- 6. OPENED PARCELS WILL BE MONUMENTED WITH 5/8" IRON ROD OR A CROSS CUT IN CONCRETE.

- B1-2 = NEIGHBORHOOD SHOPPING DISTRICT
- B2-1 = NEIGHBORHOOD MIXED USE DISTRICT
- POS-1 = PARKS AND OPEN SPACE DISTRICT
- RM-5 = RESIDENTIAL MULTIFAMILY DISTRICT
- RS-3 = RESIDENTIAL SINGLE-UNIT DISTRICT
- RT-3.5 = RESIDENTIAL TWO-FLAT, TOWNHOUSE AND MULTIFAMILY DISTRICT



COOK COUNTY



CHICAGO DEPARTMENT OF TRANSPORTATION



CHICAGO DEPARTMENT OF FINANCE

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF COOK )

WE, SPINCO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-081157 DO HEREBY DECLARE THAT WE HAVE PREPARED THE PLAT HEREON DRAWN FOR THE PURPOSE OF OPENING A PUBLIC STREET AS SHOWN, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID OPENING.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

I HEREBY AUTHORIZE \_\_\_\_\_ OR THEIR AGENT TO FILE THIS PLAT OF OPENING WITH THE COOK COUNTY RECORDER'S OFFICE

GIVEN UNDER OUR HAND AND SEAL THIS 20 DAY OF MARCH, 2024, IN ROSEMONT, ILLINOIS

*Rebecca Y. Poppek*  
REBECCA Y. POPECK, P.E., S. No. 184-081157-3642  
LICENSE EXPIRES: 1-30-2024

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. VERIFY DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.



*Paul*  
*March 7, 2024*

CDOT#15-20-23-4052

	CONSULTING ENGINEER
	CITY DEVELOPMENT ENGINEER
LAND SURVEYOR	
4575 W. Higgins Road, Suite 100 Rosemont, Illinois 60018 Phone: 847-946-6050 Fax: 847-946-6059	
JOB NO: 12373	SHEET: 2 OF 2
FILENAME: 12373OPEN-01	

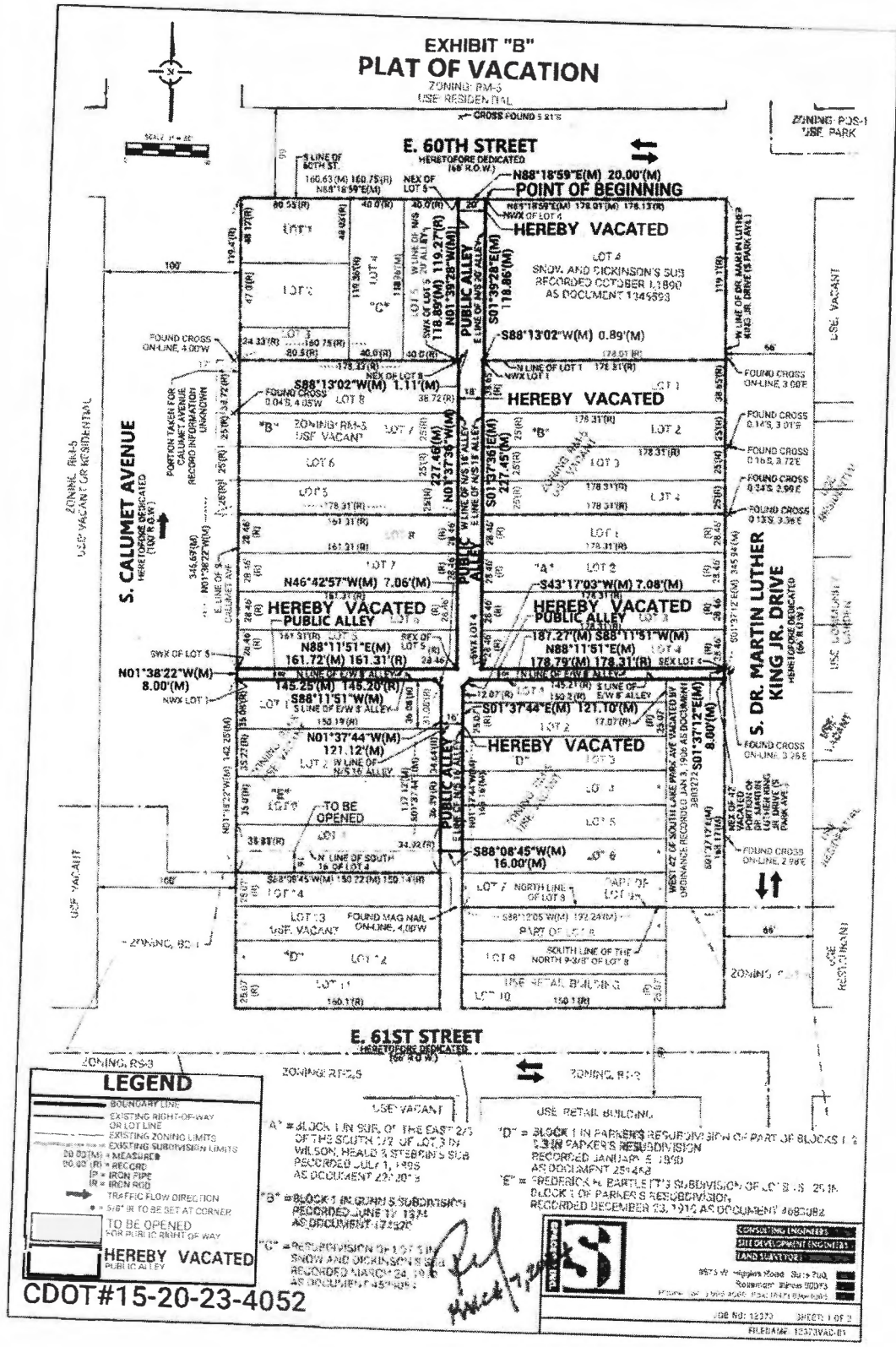


EXHIBIT "B" PLAT OF VACATION

LEGAL DESCRIPTION:

THAT PART OF A NORTH-SOUTH 20 FOOT WIDE PUBLIC ALLEY DEDICATED BY SNOW AND DICKINSON'S SUBDIVISION RECORDED OCTOBER 1, 1890 AS DOCUMENT 1345593, AND THAT PART OF A NORTH-SOUTH 18 FOOT WIDE PUBLIC ALLEY DEDICATED IN BLOCK 1 OF GUNN'S SUBDIVISION OF THE EAST 2/3 OF THE NORTH 1/2 OF LOT 3 RECORDED JUNE 17, 1874 AS DOCUMENT 174820, AND THAT PART OF A NORTH-SOUTH 18 FOOT WIDE PUBLIC ALLEY, TOGETHER WITH THAT PART OF THE NORTH HALF OF AN EAST-WEST 8 FOOT WIDE PUBLIC ALLEY DEDICATED IN BLOCK 1 OF THE SUBDIVISION OF THE EAST 2/3 OF THE SOUTH 1/2 OF LOT 3 RECORDED JULY 1, 1895 AS DOCUMENT 224013, AND THAT PART OF THE SOUTH HALF OF SAID EAST-WEST 8 FOOT WIDE PUBLIC ALLEY, TOGETHER WITH THAT PART OF A NORTH-SOUTH 16 FOOT WIDE PUBLIC ALLEY DEDICATED IN BLOCK 1 OF PARKER'S RESUBDIVISION OF BLOCK 3 (EXCEPT LOT 18) AND ALL OF BLOCKS 1 AND 2 RECORDED FEBRUARY 25, 1875 AS DOCUMENT 15531, ALL IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

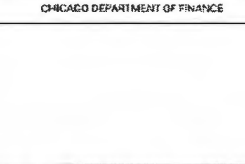
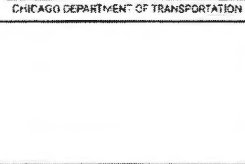
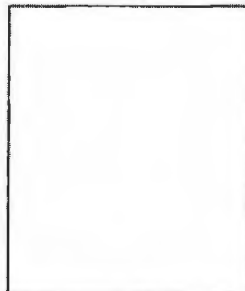
BEGINNING AT THE NORTHWEST CORNER OF LOT 4 IN SAID SNOW AND DICKINSON'S SUBDIVISION, SAID CORNER ALSO BEING ON THE EAST LINE OF SAID NORTH-SOUTH 20-FOOT WIDE PUBLIC ALLEY; THENCE SOUTH 01 DEGREES 38 MINUTES 28 SECONDS EAST, ALONG SAID EAST LINE, 118.86 FEET TO THE NORTH LINE OF LOT 1 IN BLOCK 1 OF SAID GUNN'S SUBDIVISION; THENCE SOUTH 88 DEGREES 13 MINUTES 02 SECONDS WEST, ALONG SAID NORTH LINE, 0.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE EAST LINE OF SAID NORTH-SOUTH 18-FOOT WIDE PUBLIC ALLEY; THENCE SOUTH 01 DEGREES 37 MINUTES 36 SECONDS EAST, ALONG SAID EAST LINE, 227.45 FEET TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 1 OF SAID SUBDIVISION OF THE EAST 2/3 OF THE SOUTH 1/2 OF LOT 3, SAID CORNER ALSO BEING ON THE NORTH LINE OF SAID EAST-WEST 8-FOOT WIDE PUBLIC ALLEY; THENCE NORTH 88 DEGREES 11 MINUTES 51 SECONDS EAST, ALONG SAID NORTH LINE, 178.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SAID CORNER ALSO BEING ON THE WEST LINE OF S. DR. MARTIN LUTHER KING JR. DRIVE; THENCE SOUTH 01 DEGREES 37 MINUTES 12 SECONDS EAST, ALONG SAID WEST LINE, 8.00 FEET TO THE NORTHEAST CORNER OF THE VACATED PORTION OF S. LAKE PARK AVENUE VACATED BY ORDINANCE RECORDED JANUARY 3, 1906 AS DOCUMENT 3803272; THENCE SOUTH 88 DEGREES 11 MINUTES 51 SECONDS WEST, ALONG THE NORTH LINE OF SAID VACATED S. LAKE PARK AVENUE AND THE SOUTH LINE OF SAID EAST-WEST 8-FOOT WIDE PUBLIC ALLEY, 187.27 FEET TO A BEND POINT; THENCE SOUTH 43 DEGREES 17 MINUTES 03 SECONDS WEST, ALONG A SOUTHEASTERLY LINE OF SAID PUBLIC ALLEY, 7.08 FEET TO THE EAST LINE OF SAID NORTH-SOUTH 16-FOOT WIDE PUBLIC ALLEY; THENCE SOUTH 01 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG SAID EAST LINE, 121.10 FEET TO THE EASTERLY EXTENSION OF A LINE 18.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 4 IN FREDERICK H. BARTLETT'S SUBDIVISION RECORDED DECEMBER 23, 1910 AS DOCUMENT 4683082; THENCE SOUTH 88 DEGREES 08 MINUTES 45 SECONDS WEST, ALONG SAID EASTERLY EXTENSION, 16.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTH-SOUTH 16-FOOT WIDE PUBLIC ALLEY; THENCE NORTH 01 DEGREES 37 MINUTES 44 SECONDS WEST, ALONG SAID WEST LINE, 121.12 FEET TO A BEND POINT; THENCE NORTH 46 DEGREES 42 MINUTES 57 SECONDS WEST, ALONG SAID WEST LINE, 178.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SAID CORNER ALSO BEING ON THE WEST LINE OF SAID NORTH-SOUTH 18-FOOT WIDE PUBLIC ALLEY; THENCE SOUTH 01 DEGREES 37 MINUTES 36 SECONDS WEST, ALONG SAID WEST LINE, 227.46 FEET TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 1 OF SAID GUNN'S SUBDIVISION; THENCE SOUTH 88 DEGREES 13 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 1.11 FEET TO THE SOUTHEAST CORNER OF LOT 5 IN RESUBDIVISION OF LOT 5 IN SNOW AND DICKINSON'S SUBDIVISION RECORDED MARCH 24, 1910 AS DOCUMENT 452905, SAID CORNER ALSO BEING ON THE WEST LINE OF SAID NORTH-SOUTH 20-FOOT WIDE PUBLIC ALLEY; THENCE NORTH 01 DEGREES 38 MINUTES 28 SECONDS WEST, ALONG SAID WEST LINE, 118.89 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; SAID CORNER ALSO BEING ON THE SOUTH LINE OF E. 60TH STREET; THENCE NORTH 88 DEGREES 18 MINUTES 59 SECONDS EAST, ALONG SAID SOUTH LINE, 20.00 FEET AND THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 11,383 SQUARE FEET OR 0.261 ACRES, MORE OR LESS.

- 81-2 = NEIGHBORHOOD SHOPPING DISTRICT
82-1 = NEIGHBORHOOD MIXED-USE DISTRICT
PDS-1 = PARKS AND OPEN SPACE DISTRICT
RMS-5 = RESIDENTIAL MEDIUM-DENSITY DISTRICT
RS-3 = RESIDENTIAL SINGLE-UNIT DISTRICT
RT-3-S = RESIDENTIAL TOWN-LAL, TOWNHOUSE AND MULTIFAMILY DISTRICT

SURVEYOR'S NOTES:

- 1. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS NOTED.
2. BASIS OF BEARINGS: TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE.
3. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
4. PREPARED FOR AND MAIL TO: SUNSHINE COMMUNITY CENTER, C/O CHICAGO NEIGHBORHOOD INITIATIVES, 1000 EAST 11TH STREET, 10TH FLOOR, CHICAGO, ILLINOIS 60628.
5. LAST DATE OF FIELD WORK: JANUARY 27, 2023.

Table with 2 columns: ADJOINING PINS and LOT #. Lists adjacent lots 1-8 and their respective pin numbers.



STATE OF ILLINOIS
COUNTY OF COOK

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-091157-00, HEREBY DECLARE THAT WE HAVE PREPARED THE PLAT HEREON DRAWN FOR THE PURPOSE OF VACATING A PUBLIC ALLEY AS SHOWN, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID VACATION.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

I HEREBY AUTHORIZE [Signature] OR THEIR AGENT TO FILE THIS PLAT OF VACATION WITH THE COOK COUNTY RECORDER'S OFFICE.

GIVEN UNDER OUR HAND AND SEAL THIS 20th DAY OF MARCH, 2024, IN ROSEMONT, ILLINOIS.

Signature of Rebecca J. Poperek, Surveyor.



COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES TO THE SURVEYOR TO OBTAIN A CORRECTED TITLE POLICY FOR BUILDING LINES AND EASEMENTS.



CONSULTING ENGINEERS, SITE DEVELOPMENT ENGINEERS, LAND SURVEYORS. Rebecca J. Poperek, Surveyor, License #055-3642.

CDOT#15-20-23-4052

Handwritten signature and date: March 7, 2024.

JOB NO: 12373 SHEET: 2 OF 2 FILENAME: 12373VAC-01

VACATION OF PORTION OF PUBLIC ALLEY IN AREA BOUNDED BY E. 133<sup>RD</sup> ST.,  
S. AVENUE O, E. 134<sup>TH</sup> ST. AND S. GREEN BAY AVE.

[O2025-0015287]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, March 12, 2025.

*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 (O2025-0015287) transmitted herewith for a proposed vacation of the easternmost section of a 16-foot-wide east/west public alley in the area bounded by East 133<sup>rd</sup> Street, South Avenue O, East 134<sup>th</sup> Street and South Green Bay Avenue in the 10<sup>th</sup> Ward. This ordinance was referred to the committee on February 19, 2025.

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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 Chicago Board of Education of the City of Chicago, a body politic and corporate ("CPS"), owns the properties commonly known as 3400 -- 3424 East 134<sup>th</sup> Street, 13336 -- 13346 South Avenue O and 3401 -- 3425 East 134<sup>th</sup> Street; and

WHEREAS, The Chicago Board of Education proposes to utilize the portion of the alley to be vacated pursuant to this ordinance to serve their existing school and playground at this location; and

WHEREAS, The City Council of the City of Chicago, after due investigation and consideration, has determined that the nature and extent of public use and the public interest to be subserved is such as to warrant the vacation of the public alley described below; now, therefore,

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

SECTION 1. The Commissioner of the Chicago Department of Transportation (the "Commissioner"), or any of the Commissioner's designees, is each hereby authorized and directed to approve a vacation of the easternmost section of the 16-foot-wide east/west alley in the block bounded by East 133<sup>rd</sup> Street, South Avenue O, East 134<sup>th</sup> Street and South Green Bay Avenue, as shaded and legally described by the words "Hereby Vacated" on the plat hereto attached as Exhibit A (CDOT File: 31-10-24-4086) which, for greater certainty, is hereby made a part of this ordinance. The legal description of the to-be-vacated public right-of-way, and the property index numbers and addresses of the properties adjacent to the to-be-vacated public right-of-way, are attached hereto as Exhibits B and C, respectively, and incorporated by this reference.

SECTION 2. The vacation herein provided for is made under the express condition that the Chicago Board of Education, and its successors and assigns, shall hold harmless, indemnify and defend the City of Chicago from all claims related to said vacation.

SECTION 3. 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, the Chicago Board of Education 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 4. 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 the recording of the published ordinance and approved plat.

Vacation Approved:

(Signed) Thomas Carney  
Commissioner,  
Department of Transportation

Introduced By:

(Signed) Peter Chico  
Aldersperson, 10<sup>th</sup> Ward

CDOT File Number:

31-10-24-4086.

[Exhibit "A" referred to in this ordinance printed on pages 25547 and 25548 of this *Journal*.]

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

*Exhibit "B".*

Legal Description:

That part of the east/west 16.00-foot-wide public alley, lying north of and adjoining Lots 1 to 5 and part of Lot 6 in the subdivision of Block 10, all of Block 17 and the north 292.1 feet of Block 18 of that certain subdivision made by Calumet and Chicago Canal and Dock Company, a subdivision of the northeast quarter of the southeast quarter and the south 5 acres of the southeast quarter of the northeast quarter of Section 31,

Township 37 North, Range 15, East of the Third Principal Meridian, recorded December 10, 1923 as Document Number 8213678, beginning at the northeast corner of Lot 1, also being on the west right-of-way line of South Avenue O, in the subdivision of Block 10 aforesaid; thence south 89 degrees, 37 minutes, 11 seconds west along the north line of Lots 1 through 5 and that part of Lot 6 in the subdivision of Block 10 aforesaid, 126.10 feet; thence north 00 degrees, 35 minutes, 03 seconds west along the southerly extension of the west line of Lot 5, also being on the east right-of-way of the north/south 14-foot-wide public alley, in the subdivision of Lots 13 to 18, both inclusive, in Block 8 in Hegewisch 1<sup>st</sup> Addition, recorded April 30, 1924 as Document Number 215622, a distance of 16 feet to the southwest corner of said Lot 5; thence north 89 degrees, 37 minutes, 11 seconds east along the south line of Lot 5 aforesaid, 126.09 feet to the southeast corner of said Lot 5, also on being on said west right-of-way line of South Avenue O; thence south 00 degrees, 37 minutes, 34 seconds east, 16.00 feet to the point of beginning, all in Cook County, Illinois, said above-described parcel containing 2,018 square feet or 0.046 acre, more or less.

*Exhibit "C".*

*Permanent Index Numbers And Address Ranges Of The Properties Adjacent  
To The To-Be-Vacated Public Right-Of-Way.*

Address Ranges:

13342 -- 13346 South Avenue O; and

3414 -- 3424 East 134<sup>th</sup> Street.

Permanent Index Numbers ("PINs"):

26-31-230-026-0000;

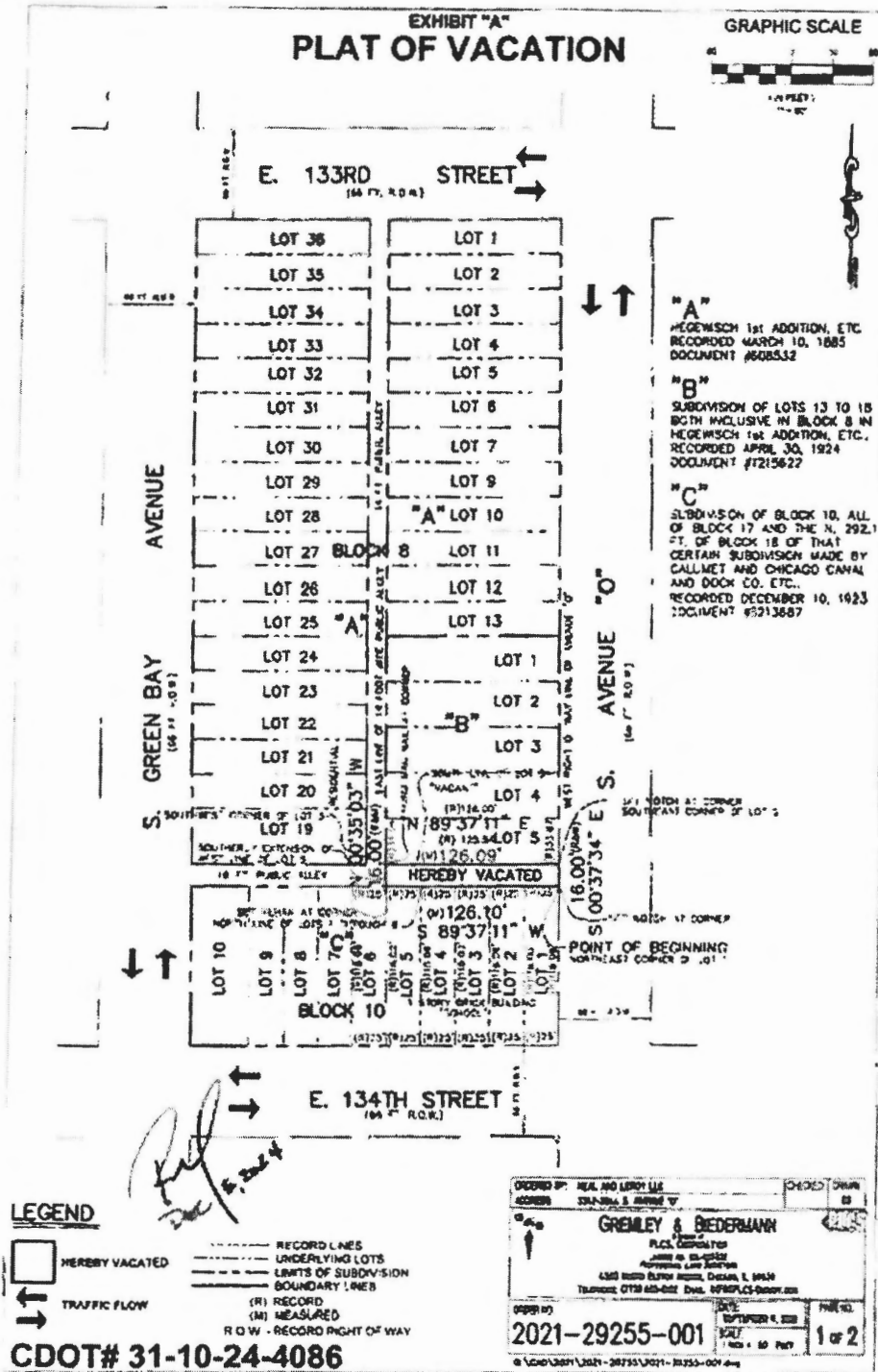
26-31-230-032-0000;

26-31-230-033-0000;

26-31-230-034-0000;

26-31-230-035-0000; and

26-31-230-036-0000.



"A"  
HEGENSCH 1st ADDITION, ETC.  
RECORDED MARCH 10, 1885  
DOCUMENT #608532

"B"  
SUBDIVISION OF LOTS 13 TO 15  
BOTH INCLUSIVE IN BLOCK 8 IN  
HEGENSCH 1st ADDITION, ETC.  
RECORDED APRIL 30, 1924  
DOCUMENT #7215627

"C"  
SUBDIVISION OF BLOCK 10, ALL  
OF BLOCK 17 AND THE N. 292.1  
FT. OF BLOCK 18 OF THAT  
CERTAIN SUBDIVISION MADE BY  
CALLMET AND CHICAGO CANAL  
AND DOCK CO. ETC..  
RECORDED DECEMBER 10, 1923  
DOCUMENT #7213887

*Paul  
S. Biedermann*

**EXHIBIT "A"**  
**PLAT OF VACATION**

AFFECTED PARS:	
28-31-230-026 - LOT 5	3342-3344 S. AVENUE "O"
28-31-230-031 - LOT 6	
28-31-230-032 - LOT 5	
28-31-230-033 - LOT 5	3410-3424 E. 134TH STREET
28-31-230-034 - LOT 3	13348-13350 S. AVENUE "O"
28-31-230-035 - LOT 3	
28-31-230-036 - LOT 1	

**LEGAL DESCRIPTION:**

THAT PART OF THE EAST-WEST 16.00 FOOT WIDE PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 1 TO 5 AND PART OF LOT 6 IN THE SUBDIVISION OF BLOCK 10, ALL OF BLOCK 17 AND THE NORTH 292.1 FT. OF BLOCK 18 OF THAT CERTAIN SUBDIVISION MADE BY CALUMET AND CHICAGO CANAL AND DOCK CO., A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH 5 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 10, 1923 AS DOCUMENT #8213678, BEGINNING AT THE NORTHEAST CORNER OF LOT 1, ALSO BEING ON THE WEST RIGHT OF WAY LINE OF S. AVENUE "O", IN THE SUBDIVISION OF BLOCK 10 AFORESAID; THENCE SOUTH 89 DEGREES 37 MINUTES 11 SECONDS WEST ALONG THE NORTH LINE OF LOTS 1 THROUGH 5 AND THAT PART OF LOT 6 IN THE SUBDIVISION OF BLOCK 10 AFORESAID 126.10 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 03 SECONDS WEST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 5, ALSO BEING ON THE EAST RIGHT OF WAY OF THE NORTH-SOUTH 14 FOOT WIDE PUBLIC ALLEY, IN THE SUBDIVISION OF LOTS 13 TO 18 BOTH INCLUSIVE IN BLOCK 8 IN HEGEWISCH 1st ADDITION, RECORDED APRIL 30, 1924 AS DOCUMENT #215622, A DISTANCE OF 16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 89 DEGREES 37 MINUTES 11 SECONDS EAST ALONG THE SOUTH LINE OF LOT 5 AFORESAID 126.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, ALSO ON BEING ON SAID WEST RIGHT OF WAY LINE OF S. AVENUE "O"; THENCE SOUTH 00 DEGREES 37 MINUTES 34 SECONDS EAST 16.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. SAID ABOVE DESCRIBED PARCEL CONTAINING 2.018 SQUARE FEET OR 0.046 ACRES, MORE OR LESS.

COOK COUNTY

CHICAGO DEPARTMENT OF TRANSPORTATION      CHICAGO DEPARTMENT OF FINANCE

**SURVEY PREPARED FOR / AND MAIL TO:**

Prepared for:  
Chicago Board of Education,  
42 W. Madison St.  
Chicago, IL 60602

Mail to:  
Scott A. Bulman, Esq.  
Neal and Leroy, LLC  
20 S. Clark St., Ste. 2050  
Chicago, IL 60603

**SURVEYOR'S NOTES:**

SURVEYOR'S LICENSE EXPIRES November 30, 2025  
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2025

ZONING B1-1 Neighborhood Shopping District

FIELD MEASUREMENTS COMPLETED ON SEPTEMBER 9, 2021

Note: (R) & (M) denotes Record and Measured distances respectively

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by owner and at once report any corrections BEFORE damage is done

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations

Except for building foot prints, improvements created at clients request

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted herein the Bearing, Grade, Elevation Datum and Coordinate Datum if used is ASSUMED

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2024. All Rights Reserved

**CDOT# 31-10-24-4086**

**SURVEYOR'S CERTIFICATE**  
State of Illinois  
County of Cook

We, GREMLEY & BIEDERMANN, INC hereby certify that we have surveyed the above described property and that the plat hereon shown is a correct representation of said survey conducted to a temperature of 92° Fahrenheit. This professional service conforms to the current best professional standards for a boundary survey.

Survey completed on SEPTEMBER 9, 2021  
Signed and Subscribed at Chicago, IL on December 4, 2024

*Paul G. Biedermann*  
Professional Illinois Land Surveyor No. 2902

DRAWN BY: NEAL AND LEROY, LLC	CHECKED: JAMES BULL
<b>GREMLEY &amp; BIEDERMANN</b> INC. PLAT, CONDOMINIUM LICENSE NO. 04-02228 Professional Land Surveyors 4465 NORTH ELSTON AVENUE, CHICAGO, IL 60630 Telephone: (773) 442-8844 Email: INFO@G&B-SURVEY.COM	
ORDER NO. <b>2021-29255-001</b>	DATE SEPTEMBER 9, 2021 SCALE 1" = 66' FEET
PAGE NO. <b>2 of 2</b>	

P:\CADD\2021\2021-29255\2021-29255-001.dwg

AMENDMENT OF USE RESTRICTION AFFECTING PREVIOUSLY VACATED ALLEYS IN BLOCK BOUNDED BY W. ADAMS ST., S. CALIFORNIA AVE., S. FRANCISCO AVE. AND W. JACKSON BLVD.

[O2025-0015614]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, March 12, 2025.

*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 (O2025-0015614) transmitted herewith for a proposed change in use restriction affecting the previously vacated alleys in the block bounded by West Adams Street, South California Avenue, South Francisco Avenue and West Jackson Boulevard located in the 27<sup>th</sup> Ward. This ordinance was referred to the committee on February 19, 2025.

This recommendation was concurred unanimously in 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 City Council of the City (the "City Council") by ordinance dated May 17, 1933 (the "1933 Ordinance"), and published in the *Journal of the Proceedings of the City Council of the City of Chicago* for such date at page 270, a copy of which is attached hereto as Exhibit A and incorporated herein, authorized the vacation of two alleys (together, the "Vacated Alleys") legally described in Section 1 of the 1933 Ordinance, and located in the block bounded by West Adams Street, South California Avenue, South Francisco Avenue and West Jackson Boulevard; and

WHEREAS, A copy of the 1933 Ordinance, as recorded with the Recorder of Deeds of Cook County, Illinois, in Book 20500, pages 313 through 315, is attached hereto as Exhibit B and incorporated herein; and

WHEREAS, The alley vacations were for no compensation; and

WHEREAS, Section 3 of the 1933 Ordinance contains the following use restriction ("Use Restriction"): "It is hereby made a special provision of this ordinance that if any part of the alleys herein vacated shall ever be used for other than educational or school purposes, then the vacation shall be for naught held"; and

WHEREAS, The former John Calhoun North Elementary School was developed on the Vacated Alleys and certain adjacent property (collectively, the "School Property"); and

WHEREAS, The School Property now is commonly known as 2833 West Adams Street, Chicago, Illinois, and legally described in Exhibit C attached hereto and incorporated herein; and

WHEREAS, The Chicago Board of Education, on September 26, 2024, passed Resolution Number 24-0926-OP1 , which authorizes the conveyance of the School Property to Marillac St. Vincent Ministries, Inc., an Illinois not-for-profit corporation ("Developer"); and

WHEREAS, Developer proposes to use the School Property for supportive housing and one or more of the following services: programs for at-risk youth, community health initiatives, new parent programs, workforce development and job training programs, housing and case management services for homeless women, and substance abuse and mental health services (collectively, the "New Uses"); and

WHEREAS, The City wishes to support the charitable, educational and philanthropic activities of not-for-profit corporations and encourage the continued viability and growth of such corporations; and

WHEREAS, The City Council, 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 an amendment of the Use Restriction to allow for the New Uses; now, therefore,

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

SECTION 1. Section 3 of the 1933 Ordinance is deleted in its entirety and the following is substituted for it: "It is hereby a special provision of this ordinance that if any part of the alleys herein vacated shall ever be used for other than social service purposes which include, but shall not be limited to, supportive housing programs for at-risk youth, community health initiatives, new parent programs, workforce development and job training programs, housing and case management services for homeless women, and substance abuse and mental health services, and for such use and improvements that are accessory, as that term is defined in the Chicago Zoning Ordinance, such uses and improvements to be owned and operated by a non-for-profit corporation, then this vacation shall be void. This use restriction shall remain in place into perpetuity unless released by the City subject to the payment by Developer or its successors or assigns of appraised compensation to the City".

SECTION 2. The change in use restriction herein provided for is made upon the express condition that within 180 days after the passage of this ordinance Developer shall file or cause to be filed for recordation in the Office of the Clerk of Cook County, Illinois, Recordings Division, a certified copy of this ordinance.

SECTION 3. This ordinance shall take effect and be in force from and after its passage and publication. The change in use restriction shall take effect and be in force from and after the recording of the published ordinance.

Amendment To Use Restriction  
Approved:

(Signed) Thomas Carney  
Commissioner of Transportation

Introduced By:

(Signed) Walter Burnett  
Aldersperson, 27<sup>th</sup> Ward

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

Exhibit "A".

1933 Ordinance.

be kept in force throughout the life of this ordinance and if at any time during the life of this ordinance such bond shall not be in full force, then the privileges herein granted shall be terminated, but the grantee shall, nevertheless, remain liable to the City of Chicago for the compensation due until the expiration or repeal of this ordinance.

SECTION 6. The said grantee agrees to pay to the city of Chicago as compensation for said covered bridge or passageway the sum of one dollar (\$1.00) per annum, payable annually in advance, the first payment to be made as of the date of April 5, 1933, and each succeeding payment annually thereafter; provided that if default is made in the payment of any of the installments of compensation herein provided for, the privileges herein granted may be immediately terminated under the powers reserved to the Mayor or City Council by Section 2 hereof, and thereupon this ordinance shall become null and void. Any termination by the City for default in payment of compensation as provided for by this section shall not release the grantee from liability for the compensation due up to and including the date of such termination.

SECTION 7. This ordinance shall take effect and be in force from and after its passage, provided the grantee herein files its written acceptance of this ordinance and the bond hereinabove provided for with the City Clerk within sixty (60) days after the passage and approval hereof.

Vacation of Alleys in the Block Bounded by W. Adams St., S. California Av., S. Francisco Av. and W. Jackson Boul.

On motion of Alderman Tomau the City Council hereupon took up for consideration the report of the Committee on Local Industries, Streets and Alleys on an ordinance providing for the vacation of alleys in the block bounded by West Adams street, South California avenue, South Francisco avenue and West Jackson boulevard (Board of Education), deferred and published May 10, 1933, page 153.

Alderman Tomau moved to concur in said report and to pass said ordinance, without compensation, as recommended by the Committee on Finance (printed in Pamphlet No. 4).

The motion prevailed, by yeas and nays as follows:

- Yeas—Councilmen Daw, Jackson, Johnson, Cusack, Beck, Dancy, Sutton, Lindell, Rowan, Harriott, Egan, McDermott, Kovarik, Moran, Cook, Perry, Nelson, Starnes-Schein, Tomau, Arvey, Becker, Janikowski, Sain, Ferrell, Clark, Kazan, Hostenkowsky, Kadaw, Parten, Orlikowski, Robinson, Kiley, Wieland, Bentley, Ross, Moreland, Ordo, Bauer, Grealis, Meyer, Nelson, Scholz, Massen, Willerton, Quinn—45.
- Nays—None.

The following is said ordinance as passed:

Be it ordained by the City Council of the City of Chicago:

SECTION 1. That all that part of the east-and-west sixteen (16) foot public alley being north of and adjoining the north line of Lots numbered 19 to twenty-five (25), both inclusive and lying south of and adjoining the south line of Lots thirty-two (32) to thirty-eight (38), both inclusive, and lying north of and adjoining the west line of the east sixteen

16 feet of Lot thirty-two (32), produced south sixteen (16) feet and lying west of and adjoining the west line of the east sixteen (16) feet of Lot thirty-eight (38), produced south sixteen (16) feet, also all of the north-and-south sixteen (16) foot open alley as opened and recorded April 30, 1913, over the east sixteen (16) feet of said Lot thirty-two (32) in Subdivision of Block four (4) in T. D. Lowther's Subdivision of east half E 1/2 of northeast quarter (N. E. 1/4) of northwest quarter (N. W. 1/4) of Section thirteen (13), Township thirty-nine (39) North, Range thirteen (13) East of the Third Principal Meridian (except that part north of Barry Point road) said part of said public alley and such alley being further described as all of the west one hundred fifty (150) feet more or less, of that part of the east-and-west public alley not heretofore vacated and all of the north and south open alley being eighty-four (84) feet more or less east of South Francisco avenue, both of said alleys being located in the block bounded by West Adams street, West Jackson boulevard, South California avenue and South Francisco avenue as colored in red and indicated by the words "vacate" on the plat hereto attached, which plat for greater certainty is hereby made a part of this ordinance, and the same are hereby vacated and closed inasmuch as the same are no longer required for public use and the public interests will be subserved by such vacation.

SECTION 2. The vacations herein provided for are made upon the express condition that within six (6) months after the passage of this ordinance, the Board of Education of the City of Chicago shall file for record in the office of the Recorder of Deeds of Cook County, Illinois, a certified copy of this ordinance, and upon the further express condition that this ordinance shall not go into effect nor shall the vacation herein provided for become effective until there shall have been laid open by the said Board of Education the east sixteen (16) feet of Lot thirty-eight (38) in Subdivision of Block four (4) in T. D. Lowther's Subdivision aforementioned, as a driveway capable by the entire public as shown on the heretofore mentioned plat and indicated by the words "open alley".

SECTION 3. It is hereby made a special provision of this ordinance that if any part of the alleys herein vacated shall ever be used for other than educational or school purposes then the vacation shall be for naught held.

SECTION 4. This ordinance shall take effect and be in full force and effect from and after its passage and approval, subject, however, to the conditions of Sections two (2) and three (3), hereof.

Amendment of the Zoning Ordinance (Area Bounded by Pratt Boul.; N. Talman Av.; the Alley South of Pratt Boul.; and N. Washburn Av.).

On motion of Alderman Crow the City Council thereupon took up for consideration the report of the Committee on Buildings and Zoning on an ordinance for amendment of the zoning ordinance by changing all the First Volume District symbols and indications shown on Volume District Map No. 4 in the area designated in said amendatory ordinance, to those of a Second Volume District, deferred and published May 10, 1933, page 159.

Alderman Crow moved to concur in said report and

Exhibit "B".

1933 Ordinance As Recorded.

313

BOOK 20500 PAGE

State of Illinois )  
 County of Cook ) SS I, Peter J. Brady, City Clerk of the City of Chicago in the County of Cook and State of Illinois, Do hereby Certify that the annexed and foregoing is a true and correct copy of a certain ordinance providing for the vacation of an alley in the block bounded by South Hoyne Avenue, West 102nd Street, West 103rd Street and South Gray Avenue now on file at my office.

I Do Further Certify that the said ordinance was passed by the City Council of the said City of Chicago aforesaid on the 7th day of July A.D. 1933 and deposited in my office on the 7th day of July A.D. 1933.

I Do Further Certify that the vote on the passage of the said ordinance by the said City Council was taken by yeas and nays, and entered on the Journal of the Proceedings of the said City Council and that the result of said vote so taken was as follows, to wit: Yeas 47, Nays None.

I Do Further Certify, that the said ordinance was delivered to the Mayor of the said City of Chicago after the passage of the said ordinance by the said City Council without delay, by the City Clerk of the said City of Chicago, and that the said Mayor did approve the same on the 12th day of July A.D. 1933.

I Do Further Certify that the original of which the foregoing is a true copy, is entrusted to my care for safe keeping, and that I am the lawful keeper of the same.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of the City of Chicago aforesaid at the said City in the County and State aforesaid, this 12th day of July A.D. 1933.

City of Chicago  
 Incorporated March 4th 1837

Peter J. Brady  
 City Clerk

13--No. 11268249 Filed for Record Aug 9 A.D. 1933 at 3:22 P.M.

CLAYTON F. SMITH RECORDER

*all  
 at  
 10/15/33*

Be it ordained by the City Council of the City of Chicago:

Section 1. That all that part of the East-and-West Sixteen(16) Foot public alley lying North of and adjoining the North line of Lots Nineteen(19) to Twenty-five(25) both inclusive and lying South of and adjoining the South line of Lots Thirty-two(32) to Thirty-eight(38) both inclusive and lying East of and adjoining the West line of the East Sixteen(16) feet of Lot Thirty-two(32) produced South Sixteen(16) feet and lying West of and adjoining the West line of the East Sixteen(16) feet of Lot Thirty-eight(38), produced South Sixteen(16) feet; also all of the North-and-South Sixteen(16) Foot open alley as opened and recorded April 20, 1910, over the East Sixteen(16) feet of said Lot Thirty-two(32) all in Subdivision of Block Four(4) in T.D. Lowther's Subdivision of East Half (8 1/2) of Northeast Quarter (NE 1/4) of Northwest Quarter (NW 1/4) of Section Thirteen(13), Township Thirty-nine(39) North, Range Thirteen(13) East of the Third Principal Meridian (except that part North of Barry Point road); said part of said public alley and open alley being further described as all of the West One Hundred Fifty(150) Feet more or less of that part of the East-and-West public alley not heretofore vacated and all of the North-and-South open alley being Eighty-four(84) Feet more or less East of South Francisco Avenue, both of said alleys being located in the Block bounded by West Adams Street, West Jackson boulevard, South California Avenue and South Francisco Avenue as colored in red and indicated by the words "To Be Vacated" on the plat hereto attached which plat for greater certainty is hereby made a part of this ordinance be and the same are hereby vacated and closed inasmuch as the same are no longer required for public use and the public interests will be subserved by such vacation.

Section 2. The vacations herein provided for are made upon the express condition that within six(6) months after the passage of this ordinance the Board of Education of the City of Chicago shall file for record in the office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance and upon the further express condition that this ordinance shall not go into effect nor shall the vacation herein provided for become effective until there shall have been laid open by the said Board of Education the East Sixteen(16) Feet of Lot Thirty-eight(38) in Subdivision of Block Four(4) in T.D. Lowther's Subdivision aforesaid, together with a driveway usable by the entire public as shown on the hereinbefore mentioned plat and indicated by the words "Open Alley".

Section 3. It is hereby made a special provision of this ordinance that if any part of the

314

BOOK 20500 PAGE

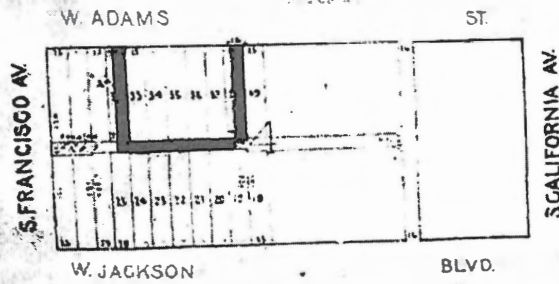
alleys herein vacated shall ever be used for other than educational or school purposes than the vacation shall be for naught held.

Section 4. This ordinance shall take effect and be in full force and effect from and after its passage and approval, subject however to the conditions of Sections two (2) and three (3) hereof:

Subdivision of Block 410 J. D. Lowther's Sub of E 1/4 of N.E. 1/4 of N.W. 1/4 of Sec. 13-15-15 E. of the 37th DM (except that part of Barry Point Road)

Open way per April 20, 1910 Ord. #454542

APPROVED July 16, 1933  
EXAMINER OF SUBDIVISIONS  
City of Chicago



July 20, 1933

172

BOOK 20500 PAGE

State of Illinois )  
 County of Cook ) I, Peter J. Brady, City Clerk of the City of Chicago in the County of  
 Cook and State of Illinois, Do hereby Certify that the annex and foregoing is a  
 true and correct copy of a certain ordinance providing for the vacation of Alleys in the  
 block bounded by West Adams Street, South California Avenue, South Francisco Avenue and West  
 Jackson Boulevard, now on file in my office:

I Do Further Certify that the said ordinance was passed by the City Council of the City  
 of Chicago aforesaid on the 17th day of May A.D.:1933 and deposited in my office on the 17th  
 day of May A.D.:1933:

I Do Further Certify that the vote on the passage of the said ordinance by the said City  
 Council was taken by yeas and nays and entered on the Journal of the Proceedings of the said  
 City Council and that the result of said vote so taken was as follows to-wit: Yeas 45, Nays None

I Do Further Certify that the said ordinance was delivered to the Mayor of the said City  
 of Chicago after the passage of the said ordinance by the said City Council without delay  
 by the City Clerk of the City of Chicago and that the said Mayor failed to return the same to  
 the said City Council at its next regular meeting occurring not less than five days after the  
 passage of the said ordinance with his objections thereto in writing, whereupon the said Mayor  
 was deemed to have approved the said ordinance and the said ordinance took effect in like  
 manner as if the said Mayor had signed the same:

I Do Further Certify that the original of which the foregoing is a true copy is entrusted  
 to my care for safe keeping and that I am the lawful keeper of the same:

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of the  
 City of Chicago aforesaid at the said City in the County and State aforesaid, this 20th day  
 of June A.D.:1933:

City of Chicago  
 Incorporated March 4th 1837

Peter J. Brady  
 City Clerk

11--No. 11271415 Filed for Record Aug 18 A.D. 1933 at 12:18 P.M.

CURSON WHITE RECORDER

An Ordinance

Providing For The Vacation of Certain Public Streets in Woodland Park Subdivision, in the  
 Village of Northfield, Cook County, Illinois

Whereas, the public interests will be subserved by vacating the public streets or portions  
 thereof described in Section 1 of this Ordinance:

Now, Therefore, Be it Ordained by the President and Board of Trustees of the Village of Northfield  
 County of Cook and State of Illinois:

Section 1: That the public street, known as Pleasant View Lane, which was dedicated to the public  
 for street purposes by Plat of Subdivision known as Woodland Park, being a Subdivision of that  
 part of the North West Quarter (NW<sup>1/4</sup>) of the West East Quarter (WE<sup>1/4</sup>) of Section 24, Township 42 North  
 Range 12 East of the Third Principal Meridian, lying West of the center line of Happy Road, approved  
 by the President and Board of Trustees of the Village of Northfield on April 25, 1928 and registered  
 in the office of the Registrar of Titles of Cook County on the 28th day of May 1928, as Document  
 No. 409456:

Also:

That part of the east and west street shown on the above mentioned plat of Subdivision  
 as a public lane, which lies southerly of the south line of lots 41 and 47 and northerly of the  
 north lines of lots 40 and 48 in the above described Subdivision;

Also:

That part of a public street shown on the above mentioned plat of Subdivision as a public  
 lane which lies southerly of the South line of Lot 44 and northerly of the North line of Lot  
 43 in the above described Subdivision be and the same are hereby vacated:

Witness My Hand and Seal of Office this 20th day of June 1933

Each of the above described public streets or portions of public streets hereby vacated  
 are shown on a Plat of said Subdivision, a copy of which Plat, for greater certainty is attached  
 hereto and made a part of this Ordinance said vacation of public streets or portions thereof  
 being indicated by shading:

Section 2: That all ordinances or parts of ordinances in conflict with this ordinance be

*Exhibit "C".***Legal Description:**

Lots 1 to 5, both inclusive, and Lots 20 to 46, both inclusive, and part of Lot 19 (except that part opened for public alley) in Block 4 in T.D. Lowther's Subdivision of the east half of the northeast quarter of the northwest quarter of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian (except that part lying north of Barry Point Road) in Cook County, Illinois; and vacated alleys.

also legally described as:

Lots 1 to 5, both inclusive, and Lots 19 to 46, both inclusive, in Block 4 in T.D. Lowther's Subdivision of the east half of the northeast quarter of the northwest quarter of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian (except that part lying north of Barry Point Road) in Cook County, Illinois; and vacated alleys,

excepting therefrom the open alley referenced in Document Number 17838967 affecting the east 16 feet of Lot 19.

**Commonly Known As:**

2833 West Adams Street  
Chicago, Illinois 60612.

**Permanent Index Numbers ("PINs"):**

16-13-117-021-0000;

16-13-117-022-0000; and

16-13-117-023-0000.

---

**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, March 12, 2025.

*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 February 19 and 26, 2025.

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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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):

*A.K. Car Fix LLC.*

[O2025-0015651]

*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 A.K. Car Fix LLC, 6051 North California 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.

---

*ChooChoo Chicago Academy.*

[O2025-0015026]

*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 ChooChoo Chicago Academy of 3130 North Clybourn 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.

---

*City Auto Spa.*

[O2025-0015367]

*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 the Department Transportation is hereby authorized and directed to exempt City Auto Spa, 5817 West Corcoran Place, Chicago, Illinois 60644, 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 and publication.

*Community Auto Sales.*

[O2025-0015419]

*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 Community Auto Sales of 354 South Cicero 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.

—

*Healthcare Alternative Systems, Inc.*

[O2025-0015418]

*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 Healthcare Alternative Systems, Inc. of 4739 West Chicago 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.

—

*Pioneer Parking, Inc.*

[O2025-0015127]

*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 grant alley access to Pioneer Parking, Inc. at 2909 North Sheridan Road.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

*Ricky's Mufflers & Body Repair.*

[O2025-0015375]

*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 Ricky's Mufflers & Body Repair located at 6234 South Oakley Avenue, Chicago, Illinois 60636, 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.

—

*Sustainabuild LLC-2756.*

[O2025-0015390]

*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 Sustainabuild LLC-2756, located at 805 North California Avenue/2756 -- 2758 West Chicago 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.

—

*Work Of The Hand Ministries.*

[O2025-0015063]

*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 Work of The Hand Ministries of 1314 -- 1316 South Pulaski 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.

---

*593 Auto.*

[O2025-0015274]

*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 593 Auto from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the parking facilities for 3632 West Fullerton Avenue.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

---

AMENDMENT OF ORDINANCE EXEMPTING LITTLE CREATIVE MINDS HIGGINS FROM PHYSICAL BARRIER REQUIREMENT FOR COMMERCIAL DRIVEWAY ALLEY ACCESS.

[O2025-0015311]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, March 12, 2025.

*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 (O2025-0015311) for an amendment to an ordinance passed by the City Council of the City of Chicago for "Little Creative Minds Higgins" on January 15, 2025 and printed on page 20250 of the *Journal of the Proceedings of the City Council of the City of Chicago* by deleting "5956 West Higgins Avenue" and inserting in its place "5025 North Austin Avenue". This ordinance was referred to the committee on February 19, 2025.

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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*Nays* -- None.

Alderperson Mitchell 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. An amendment to the ordinance passed by the City Council of the City of Chicago for "Little Creative Minds Higgins" on January 15, 2025, and on page 20250 of the *Journal of the Proceedings of the City Council of the City of Chicago* is hereby amended by deleting the words: "5956 West Higgins Avenue" and inserting in its place the words: "5025 North Austin Avenue".

SECTION 2. This ordinance shall take effect upon its passage and publication.

---

EXEMPTION OF CHILDREN CLOUD II LTD. FROM PROVISIONS PROHIBITING ALLEY ACCESSIBILITY TO PARKING GARAGE IF CAPACITY OF LOT OR GARAGE EXCEEDS SIX SPACES.

[O2025-0015308]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, March 12, 2025.

*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 (O2025-0015308) transmitted herewith authorizing and directing the Department of Transportation to exempt Children Cloud II Ltd. from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress to the parking facilities at 4653 South Michigan Avenue in order to allow access to said parking facilities which are in excess of six (6) spaces. This ordinance was referred to the committee on February 19, 2025.

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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 Sections 10-20-430 and 10-20-435 of the Municipal Code of Chicago, the Commissioner of the Department of Transportation is hereby authorized and directed to exempt Children Cloud II Ltd. from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the parking facilities for 4653 South Michigan Avenue in order to allow access to said parking facilities which are in excess of six (6) spaces.

SECTION 2. This ordinance shall be in force and take effect 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, March 12, 2025.

*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 to take the actions necessary for the honorary designation/standardization of various portions of the public way. These ordinances were referred to the committee on February 19 and 26, 2025.

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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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):

*N. Dearborn Pkwy., Between W. Schiller St. And W. Burton Pl., To Be Known As "Honorary Mary Ellen Christy Way".*

[O2025-0015719]

WHEREAS, The City of Chicago has been notified of the passing of Mary Ellen Christy on December 23, 2024, by the Honorable Brian Hopkins, Alderperson of the 2<sup>nd</sup> Ward; and

WHEREAS, In 1974, Mary Ellen Christy began her life's work by founding St. Chrysostom's Day School, a preschool located at 1424 North Dearborn Parkway; and

WHEREAS, For over 40 years, Mary Ellen, as headmistress of the Day School, nurtured countless young children through their first learning experiences, believing in the infinite possibilities for each of them; and

WHEREAS, As St. Chrysostom's Day School grew to include programs from early toddler to Junior Kindergarten, Mary Ellen mentored dozens of Chicago's most gifted early childhood educators; and

WHEREAS, Mary Ellen shared her advice and expertise on early childhood development with thousands of parents, guiding them as they raised the next generation of young Chicagoans; and

WHEREAS, Mary Ellen raised three remarkable children -- Brooks, Lindsay and Kate -- to be loving and faithful members of their communities, following in her footsteps; and

WHEREAS, Mary Ellen contributed to the betterment of the City of Chicago through volunteer and board work at organizations including but not limited to the Guild of the Chicago History Museum, Saint Leonard's Ministries, Deborah's Place, Chicago City Day School, House of the Good Shepherd and the National Association of Episcopal Schools; and

WHEREAS, Following her retirement from the Day School in 2018, Mary Ellen continued to share her parenting wisdom with a column in the local publication *Classic Chicago* magazine and her delight in the magic of childhood with her recently published illustrated children's book *Vinnie's Summer Adventure*; and

WHEREAS, That we, the Mayor and the members of the City Council of the City of Chicago, do hereby honor and recognize Mary Ellen Christy for her life's work and numerous contributions to the City of Chicago, and extend our sincere condolences to her family; 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 erection of honorary street-name designations, the Commissioner of the Chicago Department of Transportation shall take the necessary action for the standardization of North Dearborn Parkway, between West Schiller Street and West Burton Place, as "Honorary Mary Ellen Christy Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

---

*5800 To 5930 N. Sheridan Rd. To Be Known As "Bob Newhart Way".*

[O2025-0015657]

WHEREAS, Bob Newhart was one of America's most beloved and celebrated comedians having achieved overnight fame and meteoric success with the 1960 release of his breakthrough comedy album *The Button-Down Mind of Bob Newhart*; and

WHEREAS, Bob Newhart was a native of Chicago's Austin community, having spent the first 30 years of his life as an apartment dweller living near Columbus Park, and was a graduate of Chicago's St. Ignatius High School and Loyola University, and was a generous donor to his alma maters and endowed a theater at Loyola bearing his family name; and

WHEREAS, Bob Newhart was a star performer at Chicago's famed Mr. Kelly's nightclub and his debut album was the first -- and remains the only -- comedy album to win the Grammy Award for Album of the Year and beat out extraordinarily tough competition, including records by some of the 20<sup>th</sup> century's most celebrated recording artists such as Frank Sinatra and Harry Belafonte; and

WHEREAS, Bob Newhart was arguably the most successful sitcom actor in television history starring in two long-running, highly rated programs which aired for an extraordinary combined 14 years, as well as three other programs; and

WHEREAS, Bob Newhart's acclaimed 1970s show *The Bob Newhart Show* was the first major sitcom set in Chicago and often referenced Chicago locations and institutions, greatly enhancing Chicago's profile nationally during a time when cities -- and Chicago in particular -- were struggling; and

WHEREAS, Bob Newhart was widely considered a genuinely "nice guy" in the often cutthroat world of show business and always projected a "Midwest nice" sensibility that hearkened back to his Chicago roots; and

WHEREAS, Bob Newhart was married for 60 years to his wife Ginnie, who preceded him in death, and was the father of four children; and

WHEREAS, Bob Newhart was the recipient of numerous prestigious entertainment awards including an Emmy Award and the Kennedy Center's Mark Twain Prize for American Humor; and

WHEREAS, Bob Newhart was one of Chicago's biggest boosters in Hollywood and one of the most prominent fans of the Chicago Cubs; and

WHEREAS, Bob Newhart's "home" on *The Bob Newhart Show*, the Thorndale Beach South condominium building, at 5901 North Sheridan Road, in Edgewater, is still widely recognized from its prominence in the program; now, therefore,

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

SECTION 1. Pursuant to an ordinance heretofore passed by the City Council, which allows erection of honorary street-name signs, the Commissioner of Transportation shall take the necessary action for the standardization of 5800 to 5930 North Sheridan Road as "Bob Newhart Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

---

*S. St. Louis Ave., Between W. 55<sup>th</sup> St. And W. 54<sup>th</sup> Pl., To Be Known As "Honorary Rigoberto 'Rigo' Padilla Perez Way".*

[O2025-0015386]

WHEREAS, Rigoberto "Rigo" Padilla Perez was a valued member of the Chicago community who dedicated his life to education, advocacy, and supporting young people as a staff member at Solorio High School; and

WHEREAS, Rigo was a dedicated advocate for immigrant rights and became a prominent leader in the movement and a founding member of the Immigrant Youth Justice League (now Organized Communities Against Deportations); and

WHEREAS, Rigoberto "Rigo" Padilla Perez's tireless efforts to empower students, his dedication to education, and his advocacy for immigrant rights have left a lasting impact on the lives of countless individuals at Solorio High School and the community; and

WHEREAS, He served as a college and career coach and Undocumented Student Support Specialist at Solorio Academy High School for nine years, guiding students and their families toward higher education opportunities regardless of socioeconomic or legal status; and

WHEREAS, Rigo was instrumental in establishing the Solorio Academy DREAM Team, supporting undocumented students and allies, and was actively involved as a Chicago Teachers Union delegate and girls' soccer coach; and

WHEREAS, Rigo's dedication to his community continued until his passing on August 20, 2023, at the age of 35, after a courageous battle with brain cancer; 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 erection of honorary street-name designations, the Commissioner of the Department of Transportation shall take necessary action for the standardization of South St. Louis Avenue, between West 55<sup>th</sup> Street and West 54<sup>th</sup> Place, as "Honorary Rigoberto "Rigo" Padilla Perez Way".

SECTION 2. This ordinance shall be in full force and effect upon its passage and publication.

---

*W. Wellington Ave. At N. Broadway (Northwest Corner) To Be Known As "John Sasaki Way".*

[O2025-0015004]

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

SECTION 1. Pursuant to an ordinance heretofore passed by the City Council, which allows erection of honorary street-name signs, the Commissioner of Transportation shall take the necessary action for the standardization of West Wellington Avenue at North Broadway, on the northwest corner, as "John Sasaki Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

**COMMITTEE ON ZONING, LANDMARKS  
AND BUILDING STANDARDS.**

---

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF PARTICULAR AREAS.

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

*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 March 11, 2025, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0015553, the historical landmark designation for the Rector Building located at 79 West Monroe Street.

Page 1 also contains Document Number O2025-0015539, the Adopt-a-Landmark Grant Funding Agreement with First Baptist Congregational Church of Chicago for preservation work at 1613 West Washington Boulevard/60 North Ashland Avenue, noting that Chair Burnett and Alderwoman Emma Mitts recused themselves from these items under the provisions of Rule 14, out of an abundance of caution, as the Chair is a deacon at this church and Alderwoman Mitts is a member.

Page 1 further contains Document Number O2025-0015543, the Adopt-a-Landmark Grant Funding Agreement with Greater Union Baptist Church for preservation work at 1956 West Warren Boulevard.

Moving on, pages 1 and 2 contain various large signs over 100 square feet in area and 24 feet above grade in the 11<sup>th</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 24<sup>th</sup>, 27<sup>th</sup>, 28<sup>th</sup>, 32<sup>nd</sup>, 41<sup>st</sup> and 42<sup>nd</sup> Wards.

Lastly, pages 2 through 13 contain various map amendments in the 1<sup>st</sup>, 5<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup>, 25<sup>th</sup>, 27<sup>th</sup>, 28<sup>th</sup>, 29<sup>th</sup>, 36<sup>th</sup>, 37<sup>th</sup>, 38<sup>th</sup>, 40<sup>th</sup>, 44<sup>th</sup> and 47<sup>th</sup> Wards.

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Sincerely,

(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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*Nays* -- None.

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

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

*Reclassification Of Area Shown On Map No. 1-G.*

(As Amended)

(Application No. 22676T1)

(Common Address: 1114 W. Grand Ave.)

[SO2025-0015396]

*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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 1-G in the area bounded by:

the public alley next north of and parallel to West Grand Avenue; a line 125.00 feet east of and parallel to North May Street; West Grand Avenue; and a line 100.00 feet east of and parallel to North May Street,

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; Existing Main Building First and Second Floor Plans; North, South, East and West Front and Rear Building Elevations; Existing Rear Building Crawl Space Plan; and Existing Rear Building First and Second Floor Plans attached to this ordinance printed on pages 25572 through 25583 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

# Final for Publication

## SUBSTITUTE NARRATIVE AND PLANS TYPE I Rezoning Attachment 1114 West Grand Avenue From M1-2 to B2-3

### The Property

The subject property is improved with a two-story building in the front with ground floor commercial space and one residential dwelling unit on the second floor, and a rear, two-story brick building containing two residential dwelling units. The area is comprised of varying zoning districts including B2-2, B2-3, B3-5, RT-4 RM-5, C1-5, C2-2, C2-3, M1-2 and M2-2. The area is improved with residential and commercial buildings ranging from one-to-five stories. There are three existing residential dwelling units, approximately 1,374 square feet of vacant ground floor commercial space, and no automobile parking spaces. The height of the front and rear buildings will remain thirty-two feet and twenty-four feet, respectively.

### The Project

The Applicant seeks to rezone the property under a Mandatory Type 1 Map Amendment to allow for interior remodeling and to convert the property from a non-conforming to a conforming use. No other changes are proposed. The property is also a Transit Served Location per the Transit Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B (1), as it is within 1,966 feet of the CTA blue line train entrance.\* Accordingly, the property qualifies for a parking reduction under the Transit Served provision of the Zoning Ordinance, and is subject to the maximum limitation on parking, equal to one space per two units under 17-3-0308 (4). In addition, the property is identified under the Transit Friendly Guide station topography as Major Activity Center, which provides that development has increased density, height, and lower parking ratios.

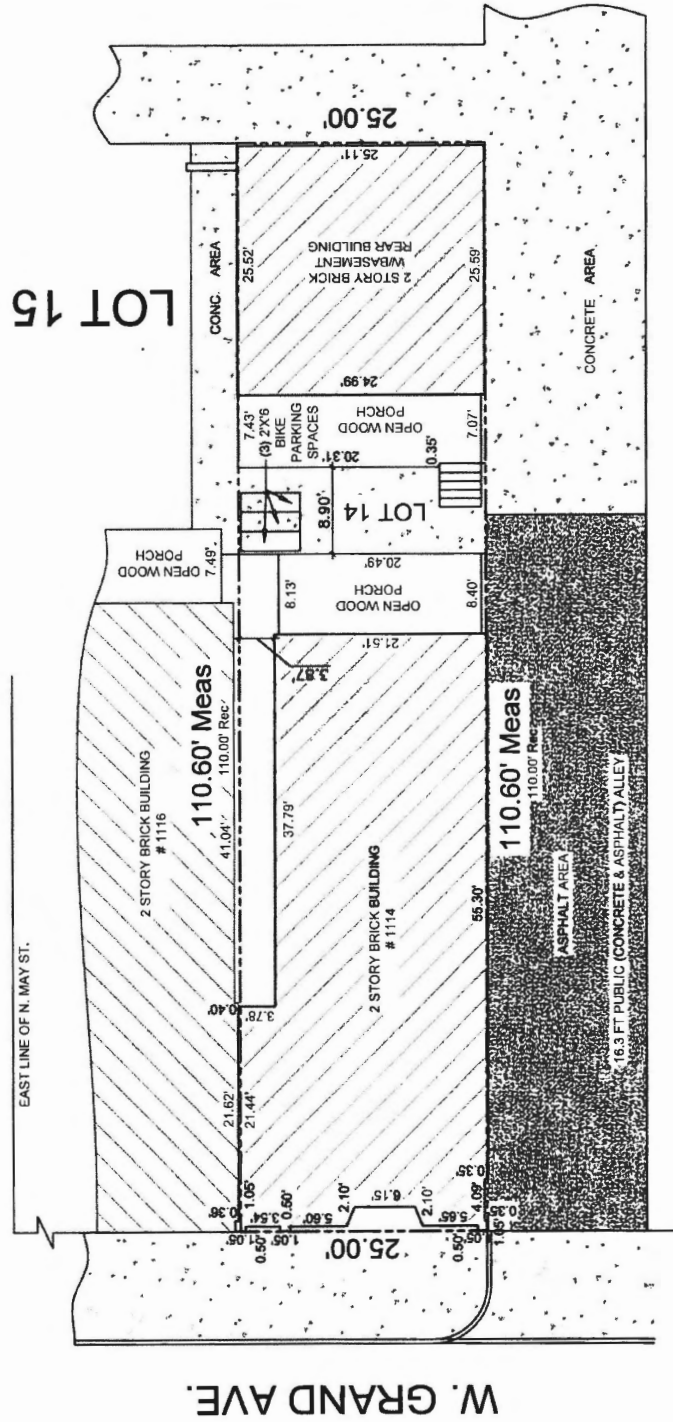
Applicant also seeks variations under Section 17-13-0303-D: 1) to reduce the maximum required automobile parking spaces from 2 spaces to 0 spaces under Sections 17-13-1003-EE and 17-13-1101-A; 2) to allow a 25% reduction in the required amount of transparent window area under Sections 17-13-1003-Q and 17-13-1101-A; and 3) to reduce the rear-yard setback from the required 30 feet to zero feet under section 17-13-1101-B.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,765 sq. ft.
Floor Area:	5,400 sq. ft.
FAR:	1.95
Residential Dwelling Units:	3
MLA Density:	921
Height (existing):	32.16' (front), 24.58' (rear)
Automobile Parking:	0
Bicycle Parking:	3
Setbacks (existing):	Front (Grand): 0.00' North (Alley): 0.00' East (Alley): 0.00' North: 0.00'

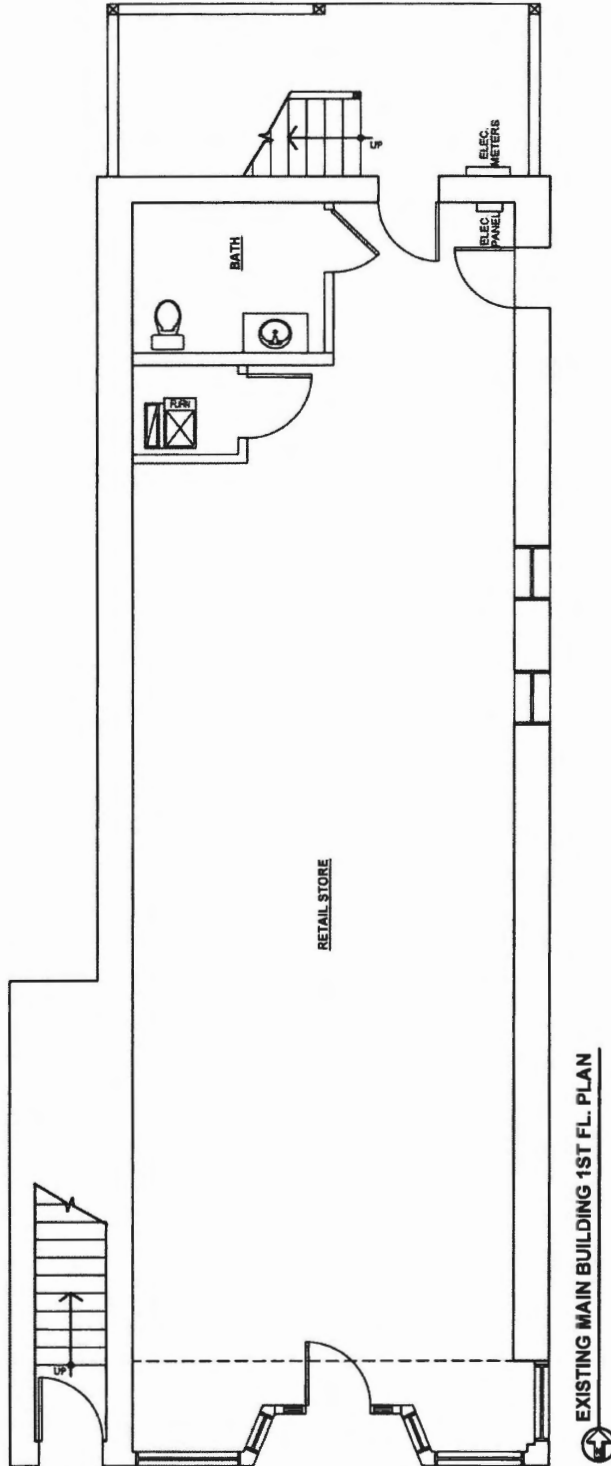
\*A set of plans, including a site plan showing the TSL distances to CTA Rail Station is attached.

Final for Publication



1114 W. GRAND AVE.  
SITE PLAN  
A-12

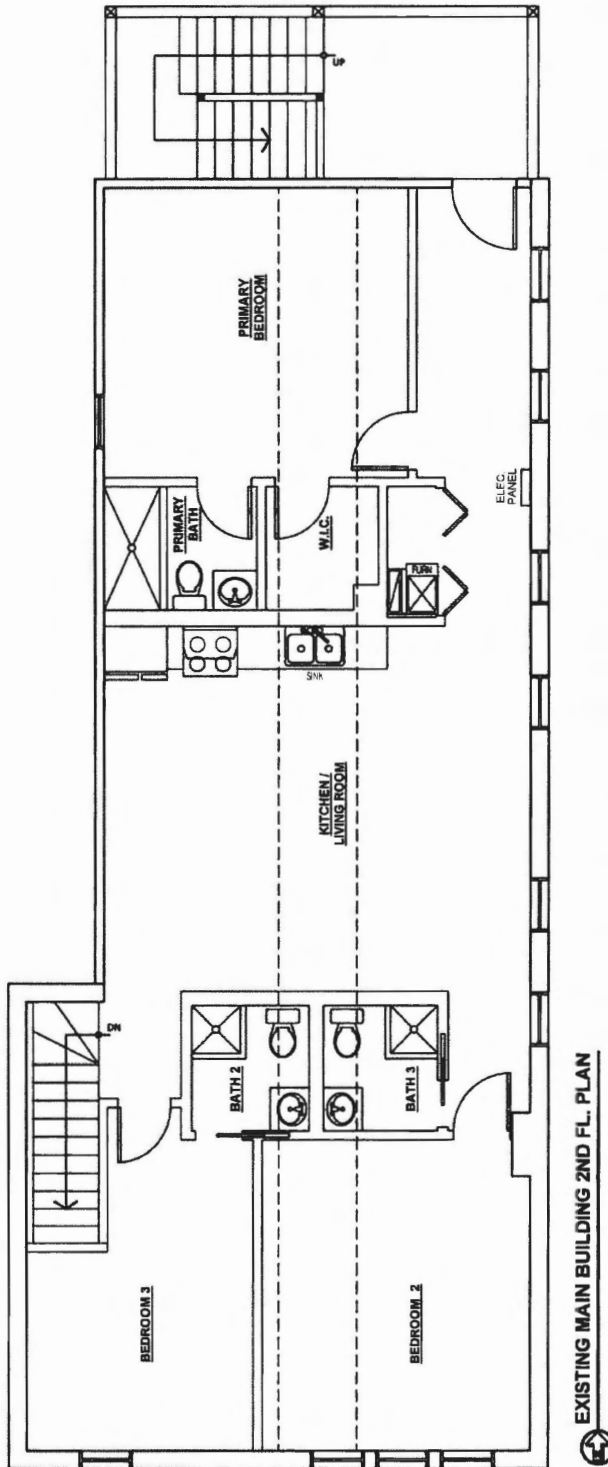
Final for Publication



EXISTING MAIN BUILDING 1ST FL. PLAN

1114 W. GRAND AVE. - FRONT  
1ST FLOOR PLAN  
A-1

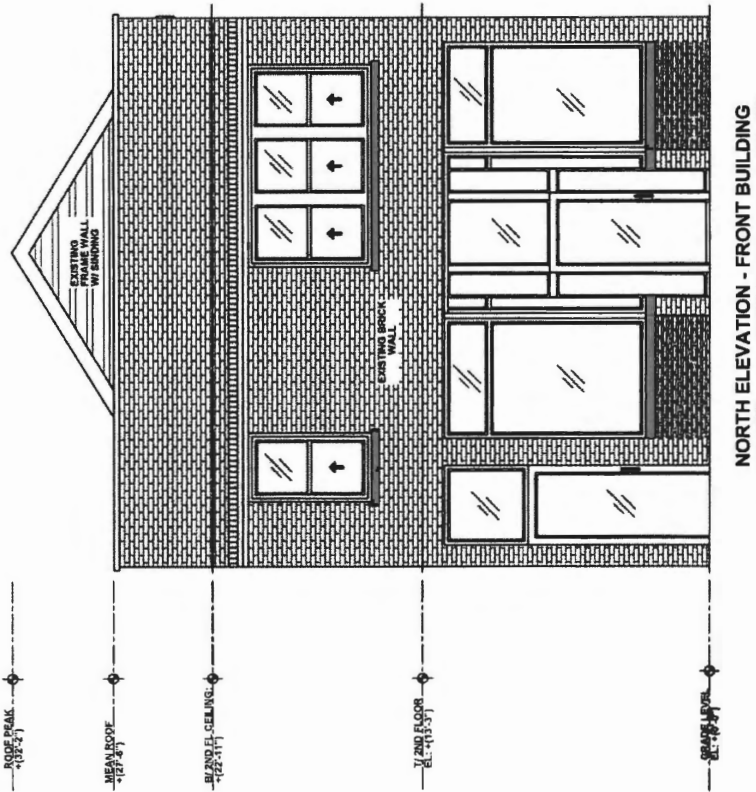
Final for Publication



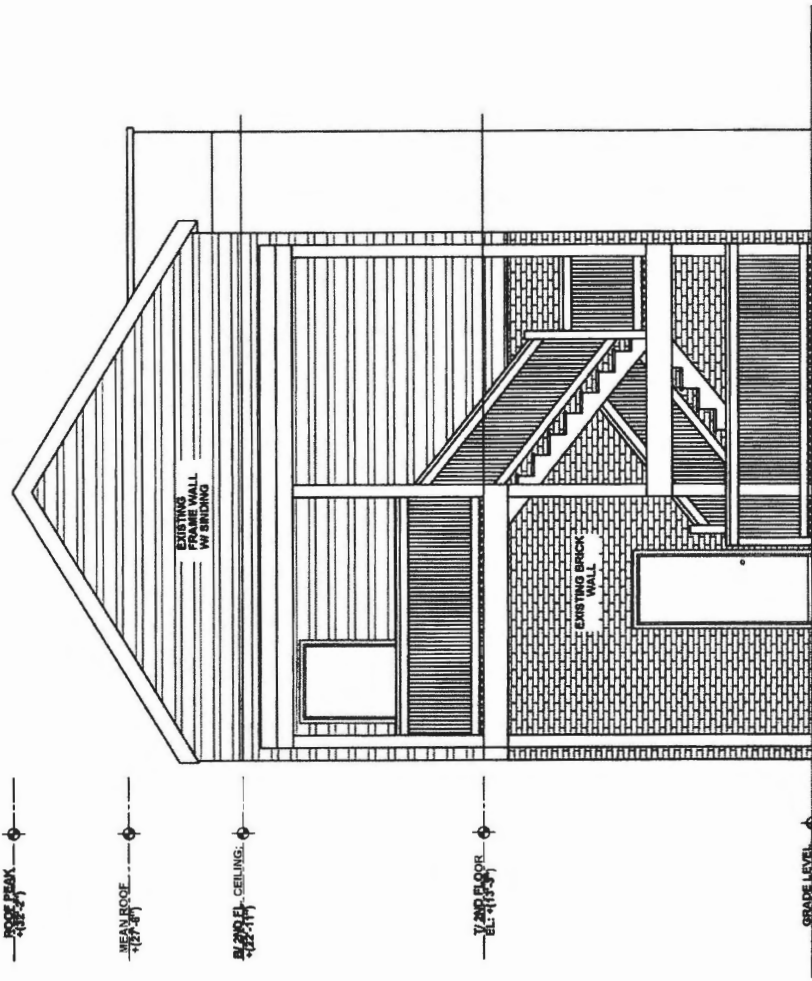
EXISTING MAIN BUILDING 2ND FL. PLAN

1114 W. GRAND AVE. - FRONT  
2ND FLOOR PLAN  
A-2

Final for Publication

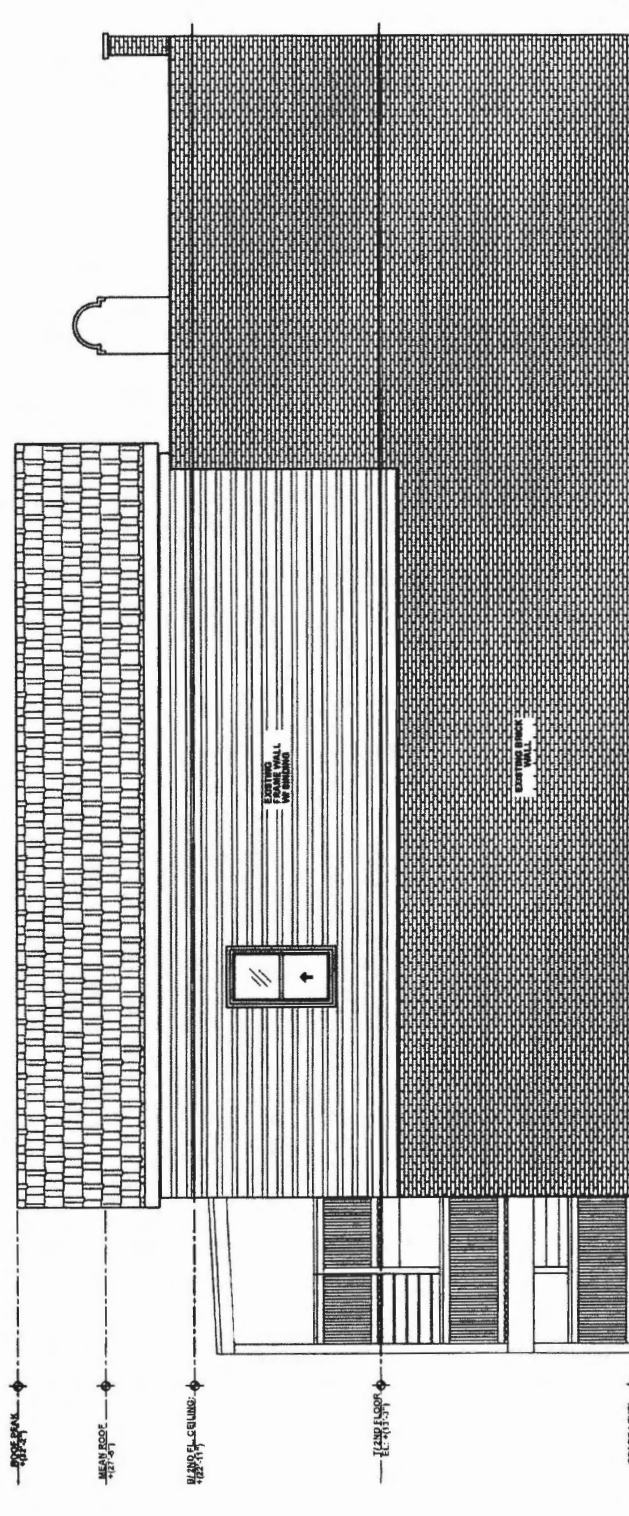


1114 W. GRAND AVE. - FRONT
NORTH T ELEVATION
A-3



SOUTH ELEVATION - FRONT BUILDING

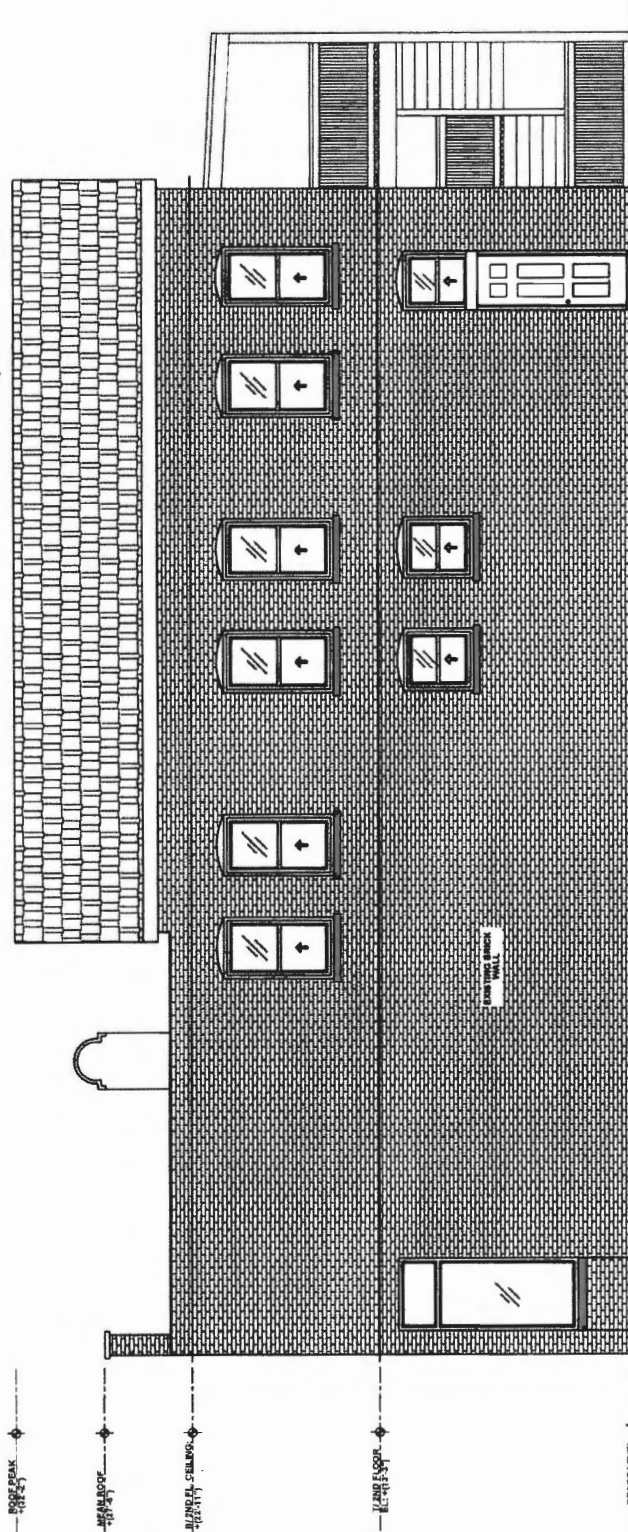
1114 W. GRAND AVE. - FRONT
SOUTH ELEVATION
A-5



EAST ELEVATION - FRONT BUILDING

1114 W. GRAND AVE. - FRONT	A-6
EAST ELEVATION	

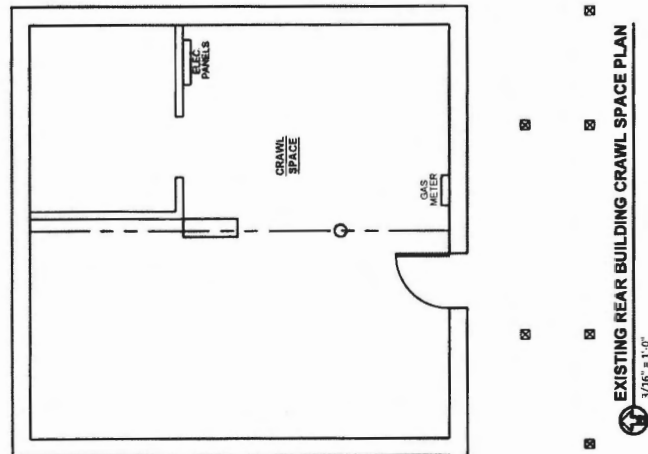
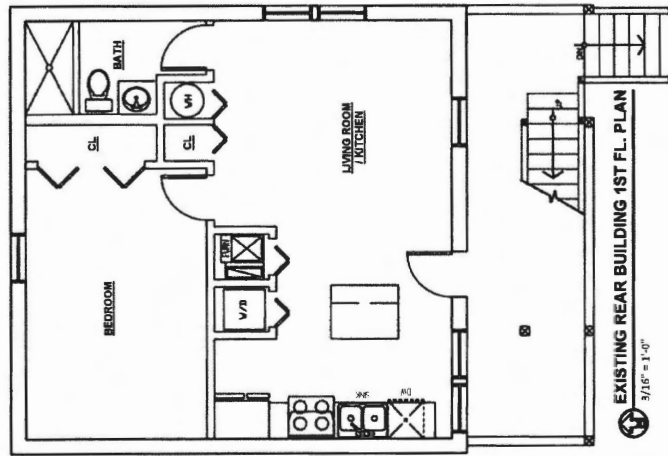
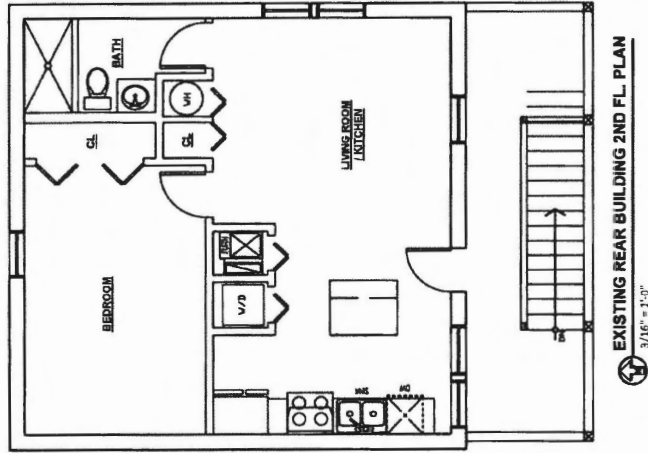
Final for Publication



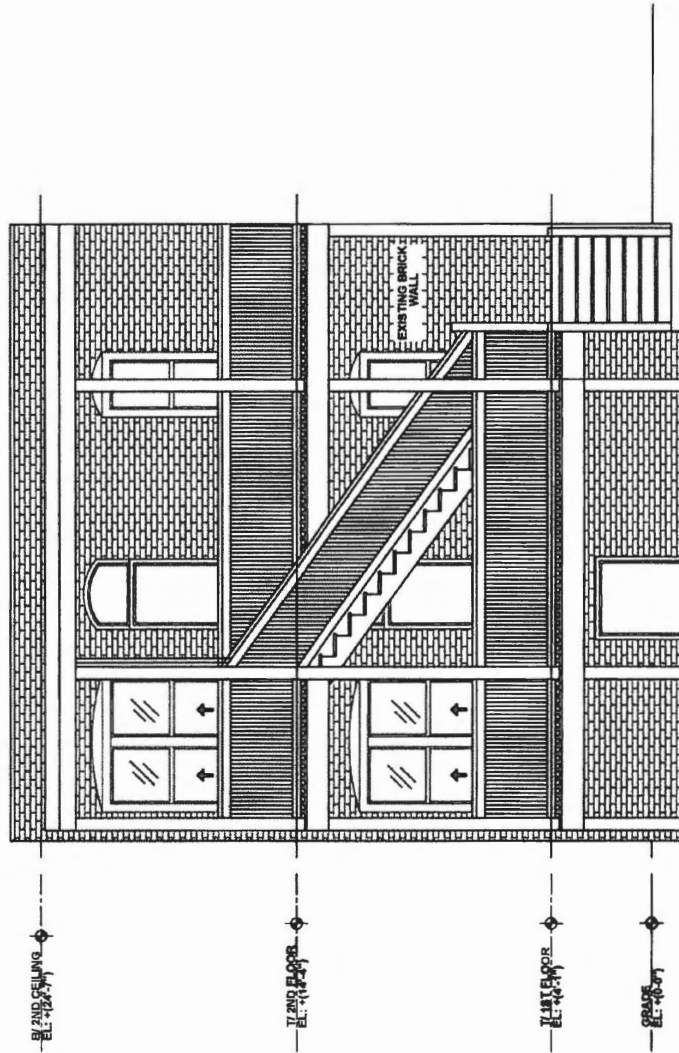
WEST ELEVATION - FRONT BUILDING

1114 W. GRAND AVE. - FRONT WEST ELEVATION	A-4
--	-----

Final for Publication



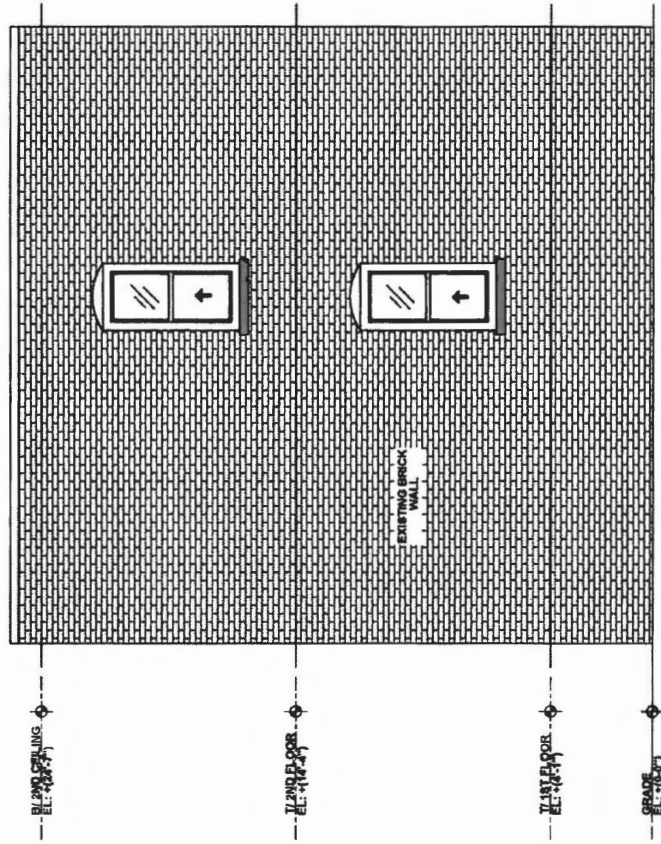
<b>1114 W. GRAND AVE. - REAR</b> <b>FLOOR PLANS</b> <b>A-7</b>
--



**NORTH ELEVATION - REAR BUILDING**

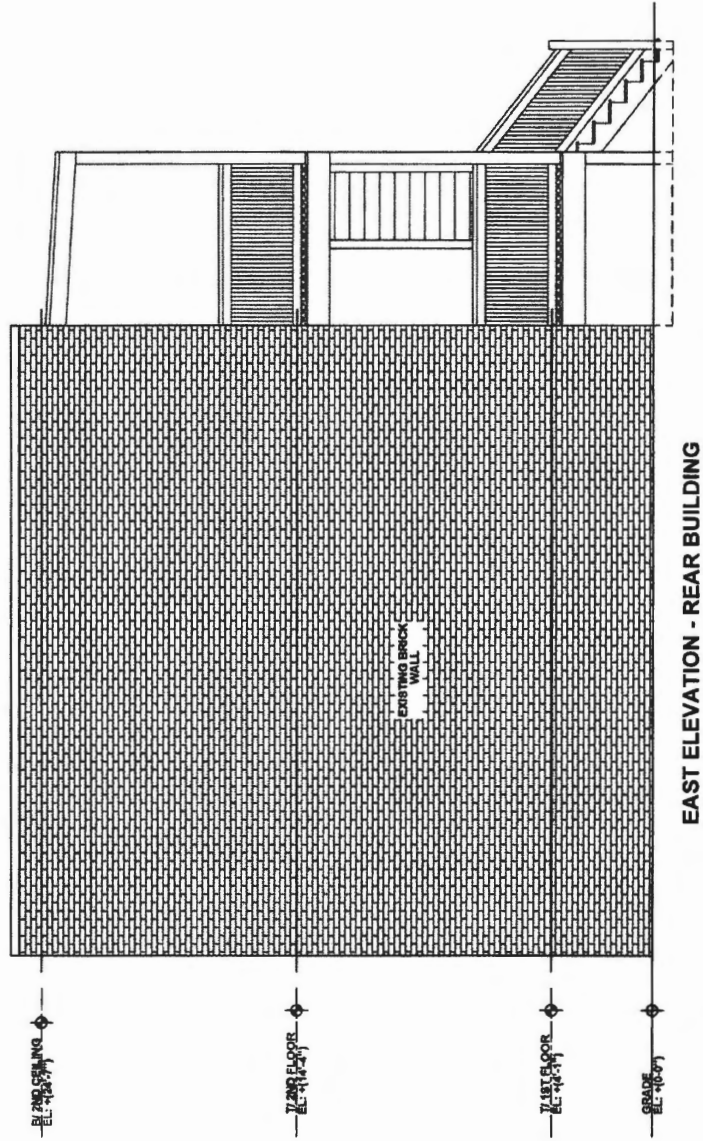
1114 W. GRAND AVE. - REAR	A-11
NORTH ELEVATION	

Final for Publication



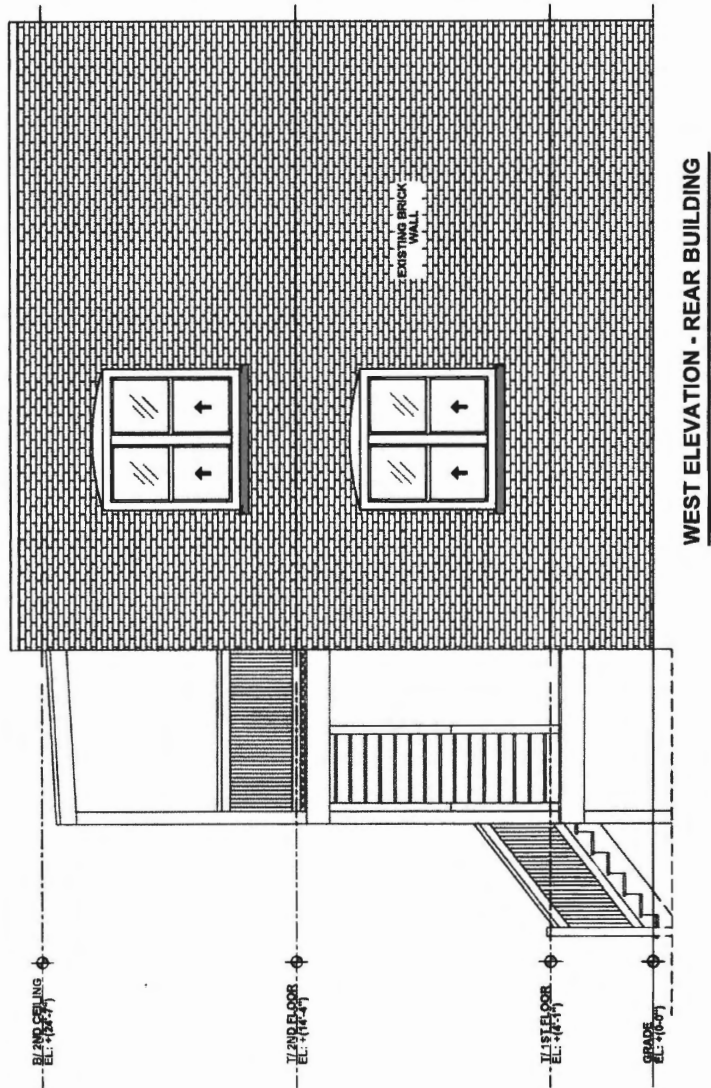
SOUTH ELEVATION - REAR BUILDING

1114 W. GRAND AVE. - REAR
SOUTH ELEVATION
A-9



1114 W. GRAND AVE. - REAR  
EAST ELEVATION  
A-10

EAST ELEVATION - REAR BUILDING



1114 W. GRAND AVE. - REAR	A-8
WEST ELEVATION	

*Reclassification Of Area Shown On Map No. 1-H.*

(Application No. A-8935)

(Common Address: 1542 -- 1550 W. Chicago Ave.)

[O2025-0014498]

WHEREAS, Pursuant to Section 17-13-0311 of the Municipal Code, the zoning administrator is authorized to rezone a property with a lapsed Type 1 zoning map amendment, when a building permit has not been obtained within two years; and

WHEREAS, Zoning application 18950T1, passed into ordinance on March 29, 2017, and published on page 45578 of the *Journal of the Proceedings of the City Council of the City of Chicago* for that date, has not subsequently had a building permit obtained; now, therefore,

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

SECTION 1. Pursuant to Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B1-3 Neighborhood Shopping District symbols and indications as shown on Map Number 1-H in the area bounded by:

the alley next north of and parallel to West Chicago Avenue; a line 142.91 feet east of and parallel to North Ashland Avenue; West Chicago Avenue; a line 51.97 feet east of and parallel to North Ashland Avenue; a line 117.40 feet north of and parallel to West Chicago Avenue; and the alley next east of and parallel to North Ashland Avenue,

to those of a B1-2 Neighborhood Shopping District.

SECTION 2. This ordinance shall take full force and effect upon its passage and approval.

---

*Reclassification Of Area Shown On Map No. 1-I.*

(Application No. 22684T1)

(Common Address: 3005 -- 3017 W. Carroll Ave.)

[O2025-0015557]

*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 M1-2 Limited Manufacturing Business Park District symbols and indications as shown on Map Number 1-I in the area bounded by:

West Carroll Avenue; a line 39.82 feet west of and parallel to North Sacramento Avenue; the public alley next south of West Carroll Avenue; and a line 189.82 feet west of and parallel to North Sacramento Avenue,

to those of a B2-5 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site/Key Plan; Basement, First, Second, Third and Fourth Floor Plans; Roof Plan; and South East Building Elevations attached to this ordinance printed on pages 25586 through 25594 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

**NARRATIVE AND PLANS  
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT  
OF THE CITY OF CHICAGO ZONING MAP  
FOR THE PROPERTY COMMONLY KNOWN AS 3005-17 WEST CARROLL AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current M1-2 District to that of a B2-5 District for the property commonly known as 3005-17 West Carroll Avenue. The site is improved with a multi-story formerly industrial building whose total lot area is 22,455 square feet. Applicant seeks to use the existing building as artist workshops and studios.

The following is a list of the existing bulk and density of the development:

<b>Lot Area:</b>	22,455 (existing)
<b>Density:</b>	0 residential dwelling units
<b>Lot Area Per Unit:</b>	n/a
<b>Off Street Parking:</b>	0 spaces (existing)
<b>Height:</b>	approximately 65 feet (existing)
<b>Floor Area:</b>	52,382 square feet (existing)
<b>Floor Area Ratio:</b>	approximately 2.33 (existing)
<b>Front (North) Setback:</b>	0 feet (existing)
<b>Rear (South) Setback:</b>	0 feet (existing)*
<b>East Side Setback:</b>	0 feet (existing)*
<b>West Side Setback:</b>	0 feet (existing)*

\*seeking 17-3-0405-B(2) Variation for reduced required rear yard and 17-3-0406 Variation for reduced side setbacks

Final on Publication

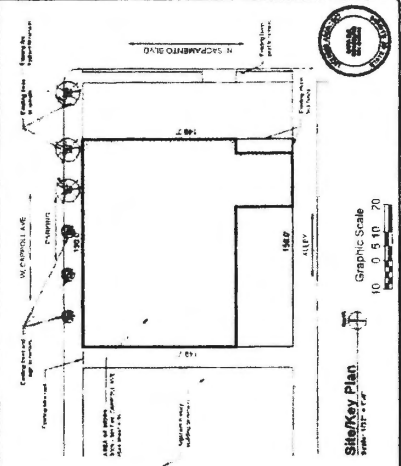
<p><b>Abbreviations</b></p> <p>A-1 General Notes/Legend, Key Plan A-2 List of Violations, Specifications A-3 Basement Plan A-4 First Floor Plan A-5 Second Floor Plan A-6 Third Floor Plan A-7 Fourth Floor Plan A-8 Roof Floor Plan A-9 North &amp; East Exterior Elevations A-10 South Elevation M-1 First Floor Vent. Schedule, Heating Data, HVAC Equipment M-2 Second Floor Vent. Schedule, Heating Data, HVAC Equipment M-3 Third Floor Vent. Schedule, Heating Data, HVAC Equipment M-4 Fourth Floor Vent. Schedule, Heating Data, HVAC Equipment EM-1a Basement Exit Plan EM-1b First Floor Exit Plan EM-2a First Floor Exit Plan EM-2b Second Floor Exit Plan EM-3a Evacuation Plan, Emergency Light Fixture Schedule, Riser Diagram EM-3b Evacuation Plan, Emergency Light Fixture Schedule, Riser Diagram EM-4a Evacuation Plan, Emergency Light Fixture Schedule, Riser Diagram EM-4b Evacuation Plan, Emergency Light Fixture Schedule, Riser Diagram EM-5a Evacuation Plan, Emergency Light Fixture Schedule, Riser Diagram EM-5b Evacuation Plan, Emergency Light Fixture Schedule, Riser Diagram</p>	<p><b>Electrical Notes</b></p> <ol style="list-style-type: none"> <li>All work shall conform to the latest edition of the National Electrical Code (NEC) and the City of Chicago Electrical Code.</li> <li>All work shall conform to the latest edition of the National Electrical Code (NEC) and the City of Chicago Electrical Code.</li> <li>All work shall conform to the latest edition of the National Electrical Code (NEC) and the City of Chicago Electrical Code.</li> <li>All work shall conform to the latest edition of the National Electrical Code (NEC) and the City of Chicago Electrical Code.</li> </ol>	<p><b>General Notes</b></p> <ol style="list-style-type: none"> <li>All work shall conform to the latest edition of the National Electrical Code (NEC) and the City of Chicago Electrical Code.</li> <li>All work shall conform to the latest edition of the National Electrical Code (NEC) and the City of Chicago Electrical Code.</li> <li>All work shall conform to the latest edition of the National Electrical Code (NEC) and the City of Chicago Electrical Code.</li> <li>All work shall conform to the latest edition of the National Electrical Code (NEC) and the City of Chicago Electrical Code.</li> </ol>	<p><b>Index of Drawings</b></p> <p>A-1 General Notes/Legend, Key Plan A-2 List of Violations, Specifications A-3 Basement Plan A-4 First Floor Plan A-5 Second Floor Plan A-6 Third Floor Plan A-7 Fourth Floor Plan A-8 Roof Floor Plan A-9 North &amp; East Exterior Elevations A-10 South Elevation M-1 First Floor Vent. Schedule, Heating Data, HVAC Equipment M-2 Second Floor Vent. Schedule, Heating Data, HVAC Equipment M-3 Third Floor Vent. Schedule, Heating Data, HVAC Equipment M-4 Fourth Floor Vent. Schedule, Heating Data, HVAC Equipment EM-1a Basement Exit Plan EM-1b First Floor Exit Plan EM-2a First Floor Exit Plan EM-2b Second Floor Exit Plan EM-3a Evacuation Plan, Emergency Light Fixture Schedule, Riser Diagram EM-3b Evacuation Plan, Emergency Light Fixture Schedule, Riser Diagram EM-4a Evacuation Plan, Emergency Light Fixture Schedule, Riser Diagram EM-4b Evacuation Plan, Emergency Light Fixture Schedule, Riser Diagram EM-5a Evacuation Plan, Emergency Light Fixture Schedule, Riser Diagram EM-5b Evacuation Plan, Emergency Light Fixture Schedule, Riser Diagram</p>	<p><b>Building Information</b></p> <p>Occupancy: Type II Construction Type: Type II-B Floor Area: 10,000 sq. ft. Total Area: 10,000 sq. ft. Address: 3005 - 3017 W. CARROLL AVE. City: CHICAGO, ILLINOIS 60612</p>	<p><b>Description of Work</b></p> <p>1. THIS BUILDING IS SUBJECT TO THE CITY OF CHICAGO ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC). ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THESE CODES.</p> <p>2. THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS (DPW) HAS ISSUED A VIOLATION NOTICE FOR THIS PROJECT. THIS PROJECT IS BEING SUBMITTED FOR REVIEW AND APPROVAL BY THE DPW.</p> <p>3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF CHICAGO ELECTRICAL CODE.</p>
--	---	--	--	--	---

SEAN S.F. GONZALEZ, Ltd.  
Architectural Firm  
1100 N. LAUREL ST.  
CHICAGO, IL 60610  
PH: (773) 785-9991

CORRECTIONS OF BUILDING VIOLATIONS  
3005 - 3017 W. CARROLL AVE.  
CHICAGO, ILLINOIS 60612

NO.	REVISION	DATE	BY

A-1  
Scale: 1/8" = 1'-0"  
Date: 03/10/20



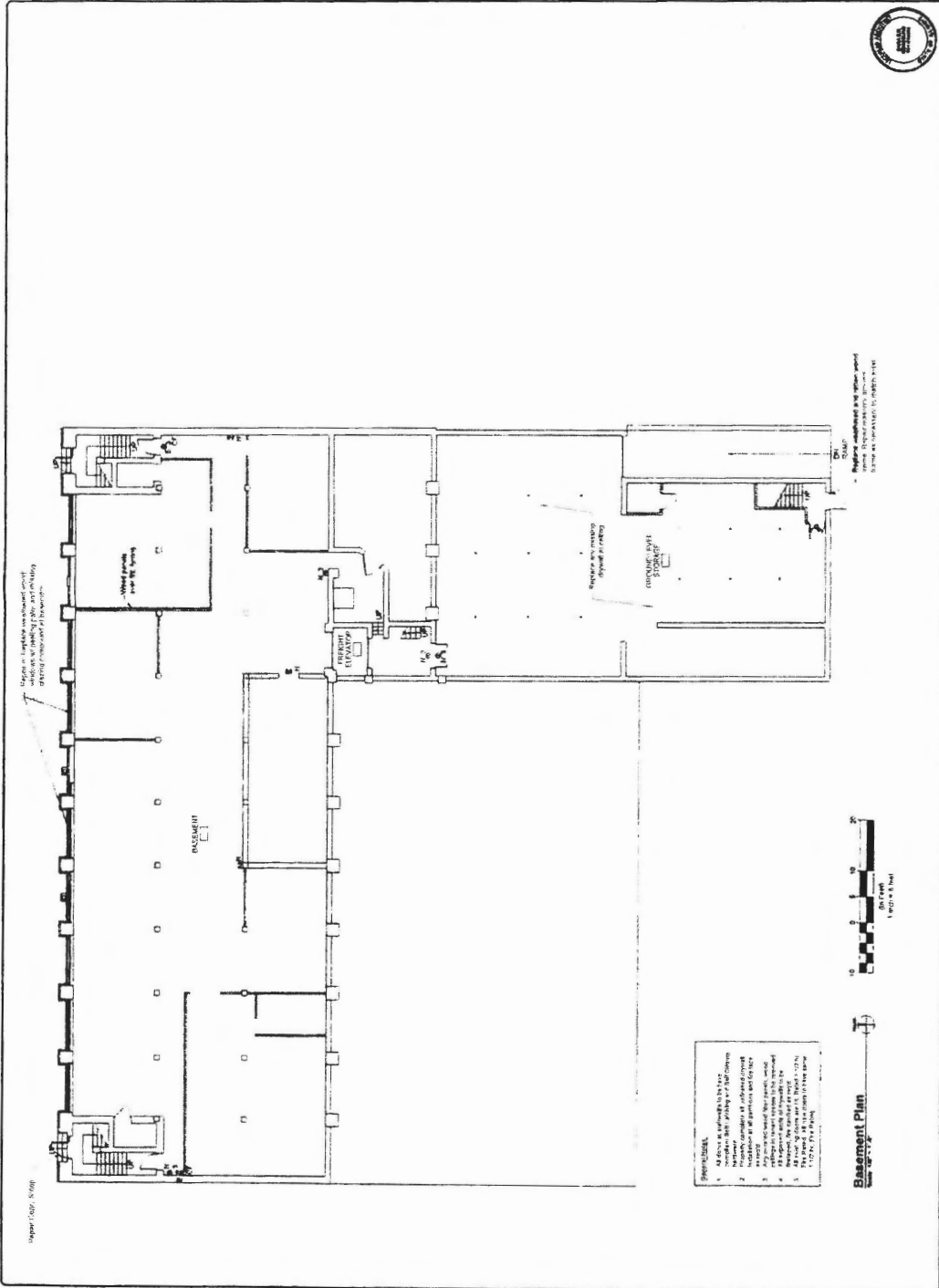
**ADDITIONAL NOTES:**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF CHICAGO ELECTRICAL CODE.

2. THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS (DPW) HAS ISSUED A VIOLATION NOTICE FOR THIS PROJECT. THIS PROJECT IS BEING SUBMITTED FOR REVIEW AND APPROVAL BY THE DPW.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF CHICAGO ELECTRICAL CODE.

DATE: 3/12/2025 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO: 25587		<b>CORRECTIONS OF BUILDING VIOLATIONS</b> CHICAGO, ILLINOIS 60612 3005 - 3017 W. CARROLL AVE.		<b>A-3</b> SHEET NO. 3 OF 3 SCALE: AS SHOWN	
--	--	---	--	---	--

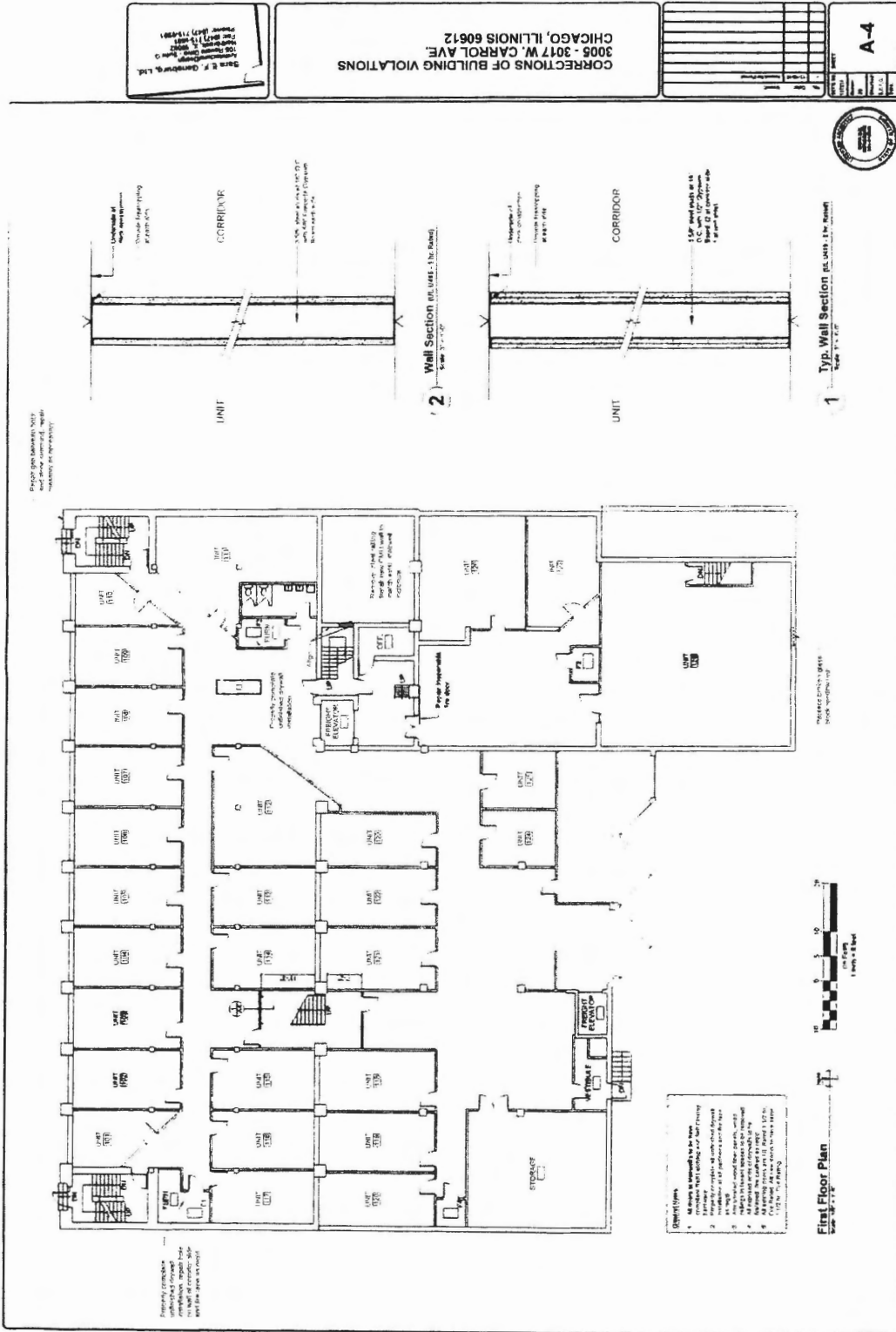


Final for Publication

- NOTES:**
1. All dimensions are in feet and inches.
  2. All dimensions are to the center of the wall unless otherwise noted.
  3. All dimensions are to the center of the column unless otherwise noted.
  4. All dimensions are to the center of the door unless otherwise noted.
  5. All dimensions are to the center of the window unless otherwise noted.

Basement Plan  
Scale: As Shown

Final for Publication



SEAN R. GARDNER, LTD.  
 ARCHITECTS  
 3005 W. CAROL AVE.  
 CHICAGO, ILLINOIS 60612  
 PHONE: (773) 771-1899  
 FAX: (773) 771-1999

CORRECTIONS OF BUILDING VIOLATIONS  
 3005 - 3017 W. CAROL AVE.  
 CHICAGO, ILLINOIS 60612

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**A-4**  
 SHEET NO.  
 TOTAL SHEETS  
 1 OF 4

Do not cut between walls  
 and show openings, etc.  
 as shown on drawings.

1 Typ. Wall Section (at Unit - 2nd Floor)  
 Scale: 1/4" = 1'-0"

2 Wall Section (at Unit - 2nd Floor)  
 Scale: 3/4" = 1'-0"

Reference Symbols: SHEET  
 1000 (APPLICABLE)



- REVISIONS
1. Add annotations to show...
  2. Add annotations to show...
  3. Add annotations to show...
  4. Add annotations to show...
  5. Add annotations to show...
  6. Add annotations to show...
  7. Add annotations to show...
  8. Add annotations to show...
  9. Add annotations to show...
  10. Add annotations to show...

First Floor Plan  
 Scale: 1/8" = 1'-0"



Final for Publication

**3005 - 3017 W. CARROL AVE.**  
CHICAGO, ILLINOIS 60612

**CORRECTIONS OF BUILDING VIOLATIONS**

SEAN E.P. DANKBURG, L.L.M.  
PROFESSIONAL ARCHITECT  
1000 N. LAUREL STREET, SUITE 100  
CHICAGO, ILLINOIS 60610  
PHONE: (312) 778-5500

**A-6**

DATE: 03/12/2025  
SCALE: AS SHOWN  
SHEET NO.: 1 OF 1

**Third Floor Plan**  
Scale: 1/8" = 1'-0"

**1 Enlarged Plan**  
Scale: 1/4" = 1'-0"

**2 Ramp Detail**  
Scale: 1/4" = 1'-0"

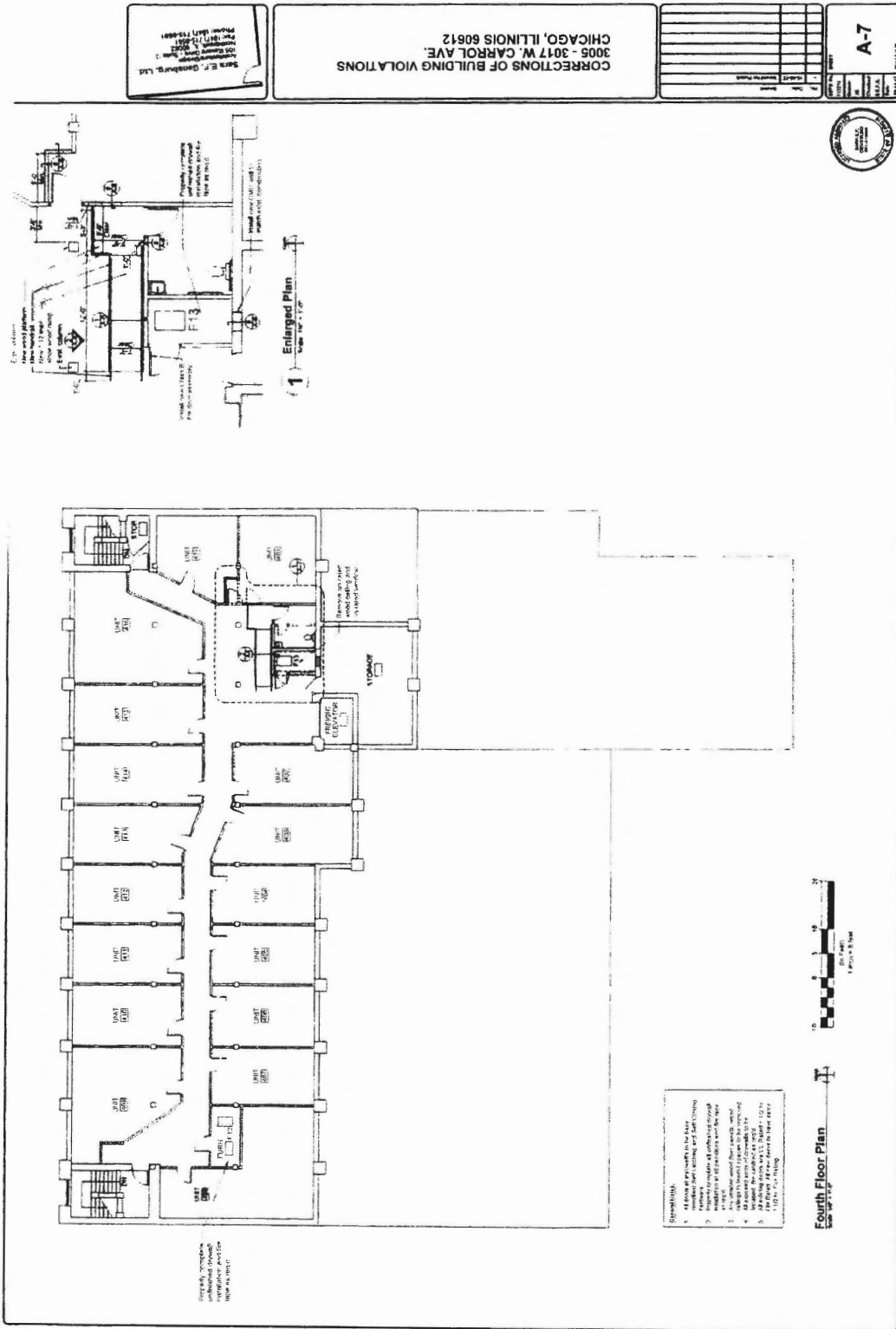
**3 Ramp Elevation**  
Scale: 1/8" = 1'-0"

PLEASE CONSULT THE ARCHITECT FOR ALL VIOLATIONS AND THE CITY OF CHICAGO.

**Legend**

1. All items to be removed by the contractor.
2. Existing structure to be retained.
3. New structure to be added.
4. Existing structure to be modified.
5. Existing structure to be replaced.
6. Existing structure to be repaired.
7. Existing structure to be reinforced.
8. Existing structure to be strengthened.
9. Existing structure to be braced.
10. Existing structure to be shored.
11. Existing structure to be underpinned.
12. Existing structure to be jacked up.
13. Existing structure to be lowered.
14. Existing structure to be moved.
15. Existing structure to be demolished.



Final for Publication

Sean E. P. Goshburg, Ltd.  
 Architects/Engineers  
 100 Riverside Plaza, Suite 2000  
 Chicago, IL 60601  
 Project No. 1517-100001

**CORRECTIONS OF BUILDING VIOLATIONS**  
 3005 - 3017 W. CARROL AVE.  
 CHICAGO, ILLINOIS 60612

NO.	DESCRIPTION	DATE

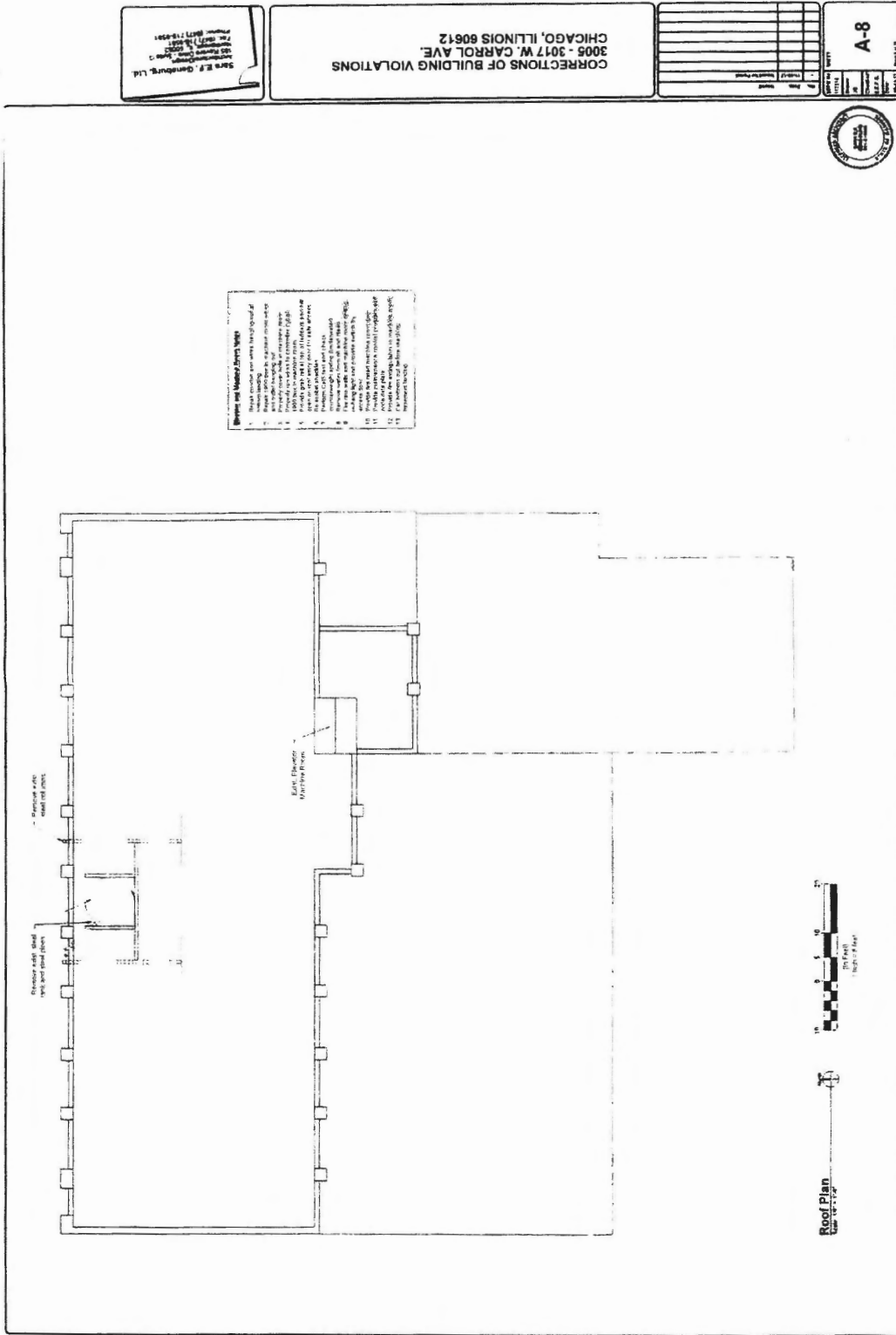
A-7  
 SHEET NO.  
 TOTAL SHEETS: 10

- CONSTRUCTION**
1. Fire-rated walls to be fire-rated door, existing, with door opening.
  2. Fire-rated walls to be fire-rated door, existing, with door opening.
  3. Fire-rated walls to be fire-rated door, existing, with door opening.
  4. Fire-rated walls to be fire-rated door, existing, with door opening.
  5. Fire-rated walls to be fire-rated door, existing, with door opening.



**Fourth Floor Plan**  
 Scale: 1/8" = 1'-0"

Final for Publication



**SEALS & STAMPS**

**SEALS**

Seals E. J. Gensberg, Ltd.  
Professional Engineer, License No. 000000000  
Professional Engineer, License No. 000000000  
Professional Engineer, License No. 000000000

**STAMPS**

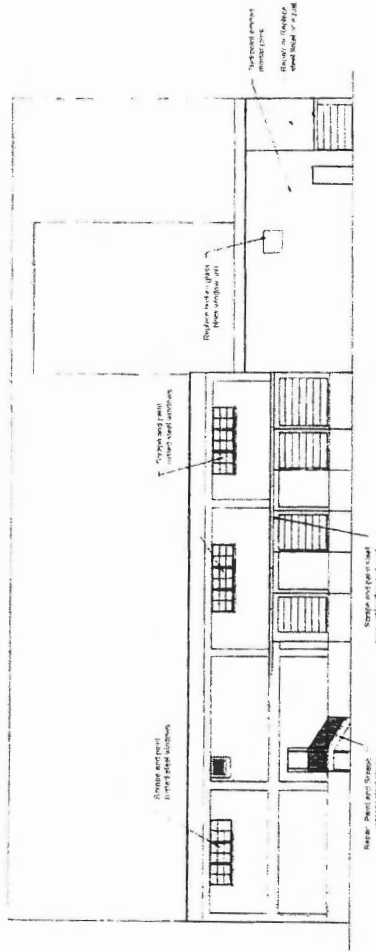
**CORRECTIONS OF BUILDING VIOLATIONS**  
3005 - 3017 W. CARROLL AVE.  
CHICAGO, ILLINOIS 60612

**A-8**

DATE: 03/12/2025  
DRAWN BY: [Blank]  
CHECKED BY: [Blank]  
SCALE: [Blank]  
PROJECT: [Blank]

Final for Publication

Date: 8/7/2018  
 Project: 1577-10801  
 Architect: C. J. ...  
 Engineer: ...  
 CORRECTIONS OF BUILDING VIOLATIONS  
 CHICAGO, ILLINOIS 60612  
 A-10  
 (Title block with grid lines)



(1) South Elevation  
 Scale: 1/8" = 1'-0"



*Reclassification Of Area Shown On Map No. 1-I.*

(Application No. 22680T1)

(Common Address: 3037 -- 3047 W. Carroll Ave. And 317 -- 331 N. Albany Ave.)

[O2025-0015502]

*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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 1-I in the area bounded by:

West Carroll Avenue; North Whipple Street; a line 149.02 feet south of and parallel to West Carroll Avenue; and North Albany Avenue,

to those of a B2-5 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Enlarged Plan; First, Second and Third Floor Plans; Penthouse/Roof Plan; Enlarged Plan; Exterior Elevation -- Albany Building -- East; Exterior Elevation -- Carroll Building -- West; Index of Drawings; Parking Space Calculations; and General Building Requirements attached to this ordinance printed on pages 25597 through 25605 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

## Final for Publication

**NARRATIVE AND PLANS  
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT  
OF THE CITY OF CHICAGO ZONING MAP  
FOR THE PROPERTY COMMONLY KNOWN AS  
3037-47 WEST CARROLL AVENUE/317-31 NORTH ALBANY AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current M1-2 District to that of a B2-5 District for the property commonly known as 3037-47 West Carroll Avenue/317-31 North Albany Avenue. The site is improved with a multi-story formerly industrial building whose total lot area is 35,079 square feet. Applicant seeks to use the existing building as artist workshops and studios (non residential).

The following is a list of the existing bulk and density of the development:

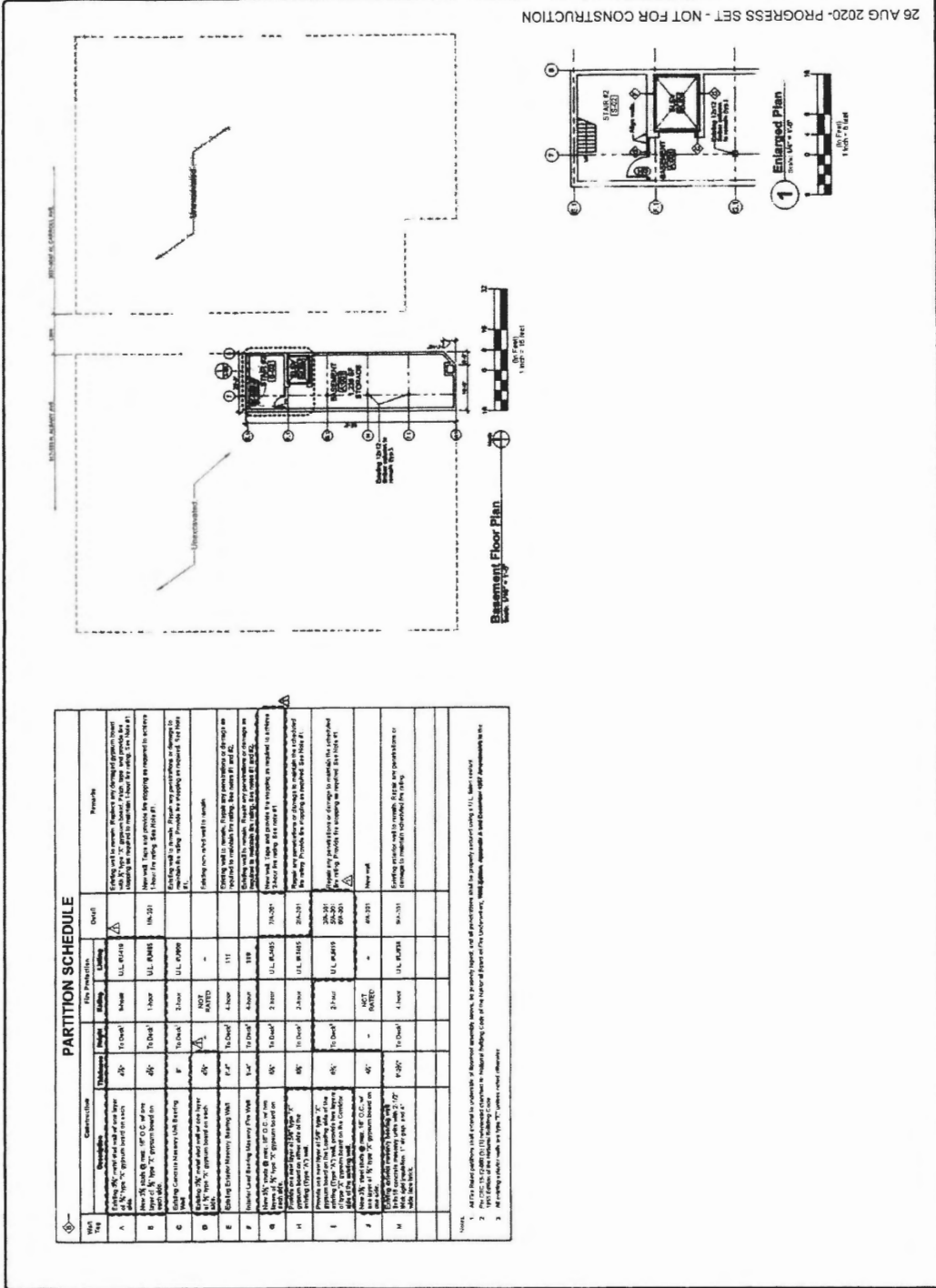
<b>Lot Area:</b>	35,079 (existing)
<b>Density:</b>	0 residential dwelling units
<b>Lot Area Per Unit:</b>	n/a
<b>Off Street Parking:</b>	0 spaces (existing)
<b>Height:</b>	approximately 73 feet 8 inches (existing)
<b>Floor Area:</b>	approximately 98,900 square feet (existing)
<b>Floor Area Ratio:</b>	approximately 2.82 (existing)
<b>Front (North) Setback:</b>	0 feet (existing)
<b>Rear (South) Setback:</b>	0 feet (existing)*
<b>East Side Setback:</b>	0 feet (existing)
<b>West Side Setback:</b>	0 feet (existing)

\*seeking 17-3-0405-B(2) Variation for reduced rear setbacks

Final for Publication

Item No.	Description	Fire Protection			Code	Remarks
		Minimum Rating	Height	Area		
A	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.	40"	10'0"	1000	U.L. R-1018	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.
B	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.	40"	10'0"	1000	U.L. R-1018	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.
C	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.	40"	10'0"	1000	U.L. R-1018	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.
D	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.	40"	10'0"	1000	U.L. R-1018	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.
E	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.	40"	10'0"	1000	U.L. R-1018	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.
F	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.	40"	10'0"	1000	U.L. R-1018	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.
G	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.	40"	10'0"	1000	U.L. R-1018	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.
H	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.	40"	10'0"	1000	U.L. R-1018	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.
I	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.	40"	10'0"	1000	U.L. R-1018	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.
J	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.	40"	10'0"	1000	U.L. R-1018	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.
K	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.	40"	10'0"	1000	U.L. R-1018	Existing fire alarm system. Provide fire alarm control panel with 24-hour manual pull station and provide fire alarm control panel with 24-hour manual pull station.

PARTITION SCHEDULE



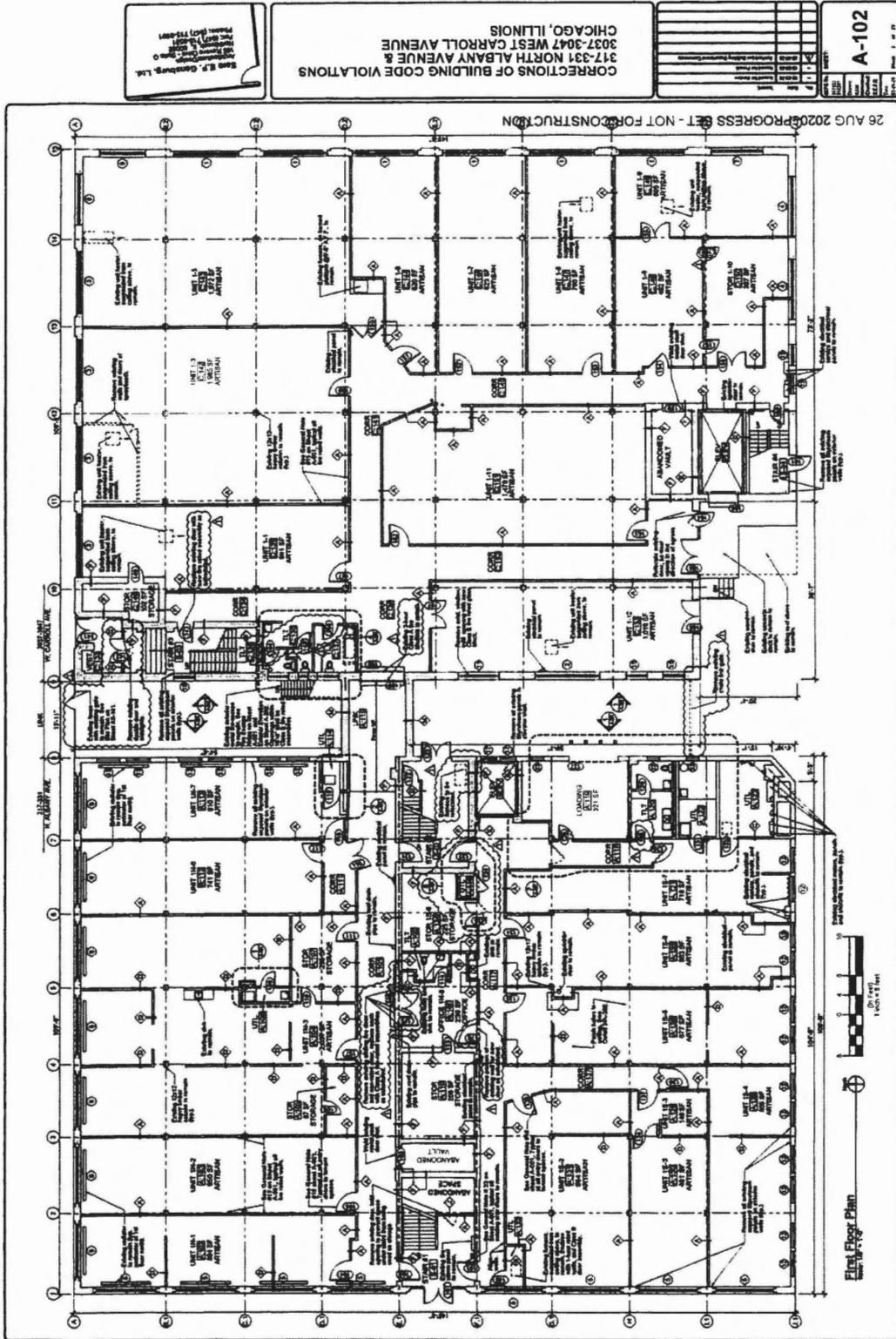
26 AUG 2020 - PROGRESS SET - NOT FOR CONSTRUCTION

CHICAGO, ILLINOIS  
3037-3047 WEST CARROLL AVENUE &  
317-331 NORTH ALBANY AVENUE  
CORRECTIONS OF BUILDING CODE VIOLATIONS

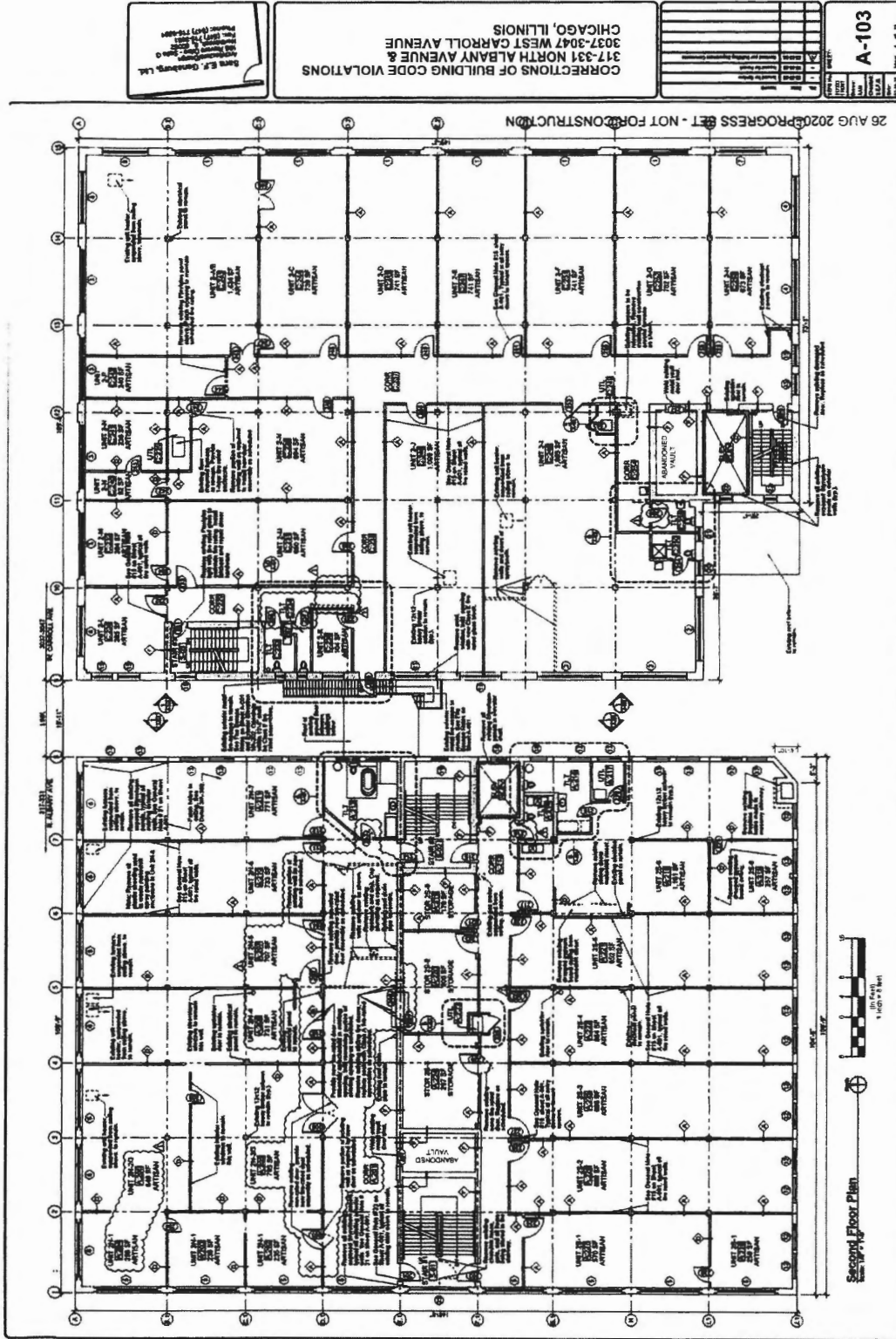
State of Illinois  
Department of Public Safety  
Division of Fire Prevention and Code Enforcement  
Chicago, Illinois 60604  
Phone: 312-742-1000  
Fax: 312-742-1001

Item	Description	Quantity	Unit	Material
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...

**A-101**

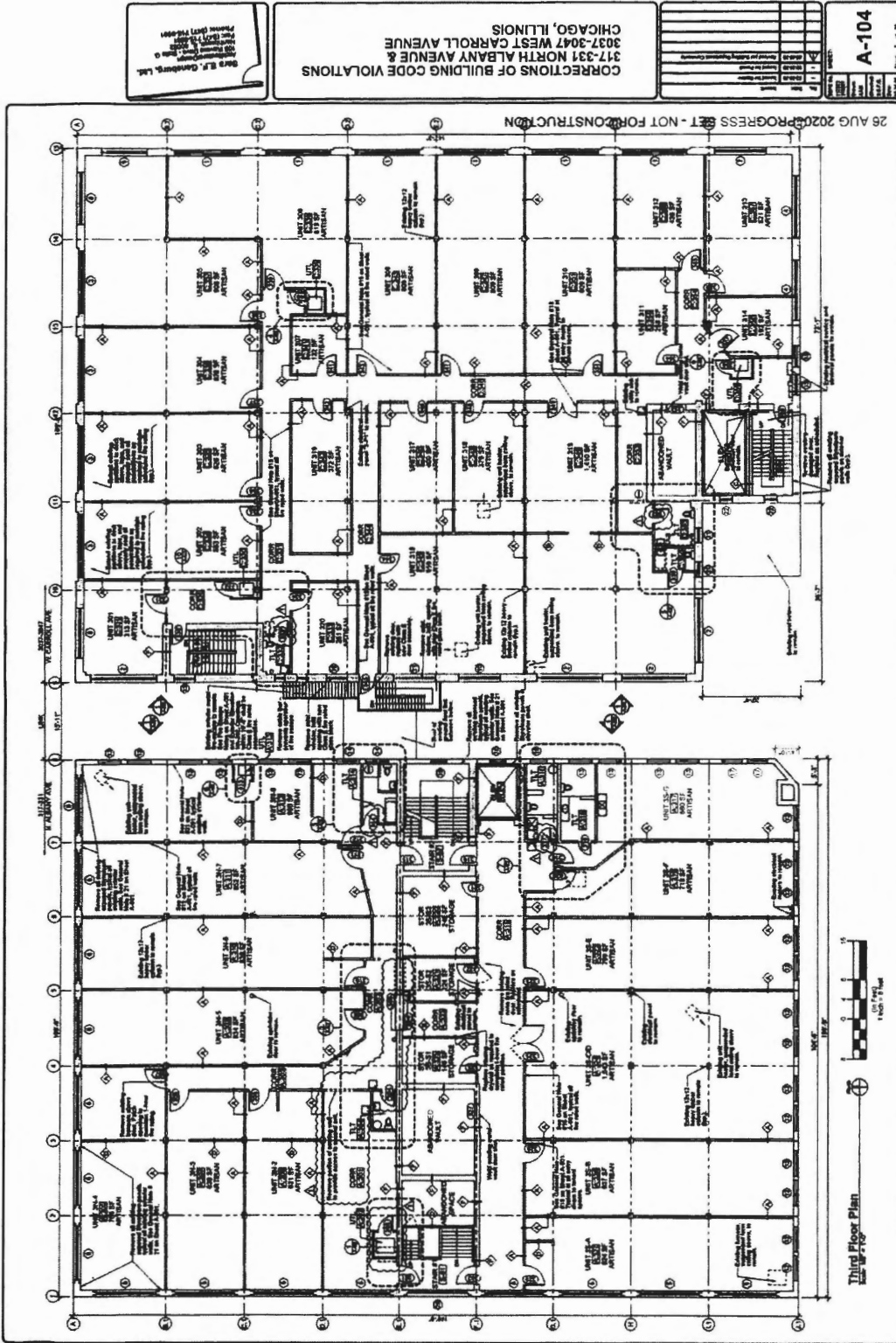


Final for Publication

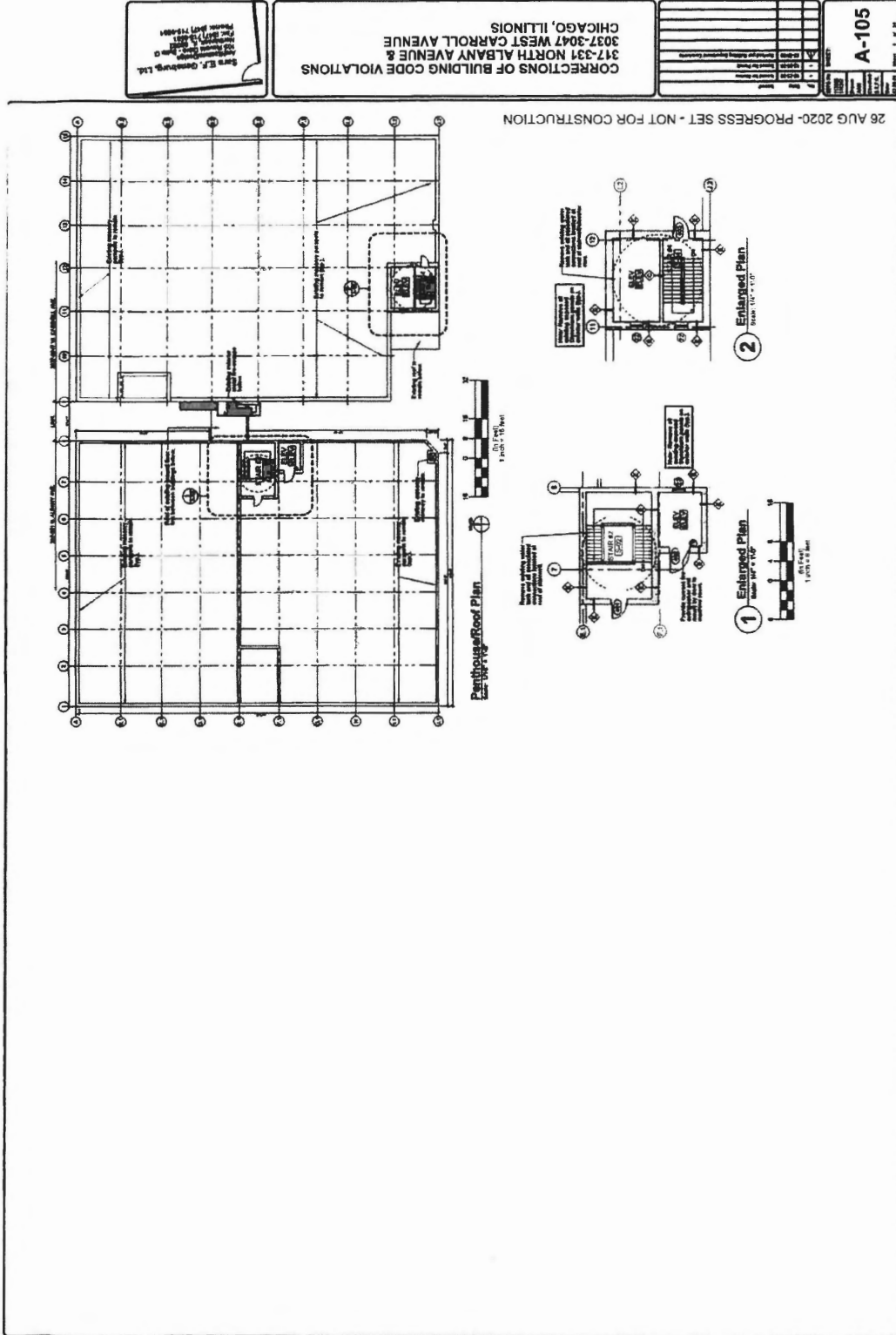


Final for Publication

Final for Publication



Final for Publication



26 AUG 2020- PROGRESS SET - NOT FOR CONSTRUCTION

**1 Exterior Elevation - Albany Building - East**  
DATE: 08-26-20

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	08/26/20		
2	ISSUED FOR PERMITS	08/26/20		
3	ISSUED FOR PERMITS	08/26/20		
4	ISSUED FOR PERMITS	08/26/20		
5	ISSUED FOR PERMITS	08/26/20		
6	ISSUED FOR PERMITS	08/26/20		
7	ISSUED FOR PERMITS	08/26/20		
8	ISSUED FOR PERMITS	08/26/20		
9	ISSUED FOR PERMITS	08/26/20		
10	ISSUED FOR PERMITS	08/26/20		
11	ISSUED FOR PERMITS	08/26/20		

CORRECTIONS OF BUILDING CODE VIOLATIONS  
317-331 NORTH ALBANY AVENUE &  
3037-3047 WEST CARROLL AVENUE  
CHICAGO, ILLINOIS

SERRA & S.P. GARDNER, L.L.C.  
200 N. LAUREL STREET, SUITE 100  
CHICAGO, ILLINOIS 60610  
PHONE: (312) 778-8881

**A-201**  
SHEET NO. 1 OF 1



Final for Publication

Index of Drawings			
G-001	Index of Drawings, Description of Work	A-401	Enlarged Plans
G-002	Code Matrix	A-402	Enlarged Plans
G-003	List of Violations - 317-331 North Albany Avenue	A-601	Door Schedule
G-004	List of Violations - 3037-3047 West Carroll Avenue	A-602	Door Schedule
G-005	Certified Plan Corrections	A-603	Door Schedule, Window Schedule
G-006	Certified Plan Corrections	M-101	Basement Mechanical Plan
AS-101	Site Plan	M-102	First Floor Mechanical Plan
A-001	Notes	M-103	Second Floor Mechanical Plan
A-101	Basement Plan, Partition Schedule	M-104	Third Floor Mechanical Plan
A-102	First Floor Plan	M-105	Penthouse Mechanical Plan
A-103	Second Floor Plan	M-601	Mechanical Equipment Schedule, Exhaust Fan Equipment Schedule
A-104	Third Floor Plan	M-602	Basement & First Floor Light and Vent Schedule
A-105	Penthouse/Roof Plan	M-603	Second Floor Light and Vent Schedule
A-111	Basement Structural Framing Plan, Timber Beam Schedule	M-604	Third Floor & Penthouse Light and Vent Schedule
A-112	First Floor Structural Framing Plan	EM-101	Basement Exit Plan
A-113	Second Floor Structural Framing Plan	EM-102	First Floor Exit Plan
A-114	Third Floor Structural Framing Plan	EM-103	Second Floor Exit Plan
A-115	Penthouse Structural Framing Plan	EM-104	Third Floor Exit Plan
A-121	Basement Life-Safety Plan, Occupancy Load Schedules	EM-105	Penthouse/Roof Exit Plan
A-122	First Floor Life-Safety Plan	EM-111	Basement Evacuation Plan, Emergency Light Fixture Schedule, Emergency Riser Diagram, Notes
A-123	Second Floor Life-Safety Plan	EM-112	First Floor Evacuation Plan
A-124	Third Floor Life-Safety Plan	EM-113	Second Floor Evacuation Plan
A-125	Penthouse/Roof Life-Safety Plan	EM-114	Third Floor Evacuation Plan
A-201	Exterior Elevation - Albany Building East Elevation	EM-115	Penthouse/Roof Evacuation Plan
A-202	Exterior Elevation - Carroll Building West Elevation		
A-301	Wall Sections, Details		
A-302	Details		

For Site Plan see Sheet AS-101

For Code Matrix see Sheet G-002

WORK AT FORMER INDUSTRIAL BUILDING INCLUDING ANY AVOID SHOP STUDIOS TO ADDRESS VIOLOGS CORRECTORS AND TENANT SPACES, INSTALLATION OF LIFE SAFETY LIGHTING AND ADDRESSING EXISTING VIOLATIONS TO INCLUDE WORK IN BOTH OF THE CONNECTED BUILDINGS AT 317-331 NORTH ALBANY AVENUE AND 3037-3047 WEST CARROLL AVENUE. 3037-3047 WEST CARROLL AVENUE: 18778209

Statement of Compliance:  
As of 2/27/2025, the drawings were prepared in compliance with the City of Chicago's Code. The drawings were prepared by the Architect's Office, which is a duly licensed professional engineer and architect. The drawings were prepared in compliance with the City of Chicago's Code, which is a duly licensed professional engineer and architect. The drawings were prepared in compliance with the City of Chicago's Code, which is a duly licensed professional engineer and architect.

CORRECTIONS OF BUILDING CODE VIOLATIONS  
317-331 NORTH ALBANY AVENUE &  
3037-3047 WEST CARROLL AVENUE  
CHICAGO, ILLINOIS

Drawn by: E.P. Gendron, Ltd.  
Checked by: E.P. Gendron, Ltd.  
Project No.: 18778209

NO.	DATE	DESCRIPTION
1	2/27/2025	ISSUED FOR PERMIT

G-001



*Reclassification Of Area Shown On Map No. 2-G.*

(As Amended)

(Application No. 22691T1)

(Common Address: 1313 -- 1315 W. Taylor St.)

[SO2025-0015620]

*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 symbols and indications as shown on Map Number 2-G in the area bounded by:

West Taylor Street; a line 125.00 feet west of and parallel to South Throop Street; the public alley next south of and parallel to West Taylor Street; and a line 150.00 feet west of and parallel to South Throop Street,

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; First, Second, Third and Fourth Floor Plans; Roof Plan; and Front, South, East and West Building Elevations attached to this ordinance printed on pages 25609 through 25618 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

**Final for Publication**

**SUBSTITUTE NARRATIVE AND PLANS**  
TYPE I Rezoning Attachment  
1313 – 15 West Taylor Street  
From B3-2 to a B2-3

**The Property**

The subject property is a vacant lot. The subject property is located in a block that is improved with buildings containing residential uses, commercial uses, and mixed-use consisting of ground floor commercial space with residential uses above ranging in height from two to seven stories. The subject property is in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance as it is located on Taylor Street (Route 11) and 2,530 feet from the CTA Blue Line Racine Station entrance.

**The Project**

1315 Taylor One LLC (the "Applicant") proposes to rezone the subject property to allow for construction of a four-story mixed-use building with 1,075 square feet of ground floor commercial space, three residential dwelling units and two parking spaces. The height of the building will be 50.0 feet.

To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from a B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District. The Applicant also is filing a Type I rezoning application to seek optional variations under section 17-13-0303-D as follows: 1) to reduce the rear yard setback from 30.0 feet to 2.0 feet per section 17-13-1101-B, and 2) to reduce the transparency requirements for properties located along Pedestrian Streets from 75.6 square feet to 56.7 square feet per section 17-3-0504-C.

**Compliance with Section 17-10-0102-B**

The project will comply with the Transit Served Location provisions of as per section 17-10-0102-B. In addition, the development will comply with the provisions of Section 17-3-0308 related to Transit-Served Locations, specifically as follows:

- (1) Compliance with Section 17-10-0102-B because of the property is on Taylor Street that is a designated bus line corridor and is 2,530 feet from the CTA Blue Line Racine Station entrance. The proposed development does not include more than 50% of the otherwise required parking;
- (2) Compliance with Section 17-3-0504-B because
  - a. Building Location: The front façade faces Taylor Street and is not setback more than 5 feet from the sidewalk;
  - b. Transparency: At least 60 percent of the façade on Taylor Street between 4 feet and 10 feet will be comprised of clear, non-reflective windows, the bottom of windows will not be more than 4.5 feet above grade of the adjacent sidewalk and the windows will have a minimum height of 4 feet
  - c. Doors and Entrances: The building doors will face Taylor Street;
  - d. No parking is required or to be provided for non-residential uses and none is proposed;
  - e. Parking Location: All on-site parking will be enclosed and at grade with the Lincoln Avenue façade of the parking area to include a mural, and
  - f. Driveways and Vehicle Access: All access to the parking will be provided from the rear alley.
- (3) Compliance with Transit Friendly Development Guide: Station Area Typology because the property is located in what is designated as a Service Employment District wherein increased density and decreased parking all as proposed is encouraged;
- (4) Compliance with limit on residential parking because the project will not include more than 50% of the otherwise required parking; and
- (5) The project will comply with any applicable Travel Demand Study and Management Plan rules promulgated by the Chicago Department of Transportation.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,572.00 square feet
Floor Area:	7,716 square feet
Maximum FAR:	3.00
Residential Dwelling Units:	3

---

## Final for Publication

### SUBSTITUTE NARRATIVE AND PLANS

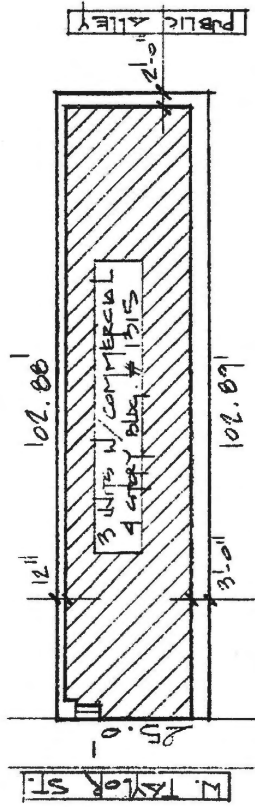
TYPE I Rezoning Attachment  
1313 – 15 West Taylor Street  
From B3-2 to a B2-3

MLA Density:	857.33
Height:	44'-6"
Bicycle Parking:	3
Automobile Parking:	2
Setbacks:	Front (Taylor Street): None
	West Side: 1.0 foot*
	East Side: 3.0 feet
	Rear (Alley): 2.0 feet*

A set of plans is attached.

\*As indicated above, the Applicant seeks optional variations under section 17-13-0303-D to reduce the rear yard setback and transparency requirements.

Final for Publication



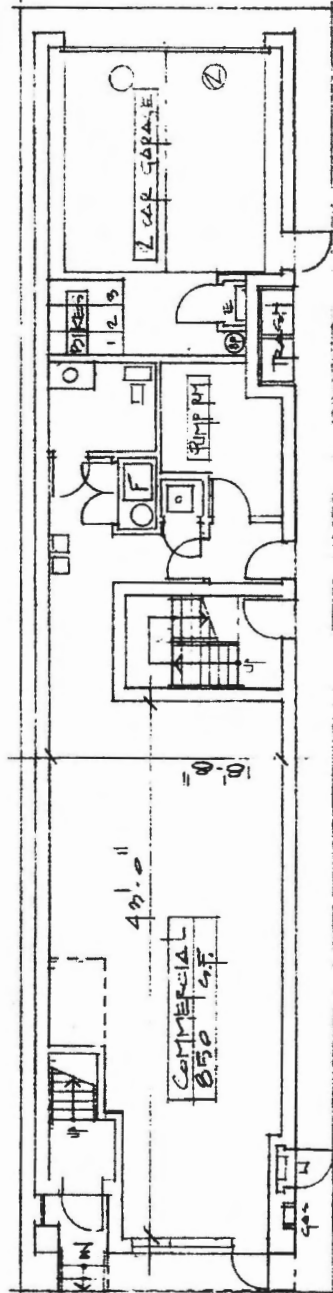
SCALE PLAN  
 $\frac{1}{16}'' = 1.0'$

ZONING INFORMATION	
LOT AREA	25 x 102.88 = 2,572 S.F.
F.A.R.	2.0
MAX. BUILDABLE	7,716 S.F.
1st Floor	1,488 S.F.
2nd Floor	2,107 S.F.
3rd Floor	2,107 S.F.
4th Floor	2,107 S.F.
TOTAL	7,716 S.F.

180 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX (312) 786-1801  
 e-mail: hannaarchitects@sigjcd.com  
 © HANNA ARCHITECTS, INC. 2024

**HANNA**  
 ARCHITECTS, INC.  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 184 001455

# Final for Publication

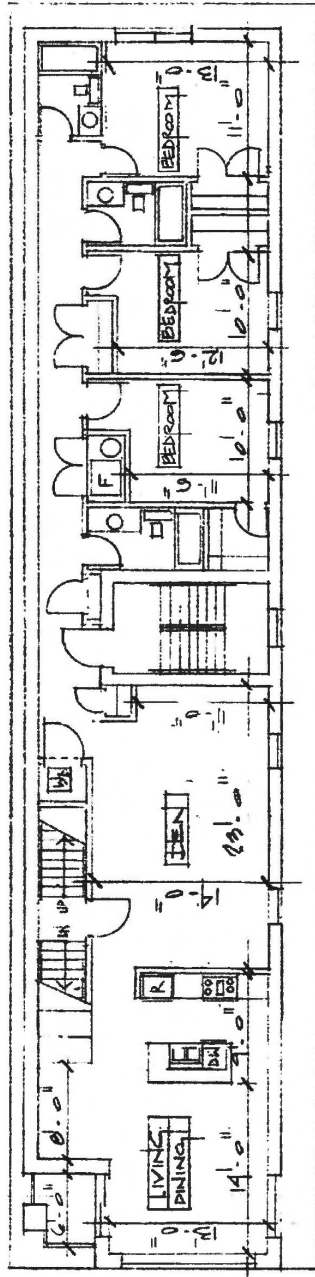


1/8" = 1'-0"  
 PLAN 1400 SF

180 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX (312) 750-1801  
 e-mail: hannaarchitects@4eglobal.net  
 © HANNA ARCHITECTS, INC. 2025

**HANNA**  
 ARCHITECTS, INC.  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 184-001485

# Final for Publication

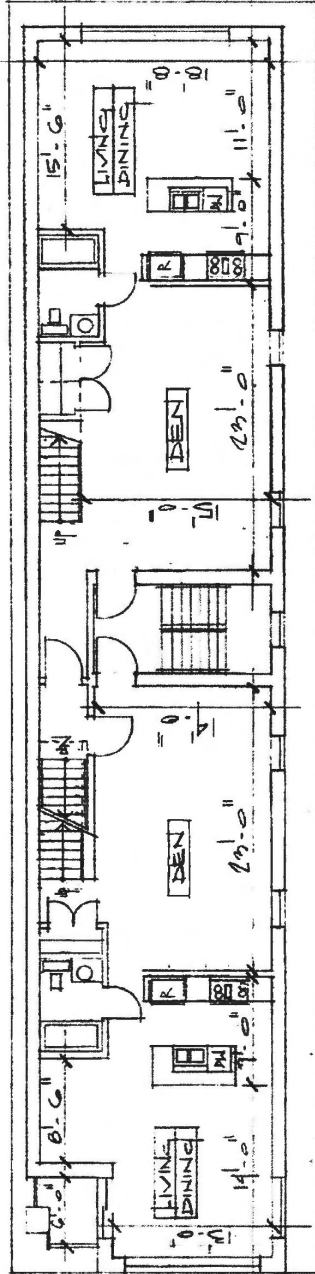


20' HALLWAY PLAN 2,076 S.F.  
 1/8" = 1'-0"

**MANNA ARCHITECTS INC.**  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 134 - 007485

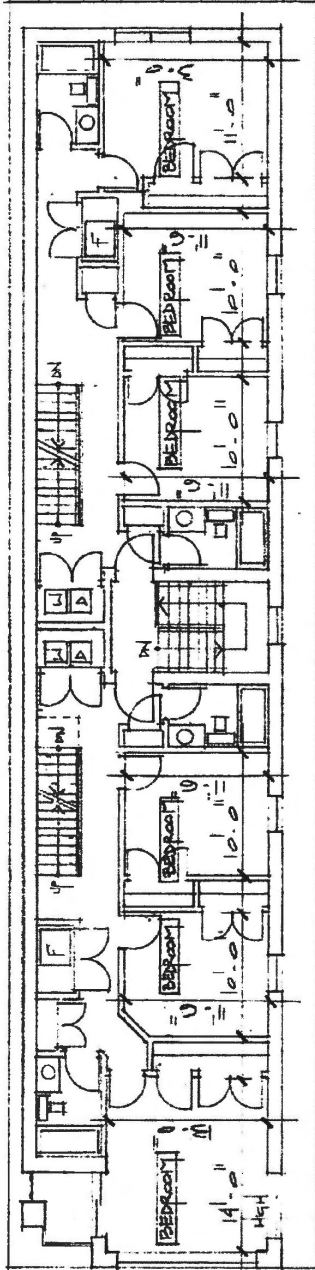
120 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX: 312.750.1801  
 e-mail: mannaarchitects@ahgphh.com  
 © MANNA ARCHITECTS, INC. 2024

Final for Publication



30' Floor Plan 2,076 SF

# Final for Publication

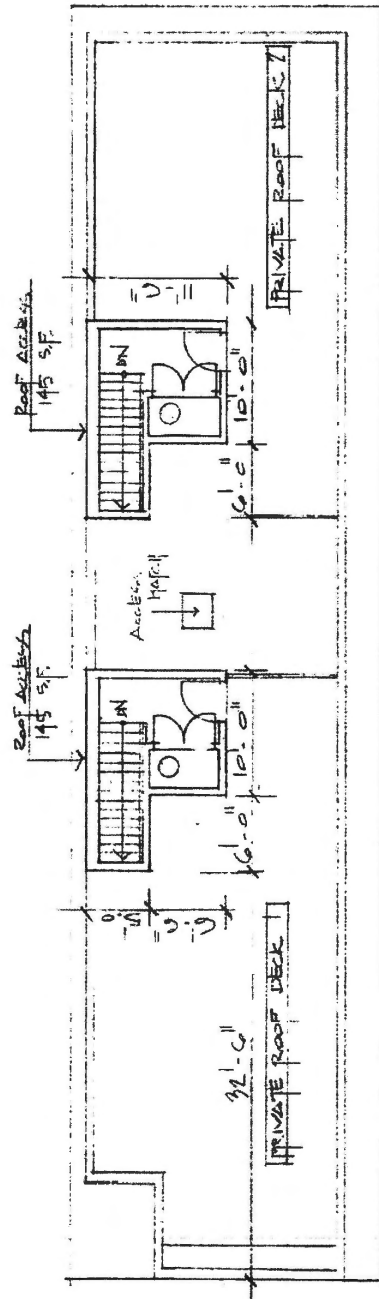


4<sup>TH</sup> FLOOR PLAN 2,076 S.F.  
 1/10/25

180 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX: (312) 756-1801  
 e-mail: hannaarchitects@regulab.net  
 © HANNA ARCHITECTS, INC. 2024

**HANNA**  
 ARCHITECTS, INC.  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 181-00145

# Final for Publication

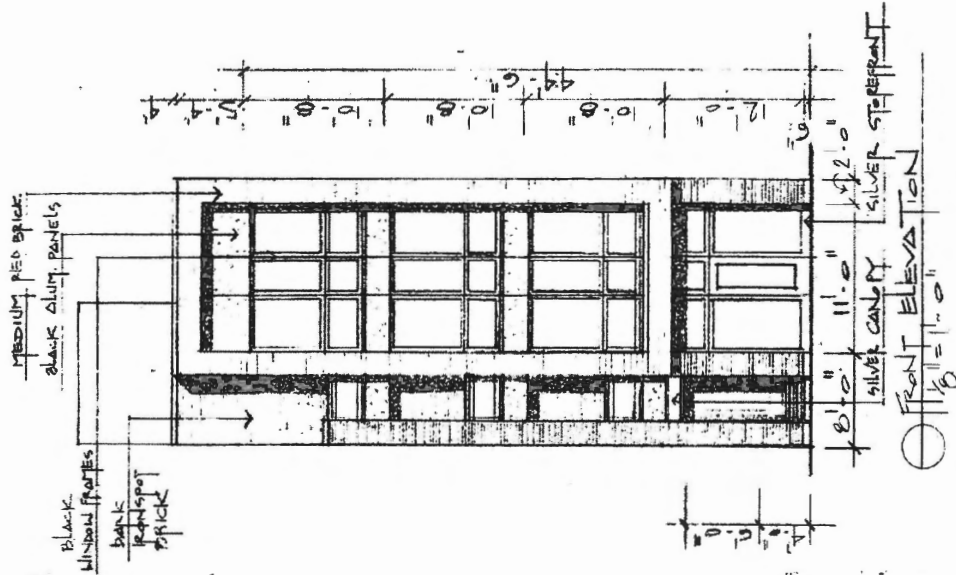


Roof Plan  
 10'-0" x 16'-0"

180 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX (312) 752-1801  
 e-mail: hannaarchitects@sicpda.com  
 © HANNA ARCHITECTS, INC. 2025

**HANNA ARCHITECTS, INC.**  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 184-001485

# Final for Publication



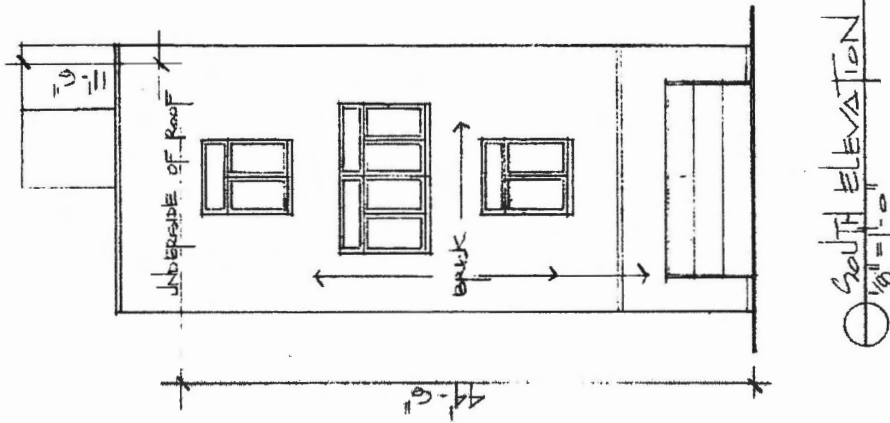
TRANSPARENCY CALCULATION:  
 REQUIRED:  $21.0' \times 6.0' = 126 \text{ s.f.} \times 60\% = 75.6 \text{ s.f.}$   
 $75.6 \text{ s.f.} \times 25\% \text{ REDUCTION} = 18.9 \text{ s.f.}$   
 $75.6 - 18.9 = 56.7 \text{ s.f. MIN.}$   
 PROVIDED:  $11.0' \times 6.0' = 66 \text{ s.f.} > 56.7 \text{ s.f.}$   
RELIEF SUFFICIENT

**HANNA ARCHITECTS, INC.**  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 184-03485

180 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 PAX (312) 750-1801  
 e mail: hannaarchitects@hannaarchitects.com

© HANNA ARCHITECTS, INC. 2025

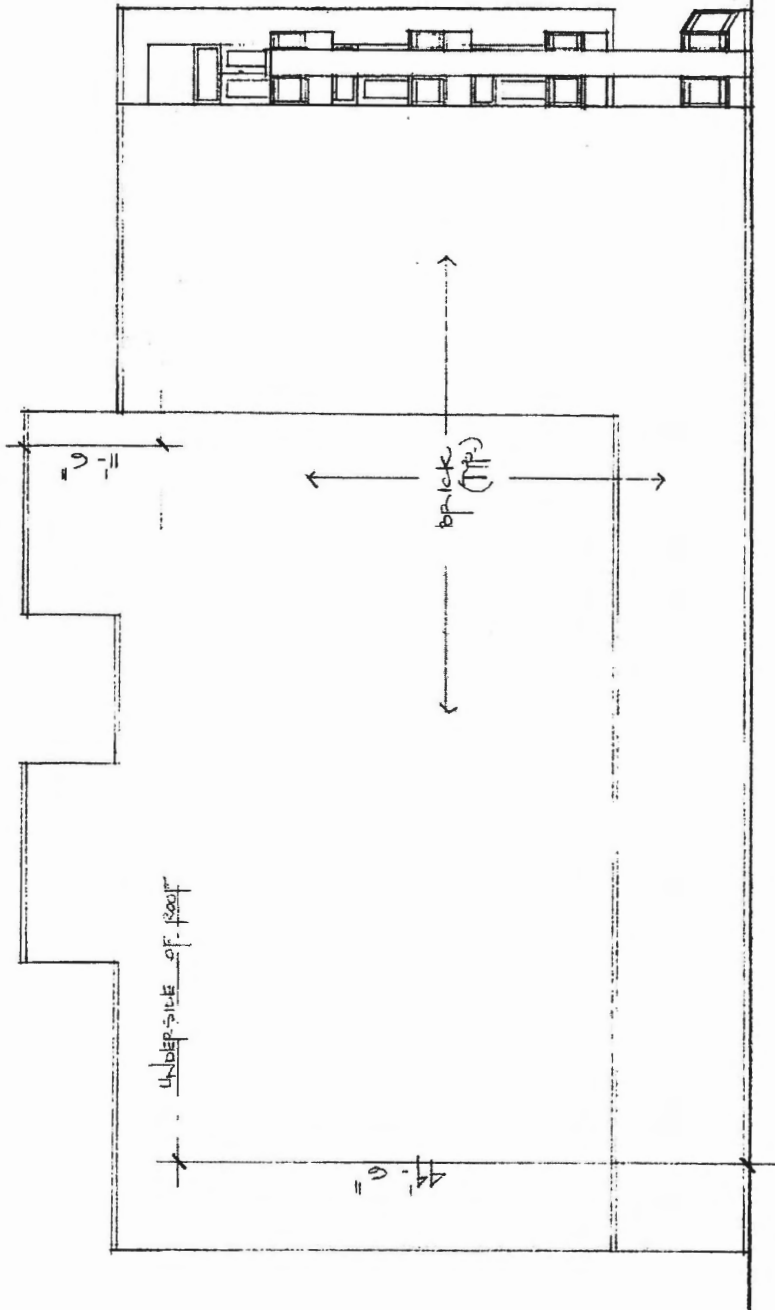
# Final for Publication



**MANNA ARCHITECTS, INC.**  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 104-001485

180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
FAX (312) 750-1181  
e-mail: [hzmaarchitects@absjll.com](mailto:hzmaarchitects@absjll.com)  
© **MANNA ARCHITECTS, INC. 2025**

Final for Publication

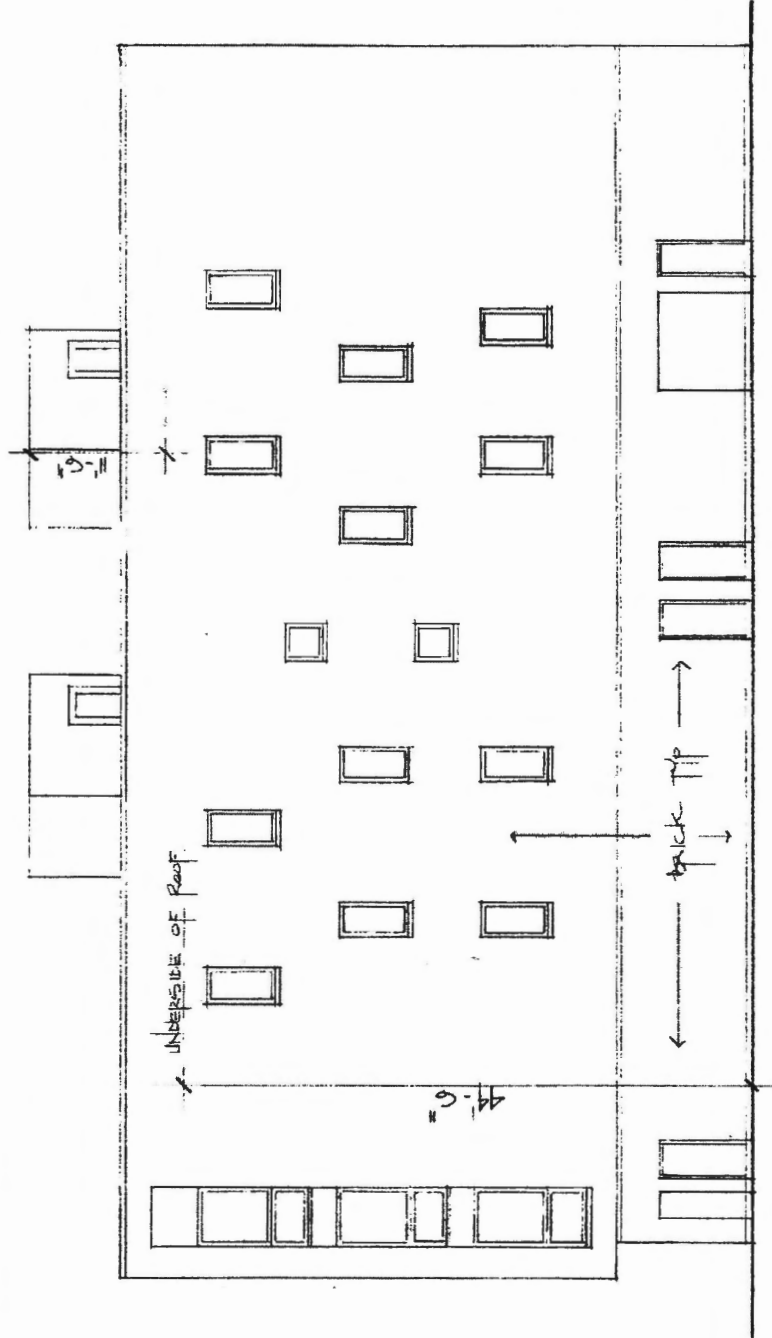


East Elevation  
1/8" = 1'-0"

180 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX (312) 766-1881  
 e-mail: hannaarchitects@leglobal.net  
 © HANNA ARCHITECTS, INC. 2025

**HANNA**  
 ARCHITECTS, INC.  
 PROFESSIONAL DESIGN FIRM  
 REGISTRATION  
 LICENSE NUMBER 184-071

# Final for Publication




 HANNA ARCHITECTS  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 761-00148

180 W. WASHINGTON  
 CHICAGO, IL 60601  
 FAX: (312) 750-1100  
 e-mail: hanna@hanna-architects.com  
 © HANNA ARCHITECTS, INC. 2025

**HANNA**  
 ARCHITECTS, INC.  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 761-00148

*Reclassification Of Area Shown On Map No. 2-L.*

(Application No. 22663)

(Common Address: 5260 W. Congress Pkwy.)

[O2025-0015334]

*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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 2-L in the area bounded by:

the alley next north of and parallel to West Congress Parkway; a line 32 feet east of and parallel to South Lockwood Avenue; West Congress Parkway; and South Lockwood Avenue,

to those of an RT3.5 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. 3-G.*

(As Amended)

(Application No. 22644T1)

(Common Address: 1317 N. Ashland Ave.)

[SO2025-0014947]

*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 B3-2 Community Shopping District symbols as shown on Map Number 3-G in the area generally bounded by:

a line 458.4 feet south of and parallel to West Blackhawk Street; the alley next east of and parallel to North Ashland Avenue; a line 482.4 feet south of and parallel to West Blackhawk Street; and North Ashland Avenue,

to those of a B2-5 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and due publication.

[Site Plan; Basement, First, Second, Third and Fourth Floor Plans; Roof Plan; and Proposed North, South, East and West Building Elevations attached to this ordinance printed on pages 25621 through 25626 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, Analysis, and Plans 1317 North Ashland Avenue

Base 3 Trade LLC-Series Laflin and 1317 N Ashland LLC are, collectively, the “Applicants” for a Type 1 Zoning Map Amendment for the subject property located at 1317 North Ashland Avenue (the “Property”) from the B3-2 Community Shopping District to the B2-5 Neighborhood Mixed-Use District to allow a change of use from religious assembly, office, and residential use to all residential use including dwelling units located below the 2<sup>nd</sup> floor, and to construct a 3<sup>rd</sup> and 4<sup>th</sup> floor building addition to add three dwelling units to the existing 4-story mixed-use, multi-unit residential building with basement at the Property.

The Property is located in the block bounded by West Blackhawk Street on the north; an 18-foot public alley on the east; North Milwaukee Avenue on the south; and North Ashland Avenue on the west. The Property contains approximately 2,892 square feet of site area and is improved with an over 100-year-old existing building, which occupies substantially all of the site. The existing building contains approximately 8,219.1 square feet of floor area and was previously operated as religious, cultural, and non-profit office space on the 1<sup>st</sup> and 2<sup>nd</sup> floors. The existing structure contains a total of five dwelling units on the 2<sup>nd</sup> through 4<sup>th</sup> floors. The Property currently contains no off-street parking spaces.

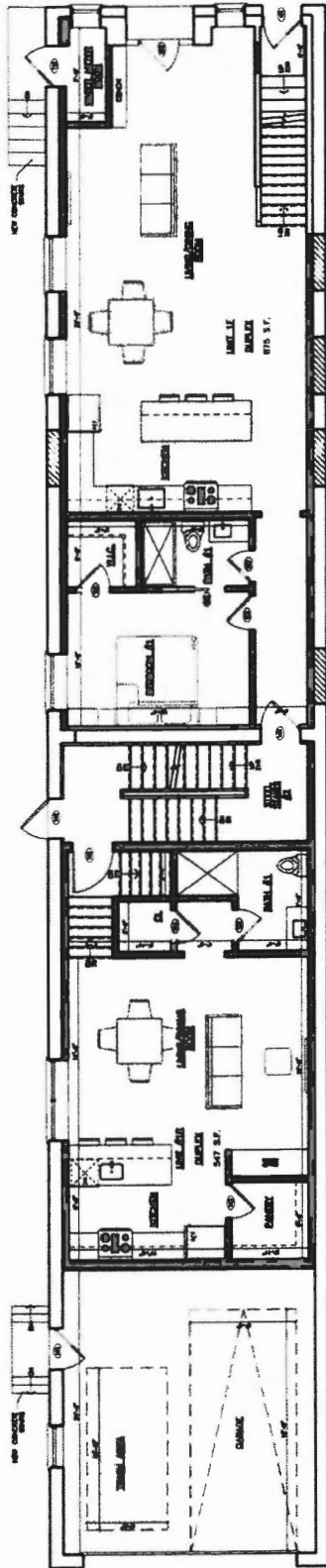
The Applicants propose to renovate the existing building, including constructing a 3<sup>rd</sup>- and 4<sup>th</sup>-story rear addition, to upgrade aged and substandard components of the structure and add three residential dwelling units, including converting the ground floor and basement to residential use. The building will contain a total of eight residential units (five existing units and three new units). The rear portion of the ground floor will be converted to an enclosed trash storage and parking area with one vehicular parking space. The building footprint will remain unchanged.

- |   |                                 |
|---|---------------------------------|
| (a) Floor Area and Floor Area Ratio:  |                                 |
| i. Lot Area:  | 2,892 square feet               |
| ii. Total Building Area:  | 9,327.25 square feet            |
| iii. Maximum FAR:   | 3.3                             |
| (b) Number of Residential Dwelling Units: 8   |                                 |
| (c) Density (Lot Area Per Dwelling Unit): 361.5 square feet                               |                                 |
| (d) Amount of off-street parking: 1 (transit-served location parking reduction requested) |                                 |
| (e) Setbacks:   |                                 |
| i. Front setback:   | 0 feet                          |
| ii. Side setback (North):   | 0 feet                          |
| iii. Side setback (South):  | 2.9 feet                        |
| iv. Rear setback:   | 4.15 feet (variation requested) |
| (f) Building height: 44 feet 4 inches   |                                 |

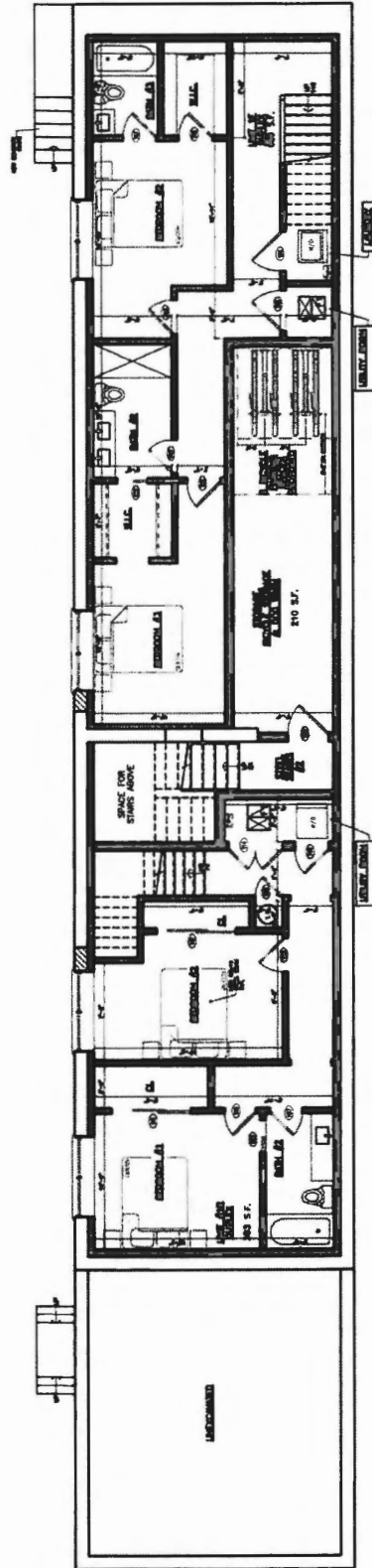
**\*\* Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, as part of this Type 1 Zoning Map Amendment, the Applicants seek (1) an optional administrative adjustment under Section 17-13-1003-EE.1 for a 66.67% parking reduction in a transit-served location to reduce the parking required for the three new dwelling units from three spaces to one space; (2) an optional variation to reduce the minimum required rear setback for floors containing dwelling units from 30 feet to 4.15 feet.**



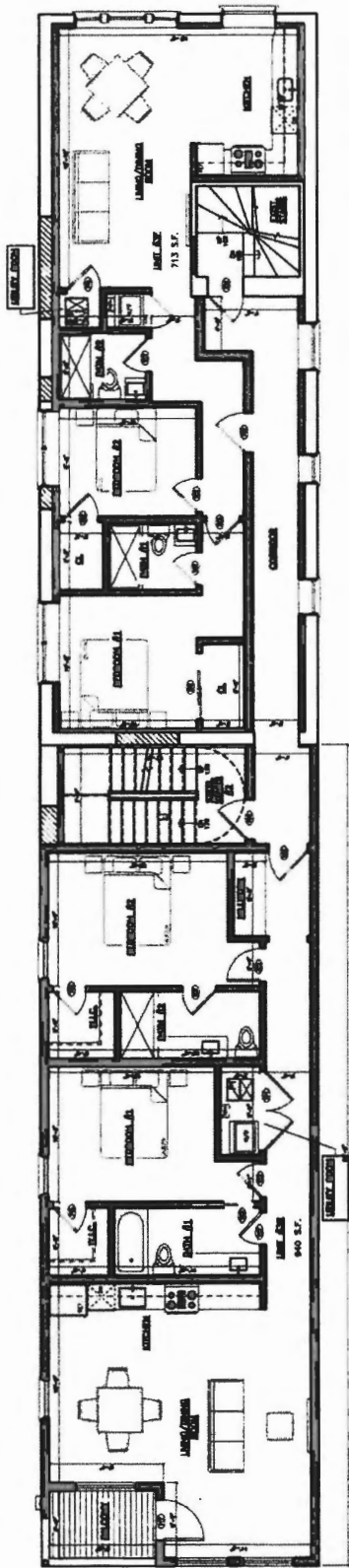
Final for Publication




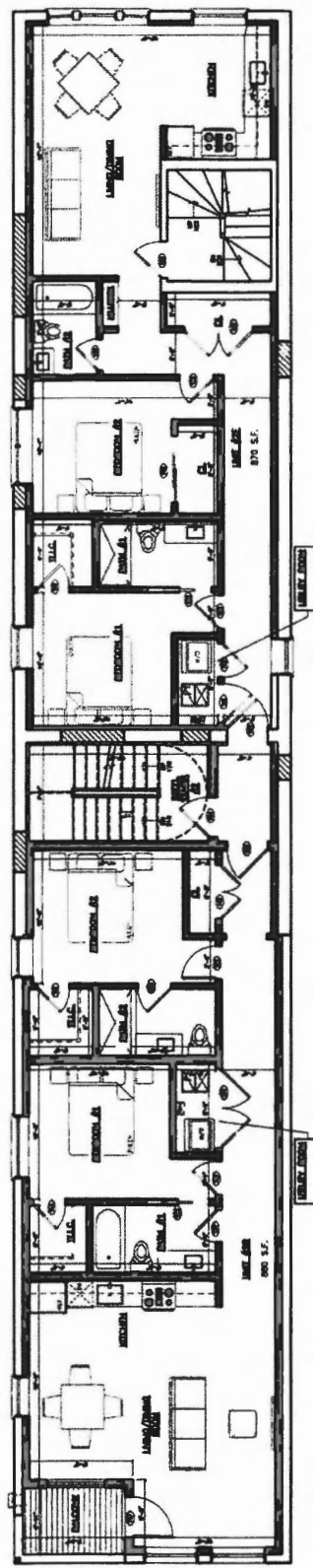
1ST FLOOR PLAN



BASEMENT PLAN

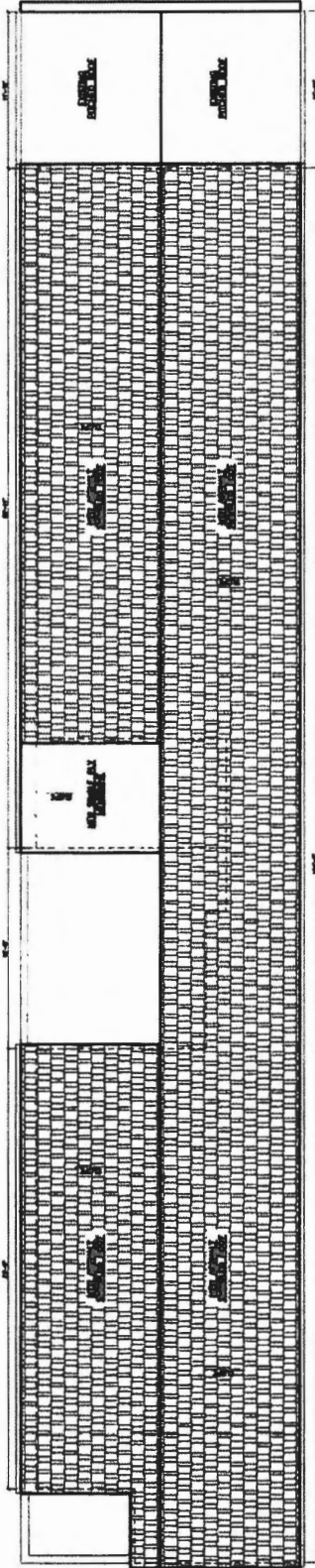


3RD FLOOR PLAN 

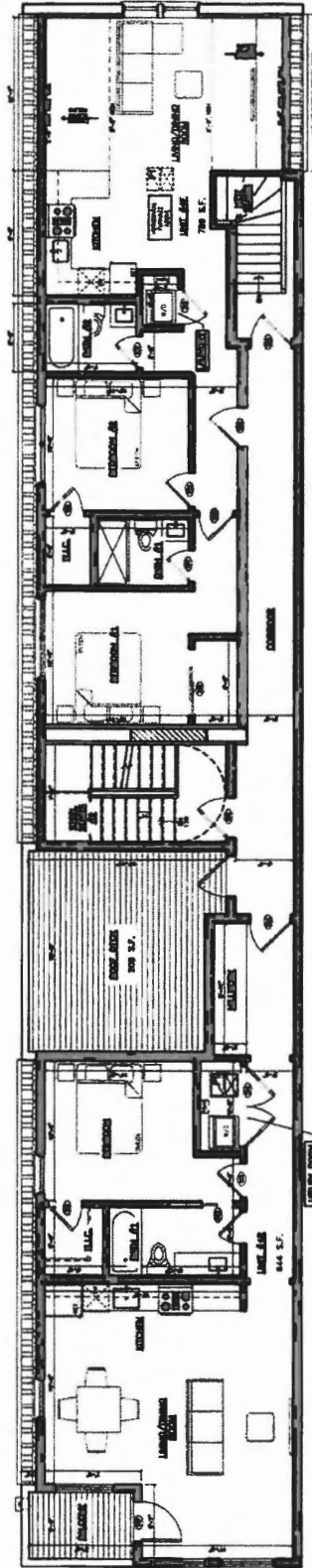



2ND FLOOR PLAN 

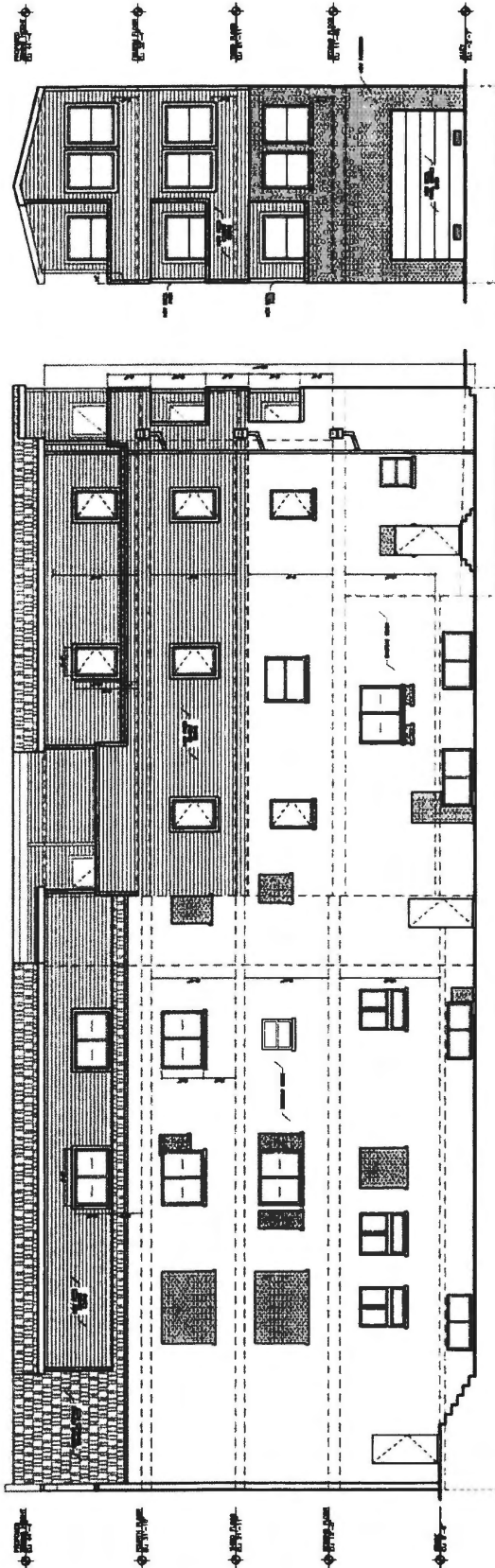
Final for Publication



ROOF PLAN 



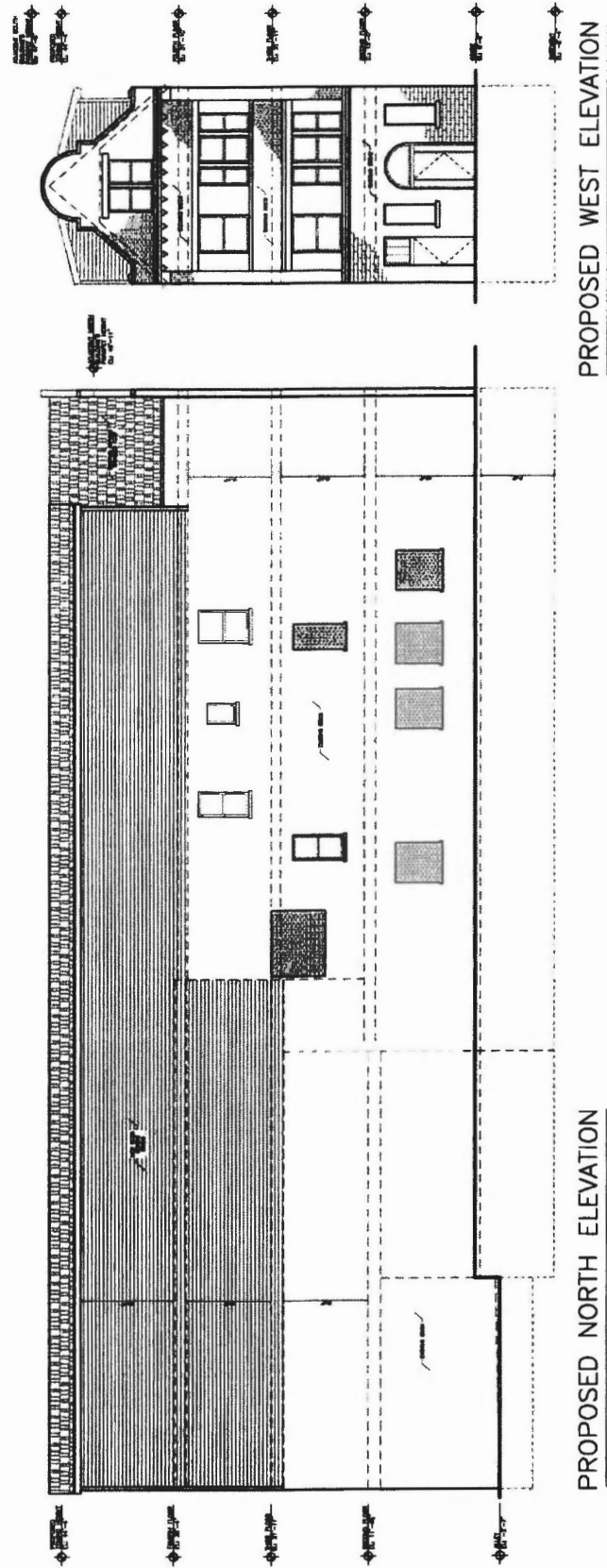
4TH FLOOR PLAN 



PROPOSED EAST ELEVATION

PROPOSED SOUTH ELEVATION

Final for Publication



*Reclassification Of Area Shown On Map No. 3-I.*

(Application No. 22660T1)

(Common Address: 2719 W. Augusta Blvd.)

[O2025-0015325]

*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 3-I in an area bounded by:

West Augusta Boulevard; a line 98 feet east of and parallel to North Fairfield Avenue; the alley next south of and parallel to West Augusta Boulevard; and a line 74 feet east of and parallel to North Fairfield Avenue,

to those of an RT3.5 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.

[Site Plan; Basement, First, Second and Third Floor Plans; Front, Back and Side Building Elevations; and Building Sections attached to this ordinance printed on pages 25629 through 25632 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

## Final for Publication

**Type-1 Zoning Map Amendment**  
**For 2719 W Augusta Blvd.**  
**From RS-3 to RT-3.5**

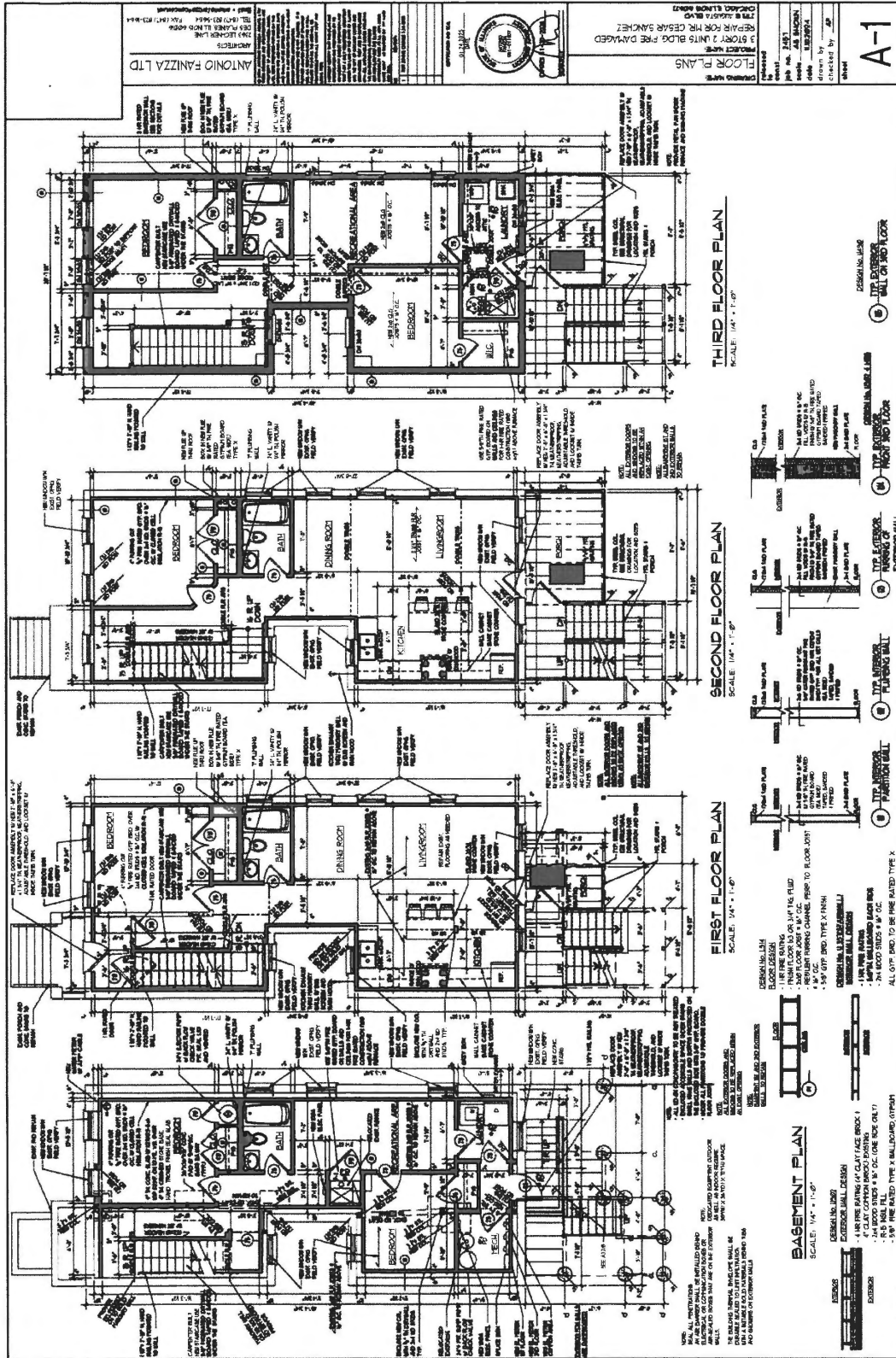
- 1.A. The applicant seeks a zoning change from RS-3 to RT-3.5 to meet the bulk and density requirements of the RT-3.5 zoning district in order to allow for the repair and renovation of the property which will remain a 3-story 2 dwelling-unit residential property with 2 parking spaces and a proposed height of 35'.

FAR	0.887
Density (MLA)	1,330.5 sf
Building Area	2,661 sf
Lot Area	3,000 sf
Building Height	34' – 6"
Front Setback*	9.42'
Rear Setback	55.75'
East Side Setback	2.95'
West Side Setback**	0.43'
Parking	2

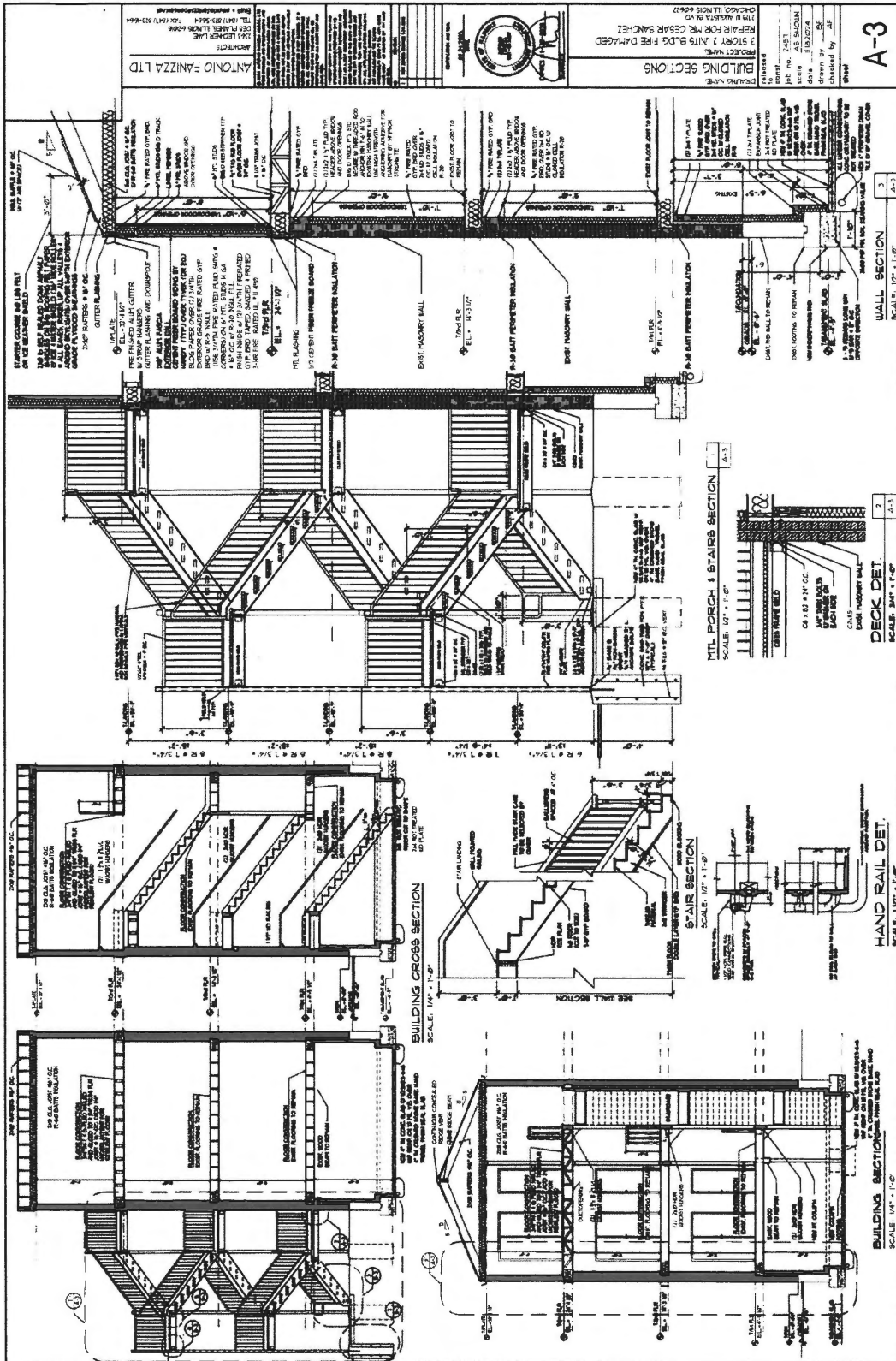
\* 17-13-1101-B: Applicant will seek a variation to reduce the required front setback to 9.42'.

\*\* 17-13-1101-B: Applicant will seek a variation to reduce the required west side setback to 0.45' and the combined side setback to 3.38'.









Final for Publication

*Reclassification Of Area Shown On Map No. 3-K.*

(Application No. 22666)

(Common Address: 4249 W. Augusta Blvd.)

[O2025-0015344]

*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 3-K in the area bounded by:

West Augusta Boulevard; a line 122.3 feet east of and parallel to North Kildare Avenue; the alley next south of and parallel to West Augusta Boulevard; and a line 86.3 feet east of and parallel to North Kildare Avenue,

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be effective after its passage and due publication.

*Reclassification Of Area Shown On Map No. 4-G.*

(As Amended)

(Application No. 22581T1)

(Common Address: 1614 S. Carpenter St.)

[SO2024-0012946]

*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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 4-G in the area bounded by:

a line 145.0 feet south of and parallel to West 16<sup>th</sup> Street; South Carpenter Street; a line 169.0 feet south of and parallel to West 16<sup>th</sup> Street; and the public alley next west of and parallel to South Carpenter Street,

to those of a B2-1 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; Demolition and Proposed First and Second Floor Plans; Wall Section; and North, South, East and West Building Elevations and Foundation, Floor and Framing Plans attached to this ordinance printed on pages 25636 through 25640 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

## Final for Publication

**AMENDED TO BE A TYPE-1  
NARRATIVE AND PLANS  
TYPE I Rezoning Attachment  
1614 South Carpenter Street  
From RT-4 to a B2-1**

### The Property

The property is located in an ETOD location to the METRA Halsted Station and is approximately 1,860 feet from said station. The property is improved with a two-story residential building with two residential units and no parking. The building height is 29'-2". The property is located in an RT-4 zoning district which does not allow the subject property to be de-converted into a single family residence.

### The Project

Chicago Pilsen, LLC (the "Applicant") seeks to rezone the property to allow a deconversion of the building into a single-family residence. The Applicant will also add a two-story rear addition. The building height will remain. A detached two-car garage at the rear of the property is also proposed.

To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to a B2-1 Neighborhood Mixed-Use District.

The Applicant also is filing a Type 1 rezoning application to seek optional variations under section 17-13-0303-D to reduce the following setbacks for the existing portion of the building per 17-13-1101-B as follows: 1) reduce the front yard setback from 14.76 feet to 0.80 feet (existing); 2) reduce the north side yard setback from 2.0 feet to 0.45 feet (existing); 3) reduce the south yard setback from 2.0 feet to 0.20 feet (existing); and 4) reduce the combined side yard setback from 4.8 feet to 0.65 feet (existing); and to seek optional Administrative Adjustment parking relief under section 17-13-1003-EE per section 17-10-0102-B to increase parking spaces 100% from 1 required space to 2 spaces so the single family home may have a two car garage.

Section 17-3-0504-C does not apply to the project as the proposed land use is designated as residential and not commercial.

**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: **Answer: The property is located in an ETOD location and is being rezoned to a B district which would apply for parking relief under this section.**

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: **Answer: the property is within 5 feet of the front property line. In addition, as the proposed project is residential and not commercial paragraph C does not apply.**

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: **Answer: the property is a single family home located in an ETOD location and because of its location in the proposed district and its distance to an ETOD station, the Applicant has an option to either decrease or increase parking.**

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: **Answer: the applicant is seeking an increase in parking from 1 to 2 spaces for the proposed single family home.**

# Final for Publication

**AMENDED TO BE A TYPE-1  
NARRATIVE AND PLANS  
TYPE I Rezoning Attachment  
1614 South Carpenter Street  
From RT-4 to a B2-1**

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.

The following are the relevant zoning parameters for the proposed project:

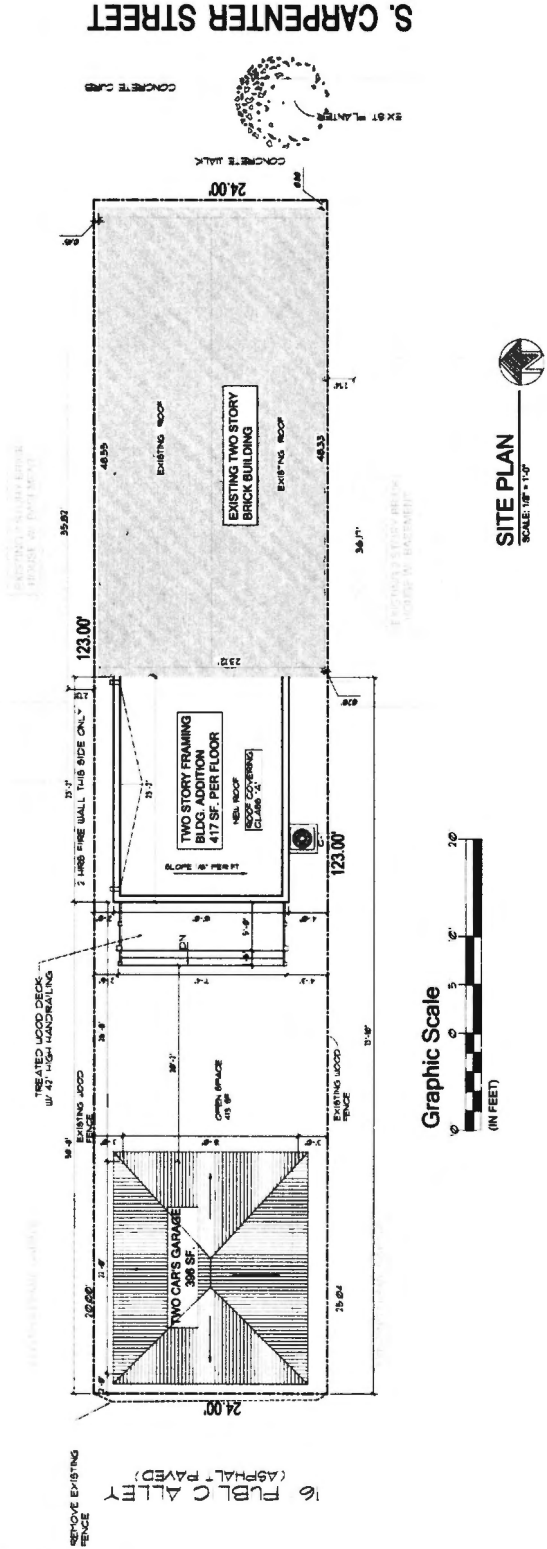
Lot Area:	2,952 square feet								
Floor Area:	3,542 square feet								
Maximum FAR:	1.20								
Residential Dwelling Units:	Single Family Home								
Height:	29'-2"								
Automobile Parking:	2*								
Setbacks:	<table> <tr> <td>Front/East (Carpenter Street):</td> <td>0.80* (existing)</td> </tr> <tr> <td>North Side:</td> <td>0.45 feet* (existing)</td> </tr> <tr> <td>South Side:</td> <td>0.20 feet* (existing)</td> </tr> <tr> <td>Rear/West (Alley):</td> <td>50 feet 8 inches</td> </tr> </table>	Front/East (Carpenter Street):	0.80* (existing)	North Side:	0.45 feet* (existing)	South Side:	0.20 feet* (existing)	Rear/West (Alley):	50 feet 8 inches
Front/East (Carpenter Street):	0.80* (existing)								
North Side:	0.45 feet* (existing)								
South Side:	0.20 feet* (existing)								
Rear/West (Alley):	50 feet 8 inches								

A set of plans is attached.

\*As indicated above, the Applicant seeks optional variations under section 17-13-0303-D to reduce setbacks as listed above and optional administrative adjustment to increase parking from 1 to 2 spaces as the property is located ETOD to the METRA Halsted station.

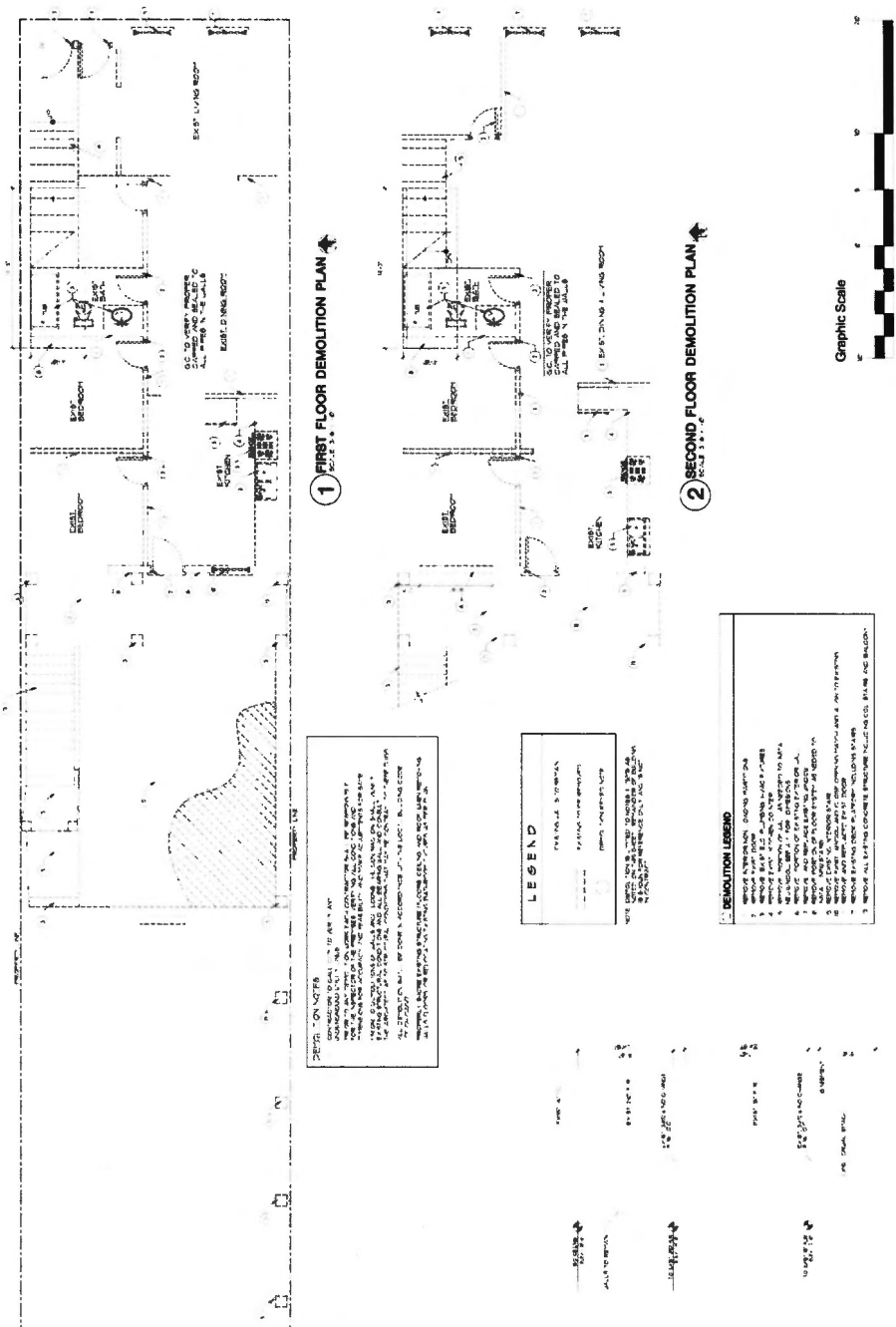
Final for Publication

1614 S. CARPENTER STREET. CHICAGO, IL



Final for Publication

EXISTING TWO STORY BRICK BUILDING  
DE-CONVERSION FROM TWO DWELLING UNITS TO  
A SINGLE FAMILY HOUSE. WORK INCLUDES A REAR  
TWO STORY FRAMING ADDITION, REAR WOOD  
DECK, AND A TWO CAR FRAMING GARAGE.  
1614 S. CARPENTER STREET, CHICAGO, IL  
773.780.5731  
2541 W DIVISION ST #1  
CHICAGO IL 60622  
MLNTIS ARCHITECTS  
MADE IN THE U.S.A.  
D-1



**DETAIL ON NOTES**

1. ALL DEMOLITION WORK SHALL BE ACCORDING TO THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS, DIVISION OF CONSTRUCTION, DEMOLITION REGULATIONS, 2019 EDITION, AND ANY AMENDMENTS THEREAFTER.

2. ALL DEMOLITION WORK SHALL BE ACCORDING TO THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS, DIVISION OF CONSTRUCTION, DEMOLITION REGULATIONS, 2019 EDITION, AND ANY AMENDMENTS THEREAFTER.

3. ALL DEMOLITION WORK SHALL BE ACCORDING TO THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS, DIVISION OF CONSTRUCTION, DEMOLITION REGULATIONS, 2019 EDITION, AND ANY AMENDMENTS THEREAFTER.

**LEGEND**

1. DEMOLITION WORK SHALL BE ACCORDING TO THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS, DIVISION OF CONSTRUCTION, DEMOLITION REGULATIONS, 2019 EDITION, AND ANY AMENDMENTS THEREAFTER.

2. ALL DEMOLITION WORK SHALL BE ACCORDING TO THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS, DIVISION OF CONSTRUCTION, DEMOLITION REGULATIONS, 2019 EDITION, AND ANY AMENDMENTS THEREAFTER.

**DEMOLITION LEGEND**

1. REMOVE EXISTING CONCRETE FLOOR SLAB

2. REMOVE EXISTING CONCRETE WALLS

3. REMOVE EXISTING CONCRETE CEILING

4. REMOVE EXISTING CONCRETE ROOF

5. REMOVE EXISTING CONCRETE FOUNDATION

6. REMOVE EXISTING CONCRETE CURB

7. REMOVE EXISTING CONCRETE DRIVEWAY

8. REMOVE EXISTING CONCRETE SIDEWALK

9. REMOVE EXISTING CONCRETE PATIO

10. REMOVE EXISTING CONCRETE PORCH

11. REMOVE EXISTING CONCRETE BALCONY

EXISTING TWO STORY BRICK BUILDING  
DE-CONVERSION FROM TWO DWELLING UNITS TO  
A SINGLE FAMILY HOUSE. WORK INCLUDES A REAR  
DECK, AND A TWO CAR FRAMING GARAGE.  
CHICAGO, IL 60622  
773.790.5731

**MLNTIS ARCHITECTS**

2541 W DIVISION ST #1  
CHICAGO IL 60622  
773.790.5731

**A-1**

**1 PROPOSED FIRST FLOOR PLAN**

**2 PROPOSED SECOND FLOOR PLAN**

**GENERAL NOTES**

**NOTES**

**LEGEND**

**LINDOJI SCHEDULE**

**SHR FIRE RATINGS**

**SHR FIRE RATINGS**

**GRAPHIC SCALE**

(IN FEET)

170. Existing building owner shall be notified in writing of the proposed work. The contractor shall obtain all necessary permits and approvals from the City of Chicago, including but not limited to, a Building Permit, Fire Department permit, and Department of Public Health (DPH) permit. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

171. All building materials shall be installed in accordance with the manufacturer's instructions. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

172. All building materials shall be installed in accordance with the manufacturer's instructions. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

173. All building materials shall be installed in accordance with the manufacturer's instructions. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

174. All building materials shall be installed in accordance with the manufacturer's instructions. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

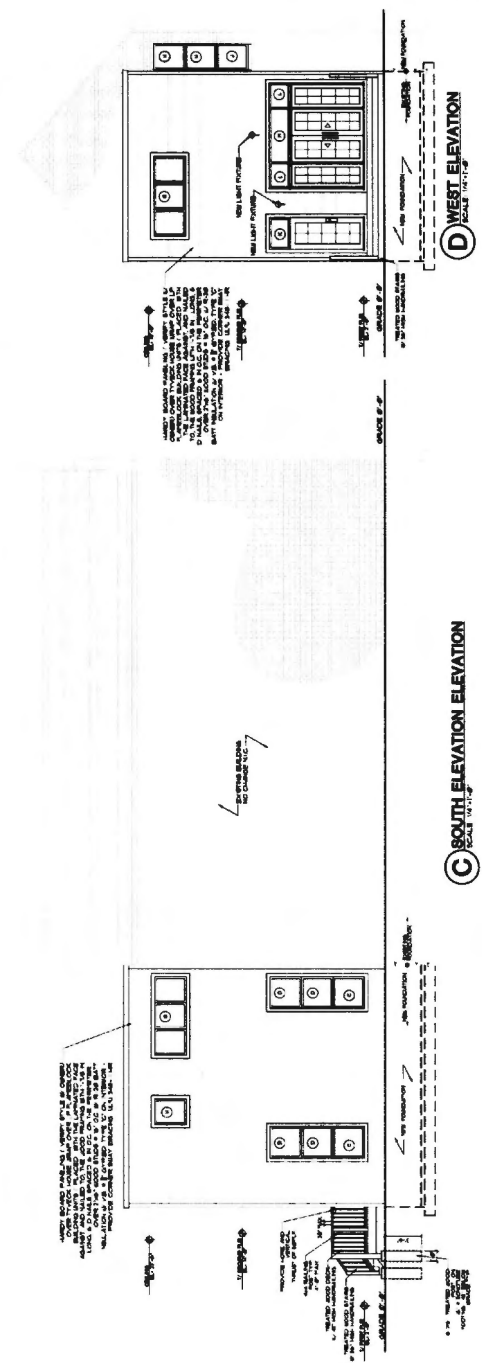
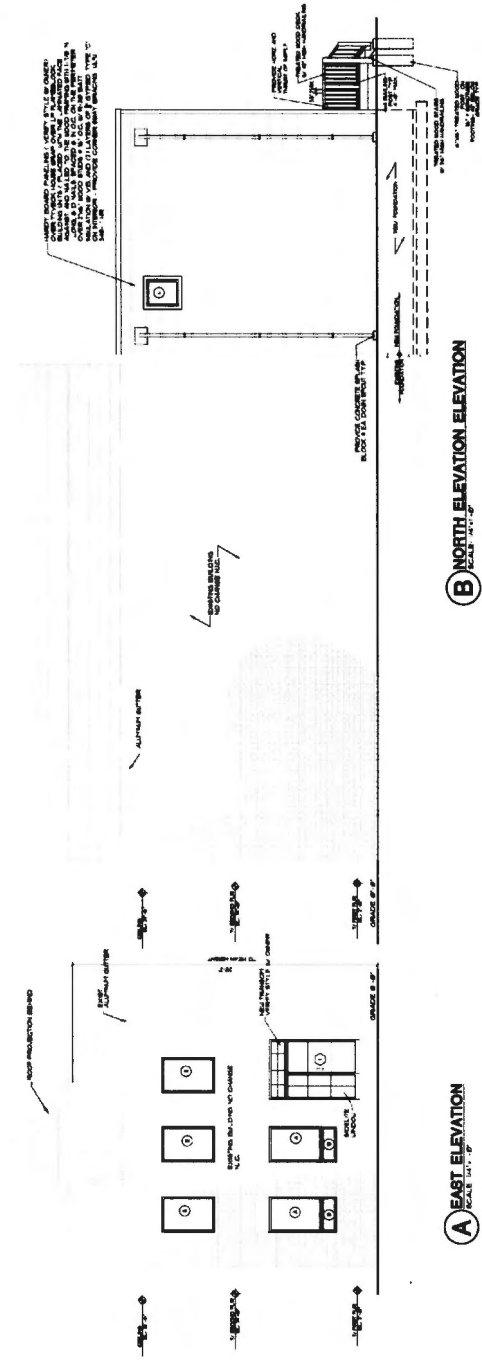
175. All building materials shall be installed in accordance with the manufacturer's instructions. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

Final for Publication

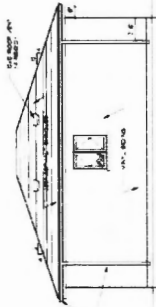
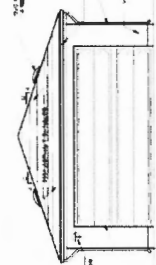
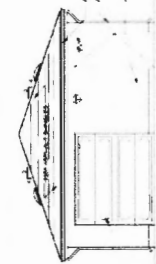
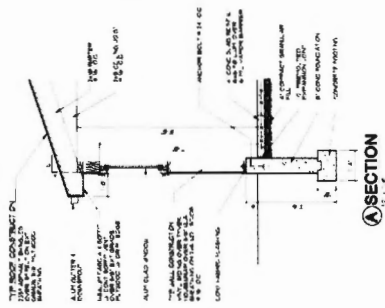
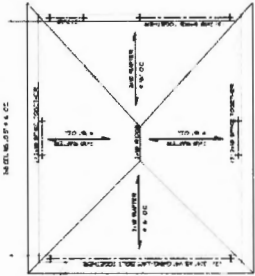
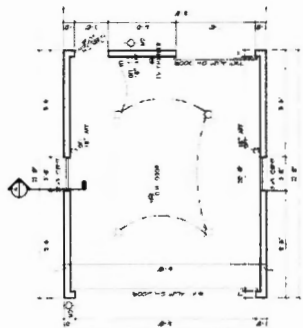
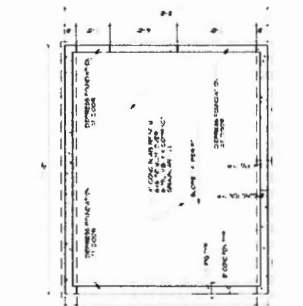
EXISTING TWO STORY BRICK BUILDING  
 DE-CONVERSION FROM TWO DWELLING UNITS TO  
 A SINGLE FAMILY HOUSE. WORK INCLUDES A REAR  
 TWO STORY FRAMING ADDITION, REAR WOOD  
 DECK, AND A TWO CAR FRAMING GARAGE.  
 1614 S. CARPENTER STREET, CHICAGO, IL

**MLNTIS ARCHITECTS**  
 2541 W DIVISION ST #1  
 CHICAGO IL 60622  
 773.780.5731

**A-3**



Final for Publication



- 1. ELECTRICAL NOTES
- 2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE ILLINOIS ELECTRICAL CODE (IEC).
- 3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72) AND THE ILLINOIS FIRE ALARM AND SIGNAL CODE (IFASC).
- 4. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL WIRE AND CABLE CODE (NFPA 761) AND THE ILLINOIS WIRE AND CABLE CODE (IFAWC).
- 5. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL COMMUNICATIONS CODE (NFPA 708) AND THE ILLINOIS COMMUNICATIONS CODE (IFCC).
- 6. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL LOW VOLTAGE ELECTRICAL CODE (NFPA 70) AND THE ILLINOIS LOW VOLTAGE ELECTRICAL CODE (IFLVEC).
- 7. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E) AND THE ILLINOIS ELECTRICAL SAFETY CODE (IFES).
- 8. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL INSTALLATION CODE (NFPA 70B) AND THE ILLINOIS ELECTRICAL INSTALLATION CODE (IFEIC).
- 9. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL TESTING CODE (NFPA 70C) AND THE ILLINOIS ELECTRICAL TESTING CODE (IFETC).
- 10. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL MAINTENANCE CODE (NFPA 70D) AND THE ILLINOIS ELECTRICAL MAINTENANCE CODE (IFEMC).

	<b>M. L. NATIS ARCHITECTS</b> 2541 W DIVISION ST #1 CHICAGO IL 60622 773.780.5731	<b>A-6</b>
DE-CONVERSION FROM TWO DWELLING UNITS TO A SINGLE FAMILY HOUSE. WORK INCLUDES A REAR TWO STORY FRAMING ADDITION, REAR WOOD DECK, AND A TWO CAR FRAMING GARAGE.		
1614 S. CARPENTER STREET, CHICAGO, IL		

*Reclassification Of Area Shown On Map No. 4-G.*

(Application No. 22658)

(Common Address: 1819 S. May St.)

[O2025-0015297]

*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 as shown on Map Number 4-G in the area bounded by:

a line 24 feet north of and parallel to West 18<sup>th</sup> Place; the public alley next east of and parallel to South May Street; West 18<sup>th</sup> Place; and South May Street,

to those of an RM5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

*Reclassification Of Area Shown On Map No. 4-G.*

(As Amended)

(Application No. 22687T1)

(Common Address: 1355 W. 16<sup>th</sup> St.)

[SO2025-0015616]

*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 RM4.5 Residential Multi-Unit District symbols and indications as shown on Map Number 4-G in the area bounded by:

West 16<sup>th</sup> Street; a line 50.0 feet east of and parallel to South Loomis Street; the public alley south of and parallel to West 16<sup>th</sup> Street; and a line 25.0 feet east of and parallel to South Loomis 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.

[Site Plan and Zoning Map; Proposed Residence; General Notes and Legend; Proposed Basement, First, Second and Attic Floor Plans; Proposed North, South, East and West Building Elevations; Garage Foundation, Floor, Electrical and Roof Plans; Proposed Roof Plan; Garage North, South, East and West Building Elevations; Garage Building Sections; Basement, First, Second and Attic Electrical Plans; Basement, First and Second Mechanical Plans; Schedules; and Plumbing Diagrams attached to this ordinance printed on pages 25643 through 25652 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

## ~~Final for Publication~~

### SUBSTITUTE NARRATIVE AND PLANS

TYPE I Rezoning Attachment  
1355 West 16<sup>th</sup> Street  
From RM-4.5 to RM-4.5

#### The Property

The subject property is a 2,750 square foot vacant lot located in an RM-4.5, Residential Multi-Unit District.

The property previously included a two-story building with three units and a detached two car garage.

The improvements burnt down in a fire in 2023. The Applicant would like to rebuild a similar structure on the lot.

**The Applicant previously filed a rezoning application for this property to rezone the subject site from an RT-4 to RM-4.5 that was approved by City Council on 01/15/2025. This Application is to correct a clerical error on the previously approved application.**

#### The Project

Hafccz Shaka (the "Applicant") seeks to rezone the property to allow the construction of a two-story residential building with three units and a detached two car garage. The building will be 29.60' in height.

The proposed building will follow much of the same exterior design as the previous building to fit in with the characteristic of the area.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RM-4.5, Residential Multi-Unit District to an RM-4.5, Residential Multi-Unit District.

The Applicant also is filing a Type 1 rezoning application to seek optional variations under section 17-13-0303-D as follows: 1) to reduce the front yard setback from 25.78 feet to 14.0 feet per section 17-13-1101-B; and 2) to reduce a one required parking space to zero per section 17-13-1101-D. Two parking spaces will be provided.

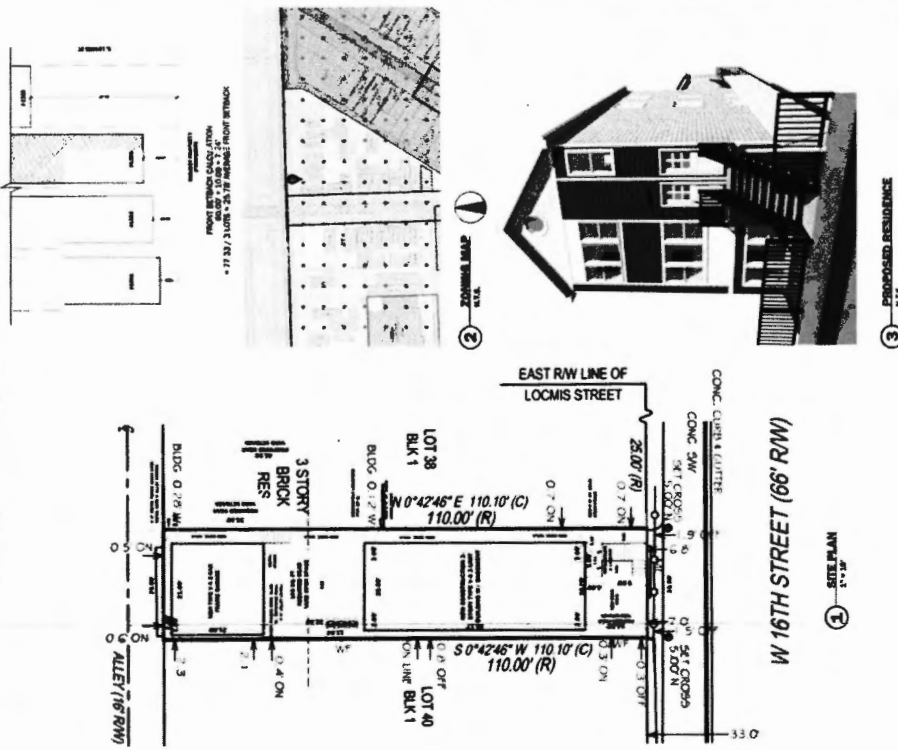
The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,750 square feet	
FAR:	0.73	
Floor Area:	2,008 square feet	
Residential Dwelling Units:	3	
MLA Density:	916.66 square feet	
Height:	29.60'	
Bicycle Parking:	0	
Automobile Parking:	2*	
Rear Yard Open Space:	646 square feet	
Setbacks:	Front (north/16th):	14.0**
	East:	2.0'
	West:	3.0'
	Rear (south/alley):	45.93'

A set of plans is attached.

\*The Applicant is seeking setback and parking relief under section 17-13-0303-D as described above.

**1355 W. 16TH ST. - NEW CONSTRUCTION 2-STORY TYPE  
V-A 3-UNIT RESIDENTIAL BLDG. W/ BSMT. & NEW 2-CAR  
DETACHED FRAME GARAGE**



<p><b>PERMITS</b></p> <p>City of Chicago        Department of Public Works        230 N. Dearborn Street        Chicago, IL 60610</p>	<p><b>2022 ELECTRICAL CODE</b></p> <p>RESIDENTIAL DESIGN CRITERIA</p> <p>EXTENSION CODE STRUCTURAL</p>	<p><b>PERMIT SET</b></p> <p>1. SITE PLAN &amp; ZONING        2. PROPOSED ARCH. PLANS        3. PROPOSED MECHANICAL PLANS        4. PROPOSED ELECTRICAL PLANS        5. CIVIL ENGINEERING &amp; SURVEYING        6. CIVIL ENGINEERING &amp; SURVEYING        7. MECHANICAL ENGINEERING        8. ELECTRICAL ENGINEERING        9. ARCHITECTURE        10. PLUMBING ENGINEERING</p>	<p><b>NOTES</b></p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES.</p> <p>2. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE 2022 IBC AND 2022 EFC.</p> <p>3. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ZONING ORDINANCES.</p>						
<p><b>OWNER DATA</b></p> <p>Owner: [Name]        Address: [Address]        City: [City]        State: [State]        Zip: [Zip]</p>	<p><b>DESIGNER DATA</b></p> <p>Designer: [Name]        Address: [Address]        City: [City]        State: [State]        Zip: [Zip]</p>	<p><b>PROJECT INFORMATION</b></p> <p>Project Name: [Name]        Address: [Address]        City: [City]        State: [State]        Zip: [Zip]</p>	<p><b>REVISIONS</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>03/12/2025</td> <td>ISSUED FOR PERMIT</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	03/12/2025	ISSUED FOR PERMIT
NO.	DATE	DESCRIPTION							
1	03/12/2025	ISSUED FOR PERMIT							
<p><b>PLANNING ARCHITECTURE INC.</b></p> <p>1355 W. 16TH STREET        CHICAGO, IL 60610</p>	<p><b>HAFEEZ SHAKA</b></p> <p>REGISTERED ARCHITECT        NO. 000000000</p>	<p><b>PLANNING ARCHITECTURE INC.</b></p> <p>1355 W. 16TH STREET        CHICAGO, IL 60610</p>	<p><b>NOTES</b></p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES.</p> <p>2. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE 2022 IBC AND 2022 EFC.</p> <p>3. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ZONING ORDINANCES.</p>						

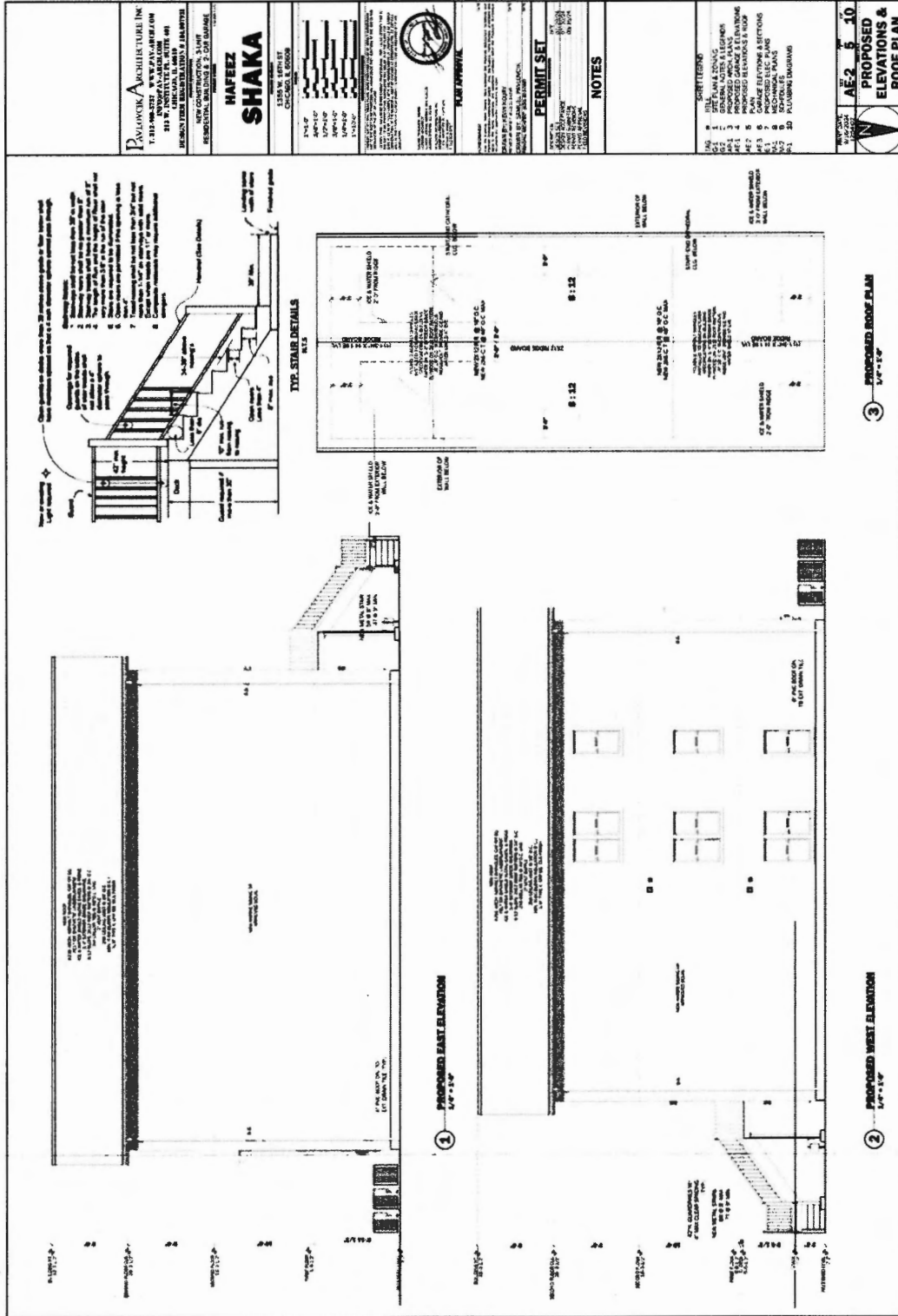
# NEW 2-STORY FRAME 3-UNIT RESIDENCE W/ NEW DETACHED 2-CAR FRAME GARAGE

<p><b>GENERAL REQUIREMENTS &amp; AMENDMENTS</b></p> <p><b>EMERGENCY ESCAPE &amp; SAFETY</b></p> <p><b>SOILS CONSIDERATION</b></p> <p><b>ENERGY EFFICIENCY</b></p> <p><b>GENERAL NOTES</b></p> <p><b>CONCRETE WORK</b></p> <p><b>EXCAVATION - UTILITIES</b></p> <p><b>NATURAL AND HAZARDOUS</b></p>	<p><b>BASIC LEGEND</b></p> <p><b>EXTERIOR LEGEND</b></p> <p><b>INTERIOR LEGEND</b></p> <p><b>MECHANICAL LEGEND</b></p>	<p><b>PERMITS</b></p> <p><b>NOTES</b></p> <p><b>SHEET LEGEND</b></p> <p><b>GENERAL NOTES &amp; LEGENDS</b></p>	<p><b>INTERIOR PLUMB PARTITION (UL-100) NOT TO SCALE</b></p> <p><b>INTERIOR NON-BATED PARTITION NOT TO SCALE</b></p> <p><b>INTERIOR 2HR-BATED PARTITION (UL-100) NOT TO SCALE</b></p> <p><b>INTERIOR 2HR-BATED PARTITION (UL-100) NOT TO SCALE</b></p>	<p><b>PERMIT SET</b></p> <p><b>NOTES</b></p> <p><b>SHEET LEGEND</b></p> <p><b>GENERAL NOTES &amp; LEGENDS</b></p>
--	--	--	--	---

<p><b>PAULWICK ARCHITECTURE INC.</b>          11111 W. CENTRAL EXPRESSWAY          SUITE 200          DALLAS, TEXAS 75241          PHONE: (214) 343-1111          FAX: (214) 343-1112          WWW.PAULWICKARCHITECTURE.COM</p>	<p><b>HAFEEZ SHAKA</b>          ARCHITECT          11111 W. CENTRAL EXPRESSWAY          SUITE 200          DALLAS, TEXAS 75241          PHONE: (214) 343-1111          FAX: (214) 343-1112          WWW.PAULWICKARCHITECTURE.COM</p>	<p><b>PERMIT SET</b>          ARCHITECTURAL          11111 W. CENTRAL EXPRESSWAY          SUITE 200          DALLAS, TEXAS 75241          PHONE: (214) 343-1111          FAX: (214) 343-1112          WWW.PAULWICKARCHITECTURE.COM</p>	<p><b>NOTES</b></p>
<p><b>PROPOSED ARCH. PLANS</b></p>			
<p><b>PROPOSED BASEMENT PLAN 1/4" = 1'-0"</b></p>			
<p><b>PROPOSED FIRST FLOOR PLAN 1/4" = 1'-0"</b></p>			
<p><b>PROPOSED SECOND FLOOR PLAN 1/4" = 1'-0"</b></p>			
<p><b>PROPOSED ATTIC PLAN 1/4" = 1'-0"</b></p>			

Final for Publication





**PAYTONK ARCHITECTURE INC**  
 7325 W. NORTH AVE. SUITE 200  
 CHICAGO, IL 60631  
 PHONE: (773) 785-1111  
 WWW.PAYTONK.COM

**NEW CONSTRUCTION - EXIST**  
**RESIDENTIAL - 3 UNIT GARAGE**

**MAYREZ SHAKA**  
 1300 S. LAUREL ST.  
 CHICAGO, IL 60607

217 11/12/24  
 218 11/12/24  
 219 11/12/24  
 220 11/12/24  
 221 11/12/24

**PERMIT SET**  
 DRAWN BY: V. SHAKA  
 CHECKED BY: M. SHAKA  
 DATE: 11/12/24

**NOTES**

**SHEET LEGEND**  
 S1 SITE PLAN & ZONING  
 S2 PROPOSED GARAGE ELEVATIONS  
 S3 PROPOSED GARAGE ELEVATIONS  
 S4 PROPOSED GARAGE ELEVATIONS  
 S5 GARAGE ELEVATIONS & SECTIONS  
 S6 PROPOSED ELEC. PLAN  
 S7 SCHEDULES  
 S8 PLACEMENT DIAGRAMS

**1 GARAGE NORTH ELEVATION 5/7' x 8/7'**

**2 GARAGE WEST ELEVATION 5/7' x 8/7'**

**3 GARAGE SOUTH ELEVATION 5/7' x 8/7'**

**4 GARAGE EAST ELEVATION 5/7' x 8/7'**

**52 GARAGE 2.5HR SECTION 5/7' x 8/7'**

**53 GARAGE 3.5HR SECTION 5/7' x 8/7'**

**S1 BUILDING SECTION 5/7' x 8/7'**

**PROPERTY LINE**

**NOTES:**  
 1. REFER TO SHEET S1 FOR ZONING REGULATIONS AND SETBACKS.  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE (CBC) AND THE CHICAGO ELECTRICAL CODE (CEC).  
 3. THE GARAGE SHALL BE CONSTRUCTED WITH 2.5 HOUR FIRE RESISTANT WALLS AND 3.5 HOUR FIRE RESISTANT ROOFING.  
 4. THE GARAGE SHALL BE PROVIDED WITH 110V AC POWER AND GROUNDING.  
 5. THE GARAGE SHALL BE PROVIDED WITH VENTILATION AND EXHAUST FANS.  
 6. THE GARAGE SHALL BE PROVIDED WITH ACCESSIBLE ENTRYWAYS.  
 7. THE GARAGE SHALL BE PROVIDED WITH EGRESS DOORS.  
 8. THE GARAGE SHALL BE PROVIDED WITH EGRESS WINDOWS.  
 9. THE GARAGE SHALL BE PROVIDED WITH EGRESS STAIRS.  
 10. THE GARAGE SHALL BE PROVIDED WITH EGRESS ESCALATORS.  
 11. THE GARAGE SHALL BE PROVIDED WITH EGRESS RAMPWAYS.  
 12. THE GARAGE SHALL BE PROVIDED WITH EGRESS PLATFORMS.  
 13. THE GARAGE SHALL BE PROVIDED WITH EGRESS HANDRAILS.  
 14. THE GARAGE SHALL BE PROVIDED WITH EGRESS SIGNAGE.  
 15. THE GARAGE SHALL BE PROVIDED WITH EGRESS LIGHTING.  
 16. THE GARAGE SHALL BE PROVIDED WITH EGRESS SMOKE DETECTORS.  
 17. THE GARAGE SHALL BE PROVIDED WITH EGRESS SPRINKLERS.  
 18. THE GARAGE SHALL BE PROVIDED WITH EGRESS EXTINGUISHERS.  
 19. THE GARAGE SHALL BE PROVIDED WITH EGRESS FIRST AID KITS.  
 20. THE GARAGE SHALL BE PROVIDED WITH EGRESS FIRE ALARMS.  
 21. THE GARAGE SHALL BE PROVIDED WITH EGRESS COMMUNICATIONS.  
 22. THE GARAGE SHALL BE PROVIDED WITH EGRESS TRAINING.  
 23. THE GARAGE SHALL BE PROVIDED WITH EGRESS DRILLS.  
 24. THE GARAGE SHALL BE PROVIDED WITH EGRESS EVALUATIONS.  
 25. THE GARAGE SHALL BE PROVIDED WITH EGRESS IMPROVEMENTS.  
 26. THE GARAGE SHALL BE PROVIDED WITH EGRESS MAINTENANCE.  
 27. THE GARAGE SHALL BE PROVIDED WITH EGRESS INSPECTIONS.  
 28. THE GARAGE SHALL BE PROVIDED WITH EGRESS REPORTS.  
 29. THE GARAGE SHALL BE PROVIDED WITH EGRESS RECORDS.  
 30. THE GARAGE SHALL BE PROVIDED WITH EGRESS DOCUMENTS.

Final for Publication

**PAVAVACK ARCHITECTURE INC**  
7-812-968-8272 WWW.PAVAVACK.COM  
315 B' INDUSTRIAL BL. SUITE 401  
BRONX, NY 10462-1212  
NEW CONSTRUCTION, 2 UNIT  
RESIDENTIAL BUILDING E. 2 CAR GARAGE

**HAFEZ SHAKA**  
13185 W. 59TH ST.  
CHICAGO, IL 60638

DATE: 03/12/2025  
PROJECT: 25649  
SHEET: 10 OF 10

**PERMIT SET**  
GENERAL CONTRACTOR: [Redacted]  
ELECTRICAL CONTRACTOR: [Redacted]  
PLUMBING CONTRACTOR: [Redacted]

**NOTES**

**LEGEND**

**CONTENTS**

**GENERAL NOTES & LEGEND**

1. GENERAL CONTRACTOR TO PROVIDE GARAGE & ELEVATORS

2. GENERAL CONTRACTOR TO PROVIDE ELEVATORS & ROOF

3. GENERAL CONTRACTOR TO PROVIDE ELEVATORS

4. GENERAL CONTRACTOR TO PROVIDE ELEVATORS

5. GENERAL CONTRACTOR TO PROVIDE ELEVATORS

6. GENERAL CONTRACTOR TO PROVIDE ELEVATORS

7. GENERAL CONTRACTOR TO PROVIDE ELEVATORS

8. GENERAL CONTRACTOR TO PROVIDE ELEVATORS

9. GENERAL CONTRACTOR TO PROVIDE ELEVATORS

10. GENERAL CONTRACTOR TO PROVIDE ELEVATORS

**ATTIC ELEC. PLAN**  
1/4" = 1'-0"

**SECOND FLOOR ELEC. PLAN**  
1/4" = 1'-0"

**FIRST FLOOR ELEC. PLAN**  
1/4" = 1'-0"

**BASEMENT ELEC. PLAN**  
1/4" = 1'-0"

**ELECTRICAL SERVICE DIAGRAM**

**SCHEDULE**

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...

**ADDITIONAL ELECTRICAL NOTES**

1. ALL NEW WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF CHICAGO ELECTRICAL CODE (CEC).

2. ALL NEW WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF CHICAGO ELECTRICAL CODE (CEC).

3. ALL NEW WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF CHICAGO ELECTRICAL CODE (CEC).

4. ALL NEW WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF CHICAGO ELECTRICAL CODE (CEC).

5. ALL NEW WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF CHICAGO ELECTRICAL CODE (CEC).

6. ALL NEW WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF CHICAGO ELECTRICAL CODE (CEC).

7. ALL NEW WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF CHICAGO ELECTRICAL CODE (CEC).

8. ALL NEW WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF CHICAGO ELECTRICAL CODE (CEC).

9. ALL NEW WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF CHICAGO ELECTRICAL CODE (CEC).

10. ALL NEW WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF CHICAGO ELECTRICAL CODE (CEC).

Final for Publication

**PARADWICK ARCHITECTURE INC**  
 7334 S. MICHIGAN AVE. SUITE 100  
 CHICAGO, IL 60649  
 PHONE: (773) 486-1000  
 FAX: (773) 486-1001  
 WWW.PARADWICKARCH.COM

**HAFEZ SHAKA**  
 ARCHITECT  
 1100 CONSTRUCTION BLVD  
 CHICAGO, IL 60642  
 PHONE: (773) 486-1000  
 FAX: (773) 486-1001  
 WWW.HAFEZSHAKA.COM

**PLUMBING**  
 1/2" = 1'-0"  
 1/4" = 3'-0"  
 1/8" = 6'-0"  
 1/16" = 12'-0"

**PERMIT SET**  
 1. MECHANICAL PLANS  
 2. ELECTRICAL PLANS  
 3. PLUMBING PLANS  
 4. SANITARY PLANS  
 5. GAS PLANS  
 6. RADIANT PLANS  
 7. DUCTWORK PLANS  
 8. PIPING PLANS  
 9. EQUIPMENT PLANS  
 10. CONTROL PLANS  
 11. SCHEDULES  
 12. LEGENDS  
 13. NOTES  
 14. SPECIFICATIONS  
 15. CONTRACT DOCUMENTS

**NOTES**

**SHEET LEGEND**  
 SHEET NO. 10  
 SHEET TITLE: MECHANICAL PLANS  
 PROJECT NO. 2024-001  
 DATE: 03/12/2025  
 DRAWN BY: H. SHAKA  
 CHECKED BY: P. ARCHITECT  
 APPROVED BY: H. SHAKA

**1. BASEMENT MECH. PLAN**  
 1/4" = 1'-0"

**2. FIRST FLOOR MECH. PLAN**  
 1/4" = 1'-0"

**3. SECOND FLOOR MECH. PLAN**  
 1/4" = 1'-0"

**MECHANICAL PLANS**

Final for Publication

<p><b>PANAWOK ARCHITECTURE INC.</b>                  10100 WILLOW LANE                  SUITE 100                  WILLOW PARK, MICHIGAN 48095                  TEL: (248) 730-1111                  FAX: (248) 730-1112                  WWW.PANAWOK.COM</p>		<p><b>HAFEEZ SHAKA</b>                  LICENSED PROFESSIONAL ARCHITECT                  LICENSE NO. 101476                  EXPIRES 12/31/2025</p>	
<p><b>PERMIT SET</b></p>		<p><b>NOTES</b></p>	
<p><b>SHEET INDEX</b></p>		<p><b>SCHEDULES</b></p>	
<p>NO. 1 SITE PLAN &amp; ZONING                  NO. 2 PROPOSED LOT LAYOUT                  NO. 3 PROPOSED TRAFFIC SIGNAGE                  NO. 4 PROPOSED LOT LAYOUT                  NO. 5 GROUNDWORK SECTION                  NO. 6 CURB &amp; DRIVEWAY SECTION                  NO. 7 PROPOSED ILLUMINATION                  NO. 8 PROPOSED ILLUMINATION                  NO. 9 SCHEDULES                  NO. 10 FUTURE BUSINESS</p>		<p>NO. 11 FUTURE BUSINESS                  NO. 12 FUTURE BUSINESS                  NO. 13 FUTURE BUSINESS                  NO. 14 FUTURE BUSINESS                  NO. 15 FUTURE BUSINESS                  NO. 16 FUTURE BUSINESS                  NO. 17 FUTURE BUSINESS                  NO. 18 FUTURE BUSINESS                  NO. 19 FUTURE BUSINESS                  NO. 20 FUTURE BUSINESS</p>	

<p>1.01 SITE PLAN &amp; ZONING                  1.02 PROPOSED LOT LAYOUT                  1.03 PROPOSED TRAFFIC SIGNAGE                  1.04 PROPOSED LOT LAYOUT                  1.05 GROUNDWORK SECTION                  1.06 CURB &amp; DRIVEWAY SECTION                  1.07 PROPOSED ILLUMINATION                  1.08 PROPOSED ILLUMINATION                  1.09 SCHEDULES                  1.10 FUTURE BUSINESS</p>	<p>2.01 FUTURE BUSINESS                  2.02 FUTURE BUSINESS                  2.03 FUTURE BUSINESS                  2.04 FUTURE BUSINESS                  2.05 FUTURE BUSINESS                  2.06 FUTURE BUSINESS                  2.07 FUTURE BUSINESS                  2.08 FUTURE BUSINESS                  2.09 FUTURE BUSINESS                  2.10 FUTURE BUSINESS</p>
--	---

<p>3.01 FUTURE BUSINESS                  3.02 FUTURE BUSINESS                  3.03 FUTURE BUSINESS                  3.04 FUTURE BUSINESS                  3.05 FUTURE BUSINESS                  3.06 FUTURE BUSINESS                  3.07 FUTURE BUSINESS                  3.08 FUTURE BUSINESS                  3.09 FUTURE BUSINESS                  3.10 FUTURE BUSINESS</p>	<p>4.01 FUTURE BUSINESS                  4.02 FUTURE BUSINESS                  4.03 FUTURE BUSINESS                  4.04 FUTURE BUSINESS                  4.05 FUTURE BUSINESS                  4.06 FUTURE BUSINESS                  4.07 FUTURE BUSINESS                  4.08 FUTURE BUSINESS                  4.09 FUTURE BUSINESS                  4.10 FUTURE BUSINESS</p>
---	---

<p>5.01 FUTURE BUSINESS                  5.02 FUTURE BUSINESS                  5.03 FUTURE BUSINESS                  5.04 FUTURE BUSINESS                  5.05 FUTURE BUSINESS                  5.06 FUTURE BUSINESS                  5.07 FUTURE BUSINESS                  5.08 FUTURE BUSINESS                  5.09 FUTURE BUSINESS                  5.10 FUTURE BUSINESS</p>	<p>6.01 FUTURE BUSINESS                  6.02 FUTURE BUSINESS                  6.03 FUTURE BUSINESS                  6.04 FUTURE BUSINESS                  6.05 FUTURE BUSINESS                  6.06 FUTURE BUSINESS                  6.07 FUTURE BUSINESS                  6.08 FUTURE BUSINESS                  6.09 FUTURE BUSINESS                  6.10 FUTURE BUSINESS</p>
---	---

**PROFESSIONAL SEALS**

PAVLOVICH ARCHITECTURE INC  
 1-848-3333  
 315 W. INDIAN AVENUE, SUITE 400  
 CHICAGO, IL 60607  
 DESIGN: PAVLOVICH ARCHITECTURE INC  
 DESIGN: PAVLOVICH ARCHITECTURE INC

**HAFEEZ SHAKA**  
 LICENSE NO. 001157  
 10741 S. MICHIGAN AVE.  
 CHICAGO, IL 60643

**PERMIT SET**

**NOTES**

**SHORT LEGEND**

1. GENERAL NOTES & LEGENDS  
 2. PROPOSED CHANGES & EXTENSIONS  
 3. PLUMBING SYMBOLS & NOTATIONS  
 4. PROPOSED ELEC. PLANS  
 5. SCHEDULES  
 6. PLUMBING MATERIALS

**WATER SUPPLY DIAGRAM**  
NOT TO SCALE

**DWV DIAGRAM**  
NOT TO SCALE

**LOADS**

Room	Area (sq ft)	Dead Load (psf)	Live Load (psf)	Total Load (psf)
KITCHEN	100	10	40	50
PRIMARY BATH	100	10	40	50
HALL BATH	100	10	40	50
LAUNDRY	100	10	40	50

*Reclassification Of Area Shown On Map No. 4-H.*

(As Amended)

(Application No. 22675T1)

(Common Address: 2129 W. 18<sup>th</sup> Pl.)

[SO2025-0015395]

*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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 4-H in the area bounded by:

West 18<sup>th</sup> Place; a line 312.0 feet east of and parallel to South Leavitt Street; the alley next south and parallel to West 18<sup>th</sup> Place; and a line 288.0 feet east of and parallel to South Leavitt 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.

[Site Plan; Finished Basement, First, Second and Third Demolition Plans; Basement, First, Second and Third Floor Plans; New Roof Plan; and North, South, East and West Building Elevations attached to this ordinance printed on pages 25655 through 25658 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

# Final for Publication

## SUBSTITUTE NARRATIVE AND PLANS TYPE I Rezoning Attachment 2129 West 18th Place From RT-4 to RM-4.5

### The Property

The subject property located in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. It is located in an Equitable Transit Served Location approximately 780.0 feet from the Damen Pink Line CTA station entrance.

The subject property is improved with a two-story residential building with attic that includes three dwelling units and a detached two car garage.

### The Project

Kurt Erdmann (the "Applicant") seeks to add a fourth unit to the building for a total of four units on the property. The attic will be expanded to a third floor to include the new proposed fourth unit. The proposed height of the building will be 37.21'. The existing garage will remain and no additional parking will be added.

The Applicant seeks to rezone the property to allow the proposed improvements and also is filing a Type I rezoning application pursuant to Section 17-13-0300(D) to 1) seek a variation to reduce parking from two new required parking spaces to zero under section 17-13-1101-C for properties for which the variation is requested has been in lawful existence for 50 or more years; 2) to seek a variation to reduce the front yard setback from 14.89' to 1.78' (existing) under section 17-2-0305 and 17-13-1101; 3) to obtain a variation to reduce the west side yard setback from 2.0' to 0.32 feet (existing) (east side setback has existing setback of 2.67'); and 4) reduce the combined side yard setback from 4.8' to 2.99' (existing) under section 17-2-0309 and 17-13-1101.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a n RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a RM4.5 Residential Multi-Unit District.

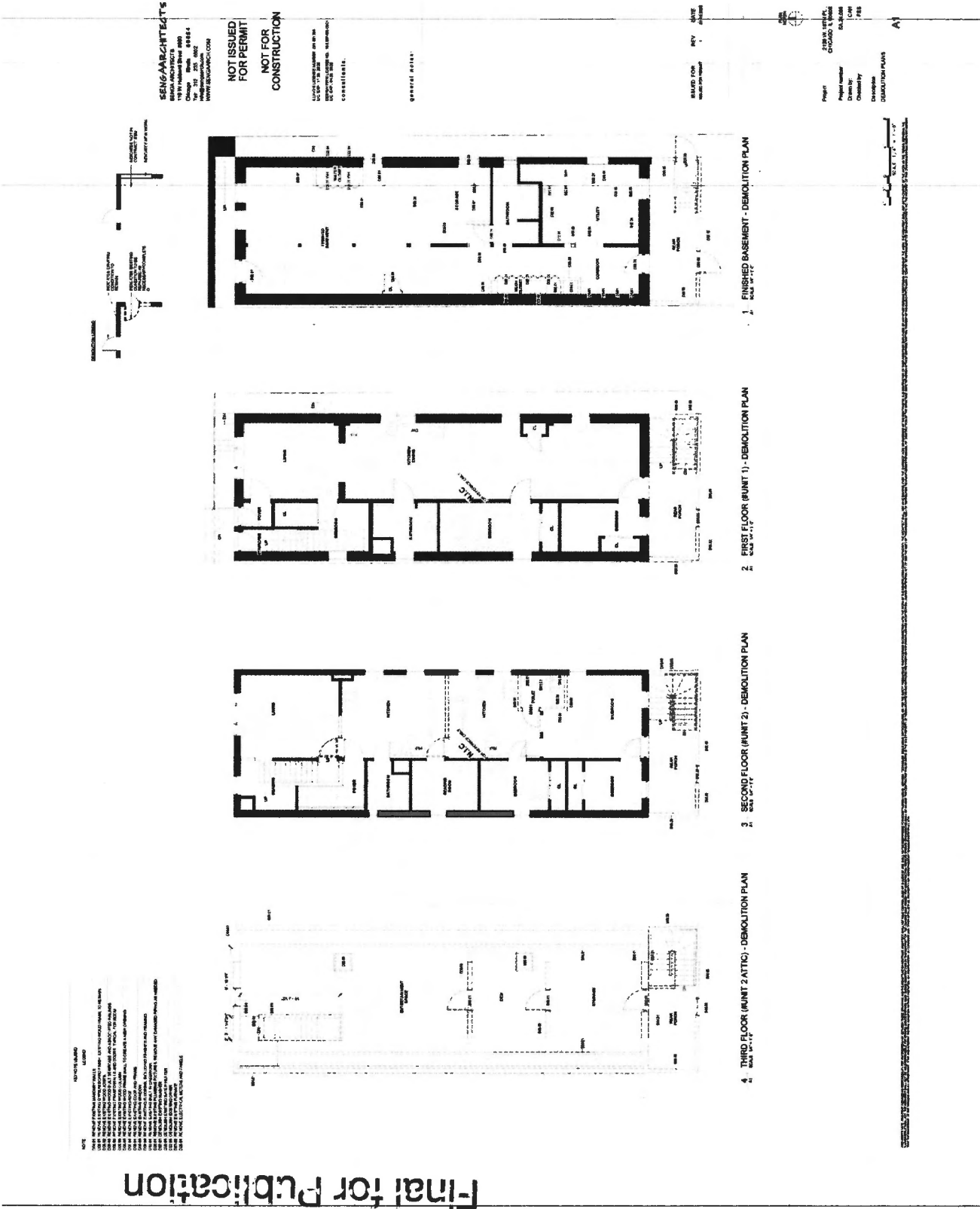
The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,977.68 square feet
FAR:	1.22
Floor Area:	3,626.70 square feet
Residential Dwelling Units:	4
MLA Density:	744.42 square feet
Height:	37.21'
Automobile Parking:	2*
Rear Yard Open Space:	320 square feet
Setbacks (existing):	Front (North/ 18 <sup>th</sup> Place): 1.78'* East: 2.67' West: 0.32'* Rear (South/alley): 55.41'

A set of plans is attached.

\* As mentioned above, the Applicant seeks relief under section 17-13-0300(D) for variations to reduce new parking from two to zero spaces and Variation to reduce the front yard, west side, and combined side yard setbacks.







Final for Publication

**1. EAST ELEVATION**  
Scale: 1/8" = 1'-0"

**2. NORTH ELEVATION**  
Scale: 1/8" = 1'-0"

**3. WEST ELEVATION**  
Scale: 1/8" = 1'-0"

**4. SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"

**FLOOR PLAN**  
Scale: 1/8" = 1'-0"

**GENERAL NOTES:**  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE AND ALL APPLICABLE ORDINANCES.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.  
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.  
5. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.

**SENGS ARCHITECTS**  
SENGS ARCHITECTS  
1000 N. LAUREL ST. SUITE 200  
CHICAGO, IL 60610  
WWW.SENGARCHITECTS.COM

**NOT ISSUED FOR PERMIT**  
**NOT FOR CONSTRUCTION**

**DESIGNED BY:** JAMES W. SENG  
**PROJECT NUMBER:** 2024-001  
**DATE:** 03/12/2025

**SCALE FOR REFERENCE:** 1/8" = 1'-0"

*Reclassification Of Area Shown On Map No. 4-I.*  
(Application No. 22665T1)  
(Common Address: 2017 S. California Ave.)

[O2025-0015342]

*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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 4-I in the area bounded by:

a line 125 feet north of and parallel to West 21<sup>st</sup> Street; a public alley east of and parallel to South California Avenue; a line 100 feet north of and parallel to West 21<sup>st</sup> Street; and South California 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.

[North, East and West Building Elevations; Site Plan;  
and First, Second, Third and Attic Floor Plans  
attached to this ordinance printed on  
pages 25661 through 25666  
of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

## Final for Publication

**NARRATIVE AND PLANS**  
**TYPE I Rezoning Attachment**  
 2017 S. California Ave Chicago IL 60608  
 From C1-2 to B2-3

### The Property

The subject property sits on a roughly 130x25, 3253sq ft lot. The property is currently zoned C1-2, Neighborhood Commercial District. The property is located just south of, and adjacent to, the California Pink Line CTA station.

As it currently stands, the property is a non-conforming 6-unit building, vacant, partially gutted, and uninhabitable since at least 2007. No garage is present on site.

The previous owner purchased this property as a HUD foreclosure in 2009 but never took any steps to improve or bring the property into compliance during their period of ownership.

The property has been in demolition court since March 2023, current case continued to April 2025 to allow for building permit and zoning application to be finalized.

The Applicant would like to rehabilitate the existing structure as a legal 6-unit residential building. Current zoning does not allow for this much density. The most allowed by C1-2 per lot size of 3253sq ft would be 3 standard units or 4 efficiency units.

Per the Chicago TOD ordinance, parking requirements at this location are reduced to 50%

### The Project

The applicant, Michael Kozuchowski (d/b/a/ 2017 S. California LLC), seeks to rezone the property to allow for the legal renovation of this three-story residential building with six units and a three-car parking pad. Except for the replacement of broken windows, and the missing front and rear stairwells, the building's facade, height, and footprint will all remain unchanged from what currently exists.


To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a C1-2, Neighborhood Commercial District to a B2-3, Neighborhood Mixed-Use District.

The following are the relevant zoning parameters for the proposed project:


Lot Area:	3,253 square feet
FAR:	1.39
Floor Area:	4540 square feet
Residential Dwelling Units:	6
MLA Density:	542.16 square feet
Height:	38' 3"
Automobile Parking:	3
Setbacks:	
North:	3.0'
East: (rear/alley):	47.54'
South:	On lot line
West: (front / S. California Ave):	11.25'

***\*A set of architectural plans is attached.***

Final for Publication



NO. 123456789  
JAMES R. SMITH  
MECHANICAL ENGINEERING  
STATE OF ILLINOIS



**PMPC  
ARCHITECTS**

815 W. 35TH STREET  
CHICAGO, IL 60608  
TEL: 312.555.1234  
WWW.PMPCARCHITECTS.COM

**REVISIONS**

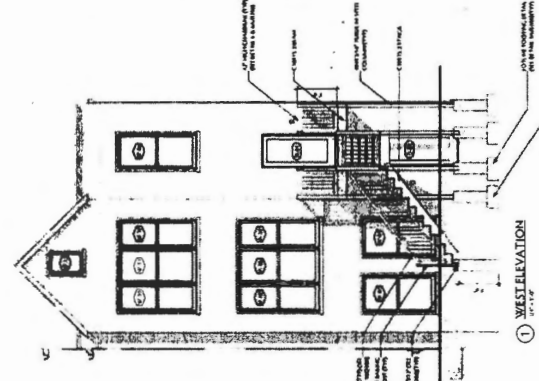
NO.	DATE	DESCRIPTION
1	03/12/2025	ISSUED FOR PERMITTING

NO.	DATE	DESCRIPTION
1	03/12/2025	ISSUED FOR PERMITTING

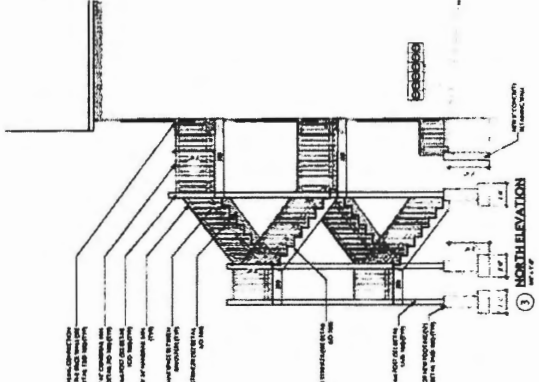
2017 S. CALIFORNIA  
AVE, CHICAGO, IL 60608

PERMIT #: 101062084

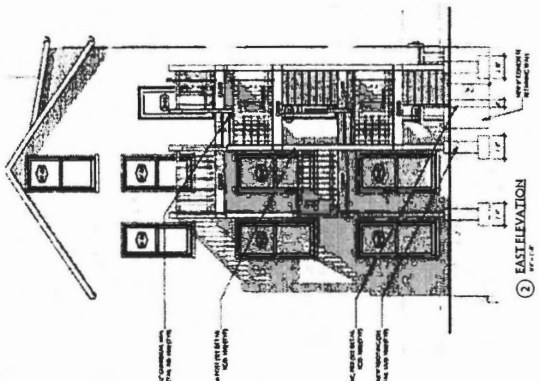
**1 WEST ELEVATION**  
1/4" = 1'-0"



**3 NORTH ELEVATION**  
1/4" = 1'-0"

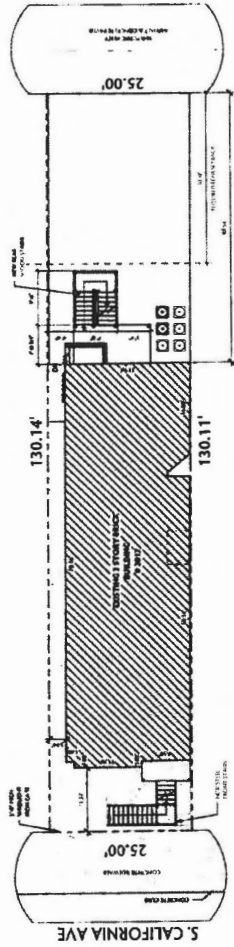


**2 EAST ELEVATION**  
1/4" = 1'-0"



Final for Publication

2017 S CALIFORNIA AVE, CHICAGO, IL 60608



1 SITE PLAN 1/4\"/>

PROFESSIONAL SEAL



**PMPC ARCHITECTS**  
1307 W. Madison St.  
Chicago, IL 60642  
(773) 233-1111

**REVISIONS**

NO.	DATE	DESCRIPTION
1	03/12/2025	ISSUED FOR PERMIT

2017 S CALIFORNIA AVE, CHICAGO, IL 60608  
PERMIT #: 101062084

TITLE SHEET

**T100**

**INDEX OF DRAWINGS**

NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTE
3	2001 CHICAGO PLUMBING CODE WITH 2021 AMENDMENTS
4	2018 ELECTRICAL CODE
5	2018 ELECTRICAL CODE CERTIFICATION
6	SCHEMATIC SECTION
7	CHICAGO BUILDING CODE
8	CHICAGO BUILDING CODE
9	CHICAGO BUILDING CODE
10	CHICAGO BUILDING CODE
11	CHICAGO BUILDING CODE
12	CHICAGO BUILDING CODE
13	CHICAGO BUILDING CODE
14	CHICAGO BUILDING CODE
15	CHICAGO BUILDING CODE
16	CHICAGO BUILDING CODE
17	CHICAGO BUILDING CODE
18	CHICAGO BUILDING CODE
19	CHICAGO BUILDING CODE
20	CHICAGO BUILDING CODE
21	CHICAGO BUILDING CODE
22	CHICAGO BUILDING CODE
23	CHICAGO BUILDING CODE
24	CHICAGO BUILDING CODE
25	CHICAGO BUILDING CODE
26	CHICAGO BUILDING CODE
27	CHICAGO BUILDING CODE
28	CHICAGO BUILDING CODE
29	CHICAGO BUILDING CODE
30	CHICAGO BUILDING CODE
31	CHICAGO BUILDING CODE
32	CHICAGO BUILDING CODE
33	CHICAGO BUILDING CODE
34	CHICAGO BUILDING CODE
35	CHICAGO BUILDING CODE
36	CHICAGO BUILDING CODE
37	CHICAGO BUILDING CODE
38	CHICAGO BUILDING CODE
39	CHICAGO BUILDING CODE
40	CHICAGO BUILDING CODE
41	CHICAGO BUILDING CODE
42	CHICAGO BUILDING CODE
43	CHICAGO BUILDING CODE
44	CHICAGO BUILDING CODE
45	CHICAGO BUILDING CODE
46	CHICAGO BUILDING CODE
47	CHICAGO BUILDING CODE
48	CHICAGO BUILDING CODE
49	CHICAGO BUILDING CODE
50	CHICAGO BUILDING CODE
51	CHICAGO BUILDING CODE
52	CHICAGO BUILDING CODE
53	CHICAGO BUILDING CODE
54	CHICAGO BUILDING CODE
55	CHICAGO BUILDING CODE
56	CHICAGO BUILDING CODE
57	CHICAGO BUILDING CODE
58	CHICAGO BUILDING CODE
59	CHICAGO BUILDING CODE
60	CHICAGO BUILDING CODE
61	CHICAGO BUILDING CODE
62	CHICAGO BUILDING CODE
63	CHICAGO BUILDING CODE
64	CHICAGO BUILDING CODE
65	CHICAGO BUILDING CODE
66	CHICAGO BUILDING CODE
67	CHICAGO BUILDING CODE
68	CHICAGO BUILDING CODE
69	CHICAGO BUILDING CODE
70	CHICAGO BUILDING CODE
71	CHICAGO BUILDING CODE
72	CHICAGO BUILDING CODE
73	CHICAGO BUILDING CODE
74	CHICAGO BUILDING CODE
75	CHICAGO BUILDING CODE
76	CHICAGO BUILDING CODE
77	CHICAGO BUILDING CODE
78	CHICAGO BUILDING CODE
79	CHICAGO BUILDING CODE
80	CHICAGO BUILDING CODE
81	CHICAGO BUILDING CODE
82	CHICAGO BUILDING CODE
83	CHICAGO BUILDING CODE
84	CHICAGO BUILDING CODE
85	CHICAGO BUILDING CODE
86	CHICAGO BUILDING CODE
87	CHICAGO BUILDING CODE
88	CHICAGO BUILDING CODE
89	CHICAGO BUILDING CODE
90	CHICAGO BUILDING CODE
91	CHICAGO BUILDING CODE
92	CHICAGO BUILDING CODE
93	CHICAGO BUILDING CODE
94	CHICAGO BUILDING CODE
95	CHICAGO BUILDING CODE
96	CHICAGO BUILDING CODE
97	CHICAGO BUILDING CODE
98	CHICAGO BUILDING CODE
99	CHICAGO BUILDING CODE
100	CHICAGO BUILDING CODE

**SCOPE OF WORK**

1. PROVIDE INTERIOR RENOVATION OF EXISTING 6-UNIT DWELLING UNIT FRAME BUILDING, CLASS 2-1 CONSTRUCTION TYPE (I/A) (OCCUPANCY CLASS 2-1 CONSTRUCTION TYPE (I/A))

**BUILDING AREA**

FIRST FLOOR	10,127 SF
SECOND FLOOR	11,147 SF
THIRD FLOOR	11,147 SF
TOTAL	448,823 SF

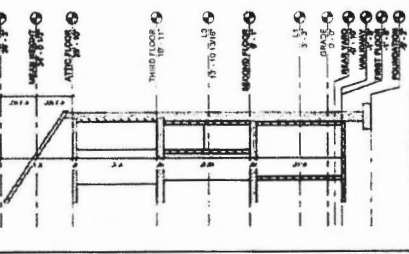
**WORK AREA**

FIRST FLOOR	10,127 SF
SECOND FLOOR	11,147 SF
THIRD FLOOR	11,147 SF
TOTAL	448,823 SF

**LOCATION MAP**



**SCHEMATIC SECTION**



**CHICAGO BUILDING CODE**

SECTION	DESCRIPTION	REQUIREMENTS
101	GENERAL	...
102	ALTERATIONS	...
103	MEANS OF EGRESS	...
104	SAFETY	...
105	MECHANICAL	...
106	ELECTRICAL	...
107	PLUMBING	...
108	HEATING, VENTILATION AND AIR CONDITIONING	...
109	ENERGY EFFICIENCY	...
110	ENVIRONMENTAL	...
111	ACCESSIBILITY	...
112	CONCRETE	...
113	MASONRY	...
114	WOOD	...
115	GLASS	...
116	ROOFING	...
117	EXTERIOR FINISHES	...
118	INTERIOR FINISHES	...
119	PAINTS AND COATINGS	...
120	ADDITIONAL REQUIREMENTS	...

**OTHER REQUIRED DATA**

SECTION	DESCRIPTION	REQUIREMENTS
121	GENERAL	...
122	ALTERATIONS	...
123	MEANS OF EGRESS	...
124	SAFETY	...
125	MECHANICAL	...
126	ELECTRICAL	...
127	PLUMBING	...
128	HEATING, VENTILATION AND AIR CONDITIONING	...
129	ENERGY EFFICIENCY	...
130	ENVIRONMENTAL	...
131	ACCESSIBILITY	...
132	CONCRETE	...
133	MASONRY	...
134	WOOD	...
135	GLASS	...
136	ROOFING	...
137	EXTERIOR FINISHES	...
138	INTERIOR FINISHES	...
139	PAINTS AND COATINGS	...
140	ADDITIONAL REQUIREMENTS	...

**CHICAGO BUILDING CODE**

SECTION	DESCRIPTION	REQUIREMENTS
141	GENERAL	...
142	ALTERATIONS	...
143	MEANS OF EGRESS	...
144	SAFETY	...
145	MECHANICAL	...
146	ELECTRICAL	...
147	PLUMBING	...
148	HEATING, VENTILATION AND AIR CONDITIONING	...
149	ENERGY EFFICIENCY	...
150	ENVIRONMENTAL	...
151	ACCESSIBILITY	...
152	CONCRETE	...
153	MASONRY	...
154	WOOD	...
155	GLASS	...
156	ROOFING	...
157	EXTERIOR FINISHES	...
158	INTERIOR FINISHES	...
159	PAINTS AND COATINGS	...
160	ADDITIONAL REQUIREMENTS	...

**CHICAGO BUILDING CODE**

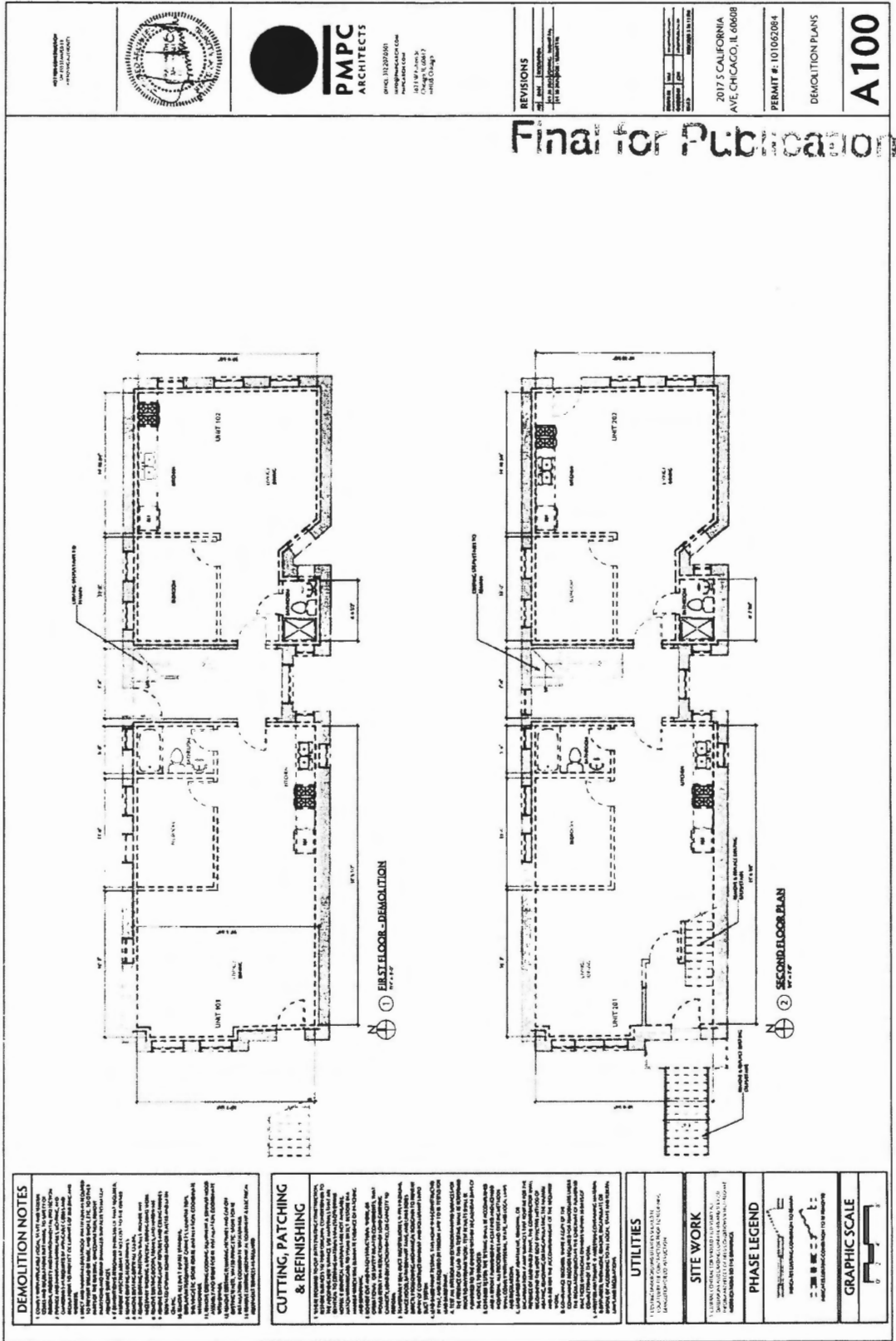
**GENERAL NOTE**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE, 2018 EDITION, WITH 2021 AMENDMENTS.


**2001 CHICAGO PLUMBING CODE WITH 2021 AMENDMENTS**

**2018 ELECTRICAL CODE CERTIFICATION**






Final for Publication



OFFICE OF THE  
COMMISSIONER OF PLANNING  
AND DEVELOPMENT



**PMPC  
ARCHITECTS**

PHONE: 312.321.2000  
WWW.PMPC-ARCHITECTS.COM  
1200 N. LA SALLE ST. SUITE 100  
CHICAGO, IL 60610  
PHASE 2 CHANGE

**REVISIONS**

NO.	DATE	DESCRIPTION
01	03/12/2025	FOR PERMITTING

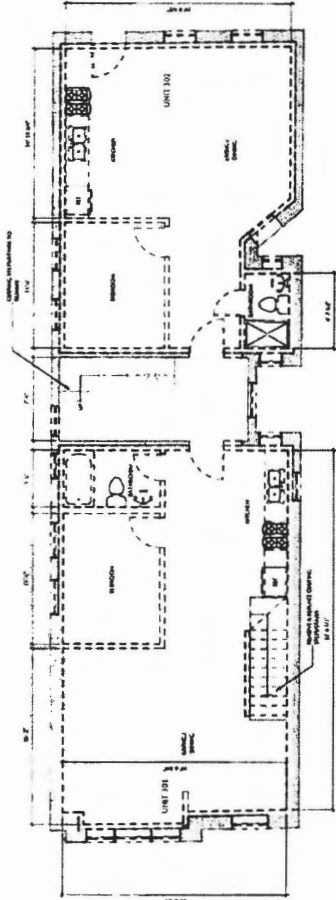
2017 S CALIFORNIA  
AVE, CHICAGO, IL 60608

PERMIT #: 1010432004


DEMOLITION PLANS

A101

Final for Publication



**2 2ND FLOOR - DEMOLITION**



**3 3RD FLOOR - DEMOLITION**

**DEMOLITION NOTES**

1. EXISTING STRUCTURE TO BE DEMOLISHED AS SHOWN ON THESE PLANS.

2. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCE AND ALL APPLICABLE CODES.

3. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

5. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

6. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

8. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

9. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**CUTTING, PATCHING & REFINISHING**

1. ALL CUTTING AND PATCHING WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCE AND ALL APPLICABLE CODES.

2. ALL CUTTING AND PATCHING WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

3. ALL CUTTING AND PATCHING WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. ALL CUTTING AND PATCHING WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

5. ALL CUTTING AND PATCHING WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

6. ALL CUTTING AND PATCHING WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. ALL CUTTING AND PATCHING WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

8. ALL CUTTING AND PATCHING WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

9. ALL CUTTING AND PATCHING WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. ALL CUTTING AND PATCHING WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**UTILITIES**

1. ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCE AND ALL APPLICABLE CODES.

2. ALL UTILITIES SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

3. ALL UTILITIES SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. ALL UTILITIES SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

5. ALL UTILITIES SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

6. ALL UTILITIES SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. ALL UTILITIES SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

8. ALL UTILITIES SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

9. ALL UTILITIES SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. ALL UTILITIES SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**SITE WORK**

1. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCE AND ALL APPLICABLE CODES.

2. ALL SITE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

3. ALL SITE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. ALL SITE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

5. ALL SITE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

6. ALL SITE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. ALL SITE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

8. ALL SITE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

9. ALL SITE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. ALL SITE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**PHASE LEGEND**

1. EXISTING STRUCTURE TO BE DEMOLISHED

2. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCE AND ALL APPLICABLE CODES.

3. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

5. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

6. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.


8. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

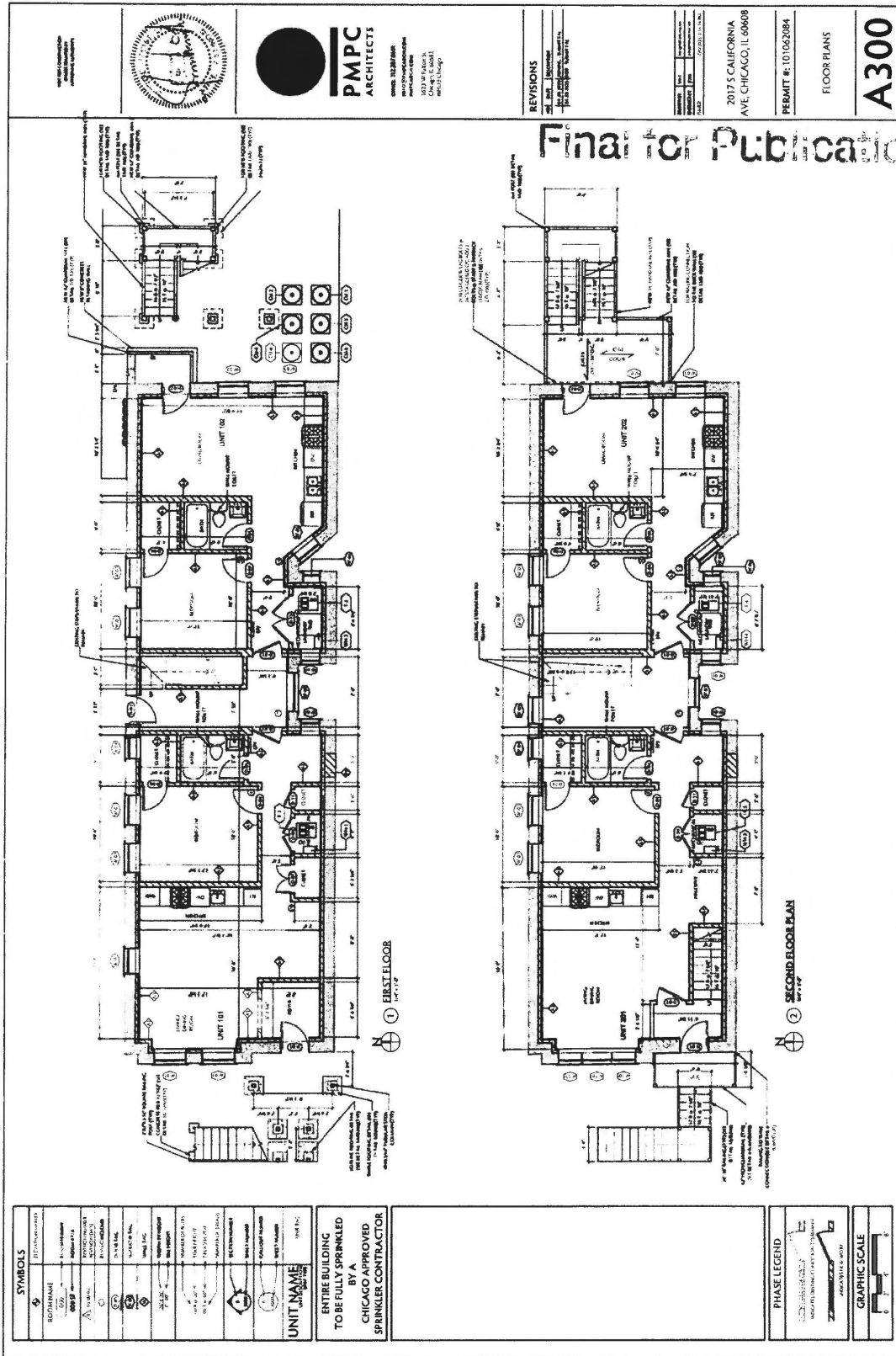
9. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**GRAPHIC SCALE**

1" = 10'-0"





**PMPC ARCHITECTS**  
 OFFICE: 312.281.2000  
 2075 S CALIFORNIA AVE, CHICAGO, IL 60608  
 PMPC ARCHITECTS  
 2075 S CALIFORNIA AVE, CHICAGO, IL 60608  
 OFFICE: 312.281.2000  
 WWW.PMPCARCHITECTS.COM

**REVISIONS**

NO.	DATE	DESCRIPTION
1	03/12/2025	ISSUED FOR PERMIT
2	03/12/2025	REVISIONS

2075 S CALIFORNIA AVE, CHICAGO, IL 60608  
 PERMIT #: 1011623084

FLOOR PLANS  
**A300**

Final Publication

**SYMBOLS**

SYMBOL	DESCRIPTION
◆	REVISIONS
□	ROOM NAME
○	DOOR
○	WINDOW
○	WALL
○	FURNITURE
○	PLUMBING
○	ELECTRICAL
○	MECHANICAL
○	FINISH
○	NOTES
○	SCALE
○	UNIT NAME
○	ENTIRE BUILDING TO BE FULLY SPRINKLED BY A CHICAGO APPROVED SPRINKLER CONTRACTOR



**UNIT NAME**  
 ENTIRE BUILDING TO BE FULLY SPRINKLED BY A CHICAGO APPROVED SPRINKLER CONTRACTOR

**PHASE LEGEND**

PHASE	DESCRIPTION
1	EXISTING
2	NEW
3	DEMOLITION
4	MECHANICAL
5	ELECTRICAL
6	PLUMBING
7	FINISH

**GRAPHIC SCALE**

0 1 2 3 4 5 6 7 8 9 10

**PMPC ARCHITECTS**  
 1827 N. CALIFORNIA AVE., CHICAGO, IL 60608  
 TEL: 312.227.8600  
 WWW.PMPCARCHITECTS.COM  
 CHICAGO, IL 60612  
 (773) 227-8600

**REVISIONS**

NO.	DATE	DESCRIPTION
1	03/12/2025	FOR APPROVAL

2017 S CALIFORNIA AVE, CHICAGO, IL 60608

PERMIT #: 101062084

FLOOR PLANS

**A301**

Final for Publication

② THIRD FLOOR  
10' 0" x 10' 0"

① ATTIC FLOOR  
10' 0" x 10' 0"

SYMBOLS	
	EXISTING WALL
	EXISTING DOOR
	EXISTING WINDOW
	NEW WALL
	NEW DOOR
	NEW WINDOW
	MECHANICAL ROOM
	STAIR
	ELEVATOR
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT
	MECHANICAL EQUIPMENT

**UNIT NAME**  
ENTIRE BUILDING TO BE FULLY SPRINKLED BY A CHICAGO APPROVED SPRINKLER CONTRACTOR

**PHASE LEGEND**

**GRAPHIC SCALE**

*Reclassification Of Area Shown On Map No. 4-I.*

(Application No. 22664T1)

(Common Address: 2631 -- 2633 W. 15<sup>th</sup> St.)

[O2025-0015341]

*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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 4-I in the area bounded by:

West 15<sup>th</sup> Street; a line 311.33 feet east of and parallel to South Washtenaw Avenue; a public alley next south of and parallel to West 15<sup>th</sup> Street; and then a line 265.33 feet east of and parallel to South Washtenaw 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; Front Elevation Rendering; Perspective Rendering;  
Landscape Plan; First, Second and Third Floor Plans;  
Roof Plan; North, South, East and West Building  
Elevations; and Building Section attached to  
this ordinance printed on pages 25670  
through 25680 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 – 2631-33 West 15th Street, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 5,704 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story residential building containing six (6) dwelling units. The proposed building will be masonry in construction and measure 34 ft.-7 1/8 inches in height. The subject property is a Transit Served Location. The proposed residential building will be supported by four (4) off-street parking spaces at the rear of the subject property. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio for a Transit Served Location to 67.7% (four (4) parking spaces for six (6) residential units), reduce the rear setback for floors containing residential uses from the required 37 ft.-2 3/8 inches to 25 ft.-8 inches, reduce the front setback from 14 ft.-10 9/16 inches to 10 ft., and reduce the combined side setback from 9 ft.-2 3/8 inches to 6 ft. (west and east side setback at 3 ft. each).

(A) The Project's Floor Area Ratio: 9,940.25 square feet (1.74 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 950.67 square feet per D.U.  
(6 residential units)

(C) The amount of off-street parking: 4 parking spaces

\*The subject property is a designated Transit Served Location (Streeterville/Taylor Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from 3 parking spaces (50%) to 4 parking spaces (67.7%).

(D) Setbacks:

- a. \*Front Setback: 10 ft. (proposed)
- b. \*Side Setbacks:
  - West Side: 3 ft. (proposed)
  - East Side: 3 ft. (proposed)
- c. \*Rear Setback: 25-8 inches ft. (proposed)

\*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential uses from the required 37 ft.-2 3/8 inches to 25 ft.-8 inches, reduce the front setback from 14 ft.-10 9/16 inches to 10 ft., and reduce the combined side setback from 9 ft.-2 3/8 inches to 6 ft. (west and east side setback at 3 ft. each).

(E) Building Height: 34 ft.-7 1/8 inches

## Final for Publication

### Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 900 linear feet of the Ogden Avenue CTA Bus Line Corridor roadway segment. The proposed residential building containing six (6) residential units will be supported by four (4) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an increase in the number of required off-street parking spaces, from three (3) parking spaces to four (4) parking spaces.
2. The proposed building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504. The proposed building will be built 10 ft. from the subject lot's front property line along West 15<sup>th</sup> Street to align with the footprints of the neighboring buildings on the block. The building's first floor was designed with windows facing the sidewalk located along West 15<sup>th</sup> Street.
3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed residential building incorporates accessibility and connectivity to mass transit based on its location near the Ogden Avenue bus route. The Applicant believes the project will help improve the residentially zoned block along West 15<sup>th</sup> Street for residents and other commuters traveling in the subject area.
4. The proposed residential building will contain six (6) dwelling units that will be supported by four (4) off-street parking spaces. The Applicant is seeking administrative approval to permit the parking increase pursuant to the eTOD Ordinance. Six (6) bicycle parking spaces will also be provided onsite.
5. The Applicant believes the proposed residential building will provide appropriate density in the subject neighborhood. More specifically, the project will develop a currently vacant zoning lot located along West 15<sup>th</sup> Street. Based on the subject property's proximity to a designated bus route (Ogden CTA Bus Line), and its offer of four (4) off-street vehicle parking spaces and six (6) bicycle parking spaces, the Applicant believes the project provides transit options and otherwise 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

2631 - 2633 W. 15TH ST.

ILLINOIS

CHICAGO

**ZONING MAP**

**SCOPE OF WORK**  
SHEET 001 OF 001 - PLAN, RESIDENTIAL  
CONSTRUCTION  
IN CHICAGO LAND TOTAL

**FORMING DATA**

**FORMING NOTES**

**FORMING LIST**

**SECRET**

**DRAWING LIST**

**ARCHITECT'S CERTIFICATION**

THE ARCHITECT CERTIFIES THAT THIS DRAWING WAS PREPARED BY HIMSELF OR UNDER HIS CLOSE PERSONAL SUPERVISION AND THAT HE IS A LICENSED ARCHITECT IN THE STATE OF ILLINOIS.

**ENERGY CONSERVATION CODE**

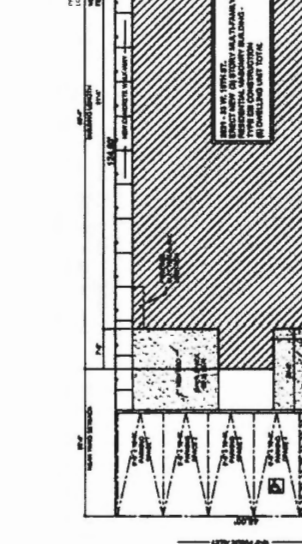
THIS PROJECT IS SUBJECT TO THE ENERGY CONSERVATION CODE OF THE STATE OF ILLINOIS, WHICH IS INCORPORATED BY REFERENCE INTO THIS DRAWING.

**ARCHITECT'S CERTIFICATION**

THE ARCHITECT CERTIFIES THAT THIS DRAWING WAS PREPARED BY HIMSELF OR UNDER HIS CLOSE PERSONAL SUPERVISION AND THAT HE IS A LICENSED ARCHITECT IN THE STATE OF ILLINOIS.

**ENERGY CONSERVATION CODE**

THIS PROJECT IS SUBJECT TO THE ENERGY CONSERVATION CODE OF THE STATE OF ILLINOIS, WHICH IS INCORPORATED BY REFERENCE INTO THIS DRAWING.



**PROJECT:** 2631 - 33 W. 15TH ST. Chicago, Illinois

**ARCHITECT:** AXIOM ARCHITECTS AND PLANNERS  
1575 N. LAKE ST. CHICAGO, IL 60610  
TEL: 312.467.1100 FAX: 312.467.1101

**CLIENT:** BILL G. EGORALIAS ARCHITECTS  
1575 N. LAKE ST. CHICAGO, IL 60610  
TEL: 312.467.1100 FAX: 312.467.1101

**DATE:** 11/20/24

**SCALE:** AS SHOWN

**PROJECT NO.:** 24000001

**SHEET:** 001 OF 001

**TITLE:** SITE PLAN & COVER SHEET

**CS1.0**

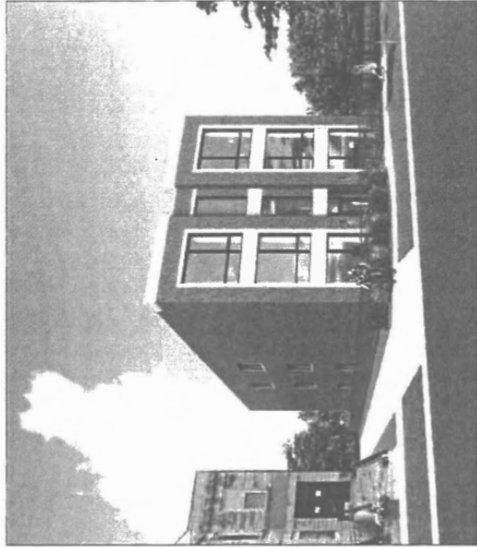
Final for Publication

2631 - 2633 W. 15TH ST.

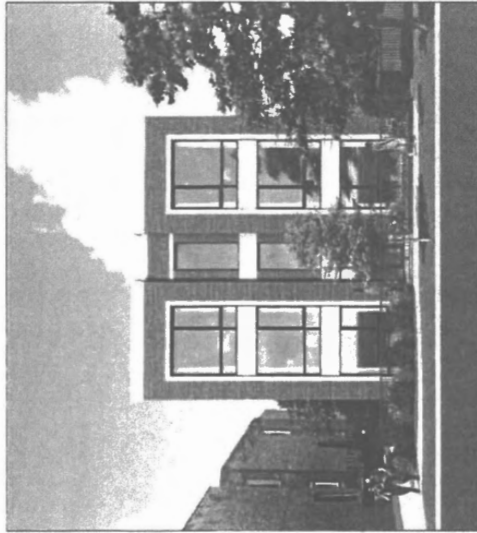
CHICAGO

ILLINOIS

<p><b>CLIENT:</b> [REDACTED]</p> <p><b>PROJECT:</b> [REDACTED]</p> <p><b>DATE:</b> [REDACTED]</p> <p><b>DESCRIPTION:</b> [REDACTED]</p>		<p><b>2631 - 33 W. 15TH ST. Chicago, IL 60608</b></p>	<p><b>ARCHITECT:</b> [REDACTED]</p> <p><b>ENGINEER:</b> [REDACTED]</p> <p><b>DATE:</b> [REDACTED]</p>	<p><b>SCALE:</b> [REDACTED]</p> <p><b>DATE:</b> [REDACTED]</p> <p><b>BY:</b> [REDACTED]</p>
---	--	---	---	---



PERSPECTIVE RENDERING



FRONT ELEVATION RENDERING

**LANDSCAPE NOTES**

1. CONSULT U.S. DAVIDSON'S PLANTING GUIDE FOR SPECIES RECOMMENDATIONS AND PLANTING METHODS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING GUIDE.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING GUIDE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING GUIDE.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING GUIDE.
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING GUIDE.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING GUIDE.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING GUIDE.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING GUIDE.
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING GUIDE.

**PLANTING SCHEDULE**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

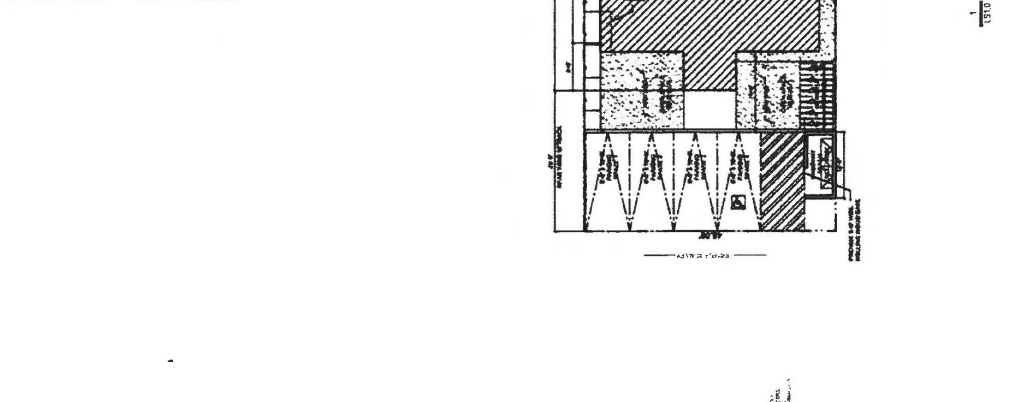
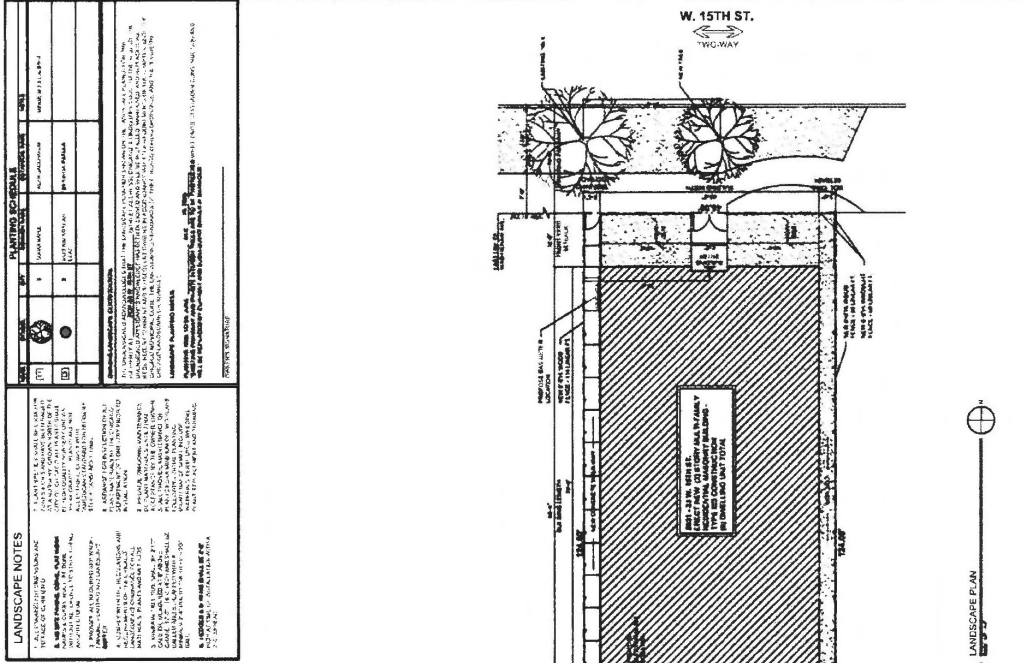
**2631 - 33 W. 15TH ST.**  
Chicago, Illinois

**X I O S**  
ARCHITECTS

**BILL DI ANASTASIA ARCHITECTS**

**LANDSCAPE PLAN**

**LS1.0**



**Final Publication**





Final for Publication

<p><b>SYMBOL LEGEND</b></p> <p>(S) ROOM ELEVATION        (C) ROOM ELEVATION        (T) ROOM ELEVATION        (R) ROOM ELEVATION        (A) ROOM ELEVATION        (L) ROOM ELEVATION        (B) ROOM ELEVATION        (K) ROOM ELEVATION        (J) ROOM ELEVATION        (H) ROOM ELEVATION        (G) ROOM ELEVATION        (F) ROOM ELEVATION        (E) ROOM ELEVATION        (D) ROOM ELEVATION        (C) ROOM ELEVATION        (B) ROOM ELEVATION        (A) ROOM ELEVATION</p>		<p><b>CHICAGO GENERAL NOTES</b></p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE, THE CHICAGO MECHANICAL CODE, THE CHICAGO ELECTRICAL CODE, THE CHICAGO PLUMBING AND GAS CODE, THE CHICAGO FIRE CODE, THE CHICAGO SANITATION CODE, THE CHICAGO SAFETY CODE, THE CHICAGO HEIGHTS CODE, THE CHICAGO SIGNAGE CODE, THE CHICAGO TRAFFIC CODE, THE CHICAGO ZONING ORDINANCES, AND ALL APPLICABLE ORDINANCES AND REGULATIONS.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CHICAGO DEPARTMENT OF BUILDING.</p> <p>3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CHICAGO DEPARTMENT OF BUILDING.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.</p> <p>7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF BUILDING'S REQUIREMENTS.</p> <p>8. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.</p> <p>9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CHICAGO DEPARTMENT OF BUILDING.</p>																																																																																																																																																							
<p><b>NO. DATE DESCRIPTION</b></p> <table border="1"> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td></tr> <tr><td>13</td><td></td><td></td></tr> <tr><td>14</td><td></td><td></td></tr> <tr><td>15</td><td></td><td></td></tr> <tr><td>16</td><td></td><td></td></tr> <tr><td>17</td><td></td><td></td></tr> <tr><td>18</td><td></td><td></td></tr> <tr><td>19</td><td></td><td></td></tr> <tr><td>20</td><td></td><td></td></tr> <tr><td>21</td><td></td><td></td></tr> <tr><td>22</td><td></td><td></td></tr> <tr><td>23</td><td></td><td></td></tr> <tr><td>24</td><td></td><td></td></tr> <tr><td>25</td><td></td><td></td></tr> <tr><td>26</td><td></td><td></td></tr> <tr><td>27</td><td></td><td></td></tr> <tr><td>28</td><td></td><td></td></tr> <tr><td>29</td><td></td><td></td></tr> <tr><td>30</td><td></td><td></td></tr> <tr><td>31</td><td></td><td></td></tr> <tr><td>32</td><td></td><td></td></tr> <tr><td>33</td><td></td><td></td></tr> <tr><td>34</td><td></td><td></td></tr> <tr><td>35</td><td></td><td></td></tr> <tr><td>36</td><td></td><td></td></tr> <tr><td>37</td><td></td><td></td></tr> <tr><td>38</td><td></td><td></td></tr> <tr><td>39</td><td></td><td></td></tr> <tr><td>40</td><td></td><td></td></tr> <tr><td>41</td><td></td><td></td></tr> <tr><td>42</td><td></td><td></td></tr> <tr><td>43</td><td></td><td></td></tr> <tr><td>44</td><td></td><td></td></tr> <tr><td>45</td><td></td><td></td></tr> <tr><td>46</td><td></td><td></td></tr> <tr><td>47</td><td></td><td></td></tr> <tr><td>48</td><td></td><td></td></tr> <tr><td>49</td><td></td><td></td></tr> <tr><td>50</td><td></td><td></td></tr> </table>		1			2			3			4			5			6			7			8			9			10			11			12			13			14			15			16			17			18			19			20			21			22			23			24			25			26			27			28			29			30			31			32			33			34			35			36			37			38			39			40			41			42			43			44			45			46			47			48			49			50			<p><b>2631 - 33 W. 15TH ST. Chicago, Illinois</b></p> <p><b>W. O. S.</b> ARCHITECTS 1111 N. LA SALLE ST. CHICAGO, ILL. 60610 TEL. 312.467.1111 FAX 312.467.1112</p> <p><b>PHILIP H. MOSEKOWSKI ARCHITECT</b> 1111 N. LA SALLE ST. CHICAGO, ILL. 60610 TEL. 312.467.1111 FAX 312.467.1112</p> <p><b>3RD FLOOR PLAN</b></p> <p><b>A1.2</b></p>	
1																																																																																																																																																									
2																																																																																																																																																									
3																																																																																																																																																									
4																																																																																																																																																									
5																																																																																																																																																									
6																																																																																																																																																									
7																																																																																																																																																									
8																																																																																																																																																									
9																																																																																																																																																									
10																																																																																																																																																									
11																																																																																																																																																									
12																																																																																																																																																									
13																																																																																																																																																									
14																																																																																																																																																									
15																																																																																																																																																									
16																																																																																																																																																									
17																																																																																																																																																									
18																																																																																																																																																									
19																																																																																																																																																									
20																																																																																																																																																									
21																																																																																																																																																									
22																																																																																																																																																									
23																																																																																																																																																									
24																																																																																																																																																									
25																																																																																																																																																									
26																																																																																																																																																									
27																																																																																																																																																									
28																																																																																																																																																									
29																																																																																																																																																									
30																																																																																																																																																									
31																																																																																																																																																									
32																																																																																																																																																									
33																																																																																																																																																									
34																																																																																																																																																									
35																																																																																																																																																									
36																																																																																																																																																									
37																																																																																																																																																									
38																																																																																																																																																									
39																																																																																																																																																									
40																																																																																																																																																									
41																																																																																																																																																									
42																																																																																																																																																									
43																																																																																																																																																									
44																																																																																																																																																									
45																																																																																																																																																									
46																																																																																																																																																									
47																																																																																																																																																									
48																																																																																																																																																									
49																																																																																																																																																									
50																																																																																																																																																									

**CHICAGO GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE, THE CHICAGO MECHANICAL CODE, THE CHICAGO ELECTRICAL CODE, THE CHICAGO PLUMBING AND GAS CODE, THE CHICAGO FIRE CODE, THE CHICAGO SANITATION CODE, THE CHICAGO SAFETY CODE, THE CHICAGO HEIGHTS CODE, THE CHICAGO SIGNAGE CODE, THE CHICAGO TRAFFIC CODE, THE CHICAGO ZONING ORDINANCES, AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CHICAGO DEPARTMENT OF BUILDING.

3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CHICAGO DEPARTMENT OF BUILDING.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF BUILDING'S REQUIREMENTS.

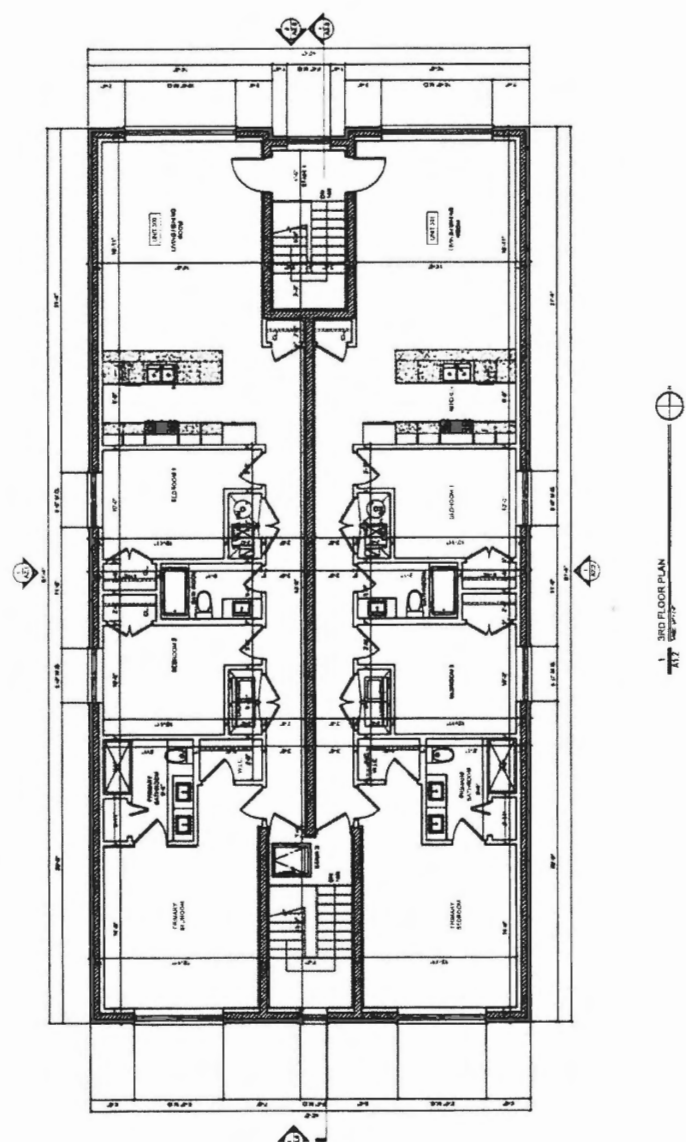
8. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CHICAGO DEPARTMENT OF BUILDING.

**SYMBOL LEGEND**

(S) ROOM ELEVATION  
 (C) ROOM ELEVATION  
 (T) ROOM ELEVATION  
 (R) ROOM ELEVATION  
 (A) ROOM ELEVATION  
 (L) ROOM ELEVATION  
 (B) ROOM ELEVATION  
 (K) ROOM ELEVATION  
 (J) ROOM ELEVATION  
 (H) ROOM ELEVATION  
 (G) ROOM ELEVATION  
 (F) ROOM ELEVATION  
 (E) ROOM ELEVATION  
 (D) ROOM ELEVATION  
 (C) ROOM ELEVATION  
 (B) ROOM ELEVATION  
 (A) ROOM ELEVATION



1. 3RD FLOOR PLAN  
REV. 03/12/25

Final for Publication

**2631 - 33  
W. 15TH ST.  
CHICAGO, ILLINOIS**

**XIOS**

1110 N. Dearborn  
Chicago, IL 60610  
312.467.1111  
www.xios.com

**BEHNS VON MEYER  
ARCHITECTS**

1110 N. Dearborn  
Chicago, IL 60610  
312.467.1111  
www.vonmeyers.com

DATE: 03/11/2025  
PROJECT: 2631 - 33 W. 15TH ST.  
SHEET: 1 OF 1  
SCALE: AS SHOWN

**ROOF PLAN**

**A1.3**

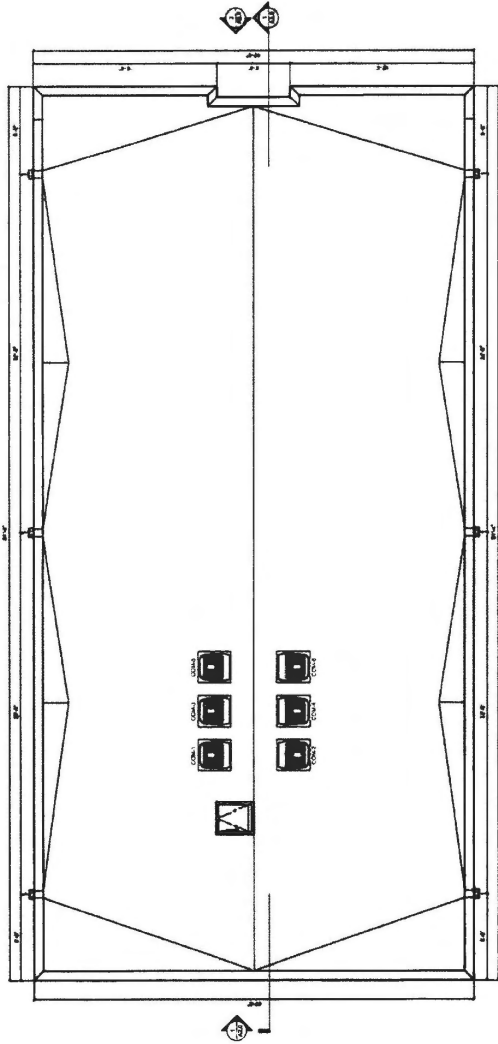
**SYMBOL LEGEND**

- ① RAMP DETAIL
- ② ROOF RISE
- ③ ROOF FALL
- ④ ROOF TYPE
- ⑤ ROOF FINISH
- ⑥ ROOF DRAIN
- ⑦ ROOF CURB

NOTES: 1. ALL ROOF FINISHES ARE TO BE AS SHOWN UNLESS OTHERWISE NOTED. 2. ALL ROOF RISES AND FALLS ARE TO BE AS SHOWN UNLESS OTHERWISE NOTED. 3. ALL ROOF DRAINS ARE TO BE AS SHOWN UNLESS OTHERWISE NOTED. 4. ALL ROOF CURBS ARE TO BE AS SHOWN UNLESS OTHERWISE NOTED.

**CHICAGO GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE, 2019 EDITION, AND ALL CITY ORDINANCES AND REGULATIONS. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO ELECTRICAL CODE, 2017 EDITION, AND ALL CITY ORDINANCES AND REGULATIONS. 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO MECHANICAL CODE, 2019 EDITION, AND ALL CITY ORDINANCES AND REGULATIONS. 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO PLUMBING CODE, 2019 EDITION, AND ALL CITY ORDINANCES AND REGULATIONS. 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FIRE CODE, 2019 EDITION, AND ALL CITY ORDINANCES AND REGULATIONS. 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO SAFETY CODE, 2019 EDITION, AND ALL CITY ORDINANCES AND REGULATIONS. 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO HEALTH CODE, 2019 EDITION, AND ALL CITY ORDINANCES AND REGULATIONS. 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO ENVIRONMENTAL CODE, 2019 EDITION, AND ALL CITY ORDINANCES AND REGULATIONS. 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO COMMUNITY DEVELOPMENT CODE, 2019 EDITION, AND ALL CITY ORDINANCES AND REGULATIONS. 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO HISTORIC PRESERVATION CODE, 2019 EDITION, AND ALL CITY ORDINANCES AND REGULATIONS.



**ROOF PLAN**

1110 N. Dearborn  
Chicago, IL 60610  
312.467.1111  
www.vonmeyers.com

Final for Publication

**LEGEND**

- ① WINDOW TYPE
- ② MATERIAL TYPE

**NOTES:**

1. REFER TO THE TOP OF FRAMEWORK DRAWING (P. 1)
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING DEPARTMENT ORDINANCES, SPECIFICALLY THE CODES AND REGULATIONS THAT APPLY TO THIS PROJECT.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING DEPARTMENT ORDINANCES, SPECIFICALLY THE CODES AND REGULATIONS THAT APPLY TO THIS PROJECT.
4. REFER TO THE CITY OF CHICAGO BUILDING DEPARTMENT ORDINANCES, SPECIFICALLY THE CODES AND REGULATIONS THAT APPLY TO THIS PROJECT.
5. REFER TO THE CITY OF CHICAGO BUILDING DEPARTMENT ORDINANCES, SPECIFICALLY THE CODES AND REGULATIONS THAT APPLY TO THIS PROJECT.

**MATERIALS LEGEND**

1. HIGHEST PRIORITY MATERIAL
2. SECOND HIGHEST PRIORITY MATERIAL
3. THIRD HIGHEST PRIORITY MATERIAL
4. FOURTH HIGHEST PRIORITY MATERIAL
5. FIFTH HIGHEST PRIORITY MATERIAL
6. SIXTH HIGHEST PRIORITY MATERIAL
7. SEVENTH HIGHEST PRIORITY MATERIAL
8. EIGHTH HIGHEST PRIORITY MATERIAL
9. NINTH HIGHEST PRIORITY MATERIAL
10. TENTH HIGHEST PRIORITY MATERIAL
11. ELEVENTH HIGHEST PRIORITY MATERIAL
12. TWELFTH HIGHEST PRIORITY MATERIAL
13. THIRTEENTH HIGHEST PRIORITY MATERIAL
14. FOURTEENTH HIGHEST PRIORITY MATERIAL
15. FIFTEENTH HIGHEST PRIORITY MATERIAL
16. SIXTEENTH HIGHEST PRIORITY MATERIAL
17. SEVENTEENTH HIGHEST PRIORITY MATERIAL
18. EIGHTEENTH HIGHEST PRIORITY MATERIAL
19. NINETEENTH HIGHEST PRIORITY MATERIAL
20. TWENTIETH HIGHEST PRIORITY MATERIAL

**PROJECT**  
2631 - 33  
W. 45TH ST.  
Chicago, Illinois

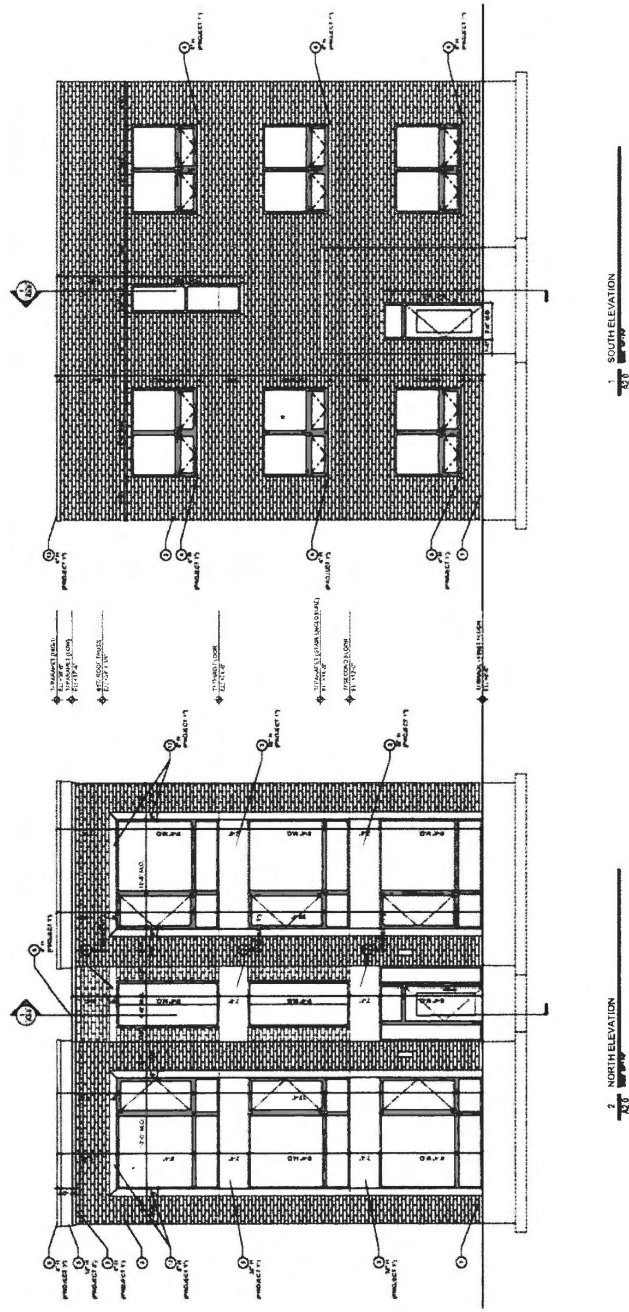
**ARCHITECT**  
WILL O. MCKAY  
ARCHITECT  
1100 N. LAUREL ST.  
CHICAGO, ILL. 60610  
TEL: 312.467.1100  
FAX: 312.467.1101

**DATE**  
NOV. 2024

**DESCRIPTION**  
NORTH & SOUTH ELEVATIONS

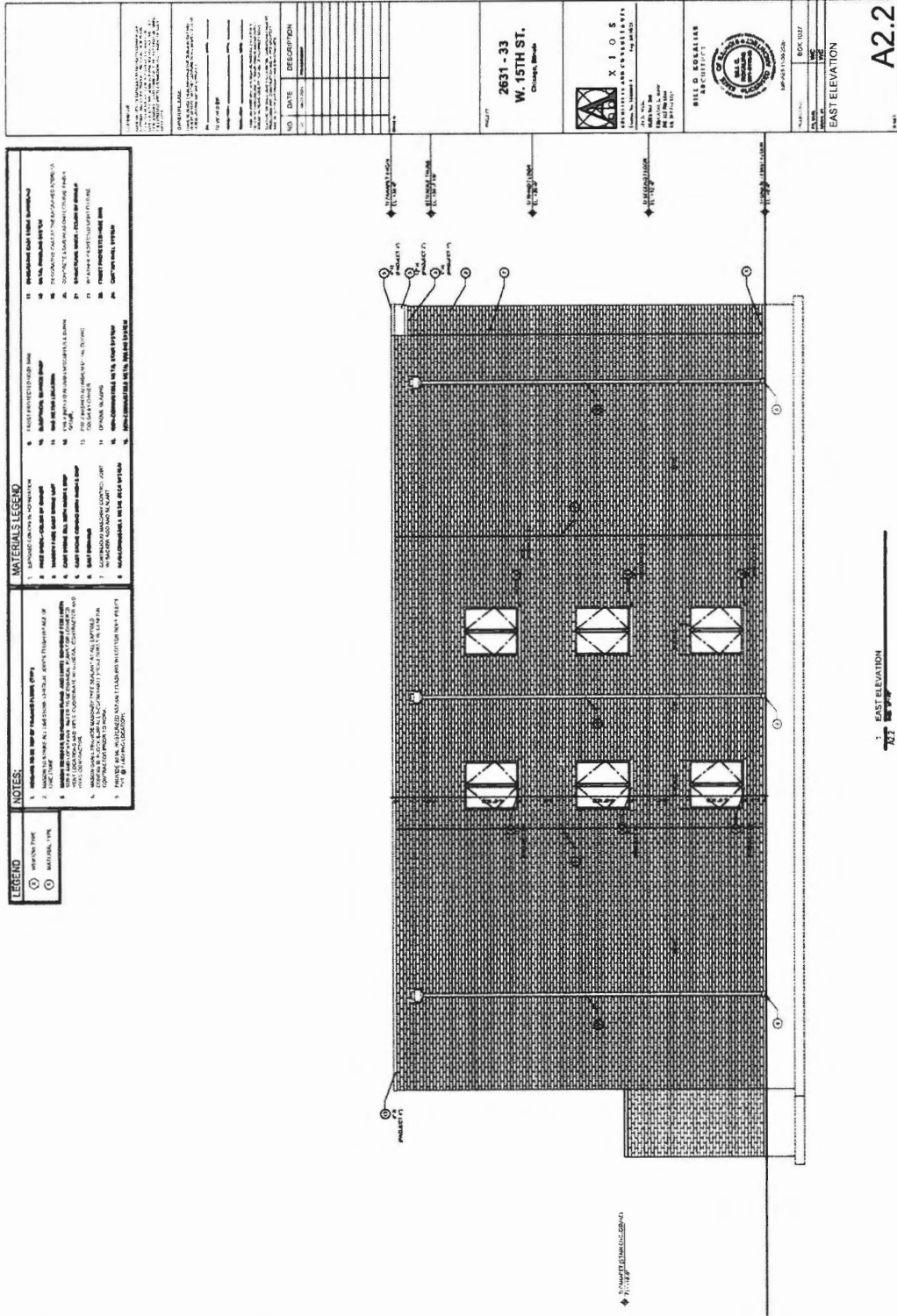
**SCALE**  
AS SHOWN

**PROJECT NO.**  
A2.0

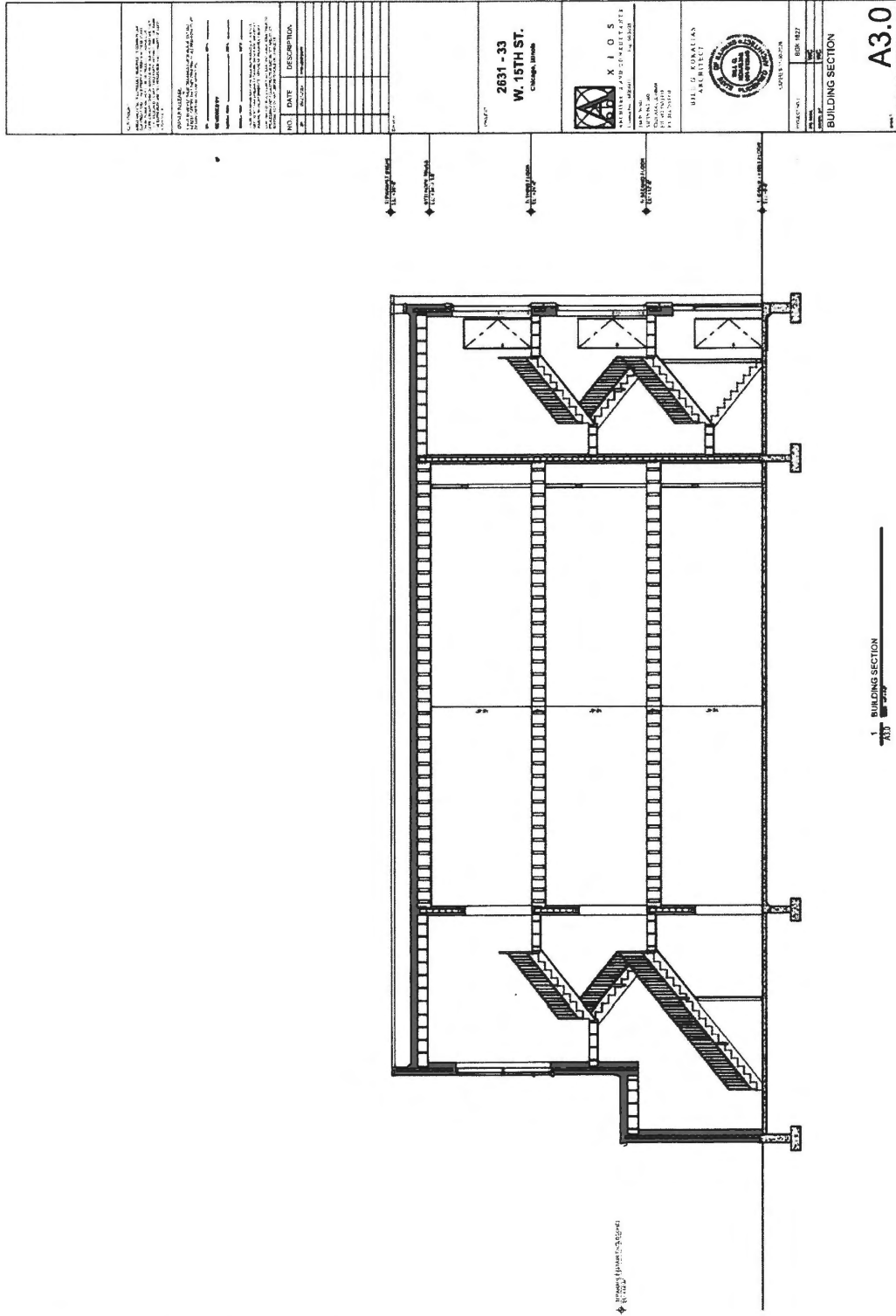




Final for Publication



Final for Publication



*Reclassification Of Area Shown On Map No. 5-N.*

(Application No. 22669T1)

(Common Address: 6945 W. Grand Ave.)

[O2025-0015349]

*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 C2-1 Motor Vehicle-Related Commercial District symbols as shown on Map Number 5-N in the area bounded by:

West Grand Avenue; a line 250 feet east of and parallel to North Sayre Avenue; the public alley next south of and parallel to West Grand Avenue; and a line 200 feet east of and parallel to North Sayre Avenue,

to those of a B3-2 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and due publication.

[Site Plan; Zoning Analysis and Parking Calculations; CTA Distance Analysis; Proposed First, Second and Third Floor Plans; Proposed Roof Plan; and North (Front), South (Rear), East (Side) and West (Side) Building Elevations attached to this ordinance printed on pages 25685 through 25693 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

## Final for Publication

### NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 6945 WEST GRAND AVENUE, CHICAGO

The subject property is currently a vacant parcel. The Applicants need a zoning change to comply with the standards and the bulk requirements of the B3-2 Community Shopping District to build a 3-story mixed-use building with a commercial unit on the ground floor (proposed restaurant with incidental liquor license) and 8 dwelling units within the proposed building, with 4 on-site parking spaces.

Project Description:	Zoning Change from a C2-1 Motor Vehicle-Related Commercial District to a B3-2 Community Shopping District
Use:	Mixed-Use Building with commercial unit on the ground floor front and a total of 8 dwelling units located at the rear of the ground floor and on the upper floors (if required, the Applicant will apply to obtain special use for residential use on the ground floor rear)
Lot Area:	50' x 170' = 8,500 SF (recorded measurements)
Floor Area Ratio:	2.08
Floor Area:	17,642.21 SF (see plans attached)
Density:	1,062 Square Feet per DU Unit
Off- Street parking:	Parking spaces: 4 (see below)
Setbacks:	Front: 0.59' Side Setbacks: 0' on the east side and 0' on the west side Rear: 30'
Building Height:	34' to the highest point of the underside of the top floor's ceiling joist. 45' to the top of the rooftop stairway enclosures.

## Final for Publication

**I. 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:

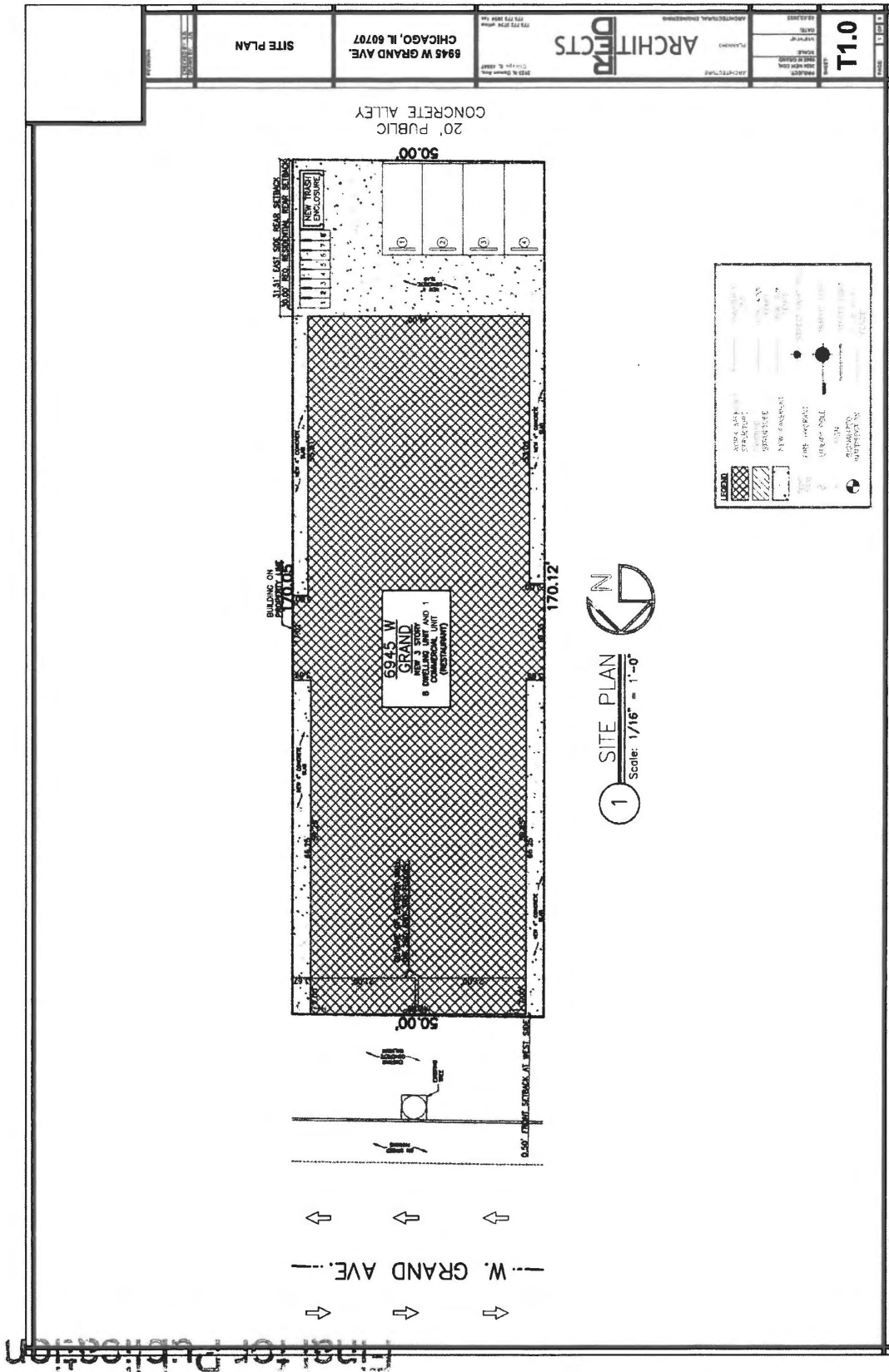
1. The project complies with the applicable standards of Section 17-10-0102-B Transit-Served Locations: *The subject property is a Transit Served Location as it is located less than 600 feet from Mont Clare MD-W Metra Station. See attached TSL Site Plan.*
2. The project complies with the standards and 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 subject property is not located along Pedestrian Street or Pedestrian Retail Street; however, the project complies with the following criteria:*
  - (a) *The entire building façade abuts the sidewalk or is located within 5 feet of the sidewalk.*
  - (b) *The proposed building complies with the requirements of Section 17-3-0504-C Transparency standards:*
    - *Since this is not a Pedestrian Street, the Applicant also seeks relief to reduce the requirements of a minimum of 60% of the street - facing building façade between 4 feet and 10 feet in height to be comprised of clear, non-reflective windows that allow views of indoor commercial space, with the bottom of any window used to satisfy this requirement will not be more than 4.5 feet above the adjacent sidewalk. (See below)*
    - *The bottom of the front window used to satisfy this requirement will not be more than 4.5 feet above the adjacent sidewalk.*
    - *Windows used to satisfy these requirements will have a minimum height of 4 feet and be internally lighted.*
  - (c) *The building door will have a primary entrance door facing the street.*
  - (d) *All off-street parking spaces will be located to the rear of the principal building and not be visible from the right-of-way.*
  - (e) *Vehicle access will come from an alley. No curb cuts or driveway from the street is 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 proposed redevelopment, the Applicant is proposing to reduce the parking from 8 as it would be required by the Minimum Automobile Parking Ratio for B2-2 District listed in Section 17-10-0207 to 4 proposed, which also complies with the TSL parking provisions of the Code.*
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

## Final for Publication

Travel Demand Study and Management Plan rules consistent with this section. *This Criteria is not applicable to this project.*

**II. 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:**

Since the subject property is not located along a Pedestrian Street, the Applicant also seeks an optional Administrative Adjustment under Section 17-13-1003-Q Pedestrian Streets – Transparent Window Standards, which allows approval of an administrative adjustment to the transparent window area standards of Sec. 17-3-0504-C to allow up to a 25% reduction in the amount of transparent window area required. See enclosed Elevations plans for Grand Avenue. As such the Applicant is requesting a reduction from the requirements of minimum of 60% of the street-facing building façade between 4 feet and 10 feet in height to be comprised of clear, non-reflective windows that allow views of indoor commercial space to be reduced to 58%



Final for Publication

Final for Publication

ZONING ANALYSIS	
ORDINANCE REQUIREMENTS	PROPOSED ZONING/BUILDING
ZONING C2-1	B3-2
LOT AREA 50.00'x170.05' = 8,502.50 SQ.FT.	50.00'x170.05' = 8,502.50 SQ.FT.
F.A.R. 8,502.50 x 2.2 (PROPOSED B2-2) = 18,705.50 SQ.FT.	FIRST FLOOR = 6,002.81 S.F. SECOND FLOOR = 5,819.70 S.F. THIRD FLOOR = 5,819.70 S.F. TOTAL = 17,642.21 S.F.
BUILDING HEIGHT 50.00'	34.00'
SETBACKS FRONT: N/R REAR: 30' FOR RESIDENTIAL SIDE: N/R	FRONT: 0.00' (EAST SIDE) 1.00' (WEST SIDE) REAR: 31.51' (RES-EAST SIDE) 30.48' (RES-WEST SIDE) SIDE: 0.00' (EAST) 0.00' (WEST) 0.00' (TOTAL)

**PARKING CALCULATIONS**

PER CZC TABLE 17-10-0207

UNIT TYPE	RULE	AREA/NO. OF UNITS	MINIMUM AUTOMOBILE PARKING RATIO		NOTE
			REQUIRED	PROVIDED	
COMMERCIAL UNIT (RESTAURANT) PARKING GROUP M	NO OFF-STREET PARKING REQUIRED FOR RESTAURANT USES ON PEDESTRIAN STREETS UNLESS SUCH USES EXCEED 1000 SQUARE FEET OF GROSS FLOOR AREA	2333.77 SQ. FT.	0	0	
RESIDENTIAL UNITS PARKING GROUP C	1 SPACE PER UNIT	8 UNITS	8	4	
		TOTAL	8	4	
					SEEKING 50% PARKING REDUCTION DUE TO PROXIMITY TO CTA METRA STATION
				4	8

**REQUIRED PEDESTRIAN STREET TRANSPARENCY**

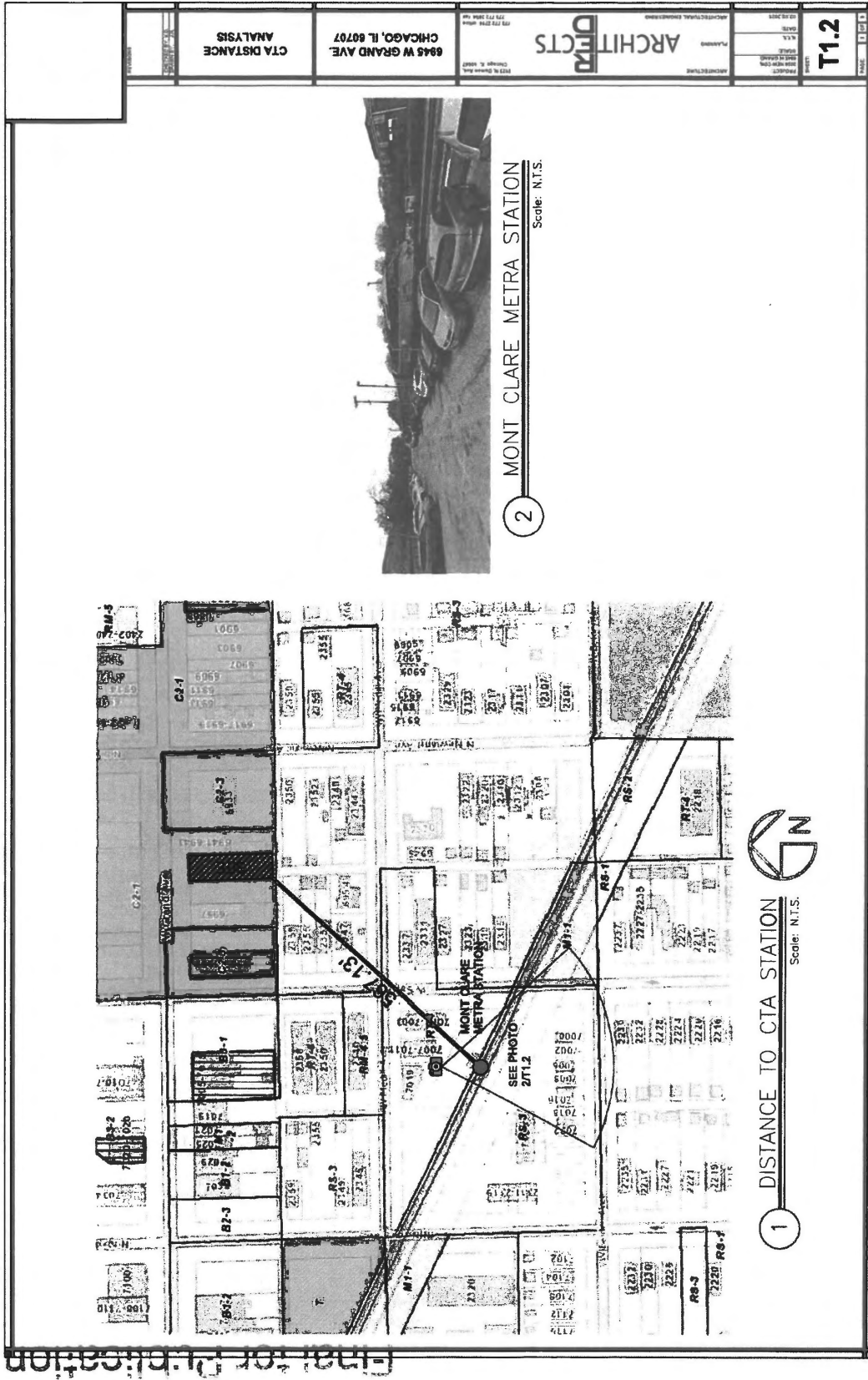
PER CZC 17-3-0504-C

MINIMUM REQUIRED	
TOTAL AREA	REQUIRED TRANSPARENCY
FRONT FACADE AREA @ 4' TO 10' AFF	25'-0" x 6'-0" = 150 SF (58.59%)
42'-8" x 6'-0" = 256 SF	256 SF x 60% = 154 SF
TOTAL AREA	PROVIDED

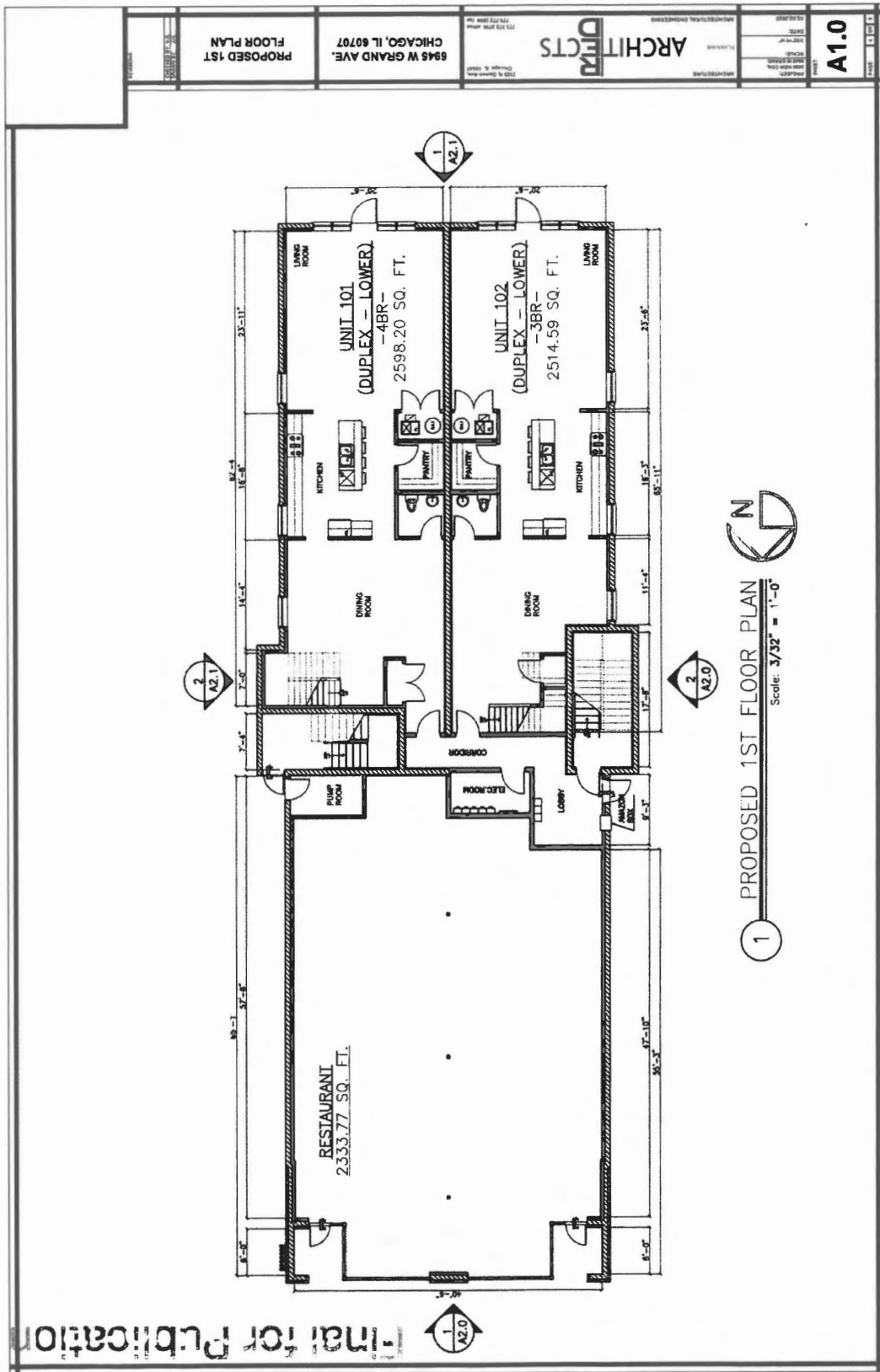
ARCHITECTS  
6945 W GRAND AVE.  
CHICAGO, IL 60707

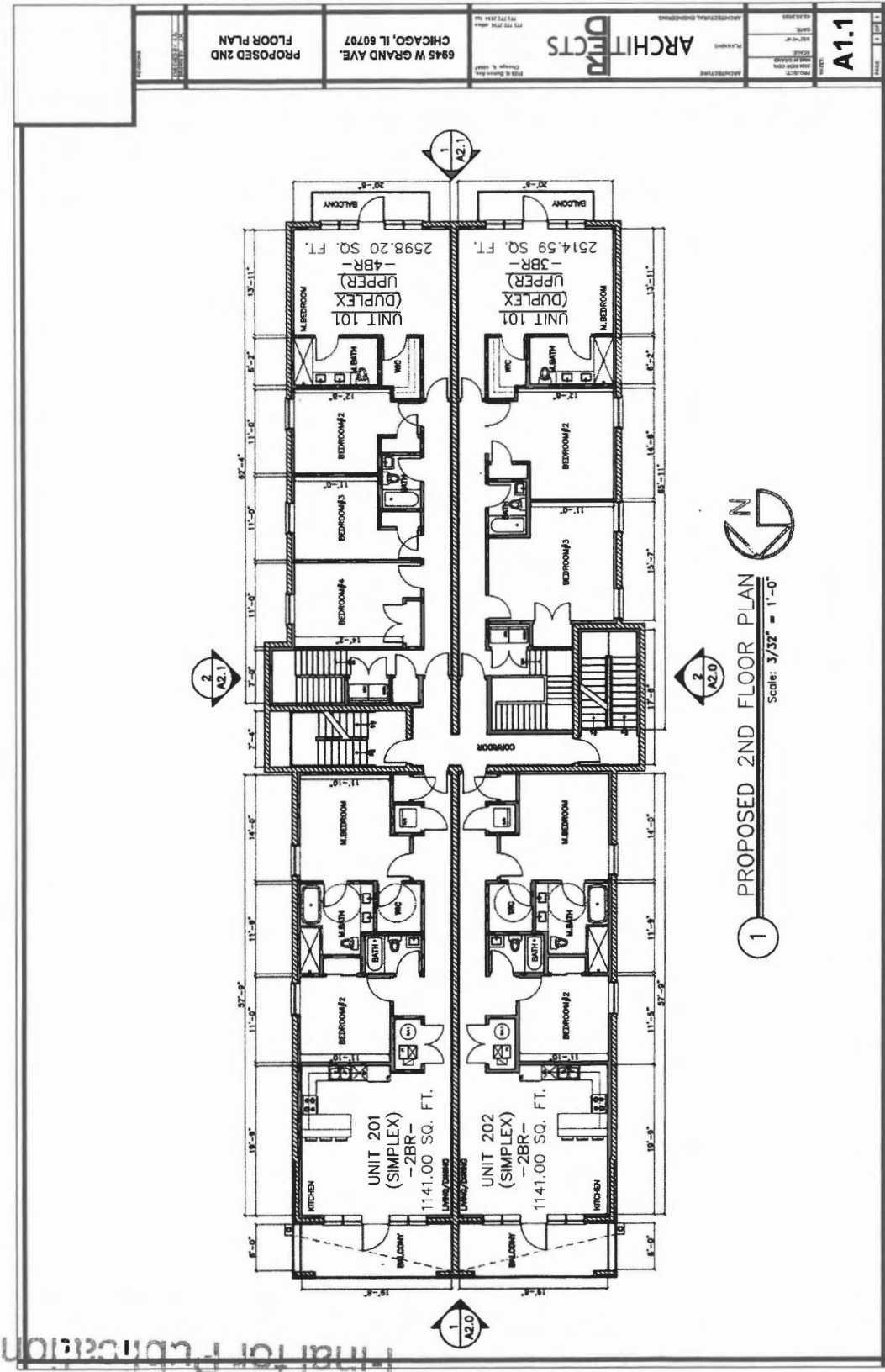
ZONING ANALYSIS  
AND PARKING  
CALCULATIONS

T1.1

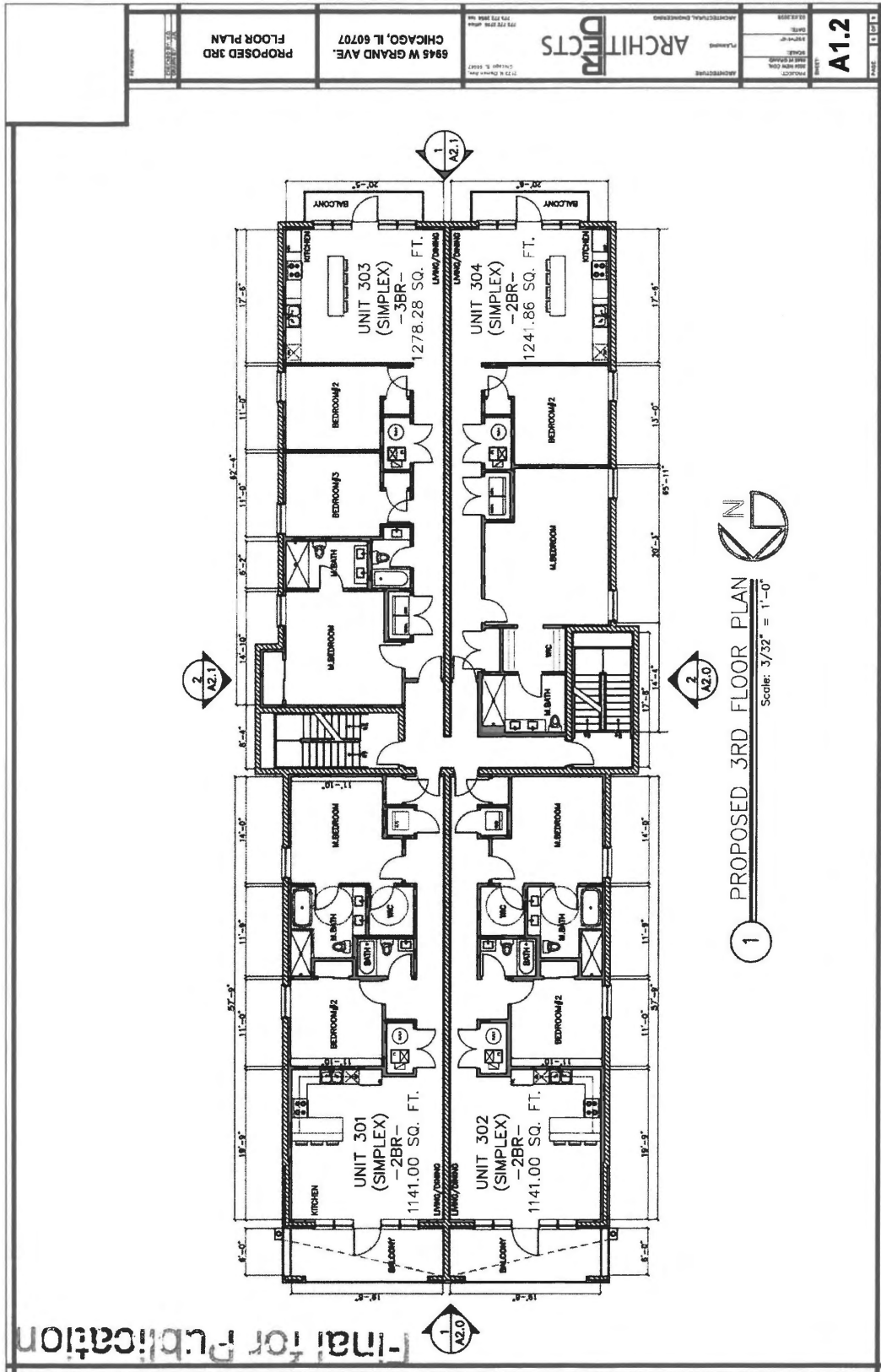


Final for Distribution





Final for Publication



Final for Publication

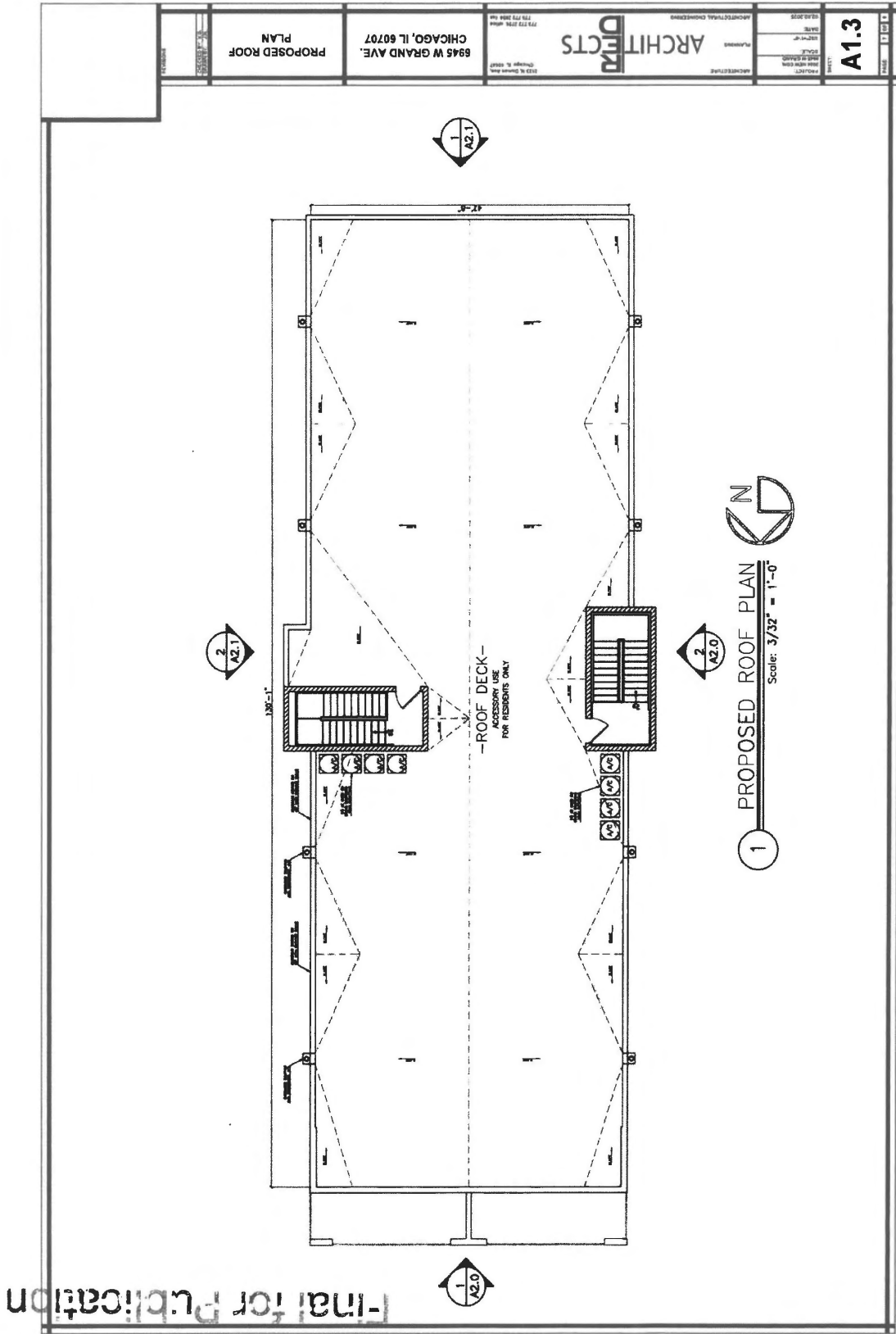
1 PROPOSED 3RD FLOOR PLAN  
Scale: 3/32" = 1'-0"

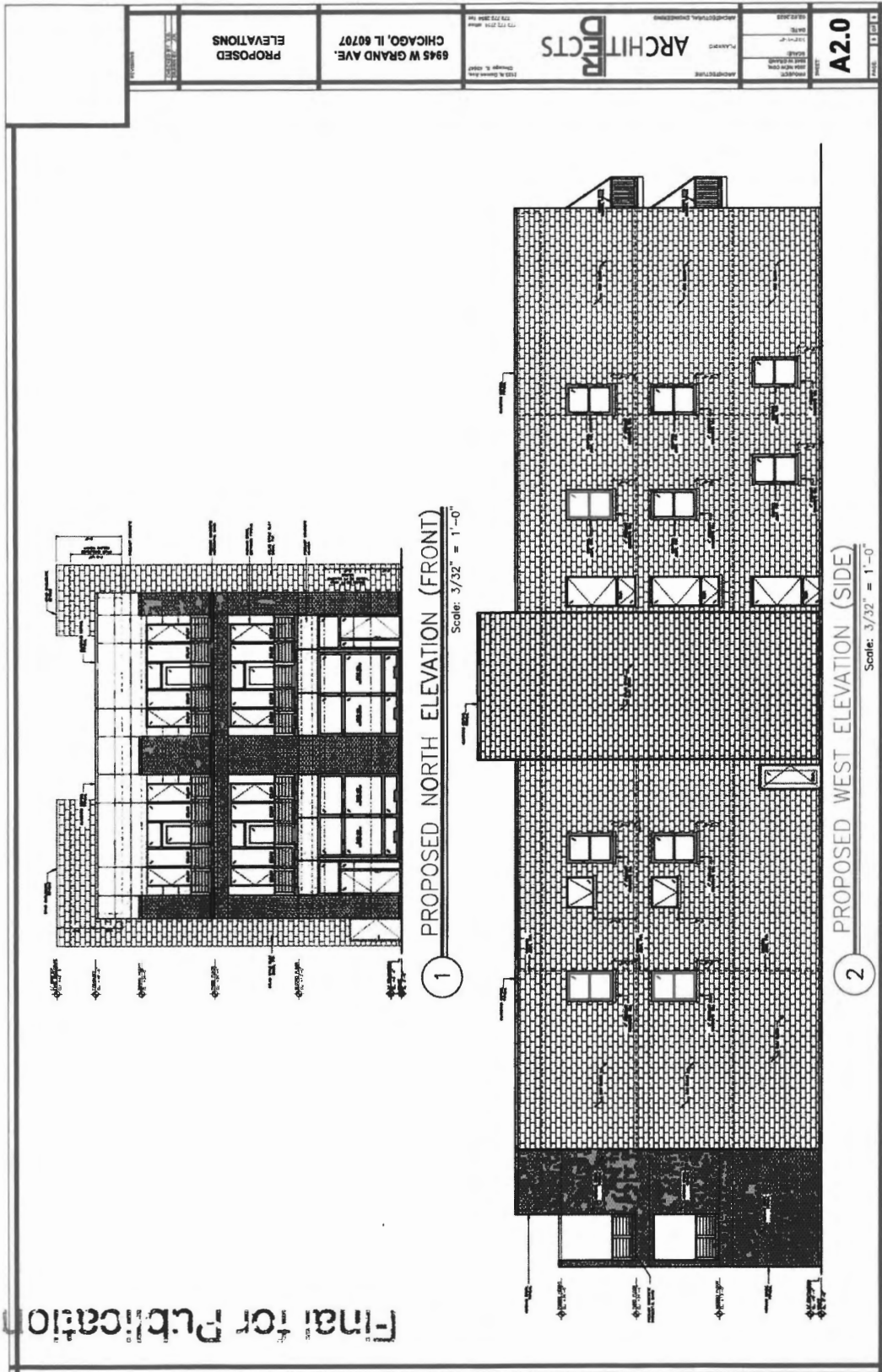
A1.2

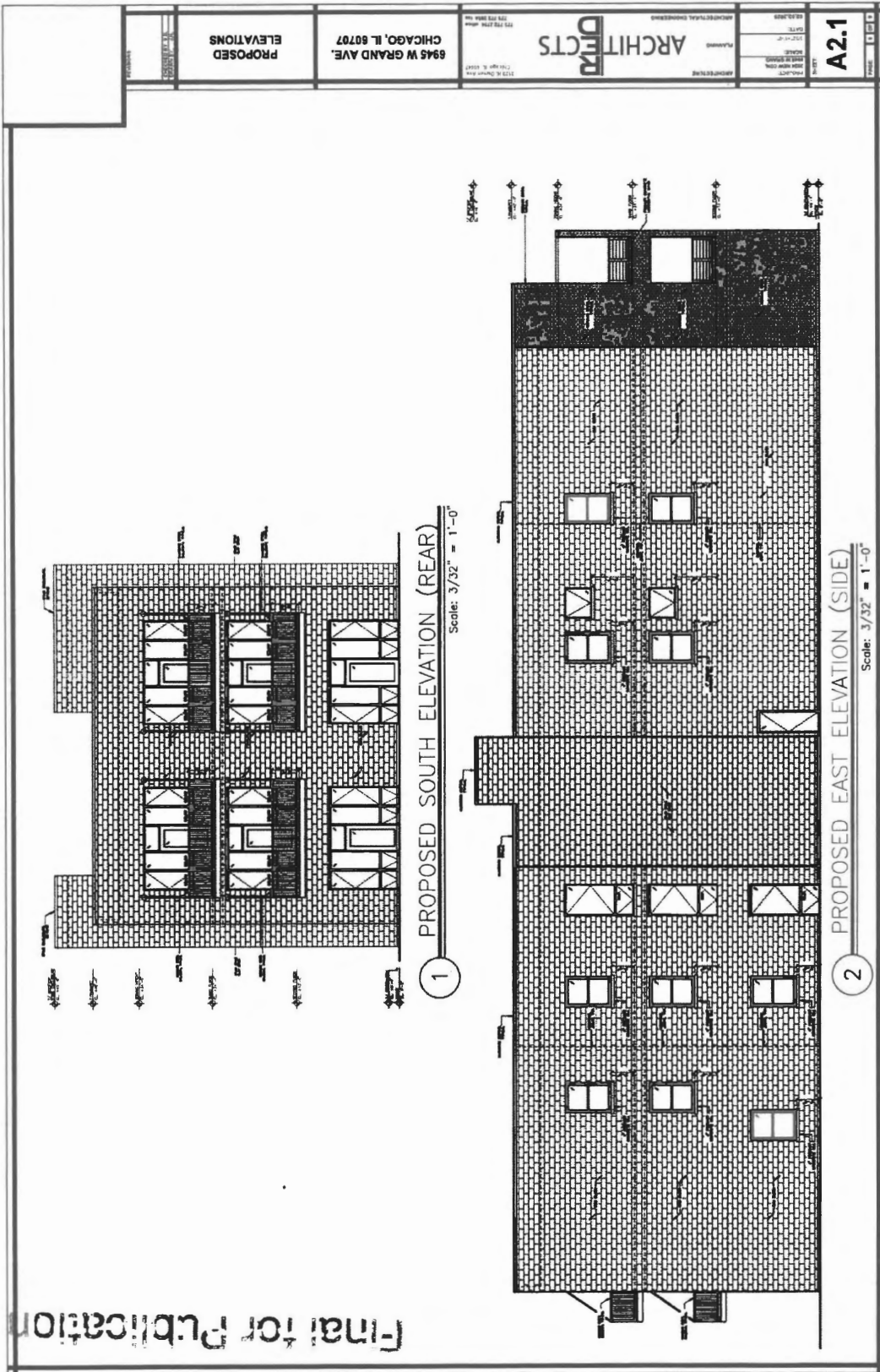
PROPOSED 3RD FLOOR PLAN

6845 W GRAND AVE, CHICAGO, IL 60707

ARCHITECTS







*Reclassification Of Area Shown On Map No. 5-N.*  
(Application No. 22668T1)  
(Common Address: 6955 W. Grand Ave.)

[O2025-0015346]

*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 C2-1 Motor Vehicle-Related Commercial District symbols as shown on Map Number 5-N in the area bounded by:

West Grand Avenue; a line 200 feet east of and parallel to North Sayre Avenue; the public alley next south of and parallel to West Grand Avenue; and a line 150 feet east of and parallel to North Sayre Avenue,

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

[Site Plan; Zoning Analysis, Parking Calculations and Required Pedestrian Street Transparency; CTA Distance Analysis; Proposed First, Second and Third Floor Plans; Proposed Roof Plan; and North (Front), South (Rear), East (Side) and West (Side) Building Elevations attached to this ordinance printed on pages 25698 through 25706 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

## Final for Publication

### NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 6955 WEST GRAND AVENUE, CHICAGO

The subject property is currently a vacant parcel. The Applicants need a zoning change to comply with the standards and the bulk requirements of the B2-2 Neighborhood Mixed-Use District to build a 3-story mixed-use building with a commercial unit on the ground floor (proposed retail/office use) and 8 dwelling units within the proposed building, and with 4 on-site parking spaces.

Project Description:	Zoning Change from a C2-1 Motor Vehicle-Related Commercial District to a B2-2 Neighborhood Mixed-Use District
Use:	Mixed-Use Building with commercial unit on the ground floor front and a total of 8 dwelling units located at the rear of the ground floor and on the upper floors
Lot Area:	50' x 170' = 8,500 SF (recorded measurements)
Floor Area Ratio:	2.08
Floor Area:	17,642.21 SF (see plans attached)
Density:	1,062 Square Feet per DU Unit
Off- Street parking:	Parking spaces: 4 (see below)
Setbacks:	Front: 0.59' Side Setbacks: 0' on the east side and 0' on the west side Rear: 30'
Building Height:	34' to the highest point of the underside of the top floor's ceiling joist. 45' to the top of the rooftop stairway enclosures.

## Final for Publication

**I. 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:

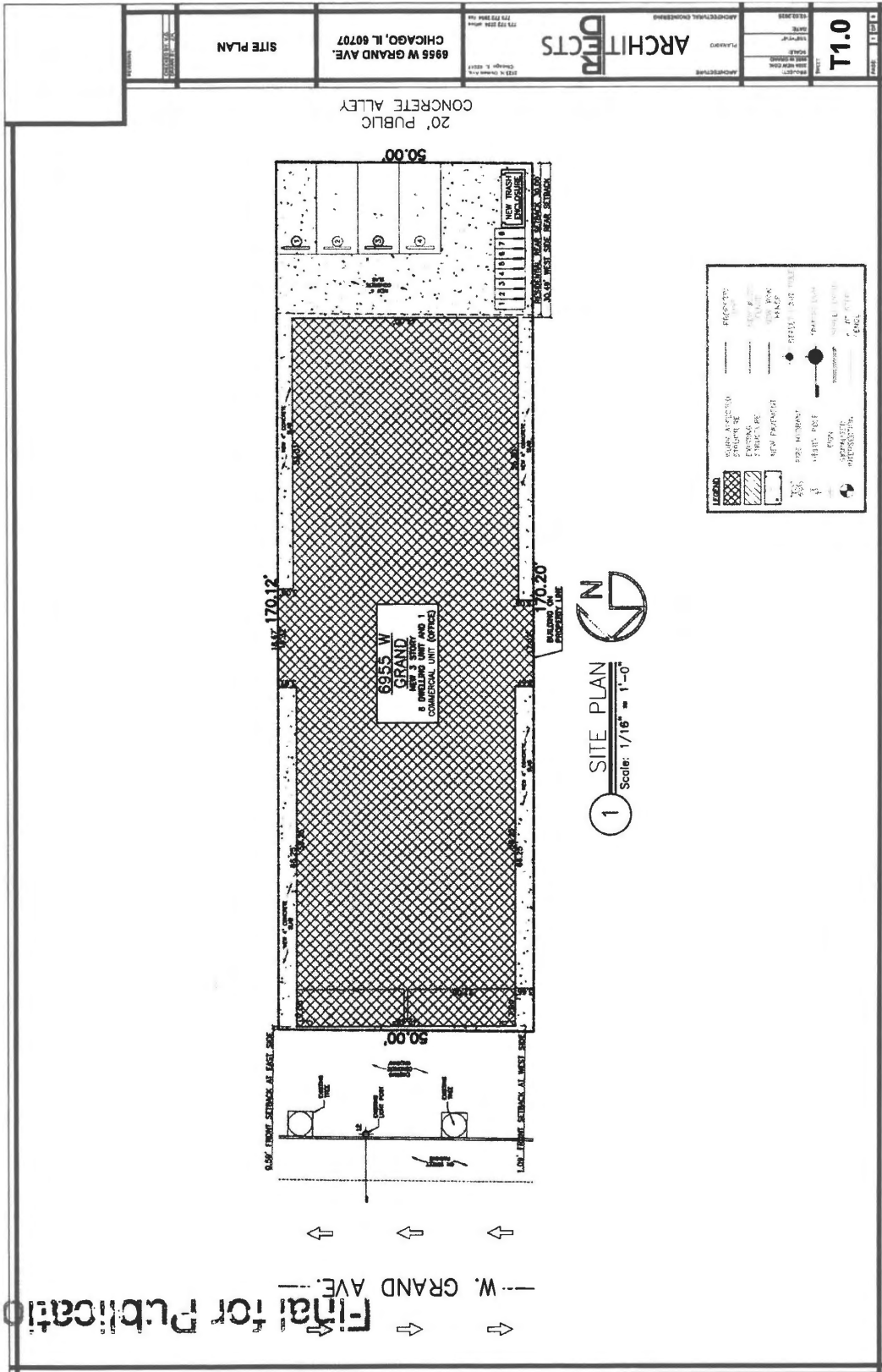
1. The project complies with the applicable standards of Section 17-10-0102-B Transit-Served Locations: *The subject property is a Transit Served Location as it is located less than 600 feet from Mont Clare MD-W Metra Station. See attached TSL Site Plan.*
2. The project complies with the standards and 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 subject property is not located along Pedestrian Street or Pedestrian Retail Street; however, the project complies with the following criteria:*
  - (a) *The entire building façade abuts the sidewalk or is located within 5 feet of the sidewalk.*
  - (b) *The proposed building complies with the requirements of Section 17-3-0504-C Transparency standards:*
    - *Since this is not a Pedestrian Street, the Applicant also seeks relief to reduce the requirements of a minimum of 60% of the street - facing building façade between 4 feet and 10 feet in height to be comprised of clear, non-reflective windows that allow views of indoor commercial space, with the bottom of any window used to satisfy this requirement will not be more than 4.5 feet above the adjacent sidewalk. (See below).*
    - *The bottom of the front window used to satisfy this requirement will not be more than 4.5 feet above the adjacent sidewalk.*
    - *Windows used to satisfy these requirements will have a minimum height of 4 feet and be internally lighted.*
  - (c) *The building will have a primary entrance door facing the street.*
  - (d) *All off-street parking spaces will be located to the rear of the principal building and not be visible from the right-of-way.*
  - (e) *Vehicle access will come from an alley. No curb cuts or driveway from the street is 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 proposed redevelopment, the Applicant is proposing to reduce the parking from 8 as it would be required by the Minimum Automobile Parking Ratio for B2-2 District listed in Section 17-10-0207 to 4 proposed, which also complies with the TSL parking provisions of the Code.*
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

## Final for Publication

Travel Demand Study and Management Plan rules consistent with this section. *This Criteria is not applicable to this project.*

**II. 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:**

Since the subject property is not located along a Pedestrian Street, the Applicant also seeks an optional Administrative Adjustment under Section 17-13-1003-Q Pedestrian Streets – Transparent Window Standards, which allows approval of an administrative adjustment to the transparent window area standards of Sec. 17-3-0504-C to allow up to a 25% reduction in the amount of transparent window area required. See enclosed Elevations plans for Grand Avenue. As such the Applicant is requesting a reduction from the requirements of minimum of 60% of the street-facing building façade between 4 feet and 10 feet in height to be comprised of clear, non-reflective windows that allow views of indoor commercial space to be reduced to 58%



Final for Publication

ZONING ANALYSIS	
<b>ZONING</b>	<b>ORDINANCE REQUIREMENTS</b>
	CZ-1
<b>LOT AREA</b>	<b>PROPOSED ZONING/BUILDING</b>
	B2-2
	50.00'x170.05' = 8,502.50 SQ.FT.
<b>F.A.R.</b>	8,502.50 x 2.2 (PROPOSED B2-2)
	= 18,705.50 SQ.FT.
	FIRST FLOOR = 6,002.81 S.F.
	SECOND FLOOR = 6,819.70 S.F.
	THIRD FLOOR = 5,883.20 S.F.
	TOTAL = 17,642.21 S.F.
<b>BUILDING HEIGHT</b>	50.00'
<b>SETBACKS</b>	FRONT: 30' FOR RESIDENTIAL
	REAR: N/R
	SIDE: N/R
	FRONT: 0.00' (EAST SIDE)
	REAR: 1.00' (WEST SIDE)
	SIDE: 31.21' (NES-EAST SIDE)
	0.00' (WEST)
	0.00' (TOTAL)

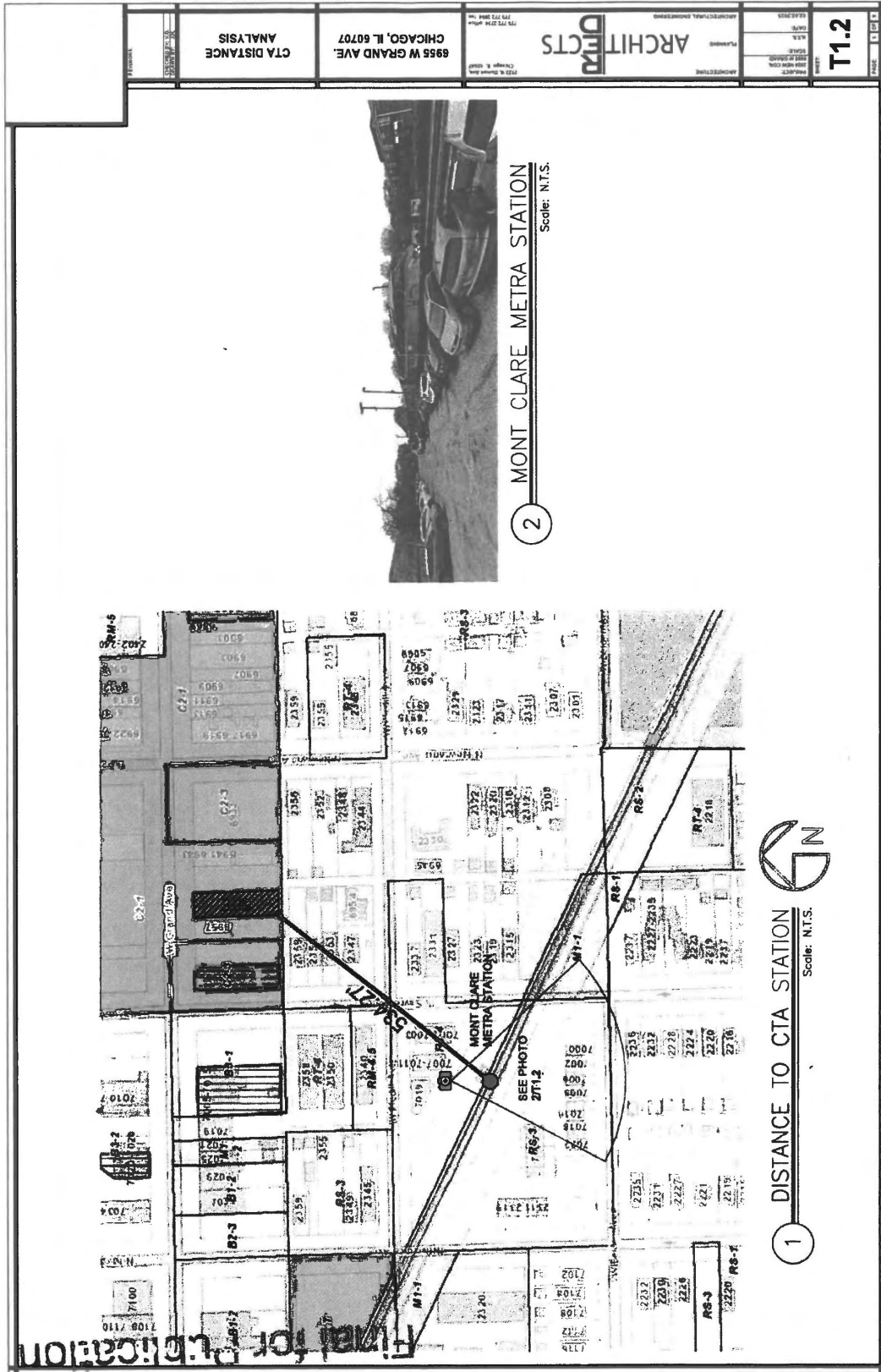
PARKING CALCULATIONS					
PER CZC TABLE 17-10-0207					
UNIT TYPE	RULE	AREA/NO. OF UNITS	MINIMUM AUTOMOBILE PARKING RATIO		NOTE
			REQUIRED	PROVIDED	
COMMERCIAL UNIT (OFFICE) PARKING GROUP L	NO OFF-STREET PARKING IS REQUIRED FOR THESE UNITS ON LOTS ABUTTING PEDESTRIAN STREETS UNLESS SUCH USES EXCEED 10,000 SQUARE FEET OF GROSS FLOOR AREA.	2,333.77 SQ. FT.	0	0	
RESIDENTIAL UNITS PARKING GROUP C	1 SPACE PER UNIT	8 UNITS	8	4	SEEKING 30% PARKING REDUCTION PERMITS CONTAINING 8 OR MORE UNITS TO CTA METRO STATION
		TOTAL	8	4	TOTAL
					4
					8

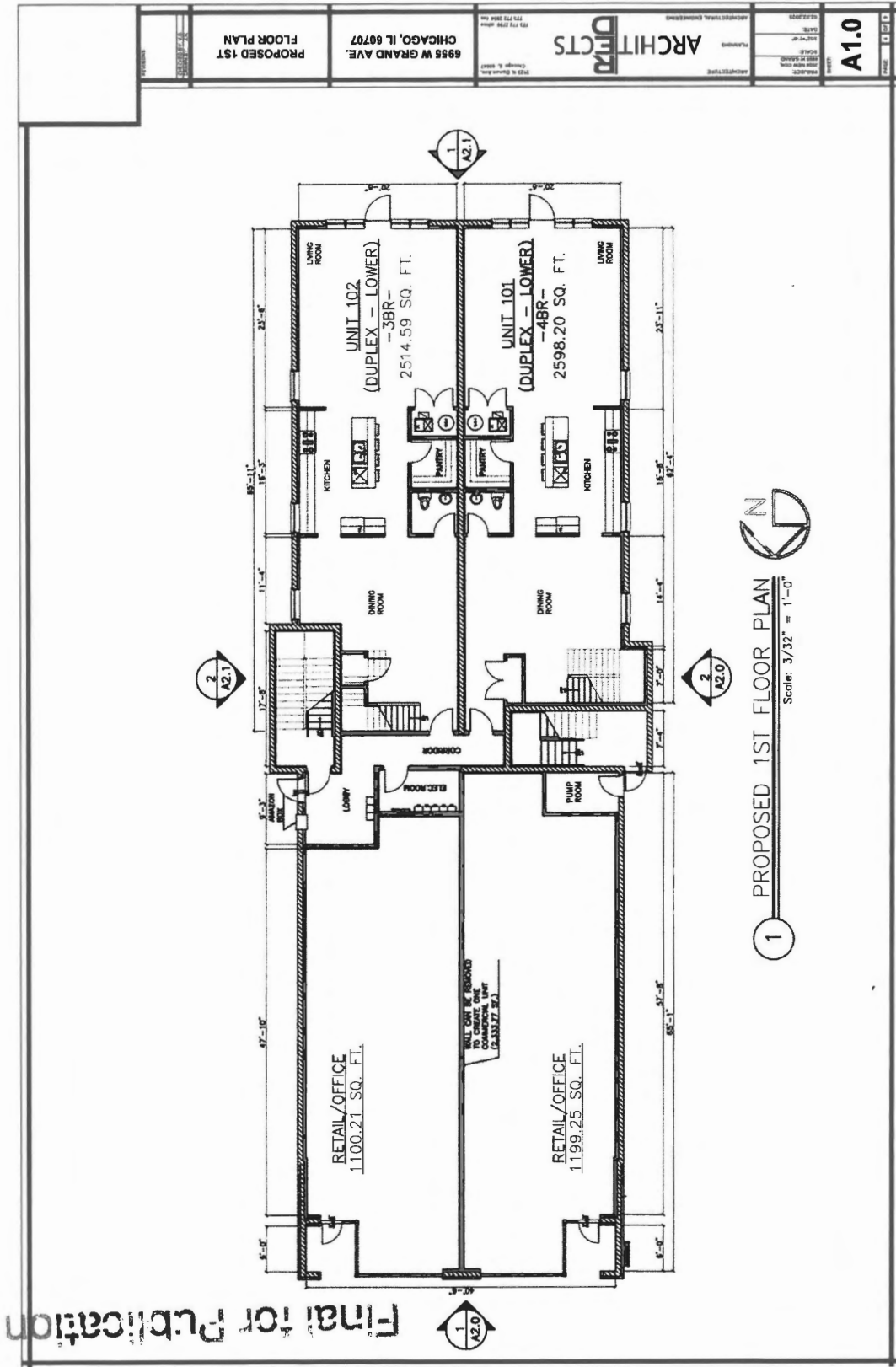
REQUIRED PEDESTRIAN STREET TRANSPARENCY		
PER CZC 17-3-0504-C		
MINIMUM REQUIRED		
TOTAL AREA	REQUIRED TRANSPARENCY	PROVIDED
FRONT FACADE AREA @ 4' TO 10' AFF	42'-8" x 6'-0" = 256 SF	25'-0" x 6'-0" = 150 SF (58.59%)
	256 SF x 60% = 156 SF	

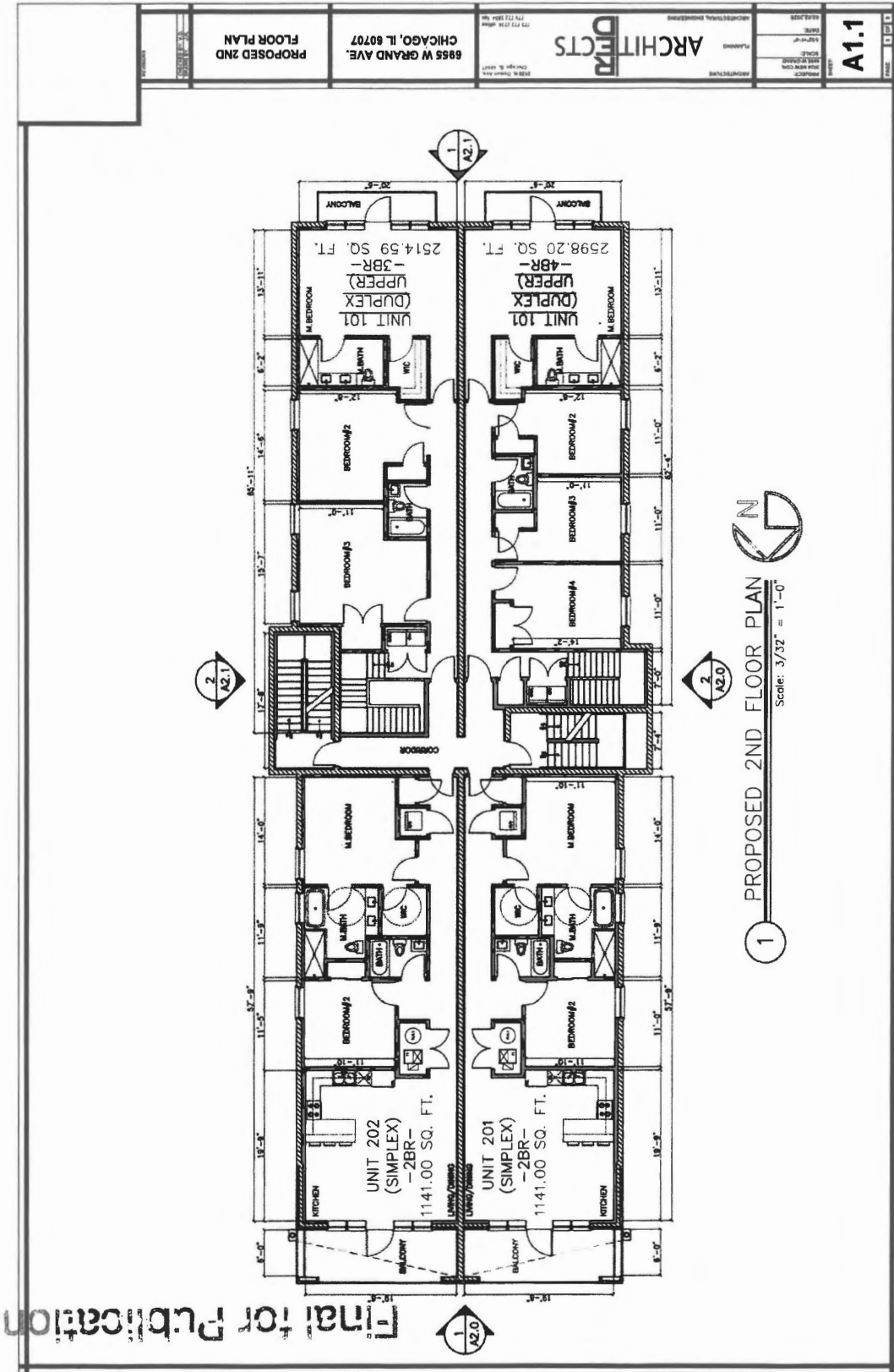
**T1.1**  
 ARCHITECT: ARCHITECTURAL CONSULTANTS  
 ARCHITECT: ARCHITECTURAL CONSULTANTS  
 PLANNING: ARCHITECTURAL CONSULTANTS  
 SCALE: 1/8" = 1'-0"  
 DATE: 03/12/2025  
 PROJECT: 25699

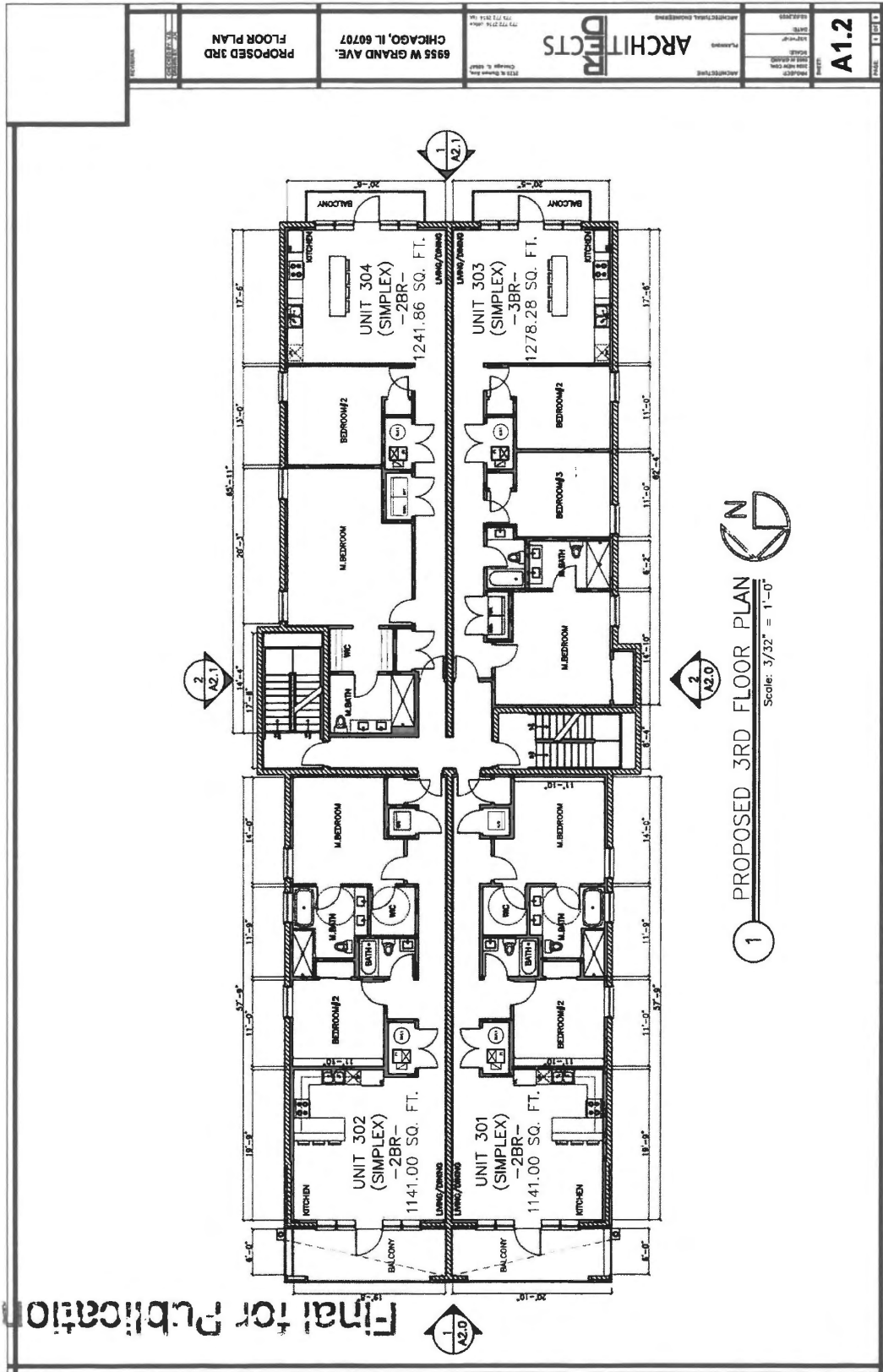
**ARCHITECTS**  
 2525 N. CHICAGO AVE.  
 CHICAGO, IL 60707  
 773.772.2800

**ZONING ANALYSIS AND PARKING CALCULATIONS**







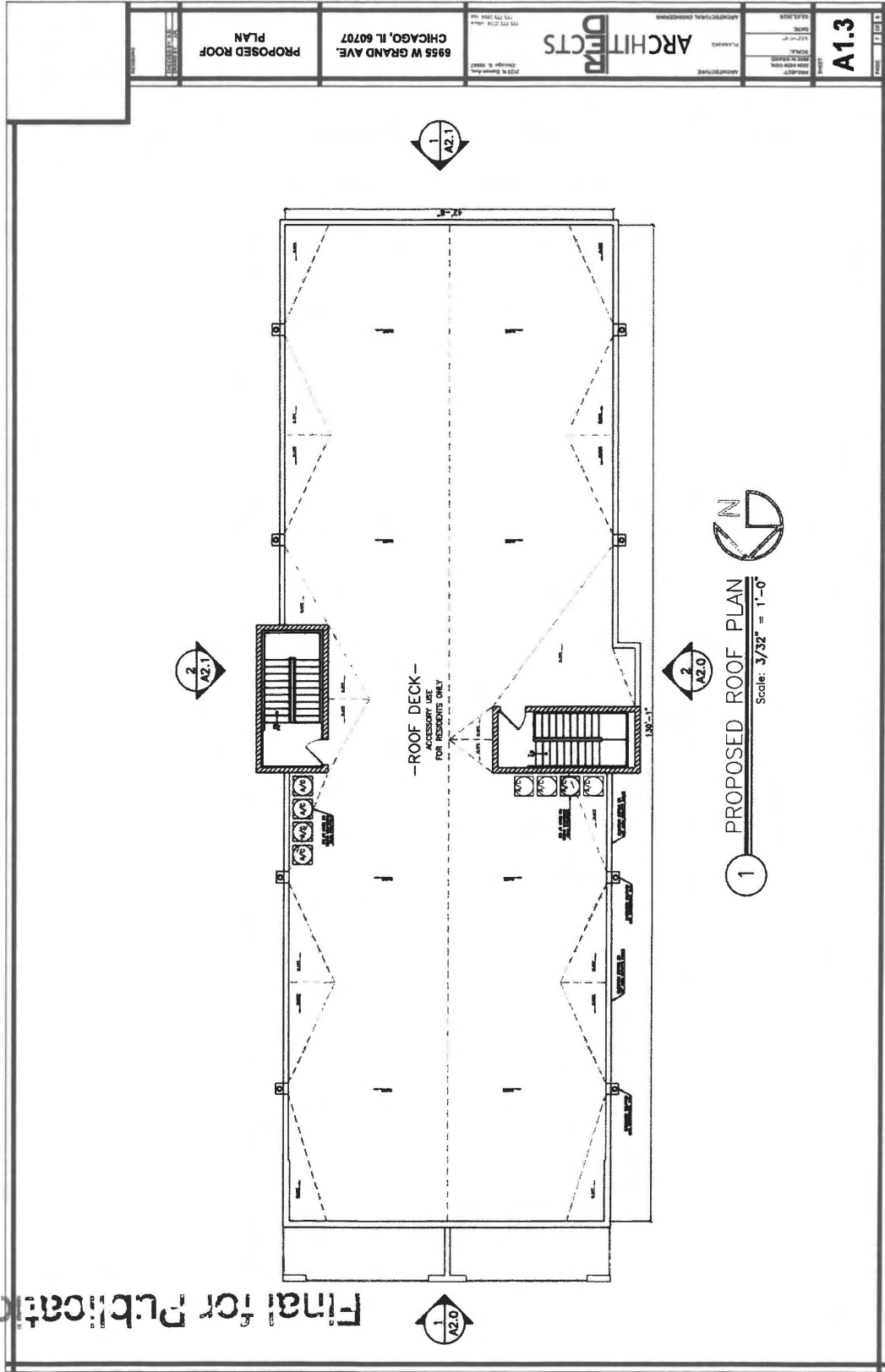


Final for Publication

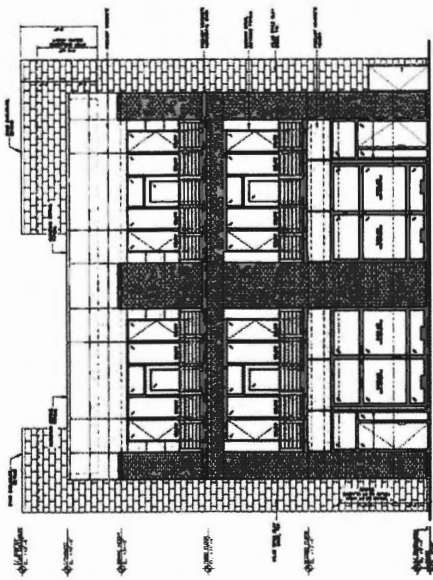
1 PROPOSED 3RD FLOOR PLAN Scale: 3/32" = 1'-0"

A1.2

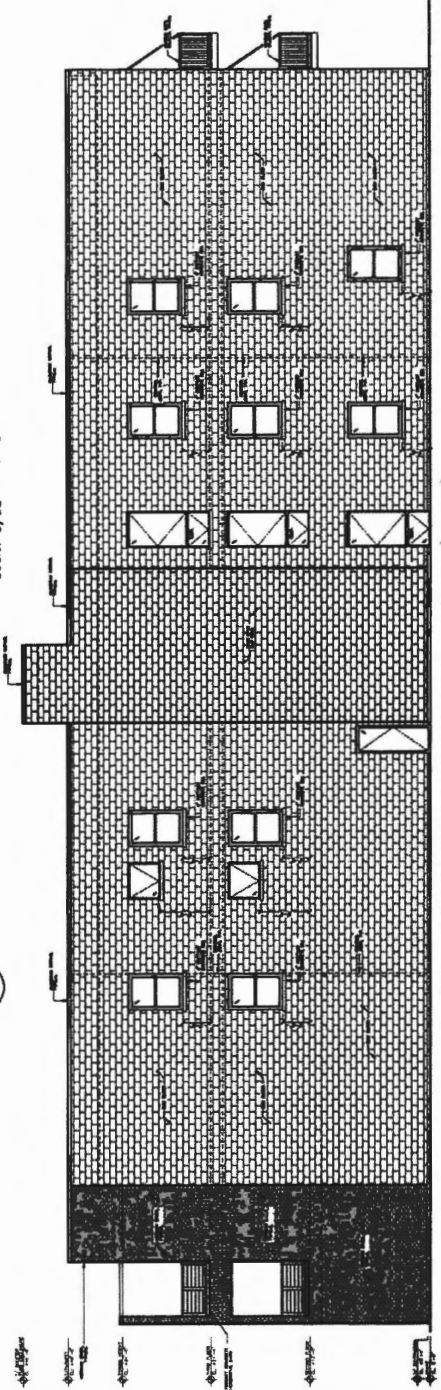
Final for Publication





Final for Publication




1 PROPOSED NORTH ELEVATION (FRONT)  
Scale: 3/32" = 1'-0"



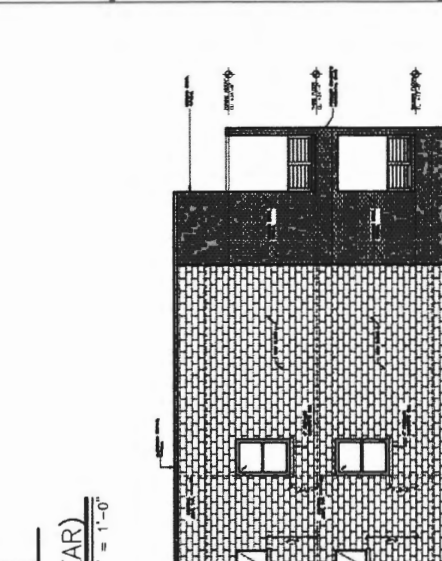
2 PROPOSED WEST ELEVATION (SIDE)  
Scale: 3/32" = 1'-0"

	PROPOSED ELEVATIONS	6965 W GRAND AVE, CHICAGO, IL 60707		ARCHITECTURAL CONSTRUCTION 1775 N. Greenway Chicago, IL 60614 773.773.8888 www.773.773.8888	SHEET <b>A2.0</b> DATE 3/12/25 DRAWN BY JACOB CHECKED BY JACOB
---	------------------------	--	--	---	---

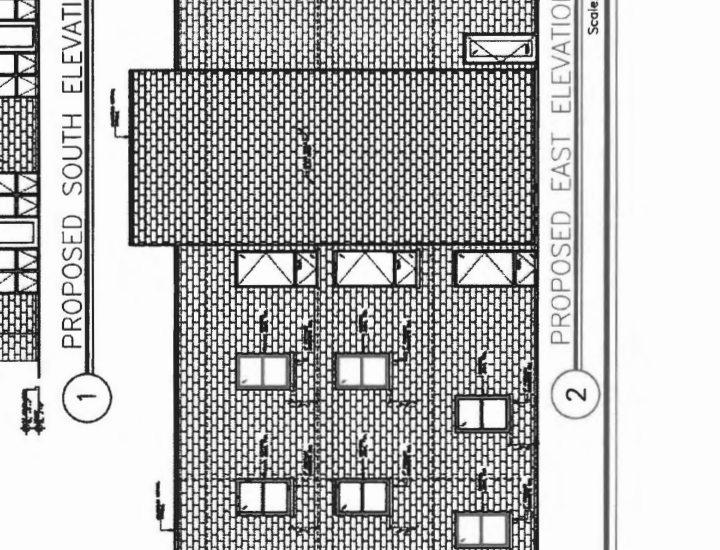
Final for Publication

	<b>PROPOSED ELEVATIONS</b>	<b>6956 W GRAND AVE. CHICAGO, IL 60707</b>	<b>ARCHITECTS</b> <small>2024 N. Greenway Ave. Chicago, IL 60604 Tel: 773.228.4444 Fax: 773.228.4444</small>
PROJECT: 6956 W GRAND AVE DATE: 3/12/25 DRAWN BY: [Name] CHECKED BY: [Name]		<b>A2.1</b> SHEET: 1 OF 1	



**1** PROPOSED SOUTH ELEVATION (REAR)  
Scale: 3/32" = 1'-0"



**2** PROPOSED EAST ELEVATION (SIDE)  
Scale: 3/32" = 1'-0"

*Reclassification Of Area Shown On Map No. 6-G.*

(Application No. 22671T1)

(Common Address: 2509 -- 2513 S. Green St.)

[O2025-0015355]

*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 B2-3 Neighborhood Mixed-Use District symbols as shown on Map Number 6-G in the area bounded by:

the alley next south of South Archer Avenue; the alley next east of and parallel to South Green Street; a line 141.75 feet south of the intersection of South Archer Avenue and South Green Street, as measured along the east right-of-way line of South Green Street and perpendicular thereto; and South Green Street,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

[Location Map; Site Plan; First, Second, Third and Fourth Floor Plans;  
Roof Plan; and Front, Right, Left and Rear Building Elevations  
attached to this ordinance printed on pages 25711  
through 25719 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

## Final for Publication

### NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 2509-13 SOUTH GREEN STREET, CHICAGO

The subject property is currently a vacant lot. The Applicant is proposing to redevelop the subject property with a new 4-story residential building with 16 dwelling units. The Subject Property had been rezoned on or about 03/15/2023, to the existing B2-3 District, under Application Number: 22075-T1. Since the proposed plans have changed since the prior approval, the proposed redevelopment needs a new zoning change to substitute the new plans. The Applicant needs a zoning change to comply with the minimum lot area per unit requirements of the Ordinance.

Project Description:	Zoning Change from a B2-3 District to a B2-3, as revised
Use:	Residential Building with 16 dwelling units
Lot Area:	6,085 SF (recorded measurements)
Floor Area Ratio:	2.8
Floor Area:	16,790.4 SF
Density:	380.31 Square Feet per DU Unit ( <i>see below for Variation for MLA reduction</i> )
Off- Street parking:	Parking spaces: 6 ( <i>TSL reduction - see below</i> )
Setbacks:	Front: 0 feet Side: 0 feet on each side Rear: 30 feet
Building Height:	40 Feet to the highest point of the underside of the top floor's ceiling joist. 50 Feet 8 Inches to the top of the /penthouse/ rooftop stairway and elevator enclosures.

## Final for Publication

### I. The applicant will comply with Section 17-3-0307 Exceptions of the Chicago Air Quality Ordinance should such provisions be determined as applicable:

#### 17-3-0307 Exceptions.

1. Any application seeking a zoning map amendment, pursuant to Section 17-13-0300, in order to establish a residential, day care, hospital, parks and recreation, school, eating and drinking establishment with an outdoor patio or outdoor assembly use that is proposed to be established within 660' of any (a) windrow composting facility, (b) intensive manufacturing, production and industrial service use, (c) Class III, Class IVA, Class IVB and Class V recycling facility, (d) warehousing, wholesaling, and freight movement use, (e) container storage, (f) freight terminal, (g) outdoor storage of raw material as a principal use, (h) waste-related use, or (i) manganese-bearing material operation use may be allowed only if further reviewed and approved in accordance with the special use procedures of Section 17-13-0900, unless it otherwise meets a planned development threshold of Section 17-8-0500.

### 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 280 feet from Archer Avenue Orange Line 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 subject property is not located along Pedestrian Street or Pedestrian Retail Street; however, the project complies with the following criteria:*

  - *The entire building façade abuts the sidewalk or is located within 5 feet of the sidewalk.*
  - *Since this is not a Pedestrian Street, and the Project involves a proposed Residential Building, requirements of Section 17-3-0504-C Transparency do not apply to this redevelopment.*
  - *The building will have a primary entrance door facing the street.*
  - *All off-street parking spaces will be 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 is 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.*

## Final for Publication

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 proposed redevelopment, the Applicant is proposing to reduce the parking from 8 required to 6 proposed, under the TSL provisions of the Code.
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 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 also seeks relief for variation from Section 17-3-0402-A to reduce the minimum lot area per unit, from 400 SF required to 380.31 SF proposed.

With this request, the Applicant states the following:

(A) Strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties and hardships for the subject property, since the subject property is a both a substandard lot (with the lot depth of only 109 feet, which is 16 feet shorter than a standard lot in the city).

(B) The requested variation is consistent with the stated purpose and intent of this Zoning Ordinance since this proposed redevelopment and corresponding variation relief is compatible with the existing land use pattern within the subject neighborhood and it will provide additional sustainable housing options for the community.

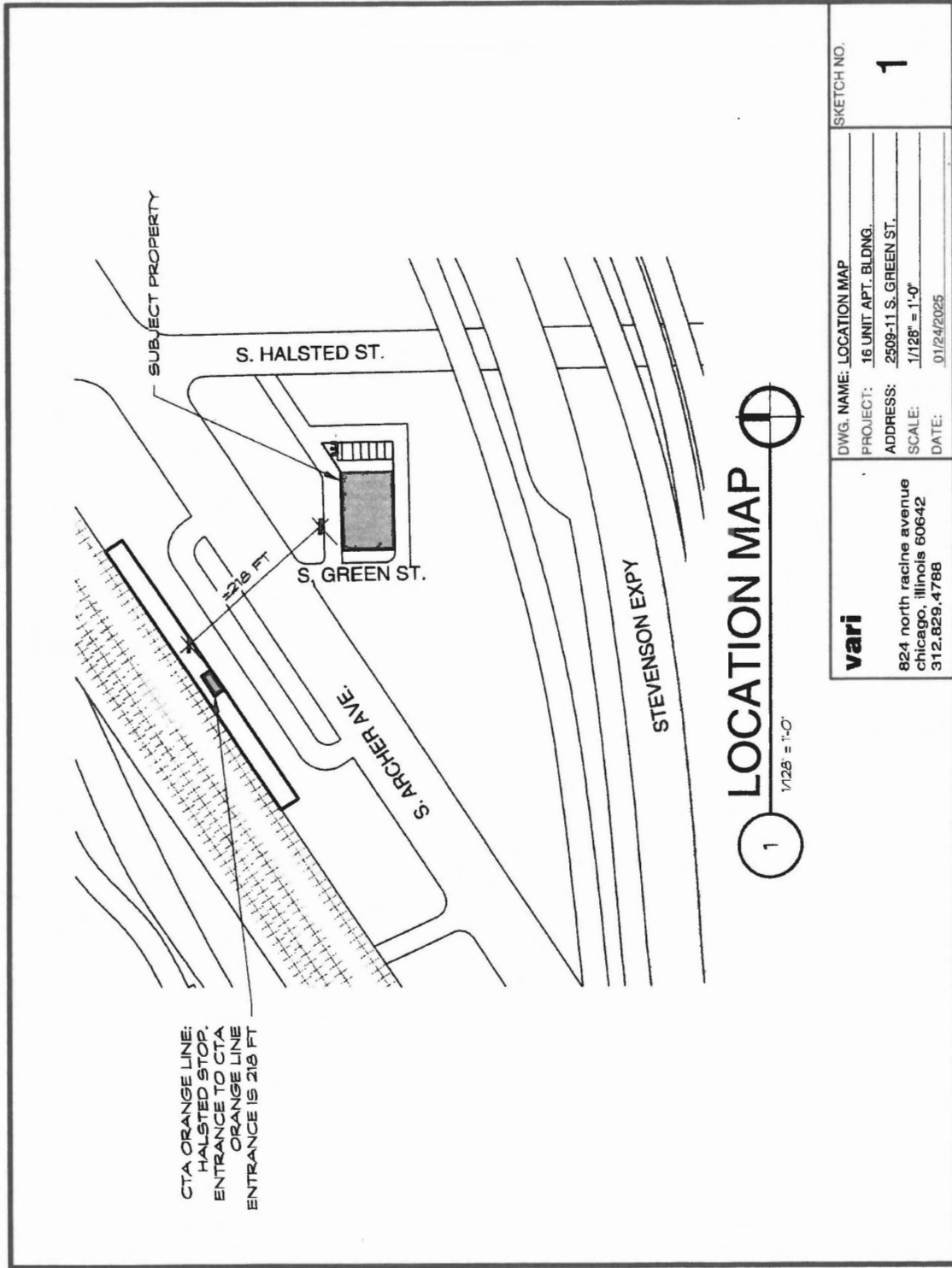
(C) Evidence of Practical Difficulties or Particular Hardship is as follows:

1. Since this property is both a substandard and irregular lot, the property in question cannot yield a reasonable return if permitted to be used only in accordance with the strict MLA standards of this Zoning Ordinance.

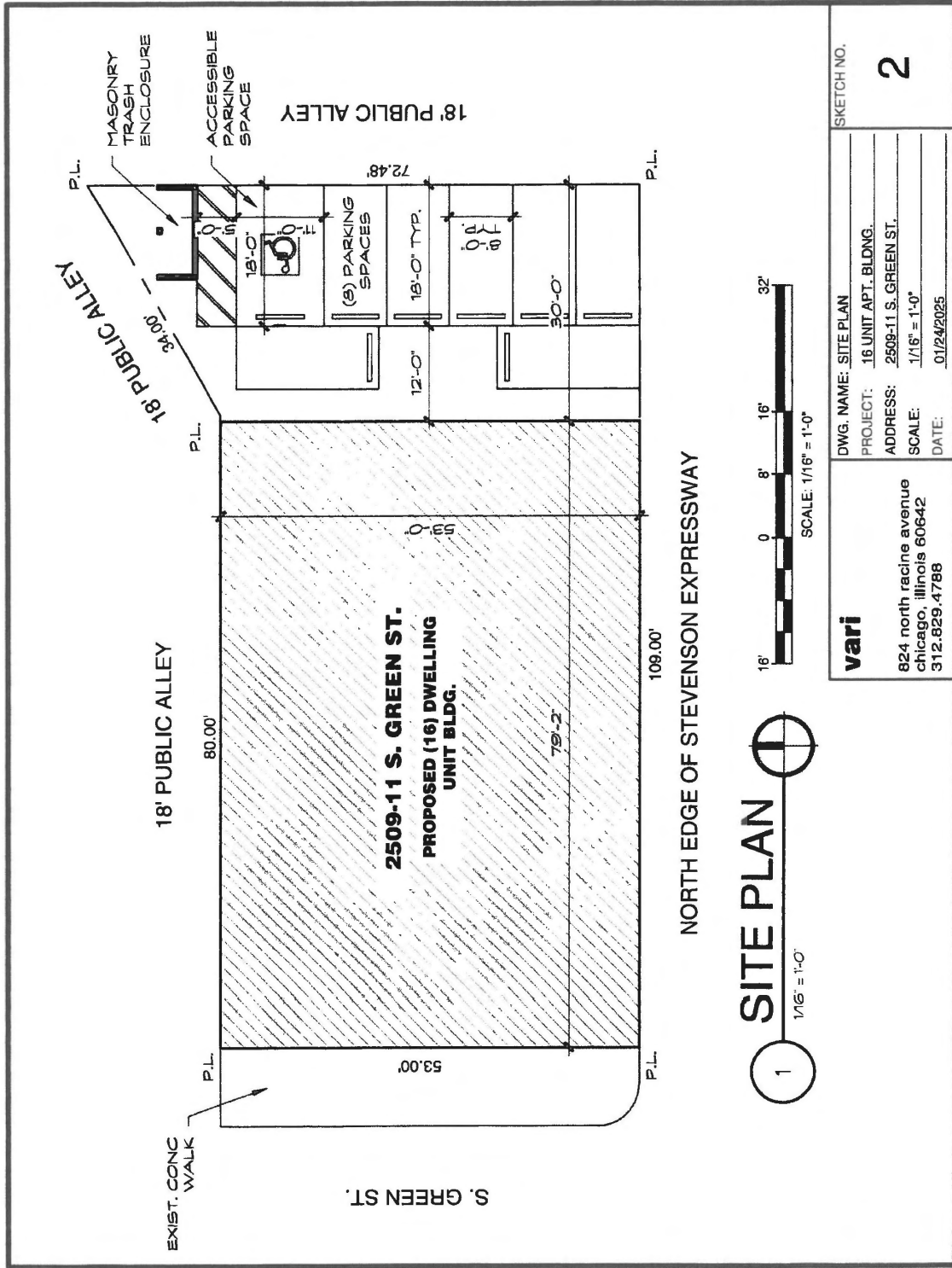
2. The practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated properties. It is uniquely located at the end of the block, bordering two alleys, so the proposed redevelopment will not adversely affect light or air to adjacent properties. This short lot with a depth of only 109 feet and irregular shape, faces site planning hardships which would not be present if this lot had a standard lot depth of 125 feet.

3. The MLA variation will not alter the essential character of the neighborhood; this redevelopment follows the existing land use patterns within the subject neighborhood.

(2) With this Type 1 Rezoning the Applicant is also requesting an administrative adjustment under the provisions of Section 17-13-1003-EE and per Section 17-10-0102-B.1. to reduce the parking requirements from 8 required to 6 proposed.



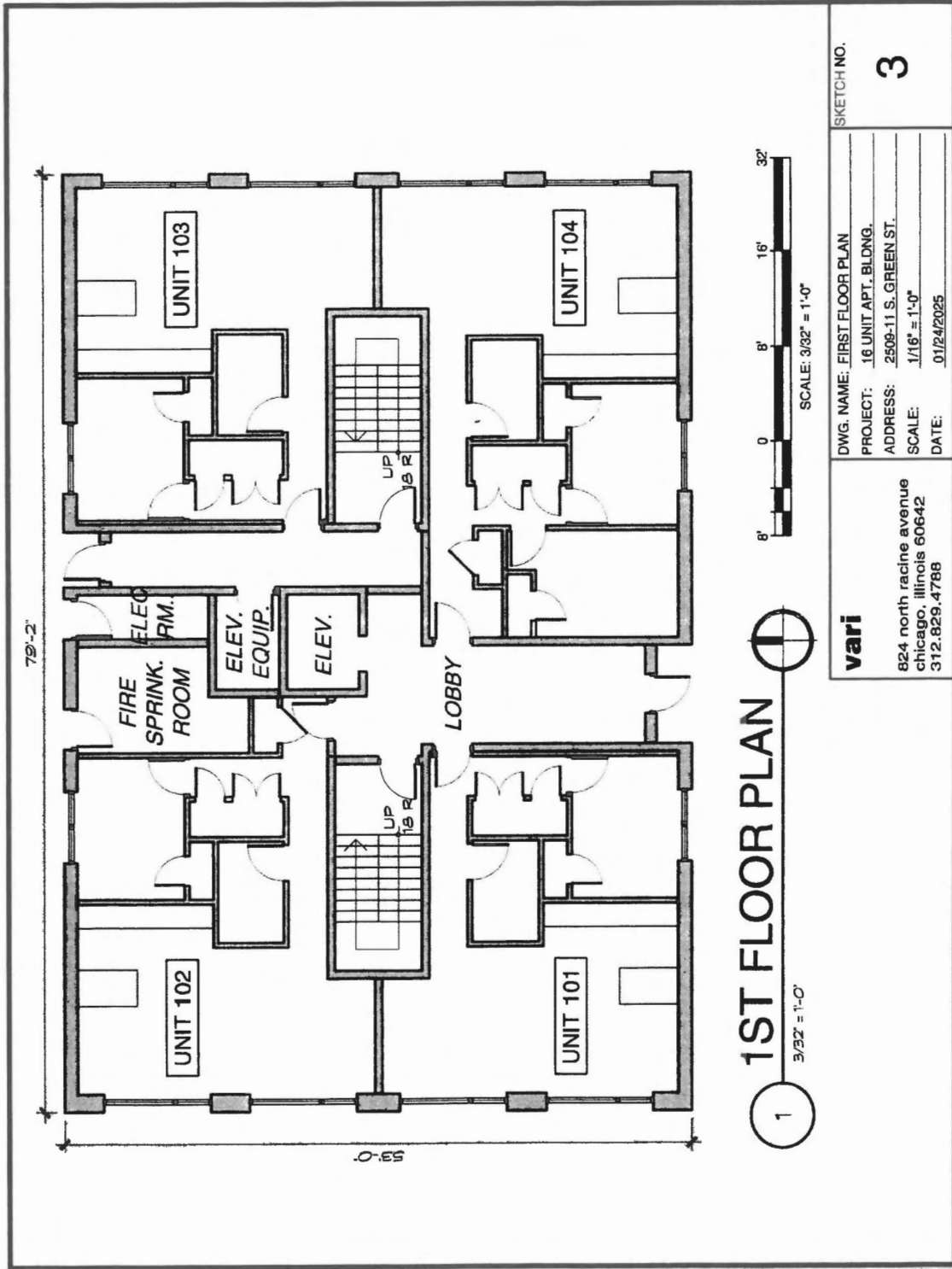
Final for Publication



**SITE PLAN**  
1/16" = 1'-0"

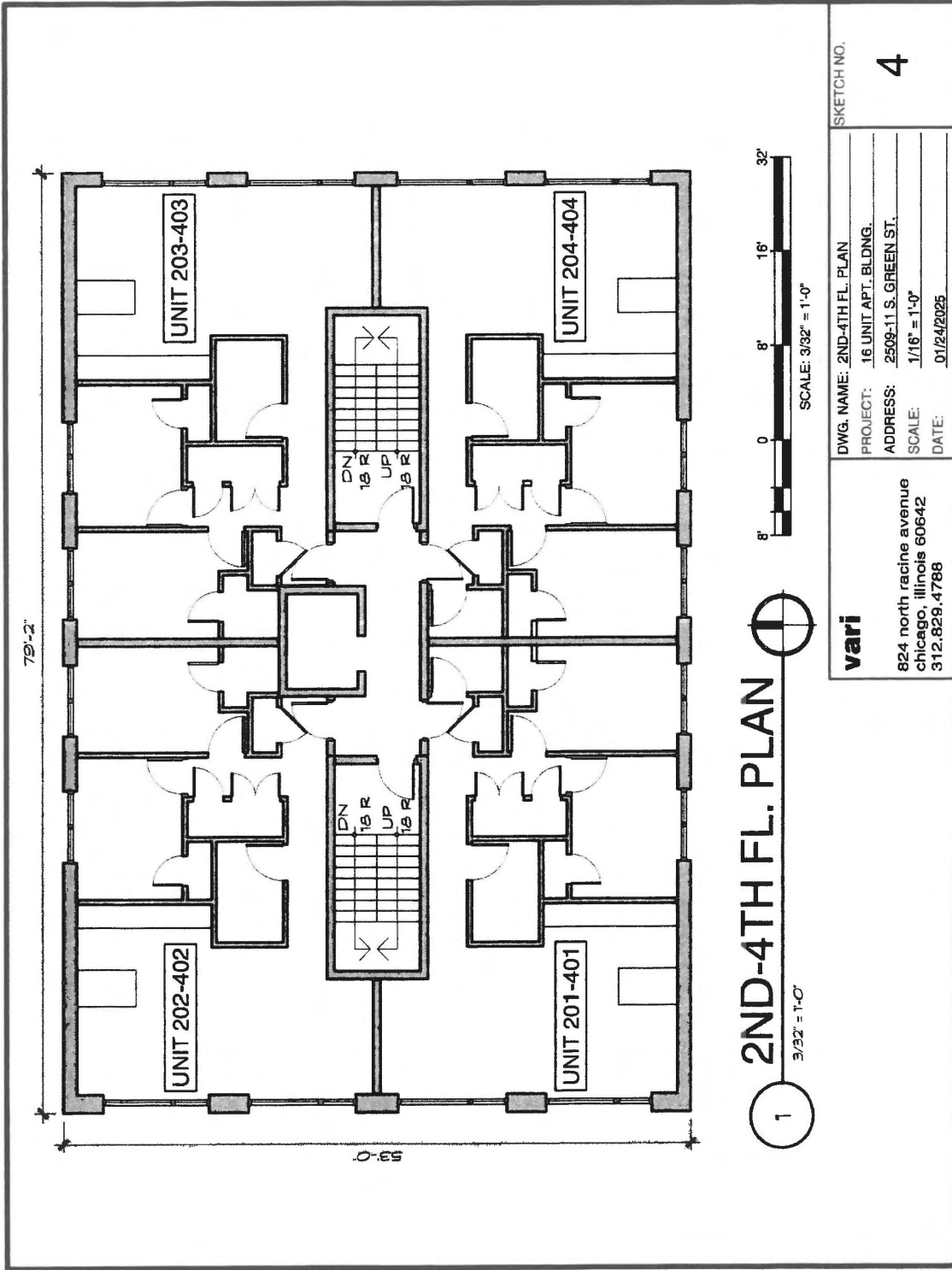
<b>vari</b> 824 north racine avenue chicago, illinois 60642 312.829.4788	DWG. NAME: SITE PLAN PROJECT: 16 UNIT APT. BLDNG. ADDRESS: 2509-11 S. GREEN ST. SCALE: 1/16" = 1'-0" DATE: 01/24/2025	SKETCH NO. <b>2</b>
	1	

Final for Publication

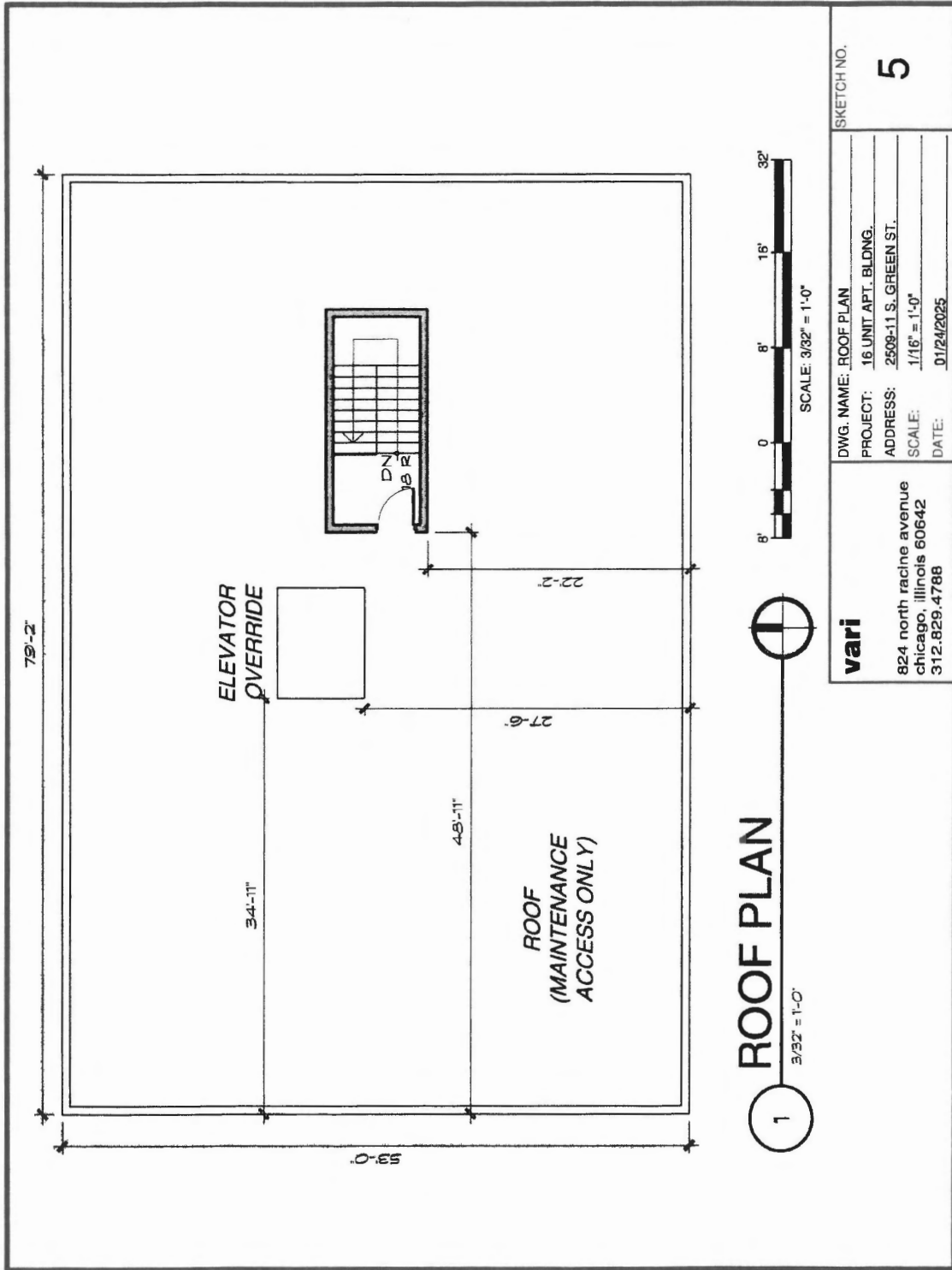


Final for Publication

<b>vari</b>	DWG. NAME: FIRST FLOOR PLAN	SKETCH NO. <b>3</b>
	PROJECT: 16 UNIT APT. BLDG.	
824 north racine avenue chicago, illinois 60642 312.629.4788	ADDRESS: 2509-11 S. GREEN ST.	
	SCALE: 1/16" = 1'-0"	
	DATE: 01/24/2025	



Final for Publication



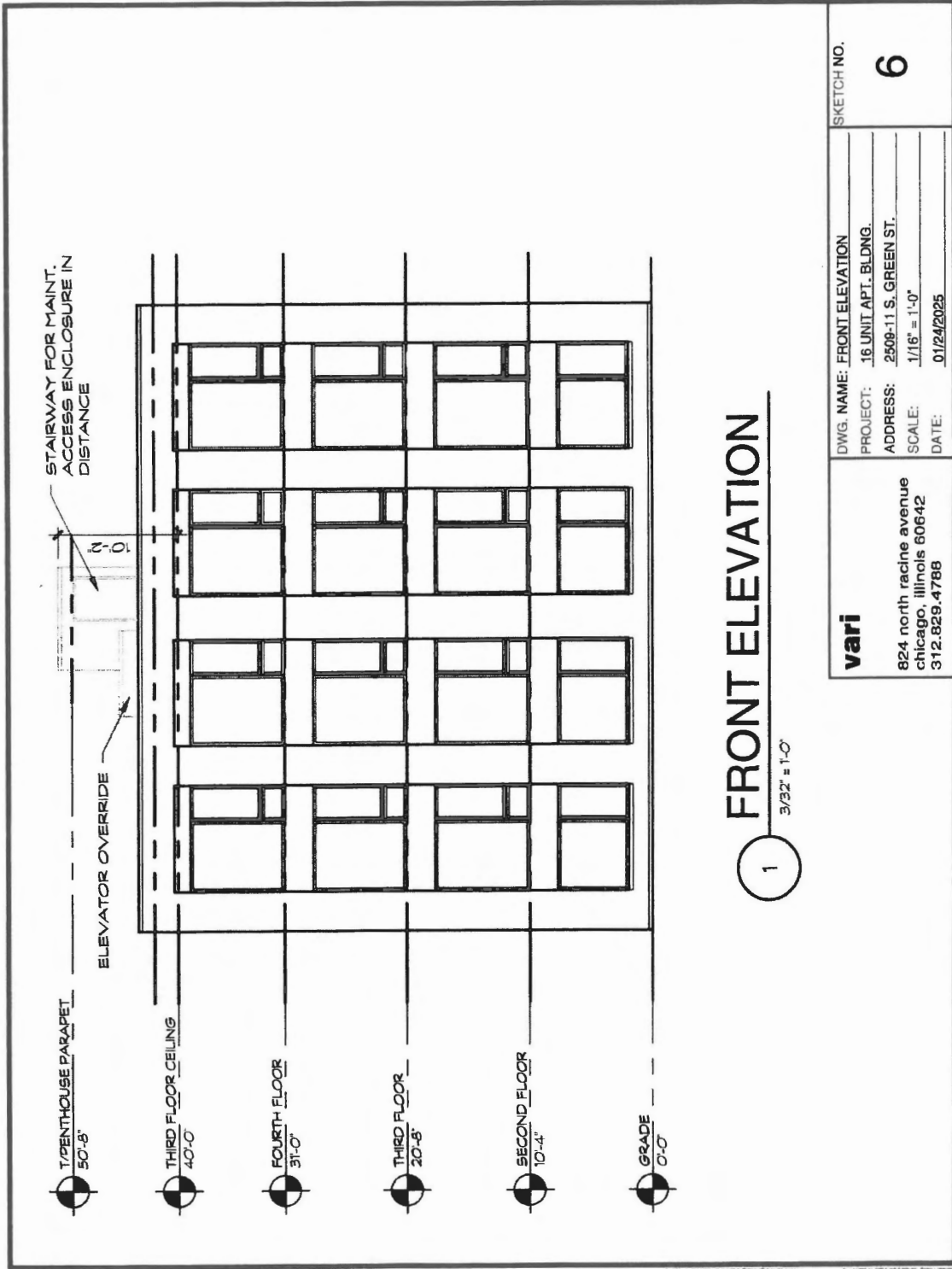
SKETCH NO.  
**5**

DWG. NAME: ROOF PLAN  
 PROJECT: 16 UNIT APT. BLDG.  
 ADDRESS: 2509-11 S. GREEN ST.  
 SCALE: 1/16" = 1'-0"  
 DATE: 01/24/2025

**vari**  
 824 north racine avenue  
 chicago, illinois 60642  
 312.829.4788

**1** ROOF PLAN  
 3/32" = 1'-0"

Final for Publication

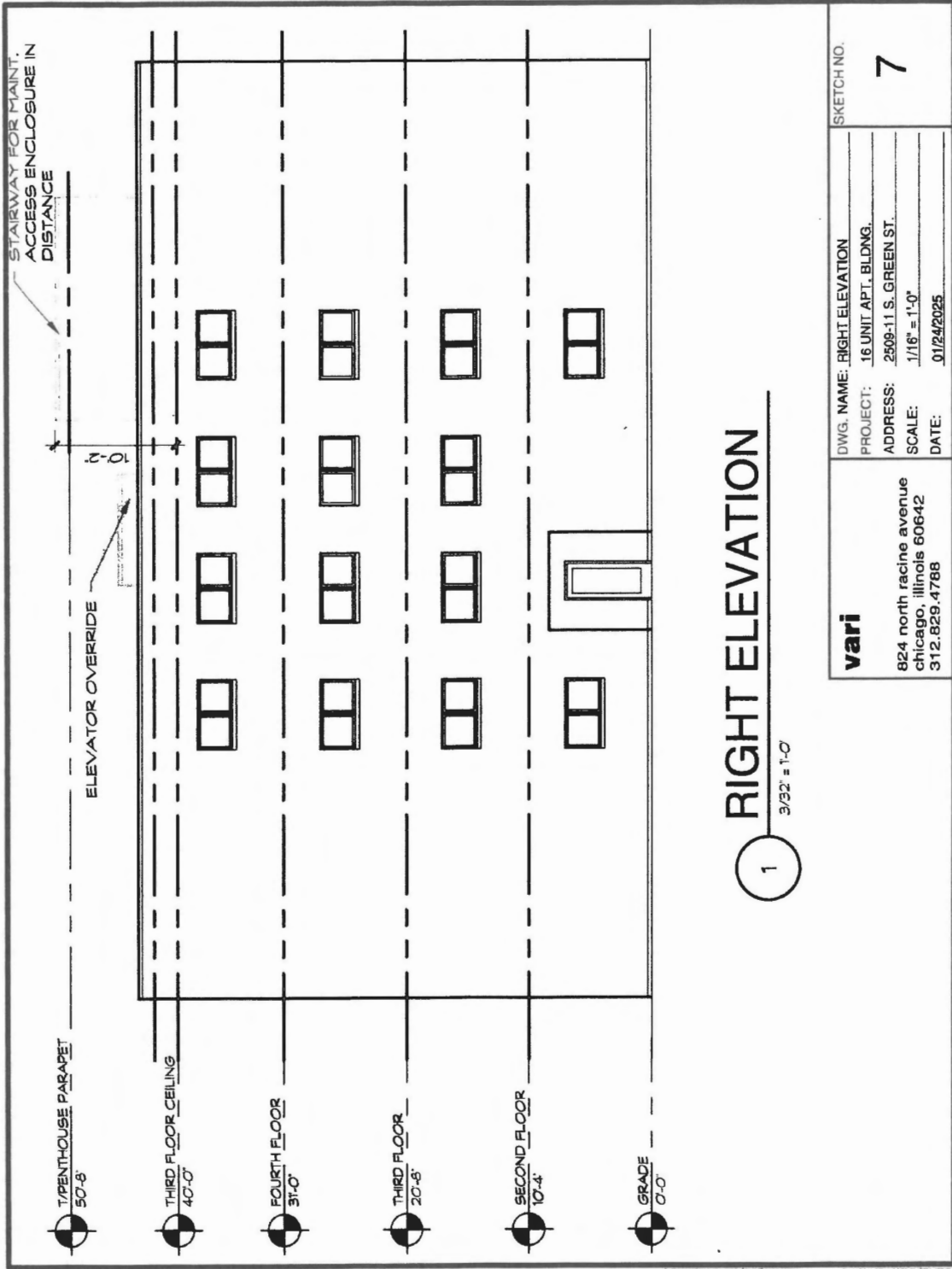


# FRONT ELEVATION

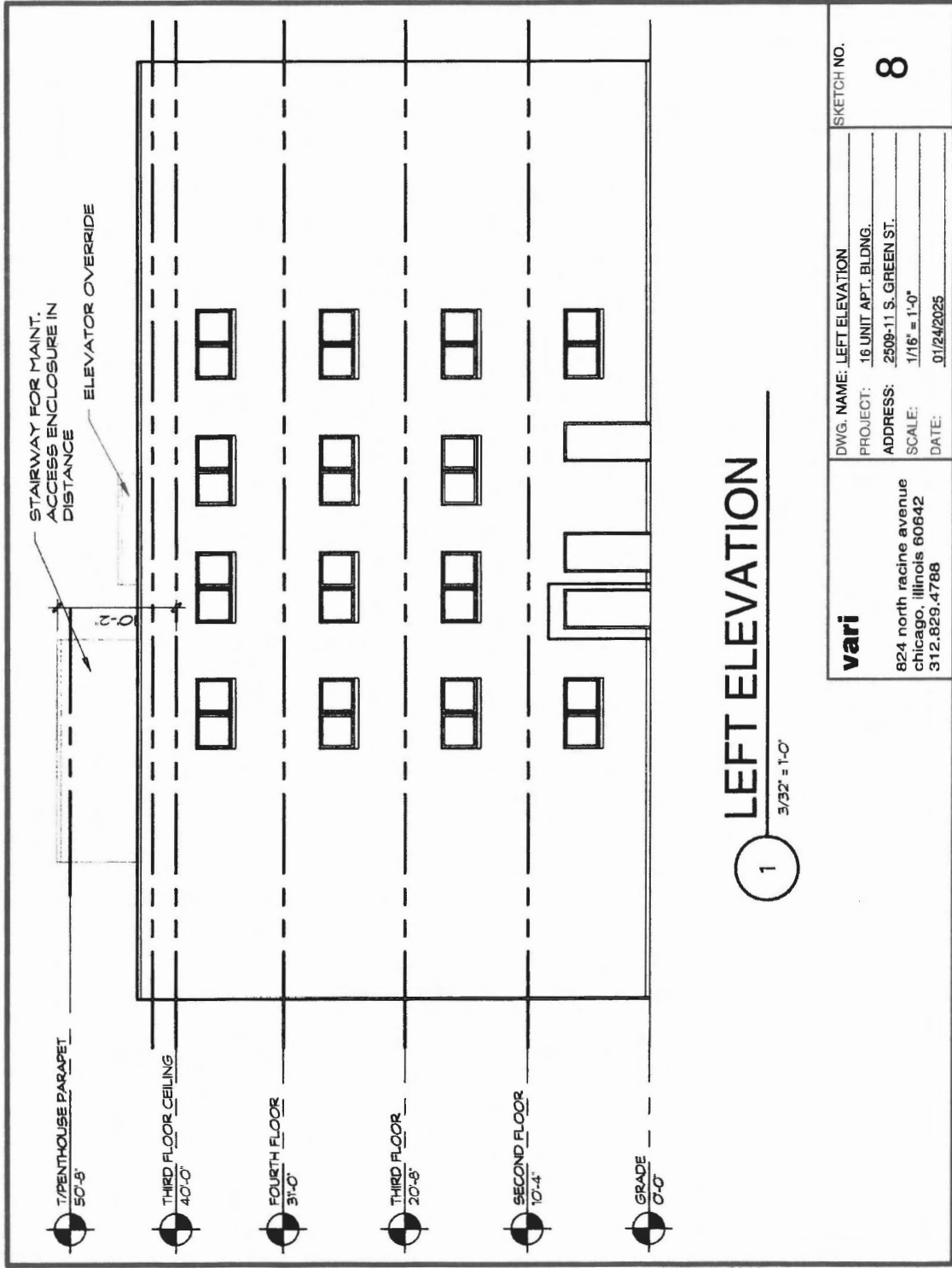
3/32" = 1'-0"

<b>vari</b>	DWG. NAME:	FRONT ELEVATION	SKETCH NO.	6
	PROJECT:	16 UNIT APT. BLDG.		
	ADDRESS:	2509-11 S. GREEN ST.		
	SCALE:	1/16" = 1'-0"		
		DATE:	01/24/2025	
824 north racine avenue chicago, illinois 60642 312.829.4788				

Final for Publication



Final for Publication

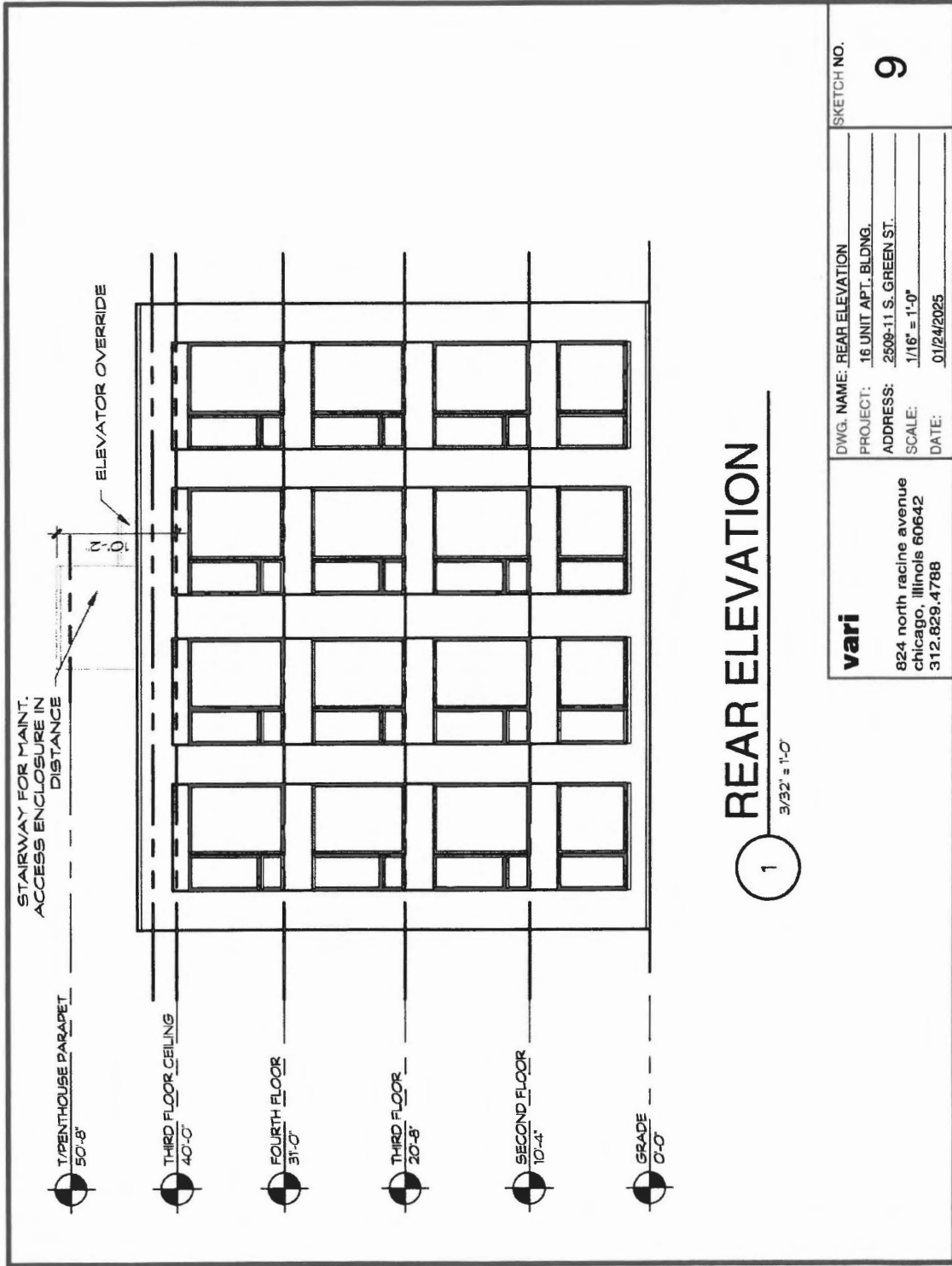


# LEFT ELEVATION

1  
3/32" = 1'-0"

<b>vari</b>	DWG. NAME:	LEFT ELEVATION	SKETCH NO.	8
	PROJECT:	16 UNIT APT. BLDG.		
624 north racine avenue chicago, illinois 60642 312.829.4788		ADDRESS:	2509-11 S. GREEN ST.	
		SCALE:	1/16" = 1'-0"	
		DATE:	01/24/2025	

Final for Publication



<b>vari</b> 824 north racine avenue chicago, illinois 60642 312.829.4788	DWG. NAME: REAR ELEVATION	SKETCH NO.
	PROJECT: 16 UNIT APT. BLDG.	9
	ADDRESS: 2509-11 S. GREEN ST.	
	SCALE: 3/32" = 1'-0"	
	DATE: 01/24/2025	

Final for Publication

*Reclassification Of Area Shown On Map No. 6-G.*  
(Application No. 22686T1)  
(Common Address: 2606 S. Peoria St.)

[O2025-0015615]

*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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 6-G in the area bounded by:

a northeasterly line 138.65 feet long starting at a point 257.11 feet west of a point 166 feet north of the intersection of West 27<sup>th</sup> Street and South Peoria Avenue, as measured along the west right-of-way line of South Peoria Avenue; an easterly line 75.22 feet and parallel to the alley next north of and parallel to West 27<sup>th</sup> Street from the previous line; a southeasterly line 95.95 feet long starting from the previous line and ending at a point 166 feet north of the intersection of West 27<sup>th</sup> Street and South Peoria Avenue, as measured along the west right-of-way line; and the alley next north of and parallel to West 27<sup>th</sup> Street,

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 and Location Map; Foundation Plan; Ground,  
Second, Third, Fourth and Fifth Floor Plans; and  
North and South Wall Elevations attached to  
this ordinance printed on pages 25724  
through 25727 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

# Final for Publication

**NARRATIVE AND PLANS  
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT  
OF THE CITY OF CHICAGO ZONING MAP  
FOR THE PROPERTY COMMONLY KNOWN AS 2606 SOUTH PEORIA STREET  
FROM M1-2 TO B2-3**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current M1-2 District to that of a B2-3 District for the property commonly known as 2606 South Peoria Street. The site is a vacant lot whose total lot area is approximately 11,830 square feet. Applicant seeks to improve the currently vacant site with one new construction, five story building, containing 29 residential dwelling units and 26 on-site parking spaces.

The following is a list of the proposed bulk and density of the development:

<b>Lot Area:</b>	approximately 11,830
<b>Density:</b>	29 residential dwelling units
<b>Lot Area Per Unit:</b>	approximately 408 square feet
<b>Off Street Parking:</b>	26 spaces*
<b>Height:</b>	approximately 50 feet
<b>Floor Area:</b>	approximately 35,479.61 square feet
<b>Floor Area Ratio:</b>	approximately 2.99
<b>Front Setback:</b>	0 feet 4 inches**
<b>Rear Setback:</b>	0 feet 8 inches**
<b>North Side Setback:</b>	8 feet
<b>South Side Setback:</b>	1 foot 5 inches

\*seeking 17-13-1003-EE Administrative Adjustment for parking in excess of 50% and parking reduction for transit served locations

\*\*seeking 17-13-1101-B Variation for reduced required front and rear yard

-The applicant will comply with section 17-3-0307 Exceptions of the Chicago Air Quality Ordinance should such provisions be determined as applicable.

Reference: **17-3-0307 Exceptions.**

1. Any application seeking a zoning map amendment, pursuant to Section ~~17-13-0300~~, in order to establish a *residential, day care, hospital, parks and recreation, school, eating and drinking establishment* with an outdoor patio or outdoor assembly use that is proposed to be established within 660' of any (a) windrow composting facility, (b) intensive manufacturing, production and industrial service use, (c) Class III, Class IVA, Class IVB and Class V recycling facility, (d) warehousing, wholesaling, and freight movement use, (e) container storage, (f) freight terminal, (g) outdoor storage of raw material as a principal use, (h) waste-related use, or (i) manganese-bearing material

## Final for Publication

*operation use* may be allowed only if farther reviewed and approved in accordance with the *special use* procedures of Section ~~17-13-0900~~, unless it otherwise meets a *planned development* threshold of Section ~~17-8-0500~~.

-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 provides 12 bicycle parking spaces. Applicant is seeking an Administrative Adjustment under 17-13-1003-GG to permit the reduction of required bicycle parking from 29 spaces to 12 spaces. The project will comply with the applicable standards of Section 17-10-0102-B upon approval of the Administrative Adjustment.**

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 subject property not located on a pedestrian street but is subject to the pedestrian street criteria and must comply with the standards of section 17-3-0504 as deemed applicable. The property has no actual frontage on a street and therefore, applicability will be limited.**

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 subject is served by the 35<sup>th</sup>-Archer CTA station, among other TSL stations, which is a Local Activity Center. LC anticipate higher density and employment uses, both of which are proposed by this project. Therefore, the project complies with criterion #3.**

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

## Final for Publication

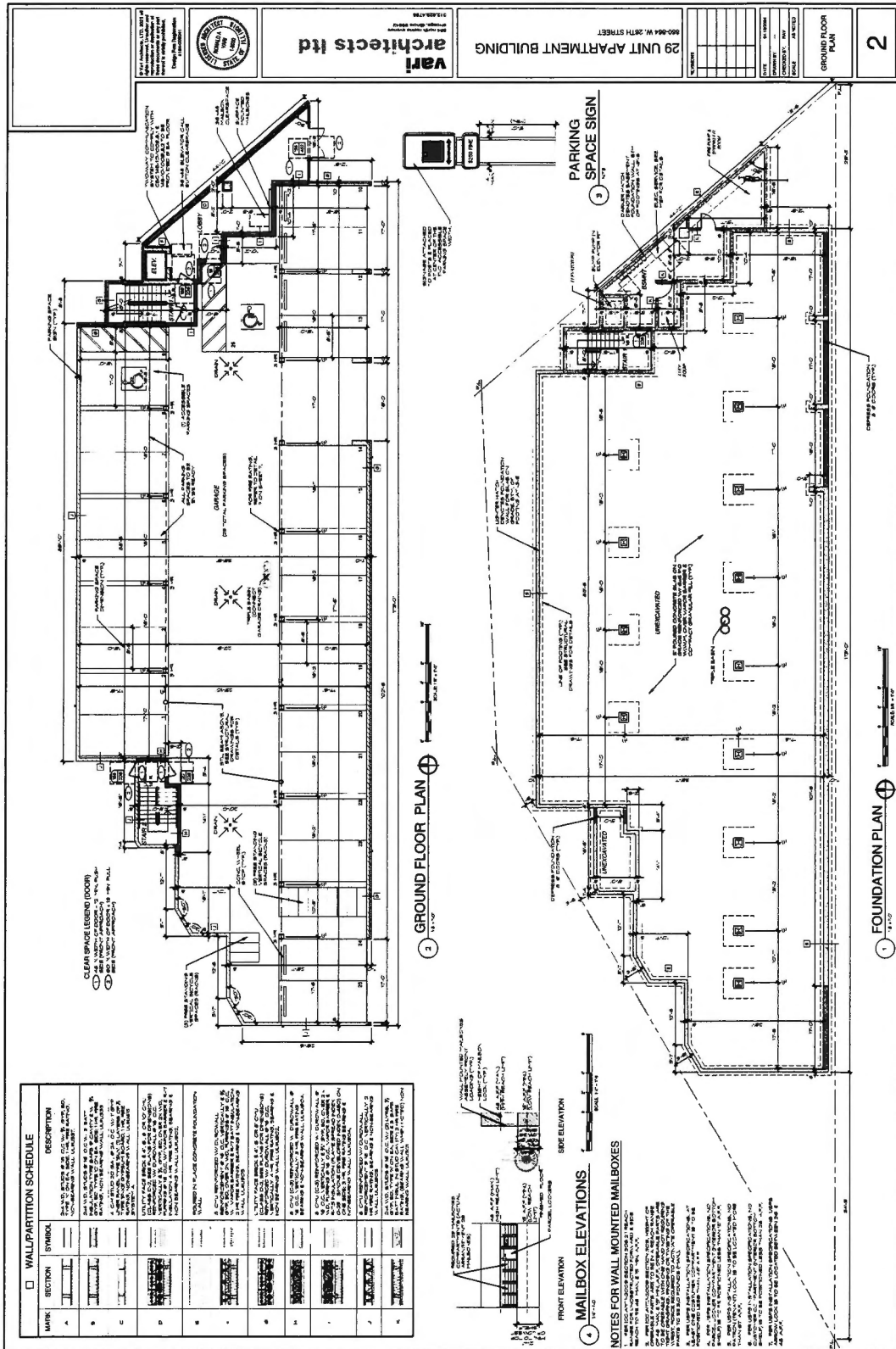
**The proposal is a residential building as contemplated by 17-10-0207. The proposal will comply with the requirements of an Administrative Adjustment, as it provides 100% of the required parking.**

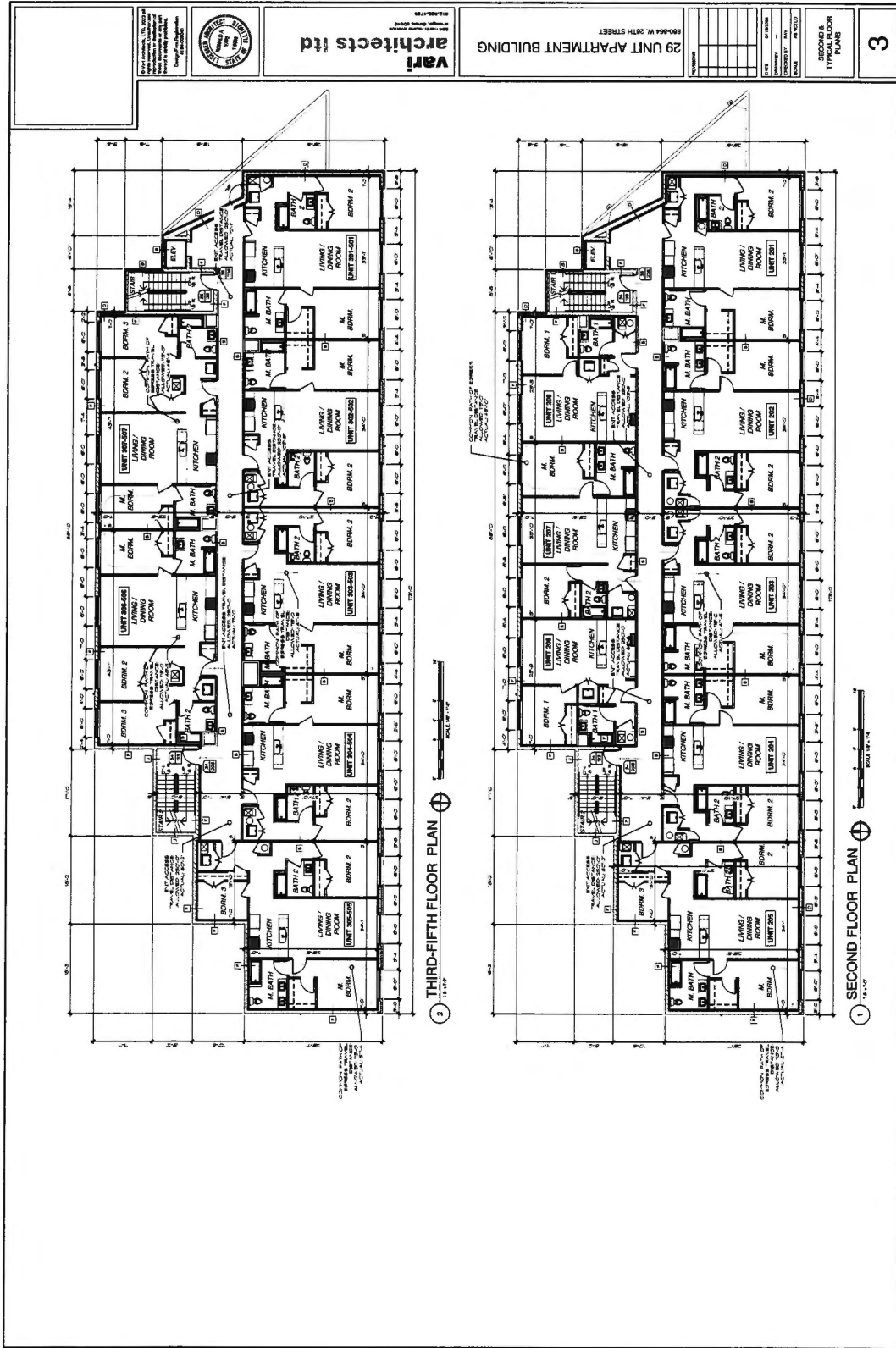
5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.

**The proposal creates residential density and commercial space within walking distance of public transportation. Therefore the project complies with criterion #5**

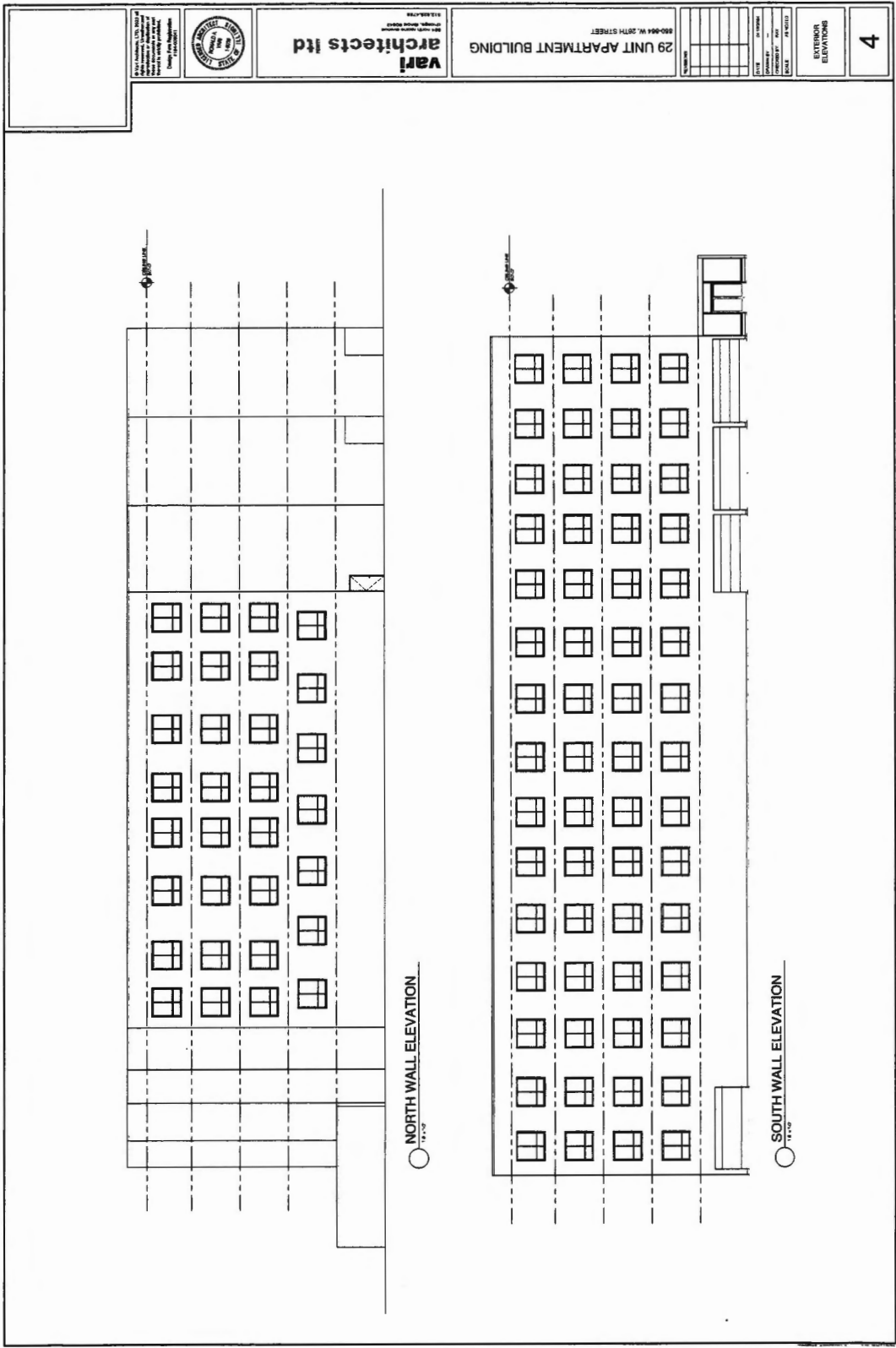
- **17-13-0303-D Optional Administrative Adjustment and Variation.** In addition to the information required to be submitted with all Zoning Map Amendment applications, pursuant to other applicable portions of Section 17-13-0300, Type I applications may include relief available pursuant to Sections 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type I application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type I application permits issued may be in violation of Section 17-13-0310.







Final for Publication



Final for Publication

*Reclassification Of Area Shown On Map No. 7-I.*  
(Application No. 22688T1)  
(Common Address: 3116 N. Western Ave.)

[O2025-0015617]

*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 7-I in the area bounded by:

a line 76.50 feet south of and parallel to West Fletcher Street; North Western Avenue; a line 101.50 feet south of and parallel to West Fletcher Street; then next the public alley west of and parallel to North Western 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.

[Site Plan; Proposed Basement, First, Second and Third Floor Plans;  
Proposed Roof Plan; and North, South, East and West  
Building Elevations attached to this ordinance  
printed on pages 27730 through  
25736 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

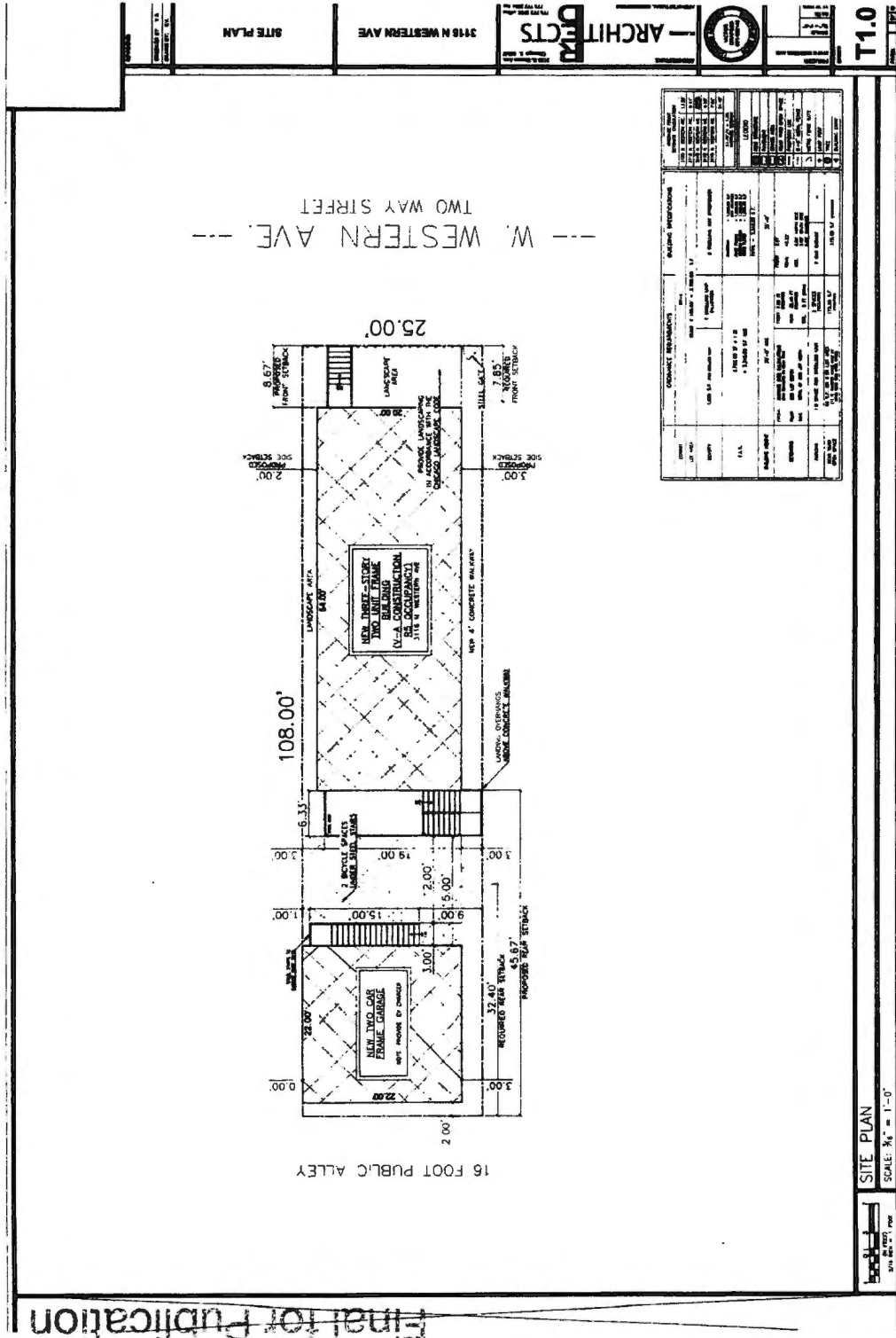
**Type 1 Zoning Map Amendment**

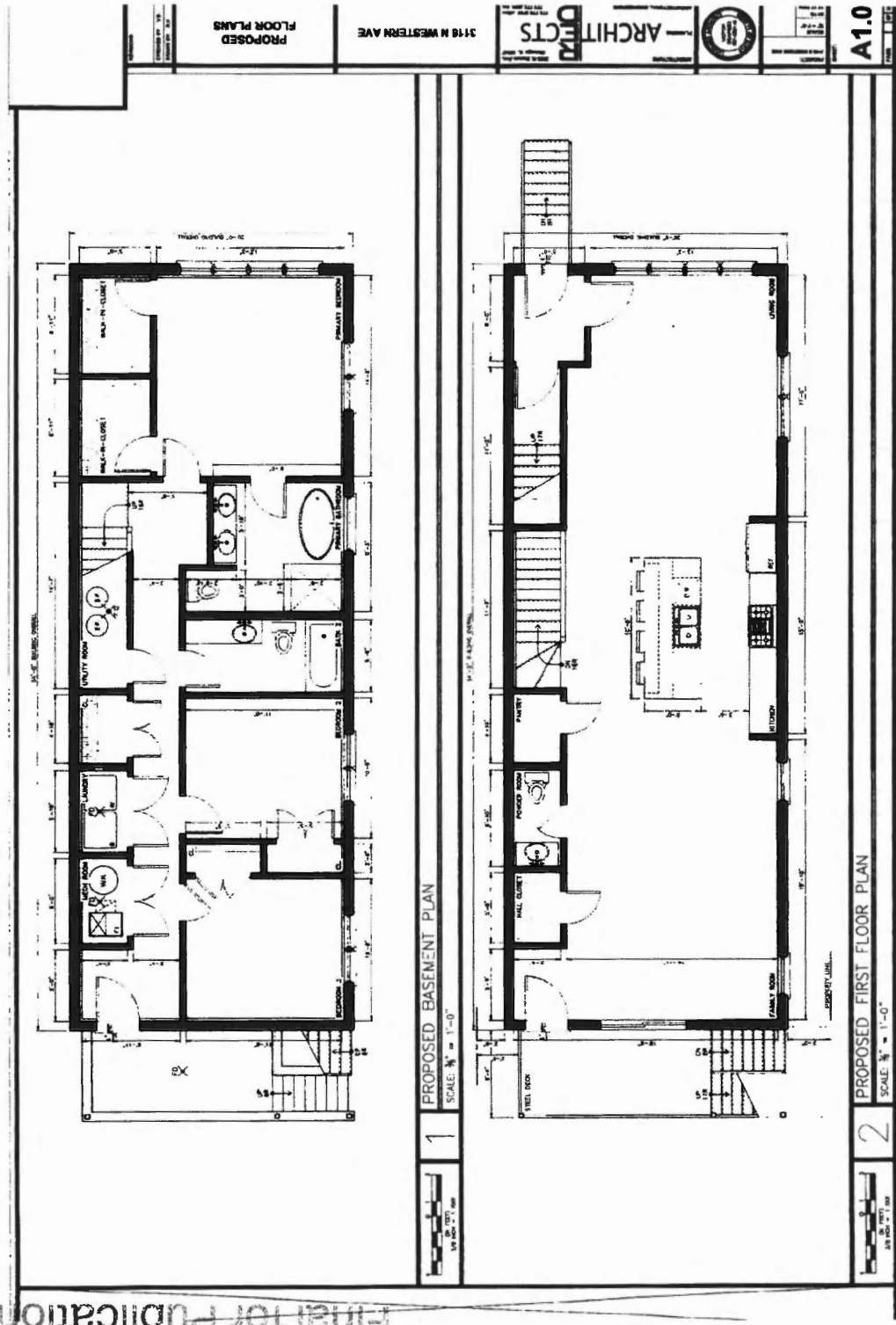
**For 3116 N Western Ave**

**From RS-3 to RT-4**

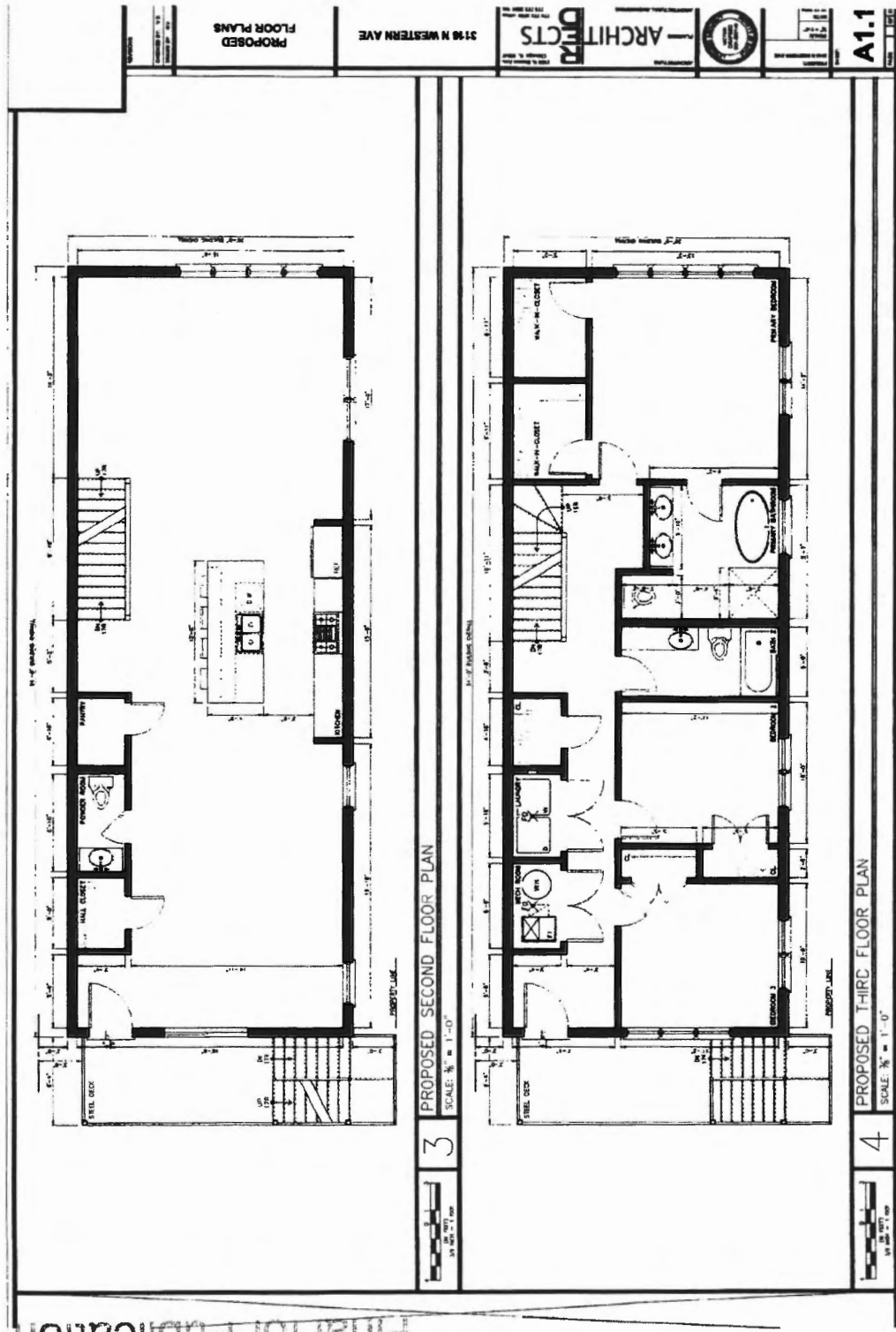
1. The applicant seeks a zoning change from RS-3 to RT-4 in order to meet the bulk and density standards to construct a new 3-story 2 dwelling unit residential building with 2 garage parking spaces and 2 bicycle parking spaces.

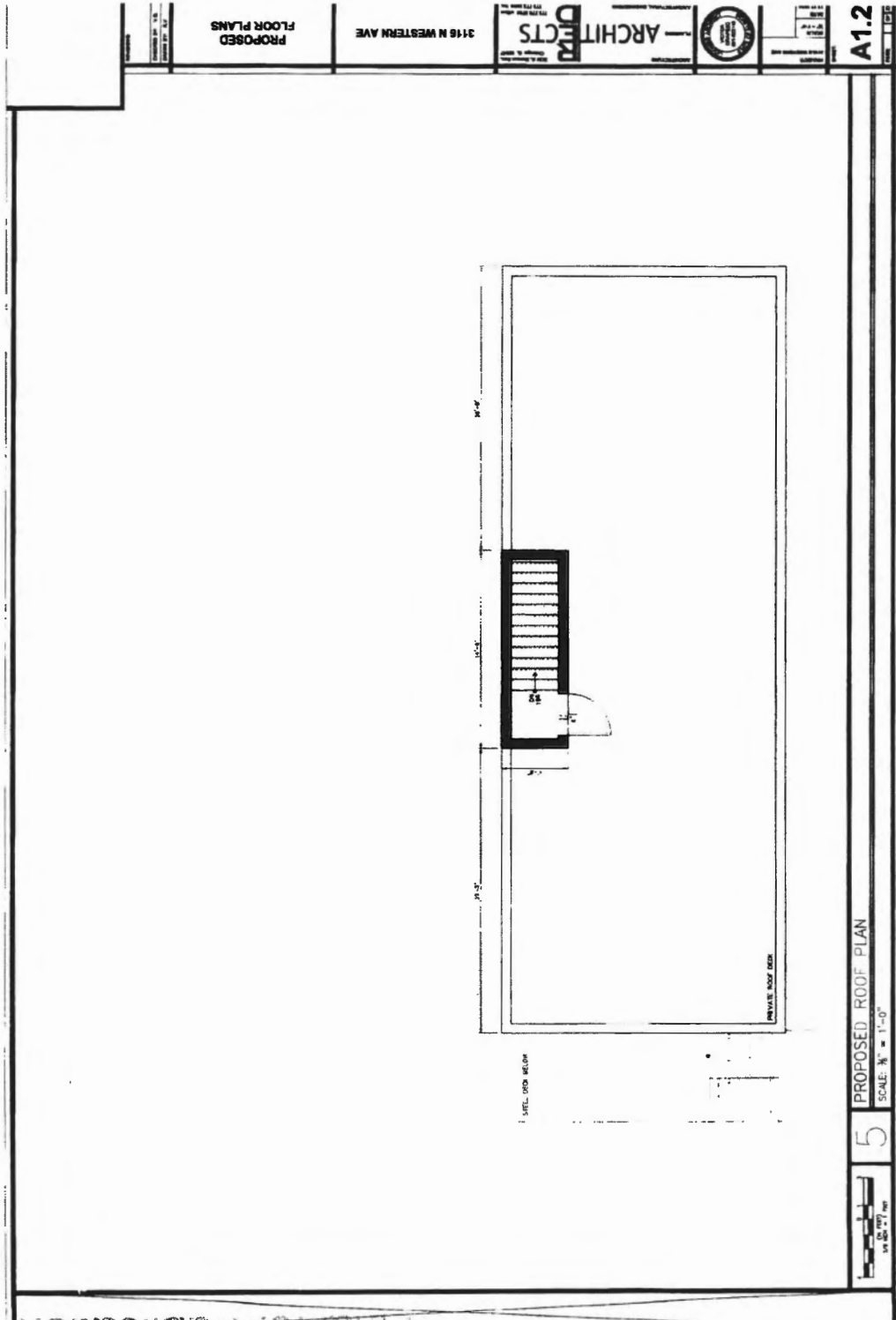
FAR	1.2
Density (MLA)	1,000 S.F. per Dwelling Unit (2 DU's)
Building Area	3,240.00 S.F.
Front Setback	8.67'
Rear Setback	45.33'
North Side Setback	2.00'
South Side Setback	3.00'
Building Height	38' (measured to bottom of highest floors ceiling, per Chicago Zoning Ordinance)
Lot Area	2,700.00 S.F.
Parking	2 Vehicle Spaces (detached garage) & 2 Bicycle Spaces
Rear Yard Open Space = 175.50 S.F. required	315.00 S.F.





Final for Publication

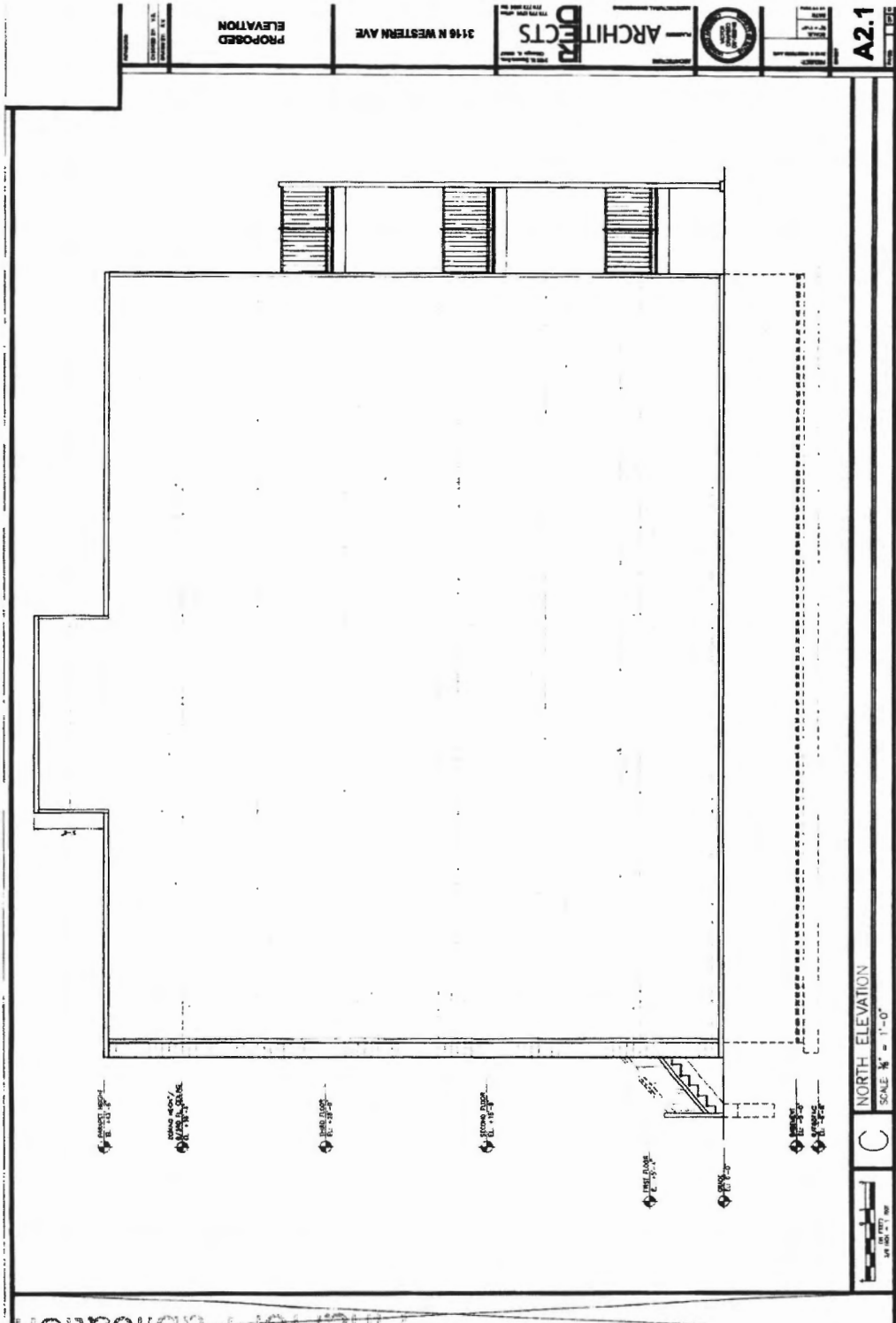


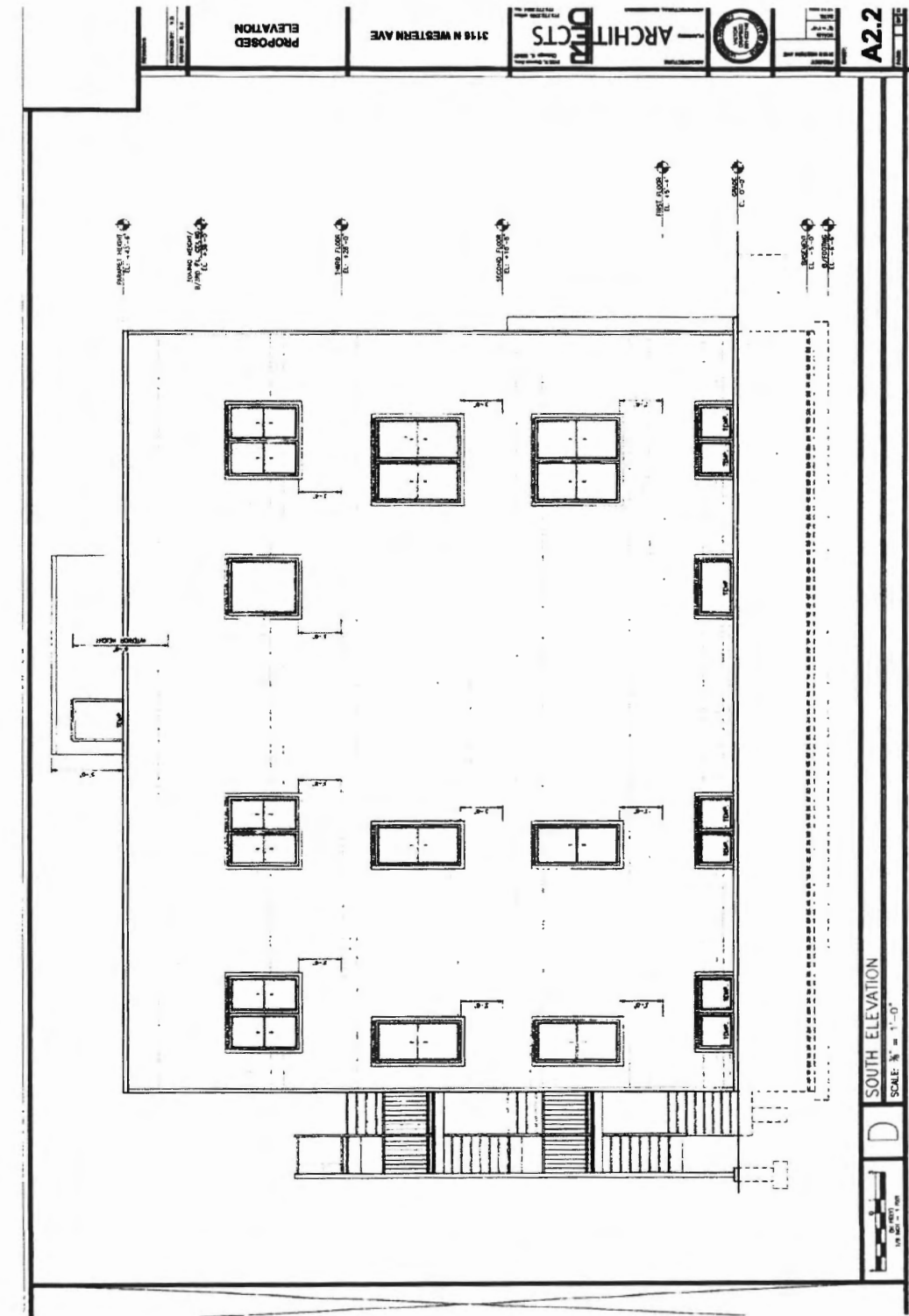


Final for Publication



Chicago Architecture Foundation





Final for Publication

PROPOSED ELEVATION

2116 N WESTERN AVE

ARCHITECTS



A2.2

SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



*Reclassification Of Area Shown On Map No. 8-F.*  
(Application No. 22689T1)  
(Common Address: 3257 -- 3259 S. Emerald Ave.)

[O2025-0015618]

*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-F in the area bounded by:

a line 49 feet north of and parallel to West 33<sup>rd</sup> Street; the public alley next east of South Emerald Avenue; West 33<sup>rd</sup> Street; and South Emerald 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.

[Site Plan; Basement, First and Second Floor Plans; and  
Right, Left, Front and Rear Building Elevations  
attached to this ordinance printed  
on pages 25739 through  
25741 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

## Final for Publication

**NARRATIVE AND PLANS  
ZONING MAP AMENDMENT  
FOR THE PROPERTY COMMONLY KNOWN AS 3257-59 SOUTHEMERALD AVENUE  
FROM RS 3 TO RT 4**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current RS 3 District to that of an RT 4 District for the property commonly known 3257-59 South Emerald Avenue. The site is improved with an existing two residential dwelling unit building at 3257 South Emerald Ave. and a vacant south side yard lot. Applicant seeks to subdivide the zoning lot, which is 49 feet in width, into two zoning lots. The resulting northern lot, 3257 S. Emerald Ave., will be 25 feet in width and maintain the existing two residential dwelling unit building. The resulting southern lot, 3259 S. Emerald Ave., will be 24 feet in width. It is proposed to be improved with a two residential dwelling unit building as part of the present zoning amendment application.

The following is a list of the proposed bulk and density of the development:

**3257 SOUTH EMERALD AVENUE (all calculations are existing without proposal to alter)**

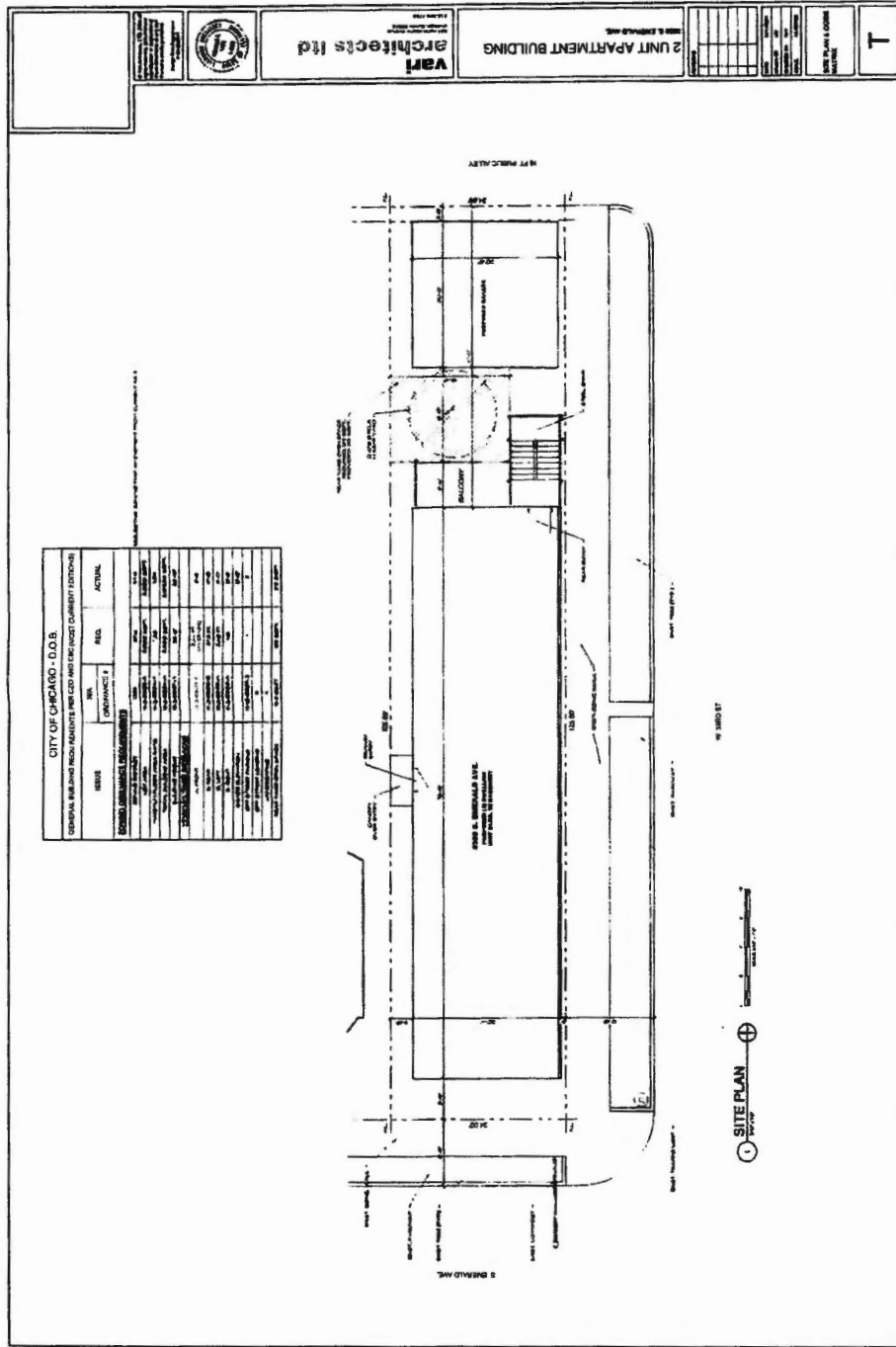
<b>Lot Area:</b>	3,125 square feet
<b>Density:</b>	2 residential dwelling units (existing)
<b>Lot Area Per Unit:</b>	1,562.5 square feet
<b>Off Street Parking:</b>	2 spaces (existing)
<b>Height:</b>	approximately 30 feet (existing)
<b>Floor Area:</b>	approximately 2,490 square feet (existing)
<b>Floor Area Ratio:</b>	approximately 0.8 (existing)
<b>Front Setback:</b>	approximately 12.5 feet (existing)
<b>Rear Setback:</b>	approximately 54.2 feet (existing)
<b>North Side Setback:</b>	0.03 feet (existing)*
<b>South Side Setback:</b>	0 feet (after subdivision)*

**3259 SOUTH EMERALD AVENUE**

<b>Lot Area:</b>	3,000 square feet
<b>Density:</b>	2 residential dwelling units
<b>Lot Area Per Unit:</b>	1,500 square feet
<b>Off Street Parking:</b>	2 spaces
<b>Height:</b>	28 feet 10 inches
<b>Floor Area:</b>	3,192.33 square feet
<b>Floor Area Ratio:</b>	1.07
<b>Front Setback:</b>	5 feet 6 inches*
<b>Rear Setback:</b>	41 feet
<b>North Side Setback:</b>	3 feet
<b>South Side Setback:</b>	8 inches

\* Type I filing as per section 17-13-0303-D Optional Administrative Adjustment and Variation. Specifically, seeking 17-13-1101-B Variation for reduced required side yards and front yard.

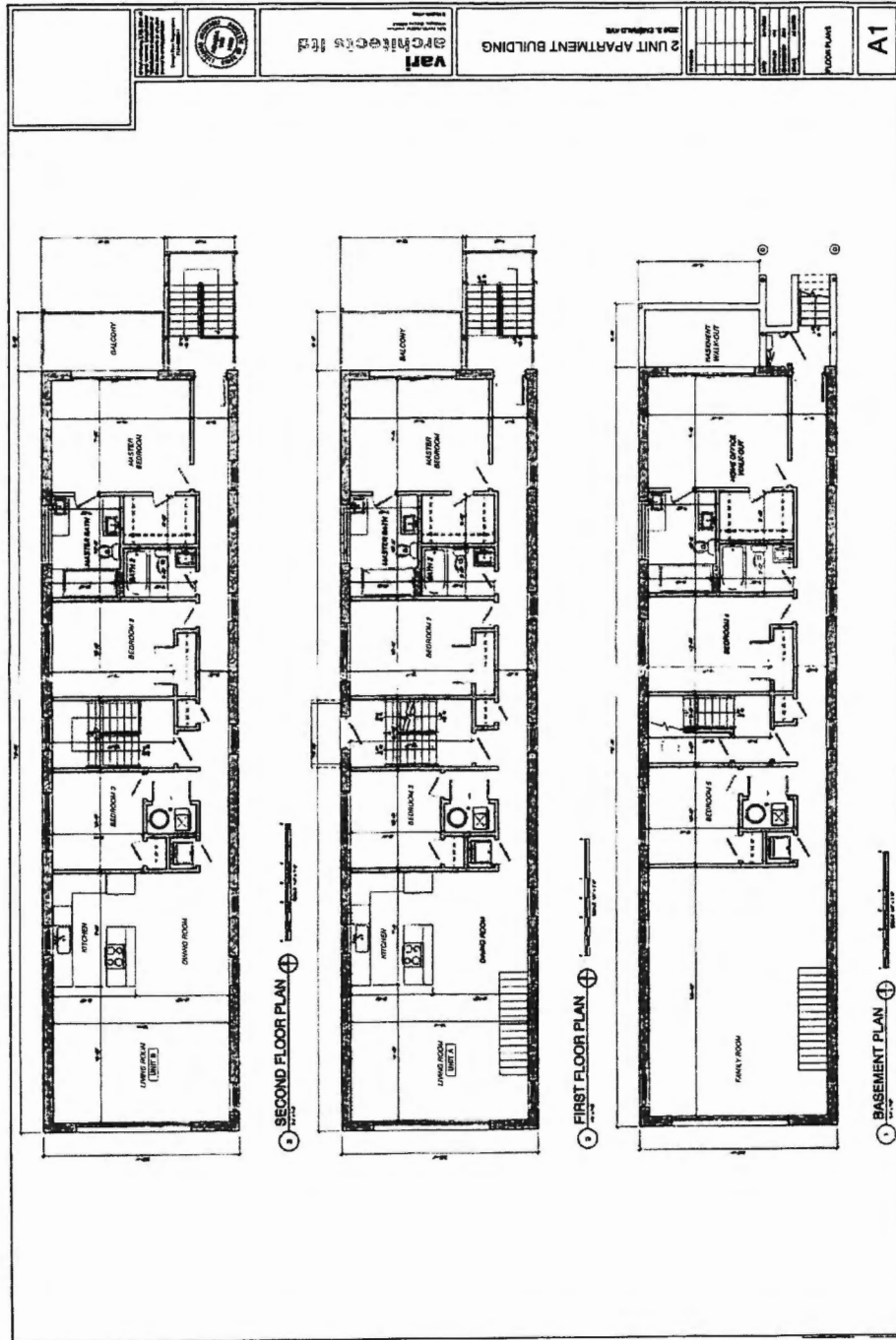
Final for Publication



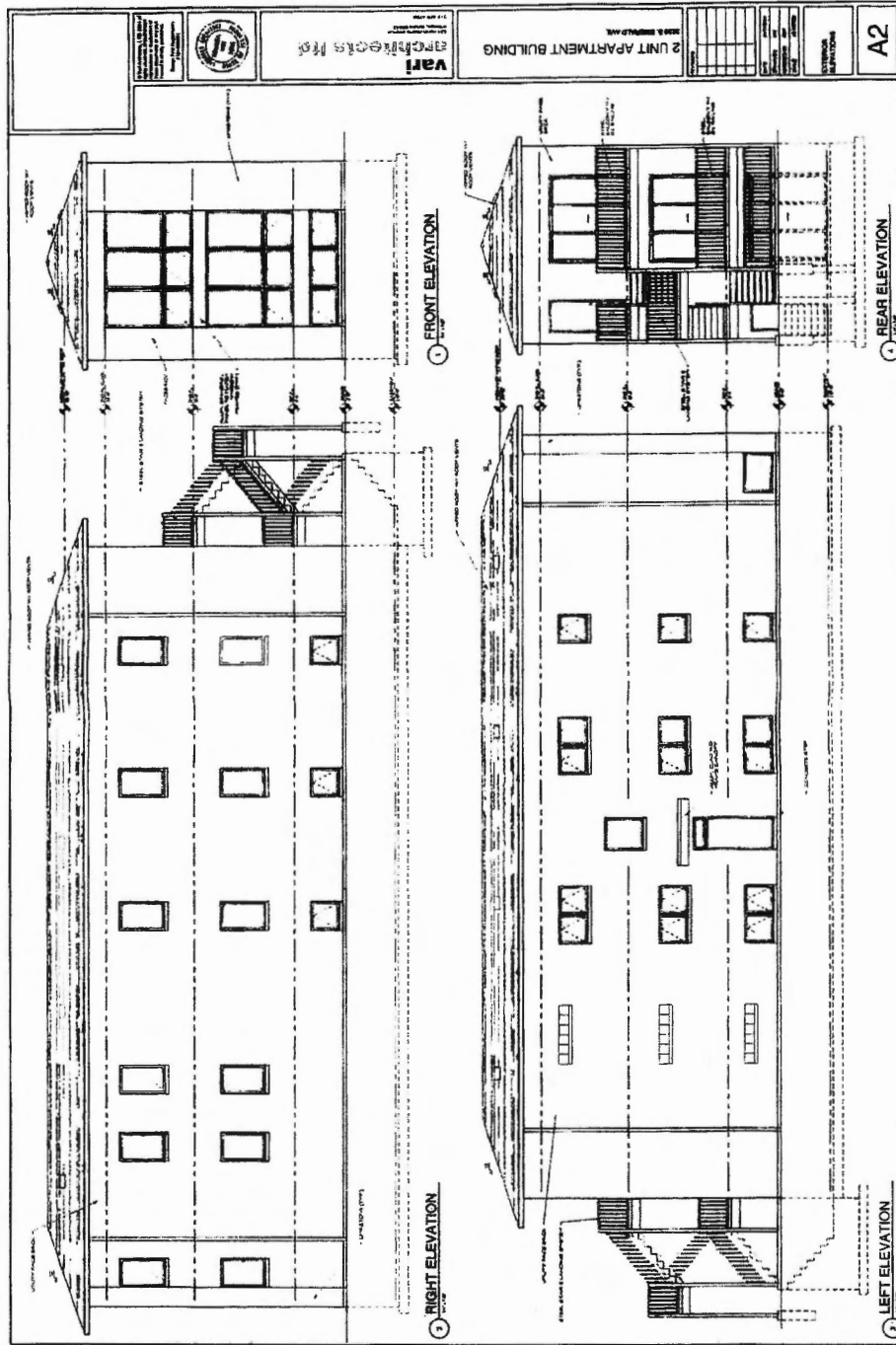
CITY OF CHICAGO - D.O.B.  
GENERAL BUILDING ROOM FINISHES PER ICD (NOT THE MOST CURRENT EDITIONS)  
GENERAL BUILDING ROOM FINISHES PER ICD (NOT THE MOST CURRENT EDITIONS)

ISSUE	NO.	DESCRIPTION	REQ.	ACTUAL
1	1	CEILING	1	1
1	2	FLOOR	1	1
1	3	WALL	1	1
1	4	DOOR	1	1
1	5	WINDOW	1	1
1	6	STAIR	1	1
1	7	ELEVATOR	1	1
1	8	MECHANICAL	1	1
1	9	ELECTRICAL	1	1
1	10	PLUMBING	1	1
1	11	MECHANICAL	1	1
1	12	ELECTRICAL	1	1
1	13	PLUMBING	1	1
1	14	MECHANICAL	1	1
1	15	ELECTRICAL	1	1
1	16	PLUMBING	1	1
1	17	MECHANICAL	1	1
1	18	ELECTRICAL	1	1
1	19	PLUMBING	1	1
1	20	MECHANICAL	1	1
1	21	ELECTRICAL	1	1
1	22	PLUMBING	1	1
1	23	MECHANICAL	1	1
1	24	ELECTRICAL	1	1
1	25	PLUMBING	1	1
1	26	MECHANICAL	1	1
1	27	ELECTRICAL	1	1
1	28	PLUMBING	1	1
1	29	MECHANICAL	1	1
1	30	ELECTRICAL	1	1
1	31	PLUMBING	1	1
1	32	MECHANICAL	1	1
1	33	ELECTRICAL	1	1
1	34	PLUMBING	1	1
1	35	MECHANICAL	1	1
1	36	ELECTRICAL	1	1
1	37	PLUMBING	1	1
1	38	MECHANICAL	1	1
1	39	ELECTRICAL	1	1
1	40	PLUMBING	1	1
1	41	MECHANICAL	1	1
1	42	ELECTRICAL	1	1
1	43	PLUMBING	1	1
1	44	MECHANICAL	1	1
1	45	ELECTRICAL	1	1
1	46	PLUMBING	1	1
1	47	MECHANICAL	1	1
1	48	ELECTRICAL	1	1
1	49	PLUMBING	1	1
1	50	MECHANICAL	1	1
1	51	ELECTRICAL	1	1
1	52	PLUMBING	1	1
1	53	MECHANICAL	1	1
1	54	ELECTRICAL	1	1
1	55	PLUMBING	1	1
1	56	MECHANICAL	1	1
1	57	ELECTRICAL	1	1
1	58	PLUMBING	1	1
1	59	MECHANICAL	1	1
1	60	ELECTRICAL	1	1
1	61	PLUMBING	1	1
1	62	MECHANICAL	1	1
1	63	ELECTRICAL	1	1
1	64	PLUMBING	1	1
1	65	MECHANICAL	1	1
1	66	ELECTRICAL	1	1
1	67	PLUMBING	1	1
1	68	MECHANICAL	1	1
1	69	ELECTRICAL	1	1
1	70	PLUMBING	1	1
1	71	MECHANICAL	1	1
1	72	ELECTRICAL	1	1
1	73	PLUMBING	1	1
1	74	MECHANICAL	1	1
1	75	ELECTRICAL	1	1
1	76	PLUMBING	1	1
1	77	MECHANICAL	1	1
1	78	ELECTRICAL	1	1
1	79	PLUMBING	1	1
1	80	MECHANICAL	1	1
1	81	ELECTRICAL	1	1
1	82	PLUMBING	1	1
1	83	MECHANICAL	1	1
1	84	ELECTRICAL	1	1
1	85	PLUMBING	1	1
1	86	MECHANICAL	1	1
1	87	ELECTRICAL	1	1
1	88	PLUMBING	1	1
1	89	MECHANICAL	1	1
1	90	ELECTRICAL	1	1
1	91	PLUMBING	1	1
1	92	MECHANICAL	1	1
1	93	ELECTRICAL	1	1
1	94	PLUMBING	1	1
1	95	MECHANICAL	1	1
1	96	ELECTRICAL	1	1
1	97	PLUMBING	1	1
1	98	MECHANICAL	1	1
1	99	ELECTRICAL	1	1
1	100	PLUMBING	1	1

Final for Publication



Final for Publication



*Reclassification Of Area Shown On Map No. 9-F.*  
(As Amended)  
(Application No. 22641T1)  
(Common Address: 3255 -- 3257 N. Halsted St.)

[SO2025-0014944]

*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, be amended by changing all of the C1-3 Neighborhood Commercial District symbols and indications, as shown on Map Grid Index Number 9-F in the area bounded by:

the south line of West Aldine Avenue; the alley next east of and parallel to North Halsted Street; a line 55.00 feet south of and parallel to West Aldine Avenue; and the east line of North Halsted Street,

to those of a C1-5 Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; Transit Served Location Proximity Map; Basement, Ground, Second, Third, Fourth, Fifth and Sixth Floor Plans; Roof Deck Plan; North, South, East and West Building Elevations; Pedestrian Street Partial West Elevation -- Transparency Diagram; Pedestrian Street Partial First Floor Plan -- Setback Diagram; and Pedestrian Street Partial North Elevation -- Transparency Diagram attached to this ordinance printed on pages 25747 through 25760 of this *Journal*.]

Type 1 Narrative Rezoning Analysis and Specific Criteria for Transit-Served Locations attached to this ordinance reads as follows:

## Final to Publication

Application No. 22641-T1

**17-13-0303-C (1) Type 1 Narrative & Plans - Zoning Map Amendment - SUBSTITUTE**  
3255-3257 North Halsted Street, Chicago, Illinois

Proposed Zoning: C1-5 Neighborhood Commercial District

Lot Area: 8,250 square feet

Proposed Land Use: The Applicant is seeking a *Type 1 Zoning Map Amendment* and secondary *Administrative Adjustment* relief, pursuant to Section 17-13-0300 of the Chicago Zoning Ordinance, in order to permit the reactivation of the subject property with a new multi-use *hotel* complex. The programming for the proposal calls for the erection of a new six-story (with basement) building, that will feature a restaurant on the ground floor – fronting Halsted Street, with a hotel lobby accessed off of Aldine Avenue, and a total of fifty-one (51) guest rooms on the 2<sup>nd</sup> through 5<sup>th</sup> floors. A lounge (tavern) is intended for the basement, which will be available to the general public, in conjunction with the restaurant. A second lounge / bar area – for guests of the hotel, is envisioned for the rooftop (6<sup>th</sup> Floor), which will also feature a swimming pool and cabanas, with a retractable roof for multi-seasonal use and enjoyment. Off-street parking for two vehicles (including one ADA space), as well as a loading berth, will be provided on the ground floor, at the rear of the building, with access from the Public Alley. The proposed improvements will be masonry in construction and will measure approximately 76 feet-10 inches in height (6<sup>th</sup> floor ceiling).

- (A) The Project's Floor Area Ratio: 41,158.4 square feet (4.99 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): N/A – No *dwelling units* proposed
- (C) The amount of off-street parking: \*2 automobile spaces; \*0 bicycle spaces;  
1 loading berth (10 feet x 25 feet)

*\*The subject property is located on a designated Pedestrian Street (Halsted Street), within 2,640 linear feet of the entrance to the Belmont Avenue (CTA) Train Station and the Halsted Street CTA Bus Line Corridor (8), thereby qualifying as a Transit Served Location. [17-10-0102-B], under the current Zoning Ordinance (as amended). The programming for the development calls for the construction and occupancy of a new hotel complex, which will contain 38,208.4 square feet (> 35,000 square feet) of lodging space and 2,950 square feet (<35,000 square feet) of space for eating and drinking establishments. In an effort to mitigate vehicular congestion in the neighborhood and to promote the use of public transit and ride sharing, the Applicant is seeking Administrative Adjustments - in conjunction with this Type 1 Zoning Map Amendment, to reduce the minimum off-street automobile parking ratio, by approximately 33.3% - from 3 spaces to 2 spaces, and the minimum bicycle parking from 2 spaces to 0 spaces. [Section 17-10-0102-B; Section 17-13-1003-EE]*

## Final Publication

- (D) Setbacks:
- a. Front Setback: 0 foot-0 inches
  - b. Rear Setback: 2 feet-0 inches
  - c. Side Setbacks:
    - \*North: 0 feet-0 inches
    - South: 0 feet-0 inches

*\* The subject property is located on a designated Pedestrian Street (Halsted Street), within 2,640 linear feet of the entrance to the Belmont Avenue (CTA) Train Station, as such the proposed new development must conform to and comply with the Pedestrian Street Design Guidelines. [Section 17-3-0504, et seq.] In order to accommodate a sidewalk café for the hotel along Aldine Avenue, thereby enhancing and further activating the pedestrian experience along the abutting street frontage, the Applicant is seeking an Administrative Adjustment for relief from the Transparent Window Standards [Section 17-3-0504-C], to permit a reduction of not more than 25% in the amount of transparent window area for the street-facing building façade on Aldine Avenue – from 60% (529.2 square feet) to just under 50% (438 square feet). [Section 17-13-1003-P; Section 17-13-1003-Q.]*

- (E) Building Height: 76 feet-10 inches (underside of 6<sup>th</sup> Floor ceiling beam)

**COMPLIANCE WITH SECTION 17-3-0308: Specific Criteria for Transit-Served Locations**

In all B and C districts, any new construction within 2,640 feet of a CTA or METRA rail station entrance must satisfy all of the following specific criteria:

**1. The project complies with the applicable standards of Section 17-10-0102-B.**

The project calls for the construction and occupancy of a new boutique *hotel* complex, intended to service the residents of and visitors to the Lakeview and adjacent north side neighborhoods on a more intimate level, than the high intensity lodging available and highly concentrated in the downtown neighborhoods. Towards these ends, taking advantage of the subject property's location in immediate proximity to multiple forms of meaningful and easily-accessible public transit, the Development Team (Applicant) – which is comprised of all local residents and business owners, conscientiously moderated the number of guest rooms to fifty-one (51), thereby mitigating transient patronage and attracting guests in town to visit residents of the neighborhood and/or to patronize some of the hospitality and recreation establishments very unique to the "North Side," a mass majority of whom will be arriving via public transit and ride sharing. There are also several public parking garages and lots located within 600 feet of the subject property, none of which are at maximum capacity, that will be available to the very few patrons and guests that do arrive via their own personal vehicle. Accordingly, the Applicant conscientiously moderated the number of off-street parking spaces for the new hotel complex – at 2 spaces, thereby promoting more meaningful use of the interior of the building for guests, patrons and employees alike. *In an effort to mitigate vehicular congestion in the neighborhood and to promote the use of public transit and ride sharing, the Applicant is seeking Administrative Adjustments - in conjunction with this Type 1 Zoning Map Amendment, to reduce the minimum off-street automobile parking ratio, by approximately 33.3% - from 3 spaces to 2 spaces, and the minimum bicycle parking from 2 spaces to 0 spaces. [Section 17-10-0102-B; Section 17-13-1003-EE]*

**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*), 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 design for the new proposed building calls for the provision of a large outdoor patio along the Halsted Street frontage, which will operate in conjunction with the new restaurant, providing multi-seasonal outdoor seating for patrons. This patio will be further adorned with "green elements" (including planters), enhancing the pedestrian experience and advancing sustainability goals for the City. Similar landscape improvements are envisioned for enhancing the Aldine Avenue street-facing façade, which provides the topographic transition between the bustling commercial establishments that comprise Halsted Street and the multi-family residences that line Aldine Avenue. Accordingly, a sidewalk café is also being contemplated along the north building frontage – on Aldine Avenue, which will be for guests and patrons of the hotel, including local residents. And, too, new trees will be introduced to beautify the streetscape, along with a new ornamental u-shaped bicycle rack, designed to Lakeview Community Standards.

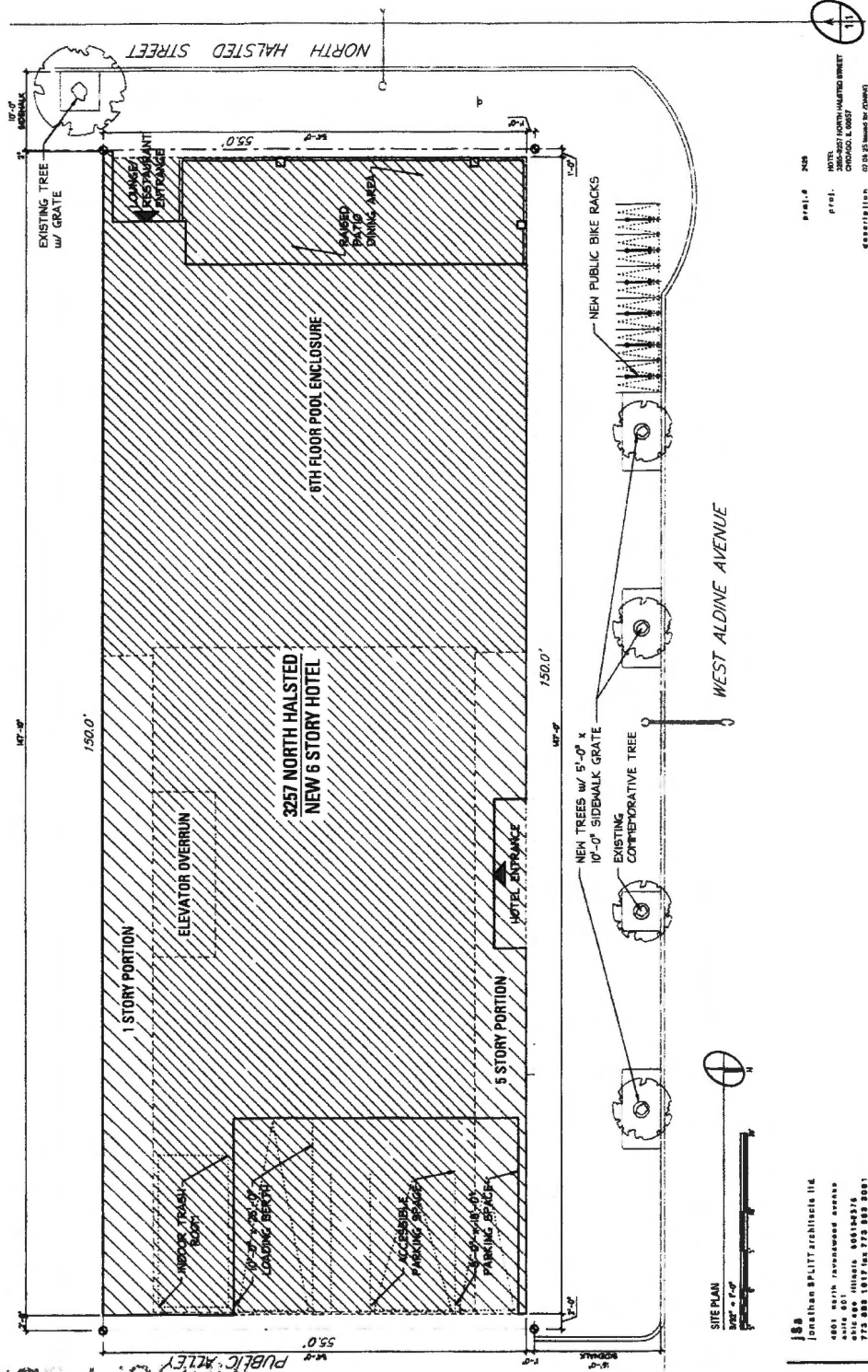
In further conformity with the *Pedestrian Street Design Guidelines*, the entrance for the restaurant and lounge, as well as the partially-enclosed patio servicing the restaurant/hotel, will be located on the west building façade directly abutting the sidewalk along Halsted Street, providing unobstructed and convenient access for and by pedestrians and occupied activation of the entire ground level street frontage. Similarly, the entrance for the hotel and the entirety of the ground floor building wall will be located on and comprise the north facing elevation/façade, directly abutting the sidewalk along Aldine Avenue. Beyond these ground level design attributes, off-street parking for the building, as well as the onsite loading berth, will be accessed by vehicles using the Public Alley that traverses the property along the east property line, in the same manner as the existing surface parking lot that serviced the property for well-over 50 years, so to eliminate any vehicles traversing and/or interfering with the abutting pedestrian rights of way.

*\*In order to accommodate a sidewalk café for hotel along Aldine Avenue, thereby enhancing and further activating the pedestrian experience along the abutting street frontage, the Applicant is seeking an Administrative Adjustment for relief from the Transparent Window Standards [Section 17-3-0504-C], to permit a reduction of not more than 25% in the amount of transparent window area for the street-facing building façade on Aldine Avenue – from 60% to just under 50%. [Section 17-13-1003-P; Section 17-13-1003-Q.]*

**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 *Transit Friendly Development Guide* defines ‘transit friendly development’ as [d]evelopment which is oriented towards and integrated with adjacent transit. By way of relevant example, the proposed new development incorporates pedestrian accessibility and connectivity just over 1,400 linear feet from the entrance to the *Belmont Avenue CTA Train Station* and directly along one of the City’s most exploited *CTA Bus Routes* (Halsted Street), while – too, activating 55 feet of significant, presently dormant, street frontage along Halsted Street, which serves as the predominant transition/pedestrian connection between the low-density family-oriented *residential neighborhoods* to the east and the many *retail-commercial, office and hospitality* establishments that comprise the Heart of Lakeview, leading over to the even more bustling Wrigleyville Corridor. Toward all of these very same ends, the new proposed *hotel* complex is intended to service the residents of and visitors to the Lakeview and adjacent north side neighborhoods on a more intimate level than the high intensity franchised lodging available in the downtown and nearby “Wrigleyville” neighborhoods. As such, taking advantage of the subject property’s location in immediate proximity to multiple forms of meaningful and easily-accessible public transit, the Applicant – which is comprised of all local residents and business owners, conscientiously moderated the number of guest rooms thereby mitigating transient patronage and attracting guests in town to visit residents of the neighborhood and/or to patronize some of the hospitality and recreation establishments very unique to the “North Side,” a mass majority of whom will be arriving via public transit and ride sharing. By and through this proposal, the Applicant will be generating significant new revenue that will get contributed right back into the local economy, instead of such economic benefits only streaming into the downtown areas and the tourist corridors of the City.

Final Publication

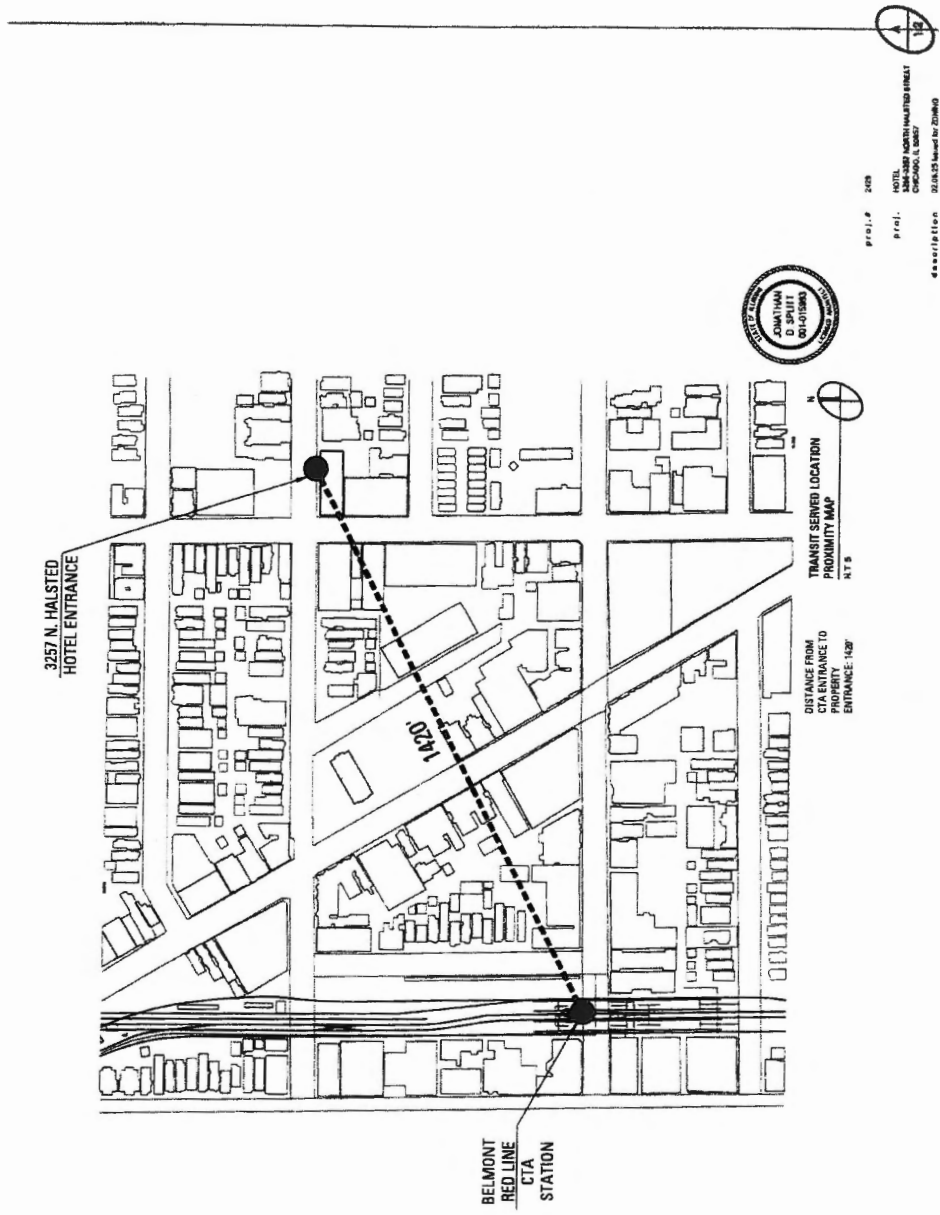


SITE PLAN  
3/27/25 - 2/4/25

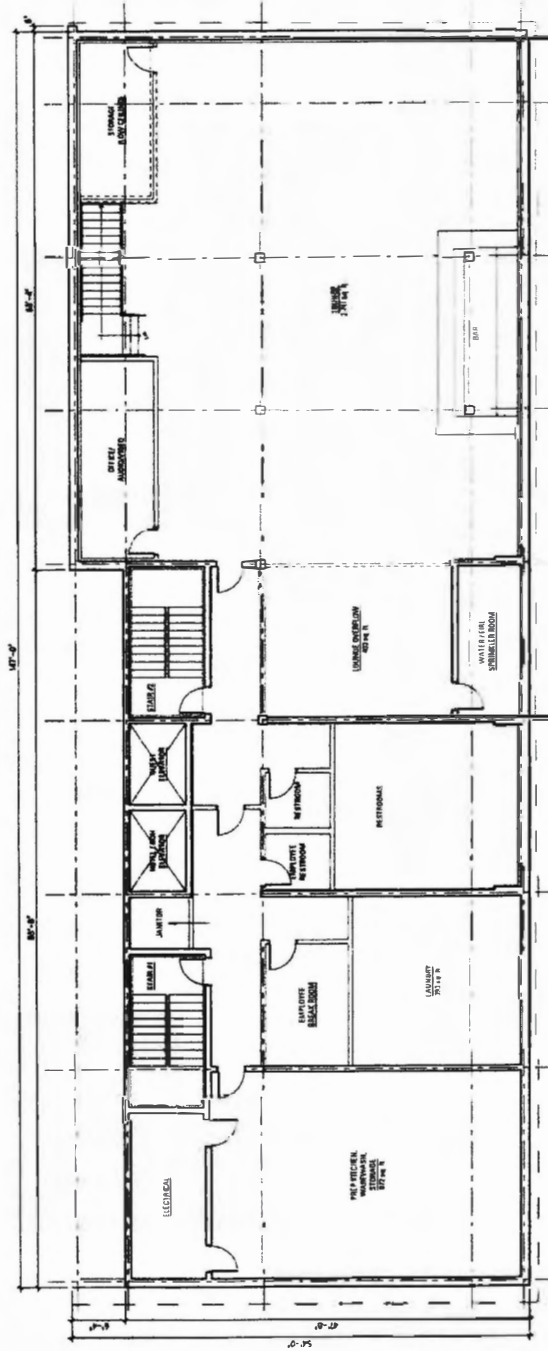
188  
 Jonathan S. PLITT architects llc  
 4801 North Commonwealth Avenue  
 Suite 801 Chicago, IL 60630  
 773.886.1817 fax: 773.886.2881

188  
 3/27/25  
 (PPL)  
 HOTEL 3257 NORTH HALSTED STREET  
 CHICAGO, IL 60627  
 \*\*\*\*\* 07 25 25 Hours for 2024/25

Final for Publication



Final for Publication

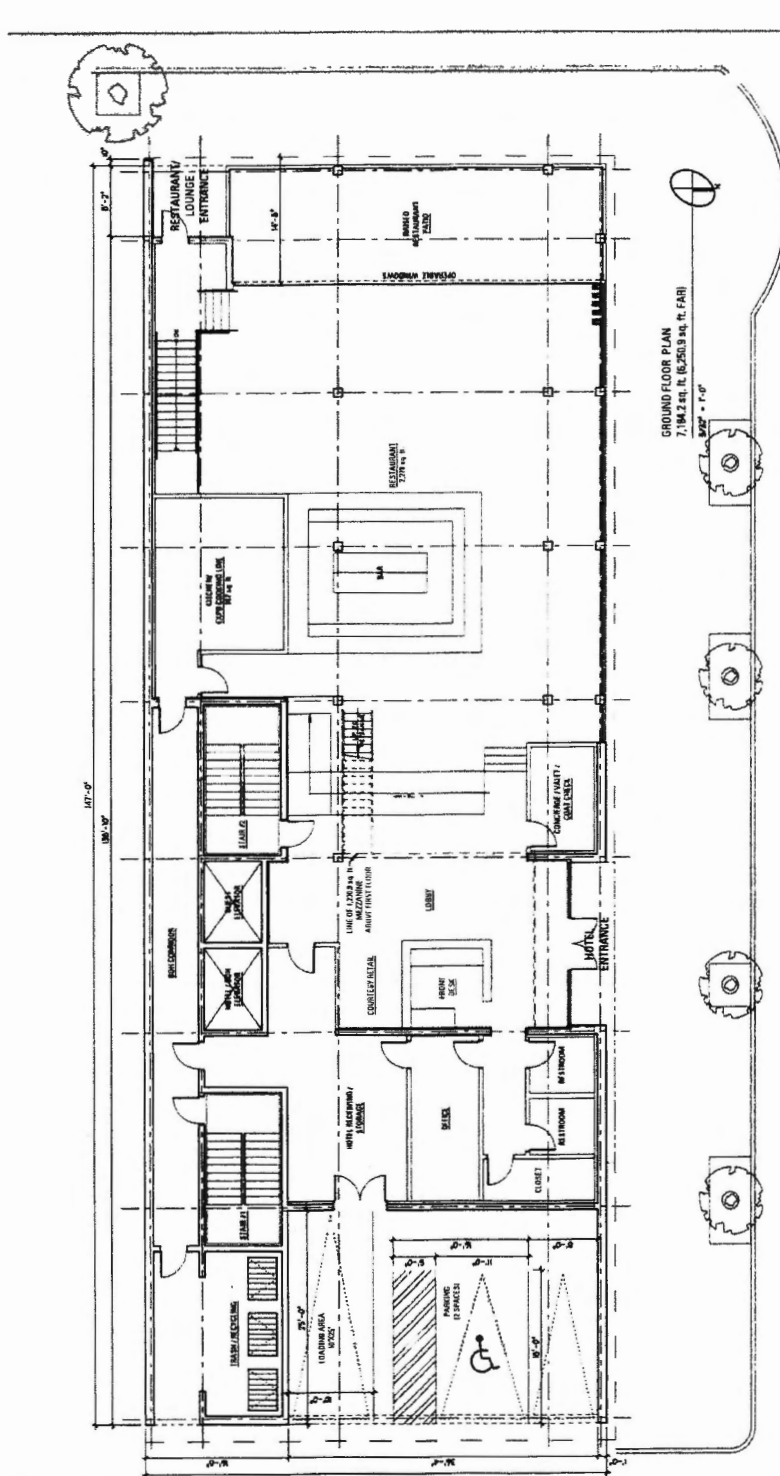


BASEMENT PLAN  
JANIS H.C. PARKWAY  
200' x 100'

ISP  
 [unreadable]  
 4801 Main  
 774 888 1417 fax 774 888 8687

DATE: 2025  
 BY: [unreadable]  
 CHECKED BY: [unreadable]  
 APPROVED BY: [unreadable]  
 21

Publication

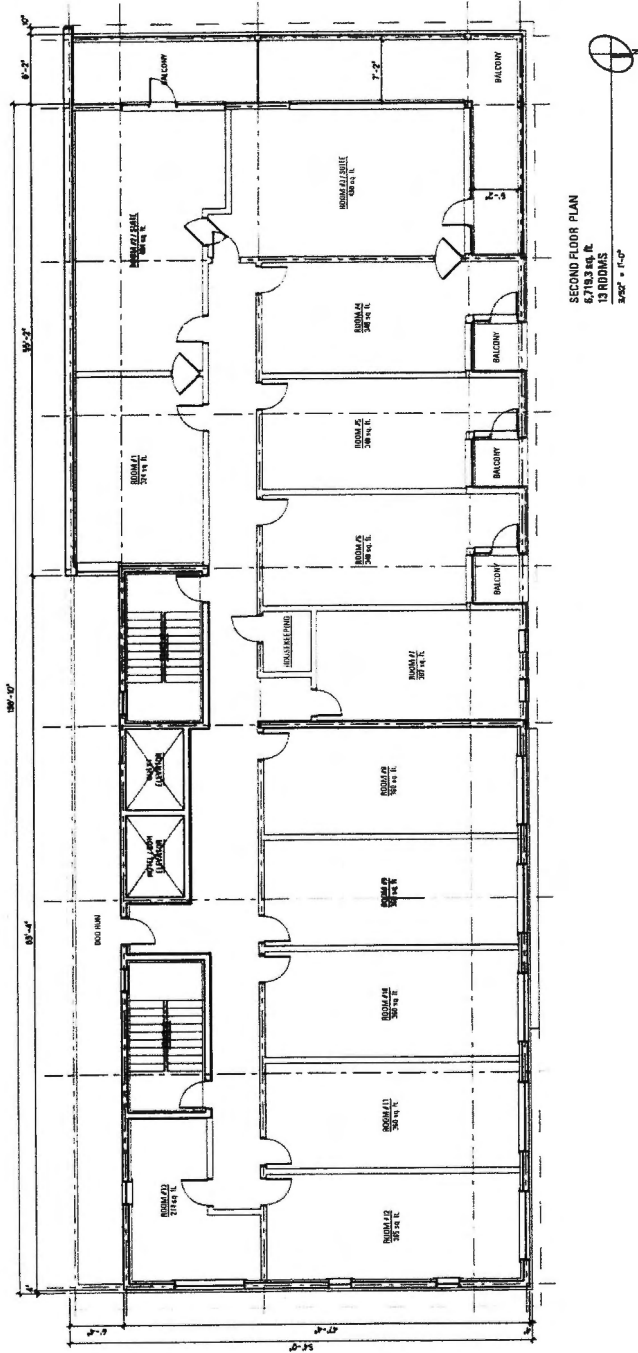


GROUND FLOOR PLAN  
7,942 sq. ft. (6,250.9 sq. ft. FAR)

PROJ# 2428  
 TITLE HOTEL  
 2500 N. LAUREL STREET  
 CHICAGO, IL 60647  
 DESCRIPTION OF 10-23 issued by 202404

**ISA**  
 Jonathan PLITT architects llc  
 4001 NORTH ROCKWOOD AVENUE  
 SUITE 501  
 CHICAGO, ILLINOIS 60631-2379  
 773.852.1811 FAX 773.852.3081

Final for Publication



SECOND FLOOR PLAN  
 6,215.3 sq. ft.  
 13 ROOMS  
 3,262' x 1,917'

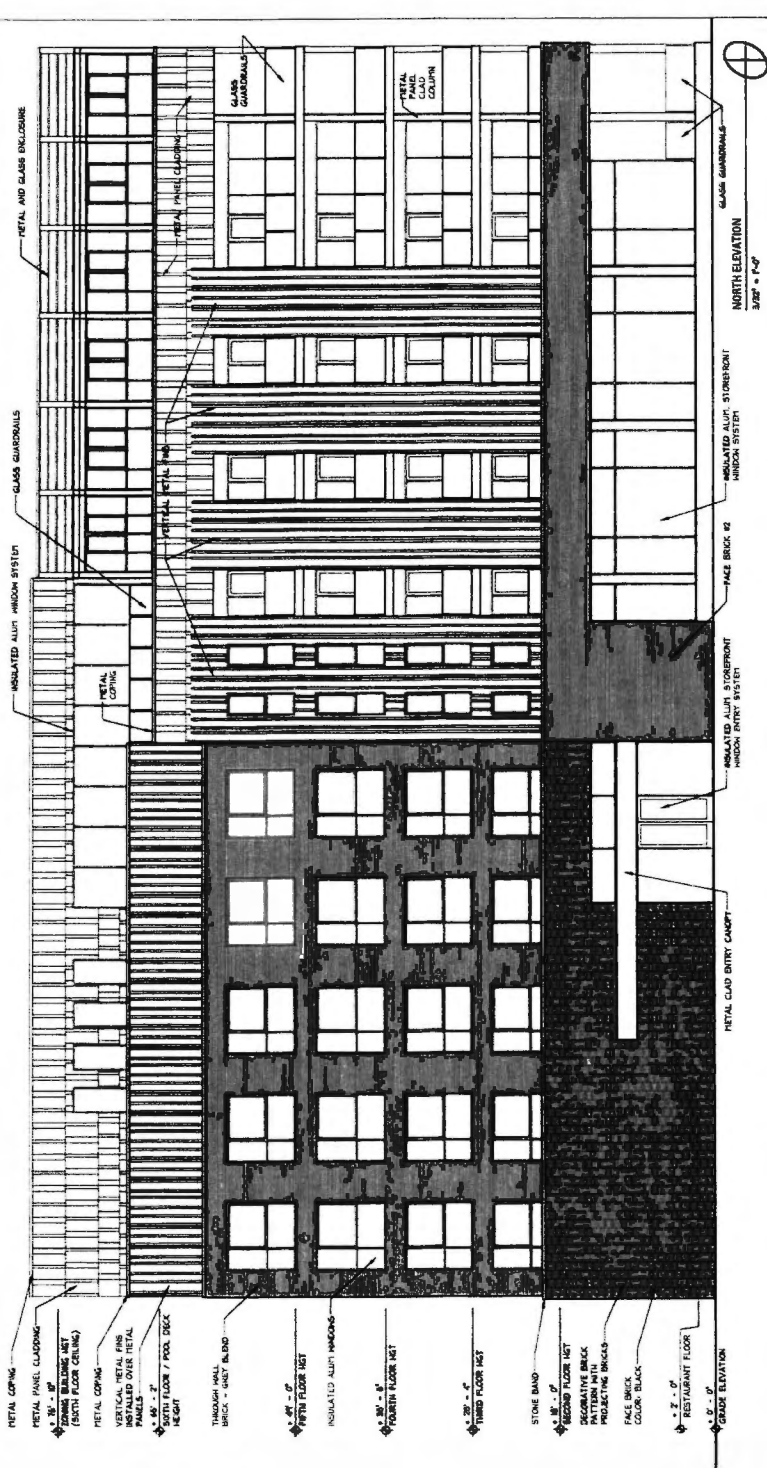
Proj.# 2429  
 HOTEL  
 67153 sq. ft.  
 CHICAGO, ILLINOIS  
 Description ID: 68123 issued by: CH2MHILL

184  
 Jonathan SPITZ architects llc  
 4001 North Rockwood Avenue  
 Suite 201  
 Chicago Illinois 60619-2576  
 773 863 1017 fax 773 863 3081





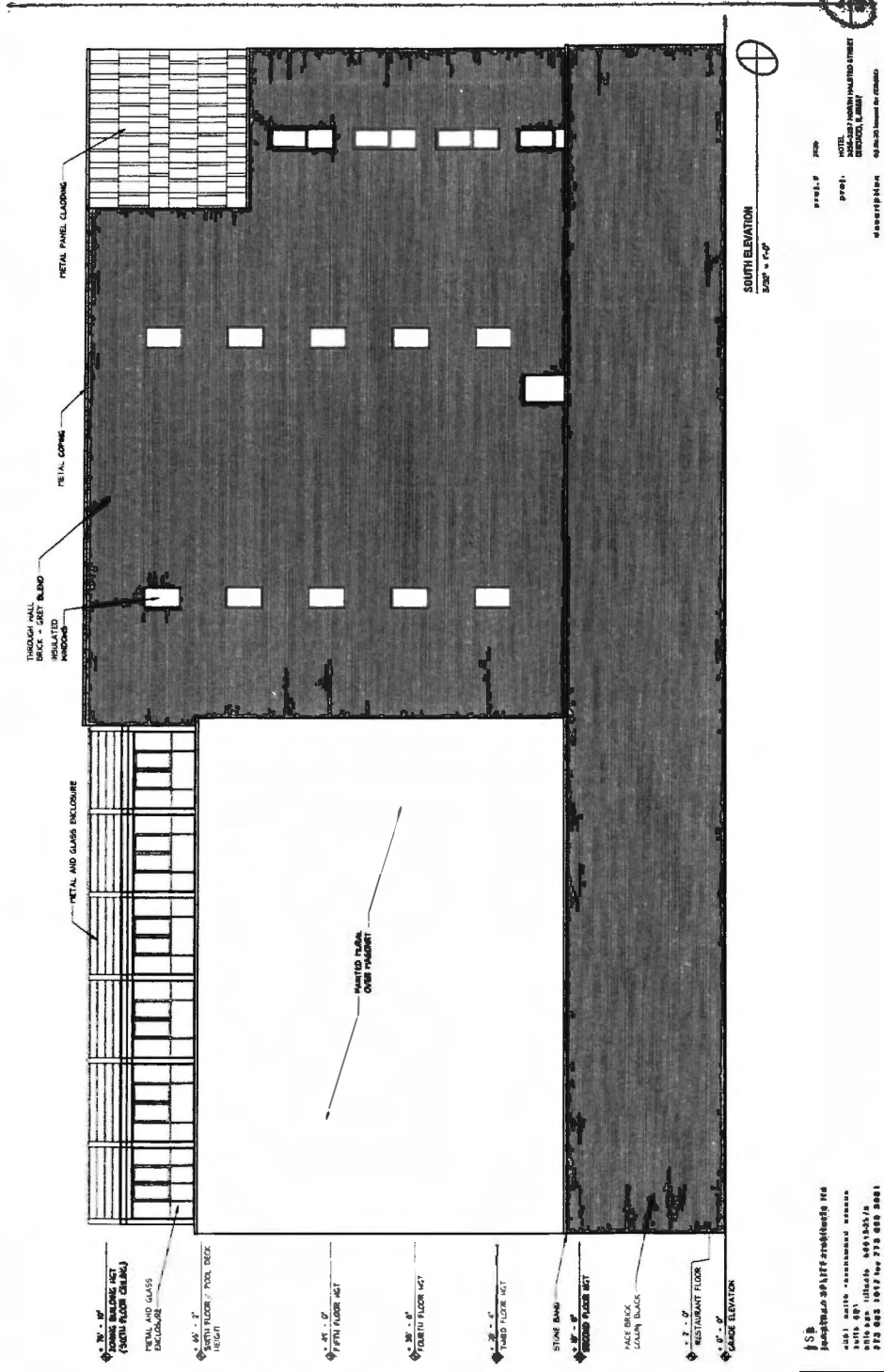
Final for Publication



Proj. # 25754  
 Date 3/12/25  
 Drawn by [Name]  
 Checked by [Name]  
 Description [Description]

1000 North Dearborn Street  
 Chicago, IL 60610  
 Tel: 312.467.1000  
 Fax: 312.467.1001

Final for Publication



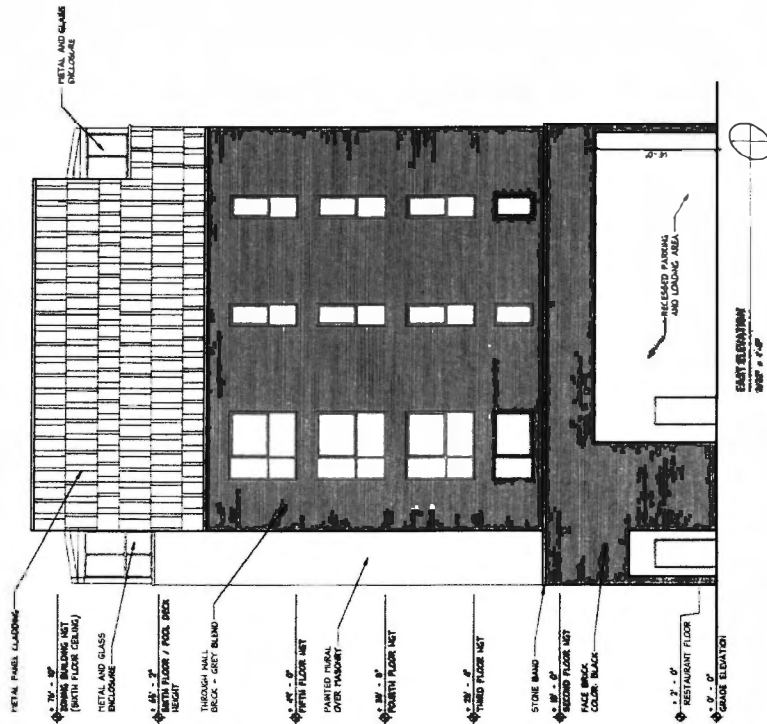
ARCHITECT  
 JAMES SPARTAN ARCHITECTS, INC.  
 1001 MAIN STREET  
 BOSTON, MASSACHUSETTS 02111  
 TEL: 617.552.1010 FAX: 617.552.1001  
 WWW.JAMESSPARTANARCHITECTS.COM

SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

- 0'-0" - 0'-0" RESTAURANT FLOOR / POOL DECK HEIGHT
- 0'-0" - 0'-0" FIFTH FLOOR MET
- 0'-0" - 0'-0" FOURTH FLOOR MET
- 0'-0" - 0'-0" THIRD FLOOR MET
- 0'-0" - 0'-0" SECOND FLOOR MET
- 0'-0" - 0'-0" STONE BANG
- 0'-0" - 0'-0" BASEMENT
- 0'-0" - 0'-0" RESTAURANT FLOOR
- 0'-0" - 0'-0" GROUND ELEVATION

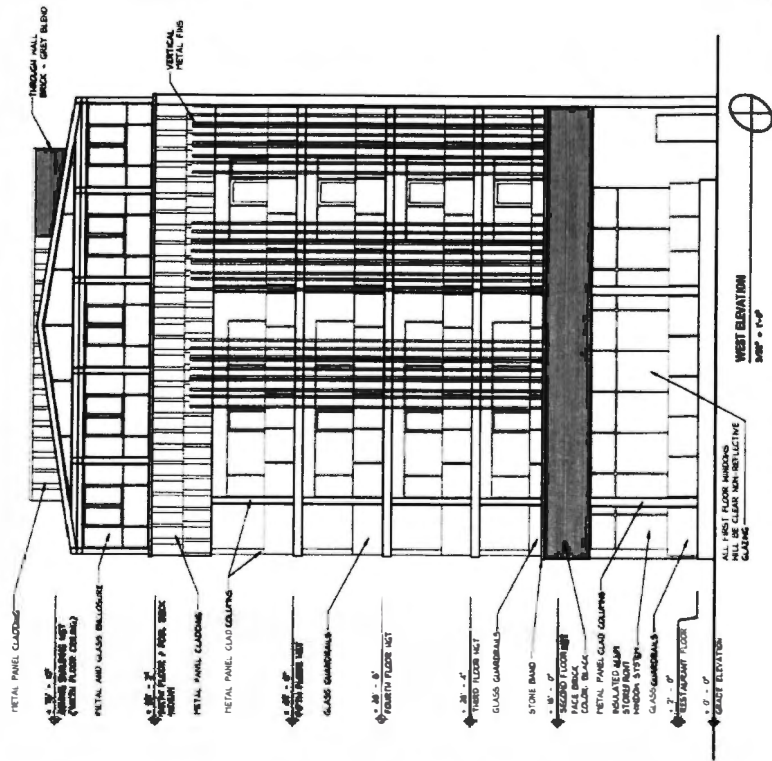
# 2. 6. Publication

Proj. # 25756  
 HOTEL  
 255-257 NORTH HALSTED STREET  
 CHICAGO, IL 60614  
 ARCHITECT  
 255-257 NORTH HALSTED STREET



J&J  
 JACOBS+JACOBS ARCHITECTS, LLC  
 600 N. MICHIGAN STREET, SUITE 2000  
 CHICAGO, IL 60611  
 312.467.1000 FAX 312.467.1001

Final for Publication



Scale: 1/8" = 1'-0"

DATE: 03/12/2025

PROJECT: 25757

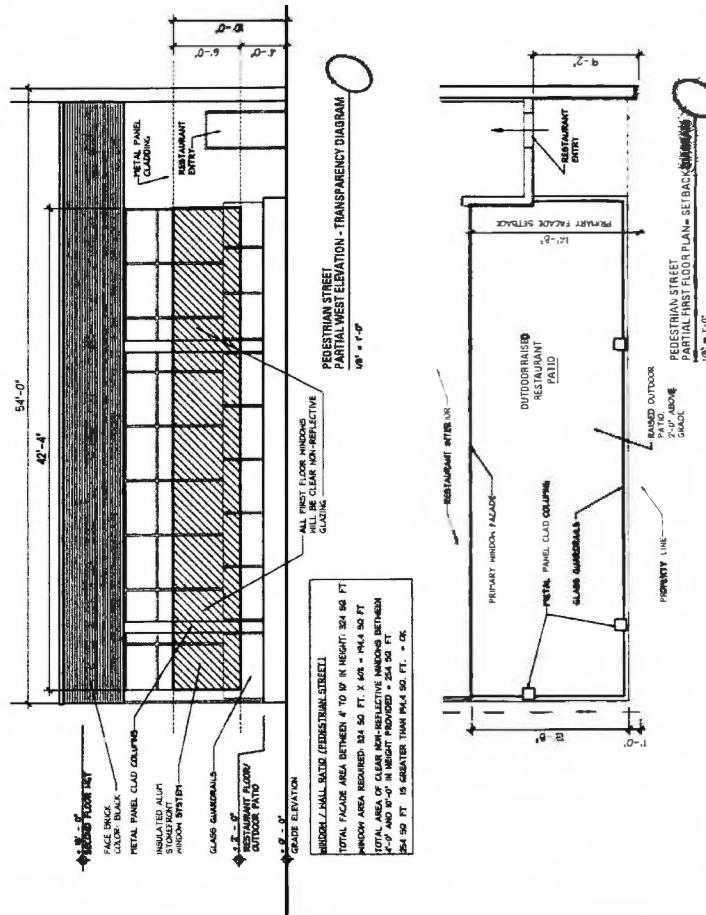
DESCRIPTION: WEST ELEVATION

REVISIONS: 1

**ARCHITECT**  
**TRANSFORMER BUILT ARCHITECTS, INC.**  
 480 West Lawrence Avenue  
 Chicago, Illinois 60612  
 P: 773.329.1111 F: 773.329.1112

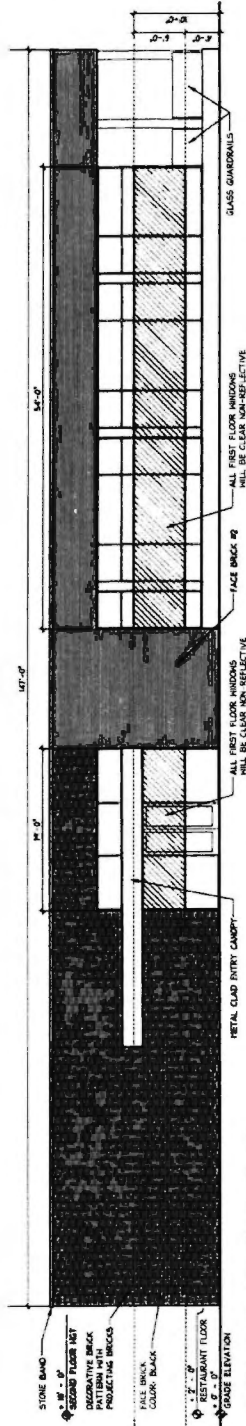
Final for Publication

PREPARED BY  
 J&A  
 ARCHITECTURE  
 481 SOUTH VANANORGE BOULEVARD  
 SUITE 401 (UNBANK) CHICAGO, ILLINOIS 60607  
 TEL: 312.467.1100 FAX: 312.467.1101  
 WWW.JANDAA.COM



**J&A**  
 (606) 467-1100  
 481 SOUTH VANANORGE BOULEVARD  
 SUITE 401 (UNBANK) CHICAGO, ILLINOIS 60607  
 312.467.1100 FAX: 312.467.1101

Final for Publication



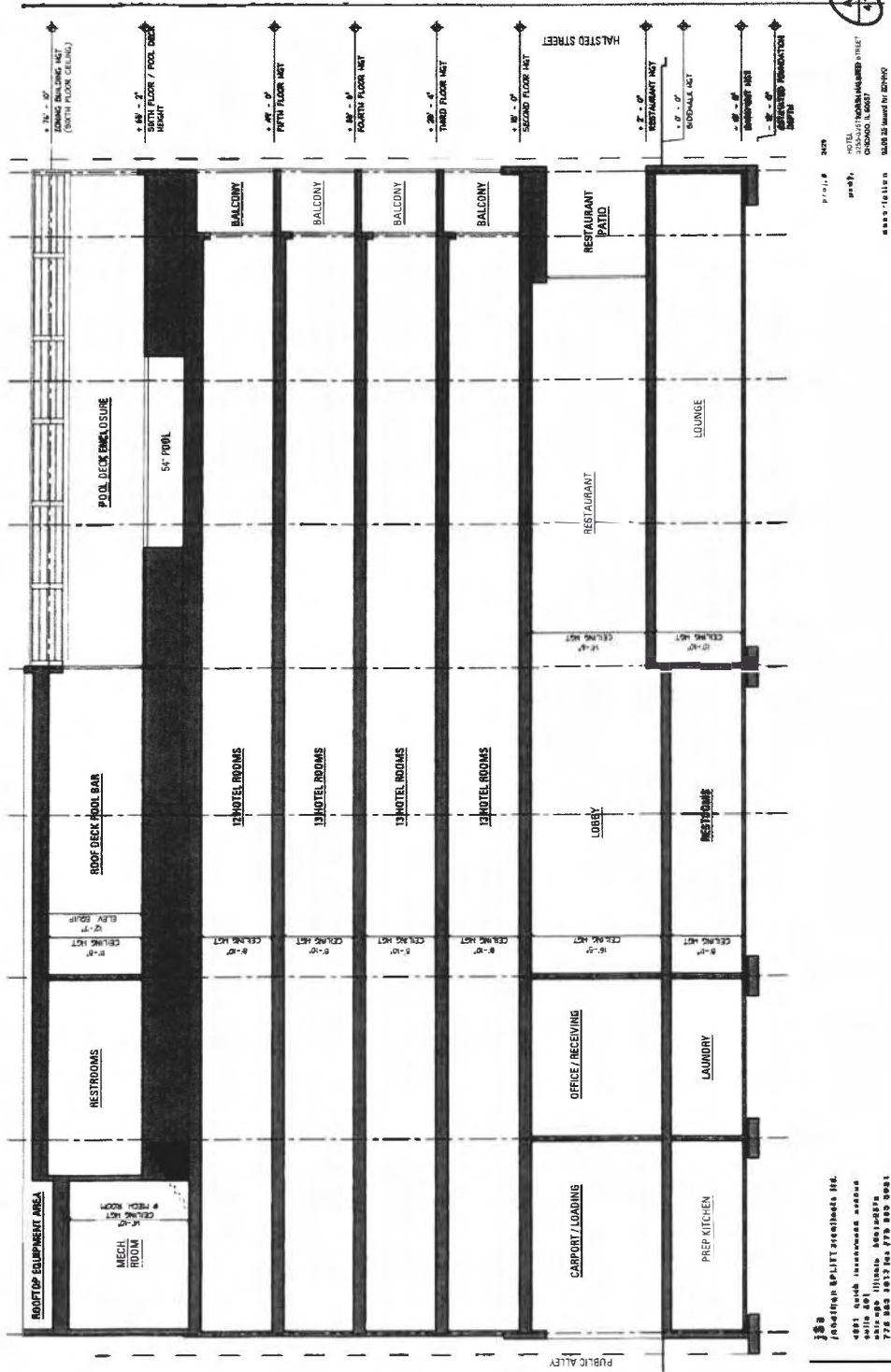
RESISTAN STREET  
 PARTIAL NORTH ELEVATION - TRANSPARENCY DIAGRAM  
 1007 - 1'-0"

MINIMUM 25% TRANSPARENT GLASS  
 TOTAL FACADE AREA BETWEEN 4 TO 20 FT HEIGHT: 602 SQ FT  
 TOTAL FACADE AREA BETWEEN 20 TO 30 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 30 TO 40 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 40 TO 50 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 50 TO 60 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 60 TO 70 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 70 TO 80 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 80 TO 90 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 90 TO 100 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 100 TO 110 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 110 TO 120 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 120 TO 130 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 130 TO 140 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 140 TO 150 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 150 TO 160 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 160 TO 170 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 170 TO 180 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 180 TO 190 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 190 TO 200 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 200 TO 210 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 210 TO 220 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 220 TO 230 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 230 TO 240 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 240 TO 250 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 250 TO 260 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 260 TO 270 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 270 TO 280 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 280 TO 290 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 290 TO 300 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 300 TO 310 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 310 TO 320 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 320 TO 330 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 330 TO 340 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 340 TO 350 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 350 TO 360 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 360 TO 370 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 370 TO 380 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 380 TO 390 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 390 TO 400 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 400 TO 410 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 410 TO 420 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 420 TO 430 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 430 TO 440 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 440 TO 450 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 450 TO 460 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 460 TO 470 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 470 TO 480 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 480 TO 490 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 490 TO 500 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 500 TO 510 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 510 TO 520 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 520 TO 530 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 530 TO 540 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 540 TO 550 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 550 TO 560 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 560 TO 570 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 570 TO 580 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 580 TO 590 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 590 TO 600 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 600 TO 610 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 610 TO 620 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 620 TO 630 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 630 TO 640 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 640 TO 650 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 650 TO 660 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 660 TO 670 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 670 TO 680 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 680 TO 690 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 690 TO 700 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 700 TO 710 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 710 TO 720 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 720 TO 730 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 730 TO 740 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 740 TO 750 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 750 TO 760 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 760 TO 770 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 770 TO 780 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 780 TO 790 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 790 TO 800 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 800 TO 810 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 810 TO 820 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 820 TO 830 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 830 TO 840 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 840 TO 850 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 850 TO 860 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 860 TO 870 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 870 TO 880 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 880 TO 890 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 890 TO 900 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 900 TO 910 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 910 TO 920 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 920 TO 930 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 930 TO 940 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 940 TO 950 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 950 TO 960 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 960 TO 970 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 970 TO 980 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 980 TO 990 FT HEIGHT: 1,108 SQ FT  
 TOTAL FACADE AREA BETWEEN 990 TO 1000 FT HEIGHT: 1,108 SQ FT

Project # 248  
 Date: 03/12/2025 NORTH HALSTED STREET  
 CHICAGO, IL 60647  
 Description: 03.25.25 Initial by 248/MS

188  
 Jonathan SPITT Architects LLC  
 4801 North Lawrence Avenue  
 Suite 101 Chicago, IL 60647  
 773.882.1017 Fax: 773.882.3081

Public Publication



J&B  
 J. Andrew & B. J. Smith Architects, Inc.  
 4891 North Greenwood Avenue  
 Suite 400  
 Chicago, Illinois 60630  
 773.853.2013 Fax: 773.853.0041

PROJECT NO. 2023  
 HOTEL  
 3723-411 NORTH HALSTED STREET  
 CHICAGO, IL 60617  
 DATE: 12/14/2024

*Reclassification Of Area Shown On Map No. 9-H.*  
(As Amended)  
(Application No. 22657T1)  
(Common Address: 2053 W. Irving Park Rd.)

[SO2025-0015285]

*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, be amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Zoning Map Index (Page Number) 9-H, in the area bounded by:

the south line of West Irving Park Road; a line 99.25 feet east of and parallel to the east line of North Hoyne Avenue; the alley next south of and parallel to West Irving Park Road; and a line 55.25 feet east of and parallel to the east line of North Hoyne 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; Ground, Second, Third, Fourth and Loft Floor Plans;  
and North, South, East and West Building Elevations  
attached to this ordinance printed on  
pages 25767 through 25777  
of this *Journal*.]

Type 1 Narrative Rezoning Analysis and Specific Criteria for Transit-Served Locations attached to this ordinance reads as follows:

## Form for Publication

Application No. 22657-T1

**17-13-0303-C (1) Type 1 Narrative & Plans - Zoning Map Amendment - SUBSTITUTE**

2053 West Irving Park Road, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 5,500 square feet

Proposed Land Use: The Applicant is seeking a *Type I Zoning Map Amendment* and secondary *Administrative Adjustment* relief, pursuant to Section 17-13-0300 of the Chicago Zoning Ordinance, in order to permit the redevelopment of the subject property with a new four-story mixed-use building. The programming for the proposed new building calls for the establishment of a single commercial unit (768 square feet) at the front of the ground floor, comprising the street facing frontage, and a total of nine (9) dwelling units to be distributed on and between the respective floors, with three (3) "loft" style dwelling units to be situated at the rear of the ground floor. Off-street surface parking (adapted with electric charging stations) for five (5) vehicles will be situated at the rear of the site, with access from the public alley. The proposed improvements will be masonry in construction and will measure approximately 48 feet-0 inches in height (*4<sup>th</sup> floor ceiling*).

- (A) The Project's Floor Area Ratio: 16,466 square feet (2.99 FAR) (Total Building)  
\*768 square feet (Ground Floor Commercial Space)

*\* In order to accommodate the provision of a smaller commercial space on the ground floor, which such type of unit is in high demand in this particular neighborhood and which feature was specifically endorsed by the local community (including the Chamber of Commerce), the Applicant had to shrink the depth of such unit to maximize the street-facing frontage (attracting patrons), while also allowing for meaningful utilization of the rear half of the building to offer more efficient dwelling units that can be occupied by the owner and/or employees of the corresponding commercial space or other nearby establishments. As such, the Applicant is seeking an Administrative Adjustment - in conjunction with this Type 1 Zoning Map Amendment, to reduce the ground-floor commercial area requirement by not more than 20% - from 800 square feet to 768 square feet (4% reduction) [Section 17-3-0305; Section 17-13-1003-X].*

- (B) The Project's Density (Lot Area Per Dwelling Unit): 9 units (611 square feet)  
(C) The amount of off-street parking: \*5 automobile spaces; \*10 bicycle spaces

*\* The subject property is located on a designated Six Corner Pedestrian Street, within 2,640 linear feet of the entrance to the Irving Park-Ravenswood Brown Line (CTA) Train Station, thereby qualifying as a Transit Served Location (TSL) [17-10-0102-B].*

Final for Publication

(C) The amount of off-street parking: *(Continued)*

*\*The programming for the development calls for the construction and occupancy of a new mixed-use building that will feature nine (9) dwelling units, six of which will be three-bedroom units intended for families. In consideration of current market demand, as was echoed by local residents and liaisons throughout community review, the Applicant is proposing to slightly increase the number of off-street automobile parking spaces to serve this particular transit-oriented development (TOD), so that all but one of the larger-format dwelling units will have dedicated onsite parking. As such, the Applicant is seeking an Administrative Adjustment - in conjunction with this Type 1 Zoning Map Amendment, to increase the minimum automobile parking ratio for a transit served location (TSL) – from 4 spaces (not more than 50%) to 5 spaces (55%). [Section 17-3-0308; Section 17-13-1003-EE.] In further consideration of this relief, the vehicular spaces will be adapted with electric (EVSE) charging stations and there will be enclosed parking for 10 bicycles within the ground floor of the building.*

- (D) Setbacks:
- a. Front Setback: 0 foot-0 inches
  - b. \*Rear Setback: 26 feet-0 inches
  - c. Side Setbacks:
    - West: 0 feet-0 inches
    - East: 0 feet-0 inches

*\*In order to accommodate the provision of larger footprint dwelling units for families, as well as a newly rendered commercial space – both of which features were specifically requested and endorsed by the local community, the Applicant had to amplify the length of the building on this narrow (44 feet wide < 50 feet wide) site. As such, the Applicant is seeking an Administrative Adjustment - in conjunction with this Type 1 Zoning Map Amendment, to reduce the minimum rear setback for floors containing dwelling units by not more than 50% - from 30 feet to 26 feet. [Section 17-3-0405-B; Section 17-13-1003-I].*

(E) Building Height: 48 feet-0 inches (*underside of 4<sup>th</sup> Floor ceiling beam*)

*Please Note: An elevator and two stairways will provide vertical access to the roof of the new building. The height of these structures is 8 feet–0 inches (< 15 feet-0 inches) from floor to ceiling and the total floor area occupied by the same does not exceed 450 square feet. As such, these structures should not count toward the “building height.” Section 17-17-0311-C]*

Public Hearing

**COMPLIANCE WITH SECTION 17-3-0308: Specific Criteria for Transit-Served Locations**

In all B and C districts, any new construction within 2,640 feet of a CTA or METRA rail station entrance must satisfy all of the following specific criteria:

**1. The project complies with the applicable standards of Section 17-10-0102-B.**

The project calls for the construction and occupancy of a new four-story mixed-use development at the subject property, which qualifies as a *Transit-Served Location* (TSL) due to its proximity to the *Irving Park – Ravenswood CTA Brown Line Train Station*. The ground floor of the new proposed development will feature a single commercial / retail unit at the front of the ground floor, comprising and activating the *Irving Park / Six Corners Pedestrian Street* frontage, with three dwelling units occupying the remainder of the ground floor. An additional six (6) dwelling units will be distributed on and between the 2<sup>nd</sup> through 4<sup>th</sup> floors, each of which will feature three bedrooms to accommodate growing families. The design and functionality of the dwelling units was developed in a conscious effort to attract families and/or work-from-home dwellers, so to ensure ongoing activation of the property from ground up and to add more vested members to the immediate community, who will patronize and help to revitalize the existing businesses, while the inclusion of the newly rendered commercial / retail space is intended to encourage interest from a local business and/or service provider seeking to service the residents and occupants of the immediate neighborhood. Rounding out the development is surface parking for five (5) vehicles, each space adapted with an electric (EVSE) charging station, by request and recommendation of the local Alderman and community liaisons, in an effort to further reduce the carbon footprint of the new development, while allowing families the security of having one personal vehicle. In addition hereto, and in furtherance of these sustainable policies and goals, the new development also accommodates enclosed parking and storage for at least ten (10) bicycles, e-bicycles, scooters and/or strollers. Such proposed parking provisions represents a 55% parking-to-unit ration, so that the residents of all but one of the larger-format (three-bedroom) units will be designated their own off-street parking space, thereby mitigating the demand on public parking resources in the neighborhood and easing congestion in the streets, while still promoting reliance on the multi-modal forms of nearby public transit and environmentally conscious transportation.

**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*), 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 design for the proposed new multi-family mixed-use development establishes full time activation of the entirety (*44+ feet*) of the street-facing building elevation at and along the front property line, which is situated on a segment of the *Irving Park / Six Corners Pedestrian Street*. The street facing building wall, as well as the primary pedestrian entrance to the building, directly abut the corresponding sidewalk, so to provide a serene lobby corridor into the respective ground floor areas (commercial + residential) and to further enhance the privacy and safety of the respective residents and their guests. \*[*Secondary access to the building will be provided at/through the rear of the property.*]

Page 17 of 20

Such primary pedestrian entrance does NOT exceed 12 feet of the width of the respective corresponding façade, and – too, does NOT exceed one-story in height. In consideration and due deference to the privacy and security interests of the residents of the new building, a small common-shared lobby corridor greets patrons, employees and residents as they enter the building, leading to two separate interior entrances – both of which will be secured by premium locking mechanisms (mechanical and electronic) and under twenty-four-hour video surveillance by building management. Furthering these same intentions, the design for the ground floor includes large, glazed windows, with a matching door, as accented by splashes of masonry, metal and stone features, promoting refined translucence and far exceeding the minimum 60% transparency requirement for *Pedestrian Streets*. Lastly, yet relatedly, all of the required off-street *parking* will be located at the rear of the site – wholly behind the principal building, so to NOT be visible from Irving Park Road and the corresponding public ways. Vehicular access to such parking will be accommodated via the public alley that runs along the “rear” of the site.

- 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 *Transit Friendly Development Guide* defines ‘transit friendly development’ as [d]evelopment which is oriented towards and integrated with adjacent transit. By way of relevant example, the proposed new development incorporates pedestrian accessibility and connectivity just about 1,600 linear feet from the entrance to the *Irving Park – Ravenswood CTA Brown Line Station* and directly on one of the City’s most exploited *CTA Bus Routes*, the future plans for which such traditionally automobile-intensive thoroughfare calls for the inclusion of a fully designated and functioning “protected bicycle lane” by and through the Chicago Department of Transportation (CDOT). The proposed mixed-use development will also be activating almost 44 feet of significant, presently and perpetually dormant, street frontage along Irving Park Road, the primary pedestrian route to the CTA Station and the bustling retail and hospitality establishments that comprise Lincoln Avenue and Ravenswood Avenue to the west. With these same intentions in mind, the proposed smaller scale *commercial* unit was the result of many months of collaboration with the Alderman and community liaisons – including the local Chamber of Commerce, toward providing an opportunity for a local entrepreneur to affordably maintain roots in the community, while serving the many residents that similarly call this neighborhood “home.” Accordingly, this space is intended to be occupied and operated by a local member of the community and to service the residents, workers and occupants of the immediate neighborhood, most of whom enjoy and promote very environmentally conscientious lifestyles.

- 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.**

Chicago Department of Transportation

The Applicant is seeking an *Administrative Adjustment* to increase the *Minimum Automobile Parking Ratio* for this *Transit-Served Location (TSL)*, from four parking spaces (< 50%) to five parking spaces (> 55%), so that the residents of all (but one) of the proposed three-bedroom dwelling units will have secured parking for their own personal vehicle, pursuant to Sections 17-3-0308(4) and 17-13-1003-EE of the Zoning Ordinance. This unit to parking ratio was meaningfully vetted by the Development Team during their many months of engagement with the community liaisons, who concur - based on market demand and general observation, that residents of these new 'family-oriented' units will likely own a private vehicle. The market data for this neighborhood further corroborates this belief, showing that all owner-occupied units of this size and format command at least one (1) designated off-street parking space and that similar units without such accommodations are commercially unviable. Correspondingly, failure to provide off-street parking for most of these larger format units would likely result in wasteful appropriation of essential street parking for patrons of the local businesses and visitors to the neighborhood.

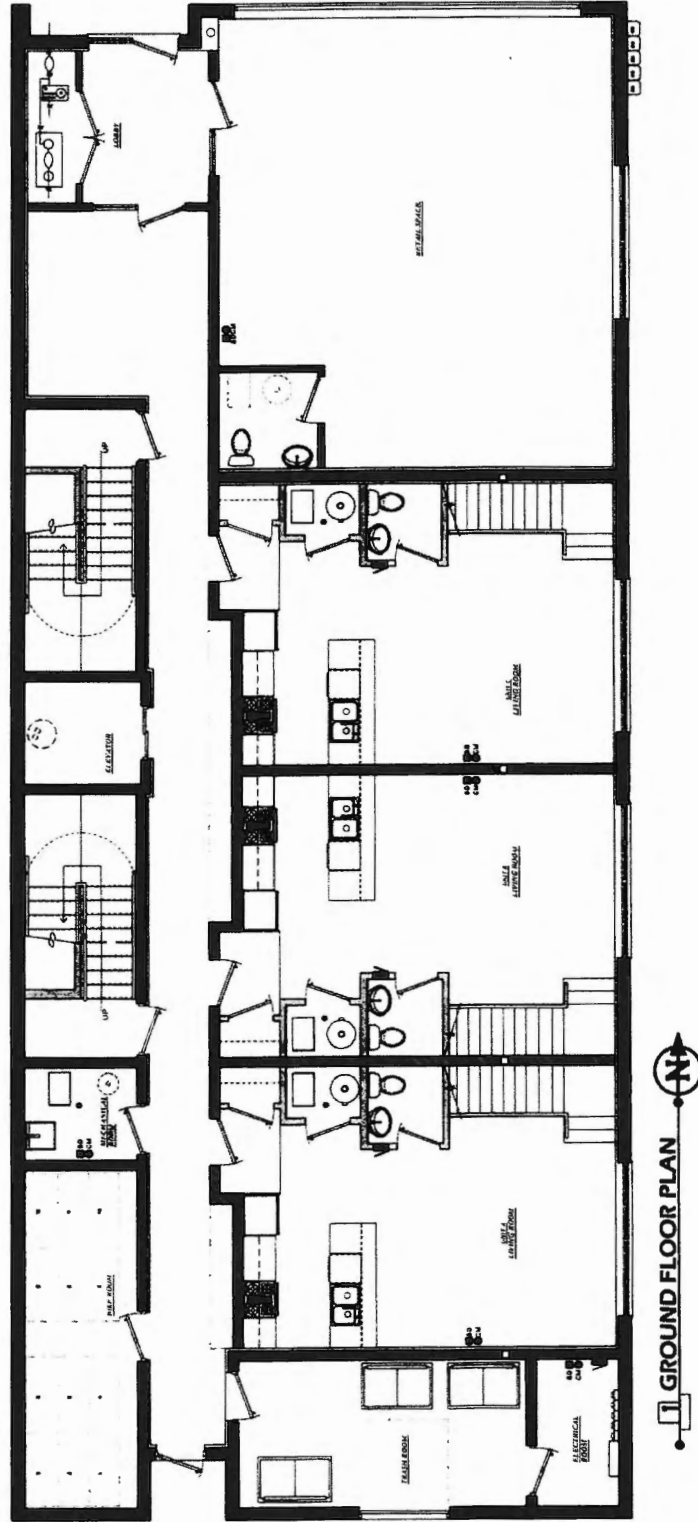
**5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.**

In a direct and deliberate effort to promote public forms of transportation, and – too, to mitigate vehicular congestion and traffic in this pedestrian-oriented neighborhood, while still balancing the express interests and demands of the existing residents of the community, the Applicant moderated the density of the new proposed development and will provide one (1) designated off-street parking space for all (but one) of the six 'family-oriented' (three-bedroom) dwelling units. These fundamental conditions should (and have been shown to) inherently dissuade families who require and/or rely on more than one personal automobile from occupying a unit within the proposed new building, thereby attracting those residents who desire to rely on public and/or non-vehicular (carbon-neutral) forms of transit, including electric vehicles. Accordingly, ALL five (5) of the off-street parking spaces will be supported by electric vehicle supply equipment (EVSE), so to accommodate electric vehicles, in an effort to further reduce the carbon footprint of the new development and enhance its sustainability, while still allowing families the security of having one personal vehicle. The proposed development also includes a sizeable *Storage Room* within the ground floor that can accommodate secure interior parking for at least ten (10) bicycles (including e-bicycles), scooters, and/or strollers / wagons, while additional unoccupied onsite open space is available behind the building to park additional bicycles for immediate and regular use. Beyond these onsite accommodations, there are additional bicycle racks located along the sidewalk of this particular stretch of Irving Park Road and the Applicant is committed to working with the local Alderman and representatives from the CTA and CDOT, toward implementing additional public bicycle racks and/or *Divvy Stations*, should such improvements be desired. [*Pursuant to the recently ratified City of Chicago – Travel Demand Study & Management Plan (TDM), the Applicant will submit the corresponding Site Plan and Project Narrative to the Chicago Department of Transportation (CDOT) Plan Review Committee for a (Tier 1) determination as to any additional requirements that may be deemed necessary to ensure compliance with all such standards and guidelines.*]



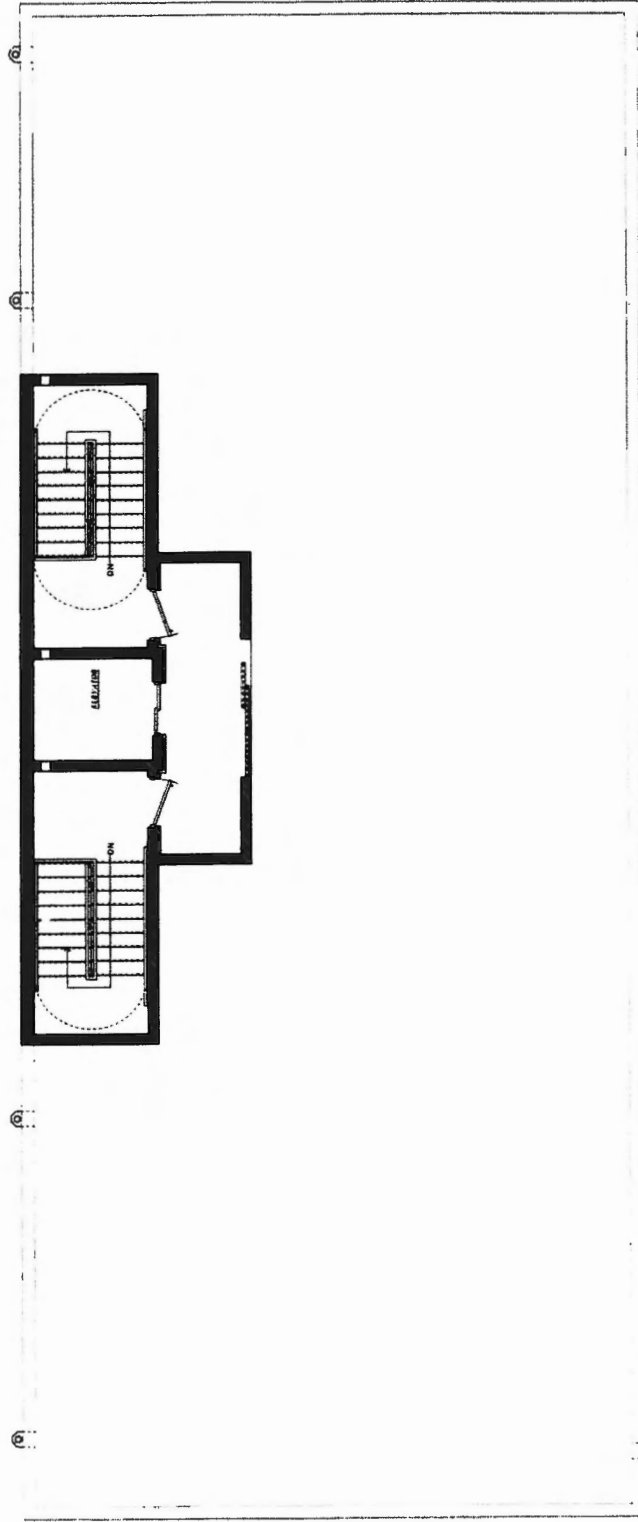
Plan for Publication

2053 W. IRVING PARK RD.



Final for Publication

2053 W. IRVING PARK RD.

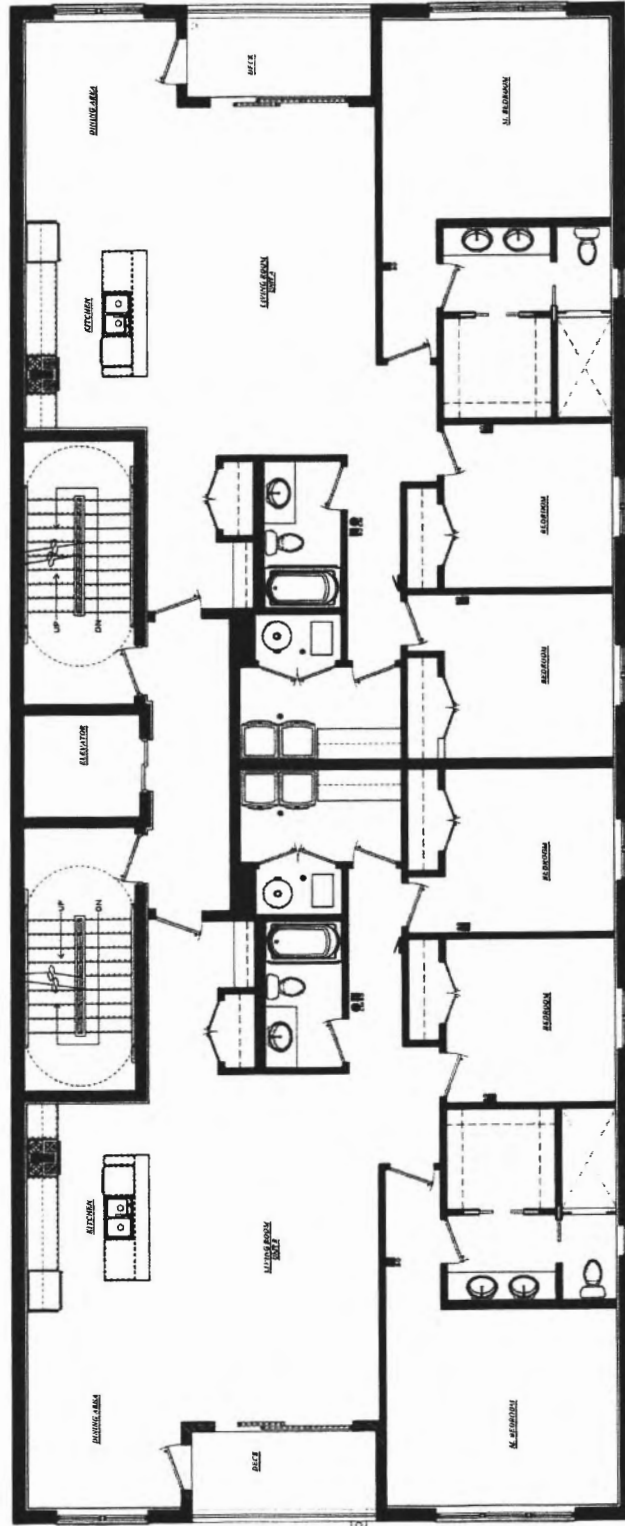


6 SECOND FLOOR PLAN



Final for Publication

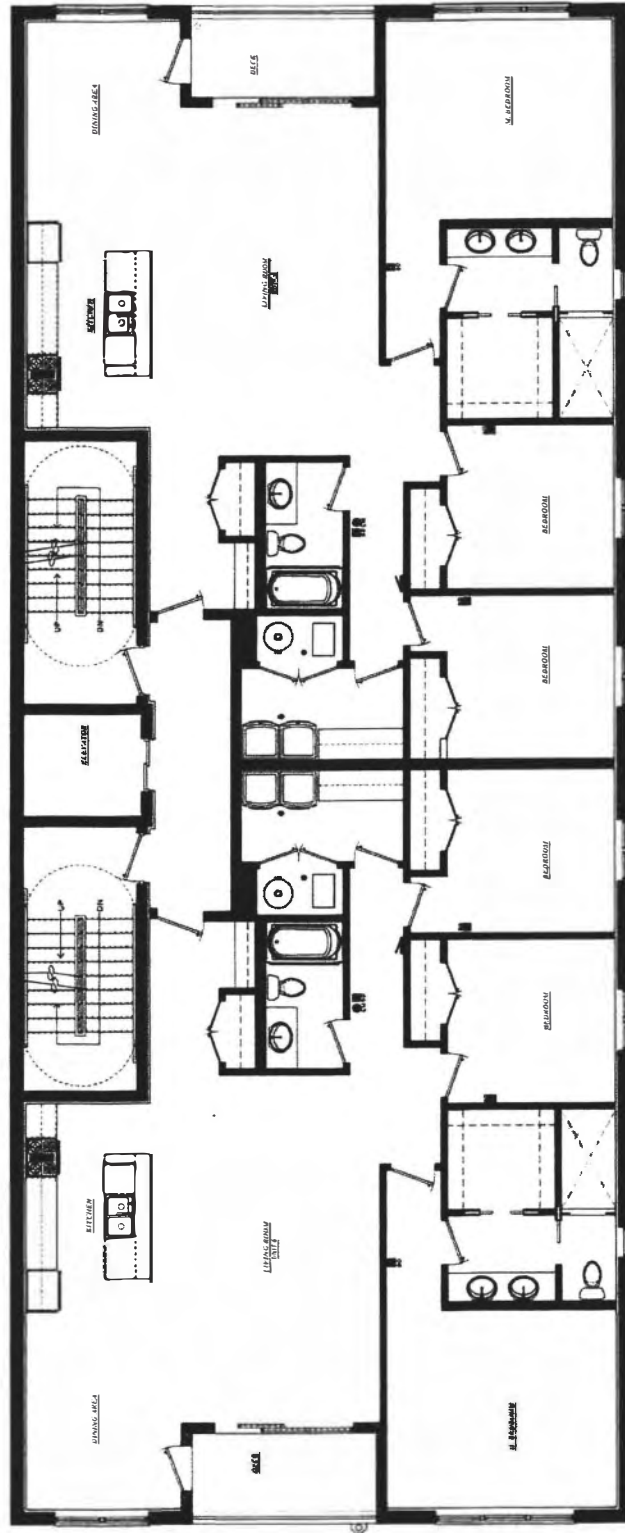
2053 W. IRVING PARK RD.



SECOND FLOOR PLAN

Final Publication

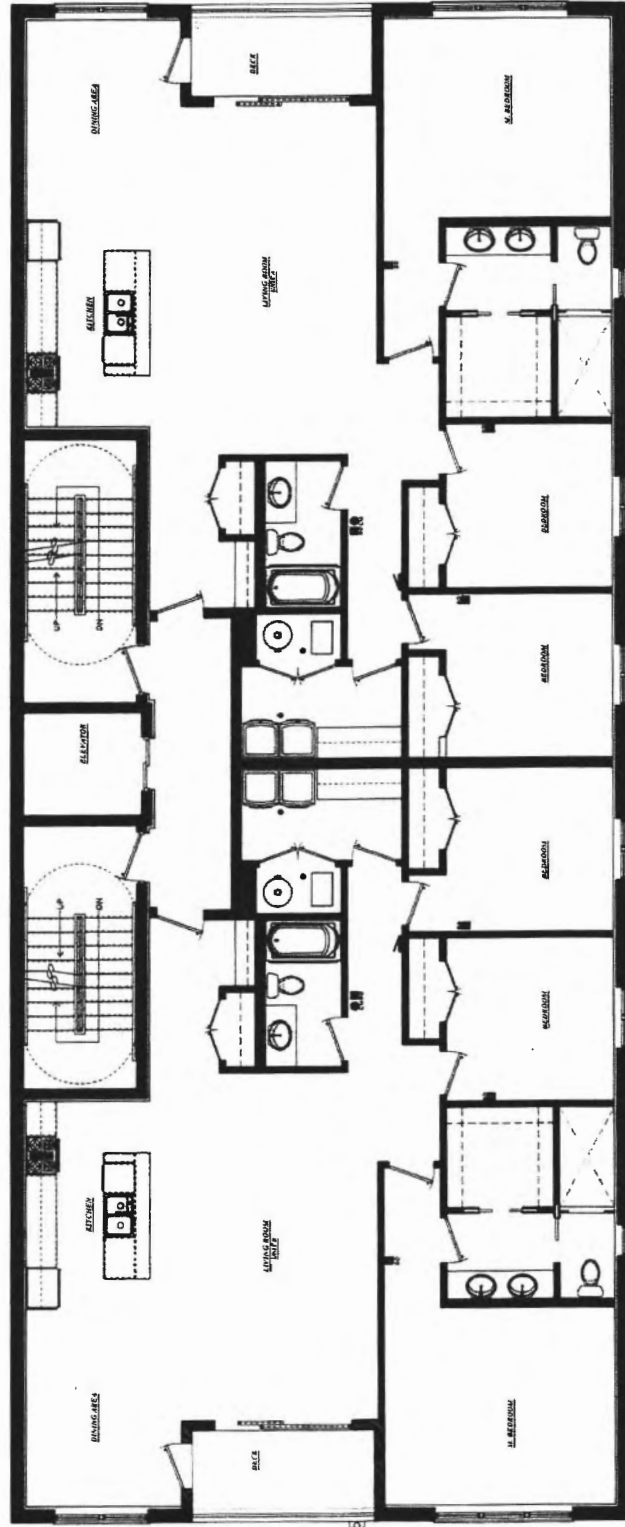
2053 W. IRVING PARK RD.



4 THIRD FLOOR PLAN

Final for Publication

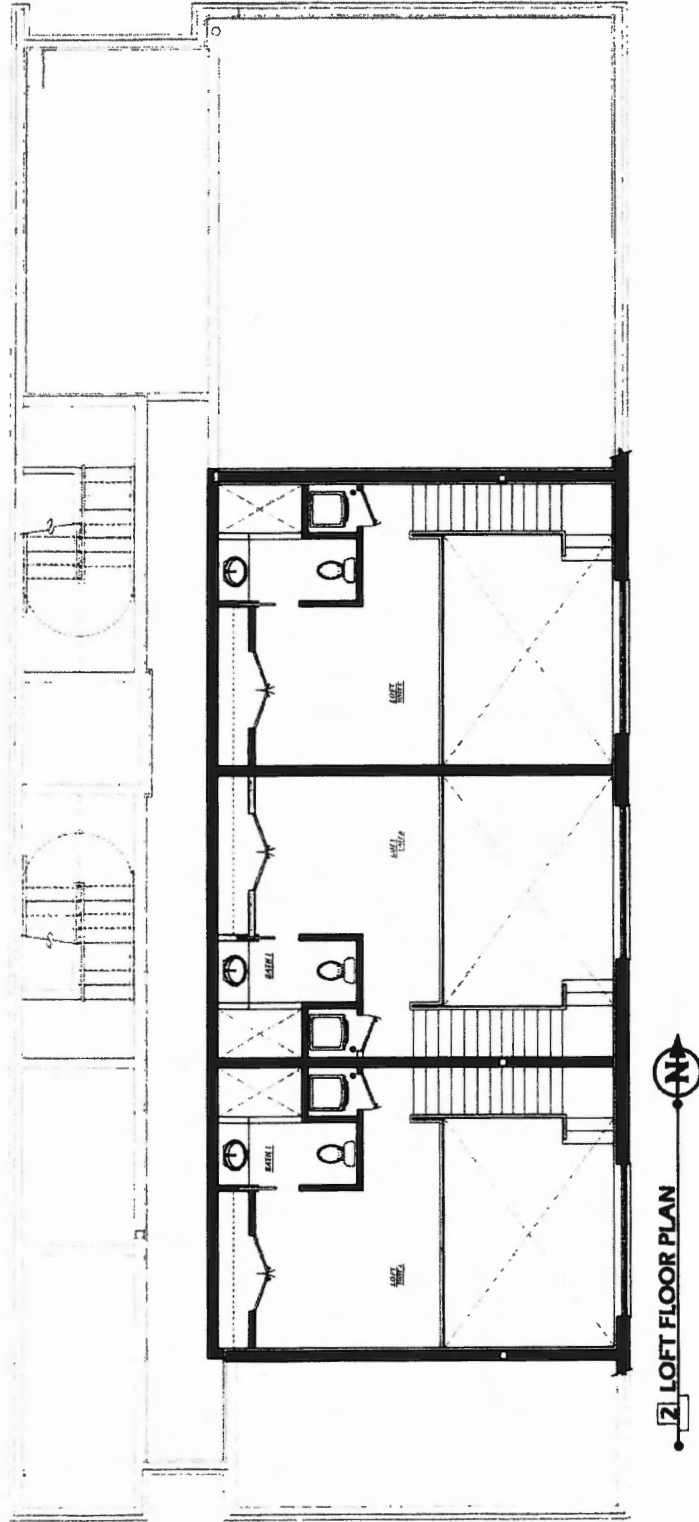
2053 W. IRVING PARK RD.



5 FOURTH FLOOR PLAN

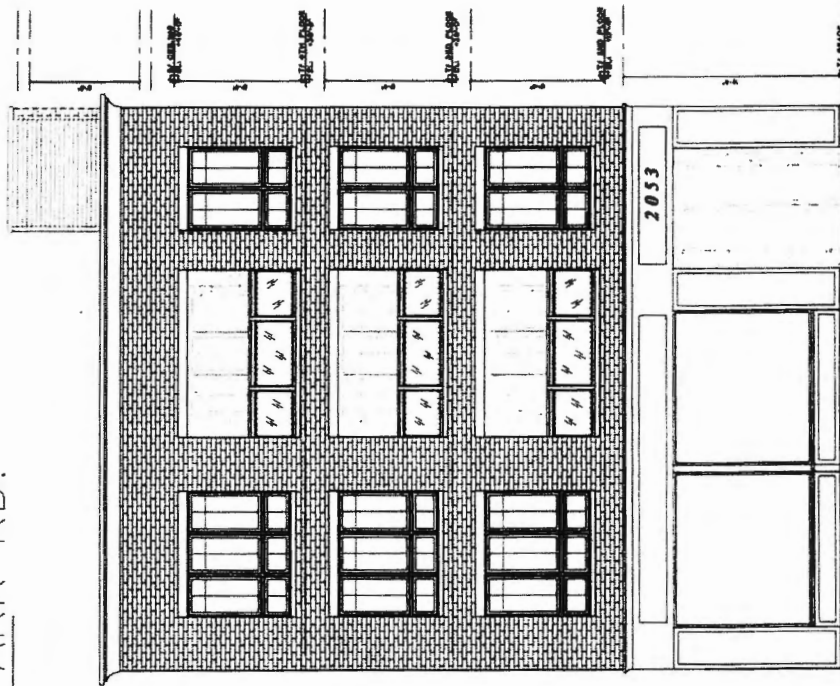
Final for Publication

2053 W. IRVING PARK RD.



Final for Publication

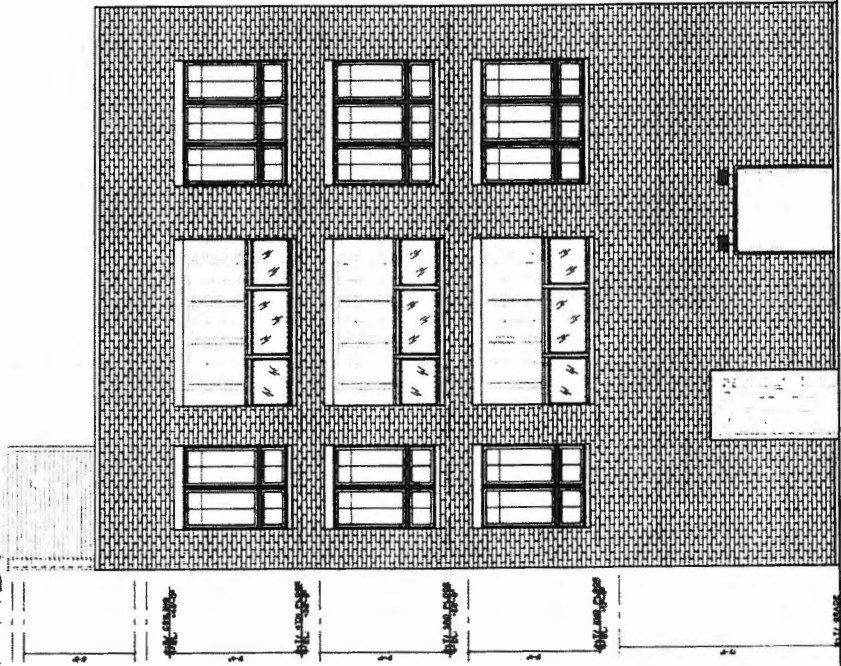
2053 W. IRVING PARK RD.



• [A] NORTH ELEVATION

Final for Publication

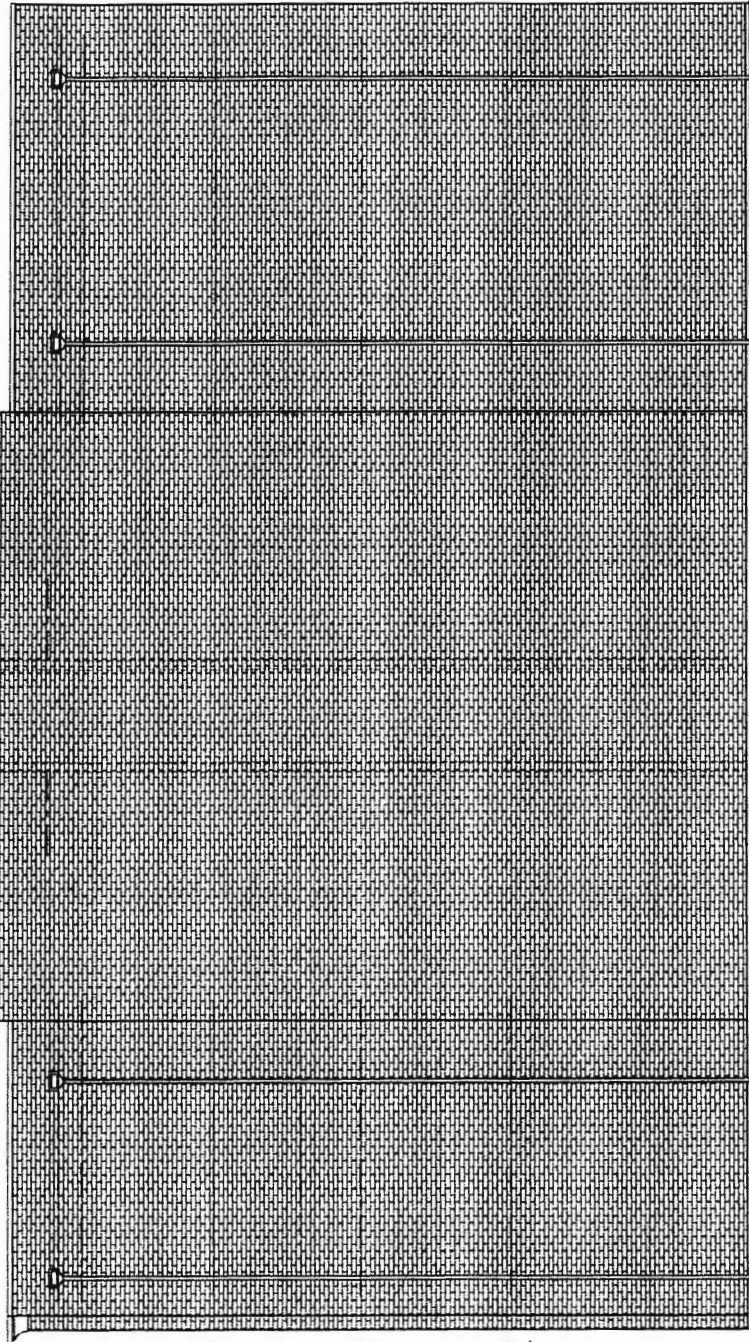
2053 W. IRVING PARK RD



SOUTH ELEVATION

Final for Publication

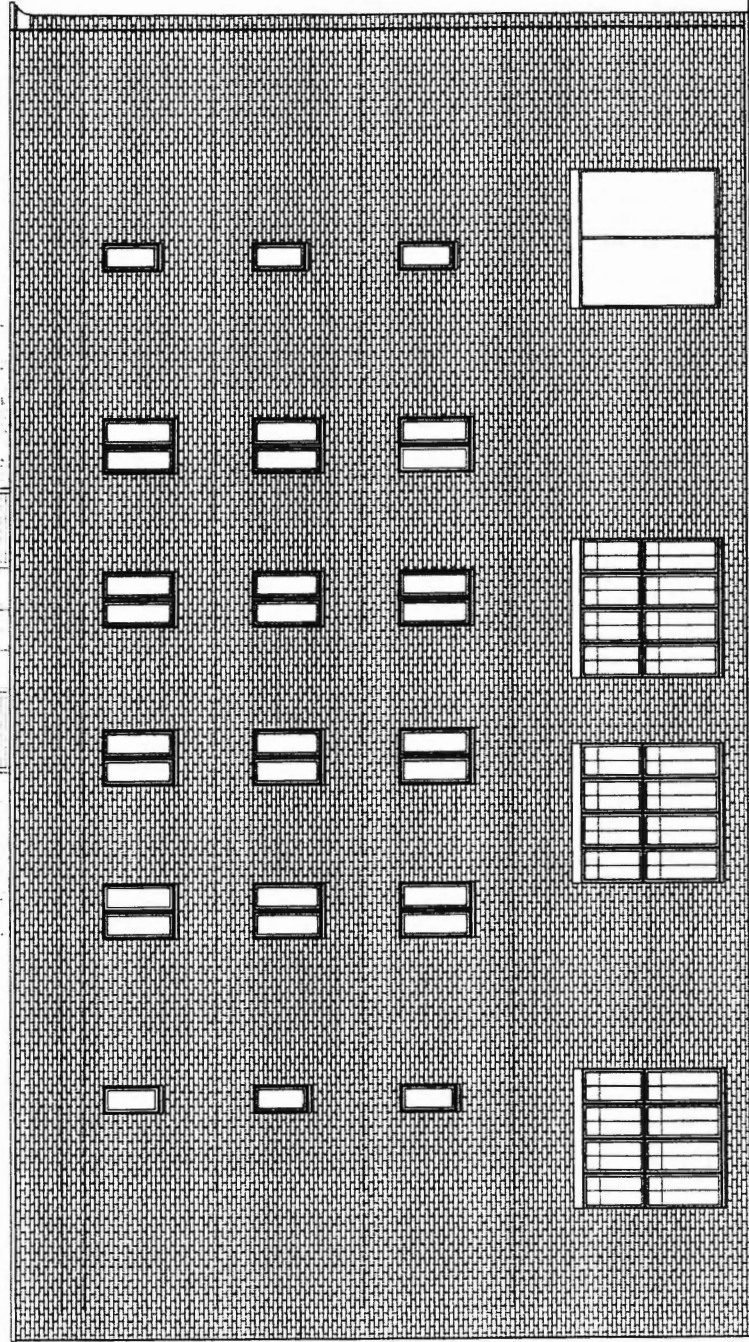
2053 W. IRVING PARK RD.



EAST ELEVATION

Final for Publication

2053 W. IRVING PARK RD.



WEST ELEVATION

*Reclassification Of Area Shown On Map No. 9-N.*  
(Application No. 22670)  
(Common Address: 3930 N. Nordica Ave.)

[O2025-0015353]

*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 RS2 Residential Single-Unit (Detached House) District symbols as shown on Map Number 9-N in the area bounded by:

a line 313.65 feet south of and parallel to West Irving Park Road; North Nordica Avenue;  
a line 344.90 feet south of and parallel to West Irving Park Road; and the public alley  
next west of and parallel to North Nordica Avenue,

to those of an RS3 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance takes effect after its passage and due publication.

---

*Reclassification Of Area Shown On Map No. 10-F.*  
(Application No. A-8937)  
(Common Address: 422 -- 448 W. Root St.)

[O2025-0014816]

*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 C1-5 Commercial, Manufacturing, and Employment District symbols and indications as shown on Map Number 10-F in the area bounded by:

the alley next north of and parallel to West Root Street; a line 194 feet east of and parallel  
to South Normal Avenue; West Root Street; and a line 94 feet east of and parallel to  
South Normal Avenue,

to those of an RS3 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. 10-H.*

(Application No. 22667)

(Common Address: 4456 S. Hermitage Ave.)

[O2025-0015345]

*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 District symbols and indications as shown on Map Number 10-H in the area bounded by:

a line 48.11 feet north of and parallel to West 45<sup>th</sup> Street; South Hermitage Avenue; West 45<sup>th</sup> Street; and the alley next west of and parallel to South Hermitage Avenue,

to those of a B2-1 Neighborhood Mixed-Use 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. 11-H.*

(Application No. 22659T1)

(Common Address: 4241 N. Ravenswood Ave.)

[O2025-0015320]

*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 C3-2 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 11-H in the area generally bounded by:

North Ravenswood Avenue; a line 92.5 feet south of and parallel to West Cullom Avenue; the public alley next east of and parallel to North Ravenswood Avenue; and a line 342.5 feet south of and parallel to West Cullom Avenue,

to those of a C3-2 Commercial, Manufacturing and Employment District.

SECTION 2. This ordinance takes effect and be in force from and after its passage and due publication.

[Title Sheet; First Floor Plan; Streetscape and Site Plan; Ravenswood Avenue, North and South Building Elevations; and Renderings attached to this ordinance printed on pages 25782 through 25787 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

## Final for Publication

### TYPE 1 ZONING MAP AMENDMENT

#### Zoning Narrative & Plans

#### 4241 North Ravenwood Avenue

In September 2019, Birnecker Holdings LLC (“Applicant”) obtained a Type 1 zoning change for its property located at 4241 North Ravenwood Avenue (“Property”), rezoning it from M1-2 (Manufacturing District) to C3-2 (Commercial District). At the time, the Applicant wanted to consolidate its KOVAL distillery production operations and office space with the tasting room and store. Over time, KOVAL began to host small-scale entertainment shows and other community events within its tasting room. The City’s Business Affairs and Consumer Protection Department has determined that KOVAL needs a public place of amusement license (“PPA”). Because the property is within 125-feet of an RS-3 District (Residential), the Applicant is required to obtain a Variation from the Chicago Zoning Ordinance.

Applicant seeks to secure the Variation by filing an elective Type 1 zoning amendment application. The base zoning district will remain the same (C3-2), but the zoning application will incorporate a request for the Variation. In December 2023, The City Council adopted an ordinance relating to Type 1 zoning amendments (Ordinance No. 2023-0005759). The ordinance authorizes applicants for Type 1 zoning changes to incorporate requests for variations. Prior to this amendment, variation requests were required to be reviewed and approved by the Zoning Board of Appeals (“ZBA”). This recent amendment is part of the Mayor’s “cut the tape” initiative to help streamline the zoning process. This zoning text amendment is a subtle but significant code modification to expedite review of zoning matters.

There will be no additions or alterations to the property. The sole purpose of the zoning change is to secure the required Variation in order to obtain a PPA license.

# Final for Publication

\*The below zoning data and enclosed plans remains consistent with Ordinance No. 2019-4469, approved September 2019.

**(a) Floor Area and Floor Area Ratio:**

- i. Lot Area: 40,950 sf
- ii. Total building area: 34,544 sf (existing)
- iii. FAR: .84 (existing)

**(b) Density (Lot Area per Dwelling Unit):** Not applicable (no dwelling units)

**(c) Parking:**

0 (*Applicant secured Administrative Adjustment in June 2024, granting parking reduction from 5 required parking spaces to 0.*)

**(d) Setbacks:**

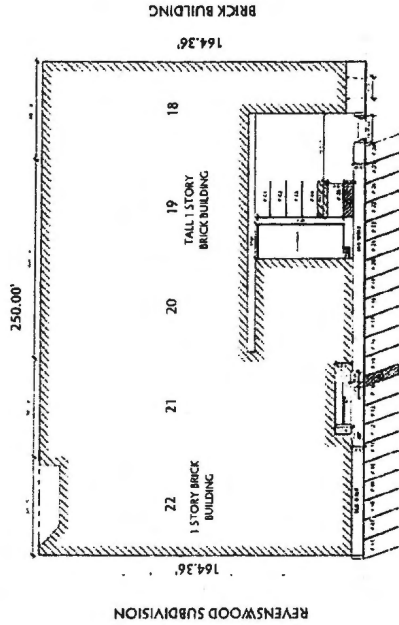
- i. Front setback 0 feet, 0 inches
- ii. Side setback (north) 0 feet, 0 inches
- iii. Side setback (south) 0 feet, 0 inches
- iv. Rear setback 0 feet, 0 inches

**(e) Building height:**

25 feet (existing)

Final for Publication

4241 N RAVENSWOOD AVE CHICAGO, IL 60613



N. RAVENSWOOD AVENUE

① SITE PLAN

**PMP ARCHITECTS**  
 4241 N. RAVENSWOOD AVE  
 CHICAGO, IL 60613  
 TEL: 773.222.2222  
 FAX: 773.222.2222  
 WWW.PMPARCHITECTS.COM

**REVISIONS**

NO.	DATE	DESCRIPTION

4241 N RAVENSWOOD AVE CHICAGO, IL 60613  
 PERMIT #: 0000000000

TITLE SHEET  
**T100**

**INDEX OF DRAWINGS**

NO.	DESCRIPTION

**SCOPE OF WORK**  
 INTERIOR RENOVATION OF 1 STORY BRICK BUILDING WITH FRONT PATIO ADDITION

**WORK AREA**

**LOCATION MAP**



**ZONING REQUIREMENTS**

REQUIREMENT	COMPLIANCE

**BUILDING CODE REQUIREMENTS**

REQUIREMENT	COMPLIANCE

**GENERAL NOTE**

**CERTIFICATION**

**EXIT REQUIREMENTS**

**2018 ELECTRICAL CODE**

# Final for Publication

**RESTAURANT EQUIPMENT & SUPPLIES**

ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	STOVE	1	EA	1000	1000
2	REF	1	EA	1000	1000
3	DISHWASHER	1	EA	1000	1000
4	EXTRACTOR	1	EA	1000	1000
5	ICE MACHINE	1	EA	1000	1000
6	GRINDER	1	EA	1000	1000
7	SAFETY	1	EA	1000	1000
8	STOVE	1	EA	1000	1000
9	REF	1	EA	1000	1000
10	DISHWASHER	1	EA	1000	1000
11	EXTRACTOR	1	EA	1000	1000
12	ICE MACHINE	1	EA	1000	1000
13	GRINDER	1	EA	1000	1000
14	SAFETY	1	EA	1000	1000
15	STOVE	1	EA	1000	1000
16	REF	1	EA	1000	1000
17	DISHWASHER	1	EA	1000	1000
18	EXTRACTOR	1	EA	1000	1000
19	ICE MACHINE	1	EA	1000	1000
20	GRINDER	1	EA	1000	1000
21	SAFETY	1	EA	1000	1000
22	STOVE	1	EA	1000	1000
23	REF	1	EA	1000	1000
24	DISHWASHER	1	EA	1000	1000
25	EXTRACTOR	1	EA	1000	1000
26	ICE MACHINE	1	EA	1000	1000
27	GRINDER	1	EA	1000	1000
28	SAFETY	1	EA	1000	1000
29	STOVE	1	EA	1000	1000
30	REF	1	EA	1000	1000
31	DISHWASHER	1	EA	1000	1000
32	EXTRACTOR	1	EA	1000	1000
33	ICE MACHINE	1	EA	1000	1000
34	GRINDER	1	EA	1000	1000
35	SAFETY	1	EA	1000	1000
36	STOVE	1	EA	1000	1000
37	REF	1	EA	1000	1000
38	DISHWASHER	1	EA	1000	1000
39	EXTRACTOR	1	EA	1000	1000
40	ICE MACHINE	1	EA	1000	1000
41	GRINDER	1	EA	1000	1000
42	SAFETY	1	EA	1000	1000
43	STOVE	1	EA	1000	1000
44	REF	1	EA	1000	1000
45	DISHWASHER	1	EA	1000	1000
46	EXTRACTOR	1	EA	1000	1000
47	ICE MACHINE	1	EA	1000	1000
48	GRINDER	1	EA	1000	1000
49	SAFETY	1	EA	1000	1000
50	STOVE	1	EA	1000	1000
51	REF	1	EA	1000	1000
52	DISHWASHER	1	EA	1000	1000
53	EXTRACTOR	1	EA	1000	1000
54	ICE MACHINE	1	EA	1000	1000
55	GRINDER	1	EA	1000	1000
56	SAFETY	1	EA	1000	1000
57	STOVE	1	EA	1000	1000
58	REF	1	EA	1000	1000
59	DISHWASHER	1	EA	1000	1000
60	EXTRACTOR	1	EA	1000	1000
61	ICE MACHINE	1	EA	1000	1000
62	GRINDER	1	EA	1000	1000
63	SAFETY	1	EA	1000	1000
64	STOVE	1	EA	1000	1000
65	REF	1	EA	1000	1000
66	DISHWASHER	1	EA	1000	1000
67	EXTRACTOR	1	EA	1000	1000
68	ICE MACHINE	1	EA	1000	1000
69	GRINDER	1	EA	1000	1000
70	SAFETY	1	EA	1000	1000
71	STOVE	1	EA	1000	1000
72	REF	1	EA	1000	1000
73	DISHWASHER	1	EA	1000	1000
74	EXTRACTOR	1	EA	1000	1000
75	ICE MACHINE	1	EA	1000	1000
76	GRINDER	1	EA	1000	1000
77	SAFETY	1	EA	1000	1000
78	STOVE	1	EA	1000	1000
79	REF	1	EA	1000	1000
80	DISHWASHER	1	EA	1000	1000
81	EXTRACTOR	1	EA	1000	1000
82	ICE MACHINE	1	EA	1000	1000
83	GRINDER	1	EA	1000	1000
84	SAFETY	1	EA	1000	1000
85	STOVE	1	EA	1000	1000
86	REF	1	EA	1000	1000
87	DISHWASHER	1	EA	1000	1000
88	EXTRACTOR	1	EA	1000	1000
89	ICE MACHINE	1	EA	1000	1000
90	GRINDER	1	EA	1000	1000
91	SAFETY	1	EA	1000	1000
92	STOVE	1	EA	1000	1000
93	REF	1	EA	1000	1000
94	DISHWASHER	1	EA	1000	1000
95	EXTRACTOR	1	EA	1000	1000
96	ICE MACHINE	1	EA	1000	1000
97	GRINDER	1	EA	1000	1000
98	SAFETY	1	EA	1000	1000
99	STOVE	1	EA	1000	1000
100	REF	1	EA	1000	1000

**FIRST FLOOR**

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	3/12/2025

**PHASE LEGEND**


- EXISTING
- NEW
- DEMOLITION
- ALTERATION

**4241 N BAVENWOOD AVE CHICAGO, IL 60611**

**FLOOR PLANS**

**A300**

# Final for Publication



**PMPC ARCHITECTS**  
 4241 N RAVENSWOOD AVE  
 CHICAGO, IL 60613  
 TEL: 773.334.4400  
 WWW.PMPCARCHITECTS.COM

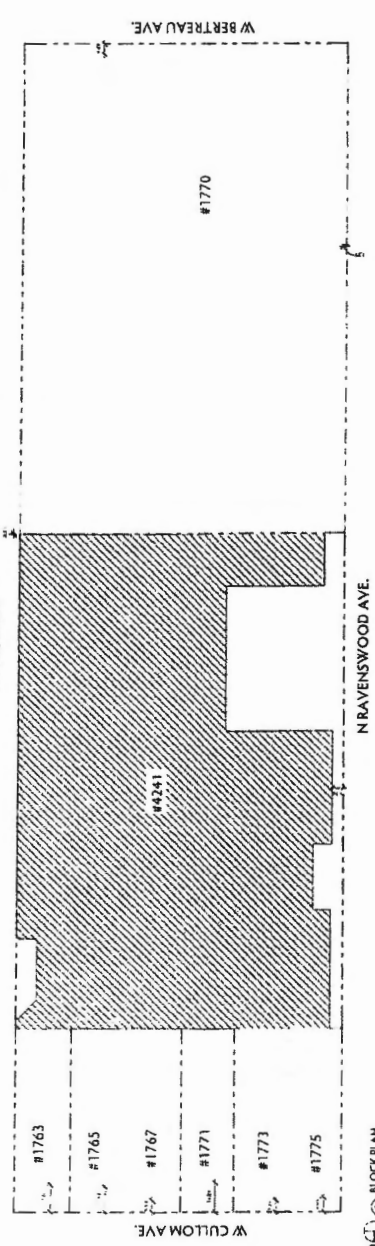
**REVISIONS**

NO.	DATE	DESCRIPTION

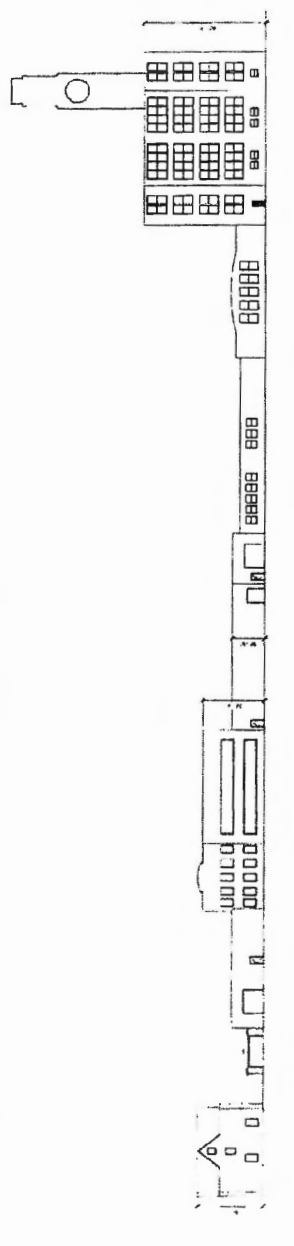
4241 N RAVENSWOOD AVE  
 CHICAGO, IL 60613  
 PERMIT #: 2000000000  
 STREETScape SITE PLAN & ELEVATION

## A301




(1) BLOCK PLAN




(2) RAVENSWOOD AVE ELEVATION


  




#1775




#4241



#4241

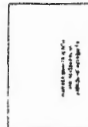

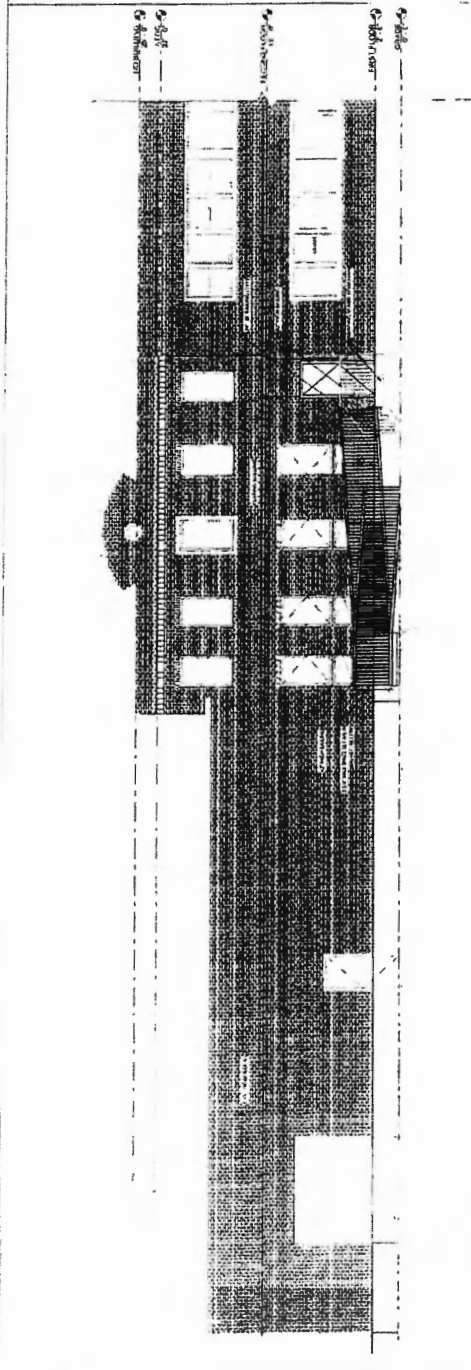
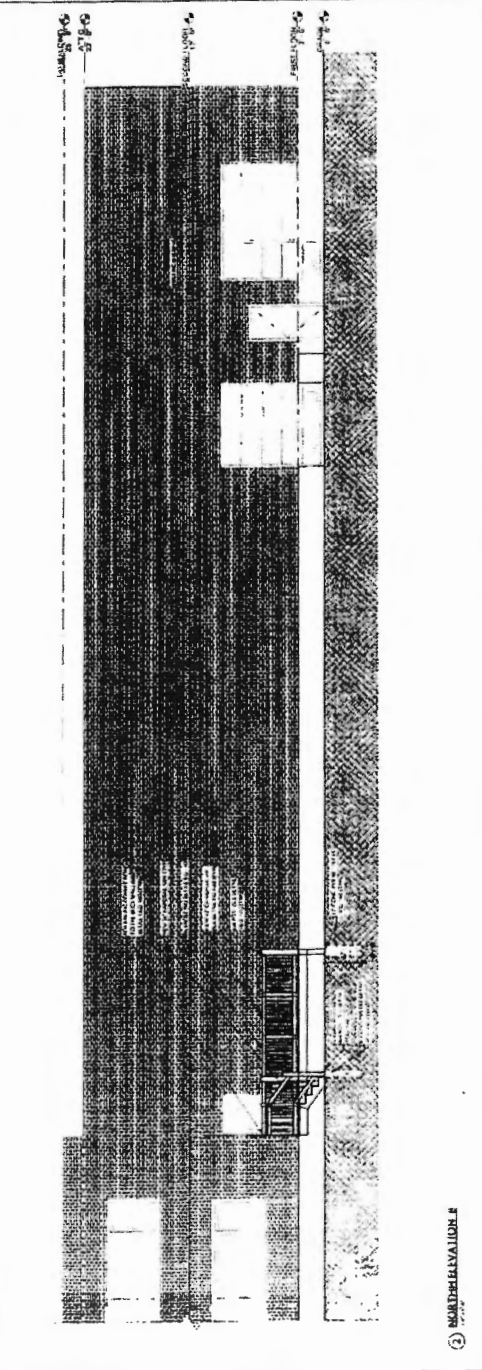


#1770





#1770

# Final for Publication

		<p><b>PMPC ARCHITECTS</b>          424 N. BAYVIEW          CHICAGO, IL 60611          TEL: 312.467.1111          FAX: 312.467.1112          WWW.PMPCARCHITECTS.COM</p>	<p><b>REVISIONS</b></p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION				<p>424 N BAYVIEW          AVE CHICAGO IL 60613          PERMIT #: 000000000</p>	<p>ELEVATIONS  <b>A500</b></p>
NO.	DATE	DESCRIPTION									
	<p>(1) NORTH ELEVATION</p>		<p>(2) SOUTH ELEVATION</p>								

Final for Publication

**PMPC  
ARCHITECTS**  
4741 N. BAVENWOOD  
AVE. CHICAGO, IL 60613  
PERMIT # 000000000

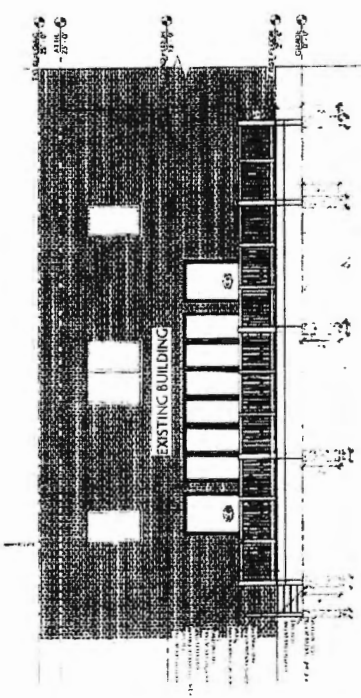
**REVISIONS**

NO.	DATE	DESCRIPTION


ELEVATIONS

**A501**


  
  




**④ SOUTH ELEVATION**




FRONT VIEW




PRIMARY ENTRANCE




NORTH BUILDING VIEW



SOUTH BUILDING VIEW

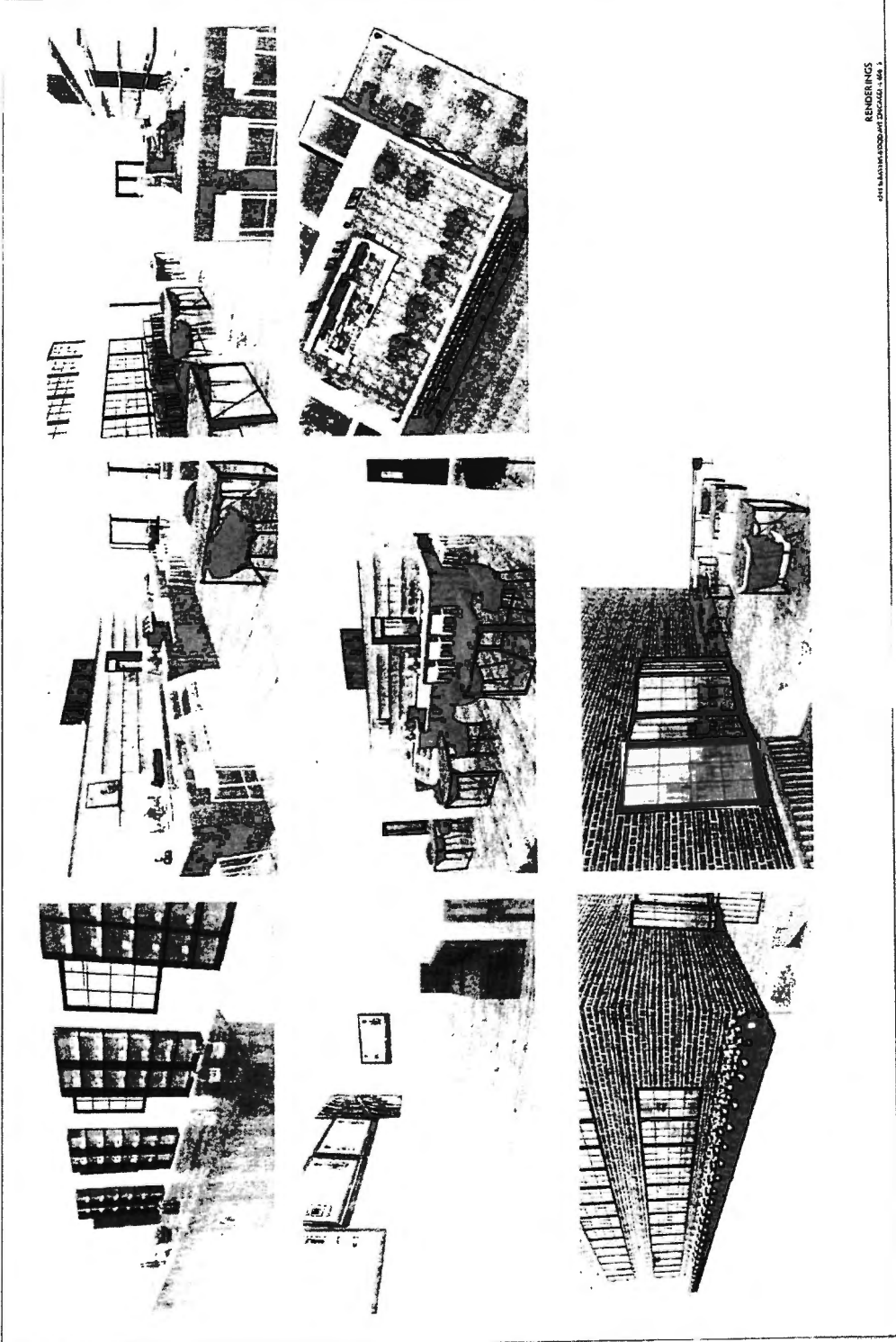


PARKING LOT VIEW



PARKING LOT VIEW

# Final for Publication



RENDERINGS  
4411 N. LAURELWOODWAY CHICAGO, IL 60641

*Reclassification Of Area Shown On Map No. 13-I.*

(As Amended)

(Application No. 22677T1)

(Common Address: 5023 -- 5035 N. Lincoln Ave. And 2441 -- 2453 W. Winnemac Ave.)

[SO2025-0015397]

*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 B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 13-I in the area bounded by:

West Winnemac Avenue; the public alley next northeast of North Lincoln Avenue; a line 147.13 feet south of West Winnemac Avenue, as measured along the northeasterly line of North Lincoln Avenue; and North Lincoln 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; First, Second, Third, Fourth and Fifth Floor Plans;  
Roof Plan; and Lincoln Avenue, Winnemac Avenue,  
South and Alley Building Elevations  
attached to this ordinance  
printed on pages 25791  
through 25798 of  
this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

**SUBSTITUTE NARRATIVE AND PLANS**

TYPE I Rezoning Attachment

5023 – 35 North Lincoln Avenue/2441 – 53 West Winnemac Avenue

**The Project**

The subject property is vacant. THNS LLC (the "Applicant") proposes to rezone the subject property to allow for construction of a five-story mixed-use building containing 1,200 sq. ft. of ground floor commercial space, a total of forty-seven residential dwelling units including three work-live units on the ground floor and enclosed parking for fourteen cars. The height of the proposed building will be 75.6 feet. The project was previously approved under a prior rezoning in 2024 (the "2024 Rezoning"). The current Application modifies the project only by requesting two additional Variations under Section 17-13-03030-D governing Optional Administrative Adjustments and Variations, the current Type I Map Amendment includes the following Variations: 1) reduce the number of required loading berths from one to zero under Section 17-13-1101-D; and 2) reduce the required vehicular parking from the previously approved 15 spaces to 14 spaces under Section 17-13-1003-E and Section 17-13-1101-A as the property is a transit-served location because it fronts on Lincoln Avenue that is an authorized Bus Line Corridor under Sections 17-10-0102-B(2) and Table 17-17-0400-B.

The subject property is located in a block that is improved with buildings containing residential uses, commercial uses, and mixed-use consisting of ground floor commercial space with residential uses above. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from a B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District, modifying the 2024 Rezoning. The subject property is in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance as it is located on Lincoln Avenue (Route 11), 406 feet from Western Avenue (Routes 49, X49 & 49B) and is located 2,385 feet from CTA Brown Line Western Avenue Station entrance. As the proposed development will provide 100% of the required ARO units on-site, the 2024 Rezoning authorized a reduction in the minimum lot area per unit ("MLA") under Section 17-3-0402-B of the Zoning Ordinance, increased FAR under Section 17-3-0403-B of the Zoning Ordinance and increase height under Section 17-3-0408-B of the Zoning Ordinance. In addition under the prior 2024 Rezoning the project secured under Section 17-13-03030-D governing Optional Administrative Adjustments and Variations the following Variations all of which are still required for the project: 1) a Variation reducing the required rear yard from 30.0 feet to 5.0 feet under Section 17-13-1101-B; 2) a Variation reducing the required parking as authorized in Section 17-13-1003-EE from 47 spaces to 15 spaces under the ISL provisions of the Zoning Ordinance as the property fronts on Lincoln Avenue, which is a designated bus line corridor under Section 17-10-0102-B; 3) a Variation under Section 17-13-1003-Q to reduce the at-grade window transparency requirement along Lincoln Avenue, a Pedestrian Street, from 480.6 sq. ft. to 261.6 sq. ft.; 4) a Variation to reduce under Section 17-13-1101-B the required penthouse setback from the side building line facing a street from 73.6 feet to 41.0 feet; and 5) a Variation to increase under Section 17-13-1003-L the maximum permitted building height from 75.0 feet to 75.6 feet;

The following are the relevant zoning parameters for the proposed project:

Lot Area:	14,793.75 square feet
Maximum FAR:	4.00**
Residential Dwelling Units:	47
MLA Density:	314.76**
Height:	75.6**
Bicycle Parking:	1 per Dwelling Unit
Automobile Parking:	14*
Setbacks (existing):	Front (Lincoln Avenue): 4 inches

## Final for Publication

### SUBSTITUTE NARRATIVE AND PLANS

#### TYPE I Rezoning Attachment

5023 – 35 North Lincoln Avenue/2441 – 53 West Winnemac Avenue

North Side (Winnemac Avenue):	4 inches
South Side:	4 feet 4 inches
Rear (Alley):	5.00 feet at grade 5.00 feet on residential floors (instead of the required 30.00 feet)

A set of plans is attached.

\*The project will comply with the Transit Served Location provisions of as per section 17-10-0102-B.

\*\* The proposed development will qualify for decreased MLA under Section 17-3-0402-B and increased FAR under Section 17-3-0403-B by providing 100% of the required ARO units on-site. The proposed development will have a reduced rear yard setback on residential floors from 30.00 feet to 5.00 feet.

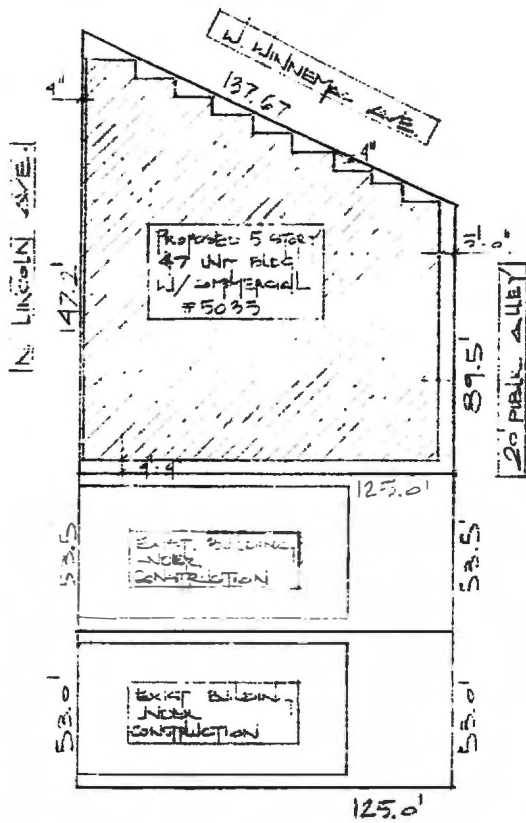
In addition, the development will comply with the provisions of Section 17-3-0308 related to Transit-Served Locations, specifically as follows:

- (1) Compliance with Section 17-10-0102-B because of the property is 406 feet from Western Avenue and 2,385 feet from the CTA Brown Line Western Avenue Station entrance. The proposed development does not include more than 50% of the otherwise required parking;
- (2) Compliance with Section 17-3-0504-B because
  - a. Building Location: The front façade faces Lincoln Avenue and is not setback more than 5 feet from the sidewalk;
  - b. Transparency: At least 60 percent of the combined façade on Lincoln Avenue and Winnemac Avenue between 4 feet and 10 feet will be comprised of clear, non-reflective windows. the bottom of windows will not be more than 4.5 feet above grade of the adjacent sidewalk and the windows will have a minimum height of 4 feet
  - c. Doors and Entrances: The building doors will face Lincoln Avenue and Winnemac Avenue; Off-street Parking Requirements for non-residential uses: No parking is required or to be provided for non-residential uses and none is proposed;
  - d. Parking Location: All on-site parking will be enclosed and at grade with the Lincoln Avenue façade of the parking area to include a mural; and
  - e. Driveways and Vehicle Access: All access to the parking will be provided from the rear alley.
- (3) Compliance with Transit Friendly Development Guide: Station Area Typology because the property is located in what is designated as a Local Activity Center wherein a various housing type of greater unit density with increased FAR, increased density and decreased parking all as proposed is encouraged;
- (4) Compliance with limit on residential parking because the project will not include more than 50% of the otherwise required parking; and
- (5) The project will comply with any applicable Travel Demand Study and Management Plan rules promulgated by the Chicago Department of Transportation.

**HANNA**  
 ARCHITECTS, INC.  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 154-001-85

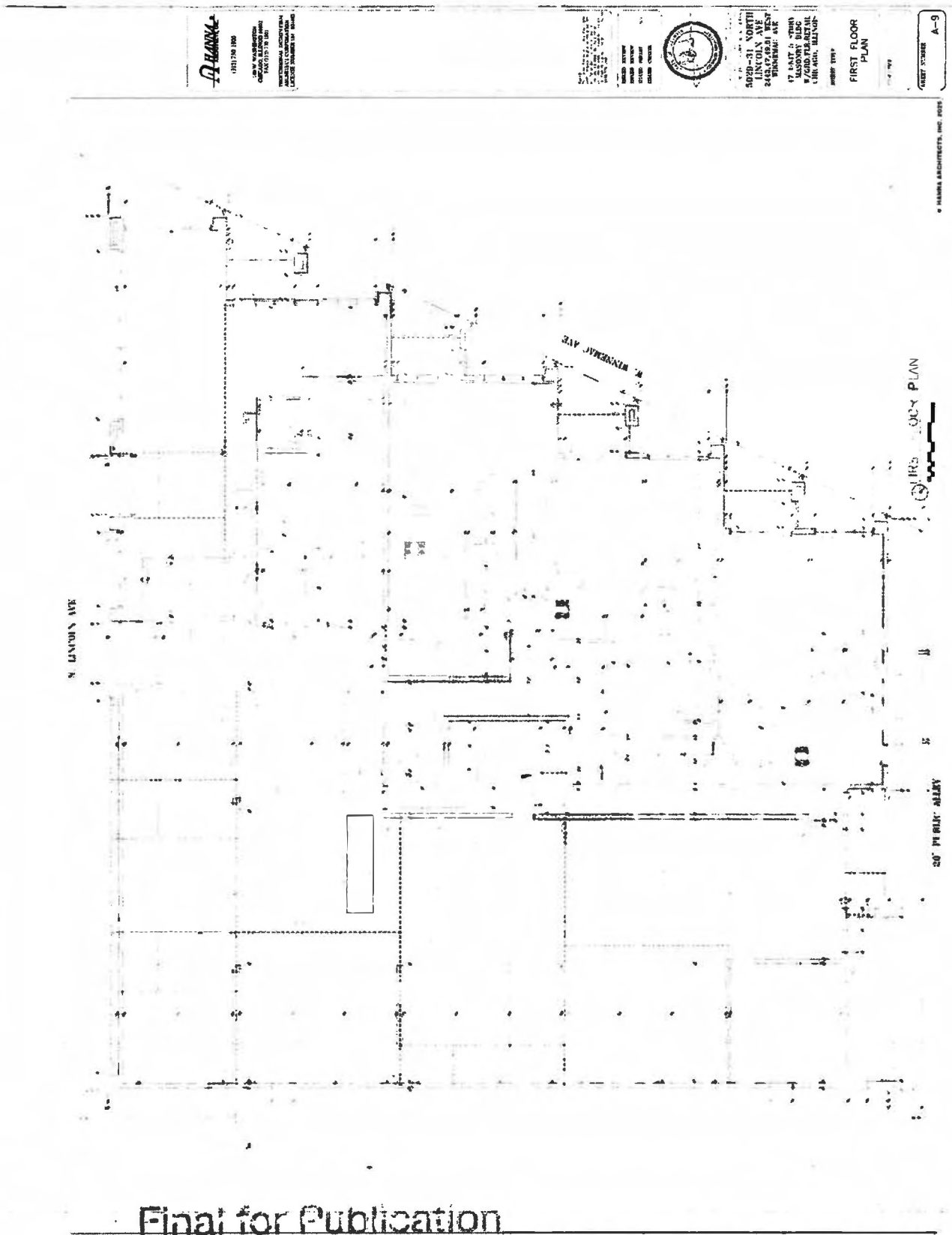
180 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX (312) 750-1801  
 e-mail: hannaarchitects@aleglobal.net  
 © HANNA ARCHITECTS, INC. 2023

Final for Publication



ZONING INFORMATION	
LOT AREA	17,793.75 S.F.
F.A.R.	4.0
MAX. GROSS	59,175 S.F.
1 <sup>st</sup> Floor	0,400 S.F.
2 <sup>nd</sup> Floor	12,500 S.F.
3 <sup>rd</sup> Floor	12,500 S.F.
4 <sup>th</sup> Floor	12,500 S.F.
5 <sup>th</sup> Floor	12,500 S.F.
Roof	700 S.F.
TOTAL	59,100 S.F.

⊗ SITE PLAN  
 1/32" = 1'-0"

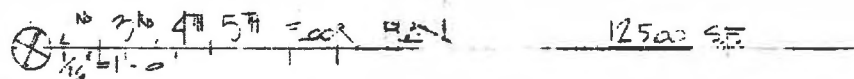
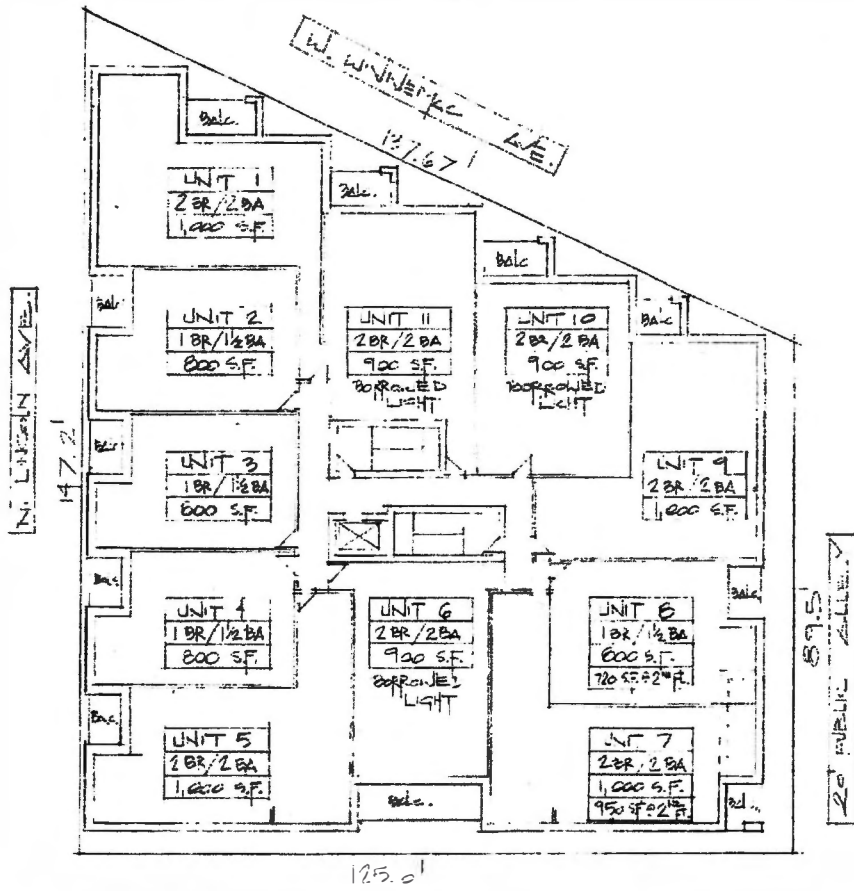


Final for Publication



180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
FAX (312) 750-1301  
e-mail: hannaarchitects@stcglobal.net  
© HANNA ARCHITECTS, INC. 2023

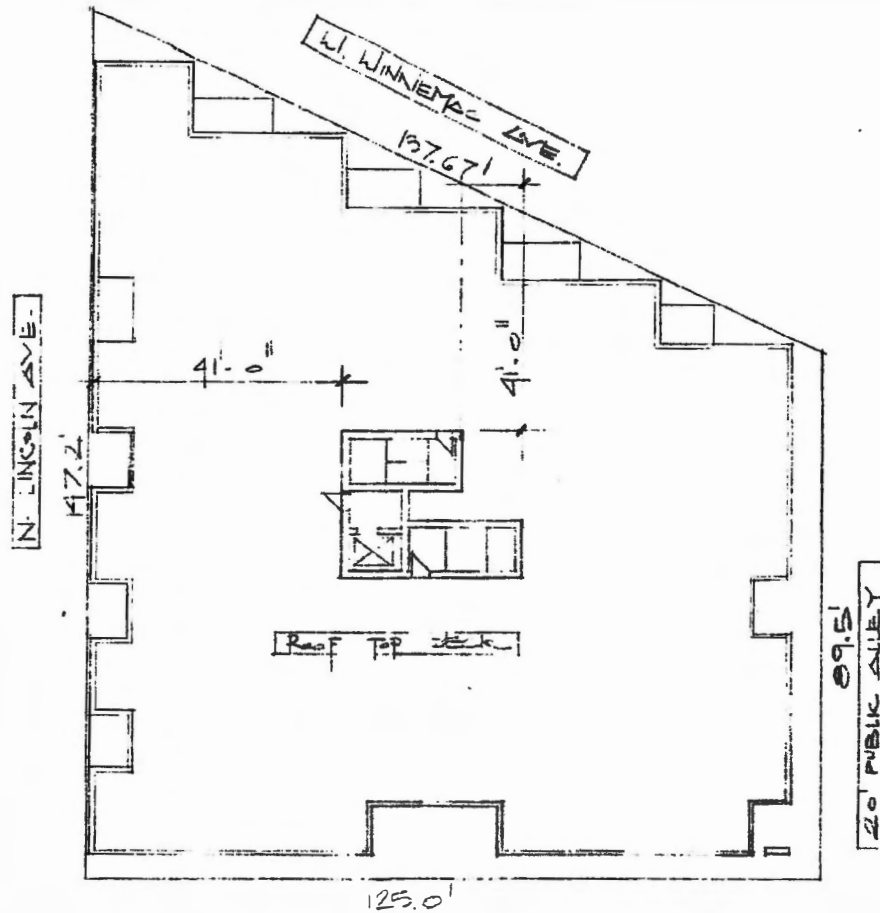
# Final for Publication



**HANNA**  
 ARCHITECTS, INC.  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 186-001485

180 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX (312) 750-1801  
 e-mail: hannaarchitects@sbcglobal.net  
 © HANNA ARCHITECTS, INC. 2023

Final for Publication

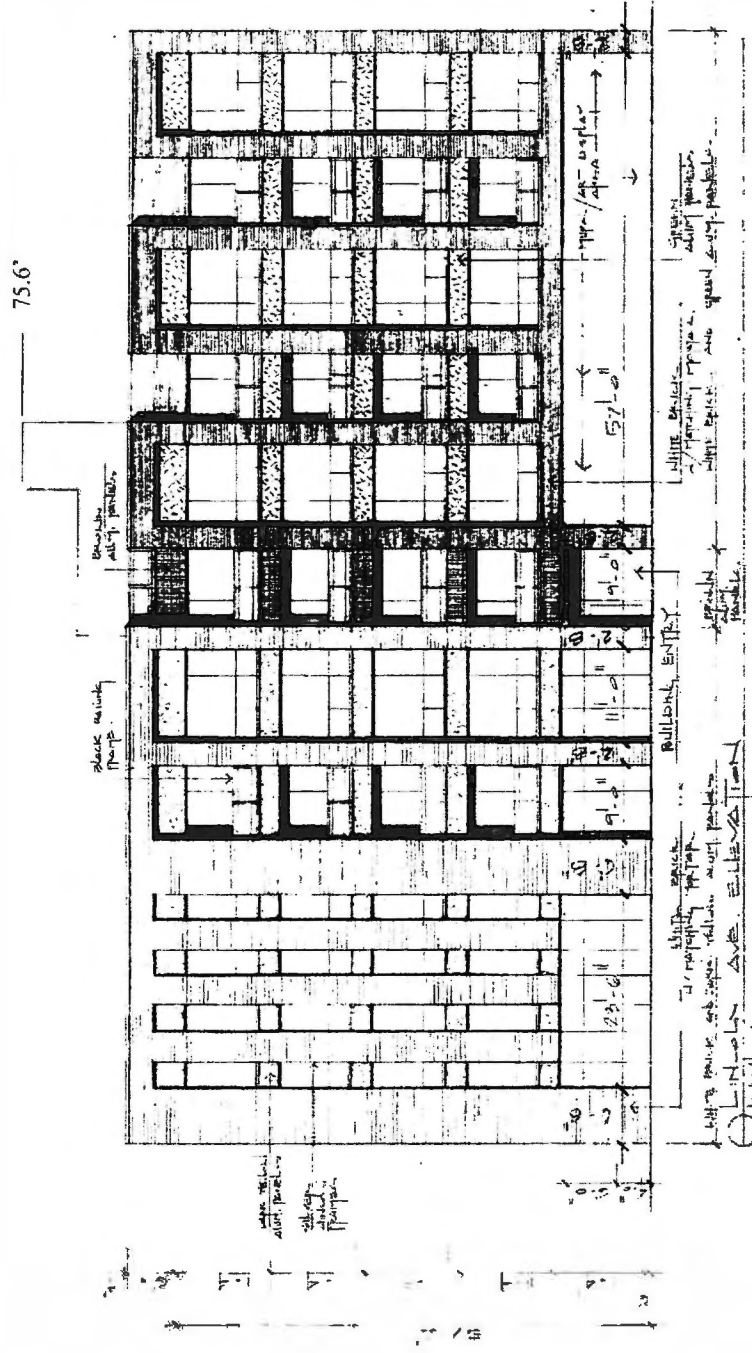


⊗ **ROOF PLAN** 700 S.F.  
 $\frac{1}{16}'' = 1'-0''$

**HANNA**  
ARCHITECTS, INC.  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER: 04-001-83

180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
T: (312) 750-1831  
E: hannaarchitects@hanna.com  
© HANNA ARCHITECTS, INC. 2024

Final for Publication

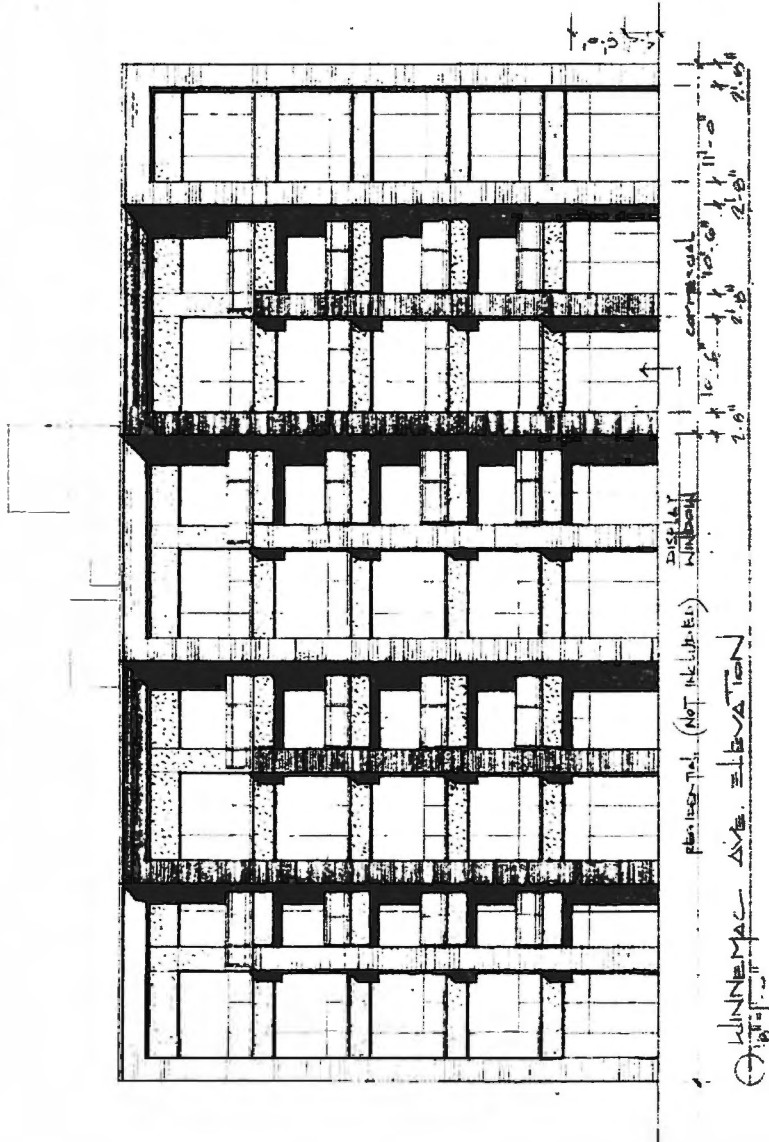


TRANSPARENT ENTRY CALCULATION INCLUDES MPAL/ART DISPLAY AREA  
 NET AREA:  $17.7' \times 9.0' \times 0.11 = 17.7 \times 9.0 \times 0.11 = 17.7 \times 0.99 = 17.523$   
 PROVIDED:  $(23.6' + 9.0' + 11.0' + 57.0') \times 9.0' = 100.6 \times 9.0 = 905.4$   
 BUILDING ENTRY NOT INCLUDED IN CALCULATION.  
 BUILDING ENTRY IS SET BACK 7.0' FROM PROPERTY LINE

**HANNA**  
 ARCHITECTS, INC.  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 181 001 185

50 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX 312.752.1501  
 E-MAIL: [anna@hannaarch.com](mailto:anna@hannaarch.com)  
 © HANNA ARCHITECTS, INC. 2024

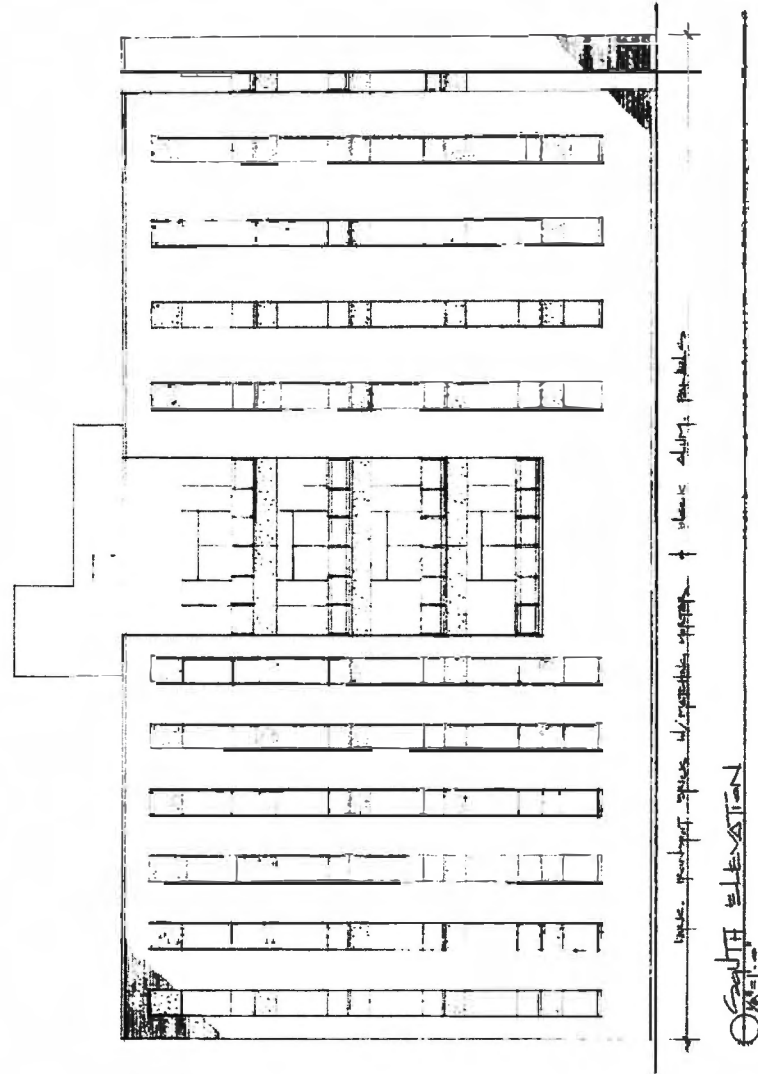
# Final for Publication



TRANSPARENCY CALCULATION FOR COMMERCIAL PART OF THE FACADE (RESIDENTIAL NOT INCLUDED)  
 WALL AREA:  $42'-0" \times 6'-0" = 252 \text{ S.F.} \times 60\% = 151.2 \text{ S.F.}$   
 PERIOD:  $(10'-6" + 11'-0") \times 6'-0" = 192 \text{ S.F.}$  O.K.  
 RELIEF REQUIRED BECAUSE FRONT WALL IS MORE THAN 5'-0" AWAY FROM PROPERTY LINE


 140 W. WASHINGTON  
 CHICAGO, IL 60602  
 FAX (312) 750-1801  
 e-mail: hanna@alyanna.com  
 © HANNA ARCHITECTS, INC. 2023

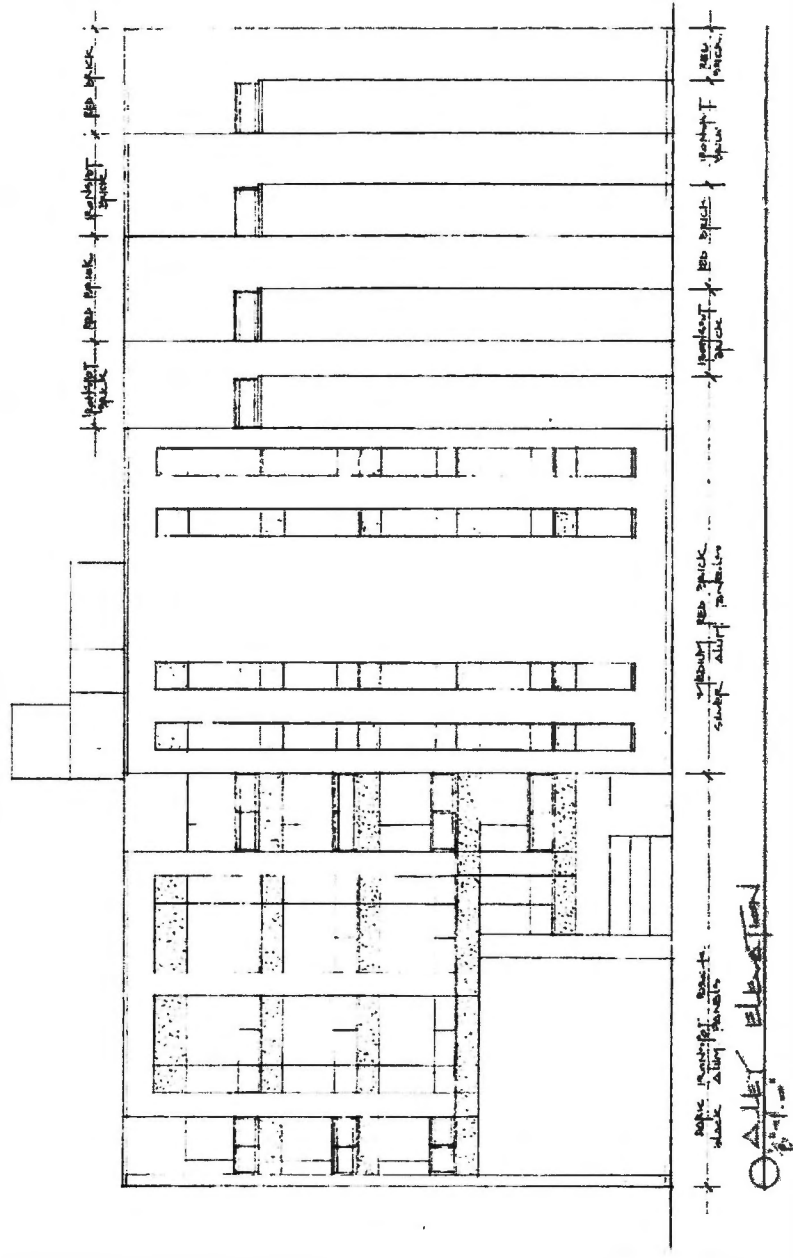
Final for Publication



**MANNA ARCHITECTS, INC.**  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 194-00145

180 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX (312) 730 1801  
 email: [mannarchitects@icpd.com](mailto:mannarchitects@icpd.com)  
 © MANNA ARCHITECTS, INC. 2023

Final for Publication



*Reclassification Of Area Shown On Map No. 15-I.*

(Application No. 22662)

(Common Address: 5689 -- 5693 N. Lincoln Ave.)

[O2025-0015332]

*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 15-I in the area bounded by:

the alley parallel to and north of North Lincoln Avenue; a line 118.20 feet from North Fairfield Avenue; North Lincoln Avenue; and a line 43.20 feet from North Fairfield 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.

*Reclassification Of Area Shown On Map No. 16-M.*

(As Amended)

(Application No. 22679T1)

(Common Address: 5652 -- 5654 W. 64<sup>th</sup> Pl.)

[SO2025-0015491]

*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 RS2 Residential Single-Unit (Detached-House) District symbols and indications as shown on Map Number 16-M in the area bounded by:

the public alley next north of and parallel to West 64<sup>th</sup> Place; a line 81.92 feet east of and parallel to South Major Avenue; West 64<sup>th</sup> Place; and a line of 31.92 feet east of and parallel to South Major Avenue,

to those of an RT3.5 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.

[Site Plan; Proposed Floor Plan -- Front Building; Demolition Plan -- Rear Building; and Building Sections attached to this ordinance printed on pages 25802 through 25805 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

**SUBSTITUTE TYPE 1 ZONING AMENDMENT  
PROJECT NARRATIVE AND PLANS  
5652-54 W. 64<sup>th</sup> Place**

The Applicant seeks to rezone 5652-54 West 64th Place from a RS-2 Residential Single-Unit District to RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to legalize the existing density. The subject property is improved with a two-story multifamily residential building with approximately 6,265.5 square feet of total lot area. The subject property is improved with one front building improved with three dwelling units and two rear buildings, one of which is a rear coach house and the other a rear brick frame garage providing two parking spaces. The purpose of the rezoning is to legally establish the existing dwelling units. No construction is currently contemplated; therefore, the building height of 27 feet 8 inches will remain unchanged.

Pursuant to Section 17-13-0303-D, the Applicant seeks (1) to reduce the off-street parking requirement to two pursuant to Section 17-13-1003-EE, (2) the Applicant seeks to reduce the front setback, the side setbacks (East and West), and rear setback to 0 feet pursuant to Section 17-13-1101-B, and (3) the Applicant seeks to reduce the rear yard open space requirement to 0 pursuant to Section 17-13-1003-K.

[PROJECT BULK AND DENSITY ON NEXT PAGE]

# Final for Publication

## Project Bulk and Density

Lot Area	6,265.5 SF
Density MLA (Lot area per unit)	2,088.5 (3 DU)
Off Street Parking	2 spaces*
Loading Space	0 spaces
Front Setback	0 feet**
Rear Setback	0 feet**
Side Setback (West)	0 feet**
Side Setback (East)	0 feet**
Rear Yard Open Space	0 SF***
Building SF	4,507 SF
FAR	.72
Building Height	27 feet 8 inches

\* Pursuant to Section 17-13-0303-D, the Applicant seeks to reduce the off-street parking requirement to two pursuant to Section 17-13-1003-EE.

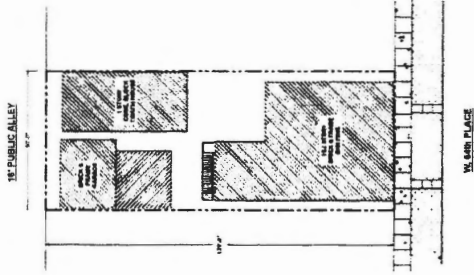
\*\* Pursuant to Section 17-13-0303-D, the applicant seeks to reduce the front setback from 15 feet to 0 feet, the side setbacks (East and West) from 10 feet to 0 feet, and the rear setback from 37.59 feet to 0 feet under Section 17-13-1101-B.

\*\*\* Pursuant to 17-13-0303-D, the Applicant seeks to reduce the rear yard open space requirement from 407.3 square feet to 0 square feet under Section 17-13-1003-K.

Final for Publication

BY: AS

**SPR 2019 CBC  
INTERIOR REMODEL,  
REAR COACH HOUSE  
AND DEMO GARAGE  
AT  
5652-54 W. 64th PLACE**



NOT TO SCALE

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT DOCUMENTS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

**APPLICABLE CODES:**  
2019 SPR 2019 CBC

**INDEX OF DRAWINGS:**  
1. SITE PLAN  
2. ELECTRICAL PLAN  
3. MECHANICAL PLAN  
4. PLUMBING PLAN  
5. STRUCTURAL PLAN  
6. INTERIOR FINISHES  
7. EXTERIOR FINISHES  
8. LANDSCAPE ARCHITECTURE  
9. CIVIL ENGINEERING  
10. GEOTECHNICAL ENGINEERING  
11. ENVIRONMENTAL ENGINEERING  
12. ARCHITECTURE  
13. ELECTRICAL ENGINEERING  
14. MECHANICAL ENGINEERING  
15. PLUMBING ENGINEERING  
16. STRUCTURAL ENGINEERING  
17. LANDSCAPE ARCHITECTURE  
18. CIVIL ENGINEERING  
19. GEOTECHNICAL ENGINEERING  
20. ENVIRONMENTAL ENGINEERING

**SCOPE OF WORK:**

Interior Remodel of the existing building to include the following:

- 1. Demolition of existing interior walls and partitions.
- 2. Installation of new interior walls and partitions.
- 3. Installation of new interior doors and windows.
- 4. Installation of new interior finishes, including drywall, paint, and flooring.
- 5. Installation of new interior lighting fixtures.
- 6. Installation of new interior mechanical and electrical systems.
- 7. Installation of new interior plumbing fixtures.
- 8. Installation of new interior landscaping.
- 9. Installation of new interior site work.
- 10. Installation of new interior site work.
- 11. Installation of new interior site work.
- 12. Installation of new interior site work.
- 13. Installation of new interior site work.
- 14. Installation of new interior site work.
- 15. Installation of new interior site work.
- 16. Installation of new interior site work.
- 17. Installation of new interior site work.
- 18. Installation of new interior site work.
- 19. Installation of new interior site work.
- 20. Installation of new interior site work.

**2019 BUILDING CODE  
2018 ELECTRICAL CODE**

**FREDERICK LAM**  
**STRUCTURAL ENGINEER**  
6652-54 W. 64th PLACE  
CHICAGO, IL 60638

**COVER SHEET**

**SHEET #144**

CHICAGO PERMITS, INSPECTIONS AND PLAN CHECKS (COMMENCING 1/1/2017)

NO.	DESCRIPTION	DATE	STATUS
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...
21	...	...	...
22	...	...	...
23	...	...	...
24	...	...	...
25	...	...	...
26	...	...	...
27	...	...	...
28	...	...	...
29	...	...	...
30	...	...	...
31	...	...	...
32	...	...	...
33	...	...	...
34	...	...	...
35	...	...	...
36	...	...	...
37	...	...	...
38	...	...	...
39	...	...	...
40	...	...	...
41	...	...	...
42	...	...	...
43	...	...	...
44	...	...	...
45	...	...	...
46	...	...	...
47	...	...	...
48	...	...	...
49	...	...	...
50	...	...	...
51	...	...	...
52	...	...	...
53	...	...	...
54	...	...	...
55	...	...	...
56	...	...	...
57	...	...	...
58	...	...	...
59	...	...	...
60	...	...	...
61	...	...	...
62	...	...	...
63	...	...	...
64	...	...	...
65	...	...	...
66	...	...	...
67	...	...	...
68	...	...	...
69	...	...	...
70	...	...	...
71	...	...	...
72	...	...	...
73	...	...	...
74	...	...	...
75	...	...	...
76	...	...	...
77	...	...	...
78	...	...	...
79	...	...	...
80	...	...	...
81	...	...	...
82	...	...	...
83	...	...	...
84	...	...	...
85	...	...	...
86	...	...	...
87	...	...	...
88	...	...	...
89	...	...	...
90	...	...	...
91	...	...	...
92	...	...	...
93	...	...	...
94	...	...	...
95	...	...	...
96	...	...	...
97	...	...	...
98	...	...	...
99	...	...	...
100	...	...	...

CHICAGO PERMITS, INSPECTIONS AND PLAN CHECKS (COMMENCING 1/1/2017)

NO.	DESCRIPTION	DATE	STATUS
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...
21	...	...	...
22	...	...	...
23	...	...	...
24	...	...	...
25	...	...	...
26	...	...	...
27	...	...	...
28	...	...	...
29	...	...	...
30	...	...	...
31	...	...	...
32	...	...	...
33	...	...	...
34	...	...	...
35	...	...	...
36	...	...	...
37	...	...	...
38	...	...	...
39	...	...	...
40	...	...	...
41	...	...	...
42	...	...	...
43	...	...	...
44	...	...	...
45	...	...	...
46	...	...	...
47	...	...	...
48	...	...	...
49	...	...	...
50	...	...	...
51	...	...	...
52	...	...	...
53	...	...	...
54	...	...	...
55	...	...	...
56	...	...	...
57	...	...	...
58	...	...	...
59	...	...	...
60	...	...	...
61	...	...	...
62	...	...	...
63	...	...	...
64	...	...	...
65	...	...	...
66	...	...	...
67	...	...	...
68	...	...	...
69	...	...	...
70	...	...	...
71	...	...	...
72	...	...	...
73	...	...	...
74	...	...	...
75	...	...	...
76	...	...	...
77	...	...	...
78	...	...	...
79	...	...	...
80	...	...	...
81	...	...	...
82	...	...	...
83	...	...	...
84	...	...	...
85	...	...	...
86	...	...	...
87	...	...	...
88	...	...	...
89	...	...	...
90	...	...	...
91	...	...	...
92	...	...	...
93	...	...	...
94	...	...	...
95	...	...	...
96	...	...	...
97	...	...	...
98	...	...	...
99	...	...	...
100	...	...	...



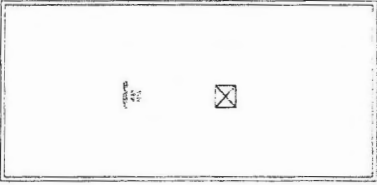
**FREDECK LAM**  
**STRUCTURAL ENGINEER**  
5652-5654 W. 84th. PLACE  
CHICAGO, IL 60638

NO.	DESCRIPTION	DATE	BY	CHECKED

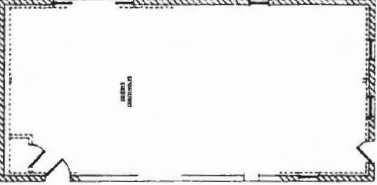
DEMOLITION PLAN  
RAN BR. 0310

SHEET  
04-28



NEAR BUILDING ATTIC PLAN  
SCALE 1/4" = 1'-0"



NEAR BUILDING 1ST FLOOR PLAN  
SCALE 1/4" = 1'-0"

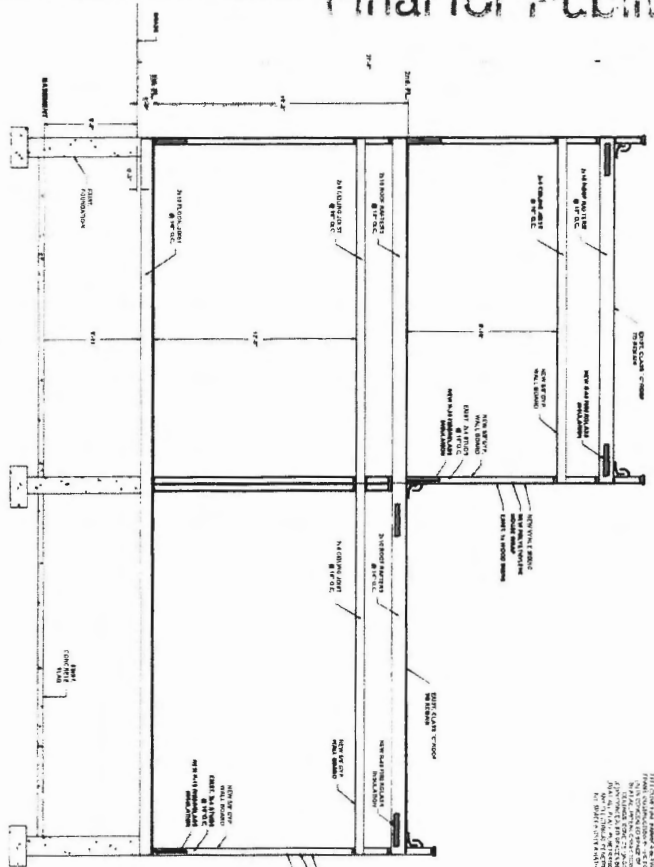
**LEGEND**

----- REMOVE ALL DRYWALL, LATH AND PLASTER, EXIST.  
 - - - - - PARTITIONS TO REMAIN  
 ZZZZZZ EXIST. MASONRY WALL TO REMAIN

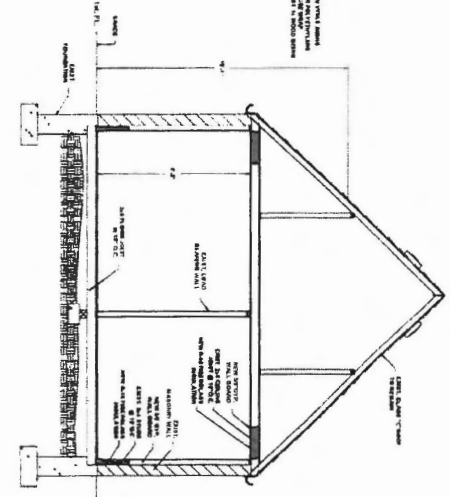
  

Final for Publication

Final for Publication



SECTION #2  
WALL SECTION



SECTION #3  
ROOF SECTION

NOTES:  
1. THIS DRAWING IS THE PROPERTY OF FREDERICK LAM STRUCTURAL ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FREDERICK LAM STRUCTURAL ENGINEER.  
2. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
3. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.  
4. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING.  
5. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS.  
6. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
7. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.  
8. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING.  
9. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS.

SECTION	SECTION #2	<b>FREDERICK LAM</b> <b>STRUCTURAL ENGINEER</b>	5652-5654 W. 64th PLACE CHICAGO, IL. 60638
	SECTION #3		
SHEET	64-1		

*Reclassification Of Area Shown On Map No. 18-C.*  
(Application No. A-8936)  
(Common Address: 2007 E. 71<sup>st</sup> St. And 7109 S. Jeffrey Blvd.)  
[O2025-0014817]

*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 B3-3 Community Shopping District symbols and indications as shown on Map Number 18-C in the area bounded by:

East 71<sup>st</sup> Street; a line 115.5 feet east of and parallel to South Jeffrey Boulevard; a line 297 feet north of and parallel to East 72<sup>nd</sup> Street; and South Jeffrey Boulevard,

to those of an RM5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be effective after its passage and publication.

---

*Reclassification Of Area Shown On Map No. 20-F.*  
(Application No. 22661T1)  
(Common Address: 8028 S. Lafayette Ave.)  
[O2025-0015331]

*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 RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 20-F in an area bounded by:

a line 321.00 feet north of and parallel to West 81<sup>st</sup> Street; South Lafayette Avenue; a line 291.00 feet north of and parallel to West 81<sup>st</sup> Street; and the alley next west of and parallel to South Lafayette Avenue,

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.

[Proposed Architectural Site Plan; Proposed Basement, First, Second and Third Floor Plans; Proposed North, South, East and West Building Elevations; and Building Section attached to this ordinance printed on pages 25808 through 25812 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

# Final for Publication

**Type-1 Zoning Map Amendment**  
**For 8028 S Lafayette Ave.**  
**From RS-2 to RM-4.5**

- 1.A. The applicant and property owner seeks a zoning change from the existing RS-2 Residential Single-Unit (Detached House) District to an RM-4.5 Residential Multi-Unit District in order to allow for the construction of a proposed 5,328 sq. ft., three-story, 3 dwelling-unit residential building with basement with 3 parking spaces and a proposed height of 32.33'.

FAR	1.43
Density (MLA)	1,243 sq. ft. per dwelling unit
Building Area	5,328 sq. ft.
Lot Area	3,729 sq. ft.
Building Height	32.33'
Front Setback	15.00'
Rear Setback *	33.80'
North Side Setback	3.00'
South Side Setback	3.00'
Parking	3

\* 17-13-1003-I: The Applicant will seek a variation to reduce the required rear yard setback to 33.80'.

\*\* 17-13-1003-K: The applicant will seek a variation to reduce the required minimum rear yard open space to 114 sq. ft.



**PROPOSED BASEMENT FLOOR PLAN**  
1/16" = 1'-0"

**PROPOSED 1ST FLOOR PLAN**  
2/1/8" = 1'-0"

**1** PROPOSED BASEMENT FLOOR PLAN  
1/16" = 1'-0"

**2** PROPOSED 1ST FLOOR PLAN  
2/1/8" = 1'-0"

**WALL LEGEND**

	EXTERIOR WALL
	INTERIOR WALL

**STUDIO** Management Architects & Construction Managers  
 621 East 100th Place  
 Chicago, Illinois 60625  
 P: 773-328-9710  
 F: 1-312-463-2070  
 M: 1-773-785-3254

**PROPOSED THREE-UNIT APARTMENT BUILDING**  
 8028 South Lafayette Ave.  
 Chicago, Illinois 60620-0000



**PROPOSED BASEMENT AND 1ST FLOOR PLANS**  
 A1.00

**N.C.B.D.C.**

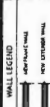
**DRAWING SUBMISSIONS & REVISIONS**

NO.	DATE	DESCRIPTION

Final for Publication

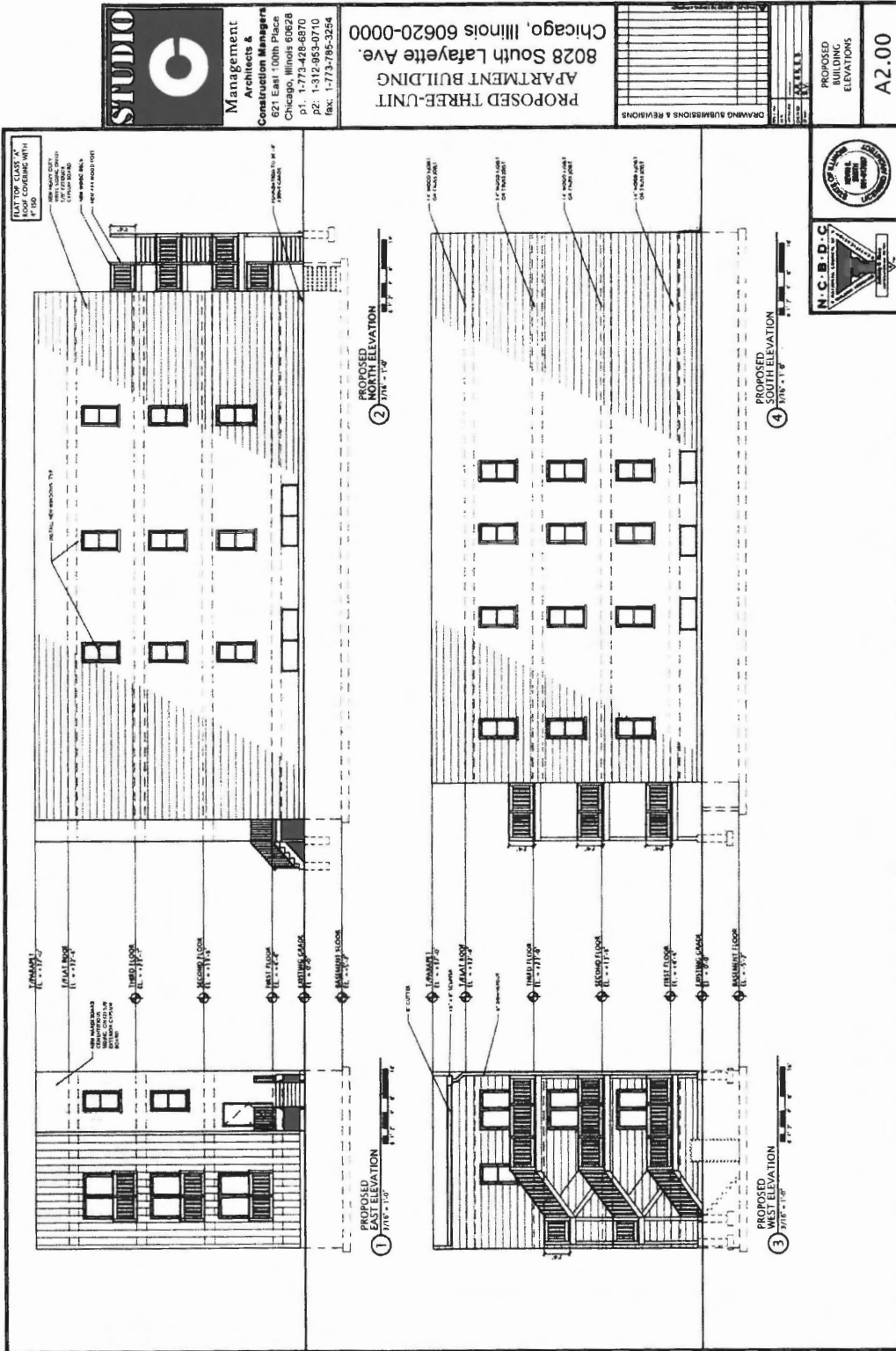

  


<b>STUDIO</b>	<b>Management Architects &amp; Construction Managers</b> 621 East 100th Place Chicago, Illinois 60628 P1: 1-773-428-8870 P2: 1-312-963-0710 FAX: 1-773-785-3254	<b>PROPOSED THREE-UNIT APARTMENT BUILDING</b> 8028 South Lafayette Ave. Chicago, Illinois 60620-0000
---------------	--	--



**PROPOSED SECOND and THIRD FLOOR PLANS**  
**A1.01**

Final for Publication



Final for Publication



*Reclassification Of Area Shown On Map No. 32-B.*  
(Application No. 22672)  
(Common Address: 13258 S. Houston Ave.)

[O2025-0015357]

*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 32-B in the area bounded by:

a line 25.15 feet north of and parallel to East 133<sup>rd</sup> Street; South Houston Avenue; East 133<sup>rd</sup> Street; and the public alley next west of and parallel to South Houston 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.

---

DESIGNATION OF RECTOR BUILDING AT 79 W. MONROE ST. AS CHICAGO LANDMARK.

[O2025-0015553]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

*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 March 11, 2025, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0015553, the historical landmark designation for the Rector Building located at 79 West Monroe Street.

Page 1 also contains Document Number O2025-0015539, the Adopt-a-Landmark Grant Funding Agreement with First Baptist Congregational Church of Chicago for preservation work at 1613 West Washington Boulevard/60 North Ashland Avenue, noting that

Chair Burnett and Alderwoman Emma Mitts recused themselves from these items under the provisions of Rule 14, out of an abundance of caution, as the Chair is a deacon at this church and Alderwoman Mitts is a member.

Page 1 further contains Document Number O2025-0015543, the Adopt-a-Landmark Grant Funding Agreement with Greater Union Baptist Church for preservation work at 1956 West Warren Boulevard.

Moving on, pages 1 and 2 contain various large signs over 100 square feet in area and 24 feet above grade in the 11<sup>th</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 24<sup>th</sup>, 27<sup>th</sup>, 28<sup>th</sup>, 32<sup>nd</sup>, 41<sup>st</sup> and 42<sup>nd</sup> Wards.

Lastly, pages 2 through 13 contain various map amendments in the 1<sup>st</sup>, 5<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup>, 25<sup>th</sup>, 27<sup>th</sup>, 28<sup>th</sup>, 29<sup>th</sup>, 36<sup>th</sup>, 37<sup>th</sup>, 38<sup>th</sup>, 40<sup>th</sup>, 44<sup>th</sup> and 47<sup>th</sup> Wards.

I hereby move for passage of the proposed ordinance transmitted herewith.

Sincerely

(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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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 Rector Building (the "Building"),

located at 79 West Monroe Street, Chicago, Illinois, as more fully described in Exhibit A, attached hereto and incorporated herein, satisfies three criteria for landmark designation as set forth in Section 2-120-620(1), and (4) of the Municipal Code; and

WHEREAS, The Building was built in 1905 for Charles E. Rector, a renowned restaurateur who operated popular restaurants in Chicago, New York, and Washington DC in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries; and

WHEREAS, Rector's Restaurant opened to great fanfare in the basement of the Building in 1905, and Charles Rector continued to operate the restaurant until 1910; and

WHEREAS, Charles E. Rector was a pioneer in Chicago's early restaurant industry and became a nationally recognized restaurateur and entrepreneur during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Rector's original oyster bar in downtown Chicago, which opened in 1884, was an immediate success, and Rector quickly gained a reputation as a master of service and seafood. This reputation was further cemented in 1893, when Rector opened the Café de la Marine at the World's Columbian Exposition in Jackson Park; and

WHEREAS, By 1900, Charles Rector had opened a second oyster bar in Chicago on Adams Street and partnered with his son, George W. Rector, to establish a branch of Rector's in New York City at Broadway and 44<sup>th</sup> Street. All three restaurants were wildly successful in the decades before prohibition, and were memorialized in popular culture through reference in songs, books, and plays; and

WHEREAS, Charles E. Rector's success in the restaurant business spurred him to expand into real estate development in both Chicago and New York City, allowing him to customize his high-end restaurants while earning income from the buildings' upper floor tenants; and

WHEREAS, The Building was also home to several financial institutions through much of the 20<sup>th</sup> century, including the Hibernian Bank, Chicago Trust Company, and the Bell Savings & Loan Association; and

WHEREAS, The Building was part of a concentrated group of buildings within a two-block area along West Monroe Street that contained nearly a dozen banks and trust companies and was part of a larger financial district that coalesced around LaSalle Street in the early 20<sup>th</sup> century as the city's financial services industry grew; and

WHEREAS, The Bell Savings & Loan Association, founded in 1925 by 13 employees of the Illinois Bell Telephone Company, occupied the lower banking floors of the Rector Building from 1951 to 1997. At the time of its purchase of the building, Bell Savings & Loan was the largest savings and loan association in Illinois, with over 30,000 members and \$60 Million in assets; and

WHEREAS, The Building is the oldest surviving example of a commercial high-rise building in the Loop designed by Jarvis Hunt, a prominent Chicago architect who designed a variety of commercial, residential, and civic buildings throughout the country in the early 20<sup>th</sup> century; and

WHEREAS, Hunt also served as sole architect for the Great Lakes Naval Training Station in Lake County, Illinois, which was constructed between 1905 and 1911; and

WHEREAS, The Building is one of the earliest of Hunt's designs to combine classical design details with 20<sup>th</sup> century modernist elements from the Chicago School and Prairie School, and marks the beginning of Hunt's development of an eclectic design philosophy that would later be expressed in his designs for the Auditorium Building at the Chicago Municipal Tuberculosis Sanitarium (1919) and the Southern Pacific Building in Houston (1911), and

WHEREAS, Hunt was actively involved in the City Beautiful Movement in Chicago in the early 20<sup>th</sup> century. Hunt proposed expanding Michigan Avenue into "a grand shore drive along Grant Park" to the South Park Commission in 1904, an idea that was later included in Daniel H. Burnham and Edward H. Bennett's 1909 Plan of Chicago, and

WHEREAS, The Building meets three criteria for landmark designation set forth in Section 2-120-620(1), (3) and (5) of the Municipal Code, and

WHEREAS, Consistent with Section 2-120-630 of the Municipal Code, the Building has 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 January 9, 2025, 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.

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 Description:

Lots 7 through 12 in County Clerk's Division of Block 120, all in Section 16, Township 39 North, Range 14, East of the Third Meridian, in Cook County, Illinois.

Property Address:

79 West Monroe Street/105 -- 115 South Clark Street  
Chicago, Illinois.

Permanent Index Numbers:

17-16-212-001-0000;

17-16-212-002-0000;

17-16-212-003-0000;

17-16-212-004-0000;

17-16-212-005-0000; and

17-16-212-006-0000.

EXECUTION OF ADOPT-A-LANDMARK GRANT FUNDING AGREEMENT  
WITH FIRST BAPTIST CONGREGATIONAL CHURCH OF CHICAGO FOR  
PRESERVATION WORK AT 1613 W. WASHINGTON BLVD./60 N. ASHLAND AVE.  
[O2025-0015539]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

*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 March 11, 2025, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0015553, the historical landmark designation for the Rector Building located at 79 West Monroe Street.

Page 1 also contains Document Number O2025-0015539, the Adopt-a-Landmark Grant Funding Agreement with First Baptist Congregational Church of Chicago for preservation work at 1613 West Washington Boulevard/60 North Ashland Avenue, noting that Chair Burnett and Alderwoman Emma Mitts recused themselves from these items under the provisions of Rule 14, out of an abundance of caution, as the Chair is a deacon at this church and Alderwoman Mitts is a member.

Page 1 further contains Document Number O2025-0015543, the Adopt-a-Landmark Grant Funding Agreement with Greater Union Baptist Church for preservation work at 1956 West Warren Boulevard.

Moving on, pages 1 and 2 contain various large signs over 100 square feet in area and 24 feet above grade in the 11<sup>th</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 24<sup>th</sup>, 27<sup>th</sup>, 28<sup>th</sup>, 32<sup>nd</sup>, 41<sup>st</sup> and 42<sup>nd</sup> Wards.

Lastly, pages 2 through 13 contain various map amendments in the 1<sup>st</sup>, 5<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup>, 25<sup>th</sup>, 27<sup>th</sup>, 28<sup>th</sup>, 29<sup>th</sup>, 36<sup>th</sup>, 37<sup>th</sup>, 38<sup>th</sup>, 40<sup>th</sup>, 44<sup>th</sup> and 47<sup>th</sup> Wards.

I hereby move for passage of the proposed ordinance transmitted herewith.

Sincerely

(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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 48.

*Nays* -- None.

Chair Burnett and Alderperson Mitts recused themselves from this ordinance under the provisions of Rule 14 of the City Council, Rules of Order and Procedure, out of an abundance of caution, as the Chair is a deacon at this church and Alderperson Mitts is a member.

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, Section 17-4-1000 of the Chicago Zoning Ordinance (the "Downtown Bonus Ordinance") authorizes the City to award floor area bonuses to projects located in "D" districts in return for a financial contribution to the City ("Bonus Payment"); and

WHEREAS, The Bonus Payment is deposited into three funds: (i) the Neighborhood Opportunity Fund; (ii) the Citywide Adopt-a-Landmark Fund (which receives 10 percent of each Bonus Payment); and (iii) the Local Impact Fund; and

WHEREAS, The purpose of the Citywide Adopt-a-Landmark Fund is to finance landmark restoration projects; and

WHEREAS, Pursuant to Section 17-4-1006-C-4 of the Chicago Zoning Ordinance, the City Department of Planning and Development (the "Department") developed a list of funding priorities for the award of grants under the Citywide Adopt-a-Landmark Fund ("Funding Priorities"); and

WHEREAS, On March 17, 2023, the Department announced that it was accepting applications for landmark restoration projects; and

WHEREAS, The Department received 31 applications, four of which were eliminated because they did not satisfy the eligibility criteria (for example, the subject building is not a designated landmark); and

WHEREAS, The Department evaluated the applications based on the Funding Priorities, and determined that the application submitted by First Baptist Congregational Church of Chicago, an Illinois not-for-profit corporation (the "Landmark Owner") was one of the applications that best satisfied the Funding Priorities; and

WHEREAS, By ordinance adopted on January 21, 1982, the City Council of the City (the "City Council") designated the First Baptist Congregational Church of Chicago Building (the "Landmark Building") a Chicago Landmark; and

WHEREAS, The Landmark Building is located at 1613 West Washington Boulevard/ 60 North Ashland Avenue in Chicago; and

WHEREAS, The Landmark Building requires certain preservation work, including exterior masonry, roofing and window work (the "Project"); and

WHEREAS, On December 5, 2024, the Commission on Chicago Landmarks ("CCL") approved the Project, subject to certain "Conditions of Approval", and recommended the use of bonus funds for the Project; and

WHEREAS, The Project satisfies the requirements of Section 17-4-1006-C of the Chicago Zoning Ordinance with respect to authorized uses of the Citywide Adopt-a-Landmark Fund; and

WHEREAS, The Department wishes to award the Landmark Owner a grant in the amount of \$1,464,000 from funds deposited in the Citywide Adopt-a-Landmark Fund (the "Grant Funds") to undertake the Project; and

WHEREAS, Landmark Owner desires to accept the Grant Funds and perform the Project in accordance with this ordinance and the Adopt-a-Landmark Floor Area Bonus Agreement as described herein; 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 and incorporated herein.

SECTION 2. The grant of Grant Funds to the Landmark Owner in an amount not to exceed One Million Four Hundred Sixty-four Thousand Dollars (\$1,464,000) is hereby approved. This approval is expressly conditioned upon the City entering into an Adopt-a-Landmark Floor Area Bonus Agreement with the Landmark Owner substantially in the form attached hereto as Exhibit A and made a part hereof (the "AAL Agreement"). The Commissioner of the Department, or any successor department thereto ("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 the AAL Agreement, and such other supporting documents as may be necessary or appropriate to carry out and comply with the provisions of the AAL Agreement, with such changes, deletions and insertions as shall be approved by the persons executing such AAL Agreement.

SECTION 3. 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 4. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 5. This ordinance shall take effect immediately upon its passage and approval.

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

*Exhibit "A".*  
(To Ordinance)

*Adopt-A-Landmark Floor Area Bonus Agreement.*

This **ADOPT-A-LANDMARK FLOOR AREA BONUS AGREEMENT** ("Agreement") is made on or as of the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ (the "Effective Date"), by and between the **CITY OF CHICAGO**, an Illinois municipal corporation and home rule unit of government ("City"), acting by and through its Department of Planning and Development (together with any successor department thereto, the "Department"), having its principal offices at City Hall, 121 North LaSalle Street, Chicago, Illinois 60602, the **COMMISSION ON CHICAGO LANDMARKS** ("CCL"), having its principal offices at 121 North LaSalle Street, Room 1101, Chicago, Illinois 60602, and First Baptist Congregational Church of Chicago, an Illinois not-for-profit corporation (the "Landmark Owner"), whose principal place of business is located at 1613 W. Washington Boulevard, , Chicago, Illinois 60612.

**RECITALS**

**WHEREAS**, Section 17-4-1000 of the Chicago Zoning Ordinance (the "Downtown Bonus Ordinance") authorizes the City to award floor area bonuses to projects located in "D" districts in return for a financial contribution to the City ("Bonus Payment"); and

**WHEREAS**, the Bonus Payment is deposited into three funds: (i) the Neighborhood Opportunity Fund, (ii) the Citywide Adopt-a-Landmark Fund (which receives 10% of each Bonus Payment), and (iii) the Local Impact Fund; and

**WHEREAS**, the purpose of the Citywide Adopt-a-Landmark Fund is to finance landmark restoration projects; and

**WHEREAS**, pursuant to Section 17-4-1006-C-4 of the Chicago Zoning Ordinance, the Department developed a list of funding priorities for the award of grants under the Citywide Adopt-a-Landmark Fund ("Funding Priorities"); and

**WHEREAS**, on March 17, 2023, the Department announced that it was accepting applications for landmark restoration projects; and

**WHEREAS**, the Department received 31 applications, four of which were eliminated because they did not satisfy the eligibility criteria (for example, the subject building is not a designated landmark); and

**WHEREAS**, the Department evaluated the applications based on the Funding Priorities, and determined that the Landmark Owner's application was one of the applications that best satisfied the Funding Priorities; and

**WHEREAS**, by ordinance adopted on January 21, 1982, the City Council of the City (the "City Council") designated the First Baptist Congregational Church of Chicago Building (the "Landmark Building") a Chicago Landmark; and

**WHEREAS**, the Landmark Building is located at 1613 W. Washington Boulevard/60 N. Ashland Avenue in Chicago (the "Landmark Property," as described on Exhibit A hereto); and

**WHEREAS**, the Landmark Building requires certain preservation work, as described in the scope of work ("Project Scope of Work") and budget ("Project Budget") attached hereto as part of Exhibit B (such work, the "Project"); and

**WHEREAS**, on December 5, 2024, the Commission on Chicago Landmarks ("CCL") approved the Project subject to the "Conditions of Approval" attached hereto as part of Exhibit B, and recommended the use of bonus funds for the Project (the "Project Resolution"); and

**WHEREAS**, the Project satisfies the requirements of Sec. 17-4-1006-C of the Chicago Zoning Ordinance with respect to authorized uses of the Citywide Adopt-a-Landmark Fund; and

**WHEREAS**, the Department wishes to award the Landmark Owner a grant in the amount of \$1,464,0000 from funds deposited in the Citywide Adopt-a-Landmark Fund (the "Grant Funds") to undertake the Project; and

**WHEREAS**, Landmark Owner desires to accept the Grant Funds and perform the Project in accordance with this Agreement.

**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 AND DEFINITIONS.**

The recitals set forth above constitute an integral part of this Agreement and are incorporated herein by this reference with the same force and effect as if set forth herein as agreements of the parties.

"Advance" shall have the meaning set forth in Section 4.5(a) below.

"Applicable Laws" means all federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, as well as all policies, programs and procedures of the CCL, as may be in effect from time to time, pertaining to or affecting the Landmark Building, the Landmark Property and the Project.

"Commissioner" means the Commissioner of the Department of Planning and Development.

"Construction Contract" is defined in Section 2.

"Contractor" means Bulley and Andrews Masonry Restoration.

"Escrow Agent" means \_\_\_\_\_.

"Governmental Approvals" means all necessary building permits and other governmental approvals for the Project.

“Project Budget” means the budget for the Project attached hereto as part of Exhibit B.

“Project Construction Schedule” means the construction schedule attached hereto as Exhibit C.

## **SECTION 2. PERFORMANCE OF THE PROJECT.**

2.1 Landmark Owner shall complete the Project in accordance with the terms and conditions of this Agreement, all Applicable Laws, the Project Scope of Work, the Project Budget and Conditions of Approval all attached hereto as Exhibit B. Landmark Owner shall timely pay any and all invoices for the performance of the Project.

2.2 No material deviation from the Project Scope of Work, Project Budget and Conditions of Approval may be made without the prior written consent of the Department.

2.3 Landmark Owner represents and warrants that Contractor is the general contractor for the Project. Landmark Owner shall enter into a contract with the general contractor for the Project (the “Construction Contract”) which provides for the completion of the work in accordance with the Project Construction Schedule. Landmark Owner may not modify or amend the Construction Contract (including, but not limited to, change orders) without the prior written consent of the Department, which consent is limited to minor modifications pursuant to the Project Resolution, if such modification or amendment would: (a) reduce the Project Scope of Work set forth in Exhibit B; or (b) materially delay the scheduled completion of the Project past the Project Construction Schedule. Notwithstanding the foregoing, Landmark Owner shall be permitted to allocate any contingency amounts contained in the Project Budget to various other line items in such budget.

2.4 In all contracts relating to the Project, the Landmark Owner shall require the general contractor and any subcontractors to name the City as an additional insured on insurance coverages and to require the general contractor and any subcontractors to indemnify the City 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 work on the Project by the general contractor or the general contractor’s subcontractors, suppliers, employees, or agents.

2.5 Landmark Owner has engaged, to be paid out of the Project Budget at Landmark Owner’s sole cost and expense, an independent third-party inspecting architect or engineer, \_\_\_\_\_ (the “Third-Party Architect/Engineer”), who or which is hereby approved by the Department, to ensure on behalf of the City that the Scope of Work is completed as scheduled. The Third-Party Architect/Engineer shall have extensive experience with historic rehabilitation projects and shall act on behalf of the Department to monitor the progress of the construction of the Project. The Third-Party Architect/Engineer and Landmark Owner shall enter into an agreement (the “Project Engineer Agreement”), satisfactory to the Department, which shall require the Third-Party Architect/Engineer or its agent to provide the following services for the Department at Landmark Owner’s sole cost and expense:

(a) inspection of all construction work performed by Landmark Owner and its general contractor and any subcontractors, without causing unreasonable interference with or delays in

construction, to assure the Department that the Project is being/has been constructed in compliance with the Project Scope of Work, the final working drawings and specifications for the Project and the terms and provisions of this Agreement;

- (b) preparation of monthly field reports on progress of construction;
- (c) review of all change orders to determine the construction feasibility of any change order with respect to the Project;
- (d) review of all change orders to determine the financial impact of such change orders with respect to the Project Budget and the funds available in escrow or otherwise for the overall construction of the Project;
- (e) determination of the adequacy of the funds in escrow or otherwise to pay for the Project; and
- (f) providing a certification for the benefit of the City on the form attached hereto as Exhibit F that the construction of the Project complies with the Project Scope of Work and is substantially complete, subject only to the completion of punch list items ("Conditional Certificate"). The Third-Party Architect/Engineer shall notify the Department of any discrepancies between the Project Scope of Work and the actual construction of the Project. The Department's receipt of the Conditional Certificate shall be a condition precedent to the final disbursement of the Grant Funds to Landmark Owner. A representative of the Department shall have the right, but not the obligation, to accompany the Third-Party Architect/Engineer during his or her inspection of the Project.

### **SECTION 3. BUILDING PERMITS AND OTHER GOVERNMENTAL APPROVALS.**

Landmark Owner shall apply for all Governmental Approvals in accordance with the Project Construction Schedule, and covenants and agrees to pursue the Governmental Approvals in good faith and with all due diligence.

### **SECTION 4. PROJECT BUDGET.**

4.1 The current estimate of the cost of the Project is \$1,464,000. The Landmark Owner has delivered to the Commissioner, and the Commissioner hereby approves, a detailed budget for the Project, which is attached hereto and incorporated herein as Exhibit E (the "Final Project Budget"), and which is materially consistent with the Project Budget approved by the CCL and attached hereto as part of Exhibit B. The Landmark Owner certifies that it has identified sources of funds (including the Grant Funds) sufficient to complete the Project. The Landmark Owner understands and agrees that the City will only contribute the Grant Funds to the Project and that all costs of completing the Project in excess of the Grant Funds shall be the sole responsibility of the Landmark Owner. If the Landmark Owner at any point does not have sufficient funds to complete the Project, the Landmark Owner shall so notify the City in writing, and the Landmark Owner may narrow the scope of the Project as agreed with the City in order to complete the Project.

4.2 If Landmark Owner completes the Project with Grant Funds still remaining in the Escrow Account (as defined in Section 4.5(a) below), the Landmark Owner shall have no claim to such remainder, and such remainder shall be returned to the City; provided, however, in the City's sole discretion, the Landmark Owner may submit plans and specifications for additional landmark work to the Commissioner for review and approval, and, if approved, shall perform such additional work to be funded in part by such remainder (pursuant to Section 4.5(a) below).

4.3 If requested by the City, the Landmark Owner shall provide to the City quarterly reports on the progress of the Project and reasonable access to its books and records relating to the Project.

4.4 During the period commencing on the Effective Date and expiring on the date of the Certificate of Completion (as hereinafter defined) (such timeframe, the "Term of this Agreement"), the Landmark Owner shall not sell, transfer, convey or otherwise dispose of all or any portion of the Landmark Property or any interest therein, or otherwise effect or consent to a transfer, without the prior written consent of the City.

4.5 Joint Order Construction Escrow.

(a) Landmark Owner shall set up a construction escrow account (the "Escrow Account") with the Escrow Agent for the deposit of the Grant Funds. The disbursement of funds from the Escrow Account shall be governed by a construction escrow agreement among the City, the Landmark Owner, and the Escrow Agent, in substantially the form attached hereto as Exhibit G (the "Construction Escrow Agreement"). The Construction Escrow Agreement shall provide, among other things: first, that the Grant Funds and the Landmark Owner's escrowed funds, if any, shall be deposited in full upon opening of the Escrow Account; second, that the Grant Funds and the Landmark Owner's escrowed funds shall be disbursed pro-rata; and, third, that Landmark Owner shall deliver to Escrow Agent and the Third-Party Architect/Engineer from time to time, but not more than once per month, an AIA Application and Certificate for payment (each, a "Draw") completed by or on behalf of Landmark Owner (or other statement in a form reasonably satisfactory to the City) setting forth, among other things, the amount of the funds (such funds being referred to herein as an "Advance") requested in each instance and also including:

- (i) the hard and soft cost statements;
- (ii) a cost certification from the Contractor in a form reasonably satisfactory to the Third-Party Architect/Engineer regarding the work or materials covered by the Draw;
- (iii) full or conditional, as applicable, lien waivers from all contractors, subcontractors or suppliers who supplied materials or performed work covered by the Draw in form and substance reasonably satisfactory to the Third-Party Architect/Engineer; and
- (iv) proof of payment of soft costs covered by the previous Draw, in a form reasonably satisfactory to the Third-Party Architect/Engineer.

(b) The Third-Party Architect/Engineer shall review each Draw to confirm work included in such Draw is part of the Project.

(c) Draws must be received by the Third-Party Architect/Engineer at least fifteen (15) business days prior to the date of the requested disbursement of the Advance from the Escrow Account and, if approved, the Third-Party Architect/Engineer will provide written notice to the Escrow Agent to disburse an amount equal to the Advance from the Escrow Account pursuant to the Draw. The failure of the Third-Party Architect/Engineer to approve or disapprove a Draw request within fifteen (15) business days of submission by Landmark Owner shall be deemed a disapproval of such draw request.

(d) The Construction Escrow Agreement shall provide that an interim mechanic's lien endorsement to Landmark Owner's title insurance policy shall be issued with respect to each Draw.

#### **SECTION 5. CONDITIONS TO CITY'S DISBURSEMENT OF GRANT FUNDS.**

The obligation of the City to disburse the Grant Funds to the Landmark Owner is contingent upon each of the following conditions being satisfied as of the Effective Date, or on such other date as may be specified below, unless waived in writing by the Commissioner:

5.1 Escrow Account. Landmark Owner shall have established the Escrow Account, and the Construction Escrow Agreement shall be in full force and effect.

5.2 Governmental Approvals. Landmark Owner shall have obtained all Governmental Approvals.

5.3 Construction Contract. Landmark Owner shall have delivered, and the City shall have approved, a true and complete copy of the Construction Contract to the City.

5.4 Insurance. Landmark Owner shall have submitted to the City, and the City shall have approved, evidence of insurance required pursuant to Exhibit D.

5.5 Representations and Warranties. Each of the representations and warranties of Landmark Owner in this Agreement shall be true and correct.

5.6 Resolutions Authorizing Transaction. Landmark Owner shall have delivered to the City resolutions authorizing Landmark Owner to execute and deliver this Agreement, the Construction Escrow Agreement, and any other documents required to complete the transaction contemplated by this Agreement and to perform its obligations under this Agreement, and such other corporate authority and organizational documents as the City may reasonably request.

5.7 Proof of Financing. Not less than three (3) months after the Effective Date, Landmark Owner shall have submitted to the Department, and the Department shall have approved, proof reasonably acceptable to the Department that Landmark Owner has equity and/or lender financing in amounts adequate to complete the construction of the Project and satisfy its obligations under this Agreement.

5.8 Title. Landmark Owner shall have delivered to the Department a copy of the title insurance policy (or a title report) for the Property, showing Landmark Owner as the named insured (or as the owner of the Property).

5.9 Economic Disclosure Statement. Landmark Owner shall have delivered to the Department an Economic Disclosure Statement and Affidavit in the City's then current form, dated as of the Effective Date.

5.10 Debt and Scofflaw Check. Landmark Owner shall have submitted to the Department a completed "Principal Profile Form" in the City's then current form for any person holding a direct or indirect ownership interest of more than 7.5% Landmark Owner (or, if Landmark Owner is a not-for-profit corporation, any person who is a director or trustee of Landmark Owner), and the City has confirmed that no such person either (a) has any outstanding debt to the City, or if there is any outstanding debt, that all such outstanding obligations have been satisfied, or (b) has been identified as a building code scofflaw or problem landlord pursuant to Section 2-92-416 of the Municipal Code.

If any of the conditions in this Section 5 have not been satisfied to the Department's reasonable satisfaction within the time periods provided for herein, or waived by the Department, the Department may, at its option, upon thirty (30) days' prior written notice to Landmark Owner, terminate this Agreement at any time after the expiration of the applicable time period, in which event this Agreement shall be null and void and, except as otherwise specifically provided, neither party shall have any further right, duty or obligation hereunder; provided, however, that if within said thirty (30) day notice period Landmark Owner satisfies said condition(s), then the termination notice shall be deemed to have been withdrawn. Any forbearance by the Department in exercising its right to terminate this Agreement upon a default hereunder shall not be construed as a waiver of such right.

## **SECTION 6. CITY'S RIGHT TO INSPECT LANDMARK PROPERTY.**

During the Term of this Agreement, any duly authorized representative of the City shall have access to the Landmark Property at all reasonable times after notice to Landmark Owner for the purpose of determining whether Landmark Owner is constructing the Project in accordance with the terms of this Agreement.

## **SECTION 7. LIMITED APPLICABILITY.**

Any approval given by the Department or CCL pursuant to this Agreement is for the purpose of this Agreement only and does not constitute the approval required by the City's Department of Buildings or any other City department, nor does such Department or CCL approval constitute an approval of the quality, structural soundness or safety of any improvements located or to be located on the Landmark Building, or the compliance of said improvements with any laws, private covenants, restrictions of record, or any agreement affecting the Landmark Building.

**SECTION 8. COMMENCEMENT AND COMPLETION OF PROJECT.**

Subject to the receipt of all applicable Government Approvals, Landmark Owner shall complete the Project in accordance with the Project Construction Schedule. The Commissioner shall have discretion to extend any of the construction commencement and completion dates for good cause shown by issuing a written extension letter. Landmark Owner shall give written notice confirming the construction commencement date to the City within five (5) days after it commences the Project.

**SECTION 9. CERTIFICATE OF COMPLETION.**

Upon the completion of the Project in accordance with this Agreement, Landmark Owner shall request from the Department a certificate of completion ("Certificate of Completion"). Such request shall include: a summary of the final Project costs, (iii) a then-current summary of Draws and Advances from the Escrow Account for the Project, (iv) photos of the completed Project, (v) copies of all permits, (vi) a letter from the architect of record certifying the Project Scope of Work is complete, and (vii) the Third-Party Architect/Engineer's Conditional Certificate pursuant to Section 2.5(f).

Within thirty (30) days after receipt of a written request for a Certificate of Completion, the Department shall provide Landmark Owner with either the Certificate of Completion or a written statement indicating in adequate detail how Landmark Owner has failed to complete the Project in conformity with this Agreement, or is otherwise in default, and what measures or acts will be necessary for Landmark Owner to take or perform in order to obtain the Certificate of Completion. If the Department requires additional measures or acts to assure compliance, Landmark Owner shall resubmit a written request for the Certificate of Completion upon compliance with the Department's response. The Certificate of Completion shall not constitute evidence that Landmark Owner has complied with any laws relating to the construction of the Project and shall not serve as any "guaranty" as to the quality of the construction.

The Department's issuance of the Certificate of Completion shall be a condition precedent to the final disbursement of the Grant Funds to Landmark Owner.

**SECTION 10. PERFORMANCE AND BREACH.**

10.1 Time of the Essence. Time is of the essence in Landmark Owner's performance of its obligations under this Agreement.

10.2 Permitted Delays. Landmark Owner shall not be considered in breach of its obligations under this Agreement in the event of a delay due to unforeseeable causes beyond Landmark Owner's control, and without Landmark Owner's fault or negligence, including, without limitation, acts of God, acts of the public enemy, acts of the United States government, fires, floods, epidemics, quarantine restrictions, strikes, embargoes and unusually severe weather or delays of subcontractors due to such causes. The time for the performance of the obligations shall be extended only for the period of the delay and only if Landmark Owner, within thirty (30) days after the beginning of any such delay, submits to the Commissioner a written request for an extension. As referenced in Section 8, the Commissioner shall have discretion to extend any of

the construction commencement and completion dates for good cause shown and shall issue a written extension letter within ten (10) days of receipt of a request for extension.

10.3 Cure. If Landmark Owner defaults in the performance of its obligations under this Agreement, Landmark Owner shall have thirty (30) days after written notice of default from the City to cure the default, or such longer period as shall be reasonably necessary (in the sole determination of the Commissioner) to cure such default provided Landmark Owner promptly commences such cure and thereafter diligently pursues such cure to completion (so long as continuation of the default does not create material risk to the Project or to persons using the Project).

10.4 Events of Default. The occurrence of any one or more of the following shall constitute an "Event of Default" under this Agreement:

(a) Landmark Owner makes or furnishes a warranty, representation, statement or certification to the City (whether in this Agreement, an Economic Disclosure Statement and Affidavit, or another document) that is not true and correct.

(b) Landmark Owner fails to commence or complete the Project in accordance with the Project Construction Schedule, or Landmark Owner abandons or substantially suspends construction of the Project.

(c) Landmark Owner fails to perform, keep or observe any of the other covenants, conditions, promises, agreements or obligations under this Agreement or any other written agreement entered into with the City with respect to the Project.

10.5 City Remedies. If an Event of Default occurs and the default is not cured in the time period provided for in Section 10.3 above, the City may terminate this Agreement, and institute any action or proceeding at law or in equity against Landmark Owner.

## **SECTION 11. CONFLICT OF INTEREST; CITY'S REPRESENTATIVES NOT INDIVIDUALLY LIABLE.**

Landmark Owner represents and warrants that no agent, official or employee of the City shall have any personal interest, direct or indirect, in Landmark Owner, this Agreement, the Landmark Property or the Project, 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, association or other entity in which he or she is directly or indirectly interested. No agent, official or employee of the City shall be personally liable to Landmark Owner or any successor in interest in the event of any default or breach by the City or with respect to any commitment or obligation of the City under the terms of this Agreement.

## **SECTION 12. INDEMNIFICATION.**

Landmark Owner agrees to indemnify, defend and hold the City 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) (collectively, "Losses") suffered or incurred by the City arising from or in connection with: (a) the failure of Landmark Owner to perform its obligations under this Agreement; (b) the failure of Landmark Owner or any contractor or other agent, entity or individual acting under the control or at the request of Landmark Owner ("Agent") to pay contractors, subcontractors or material suppliers in connection with the construction and management of the Project; (c) any misrepresentation or omission made by Landmark Owner or any Agent of Landmark Owner; (d) the failure of Landmark Owner to redress any misrepresentations or omissions in this Agreement or any other agreement relating hereto; and (e) any activity undertaken by Landmark Owner or any Agent of Landmark Owner on the Landmark Property prior to or after the Effective Date. This indemnification shall survive the expiration or any termination of this Agreement (regardless of the reason for such termination). Landmark Owner acknowledges that the requirements set forth in this Section 12 to indemnify, keep and save harmless and defend the City are apart from and not limited by the insurance requirements under Section 5.

### **SECTION 13. LANDMARK OWNER'S EMPLOYMENT OBLIGATIONS.**

13.1 Landmark Owner agrees, and shall contractually obligate its contractors, subcontractors and any Affiliate (as defined in Section 17) of Landmark Owner (collectively, "Employers" and each individually, an "Employer") to agree, that with respect to the provision of services in connection with the Project:

(a) Neither Landmark Owner nor any Employer shall discriminate against any employee or applicant for employment based upon race, religion, color, sex, gender identity, 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, Section 2-160-010 et seq. of the Municipal Code of Chicago, as amended from time to time (the "Human Rights Ordinance"). Landmark Owner and each Employer shall take affirmative action to ensure that applicants are hired and employed without discrimination based upon the foregoing grounds, 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. Landmark Owner and 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, Landmark Owner and each Employer, in all print solicitations or advertisements for employees, shall state that all qualified applicants shall receive consideration for employment without discrimination based upon the foregoing grounds.

(b) Landmark Owner and each Employer shall comply with all federal, state and local equal employment and affirmative action statutes, rules and regulations, including, without limitation, the 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.

(c) Landmark Owner and each Employer shall include the foregoing provisions of subparagraphs (a) and (b) 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 Landmark Property, so that each such provision shall be binding upon each contractor, subcontractor or Affiliate, as the case may be.

(d) Failure to comply with the employment obligations described in this Section 13 shall be a basis for the City to pursue remedies under the provisions of Section 10.

13.2 City Resident Construction Worker Employment Requirement. Landmark Owner 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 (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, Landmark Owner, 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.

Landmark Owner 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 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.

Landmark Owner, 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 identify clearly 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.

Landmark Owner, 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. Landmark Owner, 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 Landmark Owner, 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 Landmark Owner, 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 Section 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 Landmark Owner has failed to ensure the fulfillment of the requirement of this Section 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 Section. Therefore, in such a case of non-compliance, it is agreed that 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 Landmark Owner 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 Landmark Owner, the general contractor and/or the subcontractors to prosecution. Any retainage to cover contract performance that may become due to Landmark Owner pursuant to Section 2-92-250 of the Municipal Code may be withheld by the City pending the Chief Procurement Officer's determination as to whether Landmark Owner 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.

Landmark Owner shall cause or require the provisions of this Section 13.2 to be included in all construction contracts and subcontracts related to the Project.

13.3 MBE/WBE Commitment. Landmark Owner 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, as applicable, (i) the Minority-Owned and Women-Owned Business Enterprise Procurement Program, Section 2-92-420 et seq., Municipal Code (the "Procurement Program"), and (ii) the Minority- and Women-Owned Business Enterprise Construction Program, Section 2-92-650 et seq., Municipal Code (the "Construction Program," and collectively with the Procurement Program, the "MBE/WBE Program"), and in reliance upon the provisions of the MBE/WBE Program to the extent contained in, [and as qualified by, the provisions of this Section 13.3, during the course of the Project, at least the

following percentages of the MBE/WBE Budget (as set forth in Exhibit H hereto) shall be expended for contract participation by MBEs and by WBEs:

- (1) At least 26 percent by MBEs.
- (2) At least six percent by WBEs.

(b) For purposes of this Section 13.3 only, Landmark Owner (and any party to whom a contract is let by Landmark Owner in connection with the Project) shall be deemed a “contractor” and this Agreement (and any contract let by Landmark Owner in connection with the Project) shall be deemed a “contract” or a “construction contract” as such terms are defined in Sections 2-92-420 and 2-92-670, Municipal Code, as applicable.

(c) Consistent with Sections 2-92-440 and 2-92-720, Municipal Code, Landmark Owner's MBE/WBE commitment may be achieved in part by Landmark Owner's status as an MBE or WBE (but only to the extent of any actual work performed on the Project by Landmark Owner) 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 Landmark Owner utilizing a MBE or a WBE as the 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 or services 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 Landmark Owner's MBE/WBE commitment as described in this Section 13.3. In accordance with Section 2-92-730, Municipal Code, Landmark Owner shall not substitute any MBE or WBE general contractor or subcontractor without the prior written approval of DPD.

(d) Landmark Owner shall deliver quarterly reports to the City's monitoring staff during the Project describing its efforts to achieve compliance with this MBE/WBE commitment. Such reports shall include, inter alia, the name and business address of each MBE and WBE solicited by Landmark Owner 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 the City's monitoring staff in determining Landmark Owner's compliance with this MBE/WBE commitment. Landmark Owner shall maintain records of all relevant data with respect to the utilization of MBEs and WBEs in connection with the Project for at least five years after completion of the Project, and the City's monitoring staff shall have access to all such records maintained by Landmark Owner, on five Business Days' notice, to allow the City to review Landmark Owner'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, Landmark Owner 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 Sections 2-92-540 and 2-92-730, Municipal Code, as applicable.

(f) Any reduction or waiver of Landmark Owner's MBE/WBE commitment as described in this Section 13.3 shall be undertaken in accordance with Sections 2-92-450 and 2-92-730, Municipal Code, as applicable.

(g) Prior to the commencement of the Project, Landmark Owner shall be required to meet with the City's monitoring staff with regard to Landmark Owner's compliance with its obligations under this Section 13.3. The general contractor and all major subcontractors shall be required to attend this pre-construction meeting. During said meeting, Landmark Owner shall demonstrate to the City's monitoring staff its plan to achieve its obligations under this Section 13.3, the sufficiency of which shall be approved by the City's monitoring staff. During the Project, Landmark Owner shall submit the documentation required by this Section 13.3 to the City's monitoring staff, including the following: (i) subcontractor's activity report; (ii) contractor's certification concerning labor standards and prevailing wage requirements; (iii) contractor letter of understanding; (iv) monthly utilization report; (v) authorization for payroll agent; (vi) certified payroll; (vii) evidence that MBE/WBE contractor associations have been informed of the Project via written notice and hearings; and (viii) evidence of compliance with job creation/job retention requirements. Failure to submit such documentation on a timely basis, or a determination by the City's monitoring staff, upon analysis of the documentation, that Landmark Owner is not complying with its obligations under this Section 13.3, shall, upon the delivery of written notice to Landmark Owner, be deemed an Event of Default. Upon the occurrence of any such Event of Default, in addition to any other remedies provided in this Agreement, the City may: (1) issue a written demand to Landmark Owner to halt the Project, (2) withhold any further payment of any City Funds to Landmark Owner or the general contractor, or (3) seek any other remedies against Landmark Owner available at law or in equity.

13.4 Prevailing Wage Rates. The Landmark Owner and its general contractor and all subcontractors must pay the prevailing wage rate as ascertained by the Illinois Department of Labor ("IDOL") 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 IDOL revises such prevailing wage rates, the revised rates shall apply to all such contracts. Upon the City's request, the Landmark Owner shall provide the City with copies of all such contracts entered into by the Landmark Owner or its general contractor to evidence compliance with this Section 13.4.

#### **SECTION 14. REPRESENTATIONS AND WARRANTIES.**

14.1 Representations and Warranties of the City. To induce Landmark Owner to execute this Agreement and perform its obligations hereunder, the City hereby represents and warrants to Landmark Owner that the City has authority under its home rule powers to execute and deliver this Agreement and perform the terms and obligations contained herein.

14.2 Representations and Warranties of Landmark Owner. To induce the City to execute this Agreement and perform its obligations hereunder, Landmark Owner hereby represents and

warrants to the City that as of the Effective Date the following shall be true and correct in all respects:

(a) Landmark Owner is a not-for-profit corporation duly organized under the laws of the State of Illinois and validly existing and in good standing under the laws of the State of Illinois with full power and authority to perform the Project, and that the person signing this Agreement on behalf of Landmark Owner has the authority to do so.

(b) All certifications and statements contained in the Economic Disclosure Statements last submitted to the City by Landmark Owner (and any legal entity holding an interest in Landmark Owner) are true, accurate, and complete.

(c) Landmark Owner's execution, delivery and performance of this Agreement and all instruments and agreements contemplated hereby will not, upon the giving of notice or lapse of time, or both, result in a breach or violation of, or constitute a default under Landmark Owner's articles of incorporation or by-laws or any agreement to which Landmark Owner, or any Affiliate (as defined in Section 17), is a party or by which Landmark Owner, the Landmark Building, or the Landmark Property is bound.

(d) To the best of Landmark Owner's knowledge, no action, litigation, investigation or proceeding of any kind is pending or threatened against Landmark Owner, or any Affiliate, and Landmark Owner knows of no facts which could give rise to any such action, litigation, investigation or proceeding, which could: (i) affect the ability of Landmark Owner to perform its obligations hereunder; or (ii) materially affect the operation or financial condition of Landmark Owner.

(e) To the best of Landmark Owner's knowledge, the Project will not violate: (i) any laws, including, without limitation, any zoning and building codes and environmental regulations; or (ii) any building permit, restriction of record or other agreement affecting the Landmark Building or the Landmark Property.

14.3 Survival of Representations and Warranties. Each of the parties agrees that all of its representations and warranties set forth in this Section 14 or elsewhere in this Agreement are true as of the Effective Date and will be true in all material respects at all times thereafter, except with respect to matters which have been disclosed in writing and approved by the other party.

## SECTION 15. NOTICES.

Any notice, demand or communication required or permitted to be given hereunder shall be given in writing at the addresses set forth below by any of the following means: (a) personal service; (b) [intentionally omitted]; (c) overnight courier; or (d) registered or certified first class mail, postage prepaid, return receipt requested:

If to the City:

City of Chicago  
Department of Planning and Development  
Historic Preservation Division

Bureau of Planning, Historic Preservation & Sustainability  
121 North LaSalle Street, Room 905  
Chicago, Illinois 60602  
Attn: Dijana Cuvalo, Architect IV

With a copy to: City of Chicago  
Department of Law  
121 North LaSalle Street, Room 600  
Chicago, Illinois 60602  
Attn: Deputy Corporation Counsel  
Real Estate & Land Use Division

If to the CCL: Commission on Chicago Landmarks  
c/o City of Chicago  
Department of Planning and Development  
Historic Preservation Division  
Bureau of Planning, Historic Preservation & Sustainability  
121 North LaSalle Street, Room 905  
Chicago, Illinois 60602  
Attn: Dijana Cuvalo, Architect IV

If to Landmark Owner: First Baptist Congregational Church of Chicago  
1613 W. Washington Boulevard  
Chicago, Illinois 60612  
Attn: Daris Shaw

Any notice, demand or communication given pursuant to clause (a) hereof shall be deemed received upon such personal service. Any notice, demand or communication given pursuant to clause (c) shall be deemed received on the business day immediately following deposit with the overnight courier. Any notice, demand or communication sent pursuant to clause (d) 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. The refusal to accept delivery by any party or the inability to deliver any communication because of a changed address of which no notice has been given in accordance with this Section 15 shall constitute delivery.

#### **SECTION 16. BUSINESS RELATIONSHIPS.**

Landmark Owner acknowledges (a) receipt of a copy of Section 2-156-030 (b) of the Municipal Code of Chicago, (b) that it has read such provision and understands that pursuant to 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 described in Section 2-156-080 of the Municipal Code of Chicago), 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) notwithstanding anything to the contrary contained in this Agreement, 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. Landmark Owner represents and warrants that no violation of Section 2-156-030 (b) has occurred with respect to this Agreement or the transactions contemplated hereby.

#### **SECTION 17. PATRIOT ACT CERTIFICATION.**

Landmark Owner represents and warrants that neither Landmark Owner nor any Affiliate (as defined below) of Landmark Owner is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury, the Bureau of Industry and Security of the U.S. Department of Commerce or their successors, or on any other list of persons or entities with which the City may not do business under any applicable laws: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the Debarred List. As used in this Section 17, an "Affiliate" shall be deemed to be a person or entity related to Landmark Owner that, directly or indirectly, through one or more intermediaries, controls, is controlled by or is under common control with Landmark Owner, and a person or entity shall be deemed to be controlled by another person or entity, if controlled in any manner whatsoever that results in control in fact by that other person or entity (or that other person or entity and any persons or entities with whom that other person or entity is acting jointly or in concert), whether directly or indirectly and whether through share ownership, a trust, a contract or otherwise.

#### **SECTION 18. PROHIBITION ON CERTAIN CONTRIBUTIONS - MAYORAL EXECUTIVE ORDER NO. 2011-4.**

18.1 Landmark Owner agrees that any person or entity who directly or indirectly has an ownership or beneficial interest in Landmark Owner of more than 7.5 percent ("Owners"), spouses and domestic partners of such Owners or Landmark Owner's contractors (i.e., any person or entity in direct contractual privity with Landmark Owner regarding the subject matter of this Agreement) ("Contractors"), any person or entity who directly or indirectly has an ownership or beneficial interest in any Contractor of more than 7.5 percent ("Sub-owners") and spouses and domestic partners of such Sub-owners (Landmark Owner and all the other preceding classes of persons and entities are together the "Identified Parties"), shall not make a contribution of any amount to the Mayor of the City of Chicago (the "Mayor") or to her political fundraising committee (a) after execution of this Agreement by Landmark Owner, (b) while this Agreement or any Other Contract (as hereinafter defined) is executory, (c) during the Term of this Agreement or any Other Contract, or (d) during any period while an extension of this Agreement or any Other Contract is being sought or negotiated. This provision shall not apply to contributions made prior to May 16, 2011, the effective date of Executive Order 2011-4.

18.2 Landmark Owner represents and warrants that from the later of (a) May 16, 2011, or (b) the date the City approached Landmark Owner, or the date Landmark Owner approached

the City, as applicable, regarding the formulation of this Agreement, no Identified Parties have made a contribution of any amount to the Mayor or to her political fundraising committee.

18.3 Landmark Owner agrees that it shall not: (a) coerce, compel or intimidate its employees to make a contribution of any amount to the Mayor or to the Mayor's political fundraising committee; (b) reimburse its employees for a contribution of any amount made to the Mayor or to the Mayor's political fundraising committee; or (c) bundle or solicit others to bundle contributions to the Mayor or to her political fundraising committee.

18.4 Landmark Owner agrees that the Identified Parties must not engage in any conduct whatsoever designed to intentionally violate this provision or Mayoral Executive Order No. 2011-4 or to entice, direct or solicit others to intentionally violate this provision or Mayoral Executive Order No. 2011-4.

18.5 Notwithstanding anything to the contrary contained herein, Landmark Owner agrees that a violation of, non-compliance with, misrepresentation with respect to, or breach of any covenant or warranty under this Section 18 or violation of Mayoral Executive Order No. 2011-4 constitutes a breach and default under this Agreement, and under any Other Contract for which no opportunity to cure will be granted, unless the City, in its sole discretion, elects to grant such an opportunity to cure. Such breach and default entitles the City to all remedies (including, without limitation, termination for default) under this Agreement, and under any Other Contract, at law and in equity. This provision amends any Other Contract (defined below) and supersedes any inconsistent provision contained therein.

18.6 If Landmark Owner intentionally violates this provision or Mayoral Executive Order No. 2011-4 prior to the Effective Date, the City may elect to decline to close the transaction contemplated by this Agreement.

18.7 For purposes of this provision:

(a) "Bundle" means to collect contributions from more than one source, which contributions are then delivered by one person to the Mayor or to her political fundraising committee.

(b) "Other Contract" means any other agreement with the City to which Landmark Owner is a party that is (i) formed under the authority of Chapter 2-92 of the Municipal Code of Chicago; (ii) entered into for the purchase or lease of real or personal property; or (iii) for materials, supplies, equipment or services which are approved or authorized by the City Council.

(c) "Contribution" means a "political contribution" as defined in Chapter 2-156 of the Municipal Code of Chicago, as amended.

(d) Individuals are "domestic partners" if they satisfy the following criteria:

- (i) they are each other's sole domestic partner, responsible for each other's common welfare; and
- (ii) neither party is married; and
- (iii) the partners are not related by blood closer than would bar marriage in the State of Illinois; and
- (iv) each partner is at least 18 years of age, and the partners are the same sex, and the partners reside at the same residence; and
- (v) two of the following four conditions exist for the partners:
  - (1) The partners have been residing together for at least 12 months.
  - (2) The partners have common or joint ownership of a residence.
  - (3) The partners have at least two of the following arrangements:
    - (A) joint ownership of a motor vehicle;
    - (B) joint credit account;
    - (C) a joint checking account;
    - (D) a lease for a residence identifying both domestic partners as tenants.
  - (4) Each partner identifies the other partner as a primary beneficiary in a will.
- (e) "Political fundraising committee" means a "political fundraising committee" as defined in Chapter 2-156 of the Municipal Code of Chicago, as amended.

#### **SECTION 19. MISCELLANEOUS.**

The following general provisions govern this Agreement:

19.1 Counterparts. This Agreement 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.

19.2 Cumulative Remedies. The remedies of any party hereunder are cumulative and the exercise of any one or more of such remedies shall not be construed as a waiver of any other remedy herein conferred upon such party or hereafter existing at law or in equity, unless specifically so provided herein.

19.3 Date for Performance. If the final date of any time period set forth herein falls on a Saturday, Sunday or legal holiday under the laws of Illinois or the United States of America, then such time period shall be automatically extended to the next business day.

19.4 Entire Agreement; Modification. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any prior agreements, negotiations and discussions. This Agreement may not be modified or amended in any manner without the prior written consent of the parties hereto. No term of this Agreement may be waived or discharged orally or by any course of dealing, but only by an instrument in writing signed by the party benefitted by such term.

19.5 Exhibits. All exhibits referred to herein and attached hereto shall be deemed part of this Agreement.

19.6 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to its conflict of laws provisions.

19.7 Headings. The headings of the various sections and subsections of this Agreement have been inserted for convenience of reference only and shall not in any manner be construed as modifying, amending or affecting in any way the express terms and provisions hereof.

19.8 No Waiver. No waiver by the City with respect to any specific default by Landmark Owner shall be deemed to be a waiver of the rights of the City with respect to any other defaults of Landmark Owner, nor shall any forbearance by the City to seek a remedy for any breach or default be deemed a waiver of its rights and remedies with respect to such breach or default, nor shall the City be deemed to have waived any of its rights and remedies unless such waiver is in writing.

19.9 Severability. If any term of this Agreement or any application thereof is held invalid or unenforceable, the remainder of this Agreement shall be construed as if such invalid part were never included herein and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

19.10 Successors and Assigns. Except as otherwise provided in this Agreement, the terms and conditions of this Agreement shall apply to and bind the successors and assigns of the parties.

## **SECTION 20. COMPLIANCE WITH "WASTE" PROVISIONS.**

Any duly authorized representative of the City shall have access to the Landmark Property at all reasonable times for the purpose of determining whether Landmark Owner is constructing the Project in accordance with the terms of this Agreement and all applicable federal, state and local statutes, laws, ordinances, codes, rules, regulations, orders and judgments, including, without limitation, Sections 7-28 and 11-4 of the Municipal Code of Chicago relating to waste disposal (collectively, the "Waste Sections"). Landmark Owner's violation of the Waste Sections (including, but not limited to, Sections 7-28-390 Dumping on public way; 7-28-440 Dumping on real estate without permit; 11-4-1410 Disposal in waters prohibited; 11-4-1420 Ballast tank, bilge

tank or other discharge; 11-4-1450 Gas manufacturing residue; 11-4-1500 Treatment and disposal of solid or liquid waste; 11-4-1530 Compliance with rules and regulations required; 11-4-1550 Operational requirements; and 11-4-1560 Screening requirements), whether or not relating to the performance of this Agreement, constitutes a breach of and an event of default under this Agreement and entitles the City to all remedies under the Agreement, at law or in equity. This section does not limit Landmark Owner's, its general contractor's and its subcontractors' duty to comply with all applicable federal, state, county and municipal laws, statutes, ordinances and executive orders, in effect now or later, and whether or not they appear in this Agreement.

#### **SECTION 21. INSPECTOR GENERAL.**

It is the duty of every officer, employee, department, agency, contractor, subcontractor, developer and licensee of the City, and every applicant for certification of eligibility for a City contract or program, to cooperate with the City's Inspector General in any investigation or hearing undertaken pursuant to Chapter 2-56 of the Municipal Code of Chicago. Landmark Owner understands and will abide by all provisions of Chapter 2-56 of the Municipal Code of Chicago.

#### **SECTION 22. 2014 CITY HIRING PLAN PROHIBITIONS.**

22.1 The City is subject to the June 16, 2014 "City of Chicago Hiring Plan" (the "2014 City Hiring Plan") entered in *Shakman v. Democratic Organization of Cook County*, Case No 69 C 2145 (United States District Court for the Northern District of Illinois). Among other things, the 2014 City Hiring Plan prohibits the City from hiring persons as governmental employees in non-exempt positions on the basis of political reasons or factors.

22.2 Landmark Owner is aware that City policy prohibits City employees from directing any individual to apply for a position with Landmark Owner, either as an employee or as a subcontractor, and from directing Landmark Owner to hire an individual as an employee or as a subcontractor. Accordingly, Landmark Owner must follow its own hiring and contracting procedures, without being influenced by City employees. Any and all personnel provided by Landmark Owner under this Agreement are employees or subcontractors of Landmark Owner, not employees of the City of Chicago. This Agreement is not intended to and does not constitute, create, give rise to, or otherwise recognize an employer-employee relationship of any kind between the City and any personnel provided by Landmark Owner.

22.3 Landmark Owner will not condition, base, or knowingly prejudice or affect any term or aspect of the employment of any personnel provided under this Agreement, or offer employment to any individual to provide services under this Agreement, based upon or because of any political reason or factor, including, without limitation, any individual's political affiliation, membership in a political organization or party, political support or activity, political financial contributions, promises of such political support, activity or financial contributions, or such individual's political sponsorship or recommendation. For purposes of this Agreement, a political organization or party is an identifiable group or entity that has as its primary purpose the support of or opposition to candidates for elected public office. Individual political activities are the activities of individual persons in support of or in opposition to political organizations or parties or candidates for elected public office.

22.4 In the event of any communication to Landmark Owner by a City employee or City official in violation of Section 23.2 above, or advocating a violation of Section 23.3 above, Landmark Owner will, as soon as is reasonably practicable, report such communication to the Hiring Oversight Section of the City's Office of the Inspector General ("OIG Hiring Oversight"), and also to the Commissioner of the Department. Landmark Owner will also cooperate with any inquiries by OIG Hiring Oversight.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed on or as of the date first above written.

**CITY OF CHICAGO,**  
an Illinois municipal corporation

By: \_\_\_\_\_  
Ciere Boatright  
Commissioner  
Department of Planning and Development

**COMMISSION ON CHICAGO LANDMARKS**

By: \_\_\_\_\_  
Ciere Boatright  
Commissioner

**FIRST BAPTIST CONGREGATIONAL  
CHURCH OF CHICAGO,**  
an Illinois not-for-profit corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF ILLINOIS        )  
                                   ) SS.  
 COUNTY OF COOK         )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ciere Boatright, the Commissioner of the Department of Planning and Development of the City of Chicago, an Illinois municipal corporation, 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, being first duly sworn by me, acknowledged that, as said Commissioner, such individual signed and delivered the foregoing instrument pursuant to authority given by the City of Chicago as the individual's free and voluntary act and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my notarial seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 NOTARY PUBLIC

STATE OF ILLINOIS        )  
                                   ) SS.  
 COUNTY OF COOK         )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ciere Boatright, a commissioner of the Commission on Chicago Landmarks, 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, being first duly sworn by me, acknowledged that, as said commissioner, such individual signed and delivered the foregoing instrument pursuant to authority given by the City of Chicago as the individual's free and voluntary act and as the free and voluntary act and deed of said commission, for the uses and purposes therein set forth.

GIVEN under my notarial seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 NOTARY PUBLIC

STATE OF ILLINOIS        )  
   ) SS.  
 COUNTY OF COOK         )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, the \_\_\_\_\_ of First Baptist Congregational Church of Chicago, an Illinois not-for-profit corporation, 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, being first duly sworn by me, acknowledged that such individual signed and delivered the foregoing instrument pursuant to authority given by said corporation, as the individual's free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my notarial seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 NOTARY PUBLIC

*(Sub)Exhibit "D".*  
(To Adopt-A-Landmark Floor Area Bonus Agreement)

*Insurance Requirements.*

Department Of Planning And Development  
Historic Landmark Agreement.

A. Insurance Required Of Landmark Owner ("Owner").

Owner must provide and maintain at Owner's own expense, during the term of the Agreement and during the time period following expiration if Owner is required to return and perform any work, services or operations, the insurance coverages and requirements specified below, insuring all work, services or operations related to the Agreement.

1) Workers' Compensation And Employer's Liability (Primary And Umbrella).

Workers' Compensation Insurance, as prescribed by applicable law covering all employees who are to provide a work, services or operations under this Agreement and Employer's Liability coverage with limits of not less than \$1,000,000 each accident, \$1,000,000 disease-policy limit, and \$1,000,000 disease-each employee, or the full per occurrence limits of the policy, whichever is greater.

Owner may use a combination of primary and excess/umbrella policy/policies to satisfy the limits of liability required herein. The excess/umbrella policy/policies must provide the same coverages/follow form as the underlying policy/policies.

2) Commercial General Liability (Primary And Umbrella).

Commercial General Liability Insurance or equivalent must be maintained with limits of not less than \$1,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater, for bodily injury, personal injury, and property damage liability. Coverages must include but not be limited to the following: all premises and operations, products/completed operations, separation of insureds, defense, professional services exclusion deleted, and contractual liability (not to include Endorsement CG 21 39 or equivalent).

The City and other entities as required by City must be provided additional insured status with respect to liability arising out of Owner's work, services or operations performed on behalf of the City. The City's additional insured status must apply to liability and defense of suits arising out of Owner's acts or omissions, whether such liability is attributable to the Owner or to the City on an additional insured endorsement form acceptable to the City. The full policy limits and scope of protection also will apply to the City as an additional insured, even if they exceed the City's minimum limits required herein. Owner's liability insurance must be

primary without right of contribution by any other insurance or self-insurance maintained by or available to the City.

Owner may use a combination of primary and excess/umbrella policy/policies to satisfy the limits of liability required herein. The excess/umbrella policy/policies must provide the same coverages/follow form as the underlying policy/policies.

3) Automobile Liability (Primary And Umbrella).

When any motor vehicles (owned, non-owned and hired) are used in connection with work, services, or operations to be performed, Automobile Liability Insurance must be maintained by the Owner with limits of not less than \$1,000,000 per occurrence or the full per occurrence limits of the policy, whichever is greater, for bodily injury and property damage. The City is to be added as an additional insured on a primary, noncontributory basis.

Owner may use a combination of primary and excess/umbrella policy/policies to satisfy the limits of liability required herein. The excess/umbrella policy/policies must provide the same coverages/follow form as the underlying policy/policies.

4) Excess/Umbrella.

If the landmark is unoccupied during the work under the Agreement, Excess/Umbrella Liability Insurance must be maintained with limits of not less than \$1,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater. If the landmark is occupied during the work under the Agreement, Excess/Umbrella Liability Insurance must be maintained with limits of not less than \$4,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater. The policy/policies must provide the same coverages/follow form as the underlying Commercial General Liability, Automobile Liability, Employer's Liability and Completed Operations coverage required herein and expressly provide that the excess or umbrella policy/policies will drop down over reduced and/or exhausted aggregate limit, if any, of the underlying insurance. The Excess/Umbrella policy/policies must be primary without right of contribution by any other insurance or self-insurance maintained by or available to the City.

Owner may use a combination of primary and excess/umbrella policies to satisfy the limits of liability required in Sections A.1, A.2, A.3 and A.4 herein.

5) All Risk Property.

When Owner performs a repair or replacement of the landmark, the Owner must provide All Risk Property/Installation Insurance, at replacement cost, for loss or damage to equipment, machinery, materials or supplies that are part of the

Agreement. Coverages must include in-transit, off-site, faulty workmanship or materials, testing and mechanical-electrical breakdown. The City is to be named as additional insured and loss payee as its interest may appear.

**B. Insurance Required Of Prime Contractor ("Contractor") During Construction.**

Contractor must provide and maintain at Contractor's own expense, during the term of the Agreement and during the time period following expiration if Contractor is required to return and perform any work, services or operations, the insurance coverages and requirements specified below, insuring all work, services or operations related to the Agreement.

**1) Workers' Compensation And Employer's Liability (Primary And Umbrella).**

Workers' Compensation Insurance, as prescribed by applicable law covering all employees who are to provide a work, services or operations under this Agreement and Employer's Liability coverage with limits of not less than \$1,000,000 each accident, \$1,000,000 disease-policy limit, and \$1,000,000 disease-each employee, or the full per occurrence limits of the policy, whichever is greater. Coverage must include but not be limited to, the following: other states endorsement, alternate employer and voluntary compensation endorsement, when applicable.

Contractor may use a combination of primary and excess/umbrella policy/policies to satisfy the limits of liability required herein. The excess/umbrella policy/policies must provide the same coverages/follow form as the underlying policy/policies.

**2) Commercial General Liability (Primary And Umbrella).**

Commercial General Liability Insurance or equivalent must be maintained with limits of not less than \$1,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater, for bodily injury, personal injury, and property damage liability. Coverages must include but not be limited to, the following: all premises and operations, products/completed operations for a minimum of two (2) years following project completion, explosion, collapse, underground, separation of insureds, mobile equipment, defense, contractual liability (not to include endorsement CG 21 39 or equivalent), no exclusion for damage to work performed by Subcontractors, any limitation of coverage for designated premises or project is not permitted (not to include endorsement CG 21 44 or equivalent) and any endorsement modifying or deleting the exception to the Employer's Liability exclusion is not permitted. If a general aggregate limit applies, the general aggregate must apply per project/location and once per policy period if applicable, or Contractor may obtain separate insurance to provide the required limits which will not be subject to depletion because of claims arising out of any other work or activity of Contractor. If a general aggregate applies to products/completed operations, the general aggregate limits must apply per project and once per policy period.

The City must be provided additional insured status with respect to liability arising out of Contractor's work, services or operations and completed operations performed on behalf of the City. Such additional insured coverage must be provided on ISO form CG 2010 10 01 and CG 2037 10 01 or on an endorsement form at least as broad for ongoing operations and completed operations. The City's additional insured status must apply to liability and defense of suits arising out of Contractor's acts or omissions, whether such liability is attributable to the Contractor or to the City. The full policy limits and scope of protection also will apply to the City as an additional insured, even if they exceed the City's minimum limits required herein. Contractor's liability insurance must be primary without right of contribution by any other insurance or self-insurance maintained by or available to the City.

Contractor may use a combination of primary and excess/umbrella policy/policies to satisfy the limits of liability required herein. The excess/umbrella policy/policies must provide the same coverages/follow form as the underlying policy/policies.

3) Automobile Liability (Primary And Umbrella).

Contractor must maintain Automobile Liability Insurance with limits of not less than \$1,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater, for bodily injury and property damage. Coverage must include but not be limited to, the following: ownership, maintenance, or use of any auto whether owned, leased, non-owned or hired used in the performance of the work or devices, both on and off the Project site including loading and unloading. If applicable, coverage extension must include an MCS-90 endorsement where required by the Motor Carrier Act of 1980. The City is to be named as an additional insured on a primary, noncontributory basis.

Contractor may use a combination of primary and excess/umbrella policy/policies to satisfy the limits of liability required herein. The excess/umbrella policy/policies must provide the same coverages/follow form as the underlying policy/policies.

4) Excess/Umbrella.

If the landmark is unoccupied during the work under the Agreement, Excess/Umbrella Liability Insurance must be maintained with limits of not less than \$1,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater. If the landmark is occupied during the work under the Agreement, Excess/Umbrella Liability Insurance must be maintained with limits of not less than \$4,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater. The policy/policies must provide the same coverages/follow form as the underlying Commercial General Liability, Automobile Liability, Employer's Liability and Completed Operations coverage required herein and expressly provide that the excess or umbrella policy/policies will drop down over reduced and/or exhausted aggregate limit, if any, of the underlying insurance. If a general

aggregate limit applies the general aggregate must apply per project/location. The Excess/Umbrella policy/policies must be primary without right of contribution by any other insurance or self-insurance maintained by or available to the City.

Contractor may use a combination of primary and excess/umbrella policies to satisfy the limits of liability required in Sections A.1, A.2, A.3 and A.4 herein.

5) Builders Risk.

When Contractor undertakes any construction, including improvements, betterments, and/or repairs, the Contractor must provide All Risk Builders Risk Insurance at replacement cost for materials, supplies, equipment, machinery and fixtures that are or will be part of the permanent project. Coverages must include, but are not limited to, the following: material stored off-site and in-transit, equipment breakdown, earth movement, flood, water including overflow, leakage, sewer backup or seepage, utility services, damage to adjoining and existing property, scaffolding, false work, fences, and temporary structures, collapse, debris removal, faulty workmanship or materials, testing, mechanical-electrical breakdown, changes in temperature, extra expense, ordinance or law for increased cost of construction. The City is to be named as an additional insured and loss payee as its interest may appear.

The Contractor is responsible for all loss or damage to personal property (including materials, equipment, tools and supplies) owned, rented or used by Contractor.

6) Professional Liability.

When any architects, engineers, construction managers or other professional consultants perform work, services or operations in connection with this Agreement, Professional Liability Insurance covering acts, errors or omissions must be maintained with limits of not less than \$2,000,000. Coverage must include, but not be limited to, technology errors and omissions and pollution liability if environmental site assessments are conducted. When policies are renewed or replaced, the policy retroactive date must coincide with, or precede, start of work on the Agreement. A claims-made policy which is not renewed or replaced must have an extended reporting period of two (2) years.

7) Railroad Protective Liability.

When any work, services or operations is to be done adjacent to or on railroad or transit property, Contractor must provide, with respect to the operations that Contractor or subcontractors perform, Railroad Protective Liability Insurance in the name of railroad or transit entity. The policy must have limits of not less than the requirement of the operating railroad for losses arising out of injuries to or death of

all persons, and for damage to or destruction of property, including the loss of use thereof.

If applicable, a certified copy of the Railroad Protective policy is to be submitted to the Chicago Transit Authority (CTA), Attention: Manager of Benefits Compliance, 567 West Lake Street, 3<sup>rd</sup> Floor, Chicago, Illinois 60661. METRA, Attention: Risk Management, 547 West Jackson Boulevard, Chicago, Illinois 60661. An Insurance binder will be accepted until such time the policy is submitted.

8) Contractors Pollution Liability.

When any work, services or operations performed involves a potential pollution risk that may arise from the operations of Contractor's scope of services, Contractors Pollution Liability must be provided or caused to be provided, covering bodily injury, property damage and other losses caused by pollution conditions with limits of not less than \$5,000,000 per occurrence. Coverage must include but not be limited to completed operations, contractual liability, defense, excavation, environmental cleanup, remediation and disposal and if applicable, include transportation and non-owned disposal coverage. When policies are renewed or replaced, the policy retroactive date must coincide with or precede, start of work on the Agreement. A claims-made policy which is not renewed or replaced must have an extended reporting period of two (2) years. The City is to be named as an additional insured.

9) Environmental And Asbestos Abatement Liability.

If the Contractor's scope of work involves the removal of asbestos, the removal/replacement of underground tanks, or the removal of toxic chemicals and substances, the Contractor will be required to provide the following minimum limits of liability, for such exposures subject to requirements and approval of the City: \$10,000,000 per Claim/Aggregate.

\*B. Additional Requirements.

Evidence Of Insurance. Owner and Contractor must furnish the City, Department of Planning and Development, 121 North LaSalle Street, 10<sup>th</sup> Floor, Chicago, Illinois 60602, original certificates of insurance and additional insured endorsement, or other evidence of insurance, to be in force on the date of this Agreement, and renewal certificates of insurance and endorsement, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of this Agreement. Owner and Contractor must submit

---

\* Editor's Note: Lettering sequence error: "B." duplicated in original document.

evidence of insurance prior to execution of Agreement. The receipt of any certificate does not constitute agreement by the City that the insurance requirements in the Agreement have been fully met or that the insurance policies indicated on the certificate are in compliance with all requirements of Agreement. The failure of the City to obtain, nor the City's receipt of, or failure to object to a noncomplying insurance certificate, endorsement or other insurance evidence from Owner and Contractor, its insurance broker(s) and/or insurer(s) will not be construed as a waiver by the City of any of the required insurance provisions. Owner and Contractor must advise all insurers of the Agreement provisions regarding insurance. The City in no way warrants that the insurance required herein is sufficient to protect Owner and Contractor for liabilities which may arise from or relate to the Agreement. The City reserves the right to obtain complete, certified copies of any required insurance policies at any time.

**Failure To Maintain Insurance.** Failure of the Owner and Contractor to comply with required coverage and terms and conditions outlined herein will not limit Owner and Contractor's liability or responsibility nor does it relieve Owner and Contractor of its obligation to provide insurance as specified in this Agreement. Nonfulfillment of the insurance conditions may constitute a violation of the Agreement, and the City retains the right to suspend this Agreement until proper evidence of insurance is provided, or the Agreement may be terminated.

**Notice Of Material Change, Cancellation Or Nonrenewal.** Owner and Contractor must provide for sixty (60) days prior written notice to be given to the City in the event coverage is substantially changed, canceled or nonrenewed and ten (10) days prior written notice for nonpayment of premium.

**Deductibles And Self-Insured Retentions.** Any deductibles or self-insured retentions on referenced insurance coverages must be borne by Owner and Contractor.

**Waiver Of Subrogation.** Owner and Contractor hereby waives its rights and agrees to require their insurers to waive their rights of subrogation against the City under all required insurance herein for any loss arising from or relating to this Agreement. Owner and Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City received a waiver of subrogation endorsement for Owner and Contractor's insurer(s).

**Contractors Insurance Primary.** All insurance required of Owner and Contractor under this Agreement must be endorsed to state that Owner and Contractor's insurance policy is primary and not contributory with any insurance procured or maintained by the City.

**No Limitation As To Contractor's Liabilities.** The coverages and limits furnished by Owner and Contractor in no way limit or restricts the Owner and Contractor's liabilities and responsibilities specified within the Agreement or by law.

**No Contribution By City.** Any insurance or self-insurance programs maintained by the City do not contribute with insurance provided by Owner and Contractor under this Agreement.

**Insurance Not Limited By Indemnification.** The required insurance to be carried is not limited by any limitations expressed in the indemnification language in this Agreement or any limitation placed on the indemnity in this Agreement given as a matter of law.

**Insurance And Limits Maintained.** If Owner and Contractor maintains higher limits and/or broader coverage than the minimums shown herein, the City requires and must be entitled the higher limits and/or broader coverage maintained by Owner and Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage must be available to the City.

**Joint Venture Or Limited Liability Company.** If Owner and Contractor is a joint venture or limited liability company, the insurance policies must name the joint venture or limited liability company as a Named Insured.

**Other Insurance Obtained By Owner And Contractor.** If Owner and Contractor desires additional coverages, the Owner and Contractor will be responsible for the acquisition and cost.

**Insurance Required Of Subcontractors.** Owner and/or Contractor must name Subcontractor(s) as a named insured(s) under Contractor's insurance or Owner and Contractor will require each Subcontractor(s) to provide and maintain Commercial General Liability, Commercial Automobile Liability, Worker's Compensation and Employer's Liability Insurance and when applicable Excess/Umbrella Liability Insurance with coverage at least as broad as is outlined in Section A, Insurance Required. The limits of coverage will be determined by Owner or Contractor and may be subject to approval by the City. Owner or Contractor must determine if Subcontractor(s) must also provide any additional coverage or other coverage outlined in Section A, Insurance Required. Owner or Contractor is responsible for ensuring that each Subcontractor has named the City as an additional insured where required and name the City as an additional insured under the Commercial General Liability on ISO form CG 2010 10 01 and CG 2037 10 01 for ongoing operation and completed operations on an endorsement form at least as broad and acceptable to the City. Owner or Contractor is also responsible for ensuring that each Subcontractor has complied with the required coverage and terms and conditions outlined in this Section B, Additional Requirements. When requested by the City, Owner or Contractor must provide to the City certificates of insurance and additional insured endorsements or other evidence of insurance. The City reserves the right to obtain complete, certified copies of any required insurance policies at any time. Failure of the Subcontractors to comply with required coverage and terms and conditions outlined herein will not limit Contractor's liability or responsibility.

**City's Right To Modify.** Notwithstanding any provisions in the Agreement to the contrary, the City, Department of Finance, Risk Management Office maintains the right to modify, delete, alter or change these requirements.

(Sub)Exhibit "G".  
(To Adopt-A-Landmark Floor Area Bonus Agreement)  
Form Of Joint Order Construction Escrow Agreement.

Escrow Number \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_

To: \_\_\_\_\_ ("Escrowee")  
\_\_\_\_\_  
Chicago, Illinois 606\_\_

- Parties:
- (a) First Baptist Congregational Church of Chicago, an Illinois not-for-profit corporation ("Landmark Owner"); and
  - (b) City of Chicago, an Illinois municipal corporation and home rule unit of government ("City").

1. The accompanying \_\_\_\_\_ Dollars (\$\_\_\_\_\_) is deposited by the City and the accompanying \_\_\_\_\_ Dollars (\$\_\_\_\_\_) is deposited by the Landmark Owner with the Escrowee and shall be used solely to reimburse the Landmark Owner for the costs shown on (Sub)Exhibit 4 attached hereto, otherwise known as the "Approved Project Costs", relating to the Landmark Owner's performance of the "Preservation Work", as defined in that certain Adopt-a-Landmark Floor Area Bonus Agreement, between Landmark Owner and the City of Chicago, dated \_\_\_\_\_, 20\_\_ (the "AAL Agreement"), relating to the property located at \_\_\_\_\_, Chicago, Illinois, and commonly known as \_\_\_\_\_.

2. The funds shall be disbursed by Escrowee only upon the written joint order of (1) \_\_\_\_\_, in her/his capacity as the \_\_\_\_\_ of Landmark Owner, or her/his duly authorized designee, and (2) the Commissioner or any Managing Deputy Commissioner of the Department of Planning and Development. That written order must be substantially in the form of (Sub)Exhibit 2 attached hereto. The joint order shall be accompanied by a written statement from \_\_\_\_\_, Landmark Owner's Third-Party (Inspecting) Architect/Engineer in substantially the form of (Sub)Exhibit 3 attached hereto, which statement shall be attached to the joint order. Draw requests can be submitted on a monthly basis (i.e., within 30 days of the Landmark Owner incurring the expense for Approved Project Costs).

3. The undersigned authorize and direct the Escrowee to disregard any and all notices, warnings or demands given or made by the undersigned (other than jointly) or by any other person. The said undersigned also hereby authorize and direct the Escrowee to accept, comply with, and obey any and all writs, orders, judgments or decrees entered or issued by

any court with or without jurisdiction; and in case the said Escrowee obeys or complies with any such writ, order, judgment or decree of any court, it shall not be liable to any of the parties hereto or any other person, by reason of such compliance, notwithstanding any such writ, order, judgment or decree be entered without jurisdiction or be subsequently reversed, modified, annulled, set aside or vacated. In case the Escrowee is made a party defendant to any suit or proceedings regarding this escrow trust, the undersigned, for themselves, their heirs, personal representatives, successors, and assigns, jointly and severally, agree to pay to said Escrowee, upon written demand, all costs, attorney's fees, and expenses incurred with respect thereto. The Escrowee shall have a lien on the deposit(s) herein for any and all such costs, fees and expenses. If said costs, fees and expenses are not paid, then the Escrowee shall have the right to reimburse itself out of the said deposit(s).

4. Except as set forth in Paragraph 9 hereof, in no case shall escrow funds be surrendered except on a joint order signed by Landmark Owner and the City or their respective legal representatives or successors or as directed pursuant to Paragraph 3 above or in obedience of the process or order of court as provided in this Agreement.

5. If conflicting demands are made upon Escrowee or legal action is brought in connection with this Agreement, Escrowee may withhold all performance without liability therefore, or Escrowee may file suit for interpleader or declaratory relief. If Escrowee is required to respond to any legal summons or proceedings, or if any action of interpleader or declaratory relief is brought by Escrowee, or if conflicting demands or notice by parties to this Agreement or by others are served upon Escrowee, the parties jointly and severally agree to pay escrow fees and all costs, expenses and attorneys' fees expended or incurred by Escrowee as a result of any of the above-described events. The undersigned parties further agree to save Escrowee harmless from all losses and expenses, including reasonable attorneys' fees and court costs incurred by reason of any claim, demand, or action filed with respect to this Agreement. The undersigned jointly and severally agree to pay the fees of Escrowee and reimburse Escrowee for all expenses incurred in connection with this Agreement and direct that all sums due to Escrowee pursuant to this Agreement be deducted from the escrow funds. The undersigned hereby grant Escrowee a lien against the escrow funds to secure all sums due Escrowee. The Escrowee shall not be liable for any act which it may do or omit to do hereunder in good faith and the reasonable exercise of its own best judgment. Any act done or omitted by the Escrowee pursuant to the advice of its legal counsel shall be deemed conclusively to have been performed in good faith by the Escrowee.

6. This Agreement is intended to implement, is not intended to cancel, supersede or modify the terms of the AAL Agreement, or any agreement by and between Landmark Owner and the City. The duties and responsibilities of Escrowee are limited to this Agreement and the Escrowee shall not be subject to nor obligated to recognize any other agreement between the parties, provided, however, that these escrow instructions may be amended at any time by an instrument in writing signed by all of the undersigned.

7. Landmark Owner and the City warrant to and agree with Escrowee that, unless otherwise expressly set forth in this Agreement: (a) there is no security interest in the escrow funds or any part thereof; (b) no financing statement under the Uniform Commercial Code is on file in any jurisdiction claiming a security interest in or describing (whether specifically or generally) the escrow funds or any part thereof; and (c) Escrowee shall have no responsibility at any time to ascertain whether or not any security interest exists in the escrow funds or any part thereof or to file any financing statement under the Uniform Commercial Code with respect to the escrow funds or any part thereof.

8. The fee for establishing the escrow is \$\_\_\_\_, payable by Landmark Owner at the time the escrow funds are deposited. An annual fee of \$\_\_\_\_ will be due from Landmark Owner for each year (or part thereof) the escrow account remains open (with any part of the deposit not disbursed) after \_\_\_\_\_, 20\_\_. Wire transfer or overnight delivery fees will be assessed at the rate of \$\_\_\_\_ each.

9. Chicago Title and Trust Company may resign as Escrowee by giving ten (10) days prior written notice by certified mail, return receipt requested, sent to Landmark Owner and the City care of their designated representatives and at the addresses set forth below; and thereafter Escrowee shall deliver all remaining escrow funds to a successor Escrowee named by Landmark Owner and the City in a joint written and signed order. If Landmark Owner and the City do not agree on a successor Escrowee, then Escrowee shall deliver all remaining escrow funds to the City.

10. This Agreement shall terminate ten (10) days following the earlier of: (i) the date on which the Landmark Owner completes the Preservation Work in accordance with the terms of the AAL Agreement, as evidenced by the Landmark Owner's receipt of a Certificate of Completion from the City, or (ii) \_\_\_\_\_, 20\_\_, as such date may be extended in writing by the City. All funds, including accumulated interest on the escrow funds, remaining in the escrow account on such termination date will belong to the City and the City will have the sole right to direct the Escrowee to disburse the funds in the escrow account to the City.

11. Any notice which the parties hereto are required or desire to give hereunder to any of the undersigned shall be in writing and may be given by mailing or delivering the same to the address of the undersigned by certified mail, return receipt requested or overnight courier:

Landmark Owner:

\_\_\_\_\_  
 \_\_\_\_\_  
 Chicago, Illinois 606\_\_  
 Attention: \_\_\_\_\_

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: Real Estate and Land Use Division,  
Deputy Corporation Counsel

Escrowee:

\_\_\_\_\_  
\_\_\_\_\_  
Chicago, Illinois 606\_\_  
Attention: \_\_\_\_\_

\_\_\_\_\_  
[Landmark Owner]

City of Chicago

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

By: \_\_\_\_\_

Ciere Boatright  
Commissioner,  
Department of Planning  
and Development

\_\_\_\_\_ [Escrowee]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

(Sub)Exhibits 1, 2 and 3 referred to in this Form of Joint Order Construction Escrow Agreement read as follows:

(Sub)Exhibit 1.  
(To Form Of Joint Order Construction Escrow Agreement)

Disbursement Direction

I, \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, hereby direct \_\_\_\_\_, Escrowee, under its Escrow Number \_\_\_\_\_ to pay to \_\_\_\_\_ [Landmark Owner] the sum of \$\_\_\_\_\_ from the cash Deposit held in said Escrow.

Dated: \_\_\_\_\_ [Landmark Owner]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

I, \_\_\_\_\_, the \_\_\_\_\_ [Commissioner/ Managing Deputy Commissioner] of the City of Chicago Department of Planning and Development, hereby authorize the disbursement requested above approving its payment as so directed.

Dated: \_\_\_\_\_

City of Chicago, acting by and through its Department of Planning and Development

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

(Sub)Exhibit 2.  
(To Form Of Joint Order Construction Escrow Agreement)

The undersigned has served as the Third-Party (Inspecting) Architect/Engineer to \_\_\_\_\_ (the "Landmark Owner") and hereby certifies that the accompanying joint written order seeks funds to reimburse the Landmark Owner for "Approved Project Costs" incurred by Landmark Owner for the "Preservation Work", as defined in, and determined and governed by, the Adopt-a-Landmark Floor Area Bonus Agreement between Landmark Owner and the City of Chicago, dated \_\_\_\_\_, 20\_\_\_. The undersigned has obtained and has included with this certification lien waivers for all the work for which reimbursement is sought, and an AIA Application and Certificate for payment (each, a "Draw") completed by or on behalf of Landmark Owner (or other statement in a form reasonably satisfactory to the City) setting forth, among other things, the amount of the funds (such funds being referred to herein as an "Advance") requested in each instance and also including:

- (i) the hard and soft cost statements;
- (ii) a cost certification from the Contractor in a form reasonably satisfactory to the Third-Party Architect/Engineer regarding the work or materials covered by the Draw;
- (iii) full or conditional, as applicable, lien waivers from all contractors, subcontractors or suppliers who supplied materials or performed work covered by the Draw in form and substance reasonably satisfactory to the Third-Party Architect/Engineer; and
- (iv) proof of payment of soft costs covered by the previous Draw, in a form reasonably satisfactory to the Third-Party Architect/Engineer.

Dated: \_\_\_\_\_

\_\_\_\_\_  
[Third-Party (Inspecting) Architect/Engineer]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

*(Sub)Exhibit 3.*  
(To Form Of Joint Order Construction Escrow Agreement)

*Approved Project Costs.*

The funds in the Joint Order Escrow Account will be used solely to reimburse the Landmark Owner for the following categories of costs incurred by the Landmark Owner in the performance of City-approved Preservation Work:

General Conditions	\$350,000
<ul style="list-style-type: none"> <li>-- Procure City of Chicago Repair (Express Permit Program), Environmental (grinding), and Scaffolding permits.</li> <li>-- Provide secured site and pedestrian protection (Public Right-of-Way permit).</li> <li>-- Procure Certificates of Insurance.</li> <li>-- Provide supported scaffolding at 100 percent of bell tower facades and steeple roof.</li> <li>-- Install sample mockups for review and approval.</li> <li>-- Provide support for A/E inspection time.</li> <li>-- Mobilization, demobilization, access to Work, administration, temporary protection of building, applicable taxes, governmental fees, and licenses, as required.</li> </ul>	
Masonry	\$270,000
<ul style="list-style-type: none"> <li>-- Remove stone louvers at the belfry and replace with new stone and modified anchorage (100 percent). A/E to provide direction for new stainless-steel anchorage. New stone to match existing stone in color, profile, and finish. Review conditions with A/E in field to determine if in-kind replacement is feasible structurally due to stone weight, dimensions, and original installation method. If, due to structural conditions, lightweight replica material is required, implementation of alternate material will be subject to A/E, Owner, and Historic Preservation Division staff review of material samples and proposed installation details.</li> <li>-- Remove and reinstall vertical stone units at the bell tower buttresses (locations indicated on the drawings, 16 total units) with new stainless-steel anchorage. If removal and reinstallation is not feasible due to stone size and backup masonry conditions (to be confirmed in field), anchor the vertical stone units at the buttresses in situ with structural anchors specifically designed to engage backup masonry with voids (e.g. Cintec anchors). Install stone dutchman plugs at anchor locations. WJE to notify Historic Preservation Division staff if this alternate is necessary based on field conditions.</li> </ul>	

- Repoint mortar joints between the stone units at the buttresses in areas noted on the elevations and at locations where mortar is open, missing, cracked, or debonded (assume 20 percent of the tower façade) with Type N Portland cement, lime, sand mortar to match color and profile of existing mortar.
- Remove mortar or sealant, prime, and install backer rod and non-staining silicone sealant (Dowsil 756 SMS) at upward facing joints and window perimeter joints (100 percent).
- Hammer sound 100 percent of stone facade and remove loose stone material.
- Exfoliate/retool flaking/spalling stone surfaces.
- Install stone dutchman repairs or replace stone units at locations identified by A/E in the field (approximately 20 dutchman repairs and 20 stone unit replacements). New stone to match existing type, color, profile and finish of existing stone.
- Remove and reset stone units at locations identified by A/E in the field (approximately 10 units).
- Rout and seal cracks in stone units as identified by A/E in the field with non-staining silicone sealant (Dowsil 756 SMS, approximately 100 linear feet assumed).
- Mechanically pin unsound masonry as identified by A/E in the field (assume approximately 50 stainless steel epoxy-set threaded rod anchors).
- Remove all flaking paint and loose stone material at north tower entrance surround, perform isolated stone repairs to create a sound and watertight surface and repoint all joints with Type O Portland cement, lime, sand mortar to match color and profile of existing mortar. Weathered and spalled stone surfaces will remain following repairs; scope does not include a full restoration of the carved stone in this area.

## Windows

\$30,500

- Remove and reinstall the three round windows at the bell tower with new stainless-steel anchorage and perimeter detailing to create a watertight condition. Perform wood repairs and prime and paint frames. Existing stained glass is in fair condition; no repairs anticipated. Review condition of the existing protective glazing with A/E to determine whether it should be reinstalled or replaced. If protective glazing replacement (rather than reinstallation) is necessary, details and samples of the protective glazing shall be reviewed by Historic Preservation staff prior to order and installation.

Roofing	\$521,500
<ul style="list-style-type: none"> <li>-- Replace slate roofing at the steeple with synthetic or natural slate, including replacement or reinstallation of the copper flashing and trim (review with A/E to determine what copper elements can be salvaged and reinstalled; intention is to salvage and reinstall as much as possible), repairs to the underlying wood sheathing and installation of new underlayment prior to slate installation. Existing lightning protection system to be temporarily disconnected and reattached as necessary to facilitate roofing work. Use of synthetic slate is subject to a review of existing conditions to determine if proper installation is possible without modifications to existing copper flashing and trim, as well as A/E, Owner and Historic Preservation Division staff review of material samples and installation method.</li> <li>-- Replace main roof flashings adjacent to the bell tower with new copper flashings.</li> </ul>	
Contingency	\$170,000
<ul style="list-style-type: none"> <li>-- Contingency (approximately 15 percent of repair costs -- masonry, windows, roofing).</li> <li>-- Escalation since original budgeting to perform project in 2025 (approximately 5 percent of repair costs).</li> <li>-- If any contingency funding remains following implementation of the bell tower repair scope described above, the remaining funds shall be applied to repairs to the stained glass window above the main east entrance.</li> </ul>	
Architect/Engineer Fees (WJE)	\$97,000
Estimated Third Party Reviewer Fees	\$7,500
Estimated Soft Costs	\$17,500
<ul style="list-style-type: none"> <li>-- Attorney Fees</li> <li>-- Escrow Fees</li> </ul>	
Total Project Budget	\$1,464,000
Adopt-a-Landmark Grant	\$1,464,000

Such costs of Preservation Work must be based on the Owner's actual costs, verified by actual receipts, with no markup by the Owner for these costs.

EXECUTION OF ADOPT-A-LANDMARK GRANT FUNDING AGREEMENT  
WITH GREATER UNION BAPTIST CHURCH FOR PRESERVATION WORK AT  
1956 W. WARREN BLVD.

[O2025-0015543]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

*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 March 11, 2025, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0015553, the historical landmark designation for the Rector Building located at 79 West Monroe Street.

Page 1 also contains Document Number O2025-0015539, the Adopt-a-Landmark Grant Funding Agreement with First Baptist Congregational Church of Chicago for preservation work at 1613 West Washington Boulevard/60 North Ashland Avenue, noting that Chair Burnett and Alderwoman Emma Mitts recused themselves from these items under the provisions of Rule 14, out of an abundance of caution, as the Chair is a deacon at this church and Alderwoman Mitts is a member.

Page 1 further contains Document Number O2025-0015543, the Adopt-a-Landmark Grant Funding Agreement with Greater Union Baptist Church for preservation work at 1956 West Warren Boulevard.

Moving on, pages 1 and 2 contain various large signs over 100 square feet in area and 24 feet above grade in the 11<sup>th</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 24<sup>th</sup>, 27<sup>th</sup>, 28<sup>th</sup>, 32<sup>nd</sup>, 41<sup>st</sup> and 42<sup>nd</sup> Wards.

Lastly, pages 2 through 13 contain various map amendments in the 1<sup>st</sup>, 5<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup>, 25<sup>th</sup>, 27<sup>th</sup>, 28<sup>th</sup>, 29<sup>th</sup>, 36<sup>th</sup>, 37<sup>th</sup>, 38<sup>th</sup>, 40<sup>th</sup>, 44<sup>th</sup> and 47<sup>th</sup> Wards.

I hereby move for passage of the proposed ordinance transmitted herewith.

Sincerely

(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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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, Section 17-4-1000 of the Chicago Zoning Ordinance (the "Downtown Bonus Ordinance") authorizes the City to award floor area bonuses to projects located in "D" districts in return for a financial contribution to the City ("Bonus Payment"); and

WHEREAS, The Bonus Payment is deposited into three funds: (i) the Neighborhood Opportunity Fund; (ii) the Citywide Adopt-a-Landmark Fund (which receives 10 percent of each Bonus Payment); and (iii) the Local Impact Fund; and

WHEREAS, The purpose of the Citywide Adopt-a-Landmark Fund is to finance landmark restoration projects; and

WHEREAS, Pursuant to Section 17-4-1006-C-4 of the Chicago Zoning Ordinance, the City Department of Planning and Development (the "Department") developed a list of funding priorities for the award of grants under the Citywide Adopt-a-Landmark Fund ("Funding Priorities"); and

WHEREAS, On March 17, 2023, the Department announced that it was accepting applications for landmark restoration projects; and

WHEREAS, The Department received 31 applications, four of which were eliminated because they did not satisfy the eligibility criteria (for example, the subject building is not a designated landmark); and

WHEREAS, The Department evaluated the applications based on the Funding Priorities, and determined that the application submitted by Greater Union Baptist Church, an Illinois not-for-profit corporation (the "Landmark Owner") was one of the applications that best satisfied the Funding Priorities; and

WHEREAS, By ordinance adopted on April 19, 2023, the City Council of the City (the "City Council") designated the Greater Union Baptist Church Building (the "Landmark Building") a Chicago Landmark; and

WHEREAS, The Landmark Building is located at 1956 West Warren Boulevard in Chicago; and

WHEREAS, The Landmark Building requires certain preservation work, including exterior masonry and minor roofing work (the "Project"); and

WHEREAS, On December 5, 2024, the Commission on Chicago Landmarks ("CCL") approved the Project, subject to certain "Conditions of Approval", and recommended the use of bonus funds for the Project; and

WHEREAS, The Project satisfies the requirements of Section 17-4-1006-C of the Chicago Zoning Ordinance with respect to authorized uses of the Citywide Adopt-a-Landmark Fund; and

WHEREAS, The Department wishes to award the Landmark Owner a grant in the amount of \$750,000 from funds deposited in the Citywide Adopt-a-Landmark Fund (the "Grant Funds") to undertake the Project; and

WHEREAS, Landmark Owner desires to accept the Grant Funds and perform the Project in accordance with this ordinance and the Adopt-a-Landmark Floor Area Bonus Agreement as described herein; 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 and incorporated herein.

SECTION 2. The grant of Grant Funds to the Landmark Owner in an amount not to exceed Seven Hundred Fifty Thousand Dollars (\$750,000) is hereby approved. This approval is expressly conditioned upon the City entering into an Adopt-a-Landmark Floor Area Bonus Agreement with the Landmark Owner substantially in the form attached hereto as Exhibit A and made a part hereof (the "AAL Agreement"). The Commissioner of the Department, or any successor department thereto ("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 the AAL Agreement, and such other supporting documents as may be necessary or appropriate to carry out and comply with the provisions of the AAL Agreement, with such changes, deletions and insertions as shall be approved by the persons executing such AAL Agreement.

SECTION 3. 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 4. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 5. This ordinance shall take effect immediately upon its passage and approval.

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

*Exhibit "A".*  
(To Ordinance)

*Adopt-A-Landmark Floor Area Bonus Agreement.*

This **ADOPT-A-LANDMARK FLOOR AREA BONUS AGREEMENT** ("**Agreement**") is made on or as of the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ (the "**Effective Date**"), by and between the **CITY OF CHICAGO**, an Illinois municipal corporation and home rule unit of government ("**City**"), acting by and through its Department of Planning and Development (together with any successor department thereto, the "**Department**"), having its principal offices at City Hall, 121 North LaSalle Street, Chicago, Illinois 60602, the **COMMISSION ON CHICAGO LANDMARKS** ("**CCL**"), having its principal offices at 121 North LaSalle Street, Room 1101, Chicago, Illinois 60602, and **GREATER UNION BAPTIST CHURCH**, an Illinois not-for-profit corporation (the "**Landmark Owner**"), whose principal place of business is located at 1956 W. Warren Boulevard, Chicago, Illinois 60612.

**RECITALS**

**WHEREAS**, Section 17-4-1000 of the Chicago Zoning Ordinance (the "**Downtown Bonus Ordinance**") authorizes the City to award floor area bonuses to projects located in "D" districts in return for a financial contribution to the City ("**Bonus Payment**"); and

**WHEREAS**, the Bonus Payment is deposited into three funds: (i) the Neighborhood Opportunity Fund, (ii) the Citywide Adopt-a-Landmark Fund (which receives 10% of each Bonus Payment), and (iii) the Local Impact Fund; and

**WHEREAS**, the purpose of the Citywide Adopt-a-Landmark Fund is to finance landmark restoration projects; and

**WHEREAS**, pursuant to Section 17-4-1006-C-4 of the Chicago Zoning Ordinance, the Department developed a list of funding priorities for the award of grants under the Citywide Adopt-a-Landmark Fund ("**Funding Priorities**"); and

**WHEREAS**, on March 17, 2023, the Department announced that it was accepting applications for landmark restoration projects; and

**WHEREAS**, the Department received 31 applications, four of which were eliminated because they did not satisfy the eligibility criteria (for example, the subject building is not a designated landmark); and

**WHEREAS**, the Department evaluated the applications based on the Funding Priorities, and determined that the Landmark Owner's application was one of the applications that best satisfied the Funding Priorities; and

**WHEREAS**, by ordinance adopted on April 19, 2023, the City Council of the City (the "**City Council**") designated the Greater Union Baptist Church Building (the "**Landmark Building**") a Chicago Landmark; and

**WHEREAS**, the Landmark Building is located at 1956 W. Warren Boulevard in Chicago (the "**Landmark Property**," as described on Exhibit A hereto); and

**WHEREAS**, the Landmark Building requires certain preservation work, as described in the scope of work ("Project Scope of Work") and budget ("Project Budget") attached hereto as part of Exhibit B (such work, the "Project"); and

**WHEREAS**, on December 5, 2024, the Commission on Chicago Landmarks ("CCL") approved the Project subject to the "Conditions of Approval" attached hereto as part of Exhibit B, and recommended the use of bonus funds for the Project (the "Project Resolution"); and

**WHEREAS**, the Project satisfies the requirements of Sec. 17-4-1006-C of the Chicago Zoning Ordinance with respect to authorized uses of the Citywide Adopt-a-Landmark Fund; and

**WHEREAS**, the Department wishes to award the Landmark Owner a grant in the amount of \$750,000 from funds deposited in the Citywide Adopt-a-Landmark Fund (the "Grant Funds") to undertake the Project; and

**WHEREAS**, Landmark Owner desires to accept the Grant Funds and perform the Project in accordance with this Agreement.

**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 AND DEFINITIONS.**

The recitals set forth above constitute an integral part of this Agreement and are incorporated herein by this reference with the same force and effect as if set forth herein as agreements of the parties.

"Advance" shall have the meaning set forth in Section 4.5(a) below.

"Applicable Laws" means all federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, as well as all policies, programs and procedures of the CCL, as may be in effect from time to time, pertaining to or affecting the Landmark Building, the Landmark Property and the Project.

"Commissioner" means the Commissioner of the Department of Planning and Development.

"Construction Contract" is defined in Section 2.

"Contractor" means Bulley and Andrews Masonry Restoration.

"Escrow Agent" means \_\_\_\_\_.

"Governmental Approvals" means all necessary building permits and other governmental approvals for the Project.

“Project Budget” means the budget for the Project attached hereto as part of Exhibit B.

“Project Construction Schedule” means the construction schedule attached hereto as Exhibit C.

## **SECTION 2. PERFORMANCE OF THE PROJECT.**

2.1 Landmark Owner shall complete the Project in accordance with the terms and conditions of this Agreement, all Applicable Laws, the Project Scope of Work, the Project Budget and Conditions of Approval all attached hereto as Exhibit B. Landmark Owner shall timely pay any and all invoices for the performance of the Project.

2.2 No material deviation from the Project Scope of Work, Project Budget and Conditions of Approval may be made without the prior written consent of the Department.

2.3 Landmark Owner represents and warrants that Contractor is the general contractor for the Project. Landmark Owner shall enter into a contract with the general contractor for the Project (the “Construction Contract”) which provides for the completion of the work in accordance with the Project Construction Schedule. Landmark Owner may not modify or amend the Construction Contract (including, but not limited to, change orders) without the prior written consent of the Department, which consent is limited to minor modifications pursuant to the Project Resolution, if such modification or amendment would: (a) reduce the Project Scope of Work set forth in Exhibit B; or (b) materially delay the scheduled completion of the Project past the Project Construction Schedule. Notwithstanding the foregoing, Landmark Owner shall be permitted to allocate any contingency amounts contained in the Project Budget to various other line items in such budget.

2.4 In all contracts relating to the Project, the Landmark Owner shall require the general contractor and any subcontractors to name the City as an additional insured on insurance coverages and to require the general contractor and any subcontractors to indemnify the City 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 work on the Project by the general contractor or the general contractor’s subcontractors, suppliers, employees, or agents.

2.5 Landmark Owner has engaged, to be paid out of the Project Budget at Landmark Owner’s sole cost and expense, an independent third-party inspecting architect or engineer, Susan Reinhold, Principal, Revive Architecture (the “Third-Party Architect/Engineer”), who or which is hereby approved by the Department, to ensure on behalf of the City that the Scope of Work is completed as scheduled. The Third-Party Architect/Engineer shall have extensive experience with historic rehabilitation projects and shall act on behalf of the Department to monitor the progress of the construction of the Project. The Third-Party Architect/Engineer and Landmark Owner shall enter into an agreement (the “Project Engineer Agreement”), satisfactory to the Department, which shall require the Third-Party Architect/Engineer or its agent to provide the following services for the Department at Landmark Owner’s sole cost and expense:

(a) inspection of all construction work performed by Landmark Owner and its general contractor and any subcontractors, without causing unreasonable interference with or delays in

construction, to assure the Department that the Project is being/has been constructed in compliance with the Project Scope of Work, the final working drawings and specifications for the Project and the terms and provisions of this Agreement;

- (b) preparation of monthly field reports on progress of construction;
- (c) review of all change orders to determine the construction feasibility of any change order with respect to the Project;
- (d) review of all change orders to determine the financial impact of such change orders with respect to the Project Budget and the funds available in escrow or otherwise for the overall construction of the Project;
- (e) determination of the adequacy of the funds in escrow or otherwise to pay for the Project; and
- (f) providing a certification for the benefit of the City on the form attached hereto as Exhibit F that the construction of the Project complies with the Project Scope of Work and is substantially complete, subject only to the completion of punch list items ("Conditional Certificate"). The Third-Party Architect/Engineer shall notify the Department of any discrepancies between the Project Scope of Work and the actual construction of the Project. The Department's receipt of the Conditional Certificate shall be a condition precedent to the final disbursement of the Grant Funds to Landmark Owner. A representative of the Department shall have the right, but not the obligation, to accompany the Third-Party Architect/Engineer during his or her inspection of the Project.

### **SECTION 3. BUILDING PERMITS AND OTHER GOVERNMENTAL APPROVALS.**

Landmark Owner shall apply for all Governmental Approvals in accordance with the Project Construction Schedule, and covenants and agrees to pursue the Governmental Approvals in good faith and with all due diligence.

### **SECTION 4. PROJECT BUDGET.**

4.1 The current estimate of the cost of the Project is \$750,000. The Landmark Owner has delivered to the Commissioner, and the Commissioner hereby approves, a detailed budget for the Project, which is attached hereto and incorporated herein as Exhibit E (the "Final Project Budget"), and which is materially consistent with the Project Budget approved by the CCL and attached hereto as part of Exhibit B. The Landmark Owner certifies that it has identified sources of funds (including the Grant Funds) sufficient to complete the Project. The Landmark Owner understands and agrees that the City will only contribute the Grant Funds to the Project and that all costs of completing the Project in excess of the Grant Funds shall be the sole responsibility of the Landmark Owner. If the Landmark Owner at any point does not have sufficient funds to complete the Project, the Landmark Owner shall so notify the City in writing, and the Landmark Owner may narrow the scope of the Project as agreed with the City in order to complete the Project.

4.2 If Landmark Owner completes the Project with Grant Funds still remaining in the Escrow Account (as defined in Section 4.5(a) below), the Landmark Owner shall have no claim to such remainder, and such remainder shall be returned to the City; provided, however, in the City's sole discretion, the Landmark Owner may submit plans and specifications for additional landmark work to the Commissioner for review and approval, and, if approved, shall perform such additional work to be funded in part by such remainder (pursuant to Section 4.5(a) below).

4.3 If requested by the City, the Landmark Owner shall provide to the City quarterly reports on the progress of the Project and reasonable access to its books and records relating to the Project.

4.4 During the period commencing on the Effective Date and expiring on the date of the Certificate of Completion (as hereinafter defined) (such timeframe, the "Term of this Agreement"), the Landmark Owner shall not sell, transfer, convey or otherwise dispose of all or any portion of the Landmark Property or any interest therein, or otherwise effect or consent to a transfer, without the prior written consent of the City.

4.5 Joint Order Construction Escrow.

(a) Landmark Owner shall set up a construction escrow account (the "Escrow Account") with the Escrow Agent for the deposit of the Grant Funds. The disbursement of funds from the Escrow Account shall be governed by a construction escrow agreement among the City, the Landmark Owner, and the Escrow Agent, in substantially the form attached hereto as Exhibit G (the "Construction Escrow Agreement"). The Construction Escrow Agreement shall provide, among other things: first, that the Grant Funds and the Landmark Owner's escrowed funds, if any, shall be deposited in full upon opening of the Escrow Account; second, that the Grant Funds and the Landmark Owner's escrowed funds shall be disbursed pro-rata; and, third, that Landmark Owner shall deliver to Escrow Agent and the Third-Party Architect/Engineer from time to time, but not more than once per month, an AIA Application and Certificate for payment (each, a "Draw") completed by or on behalf of Landmark Owner (or other statement in a form reasonably satisfactory to the City) setting forth, among other things, the amount of the funds (such funds being referred to herein as an "Advance") requested in each instance and also including:

- (i) the hard and soft cost statements;
- (ii) a cost certification from the Contractor in a form reasonably satisfactory to the Third-Party Architect/Engineer regarding the work or materials covered by the Draw;
- (iii) full or conditional, as applicable, lien waivers from all contractors, subcontractors or suppliers who supplied materials or performed work covered by the Draw in form and substance reasonably satisfactory to the Third-Party Architect/Engineer; and
- (iv) proof of payment of soft costs covered by the previous Draw, in a form reasonably satisfactory to the Third-Party Architect/Engineer.

(b) The Third-Party Architect/Engineer shall review each Draw to confirm work included in such Draw is part of the Project.

(c) Draws must be received by the Third-Party Architect/Engineer at least fifteen (15) business days prior to the date of the requested disbursement of the Advance from the Escrow Account and, if approved, the Third-Party Architect/Engineer will provide written notice to the Escrow Agent to disburse an amount equal to the Advance from the Escrow Account pursuant to the Draw. The failure of the Third-Party Architect/Engineer to approve or disapprove a Draw request within fifteen (15) business days of submission by Landmark Owner shall be deemed a disapproval of such draw request.

(d) The Construction Escrow Agreement shall provide that an interim mechanic's lien endorsement to Landmark Owner's title insurance policy shall be issued with respect to each Draw.

#### **SECTION 5. CONDITIONS TO CITY'S DISBURSEMENT OF GRANT FUNDS.**

The obligation of the City to disburse the Grant Funds to the Landmark Owner is contingent upon each of the following conditions being satisfied as of the Effective Date, or on such other date as may be specified below, unless waived in writing by the Commissioner:

5.1 Escrow Account. Landmark Owner shall have established the Escrow Account, and the Construction Escrow Agreement shall be in full force and effect.

5.2 Governmental Approvals. Landmark Owner shall have obtained all Governmental Approvals.

5.3 Construction Contract. Landmark Owner shall have delivered, and the City shall have approved, a true and complete copy of the Construction Contract to the City.

5.4 Insurance. Landmark Owner shall have submitted to the City, and the City shall have approved, evidence of insurance required pursuant to Exhibit D.

5.5 Representations and Warranties. Each of the representations and warranties of Landmark Owner in this Agreement shall be true and correct.

5.6 Resolutions Authorizing Transaction. Landmark Owner shall have delivered to the City resolutions authorizing Landmark Owner to execute and deliver this Agreement, the Construction Escrow Agreement, and any other documents required to complete the transaction contemplated by this Agreement and to perform its obligations under this Agreement, and such other corporate authority and organizational documents as the City may reasonably request.

5.7 Proof of Financing. Not less than three (3) months after the Effective Date, Landmark Owner shall have submitted to the Department, and the Department shall have approved, proof reasonably acceptable to the Department that Landmark Owner has equity and/or lender financing in amounts adequate to complete the construction of the Project and satisfy its obligations under this Agreement.

5.8 Title. Landmark Owner shall have delivered to the Department a copy of the title insurance policy (or a title report) for the Property, showing Landmark Owner as the named insured (or as the owner of the Property).

5.9 Economic Disclosure Statement. Landmark Owner shall have delivered to the Department an Economic Disclosure Statement and Affidavit in the City's then current form, dated as of the Effective Date.

5.10 Debt and Scofflaw Check. Landmark Owner shall have submitted to the Department a completed "Principal Profile Form" in the City's then current form for any person holding a direct or indirect ownership interest of more than 7.5% Landmark Owner (or, if Landmark Owner is a not-for-profit corporation, any person who is a director or trustee of Landmark Owner), and the City has confirmed that no such person either (a) has any outstanding debt to the City, or if there is any outstanding debt, that all such outstanding obligations have been satisfied, or (b) has been identified as a building code scofflaw or problem landlord pursuant to Section 2-92-416 of the Municipal Code.

If any of the conditions in this Section 5 have not been satisfied to the Department's reasonable satisfaction within the time periods provided for herein, or waived by the Department, the Department may, at its option, upon thirty (30) days' prior written notice to Landmark Owner, terminate this Agreement at any time after the expiration of the applicable time period, in which event this Agreement shall be null and void and, except as otherwise specifically provided, neither party shall have any further right, duty or obligation hereunder; provided, however, that if within said thirty (30) day notice period Landmark Owner satisfies said condition(s), then the termination notice shall be deemed to have been withdrawn. Any forbearance by the Department in exercising its right to terminate this Agreement upon a default hereunder shall not be construed as a waiver of such right.

#### **SECTION 6. CITY'S RIGHT TO INSPECT LANDMARK PROPERTY.**

During the Term of this Agreement, any duly authorized representative of the City shall have access to the Landmark Property at all reasonable times after notice to Landmark Owner for the purpose of determining whether Landmark Owner is constructing the Project in accordance with the terms of this Agreement.

#### **SECTION 7. LIMITED APPLICABILITY.**

Any approval given by the Department or CCL pursuant to this Agreement is for the purpose of this Agreement only and does not constitute the approval required by the City's Department of Buildings or any other City department, nor does such Department or CCL approval constitute an approval of the quality, structural soundness or safety of any improvements located or to be located on the Landmark Building, or the compliance of said improvements with any laws, private covenants, restrictions of record, or any agreement affecting the Landmark Building.

**SECTION 8. COMMENCEMENT AND COMPLETION OF PROJECT.**

Subject to the receipt of all applicable Government Approvals, Landmark Owner shall complete the Project in accordance with the Project Construction Schedule. The Commissioner shall have discretion to extend any of the construction commencement and completion dates for good cause shown by issuing a written extension letter. Landmark Owner shall give written notice confirming the construction commencement date to the City within five (5) days after it commences the Project.

**SECTION 9. CERTIFICATE OF COMPLETION.**

Upon the completion of the Project in accordance with this Agreement, Landmark Owner shall request from the Department a certificate of completion ("Certificate of Completion"). Such request shall include: a summary of the final Project costs, (iii) a then-current summary of Draws and Advances from the Escrow Account for the Project, (iv) photos of the completed Project, (v) copies of all permits, (vi) a letter from the architect of record certifying the Project Scope of Work is complete, and (vii) the Third-Party Architect/Engineer's Conditional Certificate pursuant to Section 2.5(f).

Within thirty (30) days after receipt of a written request for a Certificate of Completion, the Department shall provide Landmark Owner with either the Certificate of Completion or a written statement indicating in adequate detail how Landmark Owner has failed to complete the Project in conformity with this Agreement, or is otherwise in default, and what measures or acts will be necessary for Landmark Owner to take or perform in order to obtain the Certificate of Completion. If the Department requires additional measures or acts to assure compliance, Landmark Owner shall resubmit a written request for the Certificate of Completion upon compliance with the Department's response. The Certificate of Completion shall not constitute evidence that Landmark Owner has complied with any laws relating to the construction of the Project and shall not serve as any "guaranty" as to the quality of the construction.

The Department's issuance of the Certificate of Completion shall be a condition precedent to the final disbursement of the Grant Funds to Landmark Owner.

**SECTION 10. PERFORMANCE AND BREACH.**

10.1 Time of the Essence. Time is of the essence in Landmark Owner's performance of its obligations under this Agreement.

10.2 Permitted Delays. Landmark Owner shall not be considered in breach of its obligations under this Agreement in the event of a delay due to unforeseeable causes beyond Landmark Owner's control, and without Landmark Owner's fault or negligence, including, without limitation, acts of God, acts of the public enemy, acts of the United States government, fires, floods, epidemics, quarantine restrictions, strikes, embargoes and unusually severe weather or delays of subcontractors due to such causes. The time for the performance of the obligations shall be extended only for the period of the delay and only if Landmark Owner, within thirty (30) days after the beginning of any such delay, submits to the Commissioner a written request for an extension. As referenced in Section 8, the Commissioner shall have discretion to extend any of

the construction commencement and completion dates for good cause shown and shall issue a written extension letter within ten (10) days of receipt of a request for extension.

10.3 Cure. If Landmark Owner defaults in the performance of its obligations under this Agreement, Landmark Owner shall have thirty (30) days after written notice of default from the City to cure the default, or such longer period as shall be reasonably necessary (in the sole determination of the Commissioner) to cure such default provided Landmark Owner promptly commences such cure and thereafter diligently pursues such cure to completion (so long as continuation of the default does not create material risk to the Project or to persons using the Project).

10.4 Events of Default. The occurrence of any one or more of the following shall constitute an "Event of Default" under this Agreement:

(a) Landmark Owner makes or furnishes a warranty, representation, statement or certification to the City (whether in this Agreement, an Economic Disclosure Statement and Affidavit, or another document) that is not true and correct.

(b) Landmark Owner fails to commence or complete the Project in accordance with the Project Construction Schedule, or Landmark Owner abandons or substantially suspends construction of the Project.

(c) Landmark Owner fails to perform, keep or observe any of the other covenants, conditions, promises, agreements or obligations under this Agreement or any other written agreement entered into with the City with respect to the Project.

10.5 City Remedies. If an Event of Default occurs and the default is not cured in the time period provided for in Section 10.3 above, the City may terminate this Agreement, and institute any action or proceeding at law or in equity against Landmark Owner.

#### **SECTION 11. CONFLICT OF INTEREST; CITY'S REPRESENTATIVES NOT INDIVIDUALLY LIABLE.**

Landmark Owner represents and warrants that no agent, official or employee of the City shall have any personal interest, direct or indirect, in Landmark Owner, this Agreement, the Landmark Property or the Project, 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, association or other entity in which he or she is directly or indirectly interested. No agent, official or employee of the City shall be personally liable to Landmark Owner or any successor in interest in the event of any default or breach by the City or with respect to any commitment or obligation of the City under the terms of this Agreement.

#### **SECTION 12. INDEMNIFICATION.**

Landmark Owner agrees to indemnify, defend and hold the City 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) (collectively, "Losses") suffered or incurred by the City arising from or in connection with: (a) the failure of Landmark Owner to perform its obligations under this Agreement; (b) the failure of Landmark Owner or any contractor or other agent, entity or individual acting under the control or at the request of Landmark Owner ("Agent") to pay contractors, subcontractors or material suppliers in connection with the construction and management of the Project; (c) any misrepresentation or omission made by Landmark Owner or any Agent of Landmark Owner; (d) the failure of Landmark Owner to redress any misrepresentations or omissions in this Agreement or any other agreement relating hereto; and (e) any activity undertaken by Landmark Owner or any Agent of Landmark Owner on the Landmark Property prior to or after the Effective Date. This indemnification shall survive the expiration or any termination of this Agreement (regardless of the reason for such termination). Landmark Owner acknowledges that the requirements set forth in this Section 12 to indemnify, keep and save harmless and defend the City are apart from and not limited by the insurance requirements under Section 5.

### **SECTION 13. LANDMARK OWNER'S EMPLOYMENT OBLIGATIONS.**

13.1 Landmark Owner agrees, and shall contractually obligate its contractors, subcontractors and any Affiliate (as defined in Section 17) of Landmark Owner (collectively, "Employers" and each individually, an "Employer") to agree, that with respect to the provision of services in connection with the Project:

(a) Neither Landmark Owner nor any Employer shall discriminate against any employee or applicant for employment based upon race, religion, color, sex, gender identity, 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, Section 2-160-010 et seq. of the Municipal Code of Chicago, as amended from time to time (the "Human Rights Ordinance"). Landmark Owner and each Employer shall take affirmative action to ensure that applicants are hired and employed without discrimination based upon the foregoing grounds, 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. Landmark Owner and 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, Landmark Owner and each Employer, in all print solicitations or advertisements for employees, shall state that all qualified applicants shall receive consideration for employment without discrimination based upon the foregoing grounds.

(b) Landmark Owner and each Employer shall comply with all federal, state and local equal employment and affirmative action statutes, rules and regulations, including, without limitation, the 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.

(c) Landmark Owner and each Employer shall include the foregoing provisions of subparagraphs (a) and (b) 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 Landmark Property, so that each such provision shall be binding upon each contractor, subcontractor or Affiliate, as the case may be.

(d) Failure to comply with the employment obligations described in this Section 13 shall be a basis for the City to pursue remedies under the provisions of Section 10.

13.2 City Resident Construction Worker Employment Requirement. Landmark Owner 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 (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, Landmark Owner, 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.

Landmark Owner 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 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.

Landmark Owner, 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 identify clearly 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.

Landmark Owner, 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. Landmark Owner, 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 Landmark Owner, 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 Landmark Owner, 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 Section 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 Landmark Owner has failed to ensure the fulfillment of the requirement of this Section 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 Section. Therefore, in such a case of non-compliance, it is agreed that 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 Landmark Owner 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 Landmark Owner, the general contractor and/or the subcontractors to prosecution. Any retainage to cover contract performance that may become due to Landmark Owner pursuant to Section 2-92-250 of the Municipal Code may be withheld by the City pending the Chief Procurement Officer's determination as to whether Landmark Owner 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.

Landmark Owner shall cause or require the provisions of this Section 13.2 to be included in all construction contracts and subcontracts related to the Project.

13.3 MBE/WBE Commitment. Landmark Owner 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, as applicable, (i) the Minority-Owned and Women-Owned Business Enterprise Procurement Program, Section 2-92-420 et seq., Municipal Code (the "Procurement Program"), and (ii) the Minority- and Women-Owned Business Enterprise Construction Program, Section 2-92-650 et seq., Municipal Code (the "Construction Program," and collectively with the Procurement Program, the "MBE/WBE Program"), and in reliance upon the provisions of the MBE/WBE Program to the extent contained in, [and as qualified by, the provisions of this Section 13.3, during the course of the Project, at least the

following percentages of the MBE/WBE Budget (as set forth in Exhibit H hereto) shall be expended for contract participation by MBEs and by WBEs:

- (1) At least 26 percent by MBEs.
- (2) At least six percent by WBEs.

(b) For purposes of this Section 13.3 only, Landmark Owner (and any party to whom a contract is let by Landmark Owner in connection with the Project) shall be deemed a "contractor" and this Agreement (and any contract let by Landmark Owner in connection with the Project) shall be deemed a "contract" or a "construction contract" as such terms are defined in Sections 2-92-420 and 2-92-670, Municipal Code, as applicable.

(c) Consistent with Sections 2-92-440 and 2-92-720, Municipal Code, Landmark Owner's MBE/WBE commitment may be achieved in part by Landmark Owner's status as an MBE or WBE (but only to the extent of any actual work performed on the Project by Landmark Owner) 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 Landmark Owner utilizing a MBE or a WBE as the 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 or services 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 Landmark Owner's MBE/WBE commitment as described in this Section 13.3. In accordance with Section 2-92-730, Municipal Code, Landmark Owner shall not substitute any MBE or WBE general contractor or subcontractor without the prior written approval of DPD.

(d) Landmark Owner shall deliver quarterly reports to the City's monitoring staff during the Project describing its efforts to achieve compliance with this MBE/WBE commitment. Such reports shall include, inter alia, the name and business address of each MBE and WBE solicited by Landmark Owner 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 the City's monitoring staff in determining Landmark Owner's compliance with this MBE/WBE commitment. Landmark Owner shall maintain records of all relevant data with respect to the utilization of MBEs and WBEs in connection with the Project for at least five years after completion of the Project, and the City's monitoring staff shall have access to all such records maintained by Landmark Owner, on five Business Days' notice, to allow the City to review Landmark Owner'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, Landmark Owner 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 Sections 2-92-540 and 2-92-730, Municipal Code, as applicable.

(f) Any reduction or waiver of Landmark Owner's MBE/WBE commitment as described in this Section 13.3 shall be undertaken in accordance with Sections 2-92-450 and 2-92-730, Municipal Code, as applicable.

(g) Prior to the commencement of the Project, Landmark Owner shall be required to meet with the City's monitoring staff with regard to Landmark Owner's compliance with its obligations under this Section 13.3. The general contractor and all major subcontractors shall be required to attend this pre-construction meeting. During said meeting, Landmark Owner shall demonstrate to the City's monitoring staff its plan to achieve its obligations under this Section 13.3, the sufficiency of which shall be approved by the City's monitoring staff. During the Project, Landmark Owner shall submit the documentation required by this Section 13.3 to the City's monitoring staff, including the following: (i) subcontractor's activity report; (ii) contractor's certification concerning labor standards and prevailing wage requirements; (iii) contractor letter of understanding; (iv) monthly utilization report; (v) authorization for payroll agent; (vi) certified payroll; (vii) evidence that MBE/WBE contractor associations have been informed of the Project via written notice and hearings; and (viii) evidence of compliance with job creation/job retention requirements. Failure to submit such documentation on a timely basis, or a determination by the City's monitoring staff, upon analysis of the documentation, that Landmark Owner is not complying with its obligations under this Section 13.3, shall, upon the delivery of written notice to Landmark Owner, be deemed an Event of Default. Upon the occurrence of any such Event of Default, in addition to any other remedies provided in this Agreement, the City may: (1) issue a written demand to Landmark Owner to halt the Project, (2) withhold any further payment of any City Funds to Landmark Owner or the general contractor, or (3) seek any other remedies against Landmark Owner available at law or in equity.

13.4 Prevailing Wage Rates. The Landmark Owner and its general contractor and all subcontractors must pay the prevailing wage rate as ascertained by the Illinois Department of Labor ("IDOL") 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 IDOL revises such prevailing wage rates, the revised rates shall apply to all such contracts. Upon the City's request, the Landmark Owner shall provide the City with copies of all such contracts entered into by the Landmark Owner or its general contractor to evidence compliance with this Section 13.4.

#### **SECTION 14. REPRESENTATIONS AND WARRANTIES.**

14.1 Representations and Warranties of the City. To induce Landmark Owner to execute this Agreement and perform its obligations hereunder, the City hereby represents and warrants to Landmark Owner that the City has authority under its home rule powers to execute and deliver this Agreement and perform the terms and obligations contained herein.

14.2 Representations and Warranties of Landmark Owner. To induce the City to execute this Agreement and perform its obligations hereunder, Landmark Owner hereby represents and

warrants to the City that as of the Effective Date the following shall be true and correct in all respects:

(a) Landmark Owner is a not-for-profit corporation duly organized under the laws of the State of Illinois and validly existing and in good standing under the laws of the State of Illinois with full power and authority to perform the Project, and that the person signing this Agreement on behalf of Landmark Owner has the authority to do so.

(b) All certifications and statements contained in the Economic Disclosure Statements last submitted to the City by Landmark Owner (and any legal entity holding an interest in Landmark Owner) are true, accurate, and complete.

(c) Landmark Owner's execution, delivery and performance of this Agreement and all instruments and agreements contemplated hereby will not, upon the giving of notice or lapse of time, or both, result in a breach or violation of, or constitute a default under Landmark Owner's articles of incorporation or by-laws or any agreement to which Landmark Owner, or any Affiliate (as defined in Section 17), is a party or by which Landmark Owner, the Landmark Building, or the Landmark Property is bound.

(d) To the best of Landmark Owner's knowledge, no action, litigation, investigation or proceeding of any kind is pending or threatened against Landmark Owner, or any Affiliate, and Landmark Owner knows of no facts which could give rise to any such action, litigation, investigation or proceeding, which could: (i) affect the ability of Landmark Owner to perform its obligations hereunder; or (ii) materially affect the operation or financial condition of Landmark Owner.

(e) To the best of Landmark Owner's knowledge, the Project will not violate: (i) any laws, including, without limitation, any zoning and building codes and environmental regulations; or (ii) any building permit, restriction of record or other agreement affecting the Landmark Building or the Landmark Property.

14.3 Survival of Representations and Warranties. Each of the parties agrees that all of its representations and warranties set forth in this Section 14 or elsewhere in this Agreement are true as of the Effective Date and will be true in all material respects at all times thereafter, except with respect to matters which have been disclosed in writing and approved by the other party.

## SECTION 15. NOTICES.

Any notice, demand or communication required or permitted to be given hereunder shall be given in writing at the addresses set forth below by any of the following means: (a) personal service; (b) [intentionally omitted]; (c) overnight courier; or (d) registered or certified first class mail, postage prepaid, return receipt requested:

If to the City:

City of Chicago  
Department of Planning and Development  
Historic Preservation Division

Bureau of Planning, Historic Preservation & Sustainability  
121 North LaSalle Street, Room 905  
Chicago, Illinois 60602  
Attn: Dijana Cuvalo, Architect IV

With a copy to: City of Chicago  
Department of Law  
121 North LaSalle Street, Room 600  
Chicago, Illinois 60602  
Attn: Deputy Corporation Counsel  
Real Estate & Land Use Division

If to the CCL: Commission on Chicago Landmarks  
c/o City of Chicago  
Department of Planning and Development  
Historic Preservation Division  
Bureau of Planning, Historic Preservation & Sustainability  
121 North LaSalle Street, Room 905  
Chicago, Illinois 60602  
Attn: Dijana Cuvalo, Architect IV

If to Landmark Owner: Greater Union Baptist Church  
1956 W. Warren Boulevard  
Chicago, Illinois 60612  
Attn: Pastor Dr. Walter A. McCray

Any notice, demand or communication given pursuant to clause (a) hereof shall be deemed received upon such personal service. Any notice, demand or communication given pursuant to clause (c) shall be deemed received on the business day immediately following deposit with the overnight courier. Any notice, demand or communication sent pursuant to clause (d) 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. The refusal to accept delivery by any party or the inability to deliver any communication because of a changed address of which no notice has been given in accordance with this Section 15 shall constitute delivery.

#### **SECTION 16. BUSINESS RELATIONSHIPS.**

Landmark Owner acknowledges (a) receipt of a copy of Section 2-156-030 (b) of the Municipal Code of Chicago, (b) that it has read such provision and understands that pursuant to 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 described in Section 2-156-080 of the Municipal Code of Chicago), 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) notwithstanding anything to the contrary contained in this Agreement, 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. Landmark Owner represents and warrants that no violation of Section 2-156-030 (b) has occurred with respect to this Agreement or the transactions contemplated hereby.

#### **SECTION 17. PATRIOT ACT CERTIFICATION.**

Landmark Owner represents and warrants that neither Landmark Owner nor any Affiliate (as defined below) of Landmark Owner is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury, the Bureau of Industry and Security of the U.S. Department of Commerce or their successors, or on any other list of persons or entities with which the City may not do business under any applicable laws: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the Debarred List. As used in this Section 17, an “Affiliate” shall be deemed to be a person or entity related to Landmark Owner that, directly or indirectly, through one or more intermediaries, controls, is controlled by or is under common control with Landmark Owner, and a person or entity shall be deemed to be controlled by another person or entity, if controlled in any manner whatsoever that results in control in fact by that other person or entity (or that other person or entity and any persons or entities with whom that other person or entity is acting jointly or in concert), whether directly or indirectly and whether through share ownership, a trust, a contract or otherwise.

#### **SECTION 18. PROHIBITION ON CERTAIN CONTRIBUTIONS - MAYORAL EXECUTIVE ORDER NO. 2011-4.**

18.1 Landmark Owner agrees that any person or entity who directly or indirectly has an ownership or beneficial interest in Landmark Owner of more than 7.5 percent (“Owners”), spouses and domestic partners of such Owners or Landmark Owner’s contractors (i.e., any person or entity in direct contractual privity with Landmark Owner regarding the subject matter of this Agreement) (“Contractors”), any person or entity who directly or indirectly has an ownership or beneficial interest in any Contractor of more than 7.5 percent (“Sub-owners”) and spouses and domestic partners of such Sub-owners (Landmark Owner and all the other preceding classes of persons and entities are together the “Identified Parties”), shall not make a contribution of any amount to the Mayor of the City of Chicago (the “Mayor”) or to her political fundraising committee (a) after execution of this Agreement by Landmark Owner, (b) while this Agreement or any Other Contract (as hereinafter defined) is executory, (c) during the Term of this Agreement or any Other Contract, or (d) during any period while an extension of this Agreement or any Other Contract is being sought or negotiated. This provision shall not apply to contributions made prior to May 16, 2011, the effective date of Executive Order 2011-4.

18.2 Landmark Owner represents and warrants that from the later of (a) May 16, 2011, or (b) the date the City approached Landmark Owner, or the date Landmark Owner approached

the City, as applicable, regarding the formulation of this Agreement, no Identified Parties have made a contribution of any amount to the Mayor or to her political fundraising committee.

18.3 Landmark Owner agrees that it shall not: (a) coerce, compel or intimidate its employees to make a contribution of any amount to the Mayor or to the Mayor's political fundraising committee; (b) reimburse its employees for a contribution of any amount made to the Mayor or to the Mayor's political fundraising committee; or (c) bundle or solicit others to bundle contributions to the Mayor or to her political fundraising committee.

18.4 Landmark Owner agrees that the Identified Parties must not engage in any conduct whatsoever designed to intentionally violate this provision or Mayoral Executive Order No. 2011-4 or to entice, direct or solicit others to intentionally violate this provision or Mayoral Executive Order No. 2011-4.

18.5 Notwithstanding anything to the contrary contained herein, Landmark Owner agrees that a violation of, non-compliance with, misrepresentation with respect to, or breach of any covenant or warranty under this Section 18 or violation of Mayoral Executive Order No. 2011-4 constitutes a breach and default under this Agreement, and under any Other Contract for which no opportunity to cure will be granted, unless the City, in its sole discretion, elects to grant such an opportunity to cure. Such breach and default entitles the City to all remedies (including, without limitation, termination for default) under this Agreement, and under any Other Contract, at law and in equity. This provision amends any Other Contract (defined below) and supersedes any inconsistent provision contained therein.

18.6 If Landmark Owner intentionally violates this provision or Mayoral Executive Order No. 2011-4 prior to the Effective Date, the City may elect to decline to close the transaction contemplated by this Agreement.

18.7 For purposes of this provision:

(a) "Bundle" means to collect contributions from more than one source, which contributions are then delivered by one person to the Mayor or to her political fundraising committee.

(b) "Other Contract" means any other agreement with the City to which Landmark Owner is a party that is (i) formed under the authority of Chapter 2-92 of the Municipal Code of Chicago; (ii) entered into for the purchase or lease of real or personal property; or (iii) for materials, supplies, equipment or services which are approved or authorized by the City Council.

(c) "Contribution" means a "political contribution" as defined in Chapter 2-156 of the Municipal Code of Chicago, as amended.

(d) Individuals are "domestic partners" if they satisfy the following criteria:

- (i) they are each other's sole domestic partner, responsible for each other's common welfare; and
- (ii) neither party is married; and
- (iii) the partners are not related by blood closer than would bar marriage in the State of Illinois; and
- (iv) each partner is at least 18 years of age, and the partners are the same sex, and the partners reside at the same residence; and
- (v) two of the following four conditions exist for the partners:
  - (1) The partners have been residing together for at least 12 months.
  - (2) The partners have common or joint ownership of a residence.
  - (3) The partners have at least two of the following arrangements:
    - (A) joint ownership of a motor vehicle;
    - (B) joint credit account;
    - (C) a joint checking account;
    - (D) a lease for a residence identifying both domestic partners as tenants.
  - (4) Each partner identifies the other partner as a primary beneficiary in a will.
- (e) "Political fundraising committee" means a "political fundraising committee" as defined in Chapter 2-156 of the Municipal Code of Chicago, as amended.

## **SECTION 19. MISCELLANEOUS.**

The following general provisions govern this Agreement:

19.1 Counterparts. This Agreement 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.

19.2 Cumulative Remedies. The remedies of any party hereunder are cumulative and the exercise of any one or more of such remedies shall not be construed as a waiver of any other remedy herein conferred upon such party or hereafter existing at law or in equity, unless specifically so provided herein.

19.3 Date for Performance. If the final date of any time period set forth herein falls on a Saturday, Sunday or legal holiday under the laws of Illinois or the United States of America, then such time period shall be automatically extended to the next business day.

19.4 Entire Agreement; Modification. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any prior agreements, negotiations and discussions. This Agreement may not be modified or amended in any manner without the prior written consent of the parties hereto. No term of this Agreement may be waived or discharged orally or by any course of dealing, but only by an instrument in writing signed by the party benefitted by such term.

19.5 Exhibits. All exhibits referred to herein and attached hereto shall be deemed part of this Agreement.

19.6 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to its conflict of laws provisions.

19.7 Headings. The headings of the various sections and subsections of this Agreement have been inserted for convenience of reference only and shall not in any manner be construed as modifying, amending or affecting in any way the express terms and provisions hereof.

19.8 No Waiver. No waiver by the City with respect to any specific default by Landmark Owner shall be deemed to be a waiver of the rights of the City with respect to any other defaults of Landmark Owner, nor shall any forbearance by the City to seek a remedy for any breach or default be deemed a waiver of its rights and remedies with respect to such breach or default, nor shall the City be deemed to have waived any of its rights and remedies unless such waiver is in writing.

19.9 Severability. If any term of this Agreement or any application thereof is held invalid or unenforceable, the remainder of this Agreement shall be construed as if such invalid part were never included herein and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

19.10 Successors and Assigns. Except as otherwise provided in this Agreement, the terms and conditions of this Agreement shall apply to and bind the successors and assigns of the parties.

## **SECTION 20. COMPLIANCE WITH "WASTE" PROVISIONS.**

Any duly authorized representative of the City shall have access to the Landmark Property at all reasonable times for the purpose of determining whether Landmark Owner is constructing the Project in accordance with the terms of this Agreement and all applicable federal, state and local statutes, laws, ordinances, codes, rules, regulations, orders and judgments, including, without limitation, Sections 7-28 and 11-4 of the Municipal Code of Chicago relating to waste disposal (collectively, the "Waste Sections"). Landmark Owner's violation of the Waste Sections (including, but not limited to, Sections 7-28-390 Dumping on public way; 7-28-440 Dumping on real estate without permit; 11-4-1410 Disposal in waters prohibited; 11-4-1420 Ballast tank, bilge

tank or other discharge; 11-4-1450 Gas manufacturing residue; 11-4-1500 Treatment and disposal of solid or liquid waste; 11-4-1530 Compliance with rules and regulations required; 11-4-1550 Operational requirements; and 11-4-1560 Screening requirements), whether or not relating to the performance of this Agreement, constitutes a breach of and an event of default under this Agreement and entitles the City to all remedies under the Agreement, at law or in equity. This section does not limit Landmark Owner's, its general contractor's and its subcontractors' duty to comply with all applicable federal, state, county and municipal laws, statutes, ordinances and executive orders, in effect now or later, and whether or not they appear in this Agreement.

#### **SECTION 21. INSPECTOR GENERAL.**

It is the duty of every officer, employee, department, agency, contractor, subcontractor, developer and licensee of the City, and every applicant for certification of eligibility for a City contract or program, to cooperate with the City's Inspector General in any investigation or hearing undertaken pursuant to Chapter 2-56 of the Municipal Code of Chicago. Landmark Owner understands and will abide by all provisions of Chapter 2-56 of the Municipal Code of Chicago.

#### **SECTION 22. 2014 CITY HIRING PLAN PROHIBITIONS.**

22.1 The City is subject to the June 16, 2014 "City of Chicago Hiring Plan" (the "2014 City Hiring Plan") entered in *Shakman v. Democratic Organization of Cook County*, Case No 69 C 2145 (United States District Court for the Northern District of Illinois). Among other things, the 2014 City Hiring Plan prohibits the City from hiring persons as governmental employees in non-exempt positions on the basis of political reasons or factors.

22.2 Landmark Owner is aware that City policy prohibits City employees from directing any individual to apply for a position with Landmark Owner, either as an employee or as a subcontractor, and from directing Landmark Owner to hire an individual as an employee or as a subcontractor. Accordingly, Landmark Owner must follow its own hiring and contracting procedures, without being influenced by City employees. Any and all personnel provided by Landmark Owner under this Agreement are employees or subcontractors of Landmark Owner, not employees of the City of Chicago. This Agreement is not intended to and does not constitute, create, give rise to, or otherwise recognize an employer-employee relationship of any kind between the City and any personnel provided by Landmark Owner.

22.3 Landmark Owner will not condition, base, or knowingly prejudice or affect any term or aspect of the employment of any personnel provided under this Agreement, or offer employment to any individual to provide services under this Agreement, based upon or because of any political reason or factor, including, without limitation, any individual's political affiliation, membership in a political organization or party, political support or activity, political financial contributions, promises of such political support, activity or financial contributions, or such individual's political sponsorship or recommendation. For purposes of this Agreement, a political organization or party is an identifiable group or entity that has as its primary purpose the support of or opposition to candidates for elected public office. Individual political activities are the activities of individual persons in support of or in opposition to political organizations or parties or candidates for elected public office.

22.4 In the event of any communication to Landmark Owner by a City employee or City official in violation of Section 23.2 above, or advocating a violation of Section 23.3 above, Landmark Owner will, as soon as is reasonably practicable, report such communication to the Hiring Oversight Section of the City's Office of the Inspector General ("OIG Hiring Oversight"), and also to the Commissioner of the Department. Landmark Owner will also cooperate with any inquiries by OIG Hiring Oversight.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on or as of the date first above written.

**CITY OF CHICAGO,**  
an Illinois municipal corporation

By: \_\_\_\_\_  
Ciere Boatright  
Commissioner  
Department of Planning and Development

**COMMISSION ON CHICAGO LANDMARKS**

By: \_\_\_\_\_  
Ciere Boatright  
Commissioner

**GREATER UNION BAPTIST CHURCH,**  
an Illinois not-for-profit corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF ILLINOIS        )  
   ) SS.  
 COUNTY OF COOK         )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ciere Boatright, the Commissioner of the Department of Planning and Development of the City of Chicago, an Illinois municipal corporation, 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, being first duly sworn by me, acknowledged that, as said Commissioner, such individual signed and delivered the foregoing instrument pursuant to authority given by the City of Chicago as the individual's free and voluntary act and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my notarial seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 NOTARY PUBLIC

STATE OF ILLINOIS        )  
   ) SS.  
 COUNTY OF COOK         )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ciere Boatright, a commissioner of the Commission on Chicago Landmarks, 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, being first duly sworn by me, acknowledged that, as said commissioner, such individual signed and delivered the foregoing instrument pursuant to authority given by the City of Chicago as the individual's free and voluntary act and as the free and voluntary act and deed of said commission, for the uses and purposes therein set forth.

GIVEN under my notarial seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 NOTARY PUBLIC

STATE OF ILLINOIS        )  
                                   ) SS.  
 COUNTY OF COOK         )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, the \_\_\_\_\_ of Greater Union Baptist Church, an Illinois not-for-profit corporation, 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, being first duly sworn by me, acknowledged that such individual signed and delivered the foregoing instrument pursuant to authority given by said corporation, as the individual's free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my notarial seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 NOTARY PUBLIC

*(Sub)Exhibit "D".*  
(To Adopt-A-Landmark Floor Area Bonus Agreement)

*Insurance Requirements.*

Department Of Planning And Development  
Historic Landmark Agreement.

A. Insurance Required Of Landmark Owner ("Owner").

Owner must provide and maintain at Owner's own expense, during the term of the Agreement and during the time period following expiration if Owner is required to return and perform any work, services or operations, the insurance coverages and requirements specified below, insuring all work, services or operations related to the Agreement.

1) Workers' Compensation And Employer's Liability (Primary And Umbrella).

Workers' Compensation Insurance, as prescribed by applicable law covering all employees who are to provide a work, services or operations under this Agreement and Employer's Liability coverage with limits of not less than \$1,000,000 each accident, \$1,000,000 disease-policy limit, and \$1,000,000 disease-each employee, or the full per occurrence limits of the policy, whichever is greater.

Owner may use a combination of primary and excess/umbrella policy/policies to satisfy the limits of liability required herein. The excess/umbrella policy/policies must provide the same coverages/follow form as the underlying policy/policies.

2) Commercial General Liability (Primary And Umbrella).

Commercial General Liability Insurance or equivalent must be maintained with limits of not less than \$1,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater, for bodily injury, personal injury, and property damage liability. Coverages must include but not be limited to the following: all premises and operations, products/completed operations, separation of insureds, defense, professional services exclusion deleted, and contractual liability (not to include Endorsement CG 21 39 or equivalent).

The City and other entities as required by City must be provided additional insured status with respect to liability arising out of Owner's work, services or operations performed on behalf of the City. The City's additional insured status must apply to liability and defense of suits arising out of Owner's acts or omissions, whether such liability is attributable to the Owner or to the City on an additional insured endorsement form acceptable to the City. The full policy limits and scope of protection also will apply to the City as an additional insured, even if they exceed the City's minimum limits required herein. Owner's liability insurance must be

primary without right of contribution by any other insurance or self-insurance maintained by or available to the City.

Owner may use a combination of primary and excess/umbrella policy/policies to satisfy the limits of liability required herein. The excess/umbrella policy/policies must provide the same coverages/follow form as the underlying policy/policies.

3) Automobile Liability (Primary And Umbrella).

When any motor vehicles (owned, non-owned and hired) are used in connection with work, services, or operations to be performed, Automobile Liability Insurance must be maintained by the Owner with limits of not less than \$1,000,000 per occurrence or the full per occurrence limits of the policy, whichever is greater, for bodily injury and property damage. The City is to be added as an additional insured on a primary, noncontributory basis.

Owner may use a combination of primary and excess/umbrella policy/policies to satisfy the limits of liability required herein. The excess/umbrella policy/policies must provide the same coverages/follow form as the underlying policy/policies.

4) Excess/Umbrella.

If the landmark is unoccupied during the work under the Agreement, Excess/Umbrella Liability Insurance must be maintained with limits of not less than \$1,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater. If the landmark is occupied during the work under the Agreement, Excess/Umbrella Liability Insurance must be maintained with limits of not less than \$4,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater. The policy/policies must provide the same coverages/follow form as the underlying Commercial General Liability, Automobile Liability, Employer's Liability and Completed Operations coverage required herein and expressly provide that the excess or umbrella policy/policies will drop down over reduced and/or exhausted aggregate limit, if any, of the underlying insurance. The Excess/Umbrella policy/policies must be primary without right of contribution by any other insurance or self-insurance maintained by or available to the City.

Owner may use a combination of primary and excess/umbrella policies to satisfy the limits of liability required in Sections A.1, A.2, A.3 and A.4 herein.

5) All Risk Property.

When Owner performs a repair or replacement of the landmark, the Owner must provide All Risk Property/Installation Insurance, at replacement cost, for loss or damage to equipment, machinery, materials or supplies that are part of the

Agreement. Coverages must include in-transit, off-site, faulty workmanship or materials, testing and mechanical-electrical breakdown. The City is to be named as additional insured and loss payee as its interest may appear.

**B. Insurance Required Of Prime Contractor ("Contractor") During Construction.**

Contractor must provide and maintain at Contractor's own expense, during the term of the Agreement and during the time period following expiration if Contractor is required to return and perform any work, services or operations, the insurance coverages and requirements specified below, insuring all work, services or operations related to the Agreement.

**1) Workers' Compensation And Employer's Liability (Primary And Umbrella).**

Workers' Compensation Insurance, as prescribed by applicable law covering all employees who are to provide a work, services or operations under this Agreement and Employer's Liability coverage with limits of not less than \$1,000,000 each accident, \$1,000,000 disease-policy limit, and \$1,000,0000 disease-each employee, or the full per occurrence limits of the policy, whichever is greater. Coverage must include but not be limited to, the following: other states endorsement, alternate employer and voluntary compensation endorsement, when applicable.

Contractor may use a combination of primary and excess/umbrella policy/policies to satisfy the limits of liability required herein. The excess/umbrella policy/policies must provide the same coverages/follow form as the underlying policy/policies.

**2) Commercial General Liability (Primary And Umbrella).**

Commercial General Liability Insurance or equivalent must be maintained with limits of not less than \$1,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater, for bodily injury, personal injury, and property damage liability. Coverages must include but not be limited to, the following: all premises and operations, products/completed operations for a minimum of two (2) years following project completion, explosion, collapse, underground, separation of insureds, mobile equipment, defense, contractual liability (not to include endorsement CG 21 39 or equivalent), no exclusion for damage to work performed by Subcontractors, any limitation of coverage for designated premises or project is not permitted (not to include endorsement CG 21 44 or equivalent) and any endorsement modifying or deleting the exception to the Employer's Liability exclusion is not permitted. If a general aggregate limit applies, the general aggregate must apply per project/location and once per policy period if applicable, or Contractor may obtain separate insurance to provide the required limits which will not be subject to depletion because of claims arising out of any other work or activity of Contractor. If a general aggregate applies to products/completed

operations, the general aggregate limits must apply per project and once per policy period.

The City must be provided additional insured status with respect to liability arising out of Contractor's work, services or operations and completed operations performed on behalf of the City. Such additional insured coverage must be provided on ISO form CG 2010 10 01 and CG 2037 10 01 or on an endorsement form at least as broad for ongoing operations and completed operations. The City's additional insured status must apply to liability and defense of suits arising out of Contractor's acts or omissions, whether such liability is attributable to the Contractor or to the City. The full policy limits and scope of protection also will apply to the City as an additional insured, even if they exceed the City's minimum limits required herein. Contractor's liability insurance must be primary without right of contribution by any other insurance or self-insurance maintained by or available to the City.

Contractor may use a combination of primary and excess/umbrella policy/policies to satisfy the limits of liability required herein. The excess/umbrella policy/policies must provide the same coverages/follow form as the underlying policy/policies.

3) Automobile Liability (Primary And Umbrella).

Contractor must maintain Automobile Liability Insurance with limits of not less than \$1,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater, for bodily injury and property damage. Coverage must include but not be limited to, the following: ownership, maintenance, or use of any auto whether owned, leased, non-owned or hired used in the performance of the work or devices, both on and off the Project site including loading and unloading. If applicable, coverage extension must include an MCS-90 endorsement where required by the Motor Carrier Act of 1980. The City is to be named as an additional insured on a primary, noncontributory basis.

Contractor may use a combination of primary and excess/umbrella policy/policies to satisfy the limits of liability required herein. The excess/umbrella policy/policies must provide the same coverages/follow form as the underlying policy/policies.

4) Excess/Umbrella.

If the landmark is unoccupied during the work under the Agreement, Excess/Umbrella Liability Insurance must be maintained with limits of not less than \$1,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater. If the landmark is occupied during the work under the Agreement, Excess/Umbrella Liability Insurance must be maintained with limits of not less than \$4,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater. The policy/policies must provide the same coverages/follow form as the underlying Commercial General Liability, Automobile Liability, Employer's Liability

and Completed Operations coverage required herein and expressly provide that the excess or umbrella policy/policies will drop down over reduced and/or exhausted aggregate limit, if any, of the underlying insurance. If a general aggregate limit applies the general aggregate must apply per project/location. The Excess/Umbrella policy/policies must be primary without right of contribution by any other insurance or self-insurance maintained by or available to the City.

Contractor may use a combination of primary and excess/umbrella policies to satisfy the limits of liability required in Sections A.1, A.2, A.3 and A.4 herein.

5) Builders Risk.

When Contractor undertakes any construction, including improvements, betterments, and/or repairs, the Contractor must provide All Risk Builders Risk Insurance at replacement cost for materials, supplies, equipment, machinery and fixtures that are or will be part of the permanent project. Coverages must include, but are not limited to, the following: material stored off-site and in-transit, equipment breakdown, earth movement, flood, water including overflow, leakage, sewer backup or seepage, utility services, damage to adjoining and existing property, scaffolding, false work, fences, and temporary structures, collapse, debris removal, faulty workmanship or materials, testing, mechanical-electrical breakdown, changes in temperature, extra expense, ordinance or law for increased cost of construction. The City is to be named as an additional insured and loss payee as its interest may appear.

The Contractor is responsible for all loss or damage to personal property (including materials, equipment, tools and supplies) owned, rented or used by Contractor.

6) Professional Liability.

When any architects, engineers, construction managers or other professional consultants perform work, services or operations in connection with this Agreement, Professional Liability Insurance covering acts, errors or omissions must be maintained with limits of not less than \$2,000,000. Coverage must include, but not be limited to, technology errors and omissions and pollution liability if environmental site assessments are conducted. When policies are renewed or replaced, the policy retroactive date must coincide with, or precede, start of work on the Agreement. A claims-made policy which is not renewed or replaced must have an extended reporting period of two (2) years.

7) Railroad Protective Liability.

When any work, services or operations is to be done adjacent to or on railroad or transit property, Contractor must provide, with respect to the operations that

Contractor or subcontractors perform, Railroad Protective Liability Insurance in the name of railroad or transit entity. The policy must have limits of not less than the requirement of the operating railroad for losses arising out of injuries to or death of all persons, and for damage to or destruction of property, including the loss of use thereof.

If applicable, a certified copy of the Railroad Protective policy is to be submitted to the Chicago Transit Authority (CTA), Attention: Manager of Benefits Compliance, 567 West Lake Street, 3<sup>rd</sup> Floor, Chicago, Illinois 60661. METRA, Attention: Risk Management, 547 West Jackson Boulevard, Chicago, Illinois 60661. An Insurance binder will be accepted until such time the policy is submitted.

8) Contractors Pollution Liability.

When any work, services or operations performed involves a potential pollution risk that may arise from the operations of Contractor's scope of services, Contractors Pollution Liability must be provided or caused to be provided, covering bodily injury, property damage and other losses caused by pollution conditions with limits of not less than \$5,000,000 per occurrence. Coverage must include but not be limited to completed operations, contractual liability, defense, excavation, environmental cleanup, remediation and disposal and if applicable, include transportation and non-owned disposal coverage. When policies are renewed or replaced, the policy retroactive date must coincide with or precede, start of work on the Agreement. A claims-made policy which is not renewed or replaced must have an extended reporting period of two (2) years. The City is to be named as an additional insured.

9) Environmental And Asbestos Abatement Liability.

If the Contractor's scope of work involves the removal of asbestos, the removal/replacement of underground tanks, or the removal of toxic chemicals and substances, the Contractor will be required to provide the following minimum limits of liability, for such exposures subject to requirements and approval of the City: \$10,000,000 per Claim/Aggregate.

\*B. Additional Requirements.

Evidence Of Insurance. Owner and Contractor must furnish the City, Department of Planning and Development, 121 North LaSalle Street, 10<sup>th</sup> Floor, Chicago, Illinois 60602, original certificates of insurance and additional insured endorsement, or other evidence of

---

\* Editor's Note: Lettering sequence error: "B." duplicated in original document.

insurance, to be in force on the date of this Agreement, and renewal certificates of insurance and endorsement, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of this Agreement. Owner and Contractor must submit evidence of insurance prior to execution of Agreement. The receipt of any certificate does not constitute agreement by the City that the insurance requirements in the Agreement have been fully met or that the insurance policies indicated on the certificate are in compliance with all requirements of Agreement. The failure of the City to obtain, nor the City's receipt of, or failure to object to a noncomplying insurance certificate, endorsement or other insurance evidence from Owner and Contractor, its insurance broker(s) and/or insurer(s) will not be construed as a waiver by the City of any of the required insurance provisions. Owner and Contractor must advise all insurers of the Agreement provisions regarding insurance. The City in no way warrants that the insurance required herein is sufficient to protect Owner and Contractor for liabilities which may arise from or relate to the Agreement. The City reserves the right to obtain complete, certified copies of any required insurance policies at any time.

**Failure To Maintain Insurance.** Failure of the Owner and Contractor to comply with required coverage and terms and conditions outlined herein will not limit Owner and Contractor's liability or responsibility nor does it relieve Owner and Contractor of its obligation to provide insurance as specified in this Agreement. Nonfulfillment of the insurance conditions may constitute a violation of the Agreement, and the City retains the right to suspend this Agreement until proper evidence of insurance is provided, or the Agreement may be terminated.

**Notice Of Material Change, Cancellation Or Nonrenewal.** Owner and Contractor must provide for sixty (60) days prior written notice to be given to the City in the event coverage is substantially changed, canceled or nonrenewed and ten (10) days prior written notice for nonpayment of premium.

**Deductibles And Self-Insured Retentions.** Any deductibles or self-insured retentions on referenced insurance coverages must be borne by Owner and Contractor.

**Waiver Of Subrogation.** Owner and Contractor hereby waives its rights and agrees to require their insurers to waive their rights of subrogation against the City under all required insurance herein for any loss arising from or relating to this Agreement. Owner and Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City received a waiver of subrogation endorsement for Owner and Contractor's insurer(s).

**Contractors Insurance Primary.** All insurance required of Owner and Contractor under this Agreement must be endorsed to state that Owner and Contractor's insurance policy is primary and not contributory with any insurance procured or maintained by the City.

**No Limitation As To Contractor's Liabilities.** The coverages and limits furnished by Owner and Contractor in no way limit or restricts the Owner and Contractor's liabilities and responsibilities specified within the Agreement or by law.

**No Contribution By City.** Any insurance or self-insurance programs maintained by the City do not contribute with insurance provided by Owner and Contractor under this Agreement.

**Insurance Not Limited By Indemnification.** The required insurance to be carried is not limited by any limitations expressed in the indemnification language in this Agreement or any limitation placed on the indemnity in this Agreement given as a matter of law.

**Insurance And Limits Maintained.** If Owner and Contractor maintains higher limits and/or broader coverage than the minimums shown herein, the City requires and must be entitled the higher limits and/or broader coverage maintained by Owner and Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage must be available to the City.

**Joint Venture Or Limited Liability Company.** If Owner and Contractor is a joint venture or limited liability company, the insurance policies must name the joint venture or limited liability company as a Named Insured.

**Other Insurance Obtained By Owner And Contractor.** If Owner and Contractor desires additional coverages, the Owner and Contractor will be responsible for the acquisition and cost.

**Insurance Required Of Subcontractors.** Owner and/or Contractor must name Subcontractor(s) as a named insured(s) under Contractor's insurance or Owner and Contractor will require each Subcontractor(s) to provide and maintain Commercial General Liability, Commercial Automobile Liability, Worker's Compensation and Employer's Liability Insurance and when applicable Excess/Umbrella Liability Insurance with coverage at least as broad as is outlined in Section A, Insurance Required. The limits of coverage will be determined by Owner or Contractor and may be subject to approval by the City. Owner or Contractor must determine if Subcontractor(s) must also provide any additional coverage or other coverage outlined in Section A, Insurance Required. Owner or Contractor is responsible for ensuring that each Subcontractor has named the City as an additional insured where required and name the City as an additional insured under the Commercial General Liability on ISO form CG 2010 10 01 and CG 2037 10 01 for ongoing operation and completed operations on an endorsement form at least as broad and acceptable to the City. Owner or Contractor is also responsible for ensuring that each Subcontractor has complied with the required coverage and terms and conditions outlined in this Section B, Additional Requirements. When requested by the City, Owner or Contractor must provide to the City certificates of insurance and additional insured endorsements or other evidence of insurance. The City reserves the right to obtain complete, certified copies of any required insurance policies at any time. Failure of the Subcontractors to comply with required coverage and terms and conditions outlined herein will not limit Contractor's liability or responsibility.

**City's Right To Modify.** Notwithstanding any provisions in the Agreement to the contrary, the City, Department of Finance, Risk Management Office maintains the right to modify, delete, alter or change these requirements.

(Sub)Exhibit "G".  
 (To Adopt-A-Landmark Floor Area Bonus Agreement)  
 Form Of Joint Order Construction Escrow Agreement.

Escrow Number \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_

To: \_\_\_\_\_ ("Escrowee")  
 \_\_\_\_\_  
 Chicago, Illinois 606\_\_

- Parties: (a) Greater Union Baptist Church, an Illinois not-for-profit corporation ("Landmark Owner"); and
- (b) City of Chicago, an Illinois municipal corporation and home rule unit of government ("City").

1. The accompanying \_\_\_\_\_ Dollars (\$\_\_\_\_\_) is deposited by the City and the accompanying \_\_\_\_\_ Dollars (\$\_\_\_\_\_) is deposited by the Landmark Owner with the Escrowee and shall be used solely to reimburse the Landmark Owner for the costs shown on (Sub)Exhibit 4 attached hereto, otherwise known as the "Approved Project Costs", relating to the Landmark Owner's performance of the "Preservation Work", as defined in that certain Adopt-a-Landmark Floor Area Bonus Agreement, between Landmark Owner and the City of Chicago, dated \_\_\_\_\_, 20\_\_ (the "AAL Agreement"), relating to the property located at \_\_\_\_\_, Chicago, Illinois, and commonly known as \_\_\_\_\_.

2. The funds shall be disbursed by Escrowee only upon the written joint order of (1) \_\_\_\_\_, in her/his capacity as the \_\_\_\_\_ of Landmark Owner, or her/his duly authorized designee, and (2) the Commissioner or any Managing Deputy Commissioner of the Department of Planning and Development. That written order must be substantially in the form of (Sub)Exhibit 2 attached hereto. The joint order shall be accompanied by a written statement from \_\_\_\_\_, Landmark Owner's Third-Party (Inspecting) Architect/Engineer in substantially the form of (Sub)Exhibit 3 attached hereto, which statement shall be attached to the joint order. Draw requests can be submitted on a monthly basis (i.e., within 30 days of the Landmark Owner incurring the expense for Approved Project Costs).

3. The undersigned authorize and direct the Escrowee to disregard any and all notices, warnings or demands given or made by the undersigned (other than jointly) or by any other person. The said undersigned also hereby authorize and direct the Escrowee to accept, comply with, and obey any and all writs, orders, judgments or decrees entered or issued by

any court with or without jurisdiction; and in case the said Escrowee obeys or complies with any such writ, order, judgment or decree of any court, it shall not be liable to any of the parties hereto or any other person, by reason of such compliance, notwithstanding any such writ, order, judgment or decree be entered without jurisdiction or be subsequently reversed, modified, annulled, set aside or vacated. In case the Escrowee is made a party defendant to any suit or proceedings regarding this escrow trust, the undersigned, for themselves, their heirs, personal representatives, successors, and assigns, jointly and severally, agree to pay to said Escrowee, upon written demand, all costs, attorney's fees, and expenses incurred with respect thereto. The Escrowee shall have a lien on the deposit(s) herein for any and all such costs, fees and expenses. If said costs, fees and expenses are not paid, then the Escrowee shall have the right to reimburse itself out of the said deposit(s).

4. Except as set forth in Paragraph 9 hereof, in no case shall escrow funds be surrendered except on a joint order signed by Landmark Owner and the City or their respective legal representatives or successors or as directed pursuant to Paragraph 3 above or in obedience of the process or order of court as provided in this Agreement.

5. If conflicting demands are made upon Escrowee or legal action is brought in connection with this Agreement, Escrowee may withhold all performance without liability therefore, or Escrowee may file suit for interpleader or declaratory relief. If Escrowee is required to respond to any legal summons or proceedings, or if any action of interpleader or declaratory relief is brought by Escrowee, or if conflicting demands or notice by parties to this Agreement or by others are served upon Escrowee, the parties jointly and severally agree to pay escrow fees and all costs, expenses and attorneys' fees expended or incurred by Escrowee as a result of any of the above-described events. The undersigned parties further agree to save Escrowee harmless from all losses and expenses, including reasonable attorneys' fees and court costs incurred by reason of any claim, demand, or action filed with respect to this Agreement. The undersigned jointly and severally agree to pay the fees of Escrowee and reimburse Escrowee for all expenses incurred in connection with this Agreement and direct that all sums due to Escrowee pursuant to this Agreement be deducted from the escrow funds. The undersigned hereby grant Escrowee a lien against the escrow funds to secure all sums due Escrowee. The Escrowee shall not be liable for any act which it may do or omit to do hereunder in good faith and the reasonable exercise of its own best judgment. Any act done or omitted by the Escrowee pursuant to the advice of its legal counsel shall be deemed conclusively to have been performed in good faith by the Escrowee.

6. This Agreement is intended to implement, is not intended to cancel, supersede or modify the terms of the AAL Agreement, or any agreement by and between Landmark Owner and the City. The duties and responsibilities of Escrowee are limited to this Agreement and the Escrowee shall not be subject to nor obligated to recognize any other agreement between the parties, provided, however, that these escrow instructions may be amended at any time by an instrument in writing signed by all of the undersigned.

7. Landmark Owner and the City warrant to and agree with Escrowee that, unless otherwise expressly set forth in this Agreement: (a) there is no security interest in the escrow funds or any part thereof; (b) no financing statement under the Uniform Commercial Code is on file in any jurisdiction claiming a security interest in or describing (whether specifically or generally) the escrow funds or any part thereof; and (c) Escrowee shall have no responsibility at any time to ascertain whether or not any security interest exists in the escrow funds or any part thereof or to file any financing statement under the Uniform Commercial Code with respect to the escrow funds or any part thereof.

8. The fee for establishing the escrow is \$\_\_\_\_, payable by Landmark Owner at the time the escrow funds are deposited. An annual fee of \$\_\_\_\_ will be due from Landmark Owner for each year (or part thereof) the escrow account remains open (with any part of the deposit not disbursed) after \_\_\_\_\_, 20\_\_\_. Wire transfer or overnight delivery fees will be assessed at the rate of \$\_\_\_\_ each.

9. Chicago Title and Trust Company may resign as Escrowee by giving ten (10) days prior written notice by certified mail, return receipt requested, sent to Landmark Owner and the City care of their designated representatives and at the addresses set forth below; and thereafter Escrowee shall deliver all remaining escrow funds to a successor Escrowee named by Landmark Owner and the City in a joint written and signed order. If Landmark Owner and the City do not agree on a successor Escrowee, then Escrowee shall deliver all remaining escrow funds to the City.

10. This Agreement shall terminate ten (10) days following the earlier of: (i) the date on which the Landmark Owner completes the Preservation Work in accordance with the terms of the AAL Agreement, as evidenced by the Landmark Owner's receipt of a Certificate of Completion from the City, or (ii) \_\_\_\_\_, 20\_\_\_, as such date may be extended in writing by the City. All funds, including accumulated interest on the escrow funds, remaining in the escrow account on such termination date will belong to the City and the City will have the sole right to direct the Escrowee to disburse the funds in the escrow account to the City.

11. Any notice which the parties hereto are required or desire to give hereunder to any of the undersigned shall be in writing and may be given by mailing or delivering the same to the address of the undersigned by certified mail, return receipt requested or overnight courier:

Landmark Owner:

\_\_\_\_\_  
 \_\_\_\_\_  
 Chicago, Illinois 606\_\_  
 Attention: \_\_\_\_\_

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: Real Estate and Land Use Division,  
Deputy Corporation Counsel

Escrowee:

\_\_\_\_\_  
\_\_\_\_\_  
Chicago, Illinois 606\_\_  
Attention: \_\_\_\_\_

\_\_\_\_\_  
[Landmark Owner]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

City of Chicago

By: \_\_\_\_\_

Ciere Boatright  
Commissioner,  
Department of Planning  
and Development

\_\_\_\_\_ [Escrowee]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

(Sub)Exhibits 1, 2 and 3 referred to in this Form of Joint Order Construction Escrow Agreement read as follows:

(Sub)Exhibit 1.  
(To Form Of Joint Order Construction Escrow Agreement)

Disbursement Direction

I, \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, hereby direct \_\_\_\_\_, Escrowee, under its Escrow Number \_\_\_\_\_ to pay to \_\_\_\_\_ [Landmark Owner] the sum of \$ \_\_\_\_\_ from the cash Deposit held in said Escrow.

Dated: \_\_\_\_\_ [Landmark Owner]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

I, \_\_\_\_\_, the \_\_\_\_\_ [Commissioner/ Managing Deputy Commissioner] of the City of Chicago Department of Planning and Development, hereby authorize the disbursement requested above approving its payment as so directed.

Dated: \_\_\_\_\_

City of Chicago, acting by and through its Department of Planning and Development

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

*(Sub)Exhibit 2.*

## (To Form Of Joint Order Construction Escrow Agreement)

The undersigned has served as the Third-Party (Inspecting) Architect/Engineer to \_\_\_\_\_ (the "Landmark Owner") and hereby certifies that the accompanying joint written order seeks funds to reimburse the Landmark Owner for "Approved Project Costs" incurred by Landmark Owner for the "Preservation Work", as defined in, and determined and governed by, the Adopt-a-Landmark Floor Area Bonus Agreement between Landmark Owner and the City of Chicago, dated \_\_\_\_\_, 20\_\_\_. The undersigned has obtained and has included with this certification lien waivers for all the work for which reimbursement is sought, and an AIA Application and Certificate for payment (each, a "Draw") completed by or on behalf of Landmark Owner (or other statement in a form reasonably satisfactory to the City) setting forth, among other things, the amount of the funds (such funds being referred to herein as an "Advance") requested in each instance and also including:

- (i) the hard and soft cost statements;
- (ii) a cost certification from the Contractor in a form reasonably satisfactory to the Third-Party Architect/Engineer regarding the work or materials covered by the Draw;
- (iii) full or conditional, as applicable, lien waivers from all contractors, subcontractors or suppliers who supplied materials or performed work covered by the Draw in form and substance reasonably satisfactory to the Third-Party Architect/Engineer; and
- (iv) proof of payment of soft costs covered by the previous Draw, in a form reasonably satisfactory to the Third-Party Architect/Engineer.

Dated: \_\_\_\_\_

\_\_\_\_\_  
[Third-Party (Inspecting) Architect/Engineer]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

*(Sub)Exhibit 3.*  
(To Form Of Joint Order Construction Escrow Agreement)

*Approved Project Costs.*

The funds in the Joint Order Escrow Account will be used solely to reimburse the Landmark Owner for the following categories of costs incurred by the Landmark Owner in the performance of City-approved Preservation Work:

General Conditions \$274,876

- Procure Environmental (Grinding), and Scaffold permits.
- Procure overhead sidewalk protection with Public Right-of-Way permit.
- Procure Certificates of Insurance.
- Procure aerial lift, and pipe scaffold access.
- Install sample mockups for review and approval.
- Provide Union tradesmen support for A/E inspection time.
- Dispose of debris created by our work.

South Facade \$134,121

- Review cracked terra cotta at gable and repair, pin, or replace cracked units.
- Remove, salvage the masonry materials, and rebuild the terra cotta at the tops of piers. Repoint the masonry below the terra cotta caps.
- Remove wood trellises and repair/restore area as needed to match historic condition.
- Repoint 100 percent existing masonry joints with new mortar per mortar analysis by Henry Frerk Sons, Inc. Repointed joints to match the original in size, tooling, and profile.
- Install sealant at upward facing joints of terra cotta and stone.

East Facade \$13,146

- Infill the hole in the masonry wall with new or salvaged common brick.

- Rebuild the chimney.
- Install sealant at upward facing joints of terra cotta and stone.

West Facade \$236,607

- Remove, salvage the masonry materials, and rebuild the brick, sandstone, and terra cotta at the west facade gable, including the chimney.
- Remove, salvage the masonry materials, and rebuild the terra cotta piers. Repoint the masonry below the terra cotta caps.
- Repoint 100 percent existing masonry joints with new mortar per mortar analysis by Henry Frerk Sons, Inc. Repointed joints to match the original in size, tooling, and profile.
- Install sealant at upward facing joints of terra cotta and stone.

Architect/Engineer Fees (Harboe) \$30,000

Contingency\* \$40,000

Estimated Third Party Reviewer Fees \$10,000

Estimated Soft Costs

- Attorney Fees (1 percent) \$7,500
- Escrow Fees (0.5 percent) \$3,750

Total Project Budget \$750,000

Adopt-a-Landmark Grant \$750,000

Such costs of Preservation Work must be based on the Landmark Owner's actual costs, verified by actual receipts, with no markup by the Landmark Owner for these costs.

## ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS.

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

*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 March 11, 2025, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0015553, the historical landmark designation for the Rector Building located at 79 West Monroe Street.

Page 1 also contains Document Number O2025-0015539, the Adopt-a-Landmark Grant Funding Agreement with First Baptist Congregational Church of Chicago for preservation work at 1613 West Washington Boulevard/60 North Ashland Avenue, noting that Chair Burnett and Alderwoman Emma Mitts recused themselves from these items under the provisions of Rule 14, out of an abundance of caution, as the Chair is a deacon at this church and Alderwoman Mitts is a member.

Page 1 further contains Document Number O2025-0015543, the Adopt-a-Landmark Grant Funding Agreement with Greater Union Baptist Church for preservation work at 1956 West Warren Boulevard..

Moving on, pages 1 and 2 contain various large signs over 100 square feet in area and 24 feet above grade in the 11<sup>th</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 24<sup>th</sup>, 27<sup>th</sup>, 28<sup>th</sup>, 32<sup>nd</sup>, 41<sup>st</sup> and 42<sup>nd</sup> Wards.

Lastly, pages 2 through 13 contain various map amendments in the 1<sup>st</sup>, 5<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup>, 25<sup>th</sup>, 27<sup>th</sup>, 28<sup>th</sup>, 29<sup>th</sup>, 36<sup>th</sup>, 37<sup>th</sup>, 38<sup>th</sup>, 40<sup>th</sup>, 44<sup>th</sup> and 47<sup>th</sup> Wards.

I hereby move for passage of the proposed orders transmitted herewith.

Sincerely

(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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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):

*2200 N. Ashland Ave.*

[Or2025-0015638]

*Ordered,* That the City Council hereby approves the following sign application submitted by:

Applicant\*: TRP doing business as Dr. Greenthumb's Chicago Ashland  
(\* 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: 2200 North Ashland Avenue, Chicago, Illinois 60614

Zoning District: C2-1

DOB Sign Permit Application Number: 101064607

Sign Details:

- 1. On-premises:  Or Off-premises:
- 2. Static sign:  Or Dynamic-image display sign:
- 3. Number of sign faces: 2
- 4. Projecting over the public way (Yes or No): No  
If yes, Public Way Use Number: \_\_\_\_\_
- 5. Dimensions: length, 20 feet, \_\_\_\_\_ inches; height, 10 feet, \_\_\_\_\_ inches  
Total square feet in area: 200 feet, \_\_\_\_\_ inches
- 6. Height above grade: 35 feet, \_\_\_\_\_ inches
- 7. Elevation (side of building or lot where the sign will be erected): Southeast Elevation
- 8. Name of Sign Contractor/Erector: Pro Image Promotions, 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.

3335 N. Ashland Ave.  
(Permit No. 101064501)  
(97 Ft. Total Sq. Ft. Area)

[Or2025-0015636]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: JP Morgan Chase Bank N.A.

(\* 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: 3335 North Ashland Avenue, Chicago, Illinois 60657

Zoning District: B3-2

DOB Sign Permit Application Number: 101064501

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, 27 feet, 7 inches; height, 3 feet, 6 inches  
Total square feet in area: 97 feet, 0 inches
- 6. Height above grade: 36 feet, 10 inches
- 7. Elevation (side of building or lot where the sign will be erected): South
- 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.

3335 N. Ashland Ave.  
(Permit No. 101064501)  
(25 Ft., 3 In. Total Sq. Ft. Area)

[Or2025-0015232]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: JP Morgan Chase Bank N.A.

(\* 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: 3335 North Ashland Avenue, Chicago, Illinois 60657

Zoning District: B3-2

DOB Sign Permit Application Number: 101064501

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, 11 feet, 8 inches; height, 2 feet, 2 inches  
Total square feet in area: 25 feet, 3 inches
- 6. Height above grade: 36 feet, 10 inches
- 7. Elevation (side of building or lot where the sign will be erected): South
- 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.

3335 N. Ashland Ave.  
(Permit No. 101064502)  
(97 Ft. Total Sq. Ft. Area)

[Or2025-0015637]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: JP Morgan Chase Bank N.A.

(\* 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: 3335 North Ashland Avenue, Chicago, Illinois 60657

Zoning District: B3-2

DOB Sign Permit Application Number: 101064502

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, 27 feet, 7 inches; height, 3 feet, 6 inches  
Total square feet in area: 97 feet, 0 inches
6. Height above grade: 36 feet, 10 inches
7. Elevation (side of building or lot where the sign will be erected): East
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.

3335 N. Ashland Ave.  
(Permit No. 101064502)  
(25 Ft., 3 In. Total Sq. Ft. Area)

[Or2025-0015230]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: JP Morgan Chase Bank N.A.

(\* 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: 3335 North Ashland Avenue, Chicago, Illinois 60657

Zoning District: B3-2

DOB Sign Permit Application Number: 101064502

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, 11 feet, 8 inches; height, 2 feet, 2 inches  
Total square feet in area: 25 feet, 3 inches
6. Height above grade: 36 feet, 10 inches
7. Elevation (side of building or lot where the sign will be erected): East
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.

4343 S. Ashland Ave.  
(Permit No. 101064519)

[Or2025-0015291]

*Ordered*, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Jin Yoo

(\* 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: 4343 South Ashland Avenue, Chicago, Illinois 60609

Zoning District: PMD 8

DOB Sign Permit Application Number: 101064519

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: BACP2036691
5. Dimensions: length, 22 feet, 8 inches; height, 2 feet, 8 inches  
Total square feet in area: 60 feet, 0 inches
6. Height above grade: 38 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): West
8. Name of Sign Contractor/Erector: TFA 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.

4343 S. Ashland Ave.  
(Permit No. 101064522)

[Or2025-0015290]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Jin Yoo

(\* 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: 4343 South Ashland Avenue, Chicago, Illinois 60609

Zoning District: PMD 8

DOB Sign Permit Application Number: 101064522

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: BACP2036691
- 5. Dimensions: length, 22 feet, 8 inches; height, 2 feet, 8 inches  
Total square feet in area: 60 feet, 0 inches
- 6. Height above grade: 38 feet, 0 inches
- 7. Elevation (side of building or lot where the sign will be erected): South
- 8. Name of Sign Contractor/Erector: TFA 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.

1101 S. Canal St.

[Or2025-0015422]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Panera 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: 1101 South Canal Street, Chicago, Illinois 60607

Zoning District: PD 924

DOB Sign Permit Application Number: 101064425

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, 25 feet, 11 inches; height, 5 feet, 8 inches  
Total square feet in area: 125 feet
6. Height above grade: 32 feet, 11 inches to top of sign or sign structure
7. Elevation (side of building or lot where the sign will be erected): West  
(South Canal Street)
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.

3218 W. Chicago Ave.  
(Permit No. 101065730)

[Or2025-0015716]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Foot Locker

(\* 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: 3218 West Chicago Avenue, Chicago, Illinois 60651

Zoning District: PD 407

DOB Sign Permit Application Number: 101065730

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): N  
If yes, Public Way Use Number: N/A
5. Dimensions: length, 28 feet, 4.125 inches; height, 4 feet, 0 inches  
Total square feet in area: 113.3 feet, 0 inches
6. Height above grade: 17 feet, 1 inch
7. Elevation (side of building or lot where the sign will be erected): North
8. Name of Sign Contractor/Erector: Signco, 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.

3218 W. Chicago Ave.  
(Permit No. 101065732)

[Or2025-0015718]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Foot Locker

(\* 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: 3218 West Chicago Avenue, Chicago, Illinois 60651

Zoning District: PD 407

DOB Sign Permit Application Number: 101065732

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): N  
If yes, Public Way Use Number: N/A
5. Dimensions: length, 28 feet, 4.125 inches; height, 4 feet, 0 inches  
Total square feet in area: 113.3 feet, 0 inches
6. Height above grade: 16 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): South
8. Name of Sign Contractor/Erector: Signco, 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.

700 N. Clark St.  
(Permit No. 101065305)

[Or2025-0015737]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Ambar

(\* 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: 700 North Clark Street, Chicago, Illinois 60654

Zoning District: PD 1333

DOB Sign Permit Application Number: 101065305

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: BACP2045851
5. Dimensions: length, 44 feet, 4 inches; height, 4 feet, 6 inches  
Total square feet in area: 200 feet, 0 inches
6. Height above grade: 15 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): South
8. Name of Sign Contractor/Erector: Thatcher Oaks

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.

700 N. Clark St.  
(Permit No. 101065306)

[Or2025-0015736]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Ambar

(\* 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: 700 North Clark Street, Chicago, Illinois 60654

Zoning District: PD 1333

DOB Sign Permit Application Number: 101065306

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: BACP2045851
5. Dimensions: length, 25 feet, 6 inches; height, 4 feet, 6 inches  
Total square feet in area: 115 feet, 0 inches
6. Height above grade: 14 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): East
8. Name of Sign Contractor/Erector: Thatcher Oaks

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.

1375 W. Fulton Market.

[Or2025-0015180]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Xeris Pharmaceuticals

(\* 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: 1375 West Fulton Market, Chicago, Illinois 60607

Zoning District: PD 1423

DOB Sign Permit Application Number: 101064790

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, 12 feet, 8 inches; height, 4 feet, 8 inches  
Total square feet in area: 59 feet, 16 inches
- 6. Height above grade: 168 feet, \_\_\_\_\_ inches
- 7. Elevation (side of building or lot where the sign will be erected): East
- 8. Name of Sign Contractor/Erector: All Right 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.

*1257 S. Halsted St.*

[Or2025-0015421]

*Ordered*, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Ph. D Pub

(\* 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: 1257 South Halsted Street, Chicago, Illinois 60607

Zoning District: PD 549

DOB Sign Permit Application Number: 101064180

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, 50 feet, 0 inches; height, 14 feet, 4 inches  
Total square feet in area: 717 feet, 0 inches
6. Height above grade: 15 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): South
8. Name of Sign Contractor/Erector: C & A Commercial Awnings

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.

1530 W. Hastings St.

[Or2025-0015420]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Chicago Fire Training Facility 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: 1530 West Hastings Street, Chicago, Illinois 60608

Zoning District: PD 896

DOB Sign Permit Application Number: 101065197

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, 38 feet, 2 inches; height, 16 feet, 9 inches  
Total square feet in area: 1,840 feet, \_\_\_\_\_ inches
- 6. Height above grade: 28 feet, 6 inches
- 7. Elevation (side of building or lot where the sign will be erected): South
- 8. Name of Sign Contractor/Erector: The Farley Group

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.

*8101 W. Higgins Rd.*

[Or2025-0015567]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Foxpoint Interactive 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: 8101 West Higgins Road, Chicago, Illinois 60631

Zoning District: C2-3

DOB Sign Permit Application Number: 101058834

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): N  
If yes, Public Way Use Number: \_\_\_\_\_
5. Dimensions: length, 48 feet, 0 inches; height, 10 feet, 0 inches  
Total square feet in area: 480 feet, 0 inches
6. Height above grade: 26 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): Self-supported and facing west and east of I-90
8. Name of Sign Contractor/Erector: IPSA Corporation

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.

1449 S. Keeler Ave.

[Or2025-0016077]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Lawndale Christian Legal Center

(\* 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: 1449 South Keeler Avenue, Chicago, Illinois 60623

Zoning District: RT4

DOB Sign Permit Application Number: 101065277

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: BACP2040153
5. Dimensions: length, 20 feet, 5 inches; height, 8 feet, 0 inches  
Total square feet in area: 164 feet, 0 inches
6. Height above grade: 20 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): West Elevation
8. Name of Sign Contractor/Erector: Real Neon, 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.

6035 S. Pulaski Rd.

[Or2025-0015641]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Los Comales

(\* 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: 6035 South Pulaski Road, Chicago, Illinois 60629

Zoning District: \_\_\_\_\_

DOB Sign Permit Application Number: 101062314

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): Y  
If yes, Public Way Use Number: BACP2020486
5. Dimensions: length, 8 feet, 0 inches; height, 13 feet, 4 inches  
Total square feet in area: 107 feet, \_\_\_\_\_ inches
6. Height above grade: 25 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): Southwest
8. Name of Sign Contractor/Erector: Midwest Graphic Studio, 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.

1 S. Wacker Dr.

[Or2025-0015337]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Invenergy

(\* 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 South Wacker Drive, Chicago, Illinois 60606

Zoning District: PD 230

DOB Sign Permit Application Number: 101064480

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, 27 feet, 2 inches; height, 5 feet, 9 inches  
Total square feet in area: 156 feet, 0 inches
6. Height above grade: 21 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): West
8. Name of Sign Contractor/Erector: Integrity 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.

200 W. 35<sup>th</sup> St.

[Or2025-0015058]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Chicago White Sox

(\* 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: 200 West 35<sup>th</sup> Street, Chicago, Illinois 60616

Zoning District: PD 464

DOB Sign Permit Application Number: \_\_\_\_\_

Sign Details:

1. On-premises:  Or Off-premises: \_\_\_\_\_
2. Static sign:  Or Dynamic-image display sign: \_\_\_\_\_
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): No  
If yes, Public Way Use Number: \_\_\_\_\_
5. Dimensions: length, 29 feet, 7 inches; height, 5 feet, 5 inches  
Total square feet in area: 160 feet, 4 inches
6. Height above grade: 63 feet, \_\_\_\_\_ inches
7. Elevation (side of building or lot where the sign will be erected): East
8. Name of Sign Contractor/Erector: All Right 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.

234 W. 31<sup>st</sup> St.

[Or2025-0015653]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Lawrence Fish Market, Sandy Yang

(\* 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: 234 West 31<sup>st</sup> Street, Chicago, Illinois 60616

Zoning District: B1

DOB Sign Permit Application Number: 101061667

Sign Details:

1. On-premises:  Or Off-premises:
2. Static sign:  Or Dynamic-image display sign:
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): Y  
If yes, Public Way Use Number: BACP2014422
5. Dimensions: length, 6 feet, 1 inch; height, 16 feet, \_\_\_\_\_ inches  
Total square feet in area: 97 feet, \_\_\_\_\_ inches
6. Height above grade: 11 feet, \_\_\_\_\_ inches
7. Elevation (side of building or lot where the sign will be erected): Storefront south facing wall
8. Name of Sign Contractor/Erector: Kuo Construction, 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.

320 W. 35<sup>th</sup> St.

[Or2025-0015060]

*Ordered*, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Fanatics Chicago White Sox

(\* 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: 320 West 35<sup>th</sup> Street, Chicago, Illinois 60616

Zoning District: PD 464

DOB Sign Permit Application Number: \_\_\_\_\_

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): N  
If yes, Public Way Use Number: \_\_\_\_\_
5. Dimensions: length, 15 feet, 3 inches; height, 18 feet, 8 inches  
Total square feet in area: 284 feet, \_\_\_\_\_ inches
6. Height above grade: 17 feet, 5 inches
7. Elevation (side of building or lot where the sign will be erected): East
8. Name of Sign Contractor/Erector: All-Right 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.

333 W. 35<sup>th</sup> St.

[Or2025-0015057]

*Ordered*, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Chicago White Sox

(\* 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: 333 West 35<sup>th</sup> Street, Chicago, Illinois 60616

Zoning District: PD 464

DOB Sign Permit Application Number: \_\_\_\_\_

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, 22 feet, 4¾ inches; height, 4 feet, 3⅛ inches  
Total square feet in area: 95 feet, 4 inches
6. Height above grade: 160 feet, \_\_\_\_\_ inches
7. Elevation (side of building or lot where the sign will be erected): East
8. Name of Sign Contractor/Erector: All Right 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.

3245 W. 30<sup>th</sup> St.  
(Permit No. 101065158)

[Or2025-0015572]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Storage Post Self Storage

(\* 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: 3245 West 30<sup>th</sup> Street, Chicago, Illinois 60623

Zoning District: M1-1

DOB Sign Permit Application Number: 101065158

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, 14 feet, 9 inches; height, 6 feet, 0 inches  
Total square feet in area: 89 feet
6. Height above grade: 30 feet, 0 inches to top of sign or sign structure
7. Elevation (side of building or lot where the sign will be erected): Northeast/  
West 30<sup>th</sup> Street  
Elevation
8. Name of Sign Contractor/Erector: Kdn 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.

3245 W. 30<sup>th</sup> St.  
(Permit No. 101065159)

[Or2025-0015570]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant\*: Storage Post Self Storage

(\* 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: 3245 West 30<sup>th</sup> Street, Chicago, Illinois 60623

Zoning District: M1-1

DOB Sign Permit Application Number: 101065159

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, 32 feet, 10 inches; height, 5 feet, 0 inches  
Total square feet in area: 164 feet
6. Height above grade: 32 feet, 0 inches to top of sign or sign structure
7. Elevation (side of building or lot where the sign will be erected): Southeast Elevation
8. Name of Sign Contractor/Erector: Kdn 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*Nays* -- None.

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

Sponsored by the elected city officials 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:***

***CONGRATULATIONS EXTENDED TO DIANE BROWN ON RETIREMENT FROM OFFICE OF CITY CLERK.***

[R2025-0015952]

WHEREAS, Diane Brown, a longtime public servant with the City of Chicago, is retiring from her role as a payment service representative on March 31, 2025, after three decades of dedicated service with the Office of the City Clerk; and

WHEREAS, The Chicago City Council has been informed of this milestone by the Honorable Anna M. Valencia, City Clerk; and

WHEREAS, Diane was born in Philadelphia, Mississippi, then raised in the Auburn Gresham neighborhood on the South Side of Chicago; and

WHEREAS, Diane graduated from Foster Park Elementary and then graduated from Calumet High School; and

WHEREAS, Diane is a proud mother to her three sons, Justin Rutland, Steven Rutland and Carlos Greene, and a very proud grandmother to Giovanni Rutland, Carlos Greene, Jr., Aliyah Greene and Johanna Greene; and

WHEREAS, Diane began her employment with the City of Chicago and the Office of the City Clerk on June 17, 1996 in Data Services and then became a payment service representative; and

WHEREAS, Diane took pride in her work and consistently provided diligent and efficient customer service; and

WHEREAS, Diane looks forward to further exploring her hobbies and enjoying life by being able to go shopping, trying new places to eat, bowling, having more time to travel to new places and visiting other family in other states as she moves onto her next chapter in life; and

WHEREAS, Diane is admired and will be missed by her friends and colleagues throughout the departments and offices of the City of Chicago; now, therefore,

*Be It Resolved*, That we, the Mayor and members of the City Council of the City of Chicago, gathered here this 12<sup>th</sup> day of March 2025, do hereby express our sincere appreciation to Diane Brown for her outstanding service to the City of Chicago, and extend to her our very best wishes for a wonderful retirement, continued happiness and good fortune as she begins this new chapter in her life; and

*Be It Further Resolved*, That a suitable copy of this resolution be prepared and presented to Diane Brown.

---

**RECOGNITION OF BISHOP HORACE E. SMITH FOR SERVICE TO CITY OF CHICAGO.**

[R2025-0015953]

WHEREAS, Bishop Horace E. Smith has dedicated his entire career to serving his community; and

WHEREAS, On behalf of the Chicago City Council and the greater City of Chicago, City Clerk Andrea M. Valencia would like to extend her personal gratitude to

Bishop Horace E. Smith on this important day to recognize his work and for being an outstanding resident of the city of Chicago; and

WHEREAS, Bishop Smith, a native son of Chicago and graduate of Lindbloom High School, Chicago State University, and University of Illinois Medical Center where he received his medical degree, has had nearly 50 years of ministerial experience as senior pastor at Apostolic Faith Church in which he calls home; and

WHEREAS, In 1980, alongside his wife, First Lady Susan Davenport Smith, Bishop Smith was chosen to lead the congregation at Apostolic Faith Church. Since then, he has overseen the expansion of the Church and has grown Apostolic Faith's Membership by thousands; and

WHEREAS, Not only has Bishop Smith been a committed faith leader in his community, but he has also been on the forefront as a humanitarian leader partnering with World Vision International to sponsor orphaned children whose parents had died of HIV/AIDS. To date over 1,000 children have been adopted by members of his congregation; and

WHEREAS, In tandem with his career as Senior Pastor at Apostolic Faith Church, Bishop Horace E. Smith has also built an extraordinary career as an attending physician specializing in Pediatric Hematology/Oncology at Ann & Robert H. Lurie Children's Hospital of Chicago; and

WHEREAS, As director of the Comprehensive Sickle Cell/Thalassemia program at Lurie Children's Hospital for over 20 years, Bishop Smith has truly forged an amazing career and is recognized worldwide as one of the leading physicians in his field; and

WHEREAS, Bishop Horace E. Smith has worked relentlessly for all his career achievements, his biggest accomplishment is his family. With First Lady Susan Davenport Smith, Bishop Horace Smith raised three accomplished daughters, Lauren Elrod, Rachel Horton, and Emily Green, and they have been blessed to welcome seven grandchildren to their family as well; and

WHEREAS, The City of Chicago is proud to call Bishop Horace E. Smith its native son and, with God's will, Bishop Smith, your best days are ahead of you; now, therefore,

*Be It Resolved*, That we, City Clerk Andrea M. Valencia and the Office of the City Clerk of Chicago, gathered here this 12<sup>th</sup> day of March 2025, do hereby express our sincere appreciation to Bishop Horace E. Smith for his outstanding service to the city of Chicago, and extend to him our very best wishes and continued success and happiness; and

*Be It Further Resolved*, That a suitable copy of this resolution be prepared and presented to Bishop Horace E. Smith.

*Presented By*

**ALDERPERSON HARRIS (8<sup>th</sup> Ward):**

**CONGRATULATIONS EXTENDED TO VERLENE ADAMS ON 90<sup>TH</sup> BIRTHDAY.**

[R2025-0015855]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Verlene Adams in honor of her 90<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Verlene Adams on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Verlene Adams belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Verlene Adams on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Verlene Adams for her continued good health, happiness and success following this, her 90<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Verlene Adams in honor of her 90<sup>th</sup> birthday as a token of our esteem and good wishes.

—

**CONGRATULATIONS EXTENDED TO ROSIE BROWN ON 65<sup>TH</sup> BIRTHDAY.**

[R2025-0015857]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Rosie Brown in honor of her 65<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Rosie Brown on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Rosie Brown belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Rosie Brown on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Rosie Brown for her continued good health, happiness and success following this, her 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Rosie Brown in honor of her 65<sup>th</sup> birthday as a token of our esteem and good wishes.

---

*CONGRATULATIONS EXTENDED TO CARL A. BURGESS ON 65<sup>TH</sup> BIRTHDAY.*  
[R2025-0015858]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Carl A. Burgess in honor of his 65<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Carl A. Burgess on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Carl A. Burgess belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Carl A. Burgess on the occasion of his birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Carl A. Burgess for his continued good health, happiness and success following this, his 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Carl A. Burgess in honor of his 65<sup>th</sup> birthday as a token of our esteem and good wishes.

*CONGRATULATIONS EXTENDED TO LYNETTE CANNON ON 65<sup>TH</sup> BIRTHDAY.*

[R2025-0015861]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Lynette Cannon in honor of her 65<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Lynette Cannon on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Lynette Cannon belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Lynette Cannon on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Lynette Cannon for her continued good health, happiness and success following this, her 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Lynette Cannon in honor of her 65<sup>th</sup> birthday as a token of our esteem and good wishes.

---

*CONGRATULATIONS EXTENDED TO MARION LOUISE CARPENTER ON 70<sup>TH</sup> BIRTHDAY.*

[R2025-0015862]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Marion Louise Carpenter in honor of her 70<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Marion Louise Carpenter on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Marion Louise Carpenter belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Marion Louise Carpenter on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Marion Louise Carpenter for her continued good health, happiness and success following this, her 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Marion Louise Carpenter in honor of her 70<sup>th</sup> birthday as a token of our esteem and good wishes.

---

**CONGRATULATIONS EXTENDED TO MARTHA CORHN ON 80<sup>TH</sup> BIRTHDAY.**

[R2025-0015865]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Martha Corhn in honor of her 80<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Martha Corhn on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Martha Corhn belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Martha Corhn on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Martha Corhn for her continued good health, happiness and success following this, her 80<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Martha Corhn in honor of her 80<sup>th</sup> birthday as a token of our esteem and good wishes.

*CONGRATULATIONS EXTENDED TO PATRICIA DAVIS ON 65<sup>TH</sup> BIRTHDAY.*

[R2025-0015866]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Patricia Davis in honor of her 65<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Patricia Davis on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Patricia Davis belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Patricia Davis on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Patricia Davis for her continued good health, happiness and success following this, her 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Patricia Davis in honor of her 65<sup>th</sup> birthday as a token of our esteem and good wishes.

—

*CONGRATULATIONS EXTENDED TO DOROTHY DIXON ON 75<sup>TH</sup> BIRTHDAY.*

[R2025-0015867]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Dorothy Dixon in honor of her 75<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Dorothy Dixon on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Dorothy Dixon belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Dorothy Dixon on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Dorothy Dixon for her continued good health, happiness and success following this, her 75<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Dorothy Dixon in honor of her 75<sup>th</sup> birthday as a token of our esteem and good wishes.

---

**CONGRATULATIONS EXTENDED TO ROBERT L. FAIRE ON 75<sup>TH</sup> BIRTHDAY.**  
[R2025-0015870]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Robert L. Faire in honor of his 75<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Robert L. Faire on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Robert L. Faire belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Robert L. Faire on the occasion of his birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Robert L. Faire for his continued good health, happiness and success following this, his 75<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Robert L. Faire in honor of his 75<sup>th</sup> birthday as a token of our esteem and good wishes.

---

**CONGRATULATIONS EXTENDED TO MARSHA LYNN FRANKLIN ON 70<sup>TH</sup> BIRTHDAY.**

[R2025-0015871]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Marsha Lynn Franklin in honor of her 70<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Marsha Lynn Franklin on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Marsha Lynn Franklin belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Marsha Lynn Franklin on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Marsha Lynn Franklin for his continued good health, happiness and success following this, her 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Marsha Lynn Franklin in honor of her 70<sup>th</sup> birthday as a token of our esteem and good wishes.

—

CONGRATULATIONS EXTENDED TO BETTYE J. GOODRICH ON 90<sup>TH</sup> BIRTHDAY.

[R2025-0015872]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Bettye J. Goodrich in honor of her 90<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Bettye J. Goodrich on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Bettye J. Goodrich belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Bettye J. Goodrich on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Bettye J. Goodrich for her continued good health, happiness and success following this, her 90<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Bettye J. Goodrich in honor of her 90<sup>th</sup> birthday as a token of our esteem and good wishes.

---

**CONGRATULATIONS EXTENDED TO REBECCA GUNN ON 95<sup>TH</sup> BIRTHDAY.**

[R2025-0015873]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Rebecca Gunn in honor of her 95<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Rebecca Gunn on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Rebecca Gunn belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Rebecca Gunn on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Rebecca Gunn for her continued good health, happiness and success following this, her 95<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Rebecca Gunn in honor of her 95<sup>th</sup> birthday as a token of our esteem and good wishes.

---

**CONGRATULATIONS EXTENDED TO PATRICIA R. JOHNSON ON 75<sup>TH</sup> BIRTHDAY.**

[R2025-0015877]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Patricia R. Johnson in honor of her 75<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Patricia R. Johnson on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Patricia R. Johnson belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Patricia R. Johnson on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Patricia R. Johnson for her continued good health, happiness and success following this, her 75<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Patricia R. Johnson in honor of her 75<sup>th</sup> birthday as a token of our esteem and good wishes.

---

CONGRATULATIONS EXTENDED TO CARRIE JOHNSON ON 70<sup>TH</sup> BIRTHDAY.  
[R2025-0015875]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Carrie Johnson in honor of her 70<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Carrie Johnson on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Carrie Johnson belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025 do hereby congratulate Carrie Johnson on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Carrie Johnson for her continued good health, happiness and success following this, her 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Carrie Johnson in honor of her 70<sup>th</sup> birthday as a token of our esteem and good wishes.

*CONGRATULATIONS EXTENDED TO CYNTHIA E. JONES ON 70<sup>TH</sup> BIRTHDAY.*

[R2025-0015879]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Cynthia E. Jones in honor of her 70<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Cynthia E. Jones on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Cynthia E. Jones belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Cynthia E. Jones on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Cynthia E. Jones for her continued good health, happiness and success following this, her 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Cynthia E. Jones in honor of her 70<sup>th</sup> birthday as a token of our esteem and good wishes.

---

*CONGRATULATIONS EXTENDED TO CRAIG A. LEE ON 65<sup>TH</sup> BIRTHDAY.*

[R2025-0015882]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Craig A. Lee in honor of his 65<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Craig A. Lee on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Craig A. Lee belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Craig A. Lee on the occasion of his birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Craig A. Lee for his continued good health, happiness and success following this, his 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Craig A. Lee in honor of his 65<sup>th</sup> birthday as a token of our esteem and good wishes.

---

CONGRATULATIONS EXTENDED TO MADELYN LINDSEY ON 85<sup>TH</sup> BIRTHDAY.  
[R2025-0015883]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Madelyn Lindsey in honor of her 85<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Madelyn Lindsey on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Madelyn Lindsey belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Madelyn Lindsey on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Madelyn Lindsey for her continued good health, happiness and success following this, her 85<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Madelyn Lindsey in honor of her 85<sup>th</sup> birthday as a token of our esteem and good wishes.

---

CONGRATULATIONS EXTENDED TO INEZ MC DOUGLE ON 90<sup>TH</sup> BIRTHDAY.  
[R2025-0015885]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Inez McDougle in honor of her 90<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Inez McDougle on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Inez McDougle belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Inez McDougle on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Inez McDougle for her continued good health, happiness and success following this, her 90<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Inez McDougle in honor of her 90<sup>th</sup> birthday as a token of our esteem and good wishes.

---

CONGRATULATIONS EXTENDED TO DEBORAH ANN MOORE ON  
65<sup>TH</sup> BIRTHDAY.

[R2025-0015886]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Deborah Ann Moore in honor of her 65<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Deborah Ann Moore on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Deborah Ann Moore belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Deborah Ann Moore on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Deborah Ann Moore for her continued good health, happiness and success following this, her 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Deborah Ann Moore in honor of her 65<sup>th</sup> birthday as a token of our esteem and good wishes.

*CONGRATULATIONS EXTENDED TO ERROL L. NARAIN ON 75<sup>TH</sup> BIRTHDAY.*

[R2025-0015889]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Errol L. Narain in honor of his 75<sup>th</sup> birthday; and

WHEREAS, on behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Errol L. Narain on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Errol L. Narain belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025 do hereby congratulate Errol L. Narain on the occasion of his birthday; and,

*Be It Further Resolved*, That we extend our most heartfelt wishes to Errol L. Narain for his continued good health, happiness and success following this, his 75<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Errol L. Narain in honor of his 75<sup>th</sup> birthday as a token of our esteem and good wishes.

---

*CONGRATULATIONS EXTENDED TO BERNARD PETERMON II ON 70<sup>TH</sup> BIRTHDAY.*

[R2025-0015890]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Bernard Petermon II in honor of his 70<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Bernard Petermon II on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Bernard Petermon II belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Bernard Petermon II on the occasion of his birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Bernard Petermon II for his continued good health, happiness and success following this, his 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Bernard Petermon II in honor of his 70<sup>th</sup> birthday as a token of our esteem and good wishes.

---

**CONGRATULATIONS EXTENDED TO WALTER MORRIS ON 85<sup>TH</sup> BIRTHDAY.**

[R2025-0015887]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Walter Morris in honor of his 85<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Walter Morris on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Walter Morris belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Walter Morris on the occasion of his birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Walter Morris for his continued good health, happiness and success following this, his 85<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Walter Morris in honor of his 85<sup>th</sup> birthday as a token of our esteem and good wishes.

---

**CONGRATULATIONS EXTENDED TO RAYBON MYERS ON 75<sup>TH</sup> BIRTHDAY.**

[R2025-0015888]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Raybon Myers in honor of his 75<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Raybon Myers on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Raybon Myers belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Raybon Myers on the occasion of his birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Raybon Myers for his continued good health, happiness and success following this, his 75<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Raybon Myers in honor of his 75<sup>th</sup> birthday as a token of our esteem and good wishes.

---

CONGRATULATIONS EXTENDED TO FELIX ROBERTS, JR. ON 80<sup>TH</sup> BIRTHDAY.  
[R2025-0015891]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Felix Roberts, Jr. in honor of his 80<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Felix Roberts, Jr. on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Felix Roberts, Jr. belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Felix Roberts, Jr. on the occasion of his birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Felix Roberts, Jr. for his continued good health, happiness and success following this, his 80<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Felix Roberts, Jr. in honor of his 80<sup>th</sup> birthday as a token of our esteem and good wishes.

*CONGRATULATIONS EXTENDED TO GANIYU O. SAHEED ON 65<sup>TH</sup> BIRTHDAY.*

[R2025-0015892]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Ganiyu O. Saheed in honor of his 65<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Ganiyu O. Saheed on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Ganiyu O. Saheed belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Ganiyu O. Saheed on the occasion of his birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Ganiyu O. Saheed for his continued good health, happiness and success following this, his 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Ganiyu O. Saheed in honor of his 65<sup>th</sup> birthday as a token of our esteem and good wishes.

—

*CONGRATULATIONS EXTENDED TO DIANN SMITH ON 75<sup>TH</sup> BIRTHDAY.*

[R2025-0015893]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Diann Smith in honor of her 75<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Diann Smith on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Diann Smith belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Diann Smith on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Diann Smith for her continued good health, happiness and success following this, her 75<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Diann Smith in honor of her 75<sup>th</sup> birthday as a token of our esteem and good wishes.

---

*CONGRATULATIONS EXTENDED TO RUTHIE M. TANNER ON 85<sup>TH</sup> BIRTHDAY.*  
[R2025-0015895]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Ruthie M. Tanner in honor of her 85<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Ruthie M. Tanner on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Ruthie M. Tanner belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Ruthie M. Tanner on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Ruthie M. Tanner for her continued good health, happiness and success following this, her 85<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Ruthie M. Tanner in honor of her 85<sup>th</sup> birthday as a token of our esteem and good wishes.

---

*CONGRATULATIONS EXTENDED TO SUN OK WALLACE ON 70<sup>TH</sup> BIRTHDAY.*  
[R2025-0015896]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Sun Ok Wallace in honor of her 70<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Sun Ok Wallace on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Sun Ok Wallace belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025 do hereby congratulate Sun Ok Wallace on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Sun Ok Wallace for her continued good health, happiness and success following this, her 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Sun Ok Wallace in honor of her 70<sup>th</sup> birthday as a token of our esteem and good wishes.

---

CONGRATULATIONS EXTENDED TO BETTY L. WASHINGTON ON  
85<sup>TH</sup> BIRTHDAY.

[R2025-0015898]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Betty L. Washington in honor of her 85<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Betty L. Washington on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Betty L. Washington belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Betty L. Washington on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Betty L. Washington for her continued good health, happiness and success following this, her 85<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Betty L. Washington in honor of her 85<sup>th</sup> birthday as a token of our esteem and good wishes.

*CONGRATULATIONS EXTENDED TO SHIRLEY L. WEST ON 70<sup>TH</sup> BIRTHDAY.*

[R2025-0015899]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Shirley L. West in honor of her 70<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Shirley L. West on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Shirley L. West belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Shirley L. West on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Shirley L. West for her continued good health, happiness and success following this, her 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Shirley L. West in honor of her 70<sup>th</sup> birthday as a token of our esteem and good wishes.

---

*CONGRATULATIONS EXTENDED TO CAROLINE D. YOUNG ON 65<sup>TH</sup> BIRTHDAY.*

[R2025-0015901]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Caroline D. Young in honor of her 65<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 8<sup>th</sup> Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Caroline D. Young on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Caroline D. Young belongs to our 8<sup>th</sup> Ward senior 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 12<sup>th</sup> of March 2025, do hereby congratulate Caroline D. Young on the occasion of her birthday; and

*Be It Further Resolved*, That we extend our most heartfelt wishes to Caroline D. Young for her continued good health, happiness and success following this, her 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Caroline D. Young in honor of her 65<sup>th</sup> birthday as a token of our esteem and good wishes.

---

*Presented By*

**ALDERPERSON CHICO (10<sup>th</sup> Ward):**

**CONGRATULATIONS EXTENDED TO CHERYL JOHNSON ON 64<sup>TH</sup> BIRTHDAY.**  
[R2025-0015958]

WHEREAS, Cheryl Johnson serves as People for Community Recovery's (PCR) executive director. She is the daughter of the late Mrs. Hazel Johnson, who founded PCR. Cheryl learned the fundamentals of community organizing from her mother and carries on the work of PCR's mission to enhance the quality of life of residents living in communities affected by pollution; and

WHEREAS, A lifelong resident of Altgeld Gardens, Cheryl is a well-known and highly trusted community leader. She is a fierce advocate for economic equity and environmental community benefits for South Side residents. Cheryl has played an integral role in the functioning and success of PCR's programs and administration since 1987. In 2001, she assumed the role of PCR's Executive Director. Under her leadership, PCR has continued to work for environmental justice and economic equity, expanding their outreach across the region. Since then, PCR has stopped discriminatory recruiting practices from the Ford Motor Company on the Far South Side, prevented hundreds of units in Altgeld Gardens from being torn down and displacing residents, pressured the Chicago Housing Authority to create a redevelopment plan that included community input, secured safe environmental cleanup on the South Side and stopped (another) landfill from being placed in our community; and

WHEREAS, Her deep community connection and long-term vision for a thriving Far South Side and commitment to carrying out her late mother's legacy fuels her work. She serves on the Environmental Protection Agency's National Environmental Justice Advisory Council and the Illinois Environmental Justice Commission. She is also a certified trainer at International Chemical Workers Union Health and Safety Council/Coalition of Black Trade Unionists; now, therefore,

*Be It Resolved*, That we, the Mayor and members of the City Council of the City of Chicago, assembled this 12<sup>th</sup> day of March 2025, do hereby honor Cheryl Johnson for her accomplishments and leadership in her work with the Environmental Justice Movement; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Cheryl Johnson as a sign of our appreciation and esteem.

*Presented By*

**ALDERPERSON QUINN (13<sup>th</sup> Ward):**

**TRIBUTE TO LATE VICTOR M. VELAZQUEZ.**

[R2025-0015825]

WHEREAS, God, in His infinite wisdom, has called Victor M. Velazquez to his eternal reward; and

WHEREAS, The Chicago City Council has been informed of his passing by the Honorable Marty Quinn, Alderperson of the 13<sup>th</sup> Ward; and

WHEREAS, Victor "Vittorio" Manuel Velazquez, age 59, peacefully passed away on Wednesday, February 12, 2025 at 6:15 P.M. He was the beloved husband of Romeo J. Carrano; son of Adela Irene Hernandez Sobrevilla and the late Donato Velazquez Vargas; dear brother to Clara (Arturo), Da. Marie Carmen, the late Ana, Jose, Miguel, and Chava; and special uncle to Clarice (Ulysses), Donata, Luz (Fransico) Fabricio, Miranda, Natalia, Ethan and Iker; and

WHEREAS, Born in Obregón, Sonora, Mexico, Vittorio moved to Guadalajara at a young age, where he was raised and educated. He eventually became a teacher as well as a talented makeup artist, hair stylist, and costume designer. In 1994, he moved briefly to the United States, returning in 1997 to fully pursue his passion for education. During this time, he earned two master's degrees in education from DePaul University, along with numerous certifications in teaching and administration. He began working for the Chicago Public Schools at the high school level, most recently at Marie Sklodowska Curie Metropolitan H.S. as a bilingual math teacher; and

WHEREAS, Vittorio's creativity extended beyond the classroom. He embraced his love for Latino theatre and film by working as a makeup artist, hair stylist, and costume designer for various projects, including plays, television and commercials. He also shared his talents at many weddings, quinceañeras, and anniversaries. He crafted unique cakes, cookies and treats running his own home bakery, "Vittorio's Sweets"; and

WHEREAS, An avid country-western dancer, Vittorio performed with several dance troupes across the country and even won the title of "Mr. Charlie" at his favorite venue. His passion for music was evident, as there was not a day that went by without him singing his renditions of cherished Mexican ballads and sharing his voice with the community by singing in St. Mary's choir for many years; and

WHEREAS, He enjoyed traveling, visiting many countries and had a bucket list of places to visit. Above all, Victor's greatest love was visiting his beloved family in Mexico where he spent countless hours laughing, talking, singing and dancing; and

WHEREAS, Victor "Vittorio" Manuel Velazquez was a man defined by beauty, grace, elegance, intelligence, creativity, and above all, LOVE. Now, he walks with God, the angels, and the saints, forever remembered in our hearts as one of God's most cherished angels. In our hearts forever Vittorio; now, therefore,

*Be It Resolved*, That we, the Mayor and members of the Chicago City Council, gathered here this 12<sup>th</sup> day of March 2025, hereby express our sorrow on the death of Victor M. Velazquez 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 Victor M. Velazquez.

---

*Presented By*

**ALDERPERSON COLEMAN (16<sup>th</sup> Ward)**  
**And OTHERS:**

**TRIBUTE TO LATE DOROTHY MAE BRISCOE.**

[R2025-0016008]

A resolution, presented by Alderpersons Coleman, La Spata, Dowell, Yancy, Mitchell, Harris, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Moore, Curtis, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Conway, Ramirez-Rosa, Villegas, Mitts, Nugent, Napolitano, Reilly, Lawson, Gardiner, Manaa-Hoppenworth, Hadden, City Clerk Valencia and City Treasurer Conyears-Ervin, reading as follows:

WHEREAS, With profound sorrow and a heavy heart, the city acknowledges the loss of Dorothy Mae Briscoe, who passed away at the age of 77; and

WHEREAS, The City of Chicago has been notified of Dorothy's passing by the Honorable Alderperson Stephanie D. Coleman of the 16<sup>th</sup> Ward; and

WHEREAS, A lifelong Chicagoan, Dorothy was born in Chicago on September 19, 1947, to Delores Jackson and James Harris, Jr., and attended Grant Elementary School, before graduating from Crane High School; and

WHEREAS, Dorothy's life was guided by selflessly devoting her time and energy to serving others; from instilling the values of teamwork, discipline, and resilience in the youth, she mentored as Den Mother for the Girl Scouts of America and chaperone for the Jesse White Tumblers, was a dedicated member of the First Baptist Church, and, of course, to the countless hours serving her community alongside her son

Aldersperson Walter Burnett, Jr., including as chair of the Senior Committee for the 27<sup>th</sup> Ward; and

WHEREAS, Dorothy found joy in entertaining and cherished the time spent with her family, as well as enjoying the occasional visit to the casino; and

WHEREAS, Preceding Dorothy in death was her loving husband, Vashon Briscoe; her brothers, Dennis and David; her grandmother, Lila; and her beloved grandchildren Quaneisha, Floyd, Jeffrey, Navell, Antjuan, and great-grandson Ahmad; and

WHEREAS, Dorothy is survived by her sister, Deanna; brothers Donald and Norman; her five children, Darneice, Sherri (Eileen), Latrice (Chris), Aldersperson Walter Burnett, Jr. (Darlena), and Eugene (Diamond); and a host of grandchildren, great-grandchildren, nieces, nephews, cousins, and friends; and

WHEREAS, Dorothy will be remembered as a beloved wife, mother, grandmother, aunt, community matriarch, volunteer, and friend; now, therefore,

*Be It Resolved*, That the City of Chicago honors the life and memory of Dorothy Mae Briscoe for her unwavering commitment to family, community, and service, and expresses its deepest condolences to her family and friends; and

*Be It Further Resolved*, That a copy of this resolution be presented to the family of Dorothy Mae Briscoe as a sign of honor and respect from the City of Chicago.

---

*Presented By*

**ALDERPERSON COLEMAN (16<sup>th</sup> Ward):**

**CONGRATULATIONS EXTENDED TO SIGMA GAMMA RHO SORORITY ON 100<sup>TH</sup> ANNIVERSARY.**

[R2025-0015747]

WHEREAS, In recognition of its dedicated service and commendable community outreach, the Members of this Chamber are delighted to extend their congratulations to the Sigma Gamma Rho Sorority Central Region on the momentous occasion of its 100<sup>th</sup> anniversary; and

WHEREAS, The Sigma Gamma Rho Sorority Central Region was founded in 1925 by seven visionary Black women educators at Butler University in Indiana; and

WHEREAS, Since its establishment, the Sigma Gamma Rho Sorority Central Region has been committed to uplifting the community through sisterhood, leadership, and service, with

initiatives aimed at improving maternal and infant health outcomes for Black women, as well as fostering the growth of young women into well-rounded students and productive citizens; and

WHEREAS, The Sigma Gamma Rho Sorority Central Region currently boasts 43 Graduate Chapters and 56 Undergraduate Chapters across Illinois, Indiana, Iowa, Kansas, Kentucky, Michigan, Missouri, Minnesota, Nebraska, North Dakota, Ohio, South Dakota and Wisconsin. Additionally, it encompasses Canadian Divisions in Windsor, Ontario, extending westward to Saskatchewan, along with chapters in Baffin Islands, Greenland, Iceland, the Queen Elizabeth Islands and Germany; and

WHEREAS, Among the notable Chicago alumnae of the sorority are Congresswoman Robin Kelly, State Representative Debbie Meyers Martin, Treasurer Melissa Conyears-Ervin, Chicago Police Department Commander Davina Ward and Chicago Deputy Chief of Police, Senora Ben, among others; and

WHEREAS, Other distinguished Sigma Gamma Rho alumnae include Hattie McDaniel, the first African American to receive an Oscar, Mary T. Washington Wylie, the first Black woman CPA and Dr. Annie Lawrence Brown, the first Black president of the Illinois Nurses Association; and

WHEREAS, With the motto "Greater Service, Greater Progress", the Sigma Gamma Rho Sorority Central Region has served as a beacon of hope and inspiration for women for the past century; now, therefore,

*Be It Resolved*, That I, Alderperson Stephanie D. Coleman, on behalf of the residents of the 16<sup>th</sup> Ward and the City of Chicago, do hereby congratulate the Sigma Gamma Rho Sorority Central Region on the auspicious occasion of its Centennial Celebration; express our heartfelt gratitude for its exemplary service to women globally; and extend our best wishes for its continued growth and success; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to the Sigma Gamma Rho Sorority Central Region as a token of our appreciation and esteem.

---

CONGRATULATIONS EXTENDED TO ALONZO BISHOP ON 70<sup>TH</sup> BIRTHDAY.

[R2025-0015880]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Alonzo Bishop on his 70<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Alonzo Bishop to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Alonzo Bishop has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Alonzo Bishop's 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Alonzo Bishop as a token of our appreciation and blessed wishes.



**CONGRATULATIONS EXTENDED TO CLAUDETTE BRANTLEY ON 65<sup>TH</sup> BIRTHDAY.**

[R2025-0015758]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Claudette Brantley on her 65<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Claudette Brantley to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Claudette Brantley has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Claudette Brantley's 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Claudette Brantley as a token of our appreciation and blessed wishes.



**CONGRATULATIONS EXTENDED TO JEWEL CARRINGTON ON 70<sup>TH</sup> BIRTHDAY.**

[R2025-0015876]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Jewel Carrington on his 70<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Jewel Carrington to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Jewel Carrington has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Jewel Carrington's 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Jewel Carrington as a token of our appreciation and blessed wishes.

---

*CONGRATULATIONS EXTENDED TO BEVERLY COLE ON 70<sup>TH</sup> BIRTHDAY.*  
[R2025-0015844]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Beverly Cole on her 70<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Beverly Cole to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Beverly Cole has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Beverly Cole's 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Beverly Cole as a token of our appreciation and blessed wishes.

---

*CONGRATULATIONS EXTENDED TO JACQUELYN CURRY ON 65<sup>TH</sup> BIRTHDAY.*  
[R2025-0015753]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Jacquelyn Curry on her 65<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Jacquelyn Curry to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Jacquelyn Curry has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Jacquelyn Curry's 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Jacquelyn Curry as a token of our appreciation and blessed wishes.

---

*CONGRATULATIONS EXTENDED TO KAREN ECHOLS ON 65<sup>TH</sup> BIRTHDAY.*  
[R2025-0015757]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Karen Echols on her 65<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Karen Echols to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Karen Echols has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Karen Echols' 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Karen Echols as a token of our appreciation and blessed wishes.

---

*CONGRATULATIONS EXTENDED TO MICHAEL ENAHOLO ON 65<sup>TH</sup> BIRTHDAY.*  
[R2025-0015762]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Michael Enaholo on his 65<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Michael Enaholo to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Michael Enaholo has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Michael Enaholo's 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Michael Enaholo as a token of our appreciation and blessed wishes.

---

**CONGRATULATIONS EXTENDED TO CELESTE GLASCO-COOKS ON 70<sup>TH</sup> BIRTHDAY.**

[R2025-0015764]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Celeste Glasco-Cooks on her 70<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Celeste Glasco-Cooks to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Celeste Glasco-Cooks has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Celeste Glasco-Cooks' 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Celeste Glasco-Cooks as a token of our appreciation and blessed wishes.

---

**CONGRATULATIONS EXTENDED TO ANTHONY LYMAS ON 70<sup>TH</sup> BIRTHDAY.**

[R2025-0015878]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Anthony Lymas on his 70<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Anthony Lymas to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Anthony Lymas has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Anthony Lymas' 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Anthony Lymas as a token of our appreciation and blessed wishes.



**CONGRATULATIONS EXTENDED TO DARNELL MC CLAIN ON 65<sup>TH</sup> BIRTHDAY.**

[R2025-0015760]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Darnell McClain on his 65<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Darnell McClain to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Darnell McClain has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Darnell McClain's 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Darnell McClain as a token of our appreciation and blessed wishes.



**CONGRATULATIONS EXTENDED TO CLAUDINE MITCHELL ON 65<sup>TH</sup> BIRTHDAY.**

[R2025-0015756]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Claudine Mitchell on her 65<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Claudine Mitchell to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Claudine Mitchell has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Claudine Mitchell's 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Claudine Mitchell as a token of our appreciation and blessed wishes.

---

**CONGRATULATIONS EXTENDED TO WILLIAM MORRIS ON 65<sup>TH</sup> BIRTHDAY.**  
[R2025-0015754]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to William Morris on his 65<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage William Morris to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, William Morris has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025; do hereby celebrate William Morris' 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to William Morris as a token of our appreciation and blessed wishes.

---

**CONGRATULATIONS EXTENDED TO SAMMIE MOSLEY ON 70<sup>TH</sup> BIRTHDAY.**  
[R2025-0015881]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Sammie Mosley on his 70<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Sammie Mosley to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Sammie Mosley has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Sammie Mosley's 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Sammie Mosley as a token of appreciation and blessed wishes.

---

*CONGRATULATIONS EXTENDED TO SUREE RONE ON 70<sup>TH</sup> BIRTHDAY.*  
[R2025-0015765]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Suree Rone on his 70<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Suree Rone to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Suree Rone has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Suree Rone's 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Suree Rone as a token of our appreciation and blessed wishes.

---

*CONGRATULATIONS EXTENDED TO DWAYNE SANDERS ON 65<sup>TH</sup> BIRTHDAY.*  
[R2025-0015755]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Dwayne Sanders on his 65<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Dwayne Sanders to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Dwayne Sanders has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Dwayne Sanders' 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Dwayne Sanders as a token of our appreciation and blessed wishes.

---

**CONGRATULATIONS EXTENDED TO GWENDLOYN SHERROD ON 70<sup>TH</sup> BIRTHDAY.**

[R2025-0015874]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Gwendolyn Sherrod on her 70<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Gwendolyn Sherrod to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Gwendolyn Sherrod has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Gwendolyn Sherrod's 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Gwendolyn Sherrod as a token of our appreciation and blessed wishes.

---

**CONGRATULATIONS EXTENDED TO JERI SMITH ON 65<sup>TH</sup> BIRTHDAY.**

[R2025-0015763]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Jeri Smith on her 65<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Jeri Smith to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Jeri Smith has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025 do hereby celebrate Jeri Smith's 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Jeri Smith as a token of our appreciation and blessed wishes.

---

*CONGRATULATIONS EXTENDED TO TYRONE SMITH ON 65<sup>TH</sup> BIRTHDAY.*  
[R2025-0015759]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Tyrone Smith on his 65<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Tyrone Smith to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Tyrone Smith has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Tyrone Smith's 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Tyrone Smith as a token of our appreciation and blessed wishes.

---

*CONGRATULATIONS EXTENDED TO MARLENE WIMBERLY ON 65<sup>TH</sup> BIRTHDAY.*  
[R2025-0015761]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Marlene Wimberly on her 65<sup>th</sup> birthday celebration; and

WHEREAS, On behalf of the entire 16<sup>th</sup> Ward, Alderperson Stephanie D. Coleman would like to encourage Marlene Wimberly to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Marlene Wimberly has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16<sup>th</sup> Ward; now, therefore,

*Be It Resolved*, That the Mayor and members of the City Council of the City of Chicago, gathered this 12<sup>th</sup> day of March 2025, do hereby celebrate Marlene Wimberly's 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Marlene Wimberly as a token of our appreciation and blessed wishes.

---

*Presented By*

**ALDERPERSON O'SHEA (19<sup>th</sup> Ward)  
And OTHERS:**

**CONGRATULATIONS EXTENDED TO JAMIE L. RHEE ON RETIREMENT FROM  
DEPARTMENT OF AVIATION.**

[R2025-0015909]

A resolution, presented by Alderpersons O'Shea, Hopkins, Dowell, Harris, Lee, Quinn, Lopez, Curtis, Rodríguez, Burnett, Ervin, Cardona, Waguespack, Mitts, Sposato, Nugent and Napolitano, reading as follows:

WHEREAS, After devoting more than 30 years to public service across four mayoral administrations, Jamie L. Rhee is retiring from her position as commissioner of the Department of Aviation; and

WHEREAS, The Chicago City Council has been informed of Jamie's retirement by the Honorable Matthew J. O'Shea, Alderperson of the 19<sup>th</sup> Ward; and

WHEREAS, A native of Geneseo, Illinois, Jamie earned her bachelor's degree from Michigan State University and her Juris Doctor from DePaul University, where she was a distinguished member of the DePaul Law Review, and -- foreshadowing her future career -- authored *Rational And Constitutional Approaches To Airline Safety In The Face Of Terrorist Threats*; and

WHEREAS, Jamie's career in public service began where it is coming to a close: at O'Hare International Airport, where she served as a customer service foreign language assistant while pursuing her law degree at night; and

WHEREAS, Her tenure in public service continued with stints in the city's Planning and Development Department and Department of Law, where Jamie developed a keen understanding of urban planning and municipal law, which she would later apply as

general counsel for the O'Hare Modernization Program (OMP), which transformed O'Hare's airfield into a parallel runway system, reducing system impact delays by 66 percent and creating an estimated 34,000 jobs; and

WHEREAS, Jamie would continue to rise through the ranks of City Hall, first as deputy chief of staff under Mayor Richard M. Daley, before serving as the chief procurement officer for nearly a decade, where she would strengthen and streamline contracting opportunities for the City's historically disadvantaged communities; and

WHEREAS, Indeed, throughout her tenure in City government, Jamie has dedicated herself to advancing small, disadvantaged, and diverse-owned businesses by leading procurement reform efforts that have received national and international recognition, and increasing the accessibility of municipal contracts, including \$970 Million in OMP contracts -- representing 31 percent of the total program -- that were awarded to minority-, disadvantaged-, and woman-owned businesses; and

WHEREAS, In 2018, Jamie once again answered the call, and was appointed as the Commissioner of Aviation (CDA), where she would oversee one of the world's busiest airport systems, including O'Hare and Midway International Airports, which together welcomed nearly 96 million visitors in 2023, and the procurement of more than \$2,000,000,000 in goods and services on behalf of the city; and

WHEREAS, As Commissioner of Aviation, Jamie championed modernization efforts at both of Chicago's airports, including the completion of the \$1.3 Billion expansion of Terminal 5 at O'Hare, the development of the O'Hare Terminal Area Plan featuring a new Global Terminal and satellite concourses, and the \$300 Million ElevateT3 program, which received the largest competitive airport grant from President Biden's Bipartisan Infrastructure Law for two consecutive years; and

WHEREAS, At Midway International Airport, Jamie spearheaded the completion of the Midway Modernization Program, which included an expanded security checkpoint, a state-of-the-art baggage handling system, and a revitalized Central Market as part of a \$75 Million investment in concessions, achieving one of the nation's highest Airport Concessions DBE participation rates at 56 percent; and

WHEREAS, Throughout her time as commissioner, Jamie continuously prioritized workforce development and community engagement through initiatives that connect Chicago residents and businesses to airport opportunities, partnerships with Chicago Public Schools and City Colleges of Chicago, and the sponsorship of One Summer Chicago internships for high school students and recent graduates; and

WHEREAS, While any one of these initiatives alone would be a crowning achievement for any public servant, Jamie somehow found the time to author articles and publications on aviation safety and security and advocate for accountability in government while managing billions of dollars in projects, leading to the development of a Code of Conduct for the Chicago airport community; and

WHEREAS, In the summer of 2022, Jamie was elected chair of the U.S. Policy Council for Airports Council International -- North America, only one year after joining the group's board of directors, to promote cooperation between airport governing bodies, and serves on nine other aviation-related boards, including the international board for the American Association of Airport Executives; and

WHEREAS, Jamie, along with her husband, Mike, and daughter, Jazelle, proudly call Humboldt Park home, where they cherish the neighborhood's close-knit community, rich history, and iconic parks, and are active with the March of Dimes and the SOS Children's Villages, through which her family has fostered children in need; and

WHEREAS, After more than 30 years helping lead this City through every imaginable up and down, from historic blizzards to a worldwide pandemic, Jamie's reliable, constant, and beloved presence will be sorely missed; now, therefore,

*Be It Resolved*, That we, the members of the City Council of the City of Chicago, do hereby honor and commend Commissioner Jamie L. Rhee for her decades of outstanding contributions to the City of Chicago, her exemplary leadership in aviation and procurement, as well as her unwavering commitment to increasing opportunities for minority-, women-, disabled-, and veteran-owned businesses; and

*Be It Further Resolved*, That a suitable copy of this resolution be prepared and presented to Jamie L. Rhee as a token of appreciation from the City of Chicago.

---

*Presented By*

**ALDERPERSON MOSLEY (21<sup>st</sup> Ward):**

**CONGRATULATIONS EXTENDED TO LAURA BONDS ON 85<sup>TH</sup> BIRTHDAY.**

[R2025-0015928]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Laura Bonds on the occasion of her 85<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Laura Bonds for her remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Laura Bonds has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with her wisdom and experience, and inspiring us all through her notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Laura Bonds on her 85<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Laura Bonds for her continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Laura Bonds in honor of her 85<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

---

**CONGRATULATIONS EXTENDED TO CLEMENCEAU CALDWELL ON 75<sup>TH</sup> BIRTHDAY.**

[R2025-0015923]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Clemenceau Caldwell on the occasion of her 75<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Clemenceau Caldwell for her remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Clemenceau Caldwell has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with her wisdom and experience, and inspiring us all through her notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Clemenceau Caldwell on her 75<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Clemenceau Caldwell for her continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Clemenceau Caldwell in honor of her 75<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

CONGRATULATIONS EXTENDED TO FRANCES CHESTLEIGH ON  
85<sup>TH</sup> BIRTHDAY.

[R2025-0015933]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Frances Chestleigh on the occasion of her 85<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Frances Chestleigh for her remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Frances Chestleigh has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with her wisdom and experience, and inspiring us all through her notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Frances Chestleigh on her 85<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Frances Chestleigh for her continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Frances Chestleigh in honor of her 85<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

---

CONGRATULATIONS EXTENDED TO JAMES DAVIS, SR. ON 75<sup>TH</sup> BIRTHDAY.

[R2025-0015940]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to James Davis, Sr. on the occasion of his 75<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor James Davis, Sr. for his remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, James Davis, Sr. has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with his wisdom and experience, and inspiring us all through his notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate James Davis, Sr. on his 75<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to James Davis, Sr. for his continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to James Davis, Sr. in honor of his 75<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

---

**CONGRATULATIONS EXTENDED TO MARCIA DAVIS ON 75<sup>TH</sup> BIRTHDAY.**

[R2025-0015921]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Marcia Davis on the occasion of her 75<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Marcia Davis for her remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Marcia Davis has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with her wisdom and experience, and inspiring us all through her notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Marcia Davis on her 75<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Marcia Davis for her continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Marcia Davis in honor of her 75<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

*CONGRATULATIONS EXTENDED TO PEARL EADY ON 75<sup>TH</sup> BIRTHDAY.*

[R2025-0015924]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Pearl Eady on the occasion of her 75<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Pearl Eady for her remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Pearl Eady has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with her wisdom and experience, and inspiring us all through her notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Pearl Eady on her 75<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Pearl Eady for her continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Pearl Eady in honor of her 75<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

---

*CONGRATULATIONS EXTENDED TO HAZEL FRANKLIN ON 85<sup>TH</sup> BIRTHDAY.*

[R2025-0015926]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Hazel Franklin on the occasion of her 85<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Hazel Franklin for her remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Hazel Franklin has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with her wisdom and experience, and inspiring us all through her notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Hazel Franklin on her 85<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Hazel Franklin for her continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Hazel Franklin in honor of her 85<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

—

*CONGRATULATIONS EXTENDED TO AINA HOLMES ON 70<sup>TH</sup> BIRTHDAY.*

[R2025-0015917]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Aina Holmes on the occasion of her 70<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Aina Holmes for her remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Aina Holmes has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with her wisdom and experience, and inspiring us all through her notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Aina Holmes on her 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Aina Holmes for her continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Aina Holmes in honor of her 70<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

*CONGRATULATIONS EXTENDED TO LARRY JACKSON ON 80<sup>TH</sup> BIRTHDAY.*

[R2025-0015925]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Larry Jackson on the occasion of his 80<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Larry Jackson for his remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Larry Jackson has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with his wisdom and experience, and inspiring us all through his notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Larry Jackson on his 80<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Larry Jackson for his continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Larry Jackson in honor of his 80<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

---

*CONGRATULATIONS EXTENDED TO EMMA JACKSON-ELLIS ON 85<sup>TH</sup> BIRTHDAY.*

[R2025-0015930]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Emma Jackson-Ellis on the occasion of her 85<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Emma Jackson-Ellis for her remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Emma Jackson-Ellis has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with her wisdom and experience, and inspiring us all through her notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Emma Jackson-Ellis on her 85<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Emma Jackson-Ellis for her continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Emma Jackson-Ellis in honor of her 85<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

---

*CONGRATULATIONS EXTENDED TO ROBERT JILES ON 65<sup>TH</sup> BIRTHDAY.*

[R2025-0015915]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Robert Jiles on the occasion of his 65<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Robert Jiles for his remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Robert Jiles has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with his wisdom and experience, and inspiring us all through his notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Robert Jiles on his 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Robert Jiles for his continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Robert Jiles in honor of his 65<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

*CONGRATULATIONS EXTENDED TO CARLOTTA JOHNSON ON 70<sup>TH</sup> BIRTHDAY.*  
[R2025-0015920]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Carlotta Johnson on the occasion of her 70<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Carlotta Johnson for her remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Carlotta Johnson has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with her wisdom and experience, and inspiring us all through her notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Carlotta Johnson on her 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Carlotta Johnson for her continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Carlotta Johnson in honor of her 70<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

---

*CONGRATULATIONS EXTENDED TO EVA KING ON 85<sup>TH</sup> BIRTHDAY.*  
[R2025-0015929]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Eva King on the occasion of her 85<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Eva King for her remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Eva King has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with her wisdom and experience, and inspiring us all through her notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Eva King on her 85<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Eva King for her continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Eva King in honor of her 85<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

—

*CONGRATULATIONS EXTENDED TO JOE MC CALL ON 70<sup>TH</sup> BIRTHDAY.*

[R2025-0015919]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Joe McCall on the occasion of his 70<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Joe McCall for his remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Joe McCall has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with his wisdom and experience, and inspiring us all through his notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Joe McCall on his 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Joe McCall for his continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Joe McCall in honor of his 70<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

*CONGRATULATIONS EXTENDED TO MARTHA SIMMONS ON 75<sup>TH</sup> BIRTHDAY.*

[R2025-0015922]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Martha Simmons on the occasion of her 75<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Martha Simmons for her remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Martha Simmons has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with her wisdom and experience, and inspiring us all through her notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Martha Simmons on her 75<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Martha for her continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Martha Simmons in honor of her 75<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

---

*CONGRATULATIONS EXTENDED TO ALICE SMITH ON 92<sup>ND</sup> BIRTHDAY.*

[R2025-0015934]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Alice Smith on the occasion of her 92<sup>nd</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Alice Smith for her remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Alice Smith has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with her wisdom and experience, and inspiring us all through her notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Alice Smith on her 92<sup>nd</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Alice Smith for her continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Alice Smith in honor of her 92<sup>nd</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

---

**CONGRATULATIONS EXTENDED TO CALLIE TURNER ON 101<sup>ST</sup> BIRTHDAY.**  
[R2025-0015935]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Callie Turner on the occasion of his 101<sup>st</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Callie Turner for his remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Callie Turner has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with his wisdom and experience, and inspiring us all through his notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Callie Turner on his 101<sup>st</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Callie Turner for his continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Callie Turner in honor of his 101<sup>st</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

*CONGRATULATIONS EXTENDED TO SHARLENE WADE ON 70<sup>TH</sup> BIRTHDAY.*

[R2025-0015918]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Sharlene Wade on the occasion of her 70<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Sharlene Chaney for her remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Sharlene Chaney has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with her wisdom and experience, and inspiring us all through her notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Sharlene Wade on her 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Sharlene Wade for her continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Sharlene Wade in honor of her 70<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

---

*CONGRATULATIONS EXTENDED TO EARNEST WALLACE ON 70<sup>TH</sup> BIRTHDAY.*

[R2025-0015916]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Earnest Wallace on the occasion of his 70<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Earnest Wallace for his remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Earnest Wallace has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with his wisdom and experience, and inspiring us all through his notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Earnest Wallace on his 70<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Earnest Wallace for his continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Earnest Wallace in honor of his 70<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

---

**CONGRATULATIONS EXTENDED TO GEORGE WASHINGTON, JR. ON 85<sup>TH</sup> BIRTHDAY.**

[R2025-0015927]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to George Washington, Jr. on the occasion of his 85<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor George Washington, Jr. for his remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, George Washington, Jr. has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with his wisdom and experience, and inspiring us all through his notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate George Washington, Jr. on his 85<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to George Washington, Jr. for his continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to George Washington, Jr. in honor of his 85<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

*CONGRATULATIONS EXTENDED TO DECOTA WILMINGTON ON 85<sup>TH</sup> BIRTHDAY.*

[R2025-0015932]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Decota Wilmington on the occasion of her 85<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Decota Wilmington for her remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Decota Wilmington has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with her wisdom and experience, and inspiring us all through her notable lifetime; now, therefore ,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Decota Wilmington on her 85<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Decota Wilmington for her continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Decota Wilmington in honor of her 85<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

---

*CONGRATULATIONS EXTENDED TO LEROY WILSON, JR. ON 65<sup>TH</sup> BIRTHDAY.*

[R2025-0015914]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to Leroy Wilson, Jr. on the occasion of his 65<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor Leroy Wilson, Jr. for her remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, Leroy Wilson, Jr. has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with his wisdom and experience, and inspiring us all through his notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate Leroy Wilson, Jr. on his 65<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to Leroy Wilson, Jr. for his continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Leroy Wilson, Jr. in honor of his 65<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

---

*CONGRATULATIONS EXTENDED TO DAVID WOODS ON 85<sup>TH</sup> BIRTHDAY.*

[R2025-0015931]

WHEREAS, We, the members of the Chicago City Council, extend our heartfelt congratulations and warmest birthday wishes to David Woods on the occasion of his 85<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 21<sup>st</sup> Ward, Alderperson Ronnie L. Mosley wishes to honor David Woods for his remarkable contribution as a distinguished and stellar resident of the City of Chicago; and

WHEREAS, David Woods has been an esteemed member of our 21<sup>st</sup> Ward senior community, enriching our lives with his wisdom and experience, and inspiring us all through his notable lifetime; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the City Council of Chicago, gathered here this 12<sup>th</sup> of March 2025 A.D., do hereby celebrate and congratulate David Woods on his 85<sup>th</sup> birthday; and

*Be It Further Resolved*, That we extend our warmest and most heartfelt wishes to David Woods for his continued good health, happiness and success in the years to come; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to David Woods in honor of his 85<sup>th</sup> birthday as a token of our esteem and good wishes on this momentous occasion.

*Presented By*

**ALDERPERSON TABARES (23<sup>rd</sup> Ward):**

**RECOGNITION OF POLICE LIEUTENANT RHONDA ANDERSON FOR OUTSTANDING LEADERSHIP.**

[R2025-0015936]

WHEREAS, The Chicago City Council has been informed of the dedicated leadership of Chicago Police Department (CPD) Lieutenant Rhonda Anderson, Vice President of Light the Line, the first ever mobile unit dedicated to supporting law enforcement officers in times of crisis and beyond. Together, we thank CPD Lieutenant Rhonda Anderson for her leadership and continued service to the people of the City of Chicago, by the Honorable Silvana Tabares, Alderperson of the 23<sup>rd</sup> Ward; and

WHEREAS, Rhonda, a lifelong Chicago resident from Gage Park, learned in 2021 after the tragic death of CPD Officer Ella French, that the wellbeing and stress management of first responding officers in a time of crisis must be addressed. To honor fallen Officer Ella French, Light the Line was founded to provide alternative support for CPD officers throughout the city with services and tools to focus on the wellbeing of officers when they need it most. Light the Line not only travels from district to district but also offers on-scene support during critical incidents; and

WHEREAS, Lieutenant Anderson and the executive board of Light the Line have honored the life of Officer Ella French by creating a service that will have a lasting positive impact on Chicago's police officers for years and decades to come. The proactive approach that this group has taken under Lieutenant Anderson's leadership has become a nationwide example for others to learn from and follow; now, therefore,

*Be It Resolved*, That we, the Mayor and members of the City Council of the City of Chicago, gathered here on this 12<sup>th</sup> day of March 2025, do hereby congratulate Lieutenant Rhonda Anderson and express our gratitude and appreciation for her service to the people of the City of Chicago, 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 Lieutenant Rhonda Anderson as a sign of our gratitude and respect.

*Presented By*

**ALDERPERSON TABARES (23<sup>rd</sup> Ward) And  
ALDERPERSON QUINN (13<sup>th</sup> Ward):**

**RECOGNITION OF POLICE OFFICER KEN FLAHERTY FOR COURAGEOUS AND  
HUMANITARIAN ACTIONS.**

[R2025-0015852]

WHEREAS, The Chicago City Council has been informed of the bravery of Officer Ken Flaherty, whose leadership in a time of crisis saved the lives of his neighbors, in the police district he serves in, to the benefit of all Chicagoans. Together, we thank Officer Flaherty for his sacrifice and continued service to the people of the City of Chicago, by the Honorable Silvana Tabares, Alderperson of the 23<sup>rd</sup> Ward and by the Honorable Marty Quinn, Alderperson of the 13<sup>th</sup> Ward; and

WHEREAS, Ken, who comes from a family with a long history of service to the people of the City of Chicago, sprang into action in a moment of crisis to save the lives of his neighbors and fellow Chicagoans. As a police officer, Ken is no stranger to being a frontline first responder. Because of his training, discipline, and work ethic, Chicagoans were able to count on Ken's life-saving skills and for that we are forever grateful; and

WHEREAS, Police officers, and all first responders like Ken, continually put their lives on the line to keep Chicago safe and make our shared home a better place to live for all Chicagoans. As a dedicated family man and community volunteer, every Chicago ward would benefit from having active leaders like Ken in their 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 12<sup>th</sup> day of March 2025, do hereby congratulate Ken Flaherty and express our gratitude and appreciation for his service to the people of the City of Chicago, 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 Ken Flaherty as a sign of our gratitude and respect.

*Presented By*

***ALDERPERSON MITTS (37<sup>th</sup> Ward):***

***TRIBUTE TO LATE JOHNNIE L. TYLER.***

[R2025-0015841]

WHEREAS, It is with profound sadness and a deep sense of gratitude that the City of Chicago acknowledges the passing of Johnnie L. Tyler, a cherished resident of the West Side's 37<sup>th</sup> Ward, and a pillar of our community; and

WHEREAS, Johnnie L. Tyler was a devoted mentor to countless young men in the 37<sup>th</sup> Ward and across the City, providing guidance, support, and unwavering belief in their potential. He instilled in them the importance of strong work ethics, unwavering family values, and active civic engagement, shaping the lives of future generations; and

WHEREAS, Johnnie L. Tyler was a respected community elder and a passionate family historian, preserving and sharing the rich tapestry of his family's past, connecting generations and fostering a sense of belonging; and

WHEREAS, He possessed an encyclopedic knowledge of both national and local political history, generously sharing his insights and wisdom with all who sought to understand the complexities of our shared past and present; and

WHEREAS, Johnnie L. Tyler was a vital participant in local community networking, fostering collaboration and strengthening the bonds that unite the West Side. He was a tireless advocate for the betterment of his neighborhood and its residents; and

WHEREAS, He served as a vital repository of African American history, ensuring that the stories of struggle, resilience, and triumph were preserved and passed onto future generations. His retellings of historical events provided invaluable context and understanding, enriching the lives of all who had the privilege of listening; and

WHEREAS, Johnnie L. Tyler was a keen observer and knowledgeable commentator on Chicago politics, offering valuable perspectives and contributing to informed civic discourse. His deep understanding of the city's political landscape served as a valuable resource for his community; and

WHEREAS, His dedication to the youth, his passion for history, and his commitment to community service have left an indelible mark on the City of Chicago, particularly within the 37<sup>th</sup> Ward on the West Side; now, therefore,

*Be It Resolved*, That we, the Mayor and members of the City Council of the City of Chicago, assembled this 12<sup>th</sup> day of March 2025, do hereby extend our deepest sympathy to the family of Johnnie L. Tyler; and

*Be It Further Resolved*, That a suitable copy of this resolution will be presented to the family of Johnnie L. Tyler, with our most heartfelt condolences.

*Presented By*

**ALDERPERSON NUGENT (39<sup>th</sup> Ward):**

**RECOGNITION OF JOURNEYMEN PLUMBERS LOCAL UNION 130 UA FOR CONTRIBUTIONS TO ST. PATRICK'S DAY FESTIVITIES.**

[R2025-0015884]

WHEREAS, For nearly 70 years, Journeymen Plumbers Local Union 130 UA has brought us one of Chicago's most iconic traditions -- the annual dyeing of the Chicago River in honor of St. Patrick's Day; and

WHEREAS, In 1961, the Business Manager of Chicago Plumbers Local 130, Stephen Bailey, noticed the bright green stain covering a plumber's overalls with a dye that plumbers used to detect leaks in pipes by turning the water a shade of green reminiscent of the Emerald Isle; and

WHEREAS, The next year, Local 130 transformed the river for St. Patrick's Day using 100 pounds of the dye and the Chicago River flowed bright green for a whole week; the tradition continues to this day with 40 pounds of dye that lasts for several hours; and

WHEREAS, Now under the leadership of James Coyne, the current business manager, Local 130 continues to be "the people behind the greatest St. Patrick's Day Parade on Earth"; and

WHEREAS, This year, leading that greatest parade will be the 2025 Grand Marshal, Mark McManus, along with Cara Walsh, the recently crowned Parade Queen, and her Parade Court, Claire Cahill, Mary Francis Dillion, Kathleen Foley, Colleen Kelch and Kathleen Sullivan; and

WHEREAS, Beyond their contributions to the St. Patrick's Day festivities, Local 130 has long been a cornerstone of Chicago's skilled labor force, training generations of plumbers and supporting the community through charitable work and outreach; and

WHEREAS, As we approach the latest installment of this tradition on March 15, 2025, the City of Chicago commends Local 130 on not only for bringing us an iconic St. Patrick's Day's tradition, but also their dedication, craftsmanship, and unwavering commitment to the city; now, therefore,

*Be It Resolved*, That we, the members of the City Council of the City of Chicago, do hereby recognize and congratulate the Chicago Journeymen Plumbers Local Union 130 UA for their outstanding contributions to the City of Chicago, and extend our deepest gratitude for their efforts in making Chicago's St. Patrick's Day celebration an iconic annual event; and

*Be It Further Resolved*, That a suitable copy of this resolution be prepared and presented to Local 130 as a token of appreciation from the City of Chicago.

*Presented By*

**ALDERPERSON GARDINER (45<sup>th</sup> Ward):**

**CONGRATULATIONS EXTENDED TO PHILEENE EVANS ON 75<sup>TH</sup> BIRTHDAY.**  
[R2025-0015797]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Phileene Evans in honor of her 75<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 45<sup>th</sup> Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Phileene Evans 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 12<sup>th</sup> day of March 2025, do hereby congratulate Phileene Evans on the occasion of her birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be prepared and presented to Phileene Evans.

---

**CONGRATULATIONS EXTENDED TO CHRISTINE JEDYNAK ON 65<sup>TH</sup> BIRTHDAY.**  
[R2025-0015801]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Christine Jedynak in honor of her 65<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 45<sup>th</sup> Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Christine Jedynak 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 12<sup>th</sup> day of March 2025, do hereby congratulate Christine Jedynak on the occasion of her birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be prepared and presented to Christine Jedynak.

*CONGRATULATIONS EXTENDED TO ALEXANDER JOVANOVIC ON 65<sup>TH</sup> BIRTHDAY.*

[R2025-0015794]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Alexander Jovanovic in honor of his 65<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 45<sup>th</sup> Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Alexander Jovanovic 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 12<sup>th</sup> day of March 2025, do hereby congratulate Alexander Jovanovic on the occasion of his birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be prepared and presented to Alexander Jovanovic.

—

*CONGRATULATIONS EXTENDED TO JAYNE KORNAFEL ON 65<sup>TH</sup> BIRTHDAY.*

[R2025-0015802]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Jayne Kornafel in honor of her 65<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 45<sup>th</sup> Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Jayne Kornafel 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 12<sup>th</sup> day of March 2025, do hereby congratulate Jayne Kornafel on the occasion of her birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be prepared and presented to Jayne Kornafel.

*CONGRATULATIONS EXTENDED TO DIANE LOSCUITO ON 70<sup>TH</sup> BIRTHDAY.*

[R2025-0015799]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Diane Loscuito in honor of her 70<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 45<sup>th</sup> Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Diane Loscuito 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 12<sup>th</sup> day of March 2025, do hereby congratulate Diane Loscuito on the occasion of her birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be prepared and presented to Diane Loscuito.

—

*CONGRATULATIONS EXTENDED TO PETER PALAPARTHI ON 65<sup>TH</sup> BIRTHDAY.*

[R2025-0015803]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Peter Palaparathi in honor of his 65<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 45<sup>th</sup> Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Peter Palaparathi 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 12<sup>th</sup> day of March 2025, do hereby congratulate Peter Palaparathi on the occasion of his birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be prepared and presented to Peter Palaparathi.

*CONGRATULATIONS EXTENDED TO MAE PANOPLOS ON 93<sup>RD</sup> BIRTHDAY.*

[R2025-0015804]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Mae Panoplos in honor of her 93<sup>rd</sup> birthday; and

WHEREAS, On behalf of the entire 45<sup>th</sup> Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Mae Panoplos 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 12<sup>th</sup> day of March 2025, do hereby congratulate Mae Panoplos on the occasion of her birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be prepared and presented to Mae Panoplos.

---

*CONGRATULATIONS EXTENDED TO GEORGIA TSIRIBAS ON 90<sup>TH</sup> BIRTHDAY.*

[R2025-0015800]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Georgia Tsiribas in honor of her 90<sup>th</sup> birthday; and

WHEREAS, On behalf of the entire 45<sup>th</sup> Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Georgia Tsiribas 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 12<sup>th</sup> day of March 2025, do hereby congratulate Georgia Tsiribas on the occasion of her birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be prepared and presented to Georgia Tsiribas.

*Presented By*

**ALDERPERSON HADDEN (49<sup>th</sup> Ward):**

**CONGRATULATIONS EXTENDED TO JOYCELYN MURDOCK ON  
85<sup>TH</sup> BIRTHDAY.**

[R2025-0015912]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Ms. Joycelyn Murdock in honor of her 85<sup>th</sup> birthday; and

WHEREAS, Ms. Joycelyn Murdock was born on April 7, 1940, on the West Side of Chicago, where she spent much of her life, before later moving to Rogers Park, where she is now a beloved resident; and

WHEREAS, Ms. Murdock has been an active and dedicated member of Carey Tercentenary AME Church, where she contributes to community-building efforts; and

WHEREAS, Ms. Murdock has exemplified the qualities of an outstanding Chicagoan through her lifelong commitment to civic duty, active voter participation, and efforts to support and collaborate with multiple mayoral administrations over the years; and

WHEREAS, On behalf of the entire 49<sup>th</sup> Ward, Alderperson Maria Hadden proudly recognizes and congratulates Ms. Murdock on this significant milestone, celebrating her contributions as an exemplary resident of the City of Chicago; now, therefore,

*Be It Resolved*, That we, the Mayor and the members of the Chicago City Council, assembled this 12<sup>th</sup> day of March 2025, do hereby congratulate Ms. Joycelyn Murdock for her continued good health, happiness, and success following this, her 85<sup>th</sup> birthday; and

*Be It Further Resolved*, That a suitable copy of this resolution be presented to Ms. Joycelyn Murdock.

**MATTERS PRESENTED BY THE ALDERPERSONS.**

*(Presented By Wards, In Order, Beginning  
With The 1<sup>st</sup> 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 ZONES.*

The alderpersons named below presented proposed ordinances to establish 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
<b>VILLEGAS</b> (36 <sup>th</sup> Ward)	North Western Avenue (east side) from a point 40 feet south of West Augusta Boulevard to a point 30 feet south thereof (959 -- 949 North Western Avenue) -- no parking/loading/tow-away zone -- 8:00 A.M. to 9:00 P.M. -- all days; <span style="float: right;">[O2025-0015981]</span>
<b>KNUDSEN</b> (43 <sup>rd</sup> Ward)	North Clark Street (east side) from a point 205 feet south of West Fullerton Parkway to a point 43 feet south thereof -- no parking/loading zone -- 8:00 A.M. to 9:00 P.M. -- all days. <span style="float: right;">[O2025-0016056]</span>

*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>HOPKINS</i> (2 <sup>nd</sup> Ward)	North Dearborn Street, at 1360 (Handicapped Parking Permit 125532); [O2025-0015907]
<i>DOWELL</i> (3 <sup>rd</sup> Ward)	East 48 <sup>th</sup> Place, at 418 (Handicapped Parking Permit 133033); [O2025-0016052]
<i>HALL</i> (6 <sup>th</sup> Ward)	South Michigan Avenue, at 9019 (Handicapped Parking Permit 135529); [O2025-0015769]
	South Wabash Avenue, at 6632 (Handicapped Parking Permit 46510); [O2025-0015770]
<i>HARRIS</i> (8 <sup>th</sup> Ward)	South Crandon Avenue, at 8806 (Handicapped Parking Permit 135205); [O2025-0015906]
	South Ingleside Avenue, at 8456 (Handicapped Parking Permit 135229); [O2025-0015905]
	East 88 <sup>th</sup> Place, at 704 (Handicapped Parking Permit 133884); [O2025-0015908]
	East 89 <sup>th</sup> Place, at 533 (Handicapped Parking Permit 135187); [O2025-0015903]

3/12/2025

NEW BUSINESS PRESENTED BY ALDERPERSONS

25997

Aldersperson

Location And Permit Number

*BEALE*  
(9<sup>th</sup> Ward)

East Brayton Street, at 17 (Handicapped Parking Permit 134467);  
[O2025-0016058]

South Forest Avenue, at 11332 (Handicapped Parking Permit 133899);  
[O2025-0016057]

*LEE*  
(11<sup>th</sup> Ward)

South Loomis Street, at 3025 (Handicapped Parking Permit 135074);  
[O2025-0015826]

South Paulina Street, at 3523 (Handicapped Parking Permit 135151);  
[O2025-0015830]

South Wallace Street, at 2720 (signs to be posted at 602 West  
28<sup>th</sup> Street) (Handicapped Parking Permit 135377);  
[O2025-0015831]

South Wallace Avenue, at 2848 (Handicapped Parking Permit 135833);  
[O2025-0015845]

West 32<sup>nd</sup> Place, at 912 (Handicapped Parking Permit 135012);  
[O2025-0015829]

*RAMIREZ*  
(12<sup>th</sup> Ward)

South Albany Avenue, at 4408 (Handicapped Parking Permit 133685);  
[O2025-0016059]

South Bell Avenue, at 3315 (Handicapped Parking Permit 135145);  
[O2025-0015902]

West 40<sup>th</sup> Street, at 2921 (Handicapped Parking Permit 135069);  
[O2025-0015904]

*QUINN*  
(13<sup>th</sup> Ward)

South Austin Avenue, at 6449 (Handicapped Parking Permit 135492);  
[O2025-0015818]

South Karlov Avenue, at 6100 (Handicapped Parking Permit 135411);  
[O2025-0015775]

## Aldersperson

## Location And Permit Number

South Keating Avenue, at 6141 (Handicapped Parking Permit 135513);  
[O2025-0015774]

South Kenneth Avenue, at 6515 (Handicapped Parking  
Permit 135910);  
[O2025-0015820]

South Kolin Avenue, at 6042 (Handicapped Parking Permit 135912);  
[O2025-0015776]

South Kolmar Avenue, at 5937 (Handicapped Parking Permit 135423);  
[O2025-0015811]

South Komensky Avenue, at 6115 (Handicapped Parking  
Permit 135911);  
[O2025-0015812]

South Komensky Avenue, at 6617 (Handicapped Parking  
Permit 135913);  
[O2025-0015807]

South Long Avenue, at 6331 (Handicapped Parking Permit 135115);  
[O2025-0015991]

South Melvina Avenue, at 6053 (Handicapped Parking Permit 135830);  
[O2025-0015815]

South Menard Avenue, at 6216 (Handicapped Parking Permit 135921);  
[O2025-0015813]

South Narragansett Avenue, at 6210 (Handicapped Parking  
Permit 134858);  
[O2025-0015819]

South Rutherford Avenue, at 5948 (Handicapped Parking  
Permit 135923);  
[O2025-0015808]

West 56<sup>th</sup> Street, at 4235 (Handicapped Parking Permit 135419);  
[O2025-0015817]

West 64<sup>th</sup> Street, at 7148 (Handicapped Parking Permit 135909);  
[O2025-0015814]

3/12/2025

NEW BUSINESS PRESENTED BY ALDERPERSONS

25999

Aldersperson

Location And Permit Number

*LOPEZ*  
(15<sup>th</sup> Ward)

South Francisco Avenue, at 5611 (Handicapped Parking Permit 135243);

[O2025-0015750]

*COLEMAN*  
(16<sup>th</sup> Ward)

South Honore Street, at 5514 (handicapped permit parking);

[O2025-0015752]

*MOORE*  
(17<sup>th</sup> Ward)

South Green Street, at 8018 (Handicapped Parking Permit 135295);

[O2025-0015782]

South Hermitage Avenue, at 7145 (Handicapped Parking Permit 133002);

[O2025-0015749]

South Peoria Avenue, at 7220 (Handicapped Parking Permit 136256);

[O2025-0015751]

South Union Avenue, at 7504 (Handicapped Parking Permit 134916);

[O2025-0015784]

South Winchester Avenue, at 7815 (Handicapped Parking Permit 135215);

[O2025-0015785]

*MOSLEY*  
(21<sup>st</sup> Ward)

South Lowe Avenue, at 10617 (Handicapped Parking Permit 130311);

[O2025-0016054]

South Union Avenue, at 11953 (Handicapped Parking Permit 134041);

[O2025-0016053]

*RODRÍGUEZ*  
(22<sup>nd</sup> Ward)

South Homan Avenue, at 2810 (Handicapped Parking Permit 132810);

[O2025-0016050]

Aldersperson

Location And Permit Number

South Kedvale Avenue, at 3135 (Handicapped Parking Permit 132243);  
[O2025-0016049]

*SIGCHO-LOPEZ*(25<sup>th</sup> Ward)

West Cullerton Street, at 2221 (Handicapped Parking Permit 135283);  
[O2025-0015859]

*CARDONA*(31<sup>st</sup> Ward)

North Knox Avenue, at 2322 (Handicapped Parking Permit 134961);  
[O2025-0015943]

North Kostner Avenue, at 2306 (handicapped permit parking);  
[O2025-0015947]

West Nelson Street, at 5123 (Handicapped Parking Permit 135004);  
[O2025-0015938]

West Wellington Avenue, at 3908 (Handicapped Parking  
Permit 135119);  
[O2025-0015942]

*SPOSATO*(38<sup>th</sup> Ward)

North Neva Avenue, at 3540 (Handicapped Parking Permit 135680);  
[O2025-0015946]

North Oconto Avenue, at 3454 (Handicapped Parking Permit 135503);  
[O2025-0015945]

*HADDEN*(49<sup>th</sup> Ward)

West Juneway Terrace, at 1521 (Handicapped Parking  
Permit 134359);  
[O2025-0015913]

West Sherwin Avenue, at 1205 (signs to be posted at 1209 West  
Sherwin Avenue) (Handicapped Parking Permit 135153);  
[O2025-0015988]

North Wayne Avenue, at 6818 (Handicapped Parking Permit 135753).  
[O2025-0015987]

*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
<i>LEE</i> (11 <sup>th</sup> Ward)	Repeal Handicapped Parking Permit 101743 at 3753 South Emerald Avenue; <div style="text-align: right;">[O2025-0016061]</div> Repeal Handicapped Parking Permit 111979 at 428 West 42 <sup>nd</sup> Place; <div style="text-align: right;">[O2025-0016060]</div>
<i>QUINN</i> (13 <sup>th</sup> Ward)	Amend ordinance by striking: "South Kenneth Avenue, at 5614 (Handicapped Parking Permit 128890)"; <div style="text-align: right;">[O2025-0015821]</div> Amend ordinance by striking: "South Meade Avenue, at 6220 (Handicapped Parking Permit 110610)"; <div style="text-align: right;">[O2025-0015822]</div> Amend ordinance by striking: "South Nashville Avenue, at 5642 (Handicapped Parking Permit 112443)"; <div style="text-align: right;">[O2025-0015824]</div>
<i>O'SHEA</i> (19 <sup>th</sup> Ward)	Amend ordinance by striking: "South Troy Street, at 10722 (Handicapped Parking Permit 133377)"; <div style="text-align: right;">[O2025-0015828]</div>

Aldersperson

Location And Permit Number

*TABARES*  
(23<sup>rd</sup> Ward)Amend ordinance by striking: "South Central Park Avenue, at 7228  
(Handicapped Parking Permit 125907)";

[O2025-0015868]

Amend ordinance by striking: "South Springfield Avenue, at 7221  
(Handicapped Parking Permit 99511)";

[O2025-0015860]

Amend ordinance by striking: "South Tripp Avenue, at 6829  
(Handicapped Parking Permit 119418)";

[O2025-0015863]

Amend ordinance by striking: "West 66<sup>th</sup> Street, at 3927 (Handicapped  
Parking Permit 125122)";

[O2025-0015864]

*BURNETT*  
(27<sup>th</sup> Ward)Repeal Handicapped Parking Permit 113911 at 2900 West  
Fulton Street (signs posted at 300 North Francisco Avenue);

[O2025-0015777]

Repeal Handicapped Parking Permit 110979 at 2908 West  
Fulton Street;

[O2025-0015778]

*RAMIREZ-ROSA*  
(35<sup>th</sup> Ward)Amend ordinance by striking: "North Ridgeway Avenue, at 2905  
(Handicapped Parking Permit 134171)".

[O2025-0015733]

*Referred* -- AMENDMENT OF PARKING RESTRICTIONS DURING SPECIFIED HOURS ON PORTION OF S. KOLIN AVE.

[O2025-0015869]

Aldersperson Tabares (23<sup>rd</sup> Ward) presented a proposed ordinance amending an ordinance previously passed on October 6, 2010 and printed in the *Journal of the Proceedings of the City Council of the City of Chicago*, page 102634, which reads: "South Kolin Avenue (both sides) from South Archer Avenue to the first alley south thereof -- 8:00 A.M. to 10:00 A.M. -- Monday through Friday" by striking: "8:00 A.M. to 10:00 A.M." and inserting: "2 hour parking -- tow-away zone -- 8:00 A.M. to 11:00 P.M. -- all days" in lieu thereof, which was *Referred to the Committee on Pedestrian and Traffic Safety*.

---

*Referred* -- REMOVAL OF RESERVED PARKING SIGNS ON PORTION OF S. OAKLEY BLVD.

[O2025-0015789]

Aldersperson Burnett (27<sup>th</sup> Ward) presented a proposed ordinance to remove parking signs on the east side of South Oakley Boulevard, from West Jackson Boulevard to West Van Buren Street (321 South Oakley Boulevard), in effect from 7:00 A.M. to 5:00 P.M. on Monday through Friday, which was *Referred to the Committee on Pedestrian and Traffic Safety*.

---

*Referred* -- ESTABLISHMENT OF RESIDENTIAL PERMIT PARKING ZONES.

Aldersperson Hall (6<sup>th</sup> Ward) presented proposed ordinances 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:

South Indiana Avenue (both sides) from 7400 to 7449 -- residential permit parking zone -- Monday to Friday -- at all times; and

[O2025-0015823]

South Wabash Avenue (both sides) from 7800 to 7839 -- residential permit parking zone -- Monday to Friday -- at all times.

[O2025-0015816]

*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
--------------	-----------------------------

**SIGCHO-LOPEZ**

(25<sup>th</sup> Ward)

Amend ordinance O2015-8861, passed on April 13, 2016, *Journal of the Proceedings of the City Council of the City of Chicago*, page 22614, which reads: "West 16<sup>th</sup> Street (south side) from South Blue Island Avenue to 1359 -- at all times -- Monday through Sunday -- Residential Permit Parking Zone 1929" by striking: "South Blue Island Avenue to 1359" and inserting: "1341 to 1359" in lieu thereof;

[O2025-0015856]

**ERVIN**

(28<sup>th</sup> Ward)

Amend ordinance passed on July 25, 2018 to extend Residential Permit Parking Zone 80 to include West Polk Street (south side) between South Bell Avenue and the first alley west thereof (2235 -- 2345 West Polk Street) -- at all times -- all days;

[O2025-0015910]

**CRUZ**

(30<sup>th</sup> Ward)

Amend ordinance O2024-0014401 passed on January 15, 2025, *Journal of the Proceedings of the City Council of the City of Chicago*, page 23328, which reads: "Residential Permit Parking Zone 2457 at 3906 -- 3920 North Lockwood Avenue (both sides) -- at all times -- all days" by striking: "2457" and inserting: "2464" in lieu thereof.

[O2025-0015900]

*Referred* -- INSTALLATION OF NO PARKING SIGNS.

The alderpersons named below presented proposed ordinances 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
<i>LOPEZ</i> (15 <sup>th</sup> Ward)	West 44 <sup>th</sup> Street (north side) from South Western Avenue to the first alley west thereof -- no parking/tow-away zone -- at all times -- all days; [O2025-0015949]
<i>CURTIS</i> (18 <sup>th</sup> Ward)	West 73 <sup>rd</sup> Street (both sides) from 2400 to 3159 -- no parking of trucks -- tow-away zone; [O2025-0015848]
<i>BURNETT</i> (27 <sup>th</sup> Ward)	South Oakley Boulevard (east side) from West Jackson Boulevard to West Van Buren Street (301 -- 399 South Oakley Boulevard) -- school personnel parking only -- 7:00 A.M. to 7:00 P.M. -- school days Monday through Friday. [O2025-0015788]

---

*Referred* -- REMOVAL OF NO PARKING SCHOOL DAYS SIGNS AT 301 -- 399 S. OAKLEY BLVD.

[O2025-0015790]

Aldersperson Burnett (27<sup>th</sup> Ward) presented a proposed ordinance to remove no parking school days signs on the east side of South Oakley Boulevard, from West Jackson Boulevard to West Van Buren Street (301 -- 399 South Oakley Boulevard), in effect from 7:00 A.M. to 4:30 P.M., Monday through Friday, which was *Referred to the Committee on Pedestrian and Traffic Safety*.

*Referred* -- INSTALLATION OF TRAFFIC WARNING SIGNS.

The alderpersons named below presented 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 <sup>th</sup> Ward)	South Perry Avenue and West 99 <sup>th</sup> Street -- "All-Way Stop" sign; [O2025-0016055]
<i>MOORE</i> (17 <sup>th</sup> Ward)	South Wentworth Avenue and 300 West 80 <sup>th</sup> Street -- "All-Way Stop" sign; [Or2025-0015842]
<i>MOSLEY</i> (21 <sup>st</sup> Ward)	West 87 <sup>th</sup> Street at South Parnell Avenue -- "Stop" sign; [Or2025-0015974]
<i>RODRÍGUEZ</i> (22 <sup>nd</sup> Ward)	West 32 <sup>nd</sup> Street and South Avers Avenue -- "All-Way Stop" sign; [O2025-0016051]
<i>GARDINER</i> (45 <sup>th</sup> Ward)	North Parkside Avenue and West Goodman Street -- "All-Way Stop" sign. [O2025-0015806]

## 2. ZONING ORDINANCE AMENDMENTS.

---

### *Referred* -- ZONING RECLASSIFICATIONS OF PARTICULAR AREAS.

Aldersperson Hadden (49<sup>th</sup> Ward) 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:

To classify as a B2-3 Neighborhood Mixed-Use District instead of a C1-1 Neighborhood Commercial District, an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District, and a B1-3 Neighborhood Shopping District the area shown on Map Number 19-G bounded by:

North Rogers Avenue; the alley next west of and parallel to North Sheridan Road; West Howard Street; a line 266 feet west of and parallel to West Howard Street; and the alley next south of and parallel to West Howard Street (common address: 7555 -- 7559 North Rogers Avenue, 7518 -- 7532 North Greenview Avenue, 1441 -- 1427 West Howard Street, 7601 -- 7627 North Rogers Avenue).

[O2025-0016017]

To classify as a B3-3 Community Shopping District instead of a C1-3 Neighborhood Commercial District the area shown on Map Number 19-G bounded by:

West Howard Street; a line 210 feet east of and parallel to the alley next east of and parallel to North Ashland Avenue; the alley next south of and parallel to West Howard Street; and a line 175 feet east of and parallel to the alley next east of and parallel to North Ashland Avenue (common address: 1547 West Howard Street).

[O2025-0016016]

To classify as a B2-3 Neighborhood Mixed-Use District instead of a C1-3 Neighborhood Commercial District the area shown on Map Number 19-H bounded by:

a line 132 feet south of and parallel to West Howard Street; North Ashland Avenue; North Rogers Avenue; the northeast right-of-way line of the Chicago North Shore and Milwaukee Railroad; and the alley next east of and parallel to North Ashland Avenue (common address: 7500 -- 7530 North Ashland Avenue).

[O2025-0016020]

To classify as a B3-3 Community Shopping District instead of a B3-2 Community Shopping District, a B1-2 Neighborhood Shopping District, C1-2 and C1-3 Neighborhood Commercial Districts, and a C2-2 Motor-Vehicle Related Commercial District the area shown on Map Number 19-H bounded by:

West Howard Street; the east right-of-way line of the Chicago and North Western Railway; North Birchwood Avenue; the west right-of-way line of the Chicago and North Western Railway; a line 156 feet south of and parallel to West Howard Street; North Wolcott Avenue; a line 31 feet south of and parallel to West Howard Street; the alley next west of and parallel to North Wolcott Avenue; a line 61.04 feet south of and parallel to West Howard Street; North Winchester Avenue; a line 65.17 feet south of and parallel to West Howard Street; the alley next west of and parallel to North Winchester Avenue; the alley next south of and parallel to West Howard Street; North Hoyne Avenue; the alley next south of and parallel to West Howard Street; the alley next west of and parallel to North Hoyne Avenue; a line 100 feet south of and parallel to West Howard Street; North Ridge Boulevard; the alley next south of and parallel to West Howard Street; the alley next west of and parallel to North Ridge Boulevard; the alley next south of and parallel to West Howard Street; North Bell Avenue; the alley next south of and parallel to West Howard Street; and a line 125 feet west of and parallel to North Oakley Avenue (common address: 1901 -- 2335 West Howard Street, 7540 and 7551 -- 7559 North Ridge Boulevard, 2015 North Hoyne Avenue, 7537 -- 7547 North Wolcott Avenue, 1827 West Birchwood Avenue).

[O2025-0016022]

To classify as a B3-3 Community Shopping District instead of a B1-3 Neighborhood Shopping District the area shown on Map Number 19-H bounded by:

the alley next north of and parallel to West Howard Street; North Paulina Street; a line 123.5 feet north of and parallel to West Howard Street; the alley next east of and parallel to North Paulina Street; a line 125.5 feet north of and parallel to West Howard Street; North Marshfield Avenue; West Howard Street; the northeast right-of-way line of the Chicago North Shore and Milwaukee Railroad; and a line 130 feet northwest of and parallel to the northeast right-of-way line of the Chicago North Shore and Milwaukee Railroad, as measured along the northeast right-of-way line of the Chicago, North Shore, and Milwaukee Railroad and perpendicular thereto (common address: 7600 -- 7610 North Paulina Street, 1632 -- 1660 West Howard Street, 7606 -- 7610 North Marshfield Avenue).

[O2025-0016024]

### 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 (1<sup>st</sup> Ward):**

*Referred --* TRANSFER OF YEAR 2025 FUNDS WITHIN 1<sup>ST</sup> WARD ALDERMANIC EXPENSE/WAGE ALLOWANCE ACCOUNT.

[O2025-0015965]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds within the 1<sup>st</sup> Ward 9008 Aldermanic Expense/0017 Wage Allowance Account to meet the necessary obligations that have been or may be incurred during Year 2025, which was *Referred to the Committee on the Budget and Government Operations.*

---

Presented By

**ALDERPERSON LA SPATA (1<sup>st</sup> Ward),  
ALDERPERSON MARTIN (47<sup>th</sup> Ward) And  
ALDERPERSON MANAA-HOPPENWORTH (48<sup>th</sup> Ward):**

*Referred --* CALL FOR HEARING(S) ON CITY'S PROCESS FOR SIDEWALK REPAIRS.

[R2025-0016034]

A proposed resolution calling on the Committee on Pedestrian and Traffic Safety to hold a subject matter hearing on the City of Chicago's process for surveying, categorizing, and repairing sidewalks, which was *Referred to the Committee on Pedestrian and Traffic Safety.*

Presented By

**ALDERPERSON HOPKINS (2nd Ward):**

*Referred --* AMENDMENT OF SECTION 4-4-331 OF MUNICIPAL CODE BY DESIGNATING NEAR NORTH SIDE AS PROHIBITED AREA FOR CANNABINOID HEMP PRODUCTS.

[O2025-0016033]

A proposed ordinance to amend Title 4, Chapter 4, Section 331 of the Municipal Code of Chicago by prohibiting cannabinoid hemp products within designated boundaries of Near North Side punishable by a fine between \$2,000 and \$5,000 per offense and license suspension or revocation. Two committees having been called, the Committee on License and Consumer Protection and the Committee on Committees and Rules, the matter was *Referred to the Committee on Committees and Rules.*

---

Presented By

**ALDERPERSON HOPKINS (2<sup>nd</sup> Ward) And  
ALDERPERSON LAWSON (44<sup>th</sup> Ward):**

*Referred --* AMENDMENT OF CHAPTER 4-4 OF MUNICIPAL CODE BY ADDING NEW SECTION 4-4-339 TO PROHIBIT ANY NON-MEDICAL CANNABIS DISPENSING ORGANIZATION FROM CALLING ITSELF CANNABIS DISPENSARY, DISPENSING ORGANIZATION, OR CULTIVATOR.

[O2025-0016031]

A proposed ordinance to amend Title 4, Chapter 4 of the Municipal Code of Chicago by adding a new Section 4-4-339 to prohibit any licensee from calling itself a "dispensary", "cannabis dispensary", "dispensing organization", "cultivator", or any other type of cannabis business establishment, including on any display signage or advertising, unless the licensee is a medical cannabis dispensing organization under the Compassionate Use of Medical Cannabis Program Act. Two committees having been called, the Committee on License and Consumer Protection and the Committee on Committees and Rules, the matter was *Referred to the Committee on Committees and Rules.*

Presented By

**ALDERPERSON DOWELL (3<sup>rd</sup> Ward):**

*Referred* -- EXEMPTION OF BRONZEVILLE WINGZ & NICOLE M. JACKSON FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2025-0015827]

A proposed ordinance to exempt Bronzeville Wingz & Nicole M. Jackson from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 4547 -- 4551 South State 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*.

---

*Referred* -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 2101 S. STATE ST.  
[Or2025-0015850]

Also, a proposed order for the issuance of a permit to install a sign/signboard at 2101 South State Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

---

Presented By

**ALDERPERSON LOPEZ (15<sup>th</sup> Ward):**

*Referred* -- AMENDMENT OF SECTION 4-244-140 OF MUNICIPAL CODE TO PROHIBIT PEDDLING ON PORTIONS OF W. 47<sup>TH</sup> ST., S. HALSTED ST., S. CALIFORNIA AVE., W. 51<sup>ST</sup> ST., W. 55<sup>TH</sup> ST., S. WESTERN AVE., W. 59<sup>TH</sup> ST., W. 63<sup>RD</sup> ST., AND W. MARQUETTE RD.

[O2025-0015853]

A proposed ordinance to amend Title 4, Chapter 244, Section 140 of the Municipal Code of Chicago to prohibit peddling of any merchandise or any other article whatsoever, on West 47<sup>th</sup> Street, from South Loomis Boulevard to South Stewart Avenue; on South Halsted Street, from West 49<sup>th</sup> Street to West 43<sup>rd</sup> Place; on South California Avenue, from West 47<sup>th</sup> Street to West 51<sup>st</sup> Street; on West 51<sup>st</sup> Street, from South California Avenue to South Western Avenue; on West 55<sup>th</sup> Street, from South Francisco Avenue to South California Avenue; on South Western Avenue, from West 57<sup>th</sup> Street to West 58<sup>th</sup> Street; on South California Avenue, from West 57<sup>th</sup> Street to West 59<sup>th</sup> Street; on West 59<sup>th</sup> Street,

from South Albany Avenue to South Artesian Avenue; on West 63<sup>rd</sup> Street, from South Troy Street to South California Avenue; on West Marquette Road, from South Troy Street to South California Avenue; and on South California Avenue, from West 63<sup>rd</sup> Street to West Marquette Road, which was *Referred to the Committee on Pedestrian and Traffic Safety*.

---

Presented By

**ALDERPERSON COLEMAN (16<sup>th</sup> Ward):**

*Referred -- STANDARDIZATION OF PORTIONS OF PUBLIC WAY.*

Three 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:

6300 to 6359 South Racine Avenue -- to be known as "Honest John & Letha May Oliphant Avenue";

[O2025-0015744]

6000 to 6059 South Damen Avenue -- to be known as "Mother Vergia Jones Avenue"; and

[O2025-0015745]

700 block of West 60<sup>th</sup> Street -- to be known as "Treopia 'Tree' Thomas Lane".

[O2025-0015746]

---

Presented By

**ALDERPERSON COLEMAN (16<sup>th</sup> Ward),  
ALDERPERSON TABARES (23<sup>rd</sup> Ward) And  
ALDERPERSON CARDONA (31<sup>st</sup> Ward):**

*Referred -- CALL ON COMMONWEALTH EDISON PRESIDENT TO APPEAR BEFORE COMMITTEE ON BUDGET AND GOVERNMENT OPERATIONS TO DISCUSS M/WBE USAGE AND SPENDING FOR YEARS 2022 -- 2024.*

[R2025-0016043]

A proposed resolution calling on the president of Commonwealth Edison (ComEd) to appear before the Committee on the Budget and Government Operations to provide information on

ComEd's minority- and women-owned business (MBE/WBE) usage and spending for Years 2022, 2023, and 2024; to call on Illinois Commerce Commission (Commission) Chairman Doug Scott to also appear before the Committee on the Budget and Government Operations to discuss ComEd's MBE and WBE reporting to the Commission; and further, calling on Doug Scott to submit a summary of ComEd reporting of MBE and WBE usage and spending for Years 2022, 2023, and 2024 to the committee prior to said appearance, which was *Referred to the Committee on the Budget and Government Operations*.

---

Presented By

**ALDERPERSON TAYLOR (20<sup>th</sup> Ward):**

*Referred* -- AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING SUBSECTION 20.152 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF S. COTTAGE GROVE AVE.

[O2025-0015979]

A proposed ordinance to amend Title 4, Chapter 60, Section 023 of the Municipal Code of Chicago by deleting subsection 20.152 which restricted the issuance of additional package goods licenses on the west side of South Cottage Grove Avenue, from West Marquette Road to West 68<sup>th</sup> Street, which was *Referred to the Committee on License and Consumer Protection*.

---

*Referred* -- RENAMING PORTION OF E. 57<sup>TH</sup> ST. AS "MARGARET BURROUGHS DRIVE".

[O2025-0015957]

Also, a proposed ordinance directing the Commissioner of the Chicago Department of Transportation to take the necessary action to rename 701 -- 798 East 57<sup>th</sup> Street to "Margaret Burroughs Drive"; and further, to notify, in writing, the affected properties, city service providers, the County, and the United States Post Office, not more than 30 days after ordinance passes City Council, of the change, which was *Referred to the Committee on Transportation and Public Way*.

Presented By

**ALDERPERSON MOSLEY (21<sup>st</sup> Ward):**

*Referred* -- AMENDMENT OF TITLE 9 OF MUNICIPAL CODE BY MODIFYING CHAPTERS 9-100 AND 9-101 ELIMINATING FINE FOR SPEED CAMERA VIOLATIONS 6 TO 10 MILES PER HOUR OVER SPEED LIMIT AND ADDING "CATEGORICALLY ELIGIBLE PARTICIPANT" TO CLEAR PATH RELIEF PROGRAM.

[O2025-0016027]

A proposed ordinance to amend Title 9 of the Municipal Code of Chicago by modifying Section 9-100-020 and 9-101-020 to eliminate fines for speed violations over 6 miles per hour but under 11 miles per hour recorded by speed cameras; and by modifying Section 9-100-170 to define "categorically eligible participant" as any person or household which is enrolled in any means-tested or income-based government program with an eligibility requirement of a household income of 300 percent or less than the Federal Poverty Level, which was *Referred to the Committee on Transportation and Public Way*.

—

*Referred* -- STANDARDIZATION OF PORTION OF W. 117<sup>TH</sup> ST. AS "MAPLE PARK WAY".

[O2025-0015667]

Also, a proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of West 117<sup>th</sup> Street, between South Ada Street and South Loomis Street, as "Maple Park Way", which was *Referred to the Committee on Transportation and Public Way*.

—

*Referred* -- AMENDMENT OF SECTION 17-6-0403-F OF MUNICIPAL CODE BY REQUIRING SPECIAL USE PERMITS FOR DAYCARES, COMMUNITY CENTERS, RECREATIONAL BUILDING AND COMMUNITY GARDENS AND BY-RIGHT PERMITS FOR ARTIST WORK, FOOD AND BEVERAGE RETAIL, AND MEDICAL SERVICE SPACES IN PLANNED MANUFACTURING DISTRICT NO. 10.

[O2025-0016019]

Also, a proposed ordinance to amend Title 17, Chapter 6, Section 0403-F of the Municipal Code of Chicago to require Special Use Approval permits for Daycares, Community Centers, Recreational Buildings, and Community Gardens, and to require By-Right Permits for Artist Work Spaces, Food and Beverage Retail Sales spaces, and Medical Service spaces, all in Planned Manufacturing District Number 10, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

3/12/2025

NEW BUSINESS PRESENTED BY ALDERPERSONS

26015

*Referred* -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 8652 S. LAFAYETTE AVE.

[Or2025-0016009]

Also, a proposed order for the issuance of a permit to install a sign/signboard at 8652 South Lafayette Avenue, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

---

Presented By

**ALDERPERSON RODRÍGUEZ (22<sup>nd</sup> Ward):**

*Referred* -- EXEMPTION OF MAROS AUTO REPAIR & BODY SHOP, INC. FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2025-0016062]

A proposed ordinance to exempt Maros Auto Repair & Body Shop, Inc. from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 4374 West Ogden 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 TABARES (23<sup>rd</sup> Ward):**

*Referred* -- TRANSFER OF YEAR 2025 FUNDS WITHIN 23<sup>RD</sup> WARD ALDERMANIC EXPENSE/WAGE ALLOWANCE ACCOUNT.

[O2025-0015849]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds within the 23<sup>rd</sup> Ward 9008 Aldermanic Expense/0017 Wage Allowance Account to meet the necessary obligations that have been or may be incurred during Year 2025, which was *Referred to the Committee on the Budget and Government Operations*.

Presented By

**ALDERPERSON SCOTT (24<sup>th</sup> Ward):**

*Referred* -- STANDARDIZATION OF PORTIONS OF PUBLIC WAY.

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:

West Arthington Street, between South Central Park Avenue and South Homan Avenue -- to be known as "Honorable Dr. Dennis Deer Way"; and

[O2025-0015948]

South California Avenue, between West 26<sup>th</sup> Street and West 31<sup>st</sup> Street -- to be known as "Officer Ella French Way".

[O2025-0015843]

---

Presented By

**ALDERPERSON SIGCHO-LOPEZ (25<sup>th</sup> Ward):**

*Referred* -- RECOGNITION OF U.S. REPRESENTATIVE AL GREEN FOR DEFENSE OF MEDICAID.

[R2025-0015955]

A proposed resolution recognizing and echoing United States Representative Al Green's call to defend the future of Medicaid, which was *Referred to the Committee on Health and Human Relations*.

---

Presented By

**ALDERPERSON SIGCHO-LOPEZ (25<sup>th</sup> Ward),  
ALDERPERSON VASQUEZ (40<sup>th</sup> Ward) And  
ALDERPERSON HADDEN (49<sup>th</sup> Ward):**

*Referred* -- CALL FOR RELEASE OF MAHMOUD KHALIL BY U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT AGENTS AND FOR INVESTIGATION INTO CIRCUMSTANCES SURROUNDING HIS DETENTION.

[R2025-0015954]

A proposed resolution condemning the arrest of Mahmoud Khalil by the United States Immigration and Customs Enforcement (ICE) office and calling for his immediate release and

for an investigation into the circumstances surrounding his detention; and further, calling on policy makers, legal institutions, institutions of higher learning, and advocacy organizations to work collaboratively to safeguard the rights of immigrants. Two committees having been called, the Committee on Health and Human Relations and the Committee on Public Safety, the matter was *Referred to the Committee on Committees and Rules*.

---

Presented By

**ALDERPERSON BURNETT (27<sup>th</sup> Ward):**

*Referred --* AMENDMENT OF CHAPTER 4-60 OF MUNICIPAL CODE BY DELETING SUBSECTIONS 4-60-022 (27.28) AND 4-60-023 (27.28) TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR AND PACKAGE GOODS LICENSES ON PORTION OF N. WELLS ST.

[O2025-0016041]

A proposed ordinance to amend Title 4, Chapter 60 of the Municipal Code of Chicago by deleting subsections 4-60-022 (27.28) and 4-60-023 (27.28) which restricted the issuance of additional alcoholic liquor and package goods licenses, respectively, on North Wells Street, from West Oak Street to West Division Street, which was *Referred to the Committee on License and Consumer Protection*.

---

*Referred --* EXEMPTION OF CHASING TAILS 4 U FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2025-0015779]

Also, a proposed ordinance to exempt Chasing Tails 4 U from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 313 South California 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 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 1032 West Fulton Market;  
[Or2025-0015809]

one sign/signboard at 2145 West Grand Avenue -- Permit Number 101066015;  
[Or2025-0015805]

one sign/signboard at 2145 West Grand Avenue -- Permit Number 101066018; and  
[Or2025-0015780]

one sign/signboard at 2145 West Grand Avenue -- Permit Number 101066010.  
[Or2025-0015781]

---

Presented By

**ALDERPERSON ERVIN (28<sup>th</sup> Ward):**

*Referred --* STANDARDIZATION OF PORTION OF W. OHIO ST. AS "DAMRON WAY".

[O2025-0015911]

A proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of West Ohio Street, between North Kostner Avenue and North Kilbourn Avenue, to be known as "Damron Way", which was *Referred to the Committee on Transportation and Public Way*.

---

Presented By

**ALDERPERSON CRUZ (30<sup>th</sup> Ward):**

*Referred --* EXEMPTION OF YAKOV PLOTKIN, DOING BUSINESS AS ROYAL AUTO, FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2025-0015963]

A proposed ordinance to exempt Yakov Plotkin, doing business as Royal Auto, from the physical barrier requirement pertaining to alley accessibility for the parking facilities for

3433 North Pulaski Road, 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:

3400 North Long Avenue -- to be known as "John William McNair Way"; and  
[O2025-0015967]

North Milwaukee Avenue/North Pulaski Road (3310 North to North Milwaukee Avenue/3200 West Belmont Avenue) -- to be known as "Pamięci Ofiar Obławy Augustowskiej Honorary Way".  
[O2025-0015966]

---

Presented By

**ALDERPERSON WAGUESPACK (32<sup>nd</sup> Ward):**

*Referred --* ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS AT 3208 N. LINCOLN AVE.

Two proposed orders for the issuance of permits to install signs/signboards at 3208 North Lincoln Avenue, which were *Referred to the Committee on Zoning, Landmarks and Building Standards*, as follows:

one sign/signboard for Permit Number 101065757; and  
[Or2025-0015771]

one sign/signboard for Permit Number 101065759.  
[Or2025-0015772]

Presented By

**ALDERPERSON WAGUESPACK (32<sup>nd</sup> Ward),  
CITY CLERK VALENCIA  
And OTHERS:**

*Referred -- CALL ON COMMITTEE ON ETHICS AND GOVERNMENT OVERSIGHT TO ESTABLISH SUBCOMMITTEE TO ANALYZE TRANSPARENCY OF APPOINTMENT PROCESS OF CITY OF CHICAGO SISTER AGENCIES.*

[R2025-0016044]

A proposed resolution, presented by Alderperson Waguespack, City Clerk Valencia and Alderpersons Chico, O'Shea, Mosley, Cruz, Cardona, Villegas, Vasquez, Knudsen and Lawson, calling on the Committee on Ethics and Government Oversight to establish a subcommittee to analyze the processes and related transparency for appointments to City of Chicago sister agencies, including the Chicago Housing Authority, Chicago Community Colleges, Chicago Park District, Chicago Transit Authority, and Chicago Public Schools; to call on the subcommittee to establish periodic reporting requirements from each agency board chairperson and chief executive officer to the City Council, and further, to call on the Committee on Ethics and Government Oversight to determine whether new policies or deadlines should be enacted to require earlier notice to City Council members prior to voting on appointments to sister agency boards. Two committees having been called, the Committee on Ethics and Government Oversight and the Committee on the Budget and Government Operations, the matter was *Referred to the Committee on Committees and Rules.*

---

Presented By

**ALDERPERSON CONWAY (34<sup>th</sup> Ward):**

*Referred -- ISSUANCE OF PERMITS, FREE OF CHARGE, FOR LANDMARK PROPERTY AT 79 W. MONROE ST. (RECTOR BUILDING).*

[Or2025-0015944]

A proposed order authorizing the Commissioners of Buildings, Finance, and Fire, and the Zoning Administrator to issue all necessary permits, free of charge, for the demolition and abatement of seven floors of office space for conversion to 117 residential apartments; installation of outdoor roof deck at the 14<sup>th</sup> floor; installation of all new windows; removal of one of the exterior fire escapes; cleaning of the facade and installation of new exterior lighting; installation of a new freight elevator; installation of new tenant amenities (dog wash, storage, bike room and repair, and gaming room) in the lower level; renovation of the existing office lobby on West Monroe Street; renovation of the 14<sup>th</sup> floor to create a new tenant lounge, fitness room, and locker rooms; and installation of new electrical, plumbing, and HVAC throughout the new residential levels, all at the historic property located at 79 West Monroe Street (also known as the Rector Building), which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

3/12/2025

NEW BUSINESS PRESENTED BY ALDERPERSONS

26021

*Referred* -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 564 W. RANDOLPH ST.

[Or2025-015960]

Also, a proposed order for the issuance of a permit to install a sign/signboard at 564 West Randolph Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

---

Presented By

**ALDERPERSON RAMIREZ-ROSA (35<sup>th</sup> Ward):**

*Referred* -- AMENDMENT OF SECTION 17-3-0503-D OF MUNICIPAL CODE BY CLASSIFYING SEGMENT OF N. MILWAUKEE AVE. AS PEDESTRIAN STREET.

[O2025-0016007]

A proposed ordinance to amend Title 17, Chapter 3, Section 0503-D of the Municipal Code of Chicago by classifying North Milwaukee Avenue, from North Rockwell Street/ West Francis Place to North Central Park Avenue (coordinates 2419/2156N to 2934/2957N), as a pedestrian street and to remove such designation on North Milwaukee Avenue from North Rockwell Street to North Gresham Avenue (coordinates 2923N/2898N), which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

---

Presented By

**ALDERPERSON VILLEGAS (36<sup>th</sup> Ward):**

*Referred* -- CALL FOR HEARING(S) ON CITYWIDE INSTALLATION OF SPEED CAMERA LOCATIONS.

[R2025-0015951]

A proposed resolution calling on the Committee on Economic, Capital, and Technology Development to convene a hearing for the Chicago Department of Transportation to present its study on the methodology and criteria used to determine the new speed camera locations. Two committees having been called, a Joint Committee, comprised of the members of the

Committee on Economic, Capital and Technology Development and the Committee on Pedestrian and Traffic Safety, and the Committee on Transportation and Public Way, the matter was *Referred to the Committee on Committees and Rules*.

---

*Referred --* CALL ON U.S. CONGRESS TO PRESERVE TAX-EXEMPT STATUS OF MUNICIPAL BONDS.

[R2025-0016013]

Also, a proposed resolution calling on the United States Congress to preserve the tax-exempt status of municipal bonds, recognizing the importance they play in financing public infrastructure projects, which was *Referred to the Committee on Finance*.

---

*Referred --* EXEMPTION OF APPLICANTS FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

Also, 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:

Karen's Little Achievers -- 2806 West Chicago Avenue;

[O2025-0015834]

North Star Child Development Center -- 1543 North Kolin Avenue;

[O2025-0015835]

Rainbow Art, Inc. -- 2224 West Grand Avenue; and

[O2025-0015833]

2224 Grand LLC -- 2224 West Grand Avenue.

[O2025-0015961]

Presented By

**ALDERPERSON NAPOLITANO (41<sup>st</sup> Ward):**

*Referred* -- ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS.

Three 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 5310 North Harlem Avenue; [Or2025-0016004]

one sign/signboard at 8501 West Higgins Road; and [Or2025-0016006]

one sign/signboard at 10000 West O'Hare Airport (836 Patton Drive). [Or2025-0016005]



Presented By

**ALDERPERSON GARDINER (45<sup>th</sup> Ward):**

*Referred* -- EXEMPTION OF AQUEEL AHMED, DOING BUSINESS AS EURO COLLISION, FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2025-0015810]

A proposed ordinance to exempt Aqueel Ahmed, doing business as Euro Collision, from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 4135 -- 4156 North Milwaukee 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 SILVERSTEIN (50<sup>th</sup> Ward):**

*Referred* -- CORRECTION TO AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF W. DEVON AVE.

[O2025-0015972]

A proposed ordinance to amend an ordinance passed on January 15, 2025, *Journal of the Proceedings of the City Council of the City of Chicago*, pages 23306 and 23307, which incorrectly amended Title 4, Chapter 60, Section 023 of the Municipal Code of Chicago to restrict the issuance of package goods licenses on portion of Kedzie Avenue by striking from said ordinance: "~~(50.2) On Kedzie Avenue, from Granville to Devon Avenue.~~" and inserting: "~~(50.60) On the south side of Devon Avenue, from North Kedzie Avenue to North McCormick Road.~~" in lieu thereof to restrict the issuance of additional package goods licenses on said portion of West Devon Avenue, which was *Referred to the Committee on License and Consumer Protection*.

At this point in the proceedings, Alderperson Coleman requested that the members of the City Council and assembled guests rise and observe a moment of silence in remembrance of the late Dorothy Mae Vaughn Burnett, mother of Alderperson Walter Burnett, Jr.

---

***APPROVAL OF JOURNAL OF PROCEEDINGS.***

---

JOURNAL (February 19, 2025)

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, February 19, 2025 at 10:00 A.M., signed by her as such City Clerk.

Alderperson Mitchell moved to *Approve* said printed official *Journal* and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

---

***UNFINISHED BUSINESS.***

---

None.

**MISCELLANEOUS BUSINESS.**

---

At this point in the proceedings, Alderperson Ervin rose and conveyed best wishes to Alderperson Carlos Ramirez-Rosa as he assumes his new position as Superintendent of the Chicago Park District.

---

**PRESENCE OF VISITORS NOTED.**

The following individuals were in attendance and recognized by the City Council:

Ivan Capifali, newly appointed Commissioner of the Department of Business Affairs and Consumer Protection, accompanied by Daisy Capifali, wife; Giuliana Capifali, daughter; Giovanni Capifali, son; Chris Jessup; A.J. Lee; Shannon Trotter; Lotika Pai; Jerel Dawson; Elisa Sledzinska; and Max Budovitch;

Jamie Rhee, retiring Commissioner of the Department of Aviation, accompanied by Michael Carlson, husband; and Jazelle Carlson, daughter;

Howard B. Brookins, Jr., former Alderperson of the 21<sup>st</sup> Ward;

guests in support of a memorial resolution honoring the late Chandra Libby: Alvin Libby, Sr., brother; Latonia (Glass) Libby, sister-in-law; Alvin Libby, Jr., nephew; Netasha Barrett, niece-in-law; Nellie Mahone, aunt; cousins: Allen Mahone, Cedric Neal, Nina Boston, Melody Driver; Maura McCauley, acting Commissioner of Department of Family and Support Services; Andrea Chatman, Deputy Commissioner, Homeless Services Division; Selena Ruiz, Assistant Director of Human Services; and Christine Riley, Director of Homeless Prevention Policy and Planning;

guests in support of a resolution honoring Women's History Month: Aurie Pennick, member of Chicago Women Take Action; Genora Stone; Apostle Reshorna Fitzpatrick, Executive Pastor of The Historic Stone Temple Church; Melissa Quintana, founder and President of Hermosa Belmont Cragin Chamber of Commerce and community activist; Fernanda Ballesteros, Chicago Police Department; Alees Edwards; Keren Bider, Director of Volunteer Services at Chai Lifeline Midwest; Lorraine Gray Aniteau, Tree Keeper for Openlands and retired social worker; General Cheryl Johnson, founder of Environmental Justice; Liz Martokoukis; Sarah Garza Reznick, CEO of Personal PAC; and Nina Grenke-Kosinski, business liaison for Portage Park Chamber of Commerce;

guests in support of a resolution honoring Central Region Chapter of Sigma Gamma Rho: Honorable Melissa Conyears-Ervin, City Treasurer; Nai V. Colton, Regional Director; Bonita M. Herring, 23<sup>rd</sup> International Grand Basileus of Sigma Gamma Rho; Doni Walker, UCC; Taylor Boaz, undergraduate student coordinator; Tijuana Ingram, 18<sup>th</sup> Regional Director; Dr. Angel Leake Worthy, Central Region National Programs; Lisa Cooper, Grammeteus; Debbie Wilburn, Tamiochus; Angelique Thomas, Anti-Grammeteus; Kesha Harris, Epistoleus; Jesyka Thomas, Rhoer Coordinator; Dr. Alana Jackson, regional Parliamentarian; Denise Merritt, National Education Fund; Tiffany Hightower, 21<sup>st</sup> Regional Director and Executive Director of Illinois Legislative Black Caucus; Commander Davina F. Ward; Leslie Banks; Dr. Carolyn Palmer; Keisha C. French; Janet Hampton; Darvionne Givhan; Erica Swain-Ferrell; Dr. Jackie Stennis Moore; Karrie Simmons-Strong; Nadine Dilanado; Connasha Irby; Tiffany Junkins; Lisa Freelon; Rachel Fuery; Florence O. Edwards; Christiana Bediako; Denise Ellis; Anna Wilson; Victoria Loving; Angela King-Ramsey; Patriece Barton; Anniece Hodges; Kendra Pepper; Dana Laughlin; Toni Straight; Teresa Carr; Leslie Hightower Thomas; Crystal Winfield Edwards; MaryAnn Lloyd; Affilonia Barksdale-Jones; Dawn Martin; Tonishia Holloway; Gwendolyn Allen Morrison; LaTrice Porter-Thomas; Timijanel Boyd Odom; Debra King; Theresa Ivery; Myesha Obrien-Thurman; Tammi Davis; Dr. Tanya White Jones; Cherise Roberts; Johnsy Edwards; Nina Huggar; Yvette Johnson; Wanda Hiwell; Tracy Curtis; Crystal Holton; Cynthia Brame; Denina Smith; Karen Dixon; Shelley Reed Brooks; Jean Randle; Hattie Bender; Rosalyn Putman; Tanyia Junior; Linda Haynes-Smith; Chrisena Bolden Brown; Claudette Knight; Venita E. Brown; Marie Mallett; Lolita Slaughter; Priscilla Jackson; Dianne Taylor; Camelle Logan; Oreitha Benion; Lorez Davis; Shirley Johnson; Janea Franklin; Stacy Lewis; Audrella Morales; Tiffany Davis; Audrey Smith; DeLicia Holiday-Chatman; Crystal L. Hill; Jezail Jackson; Dr. Trina Hollingsworth; Connie Kelly; Toni L. Oats; Latoya Lyons; Tiffany Cosby;

Laila Kelley, Perspectives Charter School student who saved her friend's life during a shooting incident, accompanied by Rahaun Kelley, father; Latoya Griffin, mother; Gina Kapusta, physical education teacher; and Karla Morris, Assistant Principal;

guests from the 8<sup>th</sup> Infantry National Guard: Major Ronald Murdock, retired; Master Sergeant Charles Patton, retired; Command Sergeant Major O'Darrell Pennington, retired, member of Board of Directors; Sergeant First Class Zaveloa Coleman, retired, Secretary; Staff Sergeant Larry Preston, retired, Sergeant-at-Arms; members: Captain Katherine White, retired, Sergeant First Class Jeffrey Barnes, retired and Staff Sergeant Kenneth Hubbard, retired;

guests celebrating the 70<sup>th</sup> birthday of Bennie Henry: Mary Walls Jackson, mother-in-law; Terri Walls, sister-in-law; Judy Henry, sister; Donavon Henry, son; Benjamin Henry, son; Kay Thomas, grandson; Zariyah Jackson, granddaughter; and Martina Smith, niece;

Olive Harvey Women's Lady Panthers Basketball Team, NJCAA Region 4, Division 1 Champions: coaches: Jeffery D. Dillard, Jr., Kimberly Hollingsworth, Robert Fletcher and Jason Straight; players: Jada M. Blow, Christine Barnett, Rashaunda Cooper, Jacob Perez, Khaniah Gardner, Alicia Maciel, Khadijah Phillips, Cherish Boothe, Kiara Phillips, Alica Williams, Ayanna Simmons, Alana Stephens, Ny'Bria Forrest, Cashay Dixon, A'Shiya Brown, Kamariah Huntley and Nakia Bardney;

Kenwood Academy Girl's Basketball Team, IHSA State Champions: players: Danielle Brooks, Icesis Thomas, Amillya Henigan, Ariella Henigan, Jade Hamilton-Gill, Makayla Triplett, Emmarie Leonard-Collins, Danielle Waddy, London Walker-George, Logan Ramsey, Diann Jackson, Journey Stanford, Kyndall Burgess, Indiah Zarbock and Shalia Poole; Andre Lewis, head coach; assistant coaches: Kimmey Barksdale, Beverly Chick, Ky Gavin, Adrian McDaniel and Demon Page; statisticians: Zoe Fowler, Josefina Kitson, Laila Love and Laila Richardson-Jenkins; and Billy Survillion.

---

**Time Fixed For Next Succeeding Regular Meeting.**

[O2025-0016047]

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, April 16, 2025, beginning at 10:00 A.M., 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, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, 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 -- 50.

*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, April 16, 2025, at 10:00 A.M., in the Council Chamber in City Hall.

A handwritten signature in black ink, appearing to read "Andrea M. Valencia", written over a horizontal line.

ANDREA M. VALENCIA,  
City Clerk.