(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 -- Thursday, October 16, 2025

at 10:00 A.M.

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

OFFICIAL RECORD.

VOLUME II

BRANDON JOHNSON
Mayor

ANDREA M. VALENCIA
City Clerk

Continued from Volume I
on page 33750

COMMITTEE ON HOUSING AND REAL ESTATE.

RELEASE OF CITY-OWNED LANDS AT 4327 S. ELLIS AVE., 4320 S. GREENWOOD AVE. AND 4347 S. BERKELEY AVE. FROM AMENDED REDEVELOPMENT AGREEMENT WITH JRD LLC.

[O2025-0019983]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Planning and Development for a redevelopment agreement with JRD LLC for City-owned lands at 4327 South Ellis Avenue, 4320 South Greenwood Avenue and 4347 South Berkeley Avenue (4th Ward) (O2025-0019983), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the said proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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, Pursuant to the ordinance adopted by the City Council of the City (the "City Council") on April 26, 2006 and published in the *Journal of the Proceedings of the City Council of the City of Chicago* (the "*Journal*") for such date at pages 75300 -- 75340 (the "2006 Ordinance"), the City Council approved the conveyance of certain City-owned parcels and the execution of a redevelopment agreement between the City, acting by and through its Department of Planning and Development (the "Department"), and Greenwood, Berkeley, Ellis LLC, an Illinois limited liability company (the "Developer"); and

WHEREAS, Pursuant to the 2006 Ordinance, the City and the Developer entered into that certain Agreement for the Sale and Redevelopment of Land dated November 8, 2006 and recorded with the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder's Office"), on February 1, 2007, as Document Number 0703231030 (the "Redevelopment Agreement"), relating to those City-owned or formerly City-owned parcels and four (4) Developer-owned or formerly Developer-owned parcels legally described in Exhibit A of the Redevelopment Agreement; and

WHEREAS, Pursuant to the 2006 Ordinance and the Redevelopment Agreement, the City, by quitclaim deed dated November 17, 2006 and recorded in the Recorder's Office on February 1, 2007, as Document Number 0703231031 (the "City Deed"), conveyed to the Developer fourteen (14) parcels of real property located on the 4300 blocks of South Greenwood Avenue, South Berkeley Avenue, and South Ellis Avenue, Chicago, Illinois (the "City Property"), in consideration of the Developer's: (a) payment to the City of Eight Hundred Thousand and no/100 Dollars ($800,000.00) (the "Sales Price"); and (b) construction of sixteen (16) detached, all-masonry single-family homes and six (6) condominium units on the City Property and certain additional real property owned by the Developer, as more fully described in the Redevelopment Agreement (the "Project"); and

WHEREAS, The Sales Price was $515,000 less than the appraised fair market value of the City Property (approximately $36,785 per parcel of City Property); and

WHEREAS, The Redevelopment Agreement obligated the Developer to sell the condominium units at an affordable price, as further described in the Redevelopment Agreement; and

WHEREAS, The Redevelopment Agreement permitted the Developer to sell the single-family homes at a market rate price; and

WHEREAS, Due to the decline in the real estate market and changes in underwriting requirements applicable to buyers of single-family homes, including condominium units, the Developer was unable to market four (4) condominium units; and

WHEREAS, To facilitate the sale of those four (4) condominium units and the completion of the condominium portion of the Project, the Developer requested that the Department consent to an amendment of the Redevelopment Agreement to increase the households earning cap applicable to those four (4) condominiums; and

WHEREAS, The City Council, pursuant to an ordinance adopted on October 7, 2009, and published at pages 72562 through 72565 in the *Journal* of such date (the "2009 Ordinance"), authorized the City's execution of a first amendment to the Redevelopment Agreement, to increase the household earnings caps applicable to the four (4) condominium units, extend the completion date for the Project, and consent to certain changes in the Developer's ownership structure; and

WHEREAS, Pursuant to the 2009 Ordinance, the City and the Developer entered into that certain First Amendment to Redevelopment Agreement dated March 26, 2010, and recorded with the Recorder's Office on May 13, 2011, as Document Number 1113331048 (the "First Amendment"; the Redevelopment Agreement, as amended by the First Amendment, the "Amended Agreement"); and

WHEREAS, GT Alternatives LLC, an Illinois limited liability company ("Tax Buyer"), with a principal address of 2034 North Clark Street, Chicago, Illinois 60614, acquired by tax deed dated January 24, 2025, and recorded with the Recorder's Office on March 7, 2025, as Document Number 2506609028, four (4) parcels, including the following three (3) parcels that the City conveyed to the Developer pursuant to the City Deed, and which the Amended Agreement encumbers and on which the Developer was obligated to construct market rate single family homes: 4347 South Berkeley Avenue, 4327 South Ellis Avenue, and 4320 South Greenwood Avenue, Chicago, Illinois (together, the "Three Tax Parcels"), which are legally described on Exhibit 1 attached hereto; and

WHEREAS, Tax Buyer conveyed the Three Tax Parcels to JRD LLC, an Illinois limited liability company, pursuant to three (3) warranty deeds, each dated June 4, 2025 and recorded with the Office of the Clerk of Cook County, Illinois, Recordings Division, as Document Numbers 2516923001, 2516923002 and 2517518024; and

WHEREAS, JRD LLC has requested that the City release the Amended Agreement from the Three Tax Parcels, subject to JRD LLC's paying the City the sum of $110,355 (the "Write-Down Amount"), which amount represents the write-down attributable to the Three Tax Parcels (i.e., 3 times $36,785) when the City sold the City Property to the Developer; and

WHEREAS, The Department has determined that it is in the City's best interests to release the Amended Agreement from the Three Tax Parcels in exchange for JRD LLC's payment to the City of the Write-Down Amount; 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 Commissioner of the Department (the "Commissioner"), or any designee of the Commissioner, subject to the approval of the Corporation Counsel as to form and legality, is authorized to negotiate, execute and deliver a release of the Three Tax Parcels from the Amended Agreement, subject to JRD LLC's payment to the City of the Write-Down Amount.

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 1 referred to in this ordinance reads as follows:

Exhibit 1.

Legal Description Of The Three Tax Parcels.

(Subject To Final Title Commitment And Survey)

Parcel 1:

Lot 19 in Block 1 in Charles C. Abell's Subdivision of the south 412.5 feet of Lot 2 in the subdivision by Executor's of E. K. Hubbard of the east half of the southwest quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4347 South Berkeley Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-02-303-022-0000.

Parcel 2:

Lot 26 in Block 2 in Charles C. Abell's Subdivision of the south 412.5 feet of Lot 2 in the subdivision by Executor's of E. K. Hubbard of the east half of the southwest quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4327 South Ellis Avenue
Chicago, Illinois 60653
(formerly part of 4323 South Ellis Avenue
Chicago, Illinois 60653.)

Permanent Index Number:

20-02-302-048-0000
(formerly, part of 20-02-302-012-0000).

Parcel 3:

The south 8 feet of Lot 2 and the north 17 feet of Lot 3 in the subdivision of Lot 9 in the subdivision of the north 3.79 chains and the north 25½ feet of Lot 1 in Block 1 in Charles C. Abell's Subdivision of the south 412.5 feet of Lot 2, together with a strip lying between the aforesaid lots, all in Block 2 in the subdivision by Executor's of E. K. Hubbard of the east half of the southwest quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4320 South Greenwood Avenue
Chicago, Illinois 60653.

Property Index Number:

20-02-303-061-0000
(formerly, part of 20-02-303-035-0000
and 20-02-303-036-0000).

SALE OF CITY-OWNED PROPERTY AT 4100 S. CALUMET AVE. TO JD HOUSING LLC UNDER CHIBLOCKBUILDER PLATFORM.

[SO2025-0020002]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred a substitute ordinance from the Department of Planning and Development for the sale of City-owned property at 4100 South Calumet Avenue to JD Housing LLC under ChiBlockBuilder platform (3rd Ward) (SO2025-0020002), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

On motion of Alderperson Sigcho-Lopez, the said proposed 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

WHEREAS, In an effort to reach potential buyers and create a 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 market values and online application materials; and

WHEREAS, ChiBlockBuilder allows prospective buyers to view a map of available properties 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 available City-owned properties based on comparable sales, and these market value assessments are posted on ChiBlockBuilder to establish purchase prices or bidding guidance for all properties marketed for sale; and

WHEREAS, The Department offered the property identified on Exhibit A attached hereto (the "City Property") for sale on ChiBlockBuilder for market rate development during the application period beginning on October 1, 2024 and ending on November 15, 2024 (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 October 2, 9, 16, 23 and 30 and November 6 and 13, 2024; and

WHEREAS, Applicants for properties advertised for market rate development are expected to offer the listed market value or more, though the Department will consider discounted purchase prices for proposals that provide significant public benefits, such as a community or institutional development project; and

WHEREAS, The Department evaluated the applications for the City Property based on a number of factors, including the development team's experience, clarity and financial feasibility of project plans and designs, practicality of project timeline, budget detail, proof of funding, project readiness, purchase price, public benefits of project, community engagement, and consistency of project with neighborhood plans; and

WHEREAS, The Department selected JD Housing LLC, an Illinois limited liability corporation ("Buyer") for the sale of the City Property for the construction of two (2) masonry buildings each containing three (3) three-bedroom units and three (3) parking spaces, as depicted in the drawings attached hereto as Exhibit B (the "Project"), and

WHEREAS, There were no other applications for the City Property; and

WHEREAS, The market value of the City Property is $156,000, based on a market value assessment dated September 20, 2024 and the City Property is being sold to the Buyer at a cost of $170,000 (the "Purchase Price"); and

WHEREAS, The estimated cost of the Project is $1,520,000; and

WHEREAS, The Buyer offered to purchase the City Property for the Purchase Price, and the Department desires to convey the City Property to the Buyer for the Purchase Price, subject to a deed restriction requiring the Buyer to construct the Project; and

WHEREAS, The construction of in-fill housing on vacant City land exemplifies best practices in urban planning by leveraging existing infrastructure, reducing sprawl, strengthening neighborhood vitality, and expanding available housing stock in transit-served areas; 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 Property in its "as is" condition to Buyer, or, upon approval of the Department, to an entity of which Buyer is the sole controlling party or which is comprised of at least one of the same principal parties, or to an affiliate of Buyer (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

(a) Buyer Entity must submit to the Department, and the Department must approve, the final construction plans and specifications for the Project;

(b) Buyer Entity must obtain all building permits and other required permits and approvals, including zoning approvals if applicable, necessary to construct the Project and submit evidence thereof to the Department;

(c) Buyer Entity must submit to the Department, and the Department must approve, the final budget and proof of financing for the Project;

(d) Buyer Entity must submit to the Department, and the Department must approve, such closing checklist due diligence documents as the Corporation Counsel may request, such as a pro forma title policy, survey, and corporate organization and authority documents;

(e) Buyer Entity must submit a reconveyance deed to the Department, in a form approved by the Corporation Counsel; and

(f) Buyer Entity must deliver to the Cook County Assessor (or to the title company closing the transaction for delivery to the Cook County Assessor) a letter notifying the Assessor pursuant to 35 ILCS 200/15-20 that there has been a change in use and ownership of the City Property, and submit evidence thereof to the Department.

If the Buyer Entity fails to close on the acquisition of the City Property within 180 days after 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, extends the closing date. The Buyer Entity must 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 C (the "Deed"), conveying the City Property to the Buyer Entity, provided the Deed may be modified as necessary to facilitate financing of the Project, 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 provisions related to indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title to the City 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 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 "B" referred to in this ordinance printed on pages 33766 through 33769 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	3/Grand Boulevard
TIF Area	47th and King Drive
Size	Approximately 50' x 130, 6,500 ft^2
Current Zoning	RM5
Proposed Zoning	No change requested
ZBA Approval	Not Applicable

Parcel 1:

Lots 1 and 2 in Block 2 in J. Young's Scammons' South Park Boulevard Subdivision of part of the northeast quarter of the southeast quarter of the northwest quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4100 South Calumet Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-116-011-0000.

Exhibit "C".
(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 $170,000, and other good and valuable consideration, conveys and quitclaims all right, title and interest in the real property legally described and identified on (Sub)Exhibit A attached hereto ("City Property"), pursuant to an ordinance adopted by the City Council of the City of Chicago ("City Council") on _____, and published in the *Journal of the Proceedings of the City Council of the City of Chicago* for such date at pages _____ through _____, to JD Housing LLC, an Illinois limited liability company ("Grantee"), having a principal business address of 77 West Washington Street, Suite 1115, Chicago, Illinois 60602.

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the standard exceptions in an ALTA title insurance policy; (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 as 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 City Property and which shall run with the land and be binding upon and enforceable against the Grantee and the Grantee's heirs, successors and assigns, in perpetuity (unless a shorter period is expressly stated below):

1. Covenant To Improve City Land; Restriction On Conveyance. Grantee: (a) shall improve the City Property with two (2) masonry buildings each containing three (3) three-bedroom units and three (3) parking spaces, in accordance with the site plan and elevations previously approved by the Department of Planning and Development (the "Department"); (b) shall commence construction of the Project within sixty (60) days of the date of this deed, and complete construction of the Project within twelve (12) months of the construction commencement date; provided, however, the Department, in its sole discretion, may extend the construction commencement and completion dates upon written request; and (c) until construction of the Project is completed, may not, without the prior written consent of the City, which shall be in the City's sole discretion: (i) merge, liquidate, or consolidate; (ii) directly or indirectly sell, lease, assign or otherwise transfer the City Property, excluding the sale of individual dwelling units in the ordinary course of development; or (iii) engage in any financing or other transaction which would create an encumbrance or lien on the City Property, except for the acquisition and construction financing for the Project. If any of these conditions is not satisfied,

the City may record a notice of default against the City 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 and take possession of the City Property, terminate the estate conveyed to the Grantee, and revest title to the City Property in the City. Grantee, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the City Property to further evidence such revesting of title. The foregoing covenants shall expire upon completion of the Project.

2. Environmental Documents Review. The City, acting through its Department of Fleet and Facility Management ("DFFM"), 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 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 Review. Grantee acknowledges and agrees that the City does not represent or warrant that DFFM's methodology for or findings from its Limited Review are accurate or complete or that the environmental condition of or risks to the City Property are consistent with the DFFM'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 City Property, and that the City's review of the Review Documents was limited. Grantee acknowledges and agrees that DFFM's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Property, and that there may be other conditions, uses, and sources or types of contamination affecting the City 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 City 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. 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. Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the City 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 City 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 City Property is being conveyed, and Grantee accepts the City 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 City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.

6. Release Of City. Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise, in any and all courts or other forums, of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Property, including, without limitation: (i) any release, emission, discharge, generation, transportation, treatment, storage or disposal of hazardous substances in, on, under or about the City Property, or threatened release, emission or discharge of hazardous substances in, on, under or about the City Property; and (ii) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Grantee shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City Parties harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Grantee Parties or anyone claiming by, through, or under the Grantee Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. Grantee Parties waive their rights of contribution and subrogation against the City Parties.

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

This Transfer Is Exempt Under The Provisions Of The Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(b); Cook County Code Section 74-106(2); 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 33760 of this *Journal*.]

Statement By Grantor And Grantee.

The Grantor or its agent affirms that, to the best of Grantor or its agent's knowledge, the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _____, 202__ Signature _____
Agent
City of Chicago Department of Law
Real Estate and Land Use Division

Subscribed and sworn to before me this
____ day of _____, 2025.

_____
Notary Public

The Grantee or its agent affirms and verifies that the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated _____, 202__ Signature _____
Grantee or Agent

Subscribed and sworn to before me this
____ day of _____, 2025.

_____
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

Exhibit "B".
(To Ordinance)

Drawings.
(Page 1 of 4)

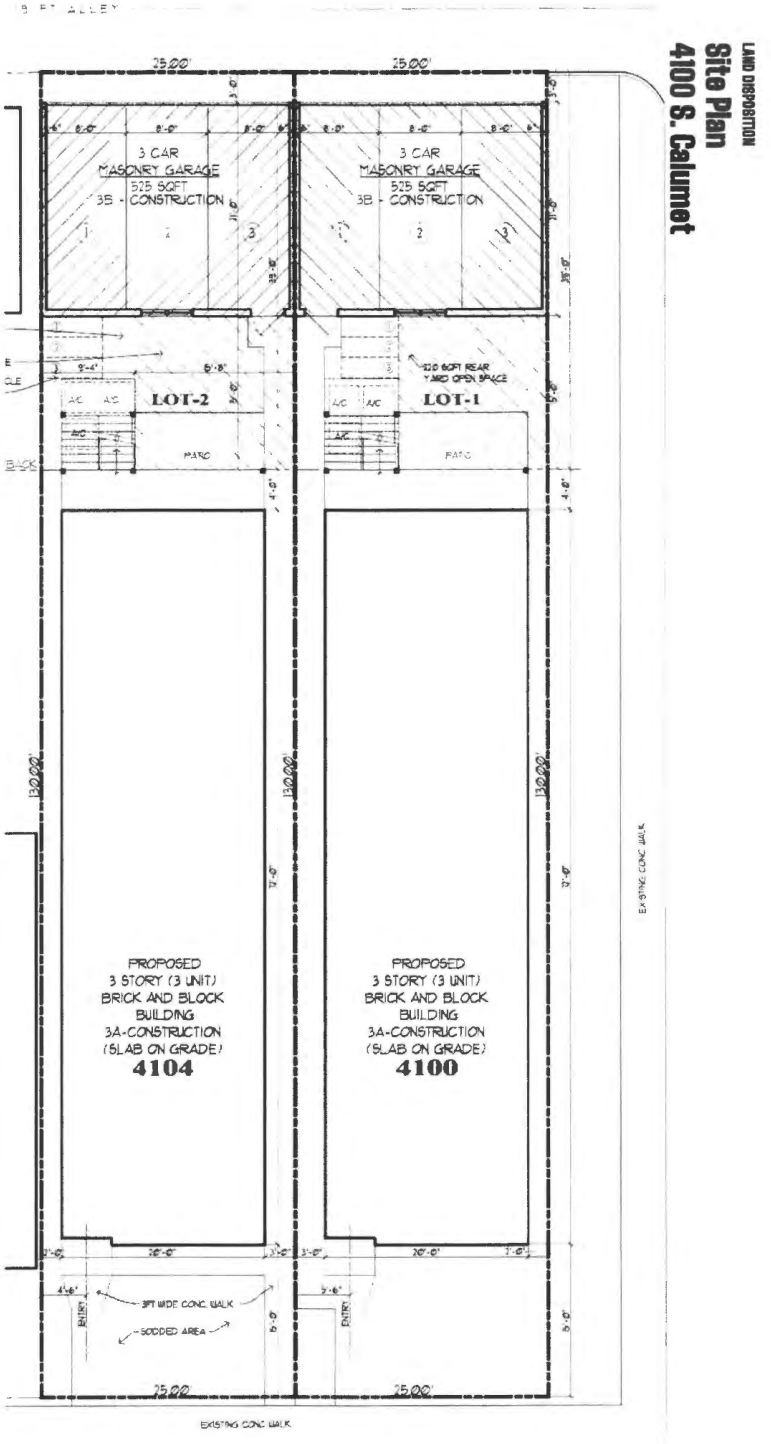


Exhibit "B".
(To Ordinance)

Drawings.
(Page 2 of 4)

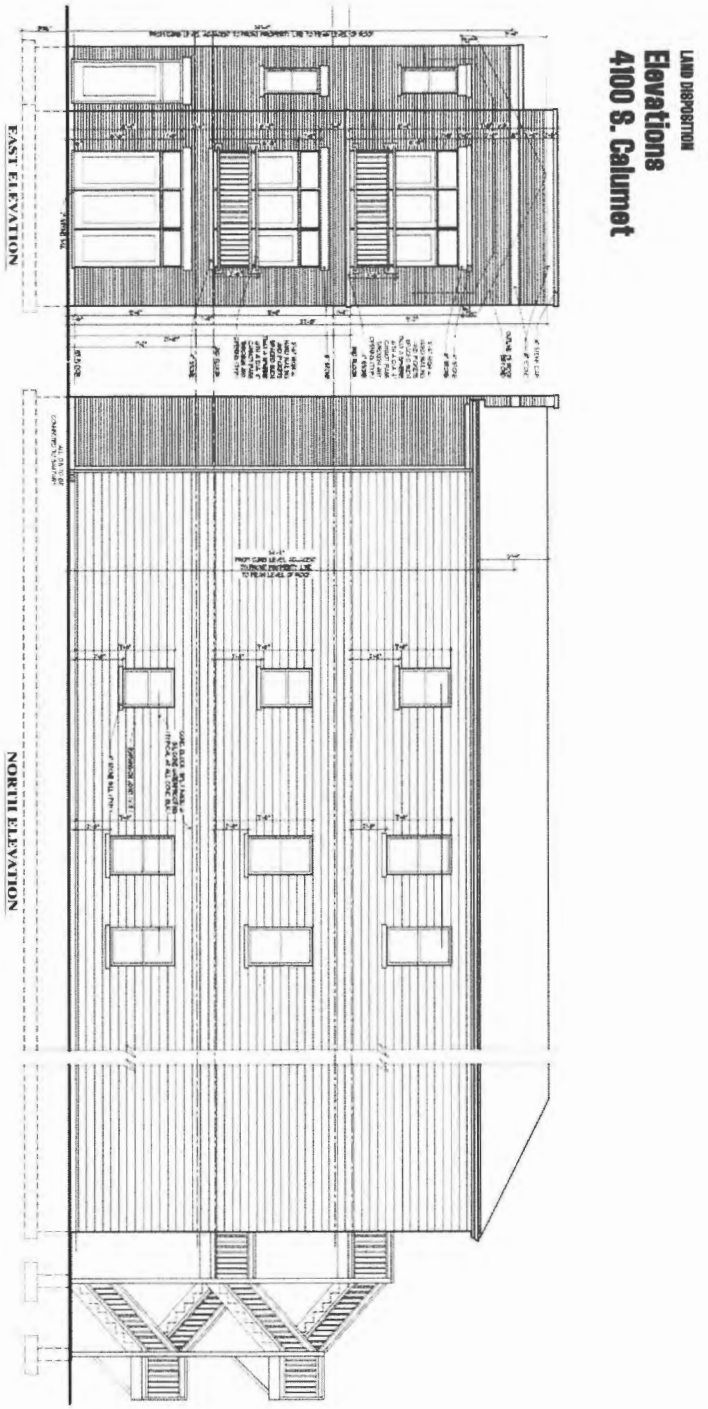


Exhibit "B".
(To Ordinance)

Drawings.
(Page 3 of 4)

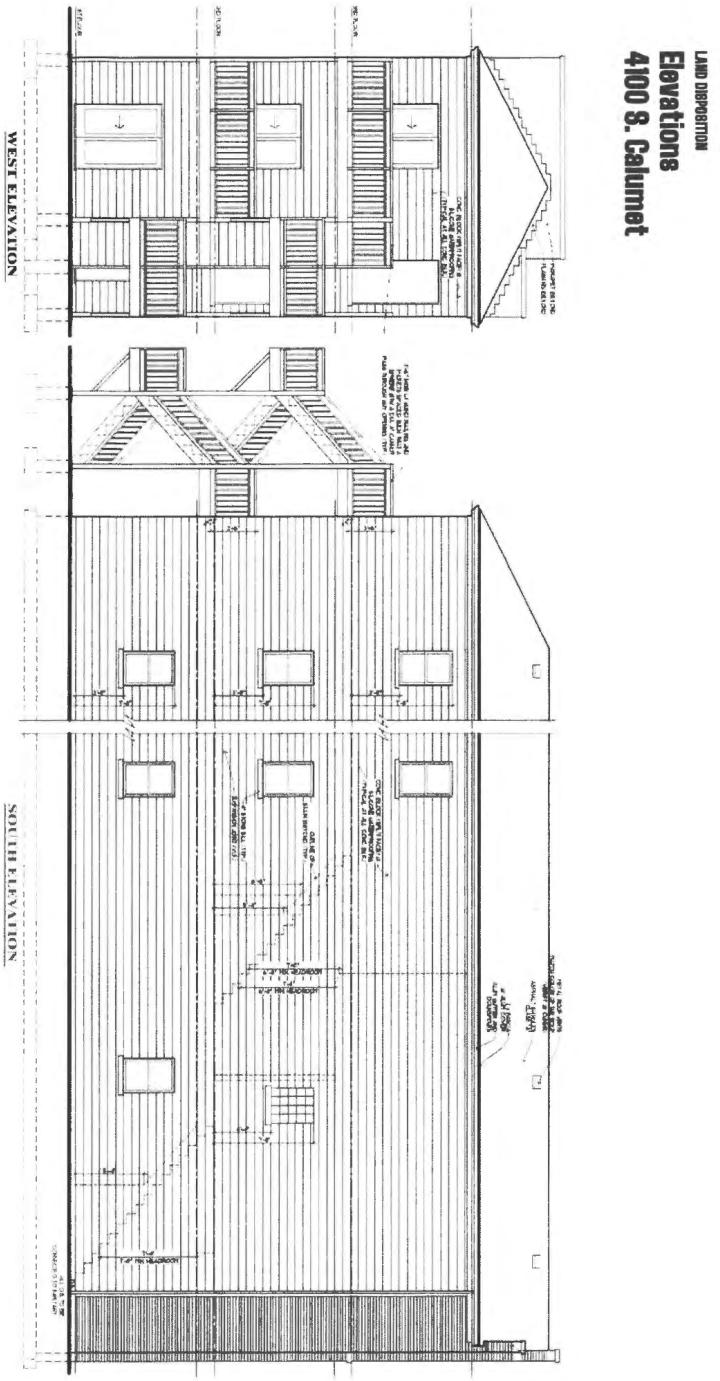
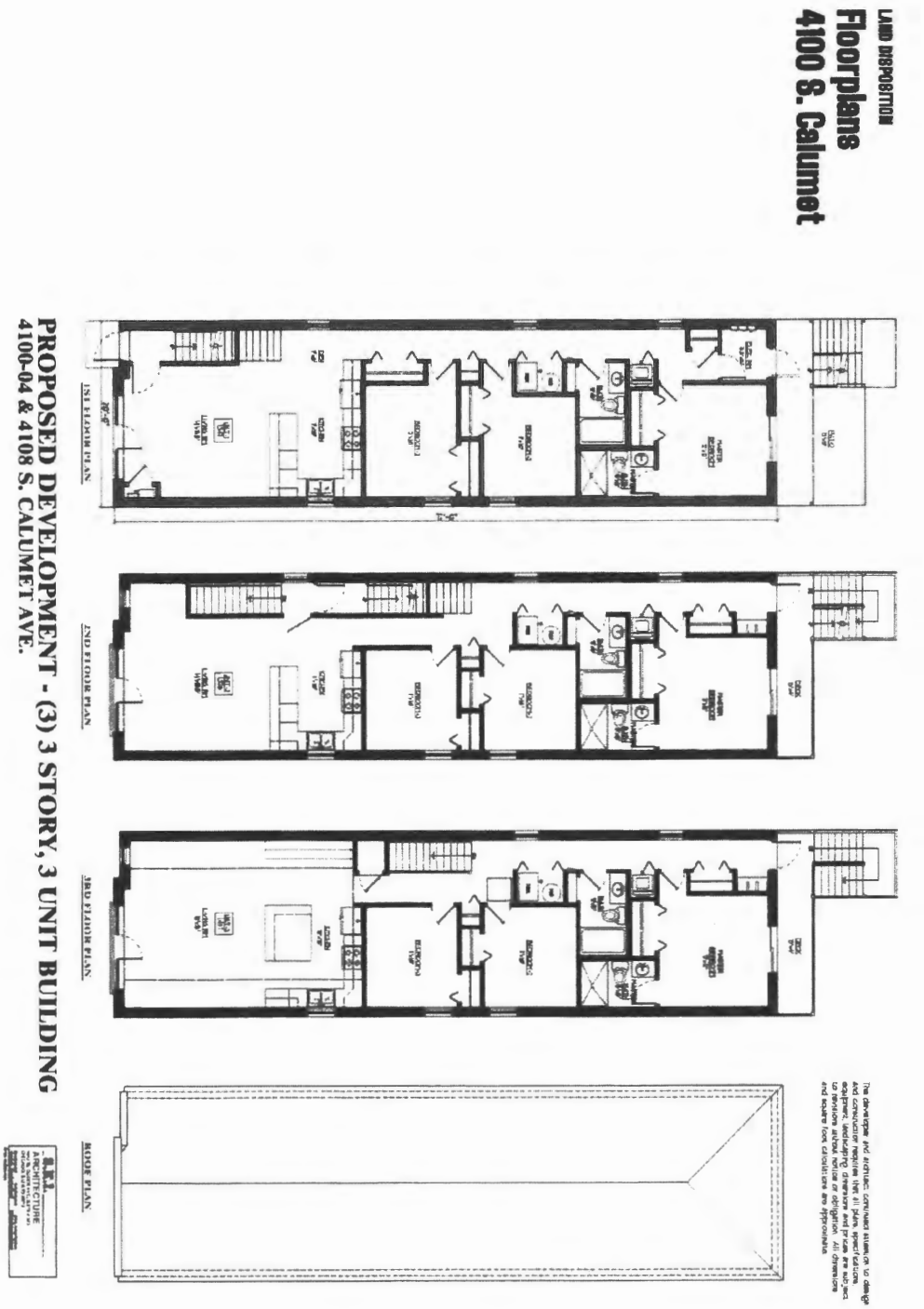


Exhibit "B".
(To Ordinance)

Drawings.
(Page 4 of 4)



SALE OF CITY-OWNED PROPERTY AT 1419, 1507, 1509, 1511 AND 1515 S. CHRISTIANA AVE. TO BEAUTY FOR ASHES DEVELOPERS LLC UNDER CHIBLOCKBUILDER PLATFORM.

[O2025-0019994]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 1419, 1507, 1509, 1511 and 1515 South Christiana Avenue to Beauty for Ashes Developers LLC under ChiBlockBuilder platform (24th Ward) (O2025-0019994), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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, In an effort to reach potential buyers and create a 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 market values and online application materials; and

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

WHEREAS, The Department established the Missing Middle Infill Housing Initiative (the "Initiative") to address neighborhood disinvestment and repopulate underbuilt areas by facilitating new home construction on vacant, City-owned lots in communities like North Lawndale; and

WHEREAS, The Initiative is currently in its pilot phase and is offering forty-four (44) vacant lots in six (6) clusters in North Lawndale for One Dollar ($1.00) per tax parcel (the "Purchase Price") to qualified developers for the construction of one-to-six-unit residential buildings, with completed buildings to be sold to owner-occupants, in furtherance of restoring neighborhood density, expanding homeownership, and supporting community revitalization efforts; and

WHEREAS, Under the Initiative, the City may provide up to $150,000 per housing unit for site preparation and construction costs; and

WHEREAS, As part of the Initiative, the Department issued a Request for Applications ("RFA") through ChiBlockBuilder for multiple clusters, including the cluster of properties legally described on Exhibit A attached hereto (each, a "City Lot" and collectively, the "City Lots"); and

WHEREAS, The Department accepted applications for the City Lots beginning on October 1, 2024 and ending on November 15, 2024 (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 October 2, 9, 16, 23 and 30, 2024, and November 6 and 13, 2024; and

WHEREAS, The Department evaluated the applications for the City Lots based on the applicant's development experience, clarity and feasibility of project plans and designs, practicality of project timeline, budget detail, proof of funding, the anticipated economic impact of the project, the proposed density of the project, and community engagement; and

WHEREAS, The Department selected Beauty for Ashes Developers LLC, an Illinois limited liability company, or an affiliate ("Buyer"), for the sale of the City Lots for the construction of the project described on Exhibit A and depicted on Exhibit D (the "Project"); and

WHEREAS, The other applications for the City Lots ("Proposals") are summarized on Exhibit B attached hereto; and

WHEREAS, The RFA stated, in part, that selected developers must sell the buildings they construct to owner-occupants upon project completion and comply with the Affordable Requirements Ordinance, Section 2-44-085 of the Municipal Code, if applicable; and

WHEREAS, Subsequent to its receipt and evaluation of the Proposals, the Department determined that it was in the best interests of the City to: (i) permit temporary leases of buildings or units in buildings if, following a good faith effort, developers are unable to find buyers, in order to provide a stream of income to developers pending sale and to protect the homes from vandalism; and (ii) waive the application of the Affordable Requirements Ordinance, if applicable to a project, in order to further the objectives of the Initiative, in particular to encourage market-rate homeownership and investment; and

WHEREAS, The City finds it is in its best interest to modify the terms of the Initiative as described in (i) and (ii) in the foregoing recital and sell the City Lots to the Buyer or to a land trust of which the Buyer is the sole beneficiary, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Developer"); and

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

WHEREAS, The combined market value of the City Lots as of September 18, 2024, as determined by CBRE, is Seventy-seven Thousand Nine Hundred Sixty-six Dollars ($77,966); and

WHEREAS, The Buyer applied for a grant for the construction of the Project from the City's Housing and Economic Development bond and received a conditional commitment from the Department in the amount of Two Million Two Hundred Fifty Thousand Dollars ($2,250,000); and

WHEREAS, As a condition of grant funding, the Developer will be required to enter into a redevelopment agreement with the Department including such terms and conditions as the Department may require (the "Redevelopment Agreement"); 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 for the Purchase Price in their "as is" condition to the Developer. This approval is expressly conditioned upon the City entering into the Redevelopment Agreement with the Developer in substantially the form attached hereto as Exhibit E. If the Developer fails to close on the Redevelopment Agreement 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 Developer 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 or deeds (each a "Deed") conveying the City Lots to the Developer subject to those covenants, conditions and restrictions set forth in the Redevelopment Agreement and herein. The Deed shall be in substantially the form attached hereto as 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 and the Redevelopment Agreement. Such documents may contain terms and provisions that the Commissioner or the Commissioner's designee deems appropriate, including provisions related to 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. This Project will be issued a waiver from Chapter 16-18 of the Municipal Code, the Open Space Impact Fee Ordinance, pursuant to Section 16-18-070, Individualized Assessment of Impact.

SECTION 6. The Affordable Requirements Ordinance, Section 2-44-085 of the Municipal Code, shall not apply to this Project.

SECTION 7. Upon completion of any building in the Project, if the Developer is unable to sell the building (or any unit in the building if the units are being sold as condominiums) to an owner-occupant after making a good faith effort, as reasonably determined by the Department, the Developer may lease the building or any units in it for up to one (1) year, subject to extension for good cause with Commissioner approval, provided the Developer has received written consent from the Department.

SECTION 8. 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 9. This ordinance shall take effect upon its passage and approval.

[Exhibit "D" referred to in this ordinance printed on page 33834 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Lots And Project Description.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area:

24th/North Lawndale.

TIF Area:

Ogden/Pulaski TIF Redevelopment Project Area.

Project Description:

Construction of five (5) three-flat residential buildings with a total of fifteen (15) dwelling units.

Address	PIN	Size (square feet)	Market Valuation
1419 South Christiana Avenue	16-23-219-008-0000	3,107	$15,537
1507 South Christiana Avenue	16-23-227-002-0000	3,122	$15,611
1509 South Christiana Avenue	16-23-227-003-0000	3,120	$15,598
1511 South Christiana Avenue	16-23-227-004-0000	3,122	$15,611
1515 South Christiana Avenue	16-23-227-005-0000	3,122	$15,609

Parcel 1.

Lot 11 in the subdivision of Block 1 of Block 5 in Prescott Douglas Park Addition to Chicago in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1419 South Christiana Avenue
Chicago, Illinois 60623.

Permanent Index Number:

16-23-219-008-0000.

Parcel 2.

Lot 46 in Block 4 in Prescott's Douglas Park Addition to Chicago, a subdivision of Blocks 1, 2, 5 and 10 of the Circuit Court Partition of the east half of the northeast quarter and that part of the east half of the southeast quarter lying north of the centerline of Ogden Avenue of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1507 South Christiana Avenue
Chicago, Illinois 60623.

Permanent Index Number:

16-23-227-002-0000.

Parcel 3.

Lot 45 in Subblock 4 of Block 5 in Prescott Douglas Park Addition to Chicago in the subdivision of Blocks 1, 2, 3 and 10 of the Circuit Court Partition of the east half of the northeast quarter and that part of the east half of the northeast quarter lying north of the centerline of Ogden Avenue in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1509 South Christiana Avenue
Chicago, Illinois 60623.

Permanent Index Number:

16-23-227-003-0000.

Parcel 4.

Lot 44 in Block 4 in Prescott's Douglas Park Addition to Chicago, a subdivision of Blocks 1, 2, 5 and 10 of the Circuit Court Partition of the east half of the northeast quarter of that part of the east half of the southeast quarter lying north of the centerline of Ogden Avenue of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1511 South Christiana Avenue
Chicago, Illinois 60623.

Permanent Index Number:

16-23-227-004-0000.

Parcel 5.

Lot 43 in Block 4 in Prescott's Douglas Park Addition to Chicago in Section 23, Township 39 North, Range 13, being a subdivision of Blocks 1, 2, 5 and 10, in the Circuit Court Partition of the east half of the northeast quarter and that part of the east half of the southeast quarter lying north of the centerline of Ogden Avenue in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1515 South Christiana Avenue
Chicago, Illinois 60623.

Permanent Index Number:

16-23-227-005-0000.

Exhibit "B".
(To Ordinance)

Competing Proposals.

Applicant	Status	Decision
Beauty for Ashes Developers LLC	Accepted	Offering several different concepts for buildings -- good for variation among the lots, but some designs could be improved. Strong experience developing infill multi-family housing and budgets are detailed. The applicant does not have past development experience in Chicago.
Applicant Number 2	Declined	Budget only provided per unit and it's not clear how many units would be developed. There isn't a plan for the types of buildings that would be developed, specific to the sites. Would appreciate more detail. The units per parcel are not consistent with zoning rights.
Applicant Number 3	Declined	No financing plan provided; no conceptual plans besides an AI image.
Applicant Number 4	Declined	Application is incomplete, the documents provided are generic statements of their plan and experience, no actual projects referenced.
Applicant Number 5	Declined	No experience provided for the developer and the budget is not realistic. The per unit cost is very high and the financing plan is not strong.
Applicant Number 6	Declined	They could not build 20 units with RT4 zoning so there is confusion in the proposal. They're also not proposing any equity in finance plan.
Applicant Number 7	Declined	Application lacks detail and does not meet the requirement of requesting no more than $150,000/unit from DPD. The rendering is AI and the language in the proposal appears to be as well since its very unclear in places.
Applicant Number 8	Declined	The development plan was not clear on the number of units or housing products that would be developed and there were two different budgets submitted that made the proposal unclear.

Applicant	Status	Decision
Applicant Number 9	Declined	Strong application for 3-flats except primary facade design needs improvement. Final units not expected to be complete until 2030, which is a longer timeline than desired.
Applicant Number 10	Declined	Development team lacks experience in the Chicago market. Designs are lacking in quality.
Applicant Number 11	Declined	The proposed units are directly in response to the lot sizes, rather than one product across all, maximizing units. First units to come online in summer 2026. Strong application, but not the highest scoring for this cluster.

Exhibit "C".
(To Ordinance)

Form Of Deed.

The City of Chicago, an Illinois municipal corporation, having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 ("Grantor"), for the consideration of _____ Dollars ($_____), conveys and quitclaims to Beauty for Ashes Developers LLC, an Illinois limited liability company, whose offices are located at _____ ("Grantee"), all interest and title of Grantor 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 of Chicago on _____, 20__, and published at pages _____ through _____ in the *Journal of the Proceedings of the City Council of the City of Chicago* of such date (the "Project Ordinance").

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the standard exceptions in an ALTA title insurance policy; (b) general real estate taxes and any special assessments or other taxes; (c) easements, encroachments, covenants, restrictions and liens of record and not shown of record; (d) such other title defects as may exist; and any and all exceptions caused by the acts of the Grantee or its agents. This conveyance is also subject to the following conditions and covenants, which are a part of the consideration for the Property and which are to be taken and construed as running with the land and binding on Grantee and Grantee's successors and assigns. Except as otherwise defined herein, all capitalized words shall have the meanings given to such words in that certain Redevelopment Agreement between Grantor and Grantee dated _____, 20__, and recorded on even date herewith (the "Agreement").

First: Grantee shall commence construction of the Project within ___ months after the date of this deed, and shall complete the Project (as evidenced by the issuance of the Certificate of Completion) in accordance with the terms of the Agreement; provided, however, Grantor's Department of Planning and Development or any successor department thereto (the "Department"), in its reasonable discretion, may extend the construction commencement and completion dates.

Second: Grantee may not directly or indirectly sell, transfer, convey or otherwise dispose of all or any portion of the Property or the Project or any interest therein to any person or entity, nor may Grantee directly or indirectly assign the Agreement, nor may any principal party of Grantee (e.g., a general partner, member, manager or shareholder) sell, transfer or assign any of its interest in Grantee to anyone other than another principal party, without in each case obtaining the prior written consent of the Department, which consent shall be in the Department's sole discretion.

Third: Grantee may not, without the prior written consent of the Department, which consent shall be in the Department's sole discretion, engage in any financing or other transaction which would create an encumbrance or lien on the Property, except for any Lender Financing approved pursuant to Section 4 of the Agreement, which shall be limited to funds necessary to construct the Project.

Fourth: Grantee shall not discriminate on the basis of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, or source of income in the sale, lease, rental, use or occupancy of the Property or the Project or any part thereof.

Fifth: Grantee, on behalf of itself and its affiliates, and the respective officers, directors, employees, agents, successors and assigns of Grantee and its affiliates, shall release, relinquish and forever discharge Grantor from and against any and all Losses arising out of or in any way connected with, directly or indirectly, the environmental matters defined as Released Claims in Section 9.05 of the Agreement, in accordance with the terms and conditions of Section 9.05 of the Agreement.

The covenants numbered First, Second, and Third shall terminate on the date Grantor issues the Certificate of Completion for the Project. The covenants numbered Fourth and Fifth shall have no limitation as to time.

If Grantee fails to comply with any of the foregoing covenants and conditions, Grantor may terminate the Agreement and pursue and secure any available remedy against Grantee in any court of competent jurisdiction by any action or proceeding at law or in equity, including, but not limited to, damages, injunctive relief, or the specific performance of the agreements contained herein.

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

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 33774 through 33776 of this *Journal*.]

Exhibit "E".
(To Ordinance)

Beauty For Ashes Developers LLC Redevelopment Agreement.

Beauty for Ashes Developers LLC 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 12 Mortgaging of the Project
Signature Page	Section 13 General Provisions
Section 1 Recitals	Exhibit A Legal Description of the Property
Section 2 Definitions	Exhibit B Project Budgets (Project, M/WBE, Improvements)
Section 3 The Project	Exhibit C Insurance Requirements
Section 4 Project Financing	Exhibit D Requisition Form
Section 5 Conditions Precedent	Exhibit E Intentionally Omitted
Section 6 Completion of Construction or Rehabilitation	Exhibit F Construction Compliance
Section 7 Covenants/Representations/Warranties of Developer	Exhibit G Intentionally Omitted

Section 8 Maintaining Records and Right to Inspect	Exhibit H Mortgage
Section 9 Environmental Matters	Exhibit I Reconveyance Deed
Section 10 Indemnification	Exhibit J Warranty of Habitability
Section 11 Default and Remedies	Exhibit K Competitive Bid Process Waiver

PROJECT INFORMATION

Term	**Definition**
Agreement Date (preamble)	__/__/2025
Developer (preamble)	Beauty for Ashes Developers LLC, a New Jersey limited liability company
Project (Recitals)	The Developer is redeveloping five (5) City-owned parcels in the North Lawndale Community Area with five (5) residential buildings to include a total of fifteen (15) dwelling units. The building types will include 5 three-flat residential buildings. The project will be constructed in one phase.
Property	See Exhibit A for Legal Description
City Funds (Recitals)	Check applicable box: __x__ **GO Bonds and/or Corporate Funds.** "City Funds" shall mean Corporate Funds and/or the proceeds of GO Bonds defined below: pursuant to an ordinance passed by the City Council on April 19, 2024 and published in the Journal for such date at pages 11493 through 11568, inclusive (the "HED Bond Ordinance"), the City indicated its intention to issue bonds (the "GO Bonds") with the expectation that the proceeds of the GO Bonds, when issued, will reimburse the Corporate Funds used for the purposes identified by the HED Bond Ordinance (the "Purposes"). ___ **STSC Bonds and/or Corporate Funds.** "City Funds" shall mean Corporate Funds and/or the proceeds of STSC Bonds defined below: pursuant to the HED Bond Ordinance, the City authorized the Sales Tax Securitization Corporation ("STSC") to issue bonds (the "STSC Bonds") with the expectation that the proceeds of the STSC Bonds, when issued, will reimburse the Corporate Funds used for the Purposes.
Commencement Date (3.01)	__/__/2025
Estimated Project Cost (4.01)	$6,699,294

<table>
<tr><td>City Grant (Definitions)</td><td>$2,250,000</td></tr>
<tr><td>Total Funding Sources (4.01)</td><td>
<table>
<tr><th>Total Funding Sources</th><th>Amount</th></tr>
<tr><td>Equity</td><td>$150,000</td></tr>
<tr><td>Lender Financing</td><td>$4,299,294</td></tr>
<tr><td>City Grant</td><td>$2,250,000</td></tr>
<tr><td>TOTAL</td><td>$6,699,294</td></tr>
</table>
</td></tr>
<tr><td>Certificate Deadline (6.05)</td><td>__/__/2027</td></tr>
<tr><td>Permitted Liens (12)</td><td>[TITLE OF MORTGAGE] in favor of [LENDER NAME] dated as of [DATE OF MORTGAGE] and filed on [FILING DATE] with the Recorder's Office of Cook County as document number [DOCUMENT NUMBER]; and those matters set forth as Schedule B title exceptions in the Title Policy, but only so long as applicable title endorsements issued in conjunction therewith on the date hereof, if any, continue to remain in full force and effect</td></tr>
<tr><td>Notice Addresses (13.14)</td><td><u>If to the Developer</u>:
Beauty for Ashes Developers LLC
230 E Ohio Street
Chicago, Illinois 60611
<u>Attention</u>: Dionte Chantel White

<u>If to the City</u>:
City of Chicago, Department of Planning and Development
121 North LaSalle Street, Room 1000
Chicago, Illinois 60602
<u>Attention</u>: Commissioner

with a copy to

City of Chicago, Department of Law
121 North LaSalle Street, Room 600
Chicago, Illinois 60602
<u>Attention</u>: Finance and Economic Development Division</td></tr>
</table>

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.

Beauty for Ashes Developers LLC, a New Jersey limited liability company

By:_____
Name:
Title:

CITY OF CHICAGO

By:_____
Ciere Boatright,
Commissioner of Planning and Development

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____ (the "Representative"), personally known to me to be the [manager] of Beauty for Ashes Developers LLC, a New Jersey 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 the Representative signed, sealed, and delivered said instrument, pursuant to the authority given to the Representative by Developer, as the Representative's free and voluntary act and as the free and voluntary act of the 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 the Department of Planning and Development (the "Commissioner") 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 the Commissioner signed, sealed, and delivered said instrument, pursuant to the authority given to the Commissioner by City, as the Commissioner's free and voluntary act and as the free and voluntary act of 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_____

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. City Council Authority. The City Council of the City (the "City Council") has adopted one or more ordinances authorizing the use of City Funds to fund a portion of the costs of the Project and authorizing the Commissioner of DPD (the "Commissioner") to enter into this Agreement.

C. City Funds. The City agrees to use, in the amounts set forth in Section 4.02 and Section 4.05 hereof, City Funds to pay for or reimburse the Developer for the costs of Improvements (as defined below) pursuant to the terms and conditions of this Agreement.

D. Sale of Property. The City is the owner of the property legally described on Exhibit A attached hereto (the "Property"), consisting of five (5) vacant lots (each, a "Lot") that the City desires to be redeveloped for housing and which the Developer intends to purchase from the City for the same purpose.

E. The Project. The Project is part of DPD's Missing Middle Infill Housing Initiative (the "Initiative"), which aims to combat neighborhood disinvestment by facilitating new home construction on vacant, City-owned lots. This initiative seeks to restore neighborhood density, expand home ownership opportunities, and support community revitalization in underbuilt communities.

F. City Council Authority for Sale. Pursuant to an ordinance adopted by City Council on [ ], 2025, and published at pages [ ] through [ ] in the Journal for such date, the City authorized the sale of the Property to the Developer for the Project.

G. Homes. Developer, subject to the terms of the Agreement, shall construct five (5) buildings (each building, a "Building") containing three (3) units each (each a "Unit", collectively the "Units") on the Lots, as more fully described on Exhibit A attached hereto.

H. Subsequent Sale to Home Buyers. Unless otherwise provided in Section 3.14, all the Buildings to be constructed by Developer pursuant to this Agreement must be developed and sold to homebuyers for a price not to exceed the amount provided in Section 3.14(b).

I. Reconveyance Deeds. As additional security for the Developer's completion of the Project and compliance with this Agreement, the Developer has agreed to execute a reconveyance deed for each Lot in a form acceptable to the City (the "Reconveyance Deed").

J. Affordable Requirements Ordinance. The Department of Housing has determined that, due to market conditions, it is in the best interests of the City to waive the Affordable

Requirements Ordinance, Chapter 2-44-085 of the Municipal Code, in order to further the objective of the Initiative; and

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

"2FM" shall mean the Department of Fleet and Facility Management or any successor City department.

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

"Bonds" shall mean (a) the GO Bonds if the definition of "City Funds" refers to GO Bonds and/or Corporate Funds and (b) STSC Bonds if the definition of "City Funds" refers to STSC Bonds and/or Corporate Funds.

"Building" shall have the meaning set forth in the Recitals hereof.

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

"Change Order" shall mean any amendment or modification to the Scope Drawings, Plans and Specifications or the Project Budget as described in Section 3.06.

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

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

"Closing" shall have the meaning set forth in Section 3.13(b).

"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.

"Commissioner" shall have the meaning set forth in the Recitals hereof.

"Contaminant" shall mean any of those materials set forth in 415 ILCS 5/3.165, as amended from time to time, that are subject to regulation under any Environmental Law.

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

"Developer Parties" shall mean the Developer, the Developer's affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of the Developer and the Developer's affiliates.

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

"Environmental Laws" shall mean any Laws which pertain to health, safety, any Hazardous Substance or Other Regulated Material, or the environment (including, but not limited to, ground, air, water or noise pollution or contamination, and underground or above-ground tanks) and shall include, without limitation, the Emergency Planning and Community Right-to-Know Act, 42 U.S.C. § 11001 et seq.; the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq.; the Hazardous Material Transportation Act, 49 U.S.C. § 1801 et seq.; the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. § 6901 et seq., as amended by the Hazardous and Solid Waste Amendments of 1984; the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. § 9601 et seq. ("CERCLA"), as amended by the Superfund Amendments and Reauthorization Act of 1986 ("SARA"); the Occupational Safety and Health Act, 29 U.S.C. § 651 et seq.; the Federal Water Pollution Control Act, 33 U.S.C. § 1251 et seq.; the Clean Air Act, 42 U.S.C. § 7401 et seq.; the Illinois Environmental Protection Act, 415 ILCS 5/1 et seq.; the Gasoline Storage Act, 430 ILCS 15/0.01 et seq.; the Sewage and Waste Control Ordinance of the Metropolitan Water Reclamation District of Greater Chicago ("MWRD"); the Municipal Code of Chicago; and all rules, regulations, orders, and decrees now or hereafter promulgated under any of the foregoing, as any of the foregoing now exist or may be changed or amended or come into effect in the future.

"Equity" shall mean funds of Developer (other than funds derived from Lender Financing) irrevocably available for the Project, in the amount set forth in the Total Funding Sources.

"Event of Default" shall have the meaning set forth in Section 11 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 6.01 hereof.

"General Contractor" shall mean the general contractor(s) hired by Developer to complete the construction of the Project.

"Improvements" shall mean those improvements of the Project which (i) are eligible to be reimbursed using a grant from the proceeds of tax-exempt Bonds and (ii) the City has agreed to pay for out of the City Funds, subject to the terms of this Agreement. Exhibit B lists the Improvements for the Project.

"Initiative" shall have the meaning set forth in the Recitals hereof.

"Journal" shall mean the Journal of the Proceedings of City Council.

"Laws" shall mean all applicable federal, state, county, municipal or other laws (including common law), statutes, codes, ordinances, rules, regulations, orders, decrees, permits, licenses, authorizations or other requirements, now or hereafter in effect, as amended or supplemented

from time to time, and any applicable judicial or administrative interpretation thereof, including any applicable judicial or administrative orders, consent decrees, injunctions or judgments.

"Lender" shall mean any lender providing Financing including but not limited to [____].

"Lender Financing" shall mean funds borrowed by Developer from lenders and irrevocably available to pay for Costs of the Project, in the amounts set forth in the Total Funding Sources.

"Limited Review" shall have the meaning set forth in Section 9.02 hereof.

"Losses" shall mean any and all debts, liens (including, without limitation, lien removal and bonding costs), claims, causes of action, suits, complaints, demands, legal or administrative proceedings, losses, damages, obligations, liabilities, judgments, amounts paid in settlement, arbitration or mediation awards, interest, fines, penalties, costs, expenses and disbursements of any kind or nature whatsoever (including, without limitation, reasonable attorneys' fees and expenses, consultants' fees and expenses, costs of investigation, and court costs).

"Lot(s)" shall have the meaning set forth in the Recitals 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 F hereof.

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

"Other Regulated Material" shall mean any Waste, Contaminant, material meeting 35 IAC Part 742.305, or any other material, not otherwise specifically listed or designated as a Hazardous Substance, that (a) is or contains petroleum, including crude oil or any fraction thereof, motor fuel, jet fuel, natural gas, natural gas liquids, liquefied natural gas, synthetic gas usable for fuel or mixtures of natural gas and such synthetic gas, asbestos, or radon, or (b) is a hazard to the environment or to the health or safety of persons.

"Project Budget" shall mean the budget attached hereto as Exhibit B, showing the total cost of the Project by line item per building type, furnished by Developer to DPD, in accordance with Section 4.01 hereof.

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

"Reconveyance Deed" shall have the meaning set forth in the Recitals hereof.

"Released Claims" shall have the meaning set forth in Section 9.05 hereof.

"Requisition Form" shall mean the document, in the form attached hereto as Exhibit D, to be delivered by Developer to DPD pursuant to Section 4.06 of this Agreement.

"Review Documents" shall have the meaning set forth in Section 9.02 hereof.

"Scope Drawings, Plans and Specifications" shall mean final construction documents containing a site plan and working drawings and specifications for the Project, as submitted to the City as the basis for obtaining building permits for the Project.

"Senior Mortgage" shall mean a Senior Mortgage executed by the Developer as mortgagor, in favor of the City, as mortgagee, securing certain of the Developer's obligations under this Agreement and the Senior Mortgage; and which shall be a first mortgage.

"Survey" shall mean a plat of survey in the most recently revised form of ALTA/NSPS land title survey of the Property, meeting the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, effective February 23, 2021, dated within 75 days prior to the Closing Date, acceptable in form and content to the City and the Title Company, prepared by a surveyor registered in the State of Illinois, certified to the City and the Title Company, and indicating whether the Property is in a flood hazard area as identified by the United States Federal Emergency Management Agency (and updates thereof to reflect improvements to the Property in connection with the construction of the Facility and related improvements as required by the City or lender(s) providing Lender Financing).

"Sustainable Development Policy" shall mean the Chicago Sustainable Development Policy for the Project in effect as of the date of Developer's initial application for the City Grant.

"Tax-Exemption Default" shall have the meaning set forth in Section 11.01(i) hereof.

"Term of the Agreement" shall mean the period of time commencing on the Closing Date and ending on the date the Certificate is issued.

"Title Company" shall mean [Name of Title Company].

"Title Policy" shall mean a title insurance policy in the most recently revised ALTA or equivalent form, showing the Developer as the insured, noting the recording of this Agreement as an encumbrance against the Property, and a subordination agreement in favor of the City with respect to previously recorded liens against the Property related to Lender Financing, if any, issued by the Title Company.

"Unit(s)" shall have the meaning set forth in the Recitals hereof.

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

"Waste" means those materials defined in the Illinois Environmental Protection Act, 415 ILCS 5/1 et seq., as waste and identified subcategories thereof, including but not limited to, construction or demolition debris, garbage, household waste, industrial process waste, landfill

waste, landscape waste, municipal waste, pollution control waste, potentially infectious medical waste, refuse, or special waste.

"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 acquisition and construction of the Project, Developer shall: (i) commence construction no later than the Commencement Date, and (ii) complete construction and obtain the Certificate no later than the Certificate Deadline.

3.02 Project Budget; Total Funding Sources. Developer has furnished to DPD, and DPD has approved, a Project Budget showing total costs for the Project per building type in an amount not less than the Estimated Project Cost. The Developer hereby certifies to the City that (a) the Total Funding Sources shall be sufficient to complete the Project, and (b) the Project Budget and Total Funding Sources are true, correct and complete in all material respects.

3.03 Scope Drawings, Plans and Specifications. Developer has delivered the Scope Drawings, Plans and Specifications for the Project to DPD and DPD has approved same. After such initial approval, subsequent proposed changes to the Scope Drawings, Plans and Specifications shall be submitted to DPD as a Change Order pursuant to Section 3.06 hereof. The Scope Drawings, Plans and Specifications shall at all times conform to all applicable Laws. Developer shall submit all necessary documents to the City's Building Department, Department of Transportation and such other City departments or governmental authorities as may be necessary to acquire building permits and other required approvals for the Project.

3.04 DPD Approval. Any approval granted by DPD of the Scope Drawings, Plans and Specifications and the Change Orders is for the purposes of this Agreement only and does not affect or constitute any approval required by any other City department or pursuant to any City ordinance, code, regulation or any other governmental approval, nor does any approval by DPD pursuant to this Agreement constitute approval of the quality, structural soundness or safety of the Property or the Project.

3.05 Other Approvals. Any DPD approval under this Agreement shall have no effect upon, nor shall it operate as a waiver of, Developer's obligations to comply with the provisions of Section 5.02 (Other Governmental Approvals) hereof. Developer shall not commence construction of the Project until Developer has obtained all necessary permits and approvals (including but not limited to DPD's approval of the Scope Drawings and Plans and Specifications) and proof of the General Contractor's and each subcontractor's bonding as required hereunder.

3.06 Change Orders. Except as provided below in this Section 3.06, 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 Developer Space by five percent (5%) or more (either individually or cumulatively); (b) a change in the use of Developer Space to a use other than the Project; (c) a delay in the completion of the Project by six (6) months or more; or (d) Change Orders resulting in an aggregate increase to the Project Budget of ten percent (10%) or more. 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).

3.07 Survey Updates. Upon the completion of the Project, the Developer shall provide an updated Survey if the Project added new improvements to the Property.

3.08 Signs and Public Relations. Developer shall erect a sign of size and style approved by the City in a conspicuous location on the Property during the Project, indicating that financing has been provided by the City. 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.

3.13 Conveyance of City Property. The following provisions shall govern the City's conveyance of the City Property to the Developer:

(a) Purchase Price. The City hereby agrees to sell, and the Developer hereby agrees to purchase, upon and subject to the terms and conditions of this Agreement, the Property, for the sum of One Dollar ($1.00) per Lot (the "Purchase Price"), for a total of $5.00, which will be paid by the Developer to the City at the Closing. For purposes of this Agreement, the market valuation for each Lot is listed on Exhibit A. Except as specifically provided herein to the contrary, the Developer shall pay all escrow fees and other title insurance fees, premiums, and closing costs. The Developer acknowledges and agrees that the City has only agreed to sell the Property to the Developer for the Purchase Price because Developer has agreed to execute this Agreement and comply with its terms and conditions.

(b) Closing. The closing of this transaction (the "Closing") shall take place on the Closing Date at the downtown offices of the Title Company; provided, however, in no event shall the closing of the land sale occur unless the Developer has satisfied all conditions precedent set forth in Section 5, unless DPD, in its sole discretion, waives one or more of such conditions. On or before the Closing Date, the City shall deliver to the Title Company the Deed, all necessary state, county, and municipal real estate transfer tax declarations, an ALTA statement, a grantee-grantor statement, and any other documentation customarily required by the Title Company and provided by the City, but expressly excluding "gap" undertakings.

(c) Form of City Deed. The City shall convey each Lot to the Developer by quitclaim deed ("Deed"), subject to the terms of this Agreement and, without limiting the quitclaim nature of the deed, the following:

(i) intentionally omitted.

(ii) the standard exceptions in an ALTA title insurance policy;

(iii) general real estate taxes and any special assessments or other taxes;

(iv) all easements, encroachments, covenants and restrictions of record and not shown of record;

(v) such other title defects as may exist; and

(vi) any and all exceptions caused by the acts of Developer, its Affiliates or its Agents.

(d) Recording. Developer shall pay to record the Deeds, this Agreement, and any other documents incident to the conveyance of the Property to the Developer. This Agreement shall be recorded prior to any mortgage made in connection with any Lender Financing. Upon recording, Developer shall immediately transmit to the City an executed original of this Agreement showing the date and recording number.

(e) Reconveyance Deed. On the Closing Date, the Developer shall execute and deliver a Reconveyance Deed for each Lot. The Developer acknowledges and agrees that the City shall have the right to record any Reconveyance Deed for any Lot and revest title to any Lot and all improvements thereon in the City in accordance with Section 11 hereof. The City acknowledges and agrees that it shall not record the Reconveyance Deed for any Lot upon which construction has commenced.

(f) Title Commitment and Insurance. Developer shall obtain a commitment for an owner's policy of title insurance for the Property, issued by the Title Company (the "Title Commitment"). Developer shall be solely responsible for and shall pay all costs associated with updating the Title Commitment (including all search, continuation, and later date fees), and obtaining the Title Policy and any endorsements.

(g) Correction of Title. The City shall have no obligation to cure title defects; provided, however, if there are exceptions for general real estate taxes due or unpaid prior to the Closing Date with respect to the Property or liens for such unpaid property taxes, the City shall ask the County to void the unpaid taxes as provided in Section 21-100 of the Property Tax Code, 35 ILCS 200/21-100, or file an application for a Certificate of Error with the Cook County Assessor, or tax injunction suit or petition to vacate a tax sale in the Circuit Court of Cook County. If, after taking the foregoing actions and diligently pursuing same, the Property remains subject to any tax liens, or if the Property is encumbered with any other exceptions that would adversely affect the use and insurability of the Property for the development of the Project, Developer shall have the option to do one of the following: (a) accept title to the Property subject to the exceptions, without reduction in the Purchase Price; or (b) terminate this Agreement by delivery of written notice to the City, in which event this Agreement shall be null and void, and except as otherwise specifically provided herein, neither party shall have any further right, duty or obligation hereunder. If Developer elects not to terminate this Agreement as aforesaid, Developer shall be deemed to have accepted title subject to all exceptions.

(h) Survey. Developer shall obtain a Survey at the Developer's sole cost and expense and deliver a copy of the Survey to the City.

(i) "As Is" Sale. The Developer acknowledges that it has had an adequate opportunity to inspect the Property and evaluate the structural, physical and environmental conditions and risks of the Property and accepts the risk that any inspection may not disclose all material matters affecting the Property (and any improvements thereon). The Developer acknowledges that it is relying solely upon its own inspection and other due diligence activities in deciding whether to acquire the Property, and not upon any information (including, without limitation, environmental studies or reports of any kind) provided by or on behalf of the City or its agents or employees with respect thereto. The Developer acknowledges and agrees that the Property is being conveyed, and the Developer agrees to accept the property, in its "AS IS," "WHERE IS" and "WITH ALL FAULTS" condition at closing, without any covenant, representation or warranty, express or implied, of any kind, as to the structural, physical or environmental condition of the Property (or any improvements thereon), its compliance with any Laws, or the suitability or merchantability of the Property for any purpose whatsoever. The Developer acknowledges and agrees that it is solely responsible for any investigation and remediation work necessary to put the Property in a condition which is suitable for its intended use.

3.14. Conveyance of Building from Developer to Homebuyer. Developer acknowledges and affirms the goals of the City with regard to achieving the construction of affordable, new, high quality, owner-occupied or rental housing within the corporate boundaries of the City. Developer shall sell completed Buildings to owner/occupants ("Purchaser"). In the event a Building is sold to a Purchaser, at least one of the Units in each Building must be owner occupied. Purchaser may then rent one unit to relatives, friends or the general public. Purchaser shall be required to execute and record at the time of the purchase of the Building or Unit, a recapture mortgage on the property for a period of five (5) years. All owner-occupied Units must be the Purchaser's principal residence for five (5) consecutive years following the date of purchase.

Upon completion of any Building in the Project, if the Developer is unable to sell the Building (or any Unit in the Building if the Units are being sold as condominiums) to a Purchaser after making a good faith effort, as reasonably determined by DPD, the Developer may lease the Building or any Units in it for up to one (1) year, subject to extension for good cause with Commissioner approval, provided the Developer has received written consent from the DPD.

A. Intentionally Omitted

B. Sales Price. Developer affirmatively covenants that it shall sell and convey each Unit or Building for a price that shall not exceed a maximum per-unit sale price that is commensurate with a household income of 140% of the area median income ("AMI"). Maximum sale prices by building type are determined by adding the values below, respective to the unit sizes and the number of units in the building:

- For each two-bedroom unit: $388,931
- For each three-bedroom unit: $432,103

C. Mortgage. Developer shall advise each initial Purchaser that such Purchaser shall be required to execute and record at the time of the purchase of the Building or Unit (and the Developer shall attach as an exhibit to the Purchaser's sales contract):

(i) a recapture mortgage (Mortgage") in favor of the City in an amount of $50,000.

The Mortgage shall otherwise be in the form of Exhibit H to this Agreement, and shall also include the Purchaser's covenant to use the Unit as the Purchaser's principal residence, and shall secure all amounts described in this Agreement as being subject to recapture or repayment.

Developer acknowledges and agrees that Developer shall provide advance written notice to the City of any material revisions to the forms of Mortgage set forth in Exhibit H, respectively. Such material revisions are subject to the reasonable approval of DPD.

D. Warranties. At the closing for the conveyance of a Building from Developer to an initial homebuyer, Developer shall deliver to said homebuyer one or more warranties, in substantially the form attached hereto as Exhibit J, covering the following home systems and having a duration of one (1) year commencing with the closing date: HVAC, plumbing (interior and exterior) and electrical. Developer shall offer each homebuyer a whole house, one-year warranty at a reasonable price.

SECTION 4. PROJECT FINANCING

4.01 Estimated Project Cost and Sources of Funds. The cost of the Project is estimated to be $6,699,294 to be applied in the manner set forth in the Project Budget.

4.02 City Grant. Subject to the terms and conditions of this Agreement, the City hereby agrees to provide up to the amount of the City Grant to reimburse the cost of Improvements and allocated by the City for that purpose.

4.03 Uses of City Grant. City Grant funds may only be used to pay directly or reimburse Developer for costs of Improvements. Exhibit B sets forth, by line item, the Project Budget for the Project, and the maximum amount of costs that may be paid by or reimbursed from City Grant funds for each line item therein (subject to the conditions described in this Agreement), contingent upon receipt by the City of documentation satisfactory in form and substance to DPD evidencing such cost and its eligibility as an Improvement.

4.04 Distribution of City Grant; Escrow Agreement. Subject to the conditions described in Section 4.02 and Section 4.03, the City shall disburse the Capital Grant in installments as described in the Escrow Agreement.

4.05 Intentionally omitted.

4.06 Requisition Form. When Developer submits documentation to the City in connection with a request for the payment of the City Grant as described in Sections 4.04 and 4.05, beginning on the first request for payment and continuing through the earlier of (i) the Term of the Agreement or (ii) the date that Developer has been reimbursed in full under this Agreement, Developer shall provide DPD with a Requisition Form, along with the documentation described therein. Developer shall meet with DPD at the request of DPD to discuss the Requisition Form(s) previously delivered.

4.07 Preconditions of Disbursement. Prior to disbursement of the City Grant hereunder, Developer shall submit documentation regarding the applicable expenditures to DPD, which shall be satisfactory to DPD in its sole discretion.

4.08 Cost Overruns. If the aggregate cost of Improvements exceeds the City Grant funds available pursuant to Section 4.02 hereof, or if the cost of completing the Project exceeds the Estimated Project Cost, Developer shall be solely responsible for such excess cost, and shall hold the City harmless from any and all costs and expenses of completing the Project.

4.09 Conditional Grant. The City Grant being provided hereunder is being granted on a conditional basis, subject to the Developer's compliance with the provisions of this Agreement. The City Grant is subject to being reimbursed as provided in Section 11.02.

SECTION 5. 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:

5.01 Project Budget. DPD must have approved the Project Budget.

5.02 Other Governmental Approvals. The Developer must have secured all other necessary approvals and permits required by any state, federal, or local statute, ordinance or regulation and has submitted evidence thereof to DPD. Such approvals shall include, without limitation, all building permits necessary for the Project; provided, however, that if the City agrees to close before construction commences, such building permits shall be secured prior to commencement of any such construction work.

5.03 Financing. The Developer must have furnished proof reasonably acceptable to the City that it has Equity and Lender Financing to complete the Project.

5.04 Acquisition and Title. On the Closing Date, the Developer must have furnished the City with a copy of the Title Policy for the Property, certified by the Title Company, showing the Developer as the named insured, along with copies of all Schedule B title exception documents. The Title Policy must be dated as of the Closing Date and contain only those title exceptions acceptable to the City in its sole discretion and evidence the recording of this Agreement. The Title Policy must contain such endorsements as may be required by Corporation Counsel, including but not limited to an owner's comprehensive endorsement and satisfactory endorsements regarding zoning (3.1 with parking), contiguity, location, access and survey. If the Project involves any acquisition of real property, the Developer must have provided DPD with documentation related to such acquisition acceptable to the City in its sole discretion.

5.05 Evidence of Clean Title. The Developer, at its own expense, must have provided the City with searches under its name and any Trade Names as follows:

Secretary of State	UCC search
Secretary of State	Federal tax search
Cook County Recorder	UCC/Fixture search

Cook County Recorder	Federal tax search
Cook County Recorder	State tax search
Cook County Recorder	Memoranda of judgments search
U.S. District Court	Pending suits and judgments
Clerk of Circuit Court, Cook County	Pending suits and judgments

5.06 Intentionally Omitted.

5.07 Corporate Documents. Developer has provided a copy of its articles or certificate of incorporation or organization containing the original certification of the Secretary of State; certificates of good standing from the Secretary of State of its state of incorporation or organization and all other states in which Developer is qualified to do business; a secretary's certificate in such form and substance as the Corporation Counsel may require; bylaws or operating agreement; and such other organizational documentation as the City has requested.

5.08 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.

5.09 Insurance. The Developer, at its own expense, must have insured the Property in accordance with Exhibit C hereto, or Accord Form 27 certificates evidencing the required coverages.

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

5.11 Surveys. Developer shall provide the City with a copy of the Survey(s).

5.12 Reconveyance Deed. On the Closing Date, the Developer shall deliver a Reconveyance Deed for the Property to the City for possible recording in accordance with Section 11 below, if applicable.

SECTION 6. COMPLETION OF CONSTRUCTION OR REHABILITATION

6.01 Request for Certificate of Completion. Upon completion of the Project in accordance with the terms of this Agreement 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.

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 use reasonable 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 and pay out the final portion of the City Grant in connection with the Project, until (i) the following conditions have been met:

- Evidence certified to and acceptable to DPD of the Final Project Cost. As described in Section 4.02, the City Grant will be reduced on a pro rata basis if the Final Project Cost is less than the Estimated Project Cost;
- Evidence that the Developer has incurred Improvement costs in an equal amount to, or greater than, the City Grant;
- 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 Units of the Project have been sold to a Buyer pursuant to this Agreement;
- Final Owner's Sworn Statement, with $0 outstanding balance;
- Final Contractor Sworn Statement, with $0 outstanding balance;
- Final lien waivers;
- All invoices and cancelled checks (front/back);
- Title Company disbursement reports (if applicable);
- Signed letter on the Architect's letterhead stating project completion according to the plans and specifications from the Agreement;
- Signed letter on Developer's letterhead, and a signed and notarized affidavit, stating project completion according to the plans and specifications from the Agreement;
- Evidence acceptable to DPD in the form of a closeout letter from the Department of Housing's Bureau of Construction and Compliance stating that the Developer is in complete compliance with all City Requirements (MBE/WBE, City Residency, and Prevailing Wage), as defined in Exhibit F.

And (ii) no Event of Default exists.

6.02 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. Notwithstanding any provision of this Agreement to the contrary, in addition to any other provisions of this Agreement which by their terms survive the expiration of the Term of the Agreement, the following will survive until ten years after the Bonds, or any bonds that refinance the Bonds, have been fully paid and retired: (i) the duty to cooperate with and assist the City with the resolution of any governmental or other type of inquiry into or audit of the Bonds, or any bonds that refinance the Bonds, (ii) the duty to cooperate with and assist the City with any actions the City deems necessary in its sole discretion in the event of a Tax-Exemption Default, and (iii) Section 8, *Maintaining Records and Right to Inspect*.

The covenant specifically described at Section 7.02 as covenants that run with the land will bind any transferee of the Property (including an assignee as described in the following sentence) 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 under Section 7.01(i) of this Agreement.

6.03 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, but will not be limited to, any of the following rights and remedies:

(a) the right to terminate this Agreement and cease all disbursement of City Grant Funds not yet disbursed under this Agreement; and

(b) the right to seek reimbursement of the previously disbursed City Grant Funds from the Developer.

6.04 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.

6.05 Failure to Obtain Certificate. If the Developer has not received the Certificate by the Certificate Deadline, the City shall have the right to terminate the Agreement and cancel any future payments; provided, however, that the Developer may submit a written request for an extension of the Certificate Deadline to DPD which may be granted at the Commissioner's sole discretion.

SECTION 7. COVENANTS/REPRESENTATIONS/WARRANTIES OF DEVELOPER

7.01 General. Developer represents, warrants and covenants, as of the date of this Agreement and as of the date of each disbursement of the City Grant 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) 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, free and clear of all liens except for the Permitted Liens and such other matters as DPD may consent to in writing;

(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 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, assign, 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; provided, however, that the foregoing notwithstanding, City consent shall not be required for a transfer through a quitclaim deed from the Developer to one of Developer's subsidiaries or affiliates, or to an entity controlled by, under the control of, or under common control with the Developer.

(j) Developer has not incurred, and, prior to the issuance of a Certificate, shall not, without the prior written consent of the Commissioner, allow the existence of any liens against the Property (or improvements thereon) other than the Permitted Liens; or incur any indebtedness, secured or to be secured by the Property (or improvements thereon) or any fixtures now or hereafter attached thereto, except lender financing as disclosed to the City; and

(k) 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;

7.02 Covenant to Redevelop. Developer shall redevelop the Property in accordance with this Agreement and all Exhibits attached hereto and all Laws 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.

7.03 Use of City Grant. City Grant funds disbursed to Developer shall be used by Developer solely to reimburse Developer for its payment for Improvements as provided in this Agreement.

7.04 Intentionally Omitted.

7.05 Intentionally Omitted.

7.06 Jobs Reporting Requirement. The Developer hereby covenants and agrees, throughout the Term of the Agreement, to report to DPD information about jobs maintained at the Project, in a form acceptable to DPD in its sole discretion.

7.07 Intentionally Omitted.

7.08 Arms-Length Transactions. Unless DPD has given its prior written consent with respect thereto, no Affiliate of Developer may receive any portion of the City Grant, directly or indirectly, in payment for work done, services provided or materials supplied in connection with any Improvement or other Project Costs, as applicable. Developer shall provide information with respect to any entity to receive the City Grant directly or indirectly (whether through payment to the Affiliate by Developer and reimbursement to Developer for such costs using the City Grant, or otherwise), upon DPD's request, prior to any such disbursement.

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

7.10 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.

7.11 Financial Statements. Developer shall obtain and provide to DPD Financial Statements for Developer's most recent fiscal year ended before the Agreement Date and each year thereafter for the Term of the Agreement. In addition, Developer shall submit unaudited financial statements as soon as reasonably practical following the close of each fiscal year and for such other periods as DPD may request.

7.12 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.

7.13 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 Laws 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.

7.14 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. If the Permitted Liens include any existing mortgages, such mortgagee must execute a subordination agreement acceptable to the City in its sole discretion.

7.15 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.

7.16 Non-Governmental Charges. Except for the Permitted Liens, and subject to the next sentence, the Developer intends 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. The parties acknowledge that the remedies available for failure to pay such Non-Governmental Charges are those available under State law, and this agreement shall not confer any additional remedies than those provided by State law.

7.17 Governmental Charges.

(a) Payment of Governmental Charges. Developer intends 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. The parties acknowledge that the remedies available for failure to pay such Governmental Charges are those available under State law, and this agreement shall not confer any additional remedies than those provided by State law.

(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.

(c) No Impermissible Agreements. It is the intent of the Parties that no impermissible agreements related to the payment of taxes by any party that undertakes development of any portion of the Project will be entered into between the Parties. The City covenants not to enter into or enforce any agreements with any taxpayers that are owners of the Project or otherwise liable for taxes for the Project that would modify the obligations of such taxpayers under general law and covenants and agrees that it will not enter into or remain subject to or the beneficiary of any impermissible agreement under Treas. Reg. Section 1.141-4(e)(4), including any agreement that requires Developer or owners of the Property not to contest or protest real estate taxes assessed against the Property or portions thereof, or that prohibits Developer or owners of the Property from seeking a deferral of such property taxes. The City further covenants that it will not impose any special assessments or taxes of non-general applicability on the Property while any tax-exempt Bonds are outstanding and will not collect any of such taxes or assessments while any tax-exempt Bonds are outstanding without first obtaining an opinion of Bond Counsel.

7.18 Developer's Failure to Pay Or Discharge Lien. If Developer fails to pay any Governmental Charge that is not owed to the City 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 that is not owed to the City. 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.

7.19 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 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 8. MAINTAINING RECORDS AND RIGHT TO INSPECT

8.01 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.

8.02 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 9. ENVIRONMENTAL MATTERS

9.01 Intentionally Omitted.

9.02 2FM's Limited Review. The City, acting through 2FM, 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 each Lot. Developer acknowledges and agrees that Developer has previously received a summary of the Limited Review, and that the City has made all Review Documents available to Developer for inspection and copying upon request. Developer 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 2FM's summary of its Limited Review. Developer acknowledges and agrees that the City did not perform a Phase I Environmental Site Assessment or conduct a thorough environmental investigation of the Lots. Developer acknowledges and agrees that the Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the Lots, and that there may be other conditions, uses, and sources or types of contamination affecting the Lots. Developer 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 Lots. Further, Developer 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. Developer shall be deemed satisfied with the condition of the Lots upon the Developer's execution of this Agreement.

9.03 Discovery of Environmental Conditions. If the Developer encounters underground storage tanks ("USTs") during the development of the Project, the Developer shall remove and close the USTs in accordance with applicable regulations, including 41 Ill. Adm. Code Part 175 and 35 Ill. Adm. Code Part 734 (if the UST is leaking). In addition, if the Developer discovers soil or soil gas not meeting the requirements of 35 Ill. Adm. Code Section 742.305, the Developer shall remove such soil or soil gas. Upon discovering these or any other environmental conditions, the Developer shall immediately notify 2FM and shall obtain 2FM's approval of (i) the scope of work of any investigation, remediation or removal activities prior to commencing such work, and (ii) following completion of any such investigation, remediation or removal activities, any reports or other documents demonstrating compliance with all applicable Laws, including Environmental Laws. If required by 2FM, the Developer shall enroll the Property or the applicable portion thereof in the Illinois Environmental Protection Agency's Site Remediation Program and take all necessary and proper steps to obtain a "No Further Remediation" letter approving the use of the Property for the construction, development, and operation of the Project. The Developer shall bear sole responsibility for all investigative and cleanup costs associated with the Property.

9.04 Ban on Use of Biosolids. No materials suspected of being impacted by per- and polyfluoroalkyl substances (PFAS), including biosolids, Exceptional Quality (EQ) biosolids, and soil or compost blended with biosolids, from any source, may be imported onto the Property for any purpose.

9.05 Release and Indemnification. The Developer, on behalf of itself and the other Developer Parties, or anyone claiming by, through, or under the Developer Parties, hereby releases, relinquishes and forever discharges the City from and against any and all Losses which the Developer or any of the Developer Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise, in any and all courts or other forums, of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the Closing Date, based upon, arising out of or in any way connected with, directly or indirectly (a) any environmental contamination, pollution or hazards associated with the Property or any improvements, facilities or operations located or formerly located thereon, including, without limitation, any release, emission, discharge, generation, transportation, treatment, storage or disposal of Hazardous Substances, or threatened release, emission or discharge of Hazardous Substances; (b) the structural, physical or environmental condition of the Property, including, without limitation, the presence or suspected presence of Hazardous Substances in, on, under or about the Property or the migration of Hazardous Substances from or to other property, unless the Hazardous Substances migrate from property owned by the City to the Property; (c) any violation of, compliance with, enforcement of or liability under any Environmental Laws, including, without limitation, any Losses arising under CERCLA, and (d) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Furthermore, the Developer shall defend

(through an attorney reasonably acceptable to the City), indemnify, and hold the City harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Developer Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. The Developer Parties waive their rights of contribution and subrogation against the Indemnified Parties.

9.06 Release Runs with the Land. The covenant of release in Section 9.05 shall run with the Property, and shall be binding upon all successors and assigns of the Developer with respect to the Property, including, without limitation, each and every person, firm, corporation, limited liability company, trust or other entity owning, leasing, occupying, using, or possessing any portion of the Property under or through the Developer following the date of the Deed. The Developer acknowledges and agrees that the foregoing covenant of release constitutes a material inducement to the City to enter into this Agreement, and that, but for such release, the City would not have agreed to convey the Property to the Developer for the Purchase Price. It is expressly agreed and understood by and between the Developer and the City that, should any future obligation of the Developer, or any of the Developer Parties, arise or be alleged to arise in connection with any environmental, soil or other condition of the Property, neither the Developer, nor any of the Developer Parties, will assert that those obligations must be satisfied in whole or in part by the City because Section 9.05 contains a full, complete and final release of all such claims.

9.07 Survival. This Section 9 shall survive the Closing or any termination of this Agreement (regardless of the reason for such termination).

SECTION 10. 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 11. DEFAULT AND REMEDIES

11.01 Events of Default. The occurrence of any one or more of the following events, subject to the provisions of Section 7 (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;

(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;

(h) in the event the Developer relocates the business without the prior written consent of the City during the Term of the Agreement; or

(i) Developer takes any action or omits to take any action that in any way adversely affects the tax-exempt status of the Bonds, under Section 103 of the Internal Revenue Code of 1986 and all applicable federal income tax regulations, all of the foregoing as determined by the City in its sole discretion (a "Tax-Exemption Default").

(j) the failure of Developer to secure the Certificate for the Project prior to the Certificate Deadline;

11.02 Remedies. Upon the occurrence of an Event of Default, the City may terminate this Agreement and all related agreements, may suspend disbursement of the City Grant, may seek reimbursement of the City Grant, and may exercise any remedy available to it at law or in equity, including the right to re-enter and take possession of the Property or any portion thereof, terminate the estate conveyed to the Developer, and revest title to the Property or any portion thereof in the City; provided, however, the City's foregoing right of reverter shall be limited by, and

shall not defeat, render invalid, or limit in any way, the lien of any mortgage authorized by this Agreement. If a Reconveyance Deed is recorded by the Title Company, the Developer shall be responsible for all real estate taxes and assessments which accrued during the period the Property or the applicable portion thereof was owned by the Developer, and shall cause the release of all liens or encumbrances placed on the Property or the applicable portion thereof during the period of time such Property was owned by the Developer. The Developer will cooperate with the City and Title Company to ensure that if the Title Company records a Reconveyance Deed, such recording is effective for purposes of transferring title to the Property or any portion thereof to the City, subject only to those title exceptions that were on title as of the date and time that the City conveyed the Property or the applicable portion thereof to the Developer and except for any mortgage authorized by this Agreement.

Notwithstanding the foregoing, if a Tax-Exemption Default has occurred and the City determines, in its sole discretion, that no cure is capable of correcting such default, the City may deliver an immediately effective notice of termination and Developer will promptly repay the City the full amount of the City Grant funds previously distributed to Developer and fully cooperate with the City in any actions it deems necessary as a result of the Tax-Exemption Default.

11.03 Cure Period. 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 thirty (30) days of its receipt of a written notice from the City specifying that it has failed to perform such covenant; 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.

SECTION 12. MORTGAGING OF THE PROJECT

The Permitted Liens are the only mortgages or deeds of trust in place as of the date hereof with respect to the Property or any portion thereof. No mortgagee shall have the right to succeed to the Developer's rights under this Agreement unless the sale, assignment, or transfer receives the sole written consent of the City. This consent shall be in the City's sole discretion and which, if granted, may be conditioned upon, among other things, the assignee's assumption of all of the Developer's obligations under this Agreement.

SECTION 13. GENERAL PROVISIONS

13.01 Amendment. This Agreement and the Exhibits attached hereto may not be amended or modified without the prior written consent of the parties hereto.

13.02 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.

13.03 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.

13.04 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.

13.05 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.

13.06 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.

13.07 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.

13.08 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.

13.09 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.

13.10 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.

13.11 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.

13.12 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.

13.13 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, 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.

13.14. 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.

13.15. 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.

13.16. 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.

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

13.18. Financial Interest. The Developer acknowledges (A) receipt of a copy of Section 2-156-030 (b) of the Municipal Code of Chicago, (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 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 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 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) 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.

[(Sub)Exhibits "E", "G", "H" and "K" referred to in this Beauty for Ashes Developers LLC Redevelopment Agreement unavailable at time of printing.]

(Sub)Exhibits "A", "B", "C", "D", "F", "I" and "J" referred to in this Beauty for Ashes Developers LLC Redevelopment Agreement read as follows:

(Sub)Exhibit "A".
(To Beauty For Ashes Developers LLC Redevelopment Agreement)

Legal Description Of The Property.

Subject To Final Title Commitment And Survey

Parcel 1.

Legal Description:

Lot 11 in the subdivision of Block 1 of Block 5 in Prescott Douglas Park Addition to Chicago in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

1419 South Christiana Avenue
Chicago, Illinois 60623.

Property Identification Number (PIN):

16-23-219-008-0000.

Market Valuation:

$15,537.00.

Parcel 2.

Legal Description:

Lot 46 in Block 4 in Prescott's Douglas Park Addition to Chicago, a subdivision of Blocks 1, 2, 5 and 10 of the Circuit Court Partition of the east half of the northeast quarter and that part of the east half of the southeast quarter lying north of the centerline of Ogden Avenue of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

1507 South Christiana Avenue
Chicago, Illinois 60623.

Property Identification Number (PIN):

16-23-227-002-0000.

Market Valuation:

$15,611.00.

Parcel 3.

Legal Description:

Lot 45 in Sub-Block 4 of Block 5 in Prescott Douglas Park Addition to Chicago in the subdivision of Blocks 1, 2, 3 and 10 of the Circuit Court Partition of the east half of the northeast quarter and that part of the east half of the northeast quarter lying north of the centerline of Ogden Avenue in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

1509 South Christiana Avenue
Chicago, Illinois 60623.

Property Identification Number (PIN):

16-23-227-003-0000.

Market Valuation:

$15,598.00.

Parcel 4.

Legal Description:

Lot 44 in Block 4 in Prescott's Douglas Park Addition to Chicago, a subdivision of Blocks 1, 2, 5 and 10 of the Circuit Court Partition of the east half of the northeast quarter of that part of the east half of the southeast quarter lying north of the centerline of Ogden Avenue of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

1511 South Christiana Avenue
Chicago, Illinois 60623.

Property Identification Number (PIN):

16-23-227-004-0000.

Market Valuation:

$15,611.00.

Parcel 5.

Legal Description:

Lot 43 in Block 4 in Prescott's Douglas Park Addition to Chicago in Section 23, Township 39 North, Range 13, being a subdivision of Blocks 1, 2, 5 and 10, in the Circuit Court Partition of the east half of the northeast quarter and that part of the east half of the southeast quarter lying north of centerline of Ogden Avenue in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

1515 South Christiana Avenue
Chicago, Illinois 60623.

Property Identification Number (PIN):

16-23-227-004-0000.

Market Valuation:

$15,609.00.

*(Sub)Exhibit "B".**
(To Beauty For Ashes Developer LLC Redevelopment Agreement)

Project Budgets.

	Project Budget	MBE/WBE Budget	Improvements
Acquisition Costs	$ 5	$ 5	$ 5
Hard Costs			
Site Preparation/Excavation	$ 380,000	$ 380,000	$ 380,000
Environmental Remediation	$ -	$ -	$ -
Waste Management & Cleaning/Site Maintenance	$ 108,000	$ 108,000	$ 108,000
Building Construction - Unit Construction		$ -	$ -
Plumbing/FP	$ 230,090	$ 230,090	$ 230,090
Electrical	$ 296,700	$ 296,700	$ 296,700
HVAC	$ 313,000	$ 313,000	$ 313,000
Fire Protection	$ 95,450	$ 95,450	$ 95,450
FF&E, Other Materials	$ 709,440	$ 709,440	$ -
Hard Cost 9 - Closing Costs	$ 25,000	$ 25,000	$ -
Hard Cost 10 - Hard Cost Contingency	$ 159,000	$ 159,000	$ -
Hard Cost 11 - Trim Carpentry	$ 56,000	$ 56,000	$ -
Hard Cost 12 - Masonry	$ 664,000	$ 664,000	$ -
Hard Cost 13 - Drywall / Taping/ Painting	$ 340,600	$ 340,600	$ -
Hard Cost 14 - Concrete / Foundations	$ 430,000	$ 430,000	$ -
Hard Cost 15 - Siding/Brick	$ 282,000	$ 282,000	$ -
Hard Cost 16 - Insulation	$ 68,116	$ 68,116	$ -
Hard Cost 17 - Tile	$ 108,000	$ 108,000	$ -
Hard Cost 18 - Flooring	$ 110,000	$ 110,000	$ -
Hard Cost 19 - Roofing, Windows & Doors	$ 316,000	$ 316,000	$ -
Hard Cost 20 - General Laborers		$ -	$ -
Other FF&E - Materials		$ -	$ -
General Conditions	$ -	$ -	$ -
Construction Management Fee		$ -	$ -
Hard Cost Contingency	$ -	$ -	$ -
Total Hard Costs	**$ 4,691,396**	**$ 4,691,396**	**$ 1,423,240**
Soft Costs/Fees			
Architecture and Engineering	$ 92,605	$ -	$ -
Survey/Title/Appraisal	$ 18,600	$ -	$ -
Bridge Loan Interest		$ -	$ -
Insurance	$ 606,153	$ -	$ -
Permits	$ 70,000	$ -	$ -
Legal, Title, Closing Costs	$ 148,518	$ -	$ -
Soft Cost 9 - Carrying Costs, Property Tax, Holding Cost	$ 65,000	$ -	$ -
Soft Cost 10 - Dev Fee	$ 525,000	$ -	$ -
Soft Cost 11 - Accountant	$ 30,000	$ -	$ -
Other, Commission, Owner Rep	$ 402,018	$ -	$ -
Soft Cost Contingency	$ 50,000	$ -	$ -
Total Soft Costs	**$ 2,007,893**	**$ -**	**$ -**
Total	$ 6,699,294.38	$ 4,691,396	$ 1,423,245
		Proj $ 1,219,763	
		Proj $ 281,484	

*Notwithstanding the total of MM-Funded Improvements, the assistance to be provided by the City is limited to the amount of the City Grant.

(Sub)Exhibit "C".
(To Beauty For Ashes Developers LLC Redevelopment Agreement)

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 must submit evidence of insurance prior to closing. Developer shall advise all insurers of the Agreement provisions regarding insurance.

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

Commercial General Liability Insurance (Primary And Umbrella).

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

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

Workers' Compensation And Employer's Liability.

Workers' Compensation Insurance, as prescribed by applicable law covering all employees who are to provide work under this Agreement and Employer's Liability coverage with limits of not less than $500,000 for 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 Beauty For Ashes Developers LLC Redevelopment Agreement)

Requisition Form.

State of Illinois)
) SS.
County of Cook)

The affiant, [Name Of Developer], [Title] of [Development Company] (the "Developer"), hereby certifies that with respect to the Redevelopment Agreement between Developer and the City of Chicago dated _____, _____ (the "Agreement"):

A. Total expenditures for the Project, in the total amount of $_____, have been made.

B. Improvements for the Project, in the amount of $_____, have been made.

C. This paragraph C sets forth and is a true and complete statement of all costs of Improvements for the Project reimbursed by the City to date:

$_____

D. Developer requests reimbursement for the following cost of improvements:

$_____

E. None of the costs referenced in paragraphs C and D above have been previously reimbursed by the City.

*G. Developer hereby certifies to the City that, as of the date hereof:

1. Except as described in the attached certificate, the representations and warranties contained in the Agreement are true and correct and the Developer is in compliance with all applicable covenants contained herein.

2. No Event of Default or condition or event which, with the giving of notice or passage of time or both, would constitute an Event of Default, exists or has occurred.

---

* Editor's Note: Lettering sequence error present in original document.

All capitalized terms which are not defined herein have the meanings given such terms in the Agreement. The City shall have the right, in its discretion, to require Developer to submit further documentation as the City may require in order to verify that the matters certified to above are true and correct, and any disbursement by the City shall be subject to the City's review and approval of such documentation and its satisfaction that such certifications are true and correct; provided, however, that nothing in this sentence shall be deemed to prevent the City from relying on such certifications by Developer.

[Developer]

By: _____

Name: _____

Title: _____

Subscribed and sworn before me this
_____ day of _____, 20___.

_____
Notary Public

My commission expires: _____

(Sub)Exhibit "F".
(To Beauty For Ashes Developers LLC Redevelopment Agreement)

Construction Compliance.

Agreement 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) For the Improvements, 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 (the "Competitive Bid Process").

Developer must comply with the Competitive Bid Process as set forth in this Section unless Developer receives a waiver from the Commissioner excepting the Developer from the Competitive Bid Process after the Commissioner personally certifies that proceeding with the Project without a Competitive Bid Process is in the best interest of the City (the "Competitive Bid Process Waiver"). Any Competitive Bid Process Waiver obtained by the Developer shall be included as an exhibit to this Agreement. Except as explicitly stated in this paragraph, all other provisions of this Section shall apply.

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 Improvements shall be provided to DPD within five (5) business days of the execution thereof.

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

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

5. Other Provisions. In addition to the requirements of Agreements with Contractors, the Construction Contract and each contract with any subcontractor shall contain provisions required pursuant to Section 3.05 (Change Orders), (Sub)Exhibit F 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 that 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 (1) through (4) 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 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.

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 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 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 a 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 a 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 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 (Sub)Exhibit F. During this meeting, the Developer shall demonstrate to DPD its plan to achieve its obligations under this (Sub)Exhibit F, 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.

(Sub)Exhibit "I".
(To Beauty For Ashes Developers LLC Redevelopment Agreement)

Form Of Reconveyance Deed.

The Grantor, _____, a(n) _____ whose offices are located at _____, Chicago, Illinois 606__, for and in consideration of the sum of One Dollar ($1.00), the receipt of which is hereby acknowledged, conveys and warrants to the City of Chicago (the "City"), an Illinois municipal corporation in the County of Cook and State of Illinois, having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602, the real estate situated in the County of Cook, in the State of Illinois, and described in (Sub)Exhibit One attached hereto (the "Property").

Grantor acknowledges that it has executed and delivered this deed simultaneously with, and as a condition precedent to the initial conveyance of the Property to Grantor, and that the deposit of this reconveyance Special Warranty Deed, and, if necessary, its subsequent recording, is a condition established pursuant to the terms and conditions of that certain Agreement for the Sale and Redevelopment of Land dated as of _____, 20__, by and between the City and the Grantor and is a remedial right granted under such agreement.

To Have And To Hold the Property with each and all of the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the City and unto the City's successors and assigns forever, Grantor hereby covenanting that the Property is free and clear of any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to the Property unto the City and unto the City's successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the City, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it Will Warrant And Defend, subject to: See (Sub)Exhibit Two attached hereto and made a part hereof.

Dated this _____ day of _____, 20___.

_____ a(n) _____

By: _____

Name: _____

Its: _____

This Transfer Is Exempt Under The Provisions Of The Real Estate Transfer Tax Act, 35 ILCS 200/31-45(b) And -45(e); And Section 3-33-060B And -060E Of The Municipal Code Of Chicago.

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 _____, a(n) _____, 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, being first duly sworn by me, acknowledged that s/he signed and delivered the foregoing instrument pursuant to authority given by said _____, as her/his free and voluntary act and as the free and voluntary act and deed of said _____, for the uses and purposes therein set forth.

Given under my notarial seal this _____ day of _____, 20__.

_____
Notary Public

[(Sub)Exhibit One referred to in this Form of Reconveyance Deed unavailable at time of printing.]

(Sub)Exhibit Two and Statement by Grantor and Grantee referred to in this Form of Reconveyance Deed read as follows:

(Sub)Exhibit Two.
(To Form Of Reconveyance Deed)

Permitted Title Exceptions.

[To be completed prior to recording]

General real estate taxes and any special assessments or other taxes, the Redevelopment Agreement, and any title exceptions that were on the title as the closing of this Agreement.

Statement By Grantor And Grantee.
(To Form Of Reconveyance Deed)

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

_____ a(n) _____

By: _____

Name: _____

Its: _____

Date: _____, 20__

Subscribed and sworn before me this
____ day of _____, 20___.

_____
Notary Public

The Grantee or his agent affirms that the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

City of Chicago, by one of its attorneys:

Dated: _____, 20__

_____

_____, Assistant Corporation Counsel

Subscribed and sworn before me this
____ day of _____, of 20___.

_____
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

(Sub)Exhibit "J".
(To Beauty For Ashes Developers LLC Redevelopment Agreement)

Warranty Of Habitability.

Limited Warranty.

Owner Name: _____

Address of Property: _____

Warrantor: _____

Warrantor's Address: _____

Warranty Commencement Date: _____ Closing Date: _____

This Limited Warranty is being provided by Warrantor to Owner in accordance with that certain Purchase Agreement dated _____, 20___, by and between Warrantor and Owner (the "Contract").

I. Limited Warranty.

Warrantor hereby guarantees and warrants that the heating, ventilating, air-conditioning, electrical and plumbing systems (the "Mechanical Systems") are in good condition on the date hereof. For a term of one (1) year from the date hereof, Warrantor hereby agrees to remove, replace, repair, and make good, free of charge to Owner, all defects in materials or workmanship which appear within the warranty period that are the fault of any subcontractor of Warrantor relating to the installation and performance of the Mechanical Systems.

In accordance with the Contract, Warrantor hereby provides to Owner a limited warranty, subject to all of the terms and conditions set forth herein, that the structural components of the Home are of customary workmanship and such items properly perform the function for which each was designed, for a period of one (1) year following the date hereof. For purposes of this Limited Warranty, structural components shall mean only the roof, foundation, exterior and supporting walls.

The parties hereto hereby acknowledge that a preoccupancy inspection of the Property has been made by Owner and Warrantor's representative prior to the Closing Date. Any and all punch-list items from such pre-occupancy inspection to be corrected have been listed in the Inspection Report which has been signed by both Owner and Warrantor's representative, a copy of which shall be retained by Owner. All punch-list items not corrected prior to Closing shall be corrected within a reasonable period following Closing, subject to delays caused by Owner, availability of labor and materials, and other circumstances beyond the reasonable control of Warrantor. No corrections shall be made of defects not recorded on the Inspection Report except for latent defects covered by this Limited Warranty, and no correction shall be made for latent defects first claimed or discovered after the expiration of the Warranty Period (defined below).

The appliances (and any other separately warrantied components) are warranted by their manufacturers in accordance with their individual written warranties. Except For The Mechanical Systems, Warrantor Makes No Express Warranties As To These Components, And Disclaims Any Implied Warranties With Respect Thereto. Further, Owner Relieves Warrantor From Any Responsibility For Consequential Damages And Losses (Other Than

For Personal Injury) Which May Arise From Or Out Of Any And All Structural Failures And From Or Out Of Any And All Breaches Of Any Warranty.

Except As Expressly Set Forth Herein, Owner Acknowledges That Owner Has Purchased The Property "As-Is", Without Any Warranty Or Representation Of Any Kind, Express Or Implied, Including By Way Of Illustration And Not Limitation, Implied Warranties Of Merchantability, Habitability, Workmanship Or Fitness For A Particular Purpose. Warrantor Neither Assumes Nor Authorizes Any Person To Assume For Warrantor Any Other Liability In Connection With The Sale Or Use Of The Property (Including The Purchased Home) And There Are No Agreements Or Warranties, Either Oral Or Written, Collateral To Or Affecting This Agreement Or The Purchased Home.

II. Express Waiver Of Implied Warranty Of Habitability.

Illinois law provides that every contract for the construction of a new home, as here, carries with it a warranty that, when completed, the home will be free of latent defects and will be reasonably suited for its intended use as a home. The law further provides that this Implied Warranty of Habitability does not have to be in writing to be a part of the contract and it covers not only structural and mechanical defects such as may be found in the foundation, roof, masonry, heating, electrical and plumbing, but also any defect in workmanship which may not easily be seen or discovered upon an inspection or viewing of the property by Owner. Illinois law, however, also provides that a seller-builder and a purchaser may agree in writing, as here, that this Implied Warranty of Habitability is not included as a part of their particular contract.

The limited warranty provided for in this paragraph covers some, But Not All, of the matters covered by the Implied Warranty of Habitability. The limited warranty provided hereunder may cover matters which are not covered by the Implied Warranty of Habitability. The Limited Warranty provided hereunder may, and likely will, be different, in a number of respects, from the protection afforded to a purchaser by the Implied Warranty of Habitability. Owner agrees that in consideration for Warrantor agreeing to provide Owner with the Limited Warranty provided hereunder, Owner will accept such limited warranty as a substitute for the Implied Warranty of Habitability described herein.

Seller Hereby Disclaims, And Purchaser Hereby Knowingly, Voluntarily, Fully And Forever Waives The Implied Warranty Of Habitability Described Herein And Any And All Other Warranties, Express Or Implied. Owner Hereby Acknowledges, Understands And Agrees That As A Result Of Such Disclaimer And Waiver, The Implied Warranty Of Habitability Is Not A Part Of This Limited Warranty And That If A Dispute Arises With Warrantor And The Dispute Results In A Lawsuit, Owner, As A Result Of Such Waiver And Disclaimer, Will Not Be Able To Rely On The Implied Warranty Of Habitability As A Basis For Suing Warrantor Or As The Basis Of A Defense If Seller Sues Owner. Owner May, However, Rely On The Express Written Limited Warranties Contained In The Limited Warranty Provided Under This Agreement. I (We), As Owner, Have Read And Understand This Paragraph And I (We) Have Had An Opportunity To Seek Professional Advice Concerning Its Contents And Legal Implications, And After Doing So, Knowingly Agree To Its Terms And The Waiver-Disclaimer

Of The Implied Warranty Of Habitability And The Waiver And Exclusion Of All Warranties, Express Or Implied, Other Than The Limited Warranty Provided Herein.

_____ (Owner's Initials) _____ (Owner's Initials)

Capitalized terms used but not defined herein, which are defined in the Contract shall have the same meaning herein as in the Contract.

This Limited Warranty Is In Lieu Of All Other Warranties Of Warrantor, Either Express Or Which May Be Implied By Law, Including All Warranties Of Habitability, Merchantability And Fitness For A Particular Purpose, All Of Which Are Excluded. This Warranty Does Not Extend To Incidental Or Consequential Damages.

Accepted, Approved and Agreed to:

Name: _____

Name: _____

III. Limited Warranty Basic Terms And Conditions.

To Whom Given. This Limited Warranty is extended solely to Owner and shall not extend to any successors or assigns or future owner of the Property.

Coverage.

For one (1) year, beginning on the Warranty Commencement Date set forth on page 1 (the "Warranty Period"), Warrantor warrants that the Mechanical Systems will be free from defects due to faulty materials or workmanship and that Warrantor will remove, replace, repair, and make good, free of charge to Owner, all defects in materials or workmanship which appear within the Warranty Period and which are the fault of any subcontractor of Warrantor relating to the installation and performance of the Mechanical Systems, subject to the exclusions, limitations and provisions of this Limited Warranty. No representative of Warrantor has the authority to expand the scope of or extend the duration of this Limited Warranty or to make contracts with respect hereto.

For one (1) year, beginning on the Warranty Commencement Date set forth on page 1 (the "Warranty Period"), Warrantor warrants that the Property will be free from latent defects due to faulty materials or workmanship, with respect to the structural components which includes only the roof, foundation, exterior and supporting walls, subject to the exclusions, limitations and provisions of this Limited Warranty. No representative of Warrantor has the authority to expand the scope of or extend the duration of this Limited Warranty or to make contracts with respect hereto.

"Faulty materials or workmanship" are materials or workmanship, which are not in compliance with the applicable building codes regulating construction in Chicago, Illinois as of the date of issuance of the applicable building permits. Inspection by the governmental authority with jurisdiction will provide evidence of compliance. For purposes of this Limited Warranty, "latent defects" are only those defects which are not apparent at the time of the preparation of the Inspection Report but which become apparent and of which Warrantor is notified in writing before the expiration of the Warranty Period.

Warrantor's Performance. If a defect or latent defect occurs in an item which is covered by this Limited Warranty, Warrantor will repair or replace the defective item. Steps taken by Warrantor to correct defects shall not act to extend the terms or duration of this Limited Warranty. Warrantor shall not be obligated to remedy any defects which are covered by this Limited Warranty unless Owner notifies Warrantor in writing of the defect before the expiration of the Warranty Period. Warrantor's obligations under this Limited Warranty are limited to repair or replacement of defective items.

Insurance. In the event Warrantor repairs or replaces any defect covered by this Limited Warranty for which Owner is covered by insurance, upon request by Warrantor, Owner shall assign the proceeds of such insurance to Warrantor to the extent of the cost to Warrantor of such repair or replacement.

IV. Exclusions.

In addition to other items specifically excluded hereunder, the following are not covered by this Limited Warranty:

1. Any work included in a separate contract existing between Owner and a particular contractor, subcontractor, architect or engineer covering any phase of construction. Warrantor has no responsibility for enforcing any warranty provided under or in connection with such separate contract. Any items of construction performed by persons other than Warrantor, or its employees, agents or subcontractors, and any items of construction performed by Warrantor which are damaged or otherwise adversely affected by any acts of or work performed by persons other than Warrantor shall not be covered by this Limited Warranty.

2. Any damage caused by or the result of improper care, improper maintenance or the improper use of floor products including, but not limited to, damage to hardwood, natural stone, vinyl resilient tile, sheet products or carpet caused by the failure to use recommended floor protectors, furniture rests and cleaners, use of improper rolling casters under furniture and appliances, abuse or accidents, including but not limited to burns, cuts, scratches, scuffs, and indentations due to shoes or other hard items, any stains from carpet dyes, or damage caused by the presence of excessive moisture or alkaline substances. This Limited Warranty does not cover any difference between the color of samples or printed illustrations and the color of the actual flooring, or any loss of gloss resulting from normal usage.

3. Damage Caused By Condensation. Condensation can occur whenever warm and moist air comes in contact with a cold dense surface such as window and door glass and frames. Interior moisture is generated through any number of ways including cooking, showering, drying clothes, or by setting a humidifier too high. Since condensation is influenced by the regulation of interior moisture levels by the Owner, its control or damage resulting therefrom is not warranted.

4. Any Damage Caused By The Failure To Use Or The Improper Use Of A Humidifier Or Dehumidifier. A humidifier that meets or exceeds local building code requirements has been installed as part of the heating system. It is not designed, nor is it warranted, to provide a constant and consistent source of humidity and, therefore, the Owner may be required to provide supplemental humidity to meet personal levels of comfort. Warrantor does not guarantee the adequacy of humidity levels beyond that required by the local building code.

5. Appliances, equipment, personal property, fixtures (including such items as oven, range, dishwasher, disposal) and consumer products (as that term may be defined under applicable federal, state and local laws, or their implementing regulations) installed or contained in the Property are not covered by this Limited Warranty or any other warranty from Warrantor and Warrantor hereby specifically disclaims and excludes any express or implied warranties of any nature, including any implied warranty of merchantability or fitness for a particular purpose, with respect to such items. Such items are frequently covered by the manufacturer's specific warranty, and such warranties, if any, may be assigned and delivered to Owner at Closing. Warrantor is not a warrantor under and does not adopt such manufacturer's warranties. In the event of defects in such items, Owner should contact the manufacturer directly. Warrantor is not responsible for the performance of any manufacturer under such manufacturer's warranty.

6. Any Bodily Injury, Any Damage To Personal Property, And Any Damage To Real Property Which Is Not Part Of The Property. Any damage to real property which is part of the Property is also excluded, except to the extent of the repair or replacement of the defective item.

7. Any defects in, or caused by, materials, work, designs or plans supplied by anyone other than Warrantor, or its employees, agents or subcontractors.

8. Damage caused by acts of unauthorized third parties, including vandalism, negligence, failure to properly maintain and service in accordance with installer's specifications, or if none, then those of the Owner, if any; or improper operation by anyone other than the Owner or its employees, agents or subcontractors.

9. Acts of God and accidents, including but not limited to fire, explosion, smoke, water escape, windstorm, hail, lightning, flood and earthquake.

10. Nail and screw "pops", routine settling and drywall cracks, paint touch-ups, and ordinary maintenance and repairs.

11. Normal wear and tear or normal deterioration.

V. How To Make A Limited Warranty Claim.

Submission Of Claims To Warrantor. If you have a claim under this Limited Warranty, you must send a clear and specific written claim in the manner set forth below to Warrantor on that item prior to the expiration of the Warranty Period.

VI. Miscellaneous.

Independence From Contract. This Limited Warranty is independent of the Contract. Nothing contained in the Contract or any other contract between Owner and Warrantor can modify the provisions of this Limited Warranty.

Notices. All notices or claims to Warrantor or to Owner must be sent by mail, postage prepaid, certified mail, return receipt requested to the recipient at the address shown on page 1 of this Limited Warranty or to whatever other address the recipient may designate in writing.

General Provisions. Should any provision of this Limited Warranty be deemed by a court of competent jurisdiction to be unenforceable, that determination will not affect the enforceability of the remaining provisions. This Limited Warranty is binding upon Owner and Warrantor, and their respective heirs, executors, administrators, successors, and assigns. Use of one gender in this Limited Warranty includes all other genders; and use of the plural includes the singular, all as may be appropriate. This Limited Warranty is to be covered by and construed in accordance with the internal laws of the State of Illinois.

Amendments. This Limited Warranty cannot be changed or altered in any way, except by express written agreement signed by all parties hereto.

Owner(s):

Name: _____

Dated: _____, 20 ____.

Warrantor:

_____, an Illinois _____

By: _____

Dated: _____, 20____.

Exhibit "D".
(To Ordinance)

Drawings.

(PLANS ARE SUBJECT TO CHANGE WITH DEPARTMENT APPROVAL)

SALE OF CITY-OWNED PROPERTY AT 3256 W. CONGRESS PKWY. TO CLICK DEVELOPMENT LLC UNDER CHIBLOCKBUILDER PLATFORM.

[O2025-0019999]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 3256 West Congress Parkway to Click Development LLC, under ChiBlockBuilder platform (28th Ward) (O2025-0019999), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

WHEREAS, In an effort to reach potential buyers and create a 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 market values and online application materials; and

WHEREAS, ChiBlockBuilder allows prospective buyers to view a map of available properties 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 available City-owned properties based on comparable sales, and these market value assessments are posted on ChiBlockBuilder to establish purchase prices or bidding guidance for all properties marketed for sale; and

WHEREAS, The Department offered the property identified on Exhibit A attached hereto (the "City Property") for sale on ChiBlockBuilder for market rate development during the application period 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 and 27 and February 3, 2023; and

WHEREAS, Applicants for properties advertised for market rate development are expected to offer the listed market value or more, though the Department will consider discounted purchase prices for proposals that provide significant public benefits, such as a community or institutional development project; and

WHEREAS, The Department evaluated the applications for the City Property based on a number of factors, including the development team's experience, clarity and financial feasibility of project plans and designs, practicality of project timeline, budget detail, proof of funding, project readiness, purchase price, public benefits of project, community engagement, and consistency of project with neighborhood plans; and

WHEREAS, The Department selected Click Development LLC, an Illinois limited liability company ("Buyer") for the sale of the City Property for the construction of a three-story residential building with four (4) rental units, each with three (3) bedrooms and a parking

pad with three (3) spaces, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

WHEREAS, There were no other applications for the City Property; and

WHEREAS, The market value of the City Property as of February 25, 2025, as determined by CBRE, is $12,548 (the "Purchase Price"); and

WHEREAS, The estimated cost of the Project is $1,217,650; and

WHEREAS, The Buyer offered to purchase the City Property for the Purchase Price, and the Department desires to convey the City Property to the Buyer for the Purchase Price, subject to a deed restriction requiring the Buyer to construct the Project; and

WHEREAS, The construction of in-fill housing on vacant City land exemplifies best practices in urban planning by leveraging existing infrastructure, reducing sprawl, strengthening neighborhood vitality and expanding available housing stock in transit-served areas; and

WHEREAS, The Department vetted the Buyer's proposal through its planning, design and zoning divisions and concluded it met the Department's priorities; 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 Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

(a) Buyer Entity must submit to the Department, and the Department must approve, the final construction plans and specifications for the Project;

(b) Buyer Entity must obtain all building permits and other required permits and approvals, including zoning approvals if applicable, necessary to construct the Project and submit evidence thereof to the Department;

(c) Buyer Entity must submit to the Department, and the Department must approve, the final budget and proof of financing for the Project;

(d) Buyer Entity must submit to the Department, and the Department must approve, such closing checklist due diligence documents as the Corporation Counsel may

request, such as a pro forma title policy, survey and corporate organization and authority documents; and

(e) Buyer Entity must deliver to the Cook County Assessor (or to the title company closing the transaction for delivery to the Cook County Assessor) a letter notifying the Assessor pursuant to 35 ILCS 200/15-20 that there has been a change in use and ownership of the City Property and submit evidence thereof to the Department.

If the Buyer Entity fails to close on the acquisition of the City 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, extends the closing date. The Buyer Entity must 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 C (the "Deed"), conveying the City Property to the Buyer Entity, provided the Deed may be modified as necessary to facilitate financing of the Project, 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 provisions related to indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title to the City 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 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 "B" referred to in this ordinance printed
on pages 33845 and 33846
of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	28/East Garfield Park Community Area
TIF Area	Midwest
Size	Approximately 3,137 ft^2
Current Zoning	RM5
Proposed Zoning	No change requested
ZBA Approval	Not Applicable

Lot 16 in S.W. Roth's Subdivision in the northwest quarter of the southeast quarter of the southeast quarter of the northeast quarter of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

3256 West Congress Parkway
Chicago, Illinois 60624.

Permanent Index Number:

16-14-228-023-0000.

Exhibit "C".
(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 $_____ and other good and valuable consideration, conveys and quitclaims all right, title and interest in the real property legally

described on (Sub)Exhibit A attached hereto ("City Property"), pursuant to an ordinance adopted by the City Council of the City of Chicago ("City Council") on [date], and published in the *Journal of the Proceedings of the City Council of the City of Chicago* for such date at pages _____ through _____, to [Buyer Entity], [state of incorporation or organization and entity type] ("Grantee"), having a principal residence or business address at [address].

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the standard exceptions in an ALTA title insurance policy; (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 as 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 City Property and which shall run with the land and be binding upon and enforceable against the Grantee and the Grantee's heirs, successors and assigns, in perpetuity (unless a shorter period is expressly stated below):

1. Covenant To Improve City Property; Restriction On Conveyance. Grantee: (a) shall improve the City Property with [briefly describe project] (the "Project") in accordance with the site plan and elevations previously approved by the Department of Planning and Development (the "Department"); (b) shall commence construction of the Project within three (3) months of the date of this deed, and complete construction of the Project within twelve (12) months of the construction commencement date, provided, however, the Department, in its sole discretion, may extend the construction commencement and completion dates upon written request; and (c) until construction of the Project is completed, may not, without the prior written consent of the City, which shall be in the City's sole discretion: (i) merge, liquidate, or consolidate; (ii) directly or indirectly sell, lease, assign or otherwise transfer the City Property, excluding the sale of individual dwelling units in the ordinary course of development; or (iii) engage in any financing or other transaction which would create an encumbrance or lien on the City Property, except for the acquisition and construction financing for the Project. If any of these conditions is not satisfied, the City may record a notice of default against the City 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 and take possession of the City Property, terminate the estate conveyed to the Grantee, and revest title to the City Property in the City. Grantee, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the City Property to further evidence such revesting of title. The foregoing covenants shall expire upon completion of the Project.

2. Environmental Documents Review. The City, acting through its Department of Fleet and Facility Management ("DFFM"), 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 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 Review. Grantee acknowledges and agrees that the City does not represent or warrant that DFFM's methodology for or findings from its Limited Review are accurate or complete or that the environmental condition of or risks to the City Property are consistent with the DFFM'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 City Property, and that the City's review of the Review Documents was limited. Grantee acknowledges and agrees that DFFM's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Property, and that there may be other conditions, uses, and sources or types of contamination affecting the City 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 City 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. 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. Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the City 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 City 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 City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.

6. Release Of City. Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise, in any and all courts or other forums of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Property, including, without limitation: (i) any release, emission, discharge, generation, transportation, treatment, storage or disposal of hazardous substances in, on, under or about the City Property, or threatened release, emission or discharge of hazardous substances in, on, under or about the City Property; and (ii) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Grantee shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City Parties harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Grantee Parties or anyone claiming by, through, or under the Grantee Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. Grantee Parties waive their rights of contribution and subrogation against the City Parties.

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:

_____
Andrea M. Valencia, City Clerk

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

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

This Transfer Is Exempt Under The Provisions Of The Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(b); Cook County Code Section 74-106(2); 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 33839 of this *Journal.*]

Statement By Grantor And Grantee.

The grantor or its agent affirms that, to the best of grantor or its agent's knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a

person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: _____, 202__ Signature _____
Agent
City of Chicago Department of Law
Real Estate and Land Use Division

Subscribed and sworn to before me this
____ day of _____, 2025.

_____
Notary Public

The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: _____, 202__ Signature _____
Grantee or Agent

Subscribed and sworn to before me this
____ day of _____, 202__.

_____
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

Exhibit "B".

Drawings.
(Page 1 of 2)

(SUBJECT TO CHANGE WITH DEPARTMENT APPROVAL)

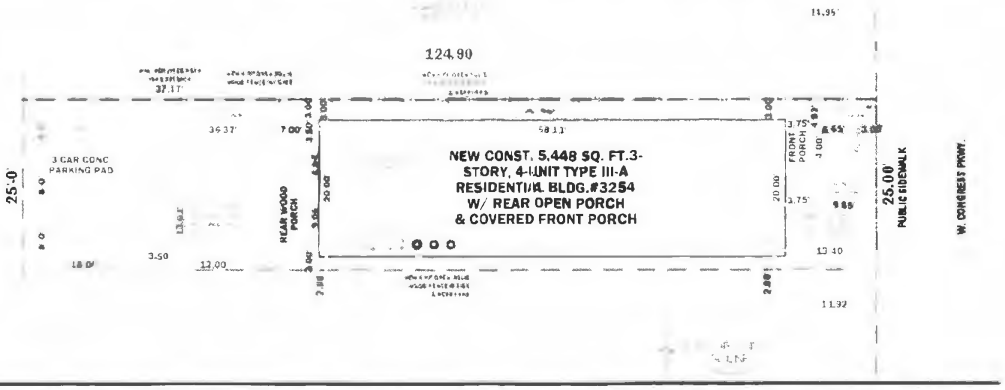
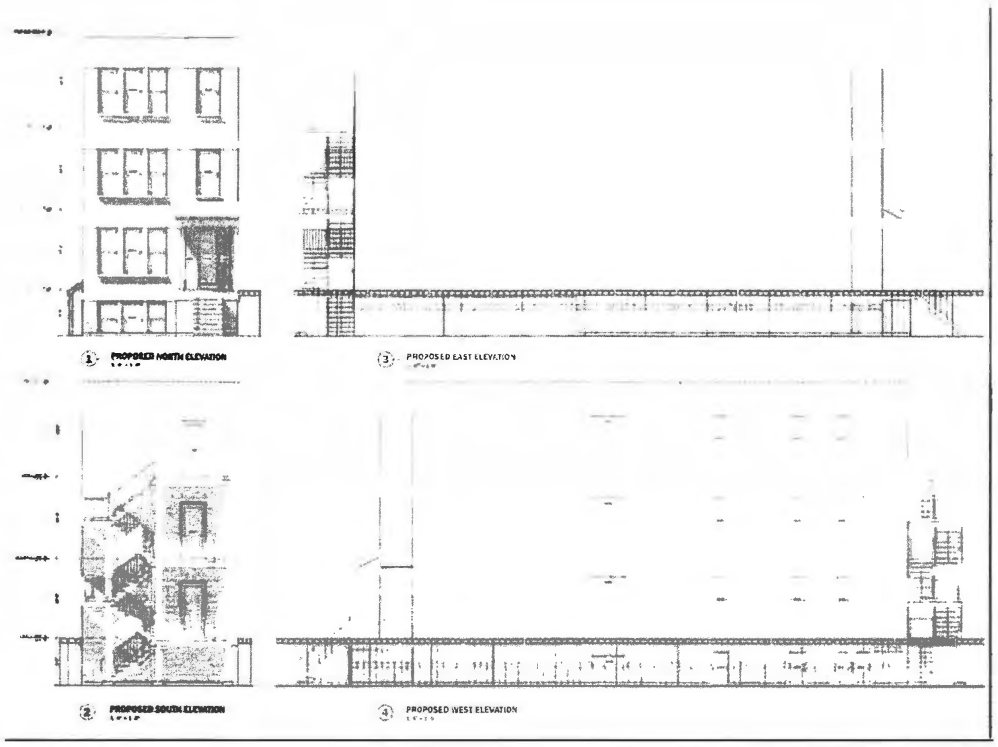


Exhibit "B".

Drawings.
(Page 2 of 2)



SALE OF CITY-OWNED PROPERTY AT 1142 W. GARFIELD BLVD. TO LITTLE BEAR HOLDINGS LLC UNDER CHIBLOCKBUILDER PLATFORM.

[O2025-0020013]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 1142 West Garfield Boulevard to Little Bear Holdings LLC, under ChiBlockBuilder platform (16th Ward) (O2025-0020013), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

WHEREAS, In an effort to reach potential buyers and create a 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 market values and online application materials; and

WHEREAS, ChiBlockBuilder allows prospective buyers to view a map of available properties 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 available City-owned properties based on comparable sales, and these market value assessments are posted on ChiBlockBuilder to establish purchase prices or bidding guidance for all properties marketed for sale; and

WHEREAS, The Department offered the property identified on Exhibit A attached hereto (the "City Property") for sale on ChiBlockBuilder for market rate development during the application period beginning on October 1, 2024 and ending on November 15, 2024 (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 October 2, 9, 16, 23 and 30 and November 6 and 13, 2024; and

WHEREAS, Applicants for properties advertised for market rate development are expected to offer the listed market value or more, though the Department will consider discounted purchase prices for proposals that provide significant public benefits, such as a community or institutional development project; and

WHEREAS, The Department evaluated the applications for the City Property based on a number of factors, including the development team's experience, clarity and financial feasibility of project plans and designs, practicality of project timeline, budget detail, proof of funding, project readiness, purchase price, public benefits of project, community engagement and consistency of project with neighborhood plans; and

WHEREAS, The Department selected Little Bear Holdings LLC, an Illinois limited liability company ("Buyer") for the sale of the City Property for the construction of an automated car wash, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

WHEREAS, The Buyer owns the adjacent properties at 1152 West Garfield Boulevard and 1134 West Garfield Boulevard and will combine his properties with the City Property; and

WHEREAS, There were no other applications for the City Property; and

WHEREAS, The market value of the City Property as of May 5, 2025, as determined by CBRE, is $28,125; and

WHEREAS, The Buyer offered to purchase the City Property for $100,000 (the "Purchase Price"), and the Department desires to convey the City Property to the Buyer for the Purchase Price, subject to a deed restriction requiring the Buyer to construct 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 Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

(a) Buyer Entity must submit to the Department, and the Department must approve, the final construction plans and specifications for the Project;

(b) Buyer Entity must obtain all building permits and other required permits and approvals, including zoning approvals if applicable, necessary to construct the Project and submit evidence thereof to the Department;

(c) Buyer Entity must submit to the Department, and the Department must approve, the final budget and proof of financing for the Project;

(d) Buyer Entity must submit to the Department, and the Department must approve, such closing checklist due diligence documents as the Corporation Counsel may request, such as a pro forma title policy, survey, and corporate organization and authority documents; and

(e) Buyer Entity must deliver to the Cook County Assessor (or to the title company closing the transaction for delivery to the Cook County Assessor) a letter notifying the Assessor pursuant to 35 ILCS 200/15-20 that there has been a change in use and ownership of the City Property, and submit evidence thereof to the Department.

If the Buyer Entity fails to close on the acquisition of the City Property within 180 days after 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, extends the closing date. The Buyer Entity must 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 C (the "Deed"), conveying the City Property to the Buyer Entity, provided the Deed may be modified as necessary to facilitate financing of the Project, 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 provisions related to indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title to the City 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 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 "B" referred to in this ordinance
printed on pages 33857 through
33859 of this *Journal*.]

Exhibits "A", "C" and Statement by Grantor and Grantee referred to in this ordinance read as follows:

Exhibit "A".
(To *Ordinance*)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	16/New City
TIF Area	Englewood Neighborhood
Approximate Size	75' x 125' = 9,375 ft^2
Current Zoning	B3-2
Proposed Zoning	C1-2
ZBA Approval	Not Applicable

The west 125 feet of Lots 3, 4 and 5 taken as a tract (except the south 80 feet thereof) in Block 5 in the subdivision of Blocks 5 and 6 in F. Gaylord's Subdivision of the southwest quarter of the southeast quarter of Section 8, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1142 West Garfield Boulevard
Chicago, Illinois 60621.

Permanent Index Number:

20-08-423-028-0000.

Exhibit "C".
(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 $100,000 and other good and valuable

consideration, conveys and quitclaims all right, title and interest in the real property legally described on (Sub)Exhibit A attached hereto ("City Property"), pursuant to an ordinance [ordinance number] adopted by the City Council of the City of Chicago ("City Council") on [date], and published in the *Journal of the Proceedings of the City Council of the City of Chicago* for such date at pages _____ through _____, to Little Bear Holdings LLC, an Illinois limited liability company ("Grantee"), having a principal business address of 3309 Harvey Avenue, Berwyn, Illinois 60402.

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the standard exceptions in an ALTA title insurance policy; (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 as 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 City Property and which shall run with the land and be binding upon and enforceable against the Grantee and the Grantee's heirs, successors and assigns, in perpetuity (unless a shorter period is expressly stated below):

1. Covenant To Improve City Land; Restriction On Conveyance. Grantee: (a) shall improve the City Property with an automated car wash (the "Project"), in accordance with the site plan and elevations previously approved by the Department of Planning and Development (the "Department"), provided the Department, in its sole discretion, may approve modifications upon written request; (b) shall begin construction of the Project within 30 days of the date of this deed and complete construction of the Project within eight months of the construction commencement date, provided that plantings may be delayed for an additional six months if consistent with good landscaping practices, and further provided that the Department, in its sole discretion, may extend the construction commencement and completion dates upon written request; (c) until construction of the Project is completed, may not, without the prior written consent of the City, which shall be in the City's sole discretion: (i) merge, liquidate or consolidate; (ii) directly or indirectly sell, lease, assign or otherwise transfer the City Property; or (iii) engage in any financing or other transaction which would create an encumbrance or lien on the City Property, except for the acquisition and construction financing for the Project. If any of these conditions is not satisfied, the City may record a notice of default against the City 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 and take possession of the City Property, terminate the estate conveyed to the Grantee, and revest title to the City Property in the City. Grantee, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the City Property to further evidence such revesting of title. The foregoing covenants shall expire upon completion of the Project.

2. Environmental Documents Review. The City, acting through its Department of Fleet and Facility Management ("DFFM"), 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 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 Review. Grantee acknowledges and agrees that the City does not represent or warrant that DFFM's methodology for or findings from its Limited Review are accurate or complete or that the environmental condition of or risks to the City Property are consistent with the DFFM'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 City Property, and that the City's review of the Review Documents was limited. Grantee acknowledges and agrees that DFFM's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Property, and that there may be other conditions, uses, and sources or types of contamination affecting the City 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 City 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. 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. 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 City Property is being conveyed, and Grantee accepts the City 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 City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.

6. Release Of City. Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise, in any and all courts or other forums of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Property, including, without limitation: (i) any release, emission, discharge, generation, transportation, treatment, storage or disposal of hazardous substances in, on, under or about the City Property, or threatened release, emission or discharge of hazardous substances in, on, under or about the City Property; and (ii) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Grantee shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City Parties harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Grantee Parties or anyone claiming by, through, or under the Grantee Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. Grantee Parties waive their rights of contribution and subrogation against the City Parties.

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:

_____
Andrea M. Valencia, City Clerk

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

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

This Transfer Is Exempt Under The Provisions Of The Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(b); Cook County Code Section 74-106(2); 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 33851 of this *Journal*.]

Statement By Grantor And Grantee.

The Grantor or its agent affirms that, to the best of Grantor or its agent's knowledge, the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a

person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: _____, 202__ Signature _____
Agent
City of Chicago Department of Law
Real Estate and Land-Use Division

Subscribed and sworn to before me this
____ day of _____, 20___.

_____
Notary Public

The Grantee or its agent affirms and verifies that the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: _____, 202__ Signature _____
Grantee or Agent

Subscribed and sworn to before me this
____ day of _____, 20___.

_____
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

Exhibit "B".
(To Ordinance)

Site Plan And Project Drawings.
(Page 1 of 3)

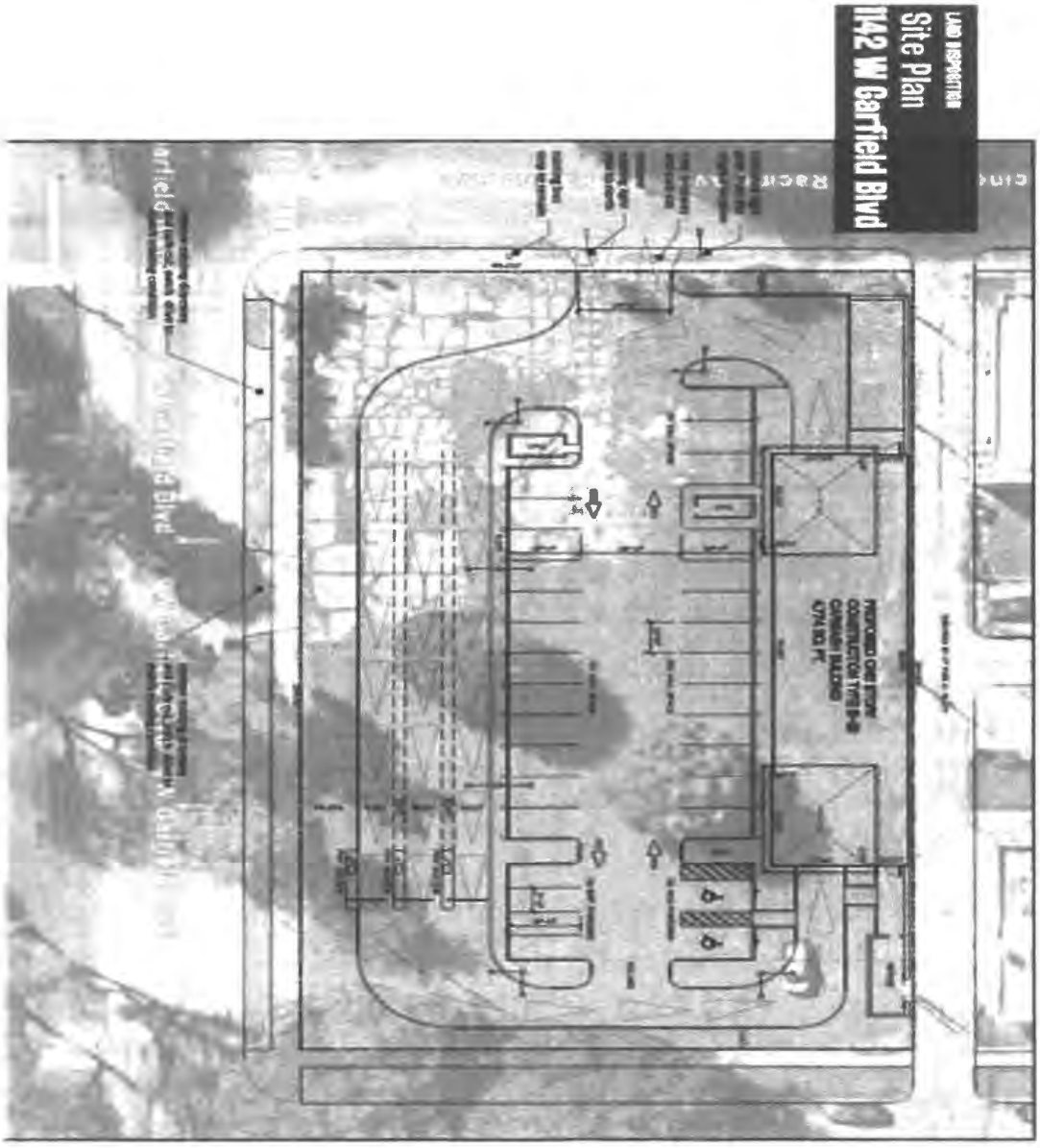


Exhibit "B".
(To Ordinance)

Site Plan And Project Drawings.
(Page 2 of 3)

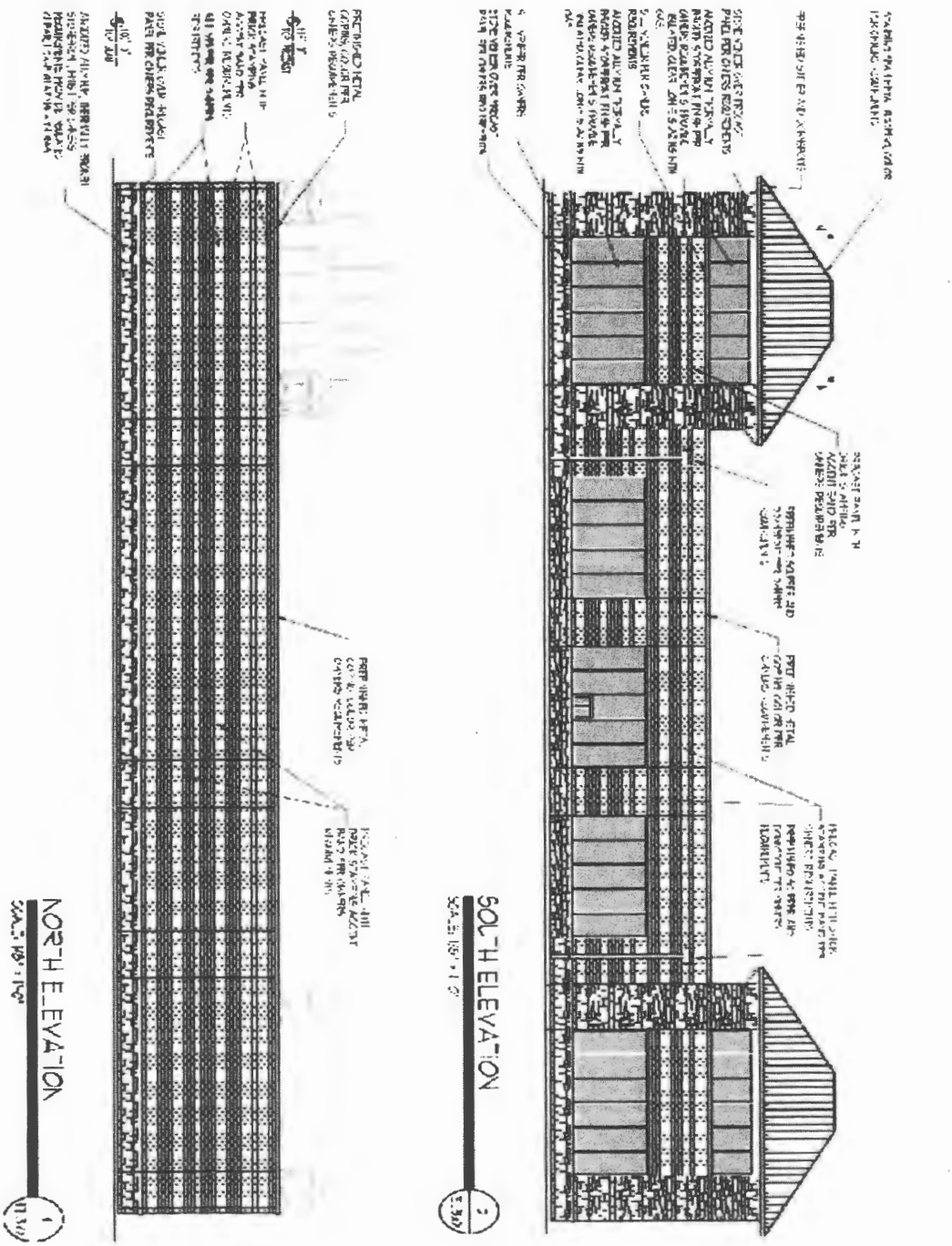
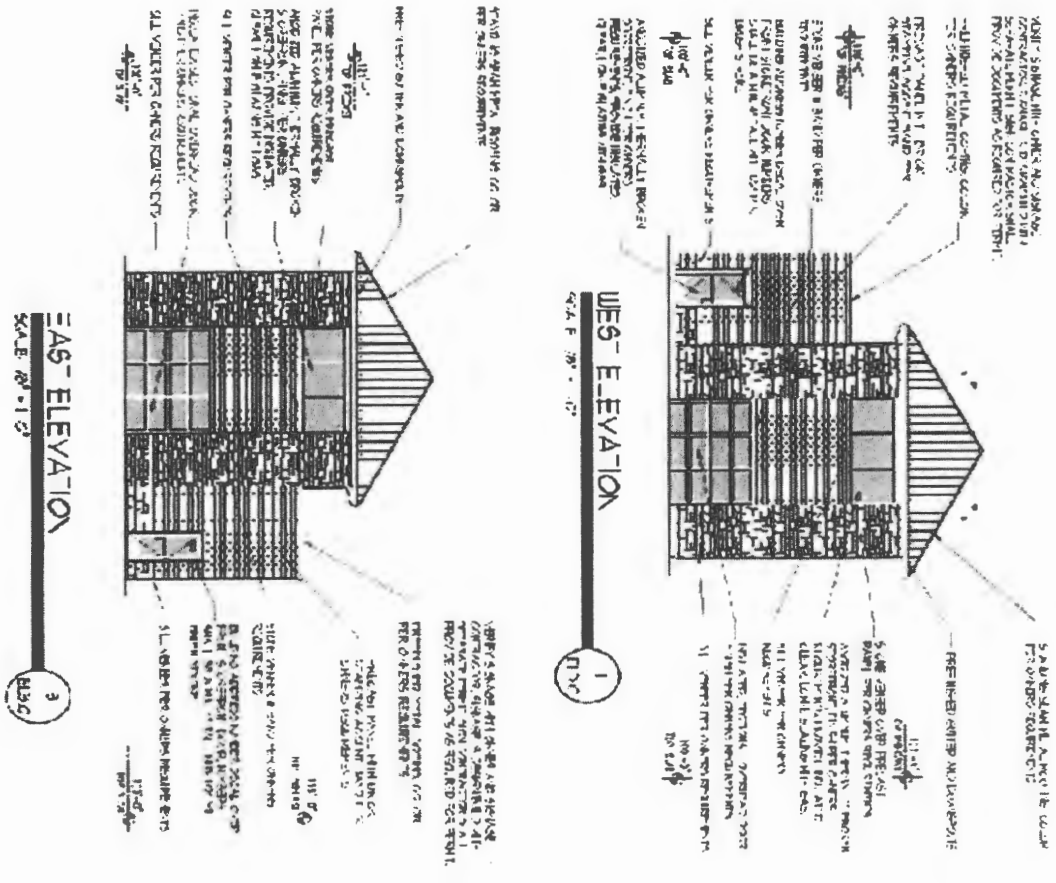


Exhibit "B".
(To Ordinance)

Site Plan And Project Drawings.
(Page 3 of 3)



SALE OF CITY-OWNED PROPERTIES AT 3852 S. LAKE PARK AVE., 5946 S. MARSHFIELD AVE., 2949 W. 77TH ST., 4235 S. ST. LAWRENCE AVE., 4323 S. INDIANA AVE., 614 E. 42ND ST., 9523 S. PERRY AVE., 3401 S. PRAIRIE AVE., 604 E. 42ND ST. AND 4749 S. HONORE ST. UNDER CHIBLOCKBUILDER PLATFORM.

[O2025-0020005]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 3852 South Lake Park Avenue, 5946 South Marshfield Avenue, 2949 West 77th Street, 4235 South St. Lawrence Avenue, 4323 South Indiana Avenue, 614 East 42nd Street, 9523 South Perry Avenue, 3401 South Prairie Avenue, 604 East 42nd Street and 4749 South Honore Street under ChiBlockBuilder platform (3rd, 4th, 9th, 15th and 18th Wards) (O2025-0020005), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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. 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 identified on Exhibit A attached hereto (the "City Lots") for sale on the ChiBlockBuilder website for neighborhood side yards, with the goal of attracting property owners to fence and manage adjacent vacant property; and

WHEREAS, The Department accepted applications for the City Lots beginning on April 1, 2025 and ending on May 15, 2025 (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 April 1st, April 8th, April 15th and April 29th, 2025; and

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

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

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

WHEREAS, The Department selected buyers (a "Buyer") for multiple City lots (each, a "City Lot") in the side yards category; and

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

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

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

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

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

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

1. Covenant To Improve Side Yard With Landscaped Open Space; Restriction On Conveyance. Buyer: (a) shall improve and maintain the City Lot with landscaped open space (meaning grass, cultivated ornamental shrubs, plants, trees or a combination thereof) within six months of the date of this Deed, provided that plantings may be delayed for an additional six months if consistent with good landscaping practices; (b) shall not construct any permanent improvements on the City Lot without first obtaining the consent of the Department of Planning and Development, excluding additions to Buyer's primary residence or a garage appurtenant thereto; and (c) shall maintain the City Lot in accordance with the provisions of the Municipal Code of Chicago; and (d) shall not convey, assign or otherwise transfer the City Lot.

   These conditions shall run with the land and be in full force and effect for a period of five years from the date of this Deed. If any of these conditions are not satisfied, the City may record a notice of default against the City Lot and shall have the right to exercise any and all remedies available to it at law or in equity, including the right to re-enter the City Lot and revest title in the City. Buyer, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the City Lot to further evidence such revesting of title. This right of reverter in favor of the City shall terminate five years following the date of this Deed.

2. Environmental Documents Review. The City, acting through its Bureau of Environmental, Health and Safety Management in the Department of Fleet and Facility Management ("Bureau"), has conducted a limited review ("Limited Review") of certain City records and other information ("Review Documents") in an effort to identify potential environmental concerns associated with the City Lot. Buyer acknowledges and agrees that Buyer has previously received a summary of the Bureau's Limited Review, and that the City has made all Review Documents available to Buyer for inspection and copying upon request.

3. Limited Nature Of City's Limited Review. Buyer acknowledges and agrees that the City does not represent or warrant that the Bureau's methodology for or findings from its Limited Review are accurate or complete or that the environmental condition of or risks to the City Lot are consistent with the Bureau's summary of its Limited Review. Buyer acknowledges and agrees that the City did not perform a Phase I Environmental Site Assessment or conduct a thorough environmental investigation of the City Lot, and that the City's review of the Review Documents was limited. Buyer acknowledges and agrees that the Bureau's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Lot, and that there may be other conditions, uses, and sources or types of contamination affecting the City Lot. Buyer acknowledges and agrees that the City is not obligated to locate all such documentation or information or to perform any environmental investigation or evaluation of the City Lot.

4. Historic Contamination Of Urban Land. Buyer acknowledges and agrees that properties in urban areas, including Chicago, are frequently impacted by

historical conditions and uses that may not be documented in the Review Documents, such as: a) buried demolition debris containing lead-based paint or asbestos; (b) underground heating oil tanks; (c) off-site migration of chemicals from existing or former gas stations, dry cleaners, metal finishing operations, lumber treatment facilities, and other commercial, industrial or manufacturing land uses; (d) illegal dumping; (e) nearby railroad operations; and (f) airborne deposit of lead and other contaminants from historical use of lead gasoline and surrounding industries. Buyer acknowledges receipt of a fact sheet prepared by the United States Environmental Protection Agency about urban gardening best management practices to prevent or reduce exposure to contaminants that may be present in soils, *"Reusing Potentially Contaminated Landscapes: Growing Gardens in Urban Soils"*, EPA 542/F-10/011 (Spring 2011).

5. "As Is", "Where Is" And "With All Faults" Conveyance. Buyer acknowledges and agrees that Buyer has had an opportunity to inspect the City Lot and is relying solely upon Buyer's own inspection and other due diligence activities that Buyer may have conducted in determining whether to acquire the City Lot, and not upon any information provided by or on behalf of the City with respect thereto, including without limitation, the Limited Review, the Review Documents and any summary thereof. Buyer acknowledges and agrees that the City Lot is being conveyed, and Buyer accepts the City Lot, in its "As Is", "Where Is" and "With All Faults" condition without any covenant, representation, or warranty, express or implied, of any kind, regarding the physical or environmental condition of the City Lot or the suitability of the City Lot for any purpose whatsoever. Buyer acknowledges and agrees that Buyer is solely responsible for any investigation and remediation work necessary to put the City Lot in a condition which is suitable for its intended use.

6. Release Of City. Buyer, on behalf of Buyer and Buyer's heirs, transferees, successors and assigns, and anyone claiming by, through or under any of them, hereby releases, relinquishes and forever discharges Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants, from and against any and all claims, demands, losses, damages, liabilities, costs and expenses (including, without limitation, reasonable attorney's fees and court costs) based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Lot.

7. Affordable Housing And Municipal Code Requirements. Buyer acknowledges and agrees that the sale of City-owned land may trigger Section 2-44-085 of the Municipal Code of Chicago (currently and as hereafter amended, supplemented or replaced, the "Affordable Requirements Ordinance"), and therefore, that a future residential project on the City Lot may be subject to the requirements of the Affordable Requirements Ordinance. Buyer also acknowledges and agrees that other provisions of the Municipal Code of Chicago (currently and as hereafter amended, supplemented or replaced) apply to the City Lot and Buyer's use, maintenance, and transfer of the City Lot.

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

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

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

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

Exhibit "A".

ChiBlockBuilder Side Yard Buyers, Legal Descriptions And Prices.

(Legal Descriptions Are Subject To *Title* Commitment And Survey)

City Lot 1.

Lot 4 in Wood's Subdivision of the south 82 feet of Lot 4 in Assessor's Division of Lots 74, 75 and 76 in Ellis' East Addition to Chicago in Section 34, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

3852 South Lake Park Avenue
Chicago, Illinois 60653.

Permanent Index Number:

17-35-101-087-0000.

Buyer:

Graziano Pinna.

Buyer's Address:

3850 South Lake Park Avenue
Chicago, Illinois 60653.

Market Value ("as is"):

$82,856.

Purchase Price (10 percent of Value):

$8,286.

City Lot 2.

Lot 23 in Block 2 in Demarest's Subdivision of the northeast quarter of the southeast quarter of Section 18, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

5946 South Marshfield Avenue
Chicago, Illinois 60636.

Permanent Index Number:

20-18-406-041-0000.

Buyer:

Tricia Hudson.

Buyer's Address:

5944 South Marshfield Avenue
Chicago, Illinois 60653.

Market Value ("as is"):

$7,800.

Purchase Price (10 percent of Value):

$780.

City Lot 3.

Lot 1 in Block 6 of resubdivision of Blocks 3, 4, 5 and 6 of Wabash Addition to Chicago in Section 25, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

2949 West 77th Street
Chicago, Illinois 60652.

Permanent Index Number:

19-25-320-010-0000.

Buyer:

Derrick Houser.

Buyer's Address:

3001 West 77th Street
Chicago, Illinois 60652.

Market Value ("as is"):

$22,749.

Purchase Price (10 percent of Value):

$2,275.

City Lot 4.

The north 25 feet of the south 100 feet of Lot 30 in Margaret Johnston's Subdivision of the south half of the southeast quarter of the northeast quarter of Section 3, Township 38 North, Range 14, lying East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4235 South Saint Lawrence Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-224-017-0000.

Buyer:

Kwadwo Ofosu-Barko.

Buyer's Address:

4233 South Saint Lawrence Avenue
Chicago, Illinois 60653.

Market Value ("as is"):

$71,645.

Purchase Price (10 percent of Value):

$7,165.

City Lot 5.

The south 15 feet of Lot 20 in Block 2 in Pike's Subdivision of the northwest quarter of the northeast quarter of the southwest quarter in Section 3, Township 38 North, Range 14, lying East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4323 South Indiana Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-303-003-0000.

Buyer:

Jimm Cobb.

Buyer's Address:

4327 South Indiana Avenue
Chicago, Illinois 60653.

Market Value ("as is"):

$72,000.

Purchase Price (10 percent of Value):

$7,200.

City Lot 6.

Lot 8 in O. M. Well's Subdivision of Lots 26 to 38 inclusive, in Rice and Valentine's Subdivision of Lots 11 to 20, inclusive, in Dobbins' Subdivision of the north half of the southeast quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

614 East 42nd Street
Chicago, Illinois 60653.

Permanent Index Number:

20-03-218-035-0000.

Buyer:

Jessica Johnson.

Buyer's Address:

616 East 42nd Street
Chicago, Illinois 60653.

Market Value ("as is"):

$76,649.

Purchase Price (10 percent of Value):

$7,665.

City Lot 7.

Lot 15 in Block 2 in George W. Perkins Subdivision of the northeast quarter of the northeast quarter of the northeast quarter and the east half of the east half of the northwest quarter of the northeast quarter of the northeast quarter of Section 9, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

9523 South Perry Avenue
Chicago, Illinois 60628.

Permanent Index Number:

25-09-206-015-0000.

Buyer:

Leroy Johnson III.

Buyer's Address:

9527 South Perry Avenue
Chicago, Illinois 60628.

Market Value ("as is"):

$9,219.

Purchase Price (10 percent of Value):

$922.

City Lot 8.

Lot 15 (except the north 7.88 feet and except the south 0.12 feet) in E.C. Larned's Subdivision of part of the southeast quarter of the northwest quarter of Section 34, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

3401 South Prairie Avenue
Chicago, Illinois 60616.

Permanent Index Number:

17-34-121-077-0000.

Buyer:

Paul Dejoie.

Buyer's Address:

3365 South Prairie Avenue
Chicago, Illinois 60616.

Market Value ("as is"):

$65,529.

Purchase Price (10 percent of Value):

$6,553.

City Lot 9.

Lot 13 in O. M. Well's Subdivision of Lots 26 and 38, inclusive, in Rich and Valentine's Subdivision of Lots 11 to 20, inclusive, in Dobbin's Subdivision of the north half of the southeast quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

604 East 42nd Street
Chicago, Illinois 60653.

Permanent Index Number:

20-03-218-030-0000.

Buyers:

Kirby Jones and Traci Jones.

Buyers' Address:

600 East 42nd Street
Chicago, Illinois 60653.

Market Value ("as is"):

$76,717.

Purchase Price (10 percent of Value):

$7,672.

City Lot 10.

Lot 25 in Riley's Subdivision of the east half of Block 11 in Stone and Whitney's Subdivision of the half of the southeast quarter of Section 6 and the north half and west half of the southeast quarter of Section 7, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4749 South Honore Street
Chicago, Illinois 60609.

Permanent Index Number:

20-07-203-022-0000.

Buyer:

Maria A. Flores Hidalgo.

Buyer's Address:

4747 South Honore Street
Chicago, Illinois 60609.

Market Value ("as is"):

$12,460.

Purchase Price (10 percent of Value):

$1,246.

SALE OF CITY-OWNED PROPERTY AT 6913 S. RACINE AVE. TO JACKIE EDWARDS UNDER CHIBLOCKBUILDER PLATFORM.

[O2025-0020012]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 6913 South Racine Avenue to Jackie Edwards under ChiBlockBuilder platform (16th Ward) (O2025-0020012), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

WHEREAS, In an effort to reach potential buyers and create a 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 market values and online application materials; and

WHEREAS, ChiBlockBuilder allows prospective buyers to view a map of available properties 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 available City-owned properties based on comparable sales, and these market value assessments are posted on ChiBlockBuilder to establish purchase prices or bidding guidance for all properties marketed for sale; and

WHEREAS, The Department offered the property identified on Exhibit A attached hereto (the "City Property") for sale on ChiBlockBuilder for market rate development during the application period beginning on April 1, 2024 and ending on May 17, 2024 (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 April 1, 8, 15, 22 and 29 and May 6 and 13, 2024; and

WHEREAS, Applicants for properties advertised for market rate development are expected to offer the listed market value or more, though the Department will consider discounted purchase prices for proposals that provide significant public benefits, such as a community or institutional development project; and

WHEREAS, The Department evaluated the applications for the City Property based on a number of factors, including the development team's experience, clarity and financial feasibility of project plans and designs, practicality of project timeline, budget detail, proof of funding, project readiness, purchase price, public benefits of project, community engagement, and consistency of project with neighborhood plans; and

WHEREAS, The Department selected Jackie Edwards ("Buyer") for the sale of the City Property for the construction of a surface parking lot, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

WHEREAS, There were no other applications for the City Property; and

WHEREAS, The market value of the City Property as of July 19, 2025, as determined by CBRE, is $9,358 (the "Purchase Price"); and

WHEREAS, The Buyer offered to purchase the City Property for the Purchase Price, and the Department desires to convey the City Property to the Buyer for the Purchase Price, subject to a deed restriction requiring the Buyer to construct 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 Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

(a) Buyer Entity must submit to the Department, and the Department must approve, the final construction plans and specifications for the Project;

(b) Buyer Entity must obtain all building permits and other required permits and approvals, including zoning approvals if applicable, necessary to construct the Project and submit evidence thereof to the Department;

(c) Buyer Entity must submit to the Department, and the Department must approve, the final budget and proof of financing for the Project;

(d) Buyer Entity must submit to the Department, and the Department must approve, such closing checklist due diligence documents as the Corporation Counsel may request, such as a pro forma title policy, survey, and corporate organization and authority documents; and

(e) Buyer Entity must deliver to the Cook County Assessor (or to the title company closing the transaction for delivery to the Cook County Assessor) a letter notifying the Assessor pursuant to 35 ILCS 200/15-20 that there has been a change in use and ownership of the City Property, and submit evidence thereof to the Department.

If the Buyer Entity fails to close on the acquisition of the City Property within 60 days after 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, extends the closing date. The Buyer Entity must 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 C (the "Deed"), conveying the City Property to the Buyer Entity, provided the Deed may be modified as necessary to facilitate financing of the Project, 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 provisions related to indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title to the City 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 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 "B" referred to in this ordinance
printed on pages 33884 and
33885 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	16/Englewood
TIF Area	67th and Wentworth
Size	25' x 124.58' and 3,115 ft^2
Current Zoning	C1-1
Proposed Zoning	Not Applicable
ZBA Approval	Not Applicable

Parcel 1.

Lot 43 in Block 12 in Lee's Subdivision of the west half of the southeast quarter of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

6913 South Racine Avenue
Chicago, Illinois 60636.

Permanent Index Number:

20-20-416-003-0000.

Exhibit "C".
(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 $9,358, and other good and valuable consideration, conveys and quitclaims all right, title and interest in the real property legally described on (Sub)Exhibit A attached hereto ("City Property"), pursuant to an ordinance [ordinance number] adopted by the City Council of the City of Chicago ("City Council") on [date], and published in the *Journal of the Proceedings of the City Council of the City of Chicago* for such date at pages _____ through _____, to Jackie Edwards having a principal business address of 1153 West 69th Street, Chicago, Illinois 60621.

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the standard exceptions in an ALTA title insurance policy; (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 as 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 City Property and which shall run with the land and be binding upon and enforceable against the Grantee and the Grantee's heirs, successors and assigns, in perpetuity (unless a shorter period is expressly stated below):

1. Covenant To Improve City Land; Restriction On Conveyance. Grantee: (a) shall improve the City Property with a surface parking lot (the "Project"), in accordance with the site plan previously approved by the Department of Planning and Development (the "Department"), no material deviation is permitted without written approval from the Department; (b) shall complete construction of the Project within 12 months of the date of this deed, provided that plantings may be delayed for an additional six months if consistent with good landscaping practices. The Department, in its sole discretion, may extend the construction completion date upon written request; (c) until construction of the Project is completed, Grantee may not, without the prior written consent of the City, which shall be in the City's sole discretion: (i) merge, liquidate, or consolidate; (ii) directly or indirectly sell, lease, assign or otherwise transfer the City Property, excluding the sale of individual dwelling units in the ordinary course of development; or (iii) engage in any financing or other transaction which would create an encumbrance or lien on the City Property, except for the acquisition and construction financing for the Project. If any of these conditions is not satisfied, the City may record a notice of default against the City 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 and take possession of the City Property, terminate the estate conveyed to the Grantee, and revest title to the City Property in the City. Grantee, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the City Property to further evidence such revesting of title. The foregoing covenants shall expire upon completion of the Project.

2. Environmental Documents Review. The City, acting through its Department of Fleet and Facility Management ("DFFM"), 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 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 Review. Grantee acknowledges and agrees that the City does not represent or warrant that DFFM's methodology for or findings from its Limited Review are accurate or complete or that the environmental condition of or risks to the City Property are consistent with the DFFM'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 City Property, and that the City's review of the Review Documents was limited. Grantee acknowledges and agrees that DFFM's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Property, and that there may be other conditions, uses, and sources or types of contamination affecting the City 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 City 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. 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. 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 City Property is being conveyed, and Grantee accepts the City 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 City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.

6. Release Of City. Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise, in any and all courts or other forums of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Property, including, without limitation: (i) any release, emission, discharge, generation, transportation, treatment, storage or disposal of hazardous substances in, on, under or about the City Property, or threatened release, emission or discharge of hazardous substances in, on, under or about the City Property; and (ii) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Grantee shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City Parties harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Grantee Parties or anyone claiming by, through, or under the Grantee Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. Grantee Parties waive their rights of contribution and subrogation against the City Parties.

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:

_____
Andrea M. Valencia, City Clerk

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

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

This Transfer Is Exempt Under The Provisions Of The Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(b); Cook County Code Section 74-106(2); 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 33878 of this *Journal.*]

Statement By Grantor And Grantee.

The grantor or its agent affirms that, to the best of grantor or its agent's knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a

person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _____, 202__ Signature _____
Agent
City of Chicago Department of Law
Real Estate and Land Use Division

Subscribed and sworn to before me this
____ day of _____, 2025.

_____
Notary Public

The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated _____, 202__ Signature _____
Grantee or Agent

Subscribed and sworn to before me this
____ day of _____, 2025.

_____
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

Exhibit "B".
(To Ordinance)

Drawings.
(Page 1 of 2)

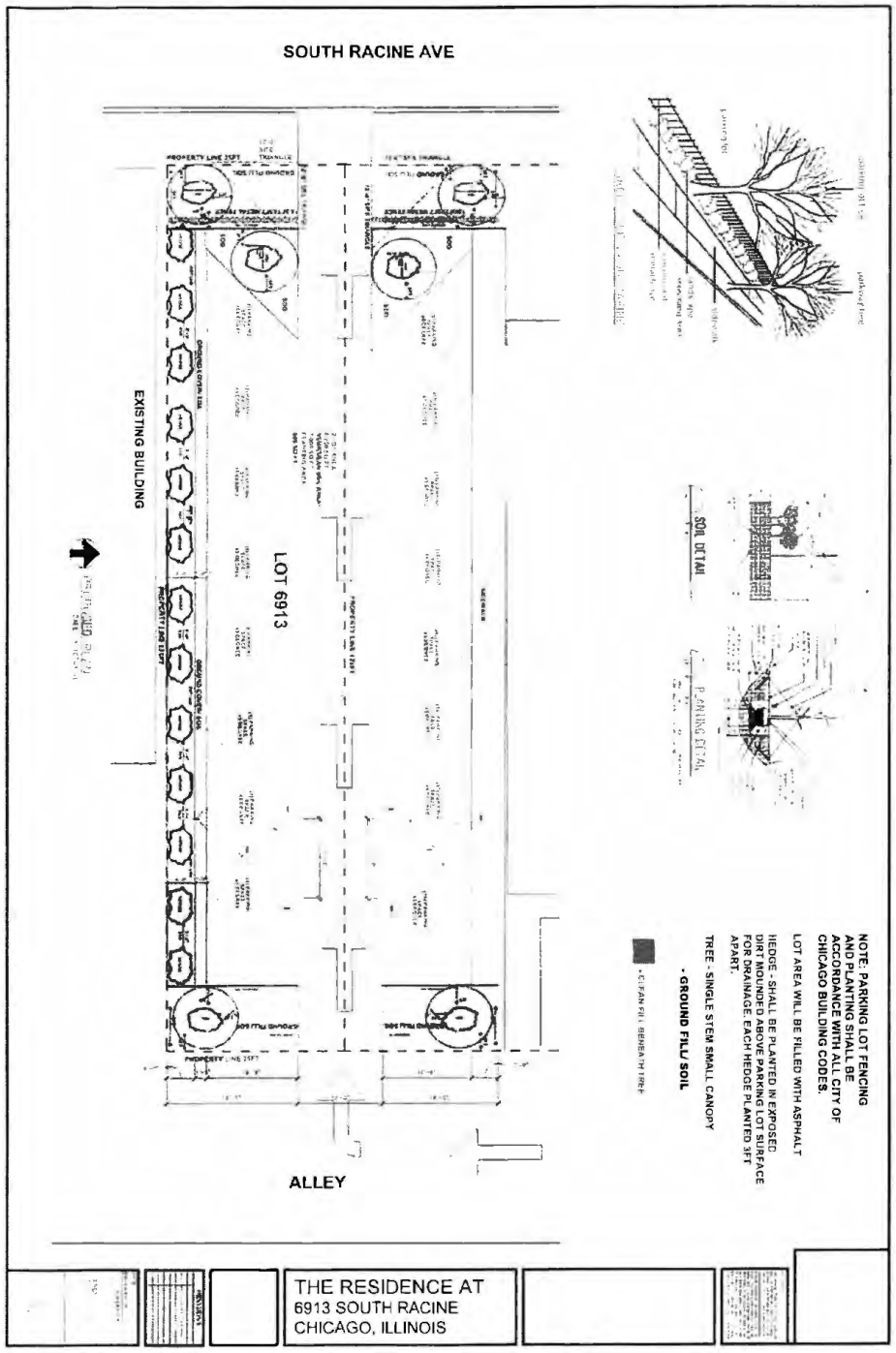
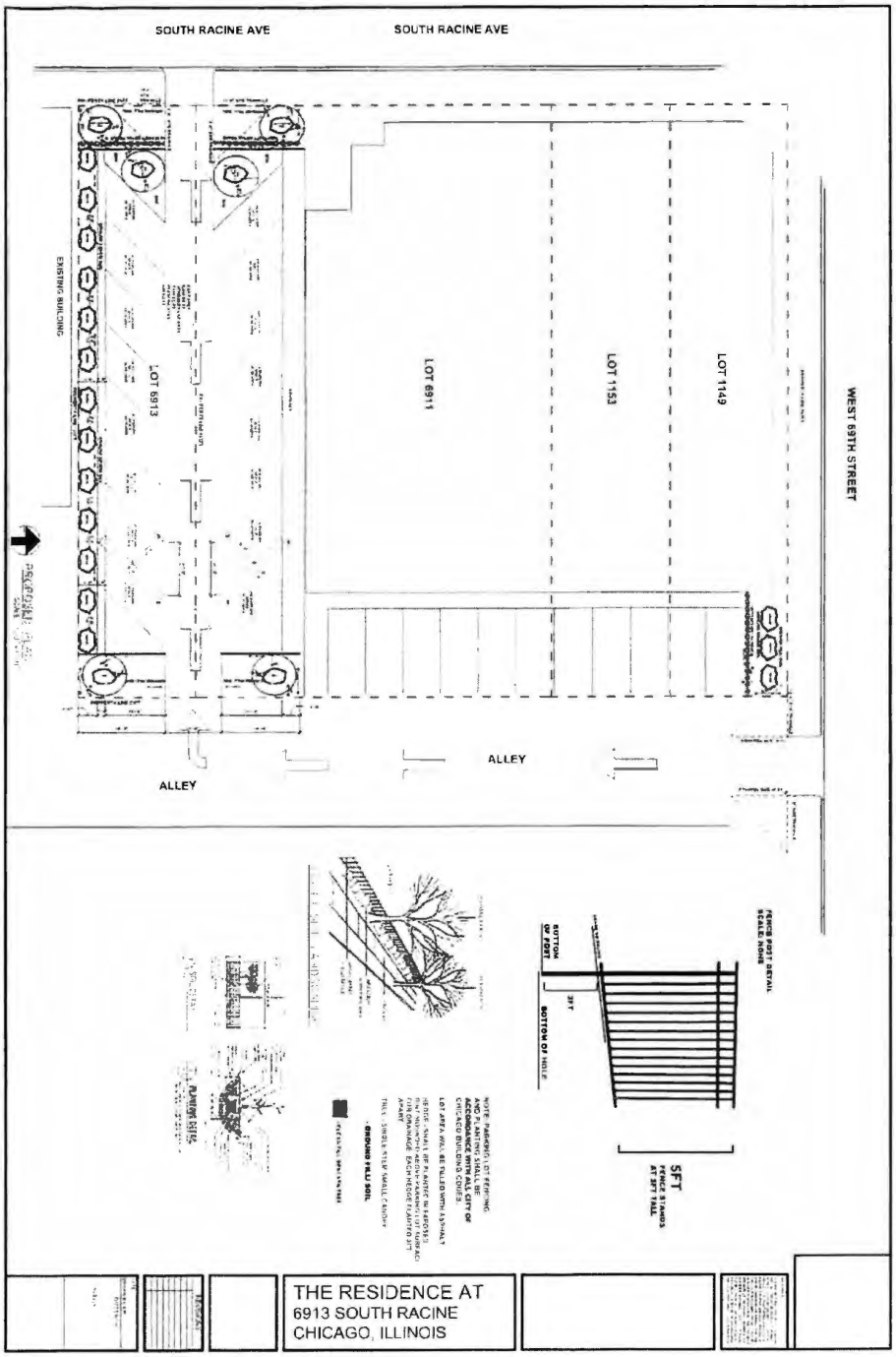


Exhibit "B".
(To Ordinance)

Drawings.
(Page 2 of 2)



SALE OF CITY-OWNED PROPERTY AT 890 N. SACRAMENTO BLVD. TO ARIEL E. RAMIREZ UNDER CHIBLOCKBUILDER PLATFORM.

[O2025-0019987]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 890 North Sacramento Boulevard to Ariel E. Ramirez, under ChiBlockBuilder platform (36th Ward) (O2025-0019987), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

WHEREAS, In an effort to reach potential buyers and create a 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 market values and online application materials; and

WHEREAS, ChiBlockBuilder allows prospective buyers to view a map of available properties 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 available City-owned properties based on comparable sales, and these market value assessments are posted on ChiBlockBuilder to establish purchase prices or bidding guidance for all properties marketed for sale; and

WHEREAS, The Department offered the property identified on Exhibit A attached hereto (the "City Property") for sale on ChiBlockBuilder for market rate development during the application period beginning on October 1, 2024 and ending on November 15, 2024 (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 October 2, 9, 16, 23 and 30 and November 6 and 13, 2024; and

WHEREAS, Applicants for properties advertised for market rate development are expected to offer the listed market value or more, though the Department will consider discounted purchase prices for proposals that provide significant public benefits, such as a community or institutional development project; and

WHEREAS, The Department evaluated the applications for the City Property based on a number of factors, including the development team's experience, clarity and financial feasibility of project plans and designs, practicality of project timeline, budget detail, proof of funding, project readiness, purchase price, public benefits of project, community engagement, and consistency of project with neighborhood plans; and

WHEREAS, The Department selected Ariel E. Ramirez, an individual ("Buyer") for the sale of the City Property for the construction of a two-story residential building with two dwelling units and a two-car garage, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

WHEREAS, The Department's evaluation of the other applications for the City Property and reasons for selecting the Buyer are summarized on Exhibit C attached hereto; and

WHEREAS, The market value of the City Property as of September 11, 2025, as determined by CBRE, is $41,752, and the Buyer offered $55,000 (the "Purchase Price"); and

WHEREAS, The estimated cost of the Project is $500,000; and

WHEREAS, The Buyer offered to purchase the City Property for the Purchase Price, and the Department desires to convey the City Property to the Buyer for the Purchase Price, subject to a deed restriction requiring the Buyer to construct the Project; and

WHEREAS, The construction of in-fill housing on vacant City land exemplifies best practices in urban planning by leveraging existing infrastructure, reducing sprawl, strengthening neighborhood vitality, and expanding available housing stock in transit-served areas; 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 Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

(a) Buyer Entity must submit to the Department, and the Department must approve, the final construction plans and specifications for the Project;

(b) Buyer Entity must obtain all building permits and other required permits and approvals, including zoning approvals if applicable, necessary to construct the Project and submit evidence thereof to the Department;

(c) Buyer Entity must submit to the Department, and the Department must approve, the final budget and proof of financing for the Project;

(d) Buyer Entity must submit to the Department, and the Department must approve, such closing checklist due diligence documents as the Corporation Counsel may request, such as a pro forma title policy, survey, and corporate organization and authority documents; and

(e) Buyer Entity must deliver to the Cook County Assessor (or to the title company closing the transaction for delivery to the Cook County Assessor) a letter notifying the Assessor pursuant to 35 ILCS 200/15-20 that there has been a change in use and ownership of the City Property, and submit evidence thereof to the Department.

If the Buyer Entity fails to close on the acquisition of the City Property within 180 days after 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, extends the closing date. The Buyer Entity must 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 D (the "Deed"), conveying the City Property to the Buyer Entity, provided the Deed may be modified as necessary to facilitate financing of the Project, 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 provisions related to indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title to the City 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 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 "B" referred to in this ordinance
printed on pages 33897 and
33898 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	36/Humboldt Park
TIF Area	Kinzie Industrial Park
Size	Approximately 3,796 ft^2
Current Zoning	RS3
Proposed Zoning	Not Applicable
ZBA Approval	Not Applicable

The north 60 feet of Lot 57 (except that part taken for streets) in Mcillroy's Subdivision of the west half of the southwest quarter of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

890 North Sacramento Boulevard
Chicago, Illinois 60622.

Permanent Index Number:

16-01-318-009-0000.

Exhibit "C".
(To Ordinance)

Competing Proposals.

Applicant	Status	Application Type	Decision
Ariel Ramirez	Accepted	Market rate Housing	Highly qualified applicant, reasonable budget, good plans/designs and aldermanic support, highest bidder.

Applicant	Status	Application Type	Decision
Applicant Number 2	Declined	Market rate Housing	Offered market value, but design not consistent with zoning.
Applicant Number 3	Declined	Market rate Housing	Offered below market value.

Exhibit "D".
(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 $55,000, and other good and valuable consideration, conveys and quitclaims all right, title and interest in the real property legally described on (Sub)Exhibit A attached hereto ("City Property"), pursuant to ordinance [ordinance number] adopted by the City Council of the City of Chicago ("City Council") on [date], and published in the *Journal of the Proceedings of the City Council of the City of Chicago* for such date at pages _____ through _____, to Ariel E. Ramirez, an individual ("Grantee"), having a principal business address of 2524 North Central Park Avenue, Chicago, Illinois 60647.

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the standard exceptions in an ALTA title insurance policy; (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 as 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 City Property and which shall run with the land and be binding upon and enforceable against the Grantee and the Grantee's heirs, successors and assigns, in perpetuity (unless a shorter period is expressly stated below):

1. Covenant To Improve City Land; Restriction On Conveyance. Grantee: (a) shall improve the City Property with a two-story, two-dwelling unit residential building with a two-car garage (the "Project"), in accordance with the site plan and elevations previously approved by the Department of Planning and Development (the "Department"); (b) shall commence construction of the Project within one month of the date of this deed, and complete construction of the Project within 12 months of the construction commencement date, provided, however, the Department,

in its sole discretion, may extend the construction commencement and completion dates upon written request; (c) until construction of the Project is completed, Grantee may not, without the prior written consent of the City, which shall be in the City's sole discretion: (i) merge, liquidate, or consolidate; (ii) directly or indirectly sell, lease, assign or otherwise transfer the City Property, excluding the sale of individual dwelling units in the ordinary course of development, or (iii) engage in any financing or other transaction which would create an encumbrance or lien on the City Property, except for the acquisition and construction financing for the Project. If any of these conditions is not satisfied, the City may record a notice of default against the City 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 and take possession of the City Property, terminate the estate conveyed to the Grantee, and revest title to the City Property in the City. Grantee, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the City Property to further evidence such revesting of title. The forgoing covenants shall expire upon completion of the Project.

2. Environmental Documents Review. The City, acting through its Department of Fleet and Facility Management ("DFFM"), 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 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 Review. Grantee acknowledges and agrees that the City does not represent or warrant that DFFM's methodology for or findings from its Limited Review are accurate or complete or that the environmental condition of or risks to the City Property are consistent with the DFFM'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 City Property, and that the City's review of the Review Documents was limited. Grantee acknowledges and agrees that DFFM's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Property, and that there may be other conditions, uses, and sources or types of contamination affecting the City 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 City 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. 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. Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the City 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 City Property is being conveyed, and Grantee accepts the City 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 City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.

6. Release Of City. Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise, in any and all courts or other forums of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Property, including, without limitation: (i) any release, emission, discharge, generation, transportation, treatment,

storage or disposal of hazardous substances in, on, under or about the City Property, or threatened release, emission or discharge of hazardous substances in, on, under or about the City Property; and (ii) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Grantee shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City Parties harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Grantee Parties or anyone claiming by, through, or under the Grantee Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. Grantee Parties waive their rights of contribution and subrogation against the City Parties.

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:

_____
Andrea M. Valencia, City Clerk

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

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

This Transfer Is Exempt Under The Provisions Of The Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(b); Cook County Code Section 74-106(2); 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 33890 of this *Journal.*]

Statement By Grantor And Grantee.

The Grantor or its agent affirms that, to the best of Grantor or its agent's knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: _____, 202__ Signature _____
Bradley Peltin,
City of Chicago Department of Law
Real Estate and Land Use Division

Subscribed and sworn to before me this
____ day of _____, 2025.

_____
Notary Public

The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: _____, 202__ Signature _____
Grantee or Agent

Subscribed and sworn to before me this
____ day of _____, 2025.

_____
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

Exhibit "B".
(To Ordinance)

Drawings.
(Page 1 of 2)

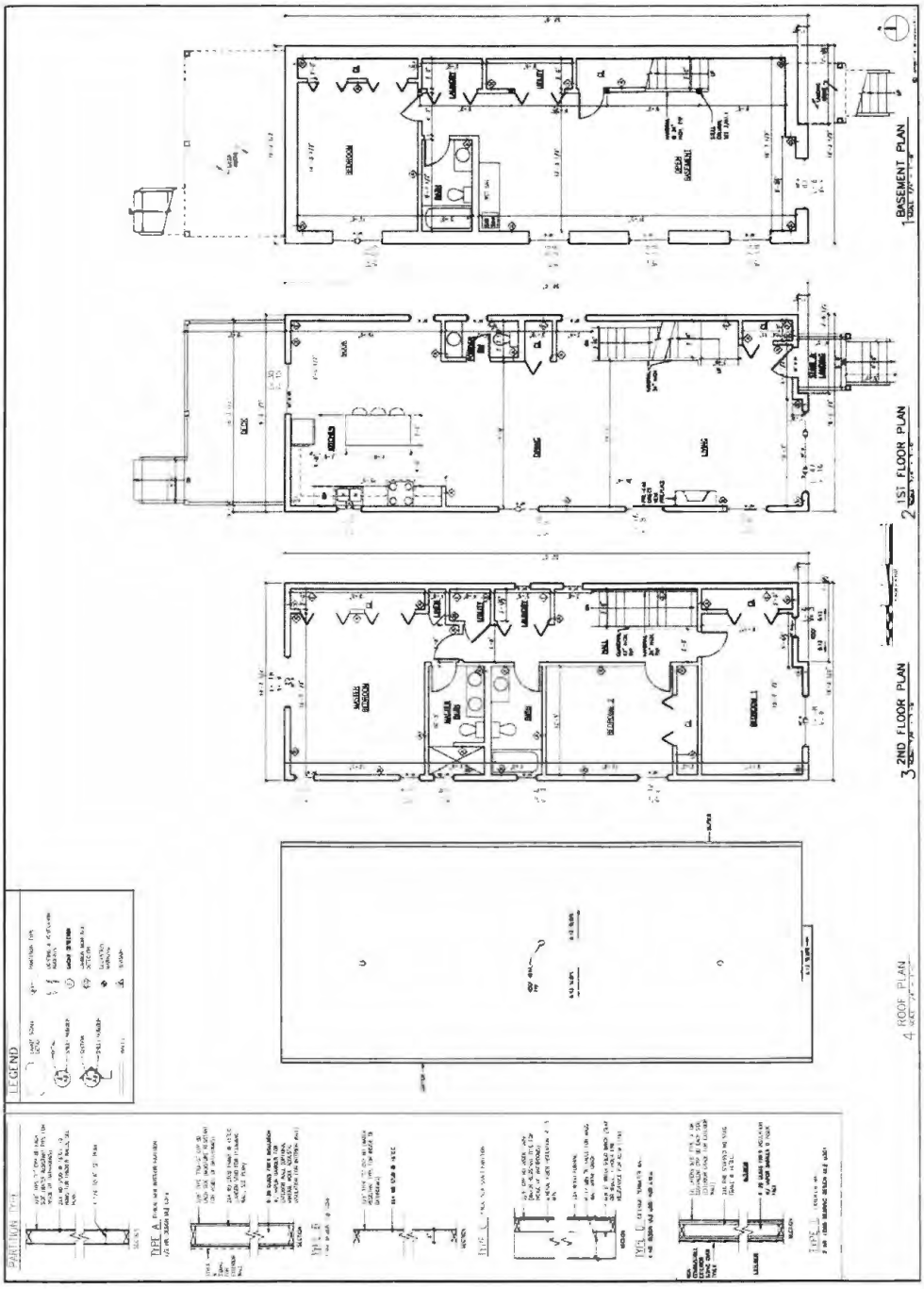
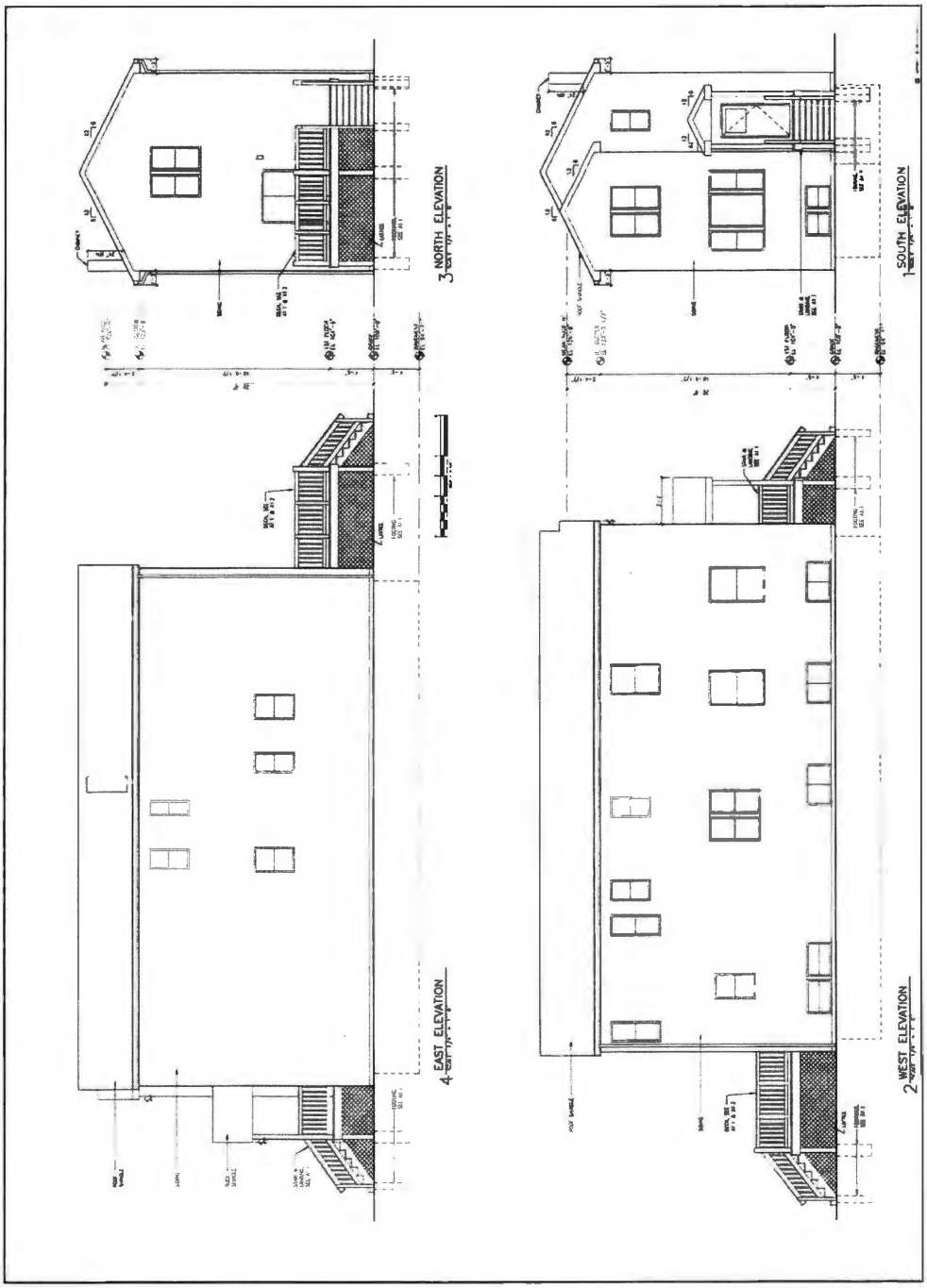


Exhibit "B".
(To Ordinance)

Drawings.
(Page 2 of 2)



SALE OF CITY-OWNED PROPERTIES AT 1419, 1421, 1429, 1436, 1514, 1551 S. SPAULDING AVE. AND 3245 W. DOUGLAS BLVD. TO SUNSHINE MANAGEMENT LLLP UNDER CHIBLOCKBUILDER PLATFORM.

[O2025-0019998]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 1419, 1421, 1429, 1436, 1514, 1551 South Spaulding Avenue and 3245 West Douglas Boulevard to Sunshine Management LLLP under ChiBlockBuilder platform (24th Ward) (O2025-0019998), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the said proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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, In an effort to reach potential buyers and create a 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 market values and online application materials; and

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

WHEREAS, The Department established the Missing Middle Infill Housing Initiative (the "Initiative") to address neighborhood disinvestment and repopulate underbuilt areas by facilitating new home construction on vacant, City-owned lots in communities like North Lawndale; and

WHEREAS, The Initiative is intended to offer purchase options for existing residents, attract new residents, build community wealth, complement nearby commercial improvements and reestablish residential densities generally associated with healthy urban neighborhoods; and

WHEREAS, The Initiative is currently in its pilot phase and is offering forty-four (44) vacant lots in six (6) clusters in North Lawndale Avenue for One Dollar ($1.00) per tax parcel (the "Purchase Price") to qualified developers for the construction of one-to-six-unit residential buildings, with completed buildings to be sold to owner-occupants, in furtherance of restoring neighborhood density, expanding homeownership, and supporting community revitalization efforts; and

WHEREAS, Under the Initiative, the City may provide up to $150,000 per housing unit for site preparation and construction costs; and

WHEREAS, As part of the Initiative, the Department issued a Request for Applications ("RFA") through ChiBlockBuilder for multiple clusters, including the cluster of properties legally described on Exhibit A attached hereto (each, a "City Lot" and collectively, the "City Lots"); and

WHEREAS, The Department accepted applications for the City Lots beginning on October 1, 2024 and ending on November 15, 2024 (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 October 2, 9, 16, 23 and 30, and November 6 and 13, 2024; and

WHEREAS, The Department evaluated the applications for the City Lots based on the applicant's development experience, clarity and feasibility of project plans and designs, practicality of project timeline, budget detail, proof of funding, the anticipated economic impact of the project, the proposed density of the project, and community engagement; and

WHEREAS, The Department selected Sunshine Management LLLP, an Illinois limited liability partnership ("Buyer"), for the sale of the City Lots for the construction of the project described on Exhibit A and depicted on Exhibit D (the "Project"); and

WHEREAS, The other applications for the City Lots ("Proposals") are summarized on Exhibit B attached hereto; and

WHEREAS, The RFA stated, in part, that selected developers must sell the buildings they construct to owner-occupants upon project completion and comply with the Affordable Requirements Ordinance, Section 2-44-085 of the Municipal Code, if applicable; and

WHEREAS, Subsequent to its receipt and evaluation of the Proposals, the Department determined that it was in the best interests of the City to: (i) permit temporary leases of buildings or units in buildings if, following a good faith effort, developers are unable to find buyers, in order to provide a stream of income to developers pending sale and to protect the homes from vandalism; and (ii) waive the application of the Affordable Requirements Ordinance, if applicable to a project, in order to further the objectives of the Initiative, in particular to encourage market-rate homeownership and investment; and

WHEREAS, The City finds it is in its best interest to modify the terms of the Initiative as described in (i) and (ii) in the foregoing recital and sell the City Lots to the Buyer or to a land trust of which the Buyer is the sole beneficiary, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Developer"); and

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

WHEREAS, The combined market value of the City Lots as of September 18, 2024, as determined by CBRE, is One Hundred Sixty-four Thousand Eight Hundred Forty-nine Dollars ($164,849); and

WHEREAS, The Buyer applied for a grant for the construction of the Project from the City's Housing and Economic Development bond and received a conditional commitment from the Department in the amount of Four Million Nine Hundred Fifty Thousand Dollars ($4,950,000); and

WHEREAS, As a condition of grant funding, the Developer will be required to enter into a redevelopment agreement with the Department including such terms and conditions as the Department may require (the "Redevelopment Agreement"); 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 for the Purchase Price in their "as is" condition to the Developer. This approval is expressly conditioned upon the City entering into the Redevelopment Agreement with the Developer in substantially the form attached hereto as Exhibit E. If the Developer fails to close on the Redevelopment Agreement 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 Developer 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 or deeds (each a "Deed") conveying the City Lots to the Developer subject to those covenants, conditions and restrictions set forth in the Redevelopment Agreement and herein. The Deed shall be in substantially the form attached hereto as 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 and the Redevelopment Agreement. Such documents may contain terms and provisions that the Commissioner or the Commissioner's designee deems appropriate, including provisions related to 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. This Project will be issued a waiver from Chapter 16-18 of the Municipal Code, the Open Space Impact Fee Ordinance, pursuant to Section 16-18-070, Individualized Assessment of Impact.

SECTION 6. The Affordable Requirements Ordinance, Section 2-44-085 of the Municipal Code, shall not apply to this Project.

SECTION 7. Upon completion of any building in the Project, if the Developer is unable to sell the building (or any unit in the building if the units are being sold as condominiums) to an owner-occupant after making a good faith effort, as reasonably determined by the Department, the Developer may lease the building or any units in it for up to one (1) year, subject to extension for good cause with Commissioner approval, provided the Developer has received written consent from the Department.

SECTION 8. 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 9. This ordinance shall take effect upon its passage and approval.

[Exhibit "D" referred to in this ordinance printed on page 33963 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Lots And Project.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area:

24/North Lawndale.

TIF Area:

Ogden/Pulaski TIF Redevelopment Project Area.

Project Description:

Construction of eleven (11), three-flat residential buildings for a total of thirty-three (33) dwelling units.

Address	PIN	Size (Square Feet)	Market Valuation	No. of Lots	No. of Blds	Phase
1419 South Spaulding Avenue	16-23-220-009-0000	3,124	$15,622.00	1	1	2
1421 South Spaulding Avenue	16-23-220-010-0000	3,126	$15,629.00	1	1	2
1429 South Spaulding Avenue	16-23-220-013-0000	3,127	$15,634.00	1	1	3
1436 South Spaulding Avenue	16-23-219-028-0000	3,119	$15,596.00	1	1	3
1514 South Spaulding Avenue	16-23-227-026-0000	12,472	$49,887.00	4	3	1
					1	2
1551 South Spaulding Avenue	16-23-228-020-0000	3,128	$12,511.00	1	1	2
3245 West Douglas Boulevard	16-23-220-004-0000	7,994	$39,970.00	2	2	3

Parcel 1.

Lot 12 in the subdivision of Block 6 in the Circuit Court Partition of the east half of the northeast quarter and that part lying north of Ogden Avenue of the east half of the southeast quarter of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1419 South Spaulding Avenue
Chicago, Illinois 60623.

Permanent Index Number:

16-23-220-009-0000.

Parcel 2.

Lot 13 in Shaw Kerrigan Saloman's Subdivision of Block 6 in Circuit Court Partition of the east half of the east half of the northeast quarter and part of the east half of the southeast quarter lying north of Ogden Avenue in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1421 South Spaulding Avenue
Chicago, Illinois 60623.

Permanent Index Number:

16-23-220-010-0000.

Parcel 3.

Lot 16 in Shaw, Kerrigan and Salomon's Subdivision of Block 6 in Circuit Court Partition of the east half of the east half of the northeast quarter of that part of the east half of the southeast quarter lying north of the centerline of Ogden Avenue of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1429 South Spaulding Avenue
Chicago, Illinois 60623.

Permanent Index Number:

16-23-220-013-0000.

Parcel 4.

Sub-Lot 29 of Lot 1 in Block 5 in Prescott's Douglas Park Addition to Chicago in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1436 South Spaulding Avenue
Chicago, Illinois 60623.

Permanent Index Number:

16-23-219-028-0000.

Parcel 5.

Lots 4 to 7 in subdivision of Block 4 of Block 5 in Prescott's Douglas Park Addition to Chicago, said addition being a subdivision of Blocks 1, 2, 5 and 10 in Circuit Court Partition of the east half of the northeast quarter and that part of the east half of the southeast quarter lying north of centerline of Ogden Avenue in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1514 South Spaulding Avenue
Chicago, Illinois 60623.

Permanent Index Number:

16-23-227-026-0000.

Parcel 6.

Lot 28 in Lombard's Subdivision of Block 9 in the Circuit Court Partition of the east half of the northeast quarter and that part of the east half of the southeast quarter lying north of Ogden Avenue in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1551 South Spaulding Avenue
Chicago, Illinois 60623.

Permanent Index Number:

16-23-228-020-0000.

Parcel 7.

Lots 6 and 7 in Fred C. Shaw, F. Kerringan and M.L. Salomon's Subdivision of Block 6 in the Circuit Court Partition of the east half of the northeast quarter and that part of the east quarter of the southeast quarter lying north of the centerline of Ogden Avenue of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

3245 South Douglas Boulevard
Chicago, Illinois 60623.

Permanent Index Number:

16-23-220-004-0000.

Exhibit "B".
(To Ordinance)

Competing Proposals.

Applicant	Status	Decision
Sunshine Management, LLLP	Accepted	Proposal maximizes the number of units that can be built under the zoning. Developer has experience with similar projects in Chicago. The designs are well done and appropriate to the context.
Applicant Number 2	Declined	Budget only provided per unit and it's not clear how many units would be developed. There isn't a plan for the types of buildings that would be developed, specific to the sites. Would appreciate more detail. The units per parcel are not consistent with zoning rights.
Applicant Number 3	Declined	The development plan was not clear on the number of units or housing products that would be developed and there were two different budgets submitted that made the proposal unclear.
Applicant Number 4	Declined	The proposed units are directly in response to the lot sizes, rather than one product across all, maximizing units. First units to come online in summer 2026. Strong application, but not the highest scoring for this cluster.
Applicant Number 5	Declined	Development team lacks experience in the Chicago market. Designs are lacking in quality.
Applicant Number 6	Declined	Budget does not include a loan, just equity and DPD assistance. Does not seem realistic. Designs are not of professional quality.

Exhibit "C".
(To Ordinance)

Form Of Deed.

The City of Chicago, an Illinois municipal corporation, having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 ("Grantor"), for the consideration of _____ Dollars ($_____), conveys and quitclaims to _____, an Illinois company, whose offices are located at _____ ("Grantee"), all interest and title of Grantor 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 of Chicago on _____, 20__, and published at pages _____ through _____ in the *Journal of the Proceedings of the City Council of the City of Chicago* of such date (the "Project Ordinance").

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the standard exceptions in an ALTA title insurance policy; (b) general real estate taxes and any special assessments or other taxes; (c) easements, encroachments, covenants, restrictions and liens of record and not shown of record; (d) such other title defects as may exist; and any and all exceptions caused by the acts of the Grantee or its agents. This conveyance is also subject to the following conditions and covenants, which are a part of the consideration for the Property and which are to be taken and construed as running with the land and binding on Grantee and Grantee's successors and assigns. Except as otherwise defined herein, all capitalized words shall have the meanings given to such words in that certain Redevelopment Agreement between Grantor and Grantee dated _____, 20__, and recorded on even date herewith (the "Agreement").

First: Grantee shall commence construction of the Project within ___ months after the date of this deed, and shall complete the Project (as evidenced by the issuance of the Certificate of Completion) in accordance with the terms of the Agreement; provided, however, Grantor's Department of Planning and Development or any successor department thereto (the "Department"), in its reasonable discretion, may extend the construction commencement and completion dates.

Second: Grantee may not directly or indirectly sell, transfer, convey or otherwise dispose of all or any portion of the Property or the Project or any interest therein to any person or entity, nor may Grantee directly or indirectly assign the Agreement, nor may any principal party of Grantee (e.g., a general partner, member, manager or shareholder) sell, transfer or assign any of its interest in Grantee to anyone other than another principal party, without in each case obtaining the prior written consent of the Department, which consent shall be in the Department's sole discretion.

Third: Grantee may not, without the prior written consent of the Department, which consent shall be in the Department's sole discretion, engage in any financing or other transaction which would create an encumbrance or lien on the Property, except for any Lender Financing approved pursuant to Section 4 of the Agreement, which shall be limited to funds necessary to construct the Project.

Fourth: Grantee shall not discriminate on the basis of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, or source of income in the sale, lease, rental, use or occupancy of the Property or the Project or any part thereof.

Fifth: Grantee, on behalf of itself and its affiliates, and the respective officers, directors, employees, agents, successors and assigns of Grantee and its affiliates, shall release, relinquish and forever discharge Grantor from and against any and all Losses arising out of or in any way connected with, directly or indirectly, the environmental matters defined as Released Claims in Section 9.05 of the Agreement, in accordance with the terms and conditions of Section 9.05 of the Agreement.

The covenants numbered First, Second, and Third shall terminate on the date Grantor issues the Certificate of Completion for the Project. The covenants numbered Fourth and Fifth shall have no limitation as to time.

If Grantee fails to comply with any of the foregoing covenants and conditions, Grantor may terminate the Agreement and pursue and secure any available remedy against Grantee in any court of competent jurisdiction by any action or proceeding at law or in equity, including, but not limited to, damages, injunctive relief, or the specific performance of the agreements contained herein.

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:

_____
Andrea M. Valencia, City Clerk

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

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

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 33903 through 33907 of this *Journal.*]

Exhibit "E".
(To Ordinance)

Sunshine Management Redevelopment Agreement.

Sunshine Management 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 12 Mortgaging of the Project
Signature Page	Section 13 General Provisions
Section 1 Recitals	Exhibit A Legal Description of the Property
Section 2 Definitions	Exhibit B Project Budgets (Project, M/WBE, Improvements)
Section 3 The Project	Exhibit C Insurance Requirements
Section 4 Project Financing	Exhibit D Requisition Form
Section 5 Conditions Precedent	Exhibit E Intentionally Omitted
Section 6 Completion of Construction or Rehabilitation	Exhibit F Construction Compliance
Section 7 Covenants/Representations/Warranties of Developer	Exhibit G Intentionally Omitted
Section 8 Maintaining Records and Right to Inspect	Exhibit H Mortgage
Section 9 Environmental Matters	Exhibit I Intentionally Omitted
Section 10 Indemnification	Exhibit J Warranty of Habitability
Section 11 Default and Remedies	Exhibit K Competitive Bid Process Waiver

PROJECT INFORMATION

<table>
<tr><th>Term</th><th>Definition</th></tr>
<tr><td>Agreement Date (preamble)</td><td>__/__/2025</td></tr>
<tr><td>Developer (preamble)</td><td>[Sunshine Management, LLLP, an Illinois limited liability limited partnership]</td></tr>
<tr><td>Project (Recitals)</td><td>The Developer is redeveloping 7 City-owned parcels in the North Lawndale Community Area with eleven (11) residential buildings to include a total of 33 dwelling units. The building types will include eleven (11) three-flat residential buildings. The property will be transferred to the Developer in the following phases:

<table><tr><th>Lot Addresses</th><th>Phase</th></tr><tr><td>1514 S. Spaulding Avenue, Chicago, Illinois</td><td>1</td></tr><tr><td>1551 S. Spaulding Avenue, Chicago, Illinois</td><td>2</td></tr><tr><td>1419 S. Spaulding Avenue, Chicago, Illinois</td><td>1</td></tr><tr><td>1421 S. Spaulding Avenue, Chicago, Illinois</td><td>1</td></tr><tr><td>1429 S. Spaulding Avenue, Chicago, Illinois</td><td>2</td></tr><tr><td>1436 S. Spaulding Avenue, Chicago, Illinois</td><td>2</td></tr><tr><td>3245 W. Douglas Blouvard, Chicago, Illinois</td><td>1</td></tr></table></td></tr>
<tr><td>Property</td><td>See Exhibit A for Legal Description</td></tr>
<tr><td>City Funds (Recitals)</td><td>Check applicable box:

___ GO Bonds and/or Corporate Funds. "City Funds" shall mean Corporate Funds and/or the proceeds of GO Bonds defined below: pursuant to an ordinance passed by the City Council on April 19, 2024 and published in the Journal for such date at pages 11493 through 11568, inclusive (the "HED Bond Ordinance"), the City indicated its intention to issue bonds (the "GO Bonds") with the expectation that the proceeds of the GO Bonds, when issued, will reimburse the Corporate Funds used for the purposes identified by the HED Bond Ordinance (the "Purposes").

___ STSC Bonds and/or Corporate Funds. "City Funds" shall mean Corporate Funds and/or the proceeds of STSC Bonds defined below: pursuant to the HED Bond Ordinance, the City authorized the Sales Tax Securitization Corporation ("STSC") to issue bonds (the "STSC Bonds") with the expectation that the proceeds of the STSC Bonds, when</td></tr>
</table>

<table>
<tr><td></td><td>issued, will reimburse the Corporate Funds used for the Purposes.</td></tr>
<tr><td>Commencement Date (3.01)</td><td>__/__/2025</td></tr>
<tr><td>Estimated Project Cost (4.01)</td><td>$13,223,705</td></tr>
<tr><td>City Grant (Definitions)</td><td>$4,950,000</td></tr>
<tr><td>Total Funding Sources (4.01)</td><td>
<table>
<tr><th>Total Funding Sources</th><th>Amount</th></tr>
<tr><td>Equity</td><td>$0</td></tr>
<tr><td>Lender Financing</td><td>$7,392,487</td></tr>
<tr><td>Deferred Developer Fee</td><td>$881,218</td></tr>
<tr><td>City Grant</td><td>$4,950,000</td></tr>
<tr><td>TOTAL</td><td>$13,223,705</td></tr>
</table>
</td></tr>
<tr><td>Certificate Deadline (6.05)</td><td>__/__/2027</td></tr>
<tr><td>Permitted Liens (12)</td><td>[TITLE OF MORTGAGE] in favor of [LENDER NAME] dated as of [DATE OF MORTGAGE] and filed on [FILING DATE] with the Recorder's Office of Cook County as document number [DOCUMENT NUMBER]; and those matters set forth as Schedule B title exceptions in the Title Policy, but only so long as applicable title endorsements issued in conjunction therewith on the date hereof, if any, continue to remain in full force and effect</td></tr>
<tr><td>Notice Addresses (13.14)</td><td><u>If to the Developer</u>:
Sunshine Management, LLLP
209 East 75th Street
Chicago, Illinois 60619
<u>Attention</u>: Bonita Harrison

with a copy to

The Law Office of Erika L. Finley
1510 E. 55th Street
#15472
Chicago, Illinois 60615
<u>Attention:</u> Erika Finley</td></tr>
</table>

	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

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.

SUNSHINE MANAGEMENT LLLP

By:_____
Name:
Title:

CITY OF CHICAGO

By:_____
Ciere Boatright,
Commissioner of Planning and Development

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____ (the "Representative"), personally known to me to be the [manager] of Sunshine Management LLP ("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 the Representative signed, sealed, and delivered said instrument, pursuant to the authority given to the Representative by Developer, as the Representative's free and voluntary act and as the free and voluntary act of the 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 the Department of Planning and Development (the "Commissioner") 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 the Commissioner signed, sealed, and delivered said instrument, pursuant to the authority given to the Commissioner by City, as the Commissioner's free and voluntary act and as the free and voluntary act of 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_____

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. City Council Authority. The City Council of the City (the "City Council") has adopted one or more ordinances authorizing the use of City Funds to fund a portion of the costs of the Project and authorizing the Commissioner of DPD (the "Commissioner") to enter into this Agreement.

C. City Funds. The City agrees to use, in the amounts set forth in Section 4.02 and Section 4.05 hereof, City Funds to pay for or reimburse the Developer for the costs of Improvements (as defined below) pursuant to the terms and conditions of this Agreement.

D. Sale of Property. The City is the owner of the property legally described on Exhibit A attached hereto (the "Property"), consisting of seven (7) vacant lots (each, a "Lot") that the City desires to be redeveloped for housing and which the Developer intends to purchase from the City for the same purpose.

E. The Project. The Project is part of DPD's Missing Middle Infill Housing Initiative (the "Initiative"), which aims to combat neighborhood disinvestment by facilitating new home construction on vacant, City-owned lots. This initiative seeks to restore neighborhood density, expand home ownership opportunities, and support community revitalization in underbuilt communities.

F. City Council Authority for Sale. Pursuant to an ordinance adopted by City Council on [ ], 2025, and published at pages [ ] through [ ] in the Journal for such date, the City authorized the sale of the Property to the Developer for the Project.

G. Homes. Developer, subject to the terms of the Agreement, shall construct eleven (11) of buildings (each building, a "Building") containing three (3) units each (each a "Unit", collectively the "Units") on the Lots, as more fully described on Exhibit A attached hereto.

H. Subsequent Sale to Home Buyers. Unless otherwise provided in Section 3.14, all the [Units/Buildings] to be constructed by Developer pursuant to this Agreement must be developed and sold to homebuyers for a price not to exceed the amount provided in Section 3.14(b).

I. Affordable Requirements Ordinance. The Department of Housing has determined that, due to market conditions, it is in the best interests of the City to waive the Affordable Requirements Ordinance, Chapter 2-44-085 of the Municipal Code, in order to further the objective of the Initiative; and

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

"2FM" shall mean the Department of Fleet and Facility Management or any successor City department.

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

"Bonds" shall mean (a) the GO Bonds if the definition of "City Funds" refers to GO Bonds and/or Corporate Funds and (b) STSC Bonds if the definition of "City Funds" refers to STSC Bonds and/or Corporate Funds.

"Building" shall have the meaning set forth in the Recitals hereof.

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

"Change Order" shall mean any amendment or modification to the Scope Drawings, Plans and Specifications or the Project Budget as described in Section 3.06.

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

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

"Closing" shall have the meaning set forth in Section 3.13(b).

"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.

"Commissioner" shall have the meaning set forth in the Recitals hereof.

"Contaminant" shall mean any of those materials set forth in 415 ILCS 5/3.165, as amended from time to time, that are subject to regulation under any Environmental Law.

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

"Developer Parties" shall mean the Developer, the Developer's affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of the Developer and the Developer's affiliates.

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

"Environmental Laws" shall mean any Laws which pertain to health, safety, any Hazardous Substance or Other Regulated Material, or the environment (including, but not limited to, ground, air, water or noise pollution or contamination, and underground or above-ground tanks) and shall include, without limitation, the Emergency Planning and Community Right-to-Know Act, 42 U.S.C. § 11001 et seq.; the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq.; the Hazardous Material Transportation Act, 49 U.S.C. § 1801 et seq.; the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. § 6901 et seq., as amended by the Hazardous and Solid Waste Amendments of 1984; the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. § 9601 et seq. ("CERCLA"), as amended by the Superfund Amendments and Reauthorization Act of 1986 ("SARA"); the Occupational Safety and Health Act, 29 U.S.C. § 651 et seq.; the Federal Water Pollution Control Act, 33 U.S.C. § 1251 et seq.; the Clean Air Act, 42 U.S.C. § 7401 et seq.; the Illinois Environmental Protection Act, 415 ILCS 5/1 et seq.; the Gasoline Storage Act, 430 ILCS 15/0.01 et seq.; the Sewage and Waste Control Ordinance of the Metropolitan Water Reclamation District of Greater Chicago ("MWRD"); the Municipal Code of Chicago; and all rules, regulations, orders, and decrees now or hereafter promulgated under any of the foregoing, as any of the foregoing now exist or may be changed or amended or come into effect in the future.

"Equity" shall mean funds of Developer (other than funds derived from Lender Financing) irrevocably available for the Project, in the amount set forth in the Total Funding Sources.

"Event of Default" shall have the meaning set forth in Section 11 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 6.01 hereof.

"General Contractor" shall mean the general contractor(s) hired by Developer to complete the construction of the Project.

"Improvements" shall mean those improvements of the Project which (i) are eligible to be reimbursed using a grant from the proceeds of tax-exempt Bonds and (ii) the City has agreed to pay for out of the City Funds, subject to the terms of this Agreement. Exhibit B lists the Improvements for the Project.

"Initiative" shall have the meaning set forth in the Recitals hereof.

"Journal" shall mean the Journal of the Proceedings of City Council.

"Laws" shall mean all applicable federal, state, county, municipal or other laws (including common law), statutes, codes, ordinances, rules, regulations, orders, decrees, permits, licenses, authorizations or other requirements, now or hereafter in effect, as amended or supplemented from time to time, and any applicable judicial or administrative interpretation thereof, including any applicable judicial or administrative orders, consent decrees, injunctions or judgments.

"Lender" shall mean any lender providing Financing including but not limited to [____].

"Lender Financing" shall mean funds borrowed by Developer from lenders and irrevocably available to pay for Costs of the Project, in the amounts set forth in the Total Funding Sources.

"Limited Review" shall have the meaning set forth in Section 9.02 hereof.

"Losses" shall mean any and all debts, liens (including, without limitation, lien removal and bonding costs), claims, causes of action, suits, complaints, demands, legal or administrative proceedings, losses, damages, obligations, liabilities, judgments, amounts paid in settlement, arbitration or mediation awards, interest, fines, penalties, costs, expenses and disbursements of any kind or nature whatsoever (including, without limitation, reasonable attorneys' fees and expenses, consultants' fees and expenses, costs of investigation, and court costs).

"Lot(s)" shall have the meaning set forth in the Recitals 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 F hereof.

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

"Other Regulated Material" shall mean any Waste, Contaminant, material meeting 35 IAC Part 742.305, or any other material, not otherwise specifically listed or designated as a Hazardous Substance, that (a) is or contains petroleum, including crude oil or any fraction thereof, motor fuel, jet fuel, natural gas, natural gas liquids, liquefied natural gas, synthetic gas usable for fuel or mixtures of natural gas and such synthetic gas, asbestos, or radon, or (b) is a hazard to the environment or to the health or safety of persons.

"Project Budget" shall mean the budget attached hereto as Exhibit B, showing the total cost of the Project by line item per building type, furnished by Developer to DPD, in accordance with Section 4.01 hereof.

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

"Released Claims" shall have the meaning set forth in Section 9.05 hereof.

"Requisition Form" shall mean the document, in the form attached hereto as Exhibit D, to be delivered by Developer to DPD pursuant to Section 4.06 of this Agreement.

"Review Documents" shall have the meaning set forth in Section 9.02 hereof.

"Scope Drawings, Plans and Specifications" shall mean final construction documents containing a site plan and working drawings and specifications for the Project, as submitted to the City as the basis for obtaining building permits for the Project.

"Senior Mortgage" shall mean a Senior Mortgage executed by the Developer as mortgagor, in favor of the City, as mortgagee, securing certain of the Developer's obligations under this Agreement and the Senior Mortgage; and which shall be a first mortgage.

"Survey" shall mean a plat of survey in the most recently revised form of ALTA/NSPS land title survey of the Property, meeting the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, effective February 23, 2021, dated within 75 days prior to the Closing Date, acceptable in form and content to the City and the Title Company, prepared by a surveyor registered in the State of Illinois, certified to the City and the Title Company, and indicating whether the Property is in a flood hazard area as identified by the United States Federal Emergency Management Agency (and updates thereof to reflect improvements to the Property in connection with the construction of the Facility and related improvements as required by the City or lender(s) providing Lender Financing).

"Sustainable Development Policy" shall mean the Chicago Sustainable Development Policy for the Project in effect as of the date of Developer's initial application for the City Grant.

"Tax-Exemption Default" shall have the meaning set forth in Section 11.01(i) hereof.

"Term of the Agreement" shall mean the period of time commencing on the Closing Date and ending on the date the Certificate is issued.

"Title Company" shall mean [Name of Title Company].

"Title Policy" shall mean a title insurance policy in the most recently revised ALTA or equivalent form, showing the Developer as the insured, noting the recording of this Agreement as an encumbrance against the Property, and a subordination agreement in favor of the City with respect to previously recorded liens against the Property related to Lender Financing, if any, issued by the Title Company.

"Unit(s)" shall have the meaning set forth in the Recitals hereof.

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

"Waste" means those materials defined in the Illinois Environmental Protection Act, 415 ILCS 5/1 et seq., as waste and identified subcategories thereof, including but not limited to, construction or demolition debris, garbage, household waste, industrial process waste, landfill waste, landscape waste, municipal waste, pollution control waste, potentially infectious medical waste, refuse, or special waste.

"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 acquisition and construction of the Project, Developer shall: (i) commence construction no later than the Commencement Date, and (ii) complete construction and obtain the Certificate no later than the Certificate Deadline.

3.02 Project Budget; Total Funding Sources. Developer has furnished to DPD, and DPD has approved, a Project Budget showing total costs for the Project per building type in an amount not less than the Estimated Project Cost. The Developer hereby certifies to the City that (a) the Total Funding Sources shall be sufficient to complete the Project, and (b) the Project Budget and Total Funding Sources are true, correct and complete in all material respects.

3.03 Scope Drawings, Plans and Specifications. Developer has delivered the Scope Drawings, Plans and Specifications for the Project to DPD and DPD has approved same. After such initial approval, subsequent proposed changes to the Scope Drawings, Plans and Specifications shall be submitted to DPD as a Change Order pursuant to Section 3.06 hereof. The Scope Drawings, Plans and Specifications shall at all times conform to all applicable Laws. Developer shall submit all necessary documents to the City's Building Department, Department of Transportation and such other City departments or governmental authorities as may be necessary to acquire building permits and other required approvals for the Project.

3.04 DPD Approval. Any approval granted by DPD of the Scope Drawings, Plans and Specifications and the Change Orders is for the purposes of this Agreement only and does not affect or constitute any approval required by any other City department or pursuant to any City ordinance, code, regulation or any other governmental approval, nor does any approval by DPD pursuant to this Agreement constitute approval of the quality, structural soundness or safety of the Property or the Project.

3.05 Other Approvals. Any DPD approval under this Agreement shall have no effect upon, nor shall it operate as a waiver of, Developer's obligations to comply with the provisions of Section 5.02 (Other Governmental Approvals) hereof. Developer shall not commence construction of the Project until Developer has obtained all necessary permits and approvals (including but not limited to DPD's approval of the Scope Drawings and Plans and Specifications) and proof of the General Contractor's and each subcontractor's bonding as required hereunder.

3.06 Change Orders. Except as provided below in this Section 3.06, 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 Developer Space by five percent (5%) or more (either individually or cumulatively); (b) a change in the use of Developer Space to a use other than the Project; (c) a delay in the completion of the Project by six (6) months or more; or (d) Change Orders resulting in an aggregate increase to the Project Budget of ten percent (10%) or more. 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).

3.07 Survey Updates. Upon the completion of the Project, the Developer shall provide an updated Survey if the Project added new improvements to the Property.

3.08 Signs and Public Relations. Developer shall erect a sign of size and style approved by the City in a conspicuous location on the Property during the Project, indicating that financing has been provided by the City. 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.

3.13 Conveyance of City Property. The following provisions shall govern the City's conveyance of the Property to the Developer:

(a) Purchase Price. The City hereby agrees to sell, and the Developer hereby agrees to purchase, upon and subject to the terms and conditions of this Agreement, the Property, for the sum of One Dollar ($1.00) per Lot (the "Purchase Price"), for a total of $7.00, which will be paid by the Developer to the City at the Closing. For purposes of this Agreement, the market valuation for each Lot is listed on Exhibit A. Except as specifically provided herein to the contrary, the Developer shall pay all escrow fees and other title insurance fees, premiums, and closing costs. The Developer acknowledges and agrees that the City has only agreed to sell the Property to the Developer for the Purchase Price because Developer has agreed to execute this Agreement and comply with its terms and conditions.

(b) Closing. The closing of this transaction (the "Closing") shall take place on the Closing Date at the downtown offices of the Title Company; provided, however, in no event shall the closing of the land sale occur unless the Developer has satisfied all conditions precedent set forth in Section 5, unless DPD, in its sole discretion, waives one or more of such conditions. On or before the Closing Date, the City shall deliver to the Title Company the Deed for the Phase 1 Lots, all necessary state, county, and municipal real estate transfer tax declarations, an ALTA statement, a grantee-grantor statement, and any other documentation customarily required by the Title Company and provided by the City, but expressly excluding "gap" undertakings. The Closing shall not include the conveyance of any Phase 2 Lots, unless the conditions set forth in Section 3.13(e) have been satisfied.

(c) Form of City Deed. The City shall convey each Lot to the Developer by quitclaim deed ("Deed"), subject to the terms of this Agreement and, without limiting the quitclaim nature of the deed, the following:

(i) intentionally omitted.

(ii) the standard exceptions in an ALTA title insurance policy;

(iii) general real estate taxes and any special assessments or other taxes;

(iv) all easements, encroachments, covenants and restrictions of record and not shown of record;

(v) such other title defects as may exist; and

(vi) any and all exceptions caused by the acts of Developer, its Affiliates or its Agents.

(d) Recording. Developer shall pay to record the Deeds, this Agreement, and any other documents incident to the conveyance of the Property to the Developer. This Agreement shall be recorded prior to any mortgage made in connection with any Lender Financing. Upon recording, Developer shall immediately transmit to the City an executed original of this Agreement showing the date and recording number.

(e) Phased Conveyance. Developer shall submit written requests to DPD for the City to convey to Developer the Phase 2 Lots..

Before the City shall deliver Deeds to Developer for the Phase 2 Lots, and before any construction may commence on any of the foregoing Lots, DPD shall have reviewed and approved the following (fully executed and acknowledged, where applicable), each of which, unless waived in writing by DPD, shall be a condition precedent to the City's obligation to deliver Deeds for a particular Lot:

(i) evidence of Developer's financing (i.e., binding commitment letters from the Developer's lenders, if any, and evidence of the Developer's ability to make an equity contribution in the amount necessary to fill the gap between the Budget and any approved financing) for the Buildings to be constructed in the Lot that Developer wants conveyed to it from the City; and

(ii) the building permit received by the Developer with regard to the construction of the Buildings for which Developer submits its evidence of financing;

(iii) the Title Policy for the Lots being transferred, certified by the Title Company, showing the Developer as the named insured, along with copies of all Schedule B title exception documents. The Title Policy must be dated the date of the transfer and contain only those title exceptions acceptable to the City in its sole discretion. The Title Policy must contain such endorsements as may be required by Corporation Counsel, including but not limited to an owner's comprehensive endorsement and satisfactory endorsements regarding zoning (3.1 with parking), contiguity, location, access and survey.

(f) Title Commitment and Insurance. Developer shall obtain a commitment for an owner's policy of title insurance for the Property, issued by the Title Company (the "Title Commitment"). Developer shall be solely responsible for and shall pay all costs associated with updating the Title Commitment (including all search, continuation, and later date fees), and obtaining the Title Policy and any endorsements.

(g) Correction of Title. The City shall have no obligation to cure title defects; provided, however, if there are exceptions for general real estate taxes due or unpaid prior to the Closing Date with respect to the Property or liens for such unpaid property taxes, the City shall ask the

County to void the unpaid taxes as provided in Section 21-100 of the Property Tax Code, 35 ILCS 200/21-100, or file an application for a Certificate of Error with the Cook County Assessor, or tax injunction suit or petition to vacate a tax sale in the Circuit Court of Cook County. If, after taking the foregoing actions and diligently pursuing same, the Property remains subject to any tax liens, or if the Property is encumbered with any other exceptions that would adversely affect the use and insurability of the Property for the development of the Project, Developer shall have the option to do one of the following: (a) accept title to the Property subject to the exceptions, without reduction in the Purchase Price; or (b) terminate this Agreement by delivery of written notice to the City, in which event this Agreement shall be null and void, and except as otherwise specifically provided herein, neither party shall have any further right, duty or obligation hereunder. If Developer elects not to terminate this Agreement as aforesaid, Developer shall be deemed to have accepted title subject to all exceptions.

(h) Survey. Developer shall obtain a Survey at the Developer's sole cost and expense and deliver a copy of the Survey to the City.

(i) "As Is" Sale. The Developer acknowledges that it has had an adequate opportunity to inspect the Property and evaluate the structural, physical and environmental conditions and risks of the Property and accepts the risk that any inspection may not disclose all material matters affecting the Property (and any improvements thereon). The Developer acknowledges that it is relying solely upon its own inspection and other due diligence activities in deciding whether to acquire the Property, and not upon any information (including, without limitation, environmental studies or reports of any kind) provided by or on behalf of the City or its agents or employees with respect thereto. The Developer acknowledges and agrees that the Property is being conveyed, and the Developer agrees to accept the property, in its "AS IS," "WHERE IS" and "WITH ALL FAULTS" condition at closing, without any covenant, representation or warranty, express or implied, of any kind, as to the structural, physical or environmental condition of the Property (or any improvements thereon), its compliance with any Laws, or the suitability or merchantability of the Property for any purpose whatsoever. The Developer acknowledges and agrees that it is solely responsible for any investigation and remediation work necessary to put the Property in a condition which is suitable for its intended use.

3.14. Conveyance of Building from Developer to Homebuyer. Developer acknowledges and affirms the goals of the City with regard to achieving the construction of affordable, new, high quality, owner-occupied or rental housing within the corporate boundaries of the City. Developer shall sell completed Buildings to owner/occupants ("Purchaser"). In the event a Building is sold to a Purchaser, at least one of the Units in each Building must be owner occupied. Purchaser may then rent one unit to relatives, friends or the general public. Purchaser shall be required to execute and record at the time of the purchase of the Building or Unit, a recapture mortgage on the property for a period of five (5) years. All owner-occupied Units must be the Purchaser's principal residence for five (5) consecutive years following the date of purchase.

Upon completion of any Building in the Project, if the Developer is unable to sell the Building (or any Unit in the Building if the Units are being sold as condominiums) to a Purchaser after making a good faith effort, as reasonably determined by DPD, the Developer may lease the Building or any Units in it for up to one (1) year, subject to extension for good cause with Commissioner approval, provided the Developer has received written consent from the DPD.

A. Intentionally Omitted

B. Sales Price. Developer affirmatively covenants that it shall sell and convey each Unit or Building for a price that shall not exceed a maximum per-unit sale price that is commensurate with a household income of 140% of the area median income ("AMI"). Maximum sale prices by building type are determined by adding the values below, respective to the unit sizes and the number of units in the building:

- For each two-bedroom unit: $388,931
- For each three-bedroom unit: $432,103

C. Mortgage. Developer shall advise each initial Purchaser that such Purchaser shall be required to execute and record at the time of the purchase of the Building or Unit (and the Developer shall attach as an exhibit to the Purchaser's sales contract):

(i) a recapture mortgage (Mortgage") in favor of the City in an amount of $50,000.

The Mortgage shall otherwise be in the form of Exhibit H to this Agreement, and shall also include the Purchaser's covenant to use the Unit as the Purchaser's principal residence, and shall secure all amounts described in this Agreement as being subject to recapture or repayment.

Developer acknowledges and agrees that Developer shall provide advance written notice to the City of any material revisions to the forms of Mortgage set forth in Exhibit H, respectively. Such material revisions are subject to the reasonable approval of DPD.

D. Warranties. At the closing for the conveyance of a Building from Developer to an initial homebuyer, Developer shall deliver to said homebuyer one or more warranties, in substantially the form attached hereto as Exhibit J, covering the following home systems and having a duration of one (1) year commencing with the closing date: HVAC, plumbing (interior and exterior) and electrical. Developer shall offer each homebuyer a whole house, one-year warranty at a reasonable price.

SECTION 4. PROJECT FINANCING

4.01 Estimated Project Cost and Sources of Funds. The cost of the Project is estimated to be $13,223,705 to be applied in the manner set forth in the Project Budget.

4.02 City Grant. Subject to the terms and conditions of this Agreement, the City hereby agrees to provide up to the amount of the City Grant to reimburse the cost of Improvements and allocated by the City for that purpose.

4.03 Uses of City Grant. City Grant funds may only be used to pay directly or reimburse Developer for costs of Improvements. Exhibit B sets forth, by line item, per building, the Project Budget for the Project, and the maximum amount of costs that may be paid by or reimbursed from City Grant funds for each line item therein (subject to the conditions described in this Agreement),

contingent upon receipt by the City of documentation satisfactory in form and substance to DPD evidencing such cost and its eligibility as an Improvement.

4.04 Distribution of City Grant; Escrow Agreement. Subject to the conditions described in Section 4.02 and Section 4.03, the City shall disburse the Capital Grant in installments as described in the Escrow Agreement.

4.05 Intentionally omitted.

4.06 Requisition Form. When Developer submits documentation to the City in connection with a request for the payment of the City Grant as described in Sections 4.04 and 4.05, beginning on the first request for payment and continuing through the earlier of (i) the Term of the Agreement or (ii) the date that Developer has been reimbursed in full under this Agreement, Developer shall provide DPD with a Requisition Form, along with the documentation described therein. Developer shall meet with DPD at the request of DPD to discuss the Requisition Form(s) previously delivered.

4.07 Preconditions of Disbursement. Prior to disbursement of the City Grant hereunder, Developer shall submit documentation regarding the applicable expenditures to DPD, which shall be satisfactory to DPD in its sole discretion.

4.08 Cost Overruns. If the aggregate cost of Improvements exceeds the City Grant funds available pursuant to Section 4.02 hereof, or if the cost of completing the Project exceeds the Estimated Project Cost, Developer shall be solely responsible for such excess cost, and shall hold the City harmless from any and all costs and expenses of completing the Project.

4.09 Conditional Grant. The City Grant being provided hereunder is being granted on a conditional basis, subject to the Developer's compliance with the provisions of this Agreement. The City Grant is subject to being reimbursed as provided in Section 11.02.

SECTION 5. 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:

5.01 Project Budget. DPD must have approved the Project Budget.

5.02 Other Governmental Approvals. The Developer must have secured all other necessary approvals and permits required by any state, federal, or local statute, ordinance or regulation and has submitted evidence thereof to DPD for the Project on the Phase 1 Lot. Such approvals shall include, without limitation, all building permits necessary for the Project on the Phase 1 Lot; provided, however, that if the City agrees to close before construction commences, such building permits shall be secured prior to commencement of any such construction work.

5.03 Financing. The Developer must have furnished proof reasonably acceptable to the City that it has Equity and Lender Financing to complete the Project on the Phase 1 Lot.

5.04 Acquisition and Title. On the Closing Date, the Developer must have furnished the City with a copy of the Title Policy for the Phase 1 Lot, certified by the Title Company, showing the Developer as the named insured, along with copies of all Schedule B title exception documents. The Title Policy must be dated as of the Closing Date and contain only those title exceptions acceptable to the City in its sole discretion and evidence the recording of this Agreement. The Title Policy must contain such endorsements as may be required by Corporation Counsel, including but not limited to an owner's comprehensive endorsement and satisfactory endorsements regarding zoning (3.1 with parking), contiguity, location, access and survey. If the Project on the Phase 1 Lot involves any acquisition of real property, the Developer must have provided DPD with documentation related to such acquisition acceptable to the City in its sole discretion.

5.05 Evidence of Clean Title. The Developer, at its own expense, must have provided the City with searches under its name and any Trade Names as follows:

Secretary of State	UCC search
Secretary of State	Federal tax search
Cook County Recorder	UCC/Fixture search
Cook County Recorder	Federal tax search
Cook County Recorder	State tax search
Cook County Recorder	Memoranda of judgments search
U.S. District Court	Pending suits and judgments
Clerk of Circuit Court, Cook County	Pending suits and judgments

5.06 Intentionally Omitted.

5.07 Corporate Documents. Developer has provided a copy of its articles or certificate of incorporation or organization containing the original certification of the Secretary of State; certificates of good standing from the Secretary of State of its state of incorporation or organization and all other states in which Developer is qualified to do business; a secretary's certificate in such form and substance as the Corporation Counsel may require; bylaws or operating agreement; and such other organizational documentation as the City has requested.

5.08 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.

5.09 Insurance. The Developer, at its own expense, must have insured the Phase 1 and 2 Lots in accordance with Exhibit C hereto, or Accord Form 27 certificates evidencing the required coverages.

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

5.11 Surveys. Developer shall provide the City with a copy of the Survey(s).

SECTION 6. COMPLETION OF CONSTRUCTION OR REHABILITATION

6.01 (a) Request for Partial Certificate of Completion. Upon completion of a Building in accordance with the terms of this Agreement and upon the Developer's written request, DPD shall issue to the Developer a Partial Certificate of Completion of Construction or Rehabilitation (the "Partial Certificate") in recordable form certifying that the Developer has fulfilled its obligation to complete the Project for that Lot in accordance with the terms of this Agreement. The Partial Certificate of Completion shall not, however, constitute evidence that the Developer has complied with any Laws relating to the construction of the Project, nor shall it serve as any guaranty as to the quality of the construction 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 the Building. The inspecting agent or architect may be the same one being used in such role by the Senior Lender providing Lender financing, provided that such agent or architect (a) is not also Developer's agent or architect and (b) acknowledges in writing to the City that the City may rely on the findings of such agent or architect. DPD shall use reasonable efforts to respond to Developer's written request for the Partial Certificate within forty-five (45) days by issuing the Partial Certificate or a written statement detailing the ways in which the Building 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 Partial Certificate. Developer may resubmit a written request for the Partial Certificate upon completion of such measures.

Developer must obtain a Partial Certificate of Completion prior to the occupancy of a Building. The Developer acknowledges and understands that the City will not issue the Partial Certificate in connection with the Building, until (i) the following conditions have been met:

- Evidence certified to and acceptable to DPD of the Final Project Cost for the Building. As described in Section 4.02, the City Grant will be reduced on a pro rata basis if the Final Project Cost for the Building is less than the Estimated Project Cost for the Building;
- Evidence that the Developer has incurred Improvement costs in an equal amount to, or greater than, the City Grant;
- 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 in the form of a closeout letter from the Department of Housing's Bureau of Construction and Compliance stating that the Developer is in complete compliance with all City Requirements (MBE/WBE, City Residency, and Prevailing Wage), as defined in Exhibit F.

And (i) no Event of Default exists.

(b) Request for Certificate of Completion. Upon completion of the Project in accordance with the terms of this Agreement 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.

DPD may require a single inspection by an inspecting architect hired at the Developer's expense to confirm the completion of the Project. The inspecting agent or architect may be the same one being used in such role by the Senior Lender providing Lender financing, provided that such agent or architect (a) is not also Developer's agent or architect and (b) acknowledges in writing to the City that the City may rely on the findings of such agent or architect. DPD shall use reasonable 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 and pay out the final portion of the City Grant in connection with the Project, until (i) the following conditions have been met:

- Evidence certified to and acceptable to DPD of the Final Project Cost. As described in Section 4.02, the City Grant will be reduced on a pro rata basis if the Final Project Cost is less than the Estimated Project Cost;
- Evidence that the Developer has incurred Improvement costs in an equal amount to, or greater than, the City Grant;
- 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 Units of the Project have been sold to a Buyer pursuant to this Agreement;
- Final Owner's Sworn Statement, with $0 outstanding balance;
- Final Contractor Sworn Statement, with $0 outstanding balance;
- Final lien waivers;
- All invoices and cancelled checks (front/back);
- Title Company disbursement reports (if applicable);
- Signed letter on the Architect's letterhead stating project completion according to the plans and specifications from the Agreement;
- Signed letter on Developer's letterhead, and a signed and notarized affidavit, stating project completion according to the plans and specifications from the Agreement;
- Evidence acceptable to DPD in the form of a closeout letter from the Department of Housing's Bureau of Construction and Compliance stating that the Developer is in complete compliance with all City Requirements (MBE/WBE, City Residency, and Prevailing Wage), as defined in Exhibit F.

And (ii) no Event of Default exists.

6.02 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. Notwithstanding any provision of this Agreement to the contrary, in addition to any other provisions of this Agreement which by their terms survive the expiration of the Term of the Agreement, the following will survive until ten years after the Bonds, or any bonds that refinance the Bonds, have been fully paid and retired: (i) the duty to cooperate with and assist the City with the resolution of any governmental or other type of inquiry into or audit of the Bonds, or any bonds that refinance the Bonds, (ii) the duty to cooperate with and assist the City with any actions the City deems necessary in its sole discretion in the event of a Tax-Exemption Default, and (iii) Section 8, *Maintaining Records and Right to Inspect.*

The covenant specifically described at Section 7.02 as covenants that run with the land will bind any transferee of the Property (including an assignee as described in the following sentence) 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 under Section 7.01(i) of this Agreement.

6.03 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, but will not be limited to, any of the following rights and remedies:

(a) the right to terminate this Agreement and cease all disbursement of City Grant Funds not yet disbursed under this Agreement; and

(b) the right to seek reimbursement of the previously disbursed City Grant Funds from the Developer.

6.04 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.

6.05 Failure to Obtain Certificate. If the Developer has not received the Certificate by the Certificate Deadline, the City shall have the right to terminate the Agreement and cancel any future payments; provided, however, that the Developer may submit a written request for an extension of the Certificate Deadline to DPD which may be granted at the Commissioner's sole discretion.

SECTION 7. COVENANTS/REPRESENTATIONS/WARRANTIES OF DEVELOPER

7.01 General. Developer represents, warrants and covenants, as of the date of this Agreement and as of the date of each disbursement of the City Grant 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) 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, free and clear of all liens except for the Permitted Liens and such other matters as DPD may consent to in writing;

(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 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, assign, 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; provided, however, that the foregoing notwithstanding, City consent shall not be required for a transfer through a quitclaim deed from the Developer to one of Developer's subsidiaries or affiliates, or to an entity controlled by, under the control of, or under common control with the Developer.

(j) Developer has not incurred, and, prior to the issuance of a Certificate, shall not, without the prior written consent of the Commissioner, allow the existence of any liens against the Property (or improvements thereon) other than the Permitted Liens; or incur any indebtedness, secured or to be secured by the Property (or improvements thereon) or any fixtures now or hereafter attached thereto, except lender financing as disclosed to the City; and

(k) 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;

7.02 Covenant to Redevelop. Developer shall redevelop the Property in accordance with this Agreement and all Exhibits attached hereto and all Laws 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.

7.03 Use of City Grant. City Grant funds disbursed to Developer shall be used by Developer solely to reimburse Developer for its payment for Improvements as provided in this Agreement.

7.04 Intentionally Omitted.

7.05 Intentionally Omitted.

7.06 Jobs Reporting Requirement. The Developer hereby covenants and agrees, throughout the Term of the Agreement, to report to DPD information about jobs maintained at the Project, in a form acceptable to DPD in its sole discretion.

7.07 Intentionally Omitted.

7.08 Arms-Length Transactions. Unless DPD has given its prior written consent with respect thereto, no Affiliate of Developer may receive any portion of the City Grant, directly or indirectly, in payment for work done, services provided or materials supplied in connection with any Improvement or other Project Costs, as applicable. Developer shall provide information with respect to any entity to receive the City Grant directly or indirectly (whether through payment to the Affiliate by Developer and reimbursement to Developer for such costs using the City Grant, or otherwise), upon DPD's request, prior to any such disbursement.

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

7.10 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.

7.11 Financial Statements. Developer shall obtain and provide to DPD Financial Statements for Developer's most recent fiscal year ended before the Agreement Date and each year thereafter for the Term of the Agreement. In addition, Developer shall submit unaudited

financial statements as soon as reasonably practical following the close of each fiscal year and for such other periods as DPD may request.

7.12 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.

7.13 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 Laws 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.

7.14 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. If the Permitted Liens include any existing mortgages, such mortgagee must execute a subordination agreement acceptable to the City in its sole discretion.

7.15 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.

7.16 Non-Governmental Charges. Except for the Permitted Liens, and subject to the next sentence, the Developer intends 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. The parties acknowledge that the remedies available for failure to pay such Non-Governmental Charges are those available under State law, and this agreement shall not confer any additional remedies than those provided by State law.

7.17 Governmental Charges.

(a) Payment of Governmental Charges. Developer intends 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. The parties acknowledge that the remedies available for failure to pay such

Governmental Charges are those available under State law, and this agreement shall not confer any additional remedies than those provided by State law.

(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.

(c) No Impermissible Agreements. It is the intent of the Parties that no impermissible agreements related to the payment of taxes by any party that undertakes development of any portion of the Project will be entered into between the Parties. The City covenants not to enter into or enforce any agreements with any taxpayers that are owners of the Project or otherwise liable for taxes for the Project that would modify the obligations of taxpayers under general law and covenants and agrees that it will not enter into or remain subject to or the beneficiary of any impermissible agreement under Treas. Reg. Section 1.141-4(e)(4), including any agreement that requires Developer or owners of the Property not to contest or protest real estate taxes assessed against the Property or portions thereof, or that prohibits Developer or owners of the Property from seeking a deferral of such property taxes. The City further covenants that it will not impose any special assessments or taxes of non-general applicability on the Property while any tax-exempt Bonds are outstanding and will not collect any of such taxes or assessments while any tax-exempt Bonds are outstanding without first obtaining an opinion of Bond Counsel.

7.18 Developer's Failure to Pay Or Discharge Lien. If Developer fails to pay any Governmental Charge that is not owed to the City 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 that is not owed to the City. 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.

7.19 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 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 8. MAINTAINING RECORDS AND RIGHT TO INSPECT

8.01 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.

8.02 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 9. ENVIRONMENTAL MATTERS

9.01 Intentionally Omitted.

9.02 2FM's Limited Review. The City, acting through 2FM, 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 each Lot. Developer acknowledges and agrees that Developer has previously received a summary of the Limited Review, and that the City has made all Review Documents available to Developer for inspection and copying upon request. Developer 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 2FM's summary of its Limited Review. Developer acknowledges and agrees that the City did not perform a Phase I Environmental Site Assessment or conduct a thorough environmental investigation of the Lots. Developer acknowledges and agrees that the Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the Lots, and

that there may be other conditions, uses, and sources or types of contamination affecting the Lots. Developer 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 Lots. Further, Developer 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. Developer shall be deemed satisfied with the condition of the Lots upon the Developer's execution of this Agreement.

9.03 Discovery of Environmental Conditions. If the Developer encounters underground storage tanks ("USTs") during the development of the Project, the Developer shall remove and close the USTs in accordance with applicable regulations, including 41 Ill. Adm. Code Part 175 and 35 Ill. Adm. Code Part 734 (if the UST is leaking). In addition, if the Developer discovers soil or soil gas not meeting the requirements of 35 Ill. Adm. Code Section 742.305, the Developer shall remove such soil or soil gas. Upon discovering these or any other environmental conditions, the Developer shall immediately notify 2FM and shall obtain 2FM's approval of (i) the scope of work of any investigation, remediation or removal activities prior to commencing such work, and (ii) following completion of any such investigation, remediation or removal activities, any reports or other documents demonstrating compliance with all applicable Laws, including Environmental Laws. If required by 2FM, the Developer shall enroll the Property or the applicable portion thereof in the Illinois Environmental Protection Agency's Site Remediation Program and take all necessary and proper steps to obtain a "No Further Remediation" letter approving the use of the Property for the construction, development, and operation of the Project. The Developer shall bear sole responsibility for all investigative and cleanup costs associated with the Property.

9.04 Ban on Use of Biosolids. No materials suspected of being impacted by per- and polyfluoroalkyl substances (PFAS), including biosolids, Exceptional Quality (EQ) biosolids, and soil or compost blended with biosolids, from any source, may be imported onto the Property for any purpose.

9.05 Release and Indemnification. The Developer, on behalf of itself and the other Developer Parties, or anyone claiming by, through, or under the Developer Parties, hereby releases, relinquishes and forever discharges the City from and against any and all Losses which the Developer or any of the Developer Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise, in any and all courts or other forums, of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the Closing Date, based upon, arising out of or in any way connected with, directly or indirectly (a) any environmental contamination, pollution or hazards associated with the Property or any improvements, facilities or operations located or formerly located thereon, including, without limitation, any release, emission, discharge, generation, transportation, treatment, storage or disposal of Hazardous Substances, or threatened release, emission or discharge of Hazardous Substances; (b) the structural, physical or environmental condition of the Property, including, without limitation, the presence or suspected presence of Hazardous Substances in, on, under or about the Property or the migration of Hazardous Substances from

or to other property, unless the Hazardous Substances migrate from property owned by the City to the Property; (c) any violation of, compliance with, enforcement of or liability under any Environmental Laws, including, without limitation, any Losses arising under CERCLA, and (d) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Furthermore, the Developer shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Developer Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. The Developer Parties waive their rights of contribution and subrogation against the Indemnified Parties.

9.06 Release Runs with the Land. The covenant of release in Section 9.05 shall run with the Property, and shall be binding upon all successors and assigns of the Developer with respect to the Property, including, without limitation, each and every person, firm, corporation, limited liability company, trust or other entity owning, leasing, occupying, using, or possessing any portion of the Property under or through the Developer following the date of the Deed. The Developer acknowledges and agrees that the foregoing covenant of release constitutes a material inducement to the City to enter into this Agreement, and that, but for such release, the City would not have agreed to convey the Property to the Developer for the Purchase Price. It is expressly agreed and understood by and between the Developer and the City that, should any future obligation of the Developer, or any of the Developer Parties, arise or be alleged to arise in connection with any environmental, soil or other condition of the Property, neither the Developer, nor any of the Developer Parties, will assert that those obligations must be satisfied in whole or in part by the City because Section 9.05 contains a full, complete and final release of all such claims.

9.07 Survival. This Section 9 shall survive the Closing or any termination of this Agreement (regardless of the reason for such termination).

SECTION 10. 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 11. DEFAULT AND REMEDIES

11.01 Events of Default. The occurrence of any one or more of the following events, subject to the provisions of Section 7 (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;

(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;

(h) in the event the Developer relocates the business without the prior written consent of the City during the Term of the Agreement; or

(i) Developer takes any action or omits to take any action that in any way adversely affects the tax-exempt status of the Bonds, under Section 103 of the Internal Revenue Code of 1986 and all applicable federal income tax regulations, all of the foregoing as determined by the City in its sole discretion (a "Tax-Exemption Default").

(j) the failure of Developer to secure the Certificate for the Project prior to the Certificate Deadline;

11.02 Remedies. Upon the occurrence of an Event of Default, the City may terminate this Agreement and all related agreements, may suspend disbursement of the City Grant, may seek reimbursement of the City Grant, and may exercise any remedy available to it at law or in equity, including the right to re-enter and take possession of the Property or any portion thereof, terminate the estate conveyed to the Developer, and revest title to the Property or any portion thereof in the City; provided, however, the City's foregoing right of reverter shall be limited by, and shall not defeat, render invalid, or limit in any way, the lien of any mortgage authorized by this Agreement.

Notwithstanding the foregoing, if a Tax-Exemption Default has occurred and the City determines, in its sole discretion, that no cure is capable of correcting such default, the City may deliver an immediately effective notice of termination and Developer will promptly repay the City the full amount of the City Grant funds previously distributed to Developer and fully cooperate with the City in any actions it deems necessary as a result of the Tax-Exemption Default.

11.03 Cure Period. 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 thirty (30) days of its receipt of a written notice from the City specifying that it has failed to perform such covenant; 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.

SECTION 12. MORTGAGING OF THE PROJECT

The Permitted Liens are the only mortgages or deeds of trust in place as of the date hereof with respect to the Property or any portion thereof. No mortgagee shall have the right to succeed to the Developer's rights under this Agreement unless the sale, assignment, or transfer receives the sole written consent of the City. This consent shall be in the City's sole discretion and which, if granted, may be conditioned upon, among other things, the assignee's assumption of all of the Developer's obligations under this Agreement.

SECTION 13. GENERAL PROVISIONS

13.01 Amendment. This Agreement and the Exhibits attached hereto may not be amended or modified without the prior written consent of the parties hereto.

13.02 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.

13.03 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.

13.04 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.

13.05 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.

13.06 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.

13.07 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.

13.08 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.

13.09 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.

13.10 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.

13.11 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.

13.12 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.

13.13 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, 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.

13.14. 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.

13.15. 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.

13.16. 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.

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

13.18. Financial Interest. The Developer acknowledges (A) receipt of a copy of Section 2-156-030 (b) of the Municipal Code of Chicago, (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 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 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 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) 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.

[(Sub)Exhibits "E", "G", "H", "I" and "K" referred to in this Sunshine Management Redevelopment Agreement unavailable at time of printing.]

(Sub)Exhibits "A", "B", "C", "D", "F" and "J" referred to in this Sunshine Management Redevelopment Agreement read as follows:

(Sub)Exhibit "A".
(To Sunshine Management Redevelopment Agreement)

Legal Description Of Property.

Subject To Final Title Commitment And Survey

Parcel 1.

Legal Description:

Lot 28 in Lombard's Subdivision of Block 9 in the Circuit Court Partition of the east half of the northeast quarter and that part of the east half of the southeast quarter lying north of Ogden Avenue in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

1551 South Spaulding Avenue
Chicago, Illinois 60623.

Property Identification Number (PIN):

16-23-228-020-0000.

Market Valuation:

$12,511.00.

Parcel 2.

Legal Description:

Lot 12 in the subdivision of Block 6 in the Circuit Court Partition of the east half of the northeast quarter and that part lying north of Ogden Avenue of the east half of the southeast quarter of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

1419 South Spaulding Avenue
Chicago, Illinois 60623.

Property Identification Number (PIN):

16-23-220-009-0000.

Market Valuation:

$15,622.00.

Parcel 3.

Legal Description:

Lot 13 in Shaw Kerrigan Saloman's Subdivision of Block 6 in Circuit Court Partition of the east half of the northeast quarter and part of the east half of the southeast quarter lying north of Ogden Avenue in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

1421 South Spaulding Avenue
Chicago, Illinois 60623.

Property Identification Number (PIN):

16-23-220-010-0000.

Market Valuation:

$15,629.00.

Parcel 4.

Legal Description:

Lot 16 in Shaw, Kerrigan and Salomon's Subdivision of Block 6 in Circuit Court Partition of the east half of the northeast quarter of that part of the east half of the southeast quarter lying north of the centerline of Ogden Avenue of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

1429 South Spaulding Avenue
Chicago, Illinois 60623.

Property Identification Number (PIN):

16-23-220-013-0000.

Market Valuation:

$15,634.00.

Parcel 5.

Legal Description:

Sublot 29 of Lot 1 in Block 5 in Prescott's Douglas Park Addition to Chicago in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

1436 South Spaulding Avenue
Chicago, Illinois 60623.

Property Identification Number (PIN):

16-23-219-028-0000.

Market Valuation:

$15,596.00.

Parcel 6.

Legal Description:

Lots 4 to 7 in Subdivision of Block 4 of Block 5 in Prescott's Douglas Park Addition to Chicago, said addition being a subdivision of Blocks 1, 2, 5 and 10 in Circuit Court Partition of the east half of the northeast quarter and that part of the east half of the southeast quarter lying north of centerline of Ogden Avenue in Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

1514 South Spaulding Avenue
Chicago, Illinois 60623.

Property Identification Number (PIN):

16-23-227-026-0000.

Market Valuation:

$49,887.00.

Parcel 7.

Legal Description:

Lots 6 and 7 in Fred C. Shaw, F. Kerringan and M.L. Salomon's Subdivision of Block 6 in the Circuit Court Partition of the east half of the northeast quarter and that part of the east quarter of the southeast quarter lying north of the centerline of Ogden Avenue of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:

3245 West Douglas Boulevard
Chicago, Illinois 60623.

Property Identification Number (PIN):

16-23-220-004-0000.

Market Valuation:

$39,970.00.

(Sub)Exhibit "B".
(To Sunshine Management Redevelopment Agreement)

Project Budget.

	Project Budget	MBE/WBE Budget	MM Funded Improvements
Acquisition Costs	$ -		$ -
Hard Costs			
Site Preparation/Excavation	$ 1,053,359	$ 1,053,359	$ 1,053,359
Environmental Remediation	$ -	$ -	$ -
Concrete Works	$ 128,752	$ 128,752	$ 128,752
Metal Accessories	$ 281,559	$ 281,559	$ 281,559
Rough Carpentry	$ 744,119	$ 744,119	$ 744,119
Finish Carpentry	$ 506,452	$ 506,452	$ 506,452
Finishing Works	$ 2,246,983	$ 2,246,983	$ 2,246,983
Fire Protection	$ -	$ -	$ -
FF&E	$ -	$ -	$ -
Post Construction	$ 353,972	$ 353,972	$ -
Plumbing/FP	$ 874,739	$ 874,739	$ 874,739
Electrical	$ 812,813	$ 812,813	$ 812,813
HVAC	$ 414,809	$ 414,809	$ 414,809
Hard Cost 13	$ -	$ -	$ -
Hard Cost 14	$ -	$ -	$ -
Hard Cost 15	$ -	$ -	$ -
Hard Cost 13	$ -	$ -	$ -
Hard Cost 14	$ -	$ -	$ -
Hard Cost 15	$ -	$ -	$ -
Overhead & Contractors Fee	$ 744,789	$ 744,789	$ -
Insurance for Subcontractors	$ 243,127	$ 243,127	$ -
Other FF&E	$ -	$ -	$ -
General Conditions & Requirements	$ 638,390	$ 638,390	$ -
Construction Management Fee	$ 531,992	$ 531,992	$ -
Hard Cost Contingency	$ 1,063,984	$ 1,063,984	$ -
Total Hard Costs	**$ 10,639,840**	**$ 10,639,840**	**$ 7,063,586**
Soft Costs/Fees			
Architecture and Engineering	$ 115,500	$ -	$ -
Interior Designer	$ 55,000	$ -	$ -
Survey/Title/Appraisal	$ 15,950	$ -	$ -
Bridge Loan Interest	$ 500,000	$ -	$ -
Construction Interest	$ 400,003	$ -	$ -
Permits	$ 55,000	$ -	$ -
Legal, Title, Closing Costs	$ 96,500	$ -	$ -
Presentation	$ 352	$ -	$ -
Inspection Fees	$ 29,975	$ -	$ -
Staging and Photography	$ 55,000	$ -	$ -
Construction Management	$ 19,800	$ -	$ -
Carrying Costs	$ 72,600	$ -	$ -
Insurance - Builder's Risk	$ 35,200	$ -	$ -
Developer Fee	$ 881,218	$ -	$ -
General Conditions & Requirements	$ -	$ -	$ -
Soft Cost Contingency	$ 47,088	$ -	$ -
Total Soft Costs	**$ 2,379,186**	**$ -**	**$ -**
	$ 1,479,183		
	-		
Total	**$ 13,019,026**	**$ 10,639,840**	**$ 7,063,586**
	Project MBE Total at 26%	**$ 2,766,358**	
	Project WBE Total at 6%	**$ 638,390**	

*Notwithstanding the total of MM-Funded Improvements, the assistance to be provided by the City is limited to the amount of the City Grant.

(Sub)Exhibit "C".
(To Sunshine Management Redevelopment Agreement)

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 must submit evidence of insurance prior to closing. Developer shall advise all insurers of the Agreement provisions regarding insurance.

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

Commercial General Liability Insurance (Primary And Umbrella).

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

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

Workers' Compensation And Employer's Liability.

Workers' Compensation Insurance, as prescribed by applicable law covering all employees who are to provide work under this Agreement and Employer's Liability coverage with limits of not less than $500,000 for 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 Sunshine Management Redevelopment Agreement)

Requisition Form.

State of Illinois)
) SS.
County of Cook)

The affiant, [Name Of Developer], [Title] of [Development Company] (the "Developer"), hereby certifies that with respect to the Redevelopment Agreement between Developer and the City of Chicago dated _____, _____ (the "Agreement"):

A. Total expenditures for the Project, in the total amount of $_____, have been made.

B. Improvements for the Project, in the amount of $_____, have been made.

C. This paragraph C sets forth and is a true and complete statement of all costs of Improvements for the Project reimbursed by the City to date:

$_____

D. Developer requests reimbursement for the following cost of improvements:

$_____

E. None of the costs referenced in paragraphs C and D above have been previously reimbursed by the City.

*G. Developer hereby certifies to the City that, as of the date hereof:

1. Except as described in the attached certificate, the representations and warranties contained in the Agreement are true and correct and the Developer is in compliance with all applicable covenants contained herein.

2. No Event of Default or condition or event which, with the giving of notice or passage of time or both, would constitute an Event of Default, exists or has occurred.

---

* Editor's Note: Lettering sequence error present in original document.

All capitalized terms which are not defined herein have the meanings given such terms in the Agreement. The City shall have the right, in its discretion, to require Developer to submit further documentation as the City may require in order to verify that the matters certified to above are true and correct, and any disbursement by the City shall be subject to the City's review and approval of such documentation and its satisfaction that such certifications are true and correct; provided, however, that nothing in this sentence shall be deemed to prevent the City from relying on such certifications by Developer.

[Developer]

By: _____

Name: _____

Title: _____

Subscribed and sworn before me this
_____ day of _____, 20___.

_____
Notary Public

My commission expires: _____

(Sub)Exhibit "F".
(To Sunshine Management Redevelopment Agreement)

Construction Compliance.

Agreement 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) For the Improvements, 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 (the "Competitive Bid Process").

Developer must comply with the Competitive Bid Process as set forth in this Section unless Developer receives a waiver from the Commissioner excepting the Developer from the Competitive Bid Process after the Commissioner personally certifies that proceeding with the Project without a Competitive Bid Process is in the best interest of the City (the "Competitive Bid Process Waiver"). Any Competitive Bid Process Waiver obtained by the Developer shall be included as an exhibit to this Agreement. Except as explicitly stated in this paragraph, all other provisions of this Section shall apply.

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 Improvements shall be provided to DPD within five (5) business days of the execution thereof.

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

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

5. Other Provisions. In addition to the requirements of Agreements with Contractors, the Construction Contract and each contract with any subcontractor shall contain provisions required pursuant to Section 3.05 (Change Orders), (Sub)Exhibit F 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 that 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 (1) through (4) 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 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.

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 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 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 a 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 a 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 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 (Sub)Exhibit F. During this meeting, the Developer shall demonstrate to DPD its plan to achieve its obligations under this (Sub)Exhibit F, 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.

(Sub)Exhibit "J".
(To Sunshine Management Redevelopment Agreement)

Warranty Of Habitability.

Limited Warranty.

Owner Name: _____

Address of Property: _____

Warrantor: _____

Warrantor's Address: _____

Warranty Commencement Date: _____ Closing Date: _____

This Limited Warranty is being provided by Warrantor to Owner in accordance with that certain Purchase Agreement dated _____, 20___, by and between Warrantor and Owner (the "Contract").

I. Limited Warranty.

Warrantor hereby guarantees and warrants that the heating, ventilating, air-conditioning, electrical and plumbing systems (the "Mechanical Systems") are in good condition on the date hereof. For a term of one (1) year from the date hereof, Warrantor hereby agrees to

remove, replace, repair, and make good, free of charge to Owner, all defects in materials or workmanship which appear within the warranty period that are the fault of any subcontractor of Warrantor relating to the installation and performance of the Mechanical Systems.

In accordance with the Contract, Warrantor hereby provides to Owner a limited warranty, subject to all of the terms and conditions set forth herein, that the structural components of the Home are of customary workmanship and such items properly perform the function for which each was designed, for a period of one (1) year following the date hereof. For purposes of this Limited Warranty, structural components shall mean only the roof, foundation, exterior and supporting walls.

The parties hereto hereby acknowledge that a preoccupancy inspection of the Property has been made by Owner and Warrantor's representative prior to the Closing Date. Any and all punch-list items from such preoccupancy inspection to be corrected have been listed in the Inspection Report which has been signed by both Owner and Warrantor's representative, a copy of which shall be retained by Owner. All punch-list items not corrected prior to Closing shall be corrected within a reasonable period following Closing, subject to delays caused by Owner, availability of labor and materials, and other circumstances beyond the reasonable control of Warrantor. No corrections shall be made of defects not recorded on the Inspection Report except for latent defects covered by this Limited Warranty, and no correction shall be made for latent defects first claimed or discovered after the expiration of the Warranty Period (defined below).

The appliances (and any other separately warrantied components) are warranted by their manufacturers in accordance with their individual written warranties. Except For The Mechanical Systems, Warrantor Makes No Express Warranties As To These Components, And Disclaims Any Implied Warranties With Respect Thereto. Further, Owner Relieves Warrantor From Any Responsibility For Consequential Damages And Losses (Other Than For Personal Injury) Which May Arise From Or Out Of Any And All Structural Failures And From Or Out Of Any And All Breaches Of Any Warranty.

Except As Expressly Set Forth Herein, Owner Acknowledges That Owner Has Purchased The Property "As-Is", Without Any Warranty Or Representation Of Any Kind, Express Or Implied, Including By Way Of Illustration And Not Limitation, Implied Warranties Of Merchantability, Habitability, Workmanship Or Fitness For A Particular Purpose. Warrantor Neither Assumes Nor Authorizes Any Person To Assume For Warrantor Any Other Liability In Connection With The Sale Or Use Of The Property (Including The Purchased Home) And There Are No Agreements Or Warranties, Either Oral Or Written, Collateral To Or Affecting This Agreement Or The Purchased Home.

II. Express Waiver Of Implied Warranty Of Habitability.

Illinois law provides that every contract for the construction of a new home, as here, carries with it a warranty that, when completed, the home will be free of latent defects and will be reasonably suited for its intended use as a home. The law further provides that this Implied Warranty of Habitability does not have to be in writing to be a part of the contract and it

covers not only structural and mechanical defects such as may be found in the foundation, roof, masonry, heating, electrical and plumbing, but also any defect in workmanship which may not easily be seen or discovered upon an inspection or viewing of the property by Owner. Illinois law, however, also provides that a seller-builder and a purchaser may agree in writing, as here, that this Implied Warranty of Habitability is not included as a part of their particular contract.

The limited warranty provided for in this paragraph covers some, But Not All, of the matters covered by the Implied Warranty of Habitability. The limited warranty provided hereunder may cover matters which are not covered by the Implied Warranty of Habitability. The Limited Warranty provided hereunder may, and likely will, be different, in a number of respects, from the protection afforded to a purchaser by the Implied Warranty of Habitability. Owner agrees that in consideration for Warrantor agreeing to provide Owner with the Limited Warranty provided hereunder, Owner will accept such limited warranty as a substitute for the Implied Warranty of Habitability described herein.

Seller Hereby Disclaims, And Purchaser Hereby Knowingly, Voluntarily, Fully And Forever Waives The Implied Warranty Of Habitability Described Herein And Any And All Other Warranties, Express Or Implied. Owner Hereby Acknowledges, Understands And Agrees That As A Result Of Such Disclaimer And Waiver, The Implied Warranty Of Habitability Is Not A Part Of This Limited Warranty And That If A Dispute Arises With Warrantor And The Dispute Results In A Lawsuit, Owner, As A Result Of Such Waiver And Disclaimer, Will Not Be Able To Rely On The Implied Warranty Of Habitability As A Basis For Suing Warrantor Or As The Basis Of A Defense If Seller Sues Owner. Owner May, However, Rely On The Express Written Limited Warranties Contained In The Limited Warranty Provided Under This Agreement. I (We), As Owner, Have Read And Understand This Paragraph And I (We) Have Had An Opportunity To Seek Professional Advice Concerning Its Contents And Legal Implications, And After Doing So, Knowingly Agree To Its Terms And The Waiver-Disclaimer Of The Implied Warranty Of Habitability And The Waiver And Exclusion Of All Warranties, Express Or Implied, Other Than The Limited Warranty Provided Herein.

_____ (Owner's Initials) _____ (Owner's Initials)

Capitalized terms used but not defined herein, which are defined in the Contract shall have the same meaning herein as in the Contract.

This Limited Warranty Is In Lieu Of All Other Warranties Of Warrantor, Either Express Or Which May Be Implied By Law, Including All Warranties Of Habitability, Merchantability And Fitness For A Particular Purpose, All Of Which Are Excluded. This Warranty Does Not Extend To Incidental Or Consequential Damages.

Accepted, Approved and Agreed to:

Name: _____

Name: _____

III. Limited Warranty Basic Terms And Conditions.

To Whom Given. This Limited Warranty is extended solely to Owner and shall not extend to any successors or assigns or future owner of the Property.

Coverage.

For one (1) year, beginning on the Warranty Commencement Date set forth on page 1 (the "Warranty Period"), Warrantor warrants that the Mechanical Systems will be free from defects due to faulty materials or workmanship and that Warrantor will remove, replace, repair, and make good, free of charge to Owner, all defects in materials or workmanship which appear within the Warranty Period and which are the fault of any subcontractor of Warrantor relating to the installation and performance of the Mechanical Systems, subject to the exclusions, limitations and provisions of this Limited Warranty. No representative of Warrantor has the authority to expand the scope of or extend the duration of this Limited Warranty or to make contracts with respect hereto.

For one (1) year, beginning on the Warranty Commencement Date set forth on page 1 (the "Warranty Period"), Warrantor warrants that the Property will be free from latent defects due to faulty materials or workmanship, with respect to the structural components which includes only the roof, foundation, exterior and supporting walls, subject to the exclusions, limitations and provisions of this Limited Warranty. No representative of Warrantor has the authority to expand the scope of or extend the duration of this Limited Warranty or to make contracts with respect hereto.

"Faulty materials or workmanship" are materials or workmanship, which are not in compliance with the applicable building codes regulating construction in Chicago, Illinois as of the date of issuance of the applicable building permits. Inspection by the governmental authority with jurisdiction will provide evidence of compliance. For purposes of this Limited Warranty, "latent defects" are only those defects which are not apparent at the time of the preparation of the Inspection Report but which become apparent and of which Warrantor is notified in writing before the expiration of the Warranty Period.

Warrantor's Performance. If a defect or latent defect occurs in an item which is covered by this Limited Warranty, Warrantor will repair or replace the defective item. Steps taken by Warrantor to correct defects shall not act to extend the terms or duration of this Limited Warranty. Warrantor shall not be obligated to remedy any defects which are covered by this Limited Warranty unless Owner notifies Warrantor in writing of the defect before the expiration of the Warranty Period. Warrantor's obligations under this Limited Warranty are limited to repair or replacement of defective items.

Insurance. In the event Warrantor repairs or replaces any defect covered by this Limited Warranty for which Owner is covered by insurance, upon request by Warrantor, Owner shall assign the proceeds of such insurance to Warrantor to the extent of the cost to Warrantor of such repair or replacement.

IV. Exclusions.

In addition to other items specifically excluded hereunder, the following are not covered by this Limited Warranty:

1. Any work included in a separate contract existing between Owner and a particular contractor, subcontractor, architect or engineer covering any phase of construction. Warrantor has no responsibility for enforcing any warranty provided under or in connection with such separate contract. Any items of construction performed by persons other than Warrantor, or its employees, agents or subcontractors, and any items of construction performed by Warrantor which are damaged or otherwise adversely affected by any acts of or work performed by persons other than Warrantor shall not be covered by this Limited Warranty.

2. Any damage caused by or the result of improper care, improper maintenance or the improper use of floor products including, but not limited to, damage to hardwood, natural stone, vinyl resilient tile, sheet products or carpet caused by the failure to use recommended floor protectors, furniture rests and cleaners, use of improper rolling casters under furniture and appliances, abuse or accidents, including but not limited to burns, cuts, scratches, scuffs, and indentations due to shoes or other hard items, any stains from carpet dyes, or damage caused by the presence of excessive moisture or alkaline substances. This Limited Warranty does not cover any difference between the color of samples or printed illustrations and the color of the actual flooring, or any loss of gloss resulting from normal usage.

3. Damage Caused By Condensation. Condensation can occur whenever warm and moist air comes in contact with a cold dense surface such as window and door glass and frames. Interior moisture is generated through any number of ways including cooking, showering, drying clothes, or by setting a humidifier too high. Since condensation is influenced by the regulation of interior moisture levels by the Owner, its control or damage resulting therefrom is not warranted.

4. Any damage caused by the failure to use or the improper use of a humidifier or dehumidifier. A humidifier that meets or exceeds local building code requirements has been installed as part of the heating system. It is not designed, nor is it warranted, to provide a constant and consistent source of humidity and, therefore, the Owner may be required to provide supplemental humidity to meet personal levels of comfort. Warrantor does not guarantee the adequacy of humidity levels beyond that required by the local building code.

5. Appliances, equipment, personal property, fixtures (including such items as oven, range, dishwasher, disposal) and consumer products (as that term may be defined under applicable federal, state and local laws, or their implementing regulations) installed or contained in the Property are not covered by this Limited Warranty or any other warranty from Warrantor and Warrantor hereby specifically disclaims and excludes any express or implied warranties of any nature, including any implied warranty of merchantability or fitness for a particular purpose, with respect to such items. Such items are frequently covered by the manufacturer's specific warranty, and such warranties, if any, may be assigned and delivered to Owner at Closing. Warrantor is not a warrantor under and does not adopt such manufacturer's warranties. In the event of defects in such items, Owner should contact the manufacturer directly. Warrantor is not responsible for the performance of any manufacturer under such manufacturer's warranty.

6. Any bodily injury, any damage to personal property, and any damage to real property which is not part of the Property. Any damage to real property which is part of the Property is also excluded, except to the extent of the repair or replacement of the defective item.

7. Any defects in, or caused by, materials, work, designs or plans supplied by anyone other than Warrantor, or its employees, agents or subcontractors.

8. Damage caused by acts of unauthorized third parties, including vandalism, negligence, failure to properly maintain and service in accordance with installer's specifications, or if none, then those of the Owner, if any; or improper operation by anyone other than the Owner or its employees, agents or subcontractors.

9. Acts of God and accidents, including but not limited to fire, explosion, smoke, water escape, windstorm, hail, lightning, flood and earthquake.

10. Nail and screw "pops", routine settling and drywall cracks, paint touch-ups, and ordinary maintenance and repairs.

11. Normal wear and tear or normal deterioration.

V. How To Make A Limited Warranty Claim.

Submission Of Claims To Warrantor. If you have a claim under this Limited Warranty, you must send a clear and specific written claim in the manner set forth below to Warrantor on that item prior to the expiration of the Warranty Period.

VI. Miscellaneous.

Independence From Contract. This Limited Warranty is independent of the Contract. Nothing contained in the Contract or any other contract between Owner and Warrantor can modify the provisions of this Limited Warranty.

Notices. All notices or claims to Warrantor or to Owner must be sent by mail, postage prepaid, certified mail, return receipt requested to the recipient at the address shown on page 1 of this Limited Warranty or to whatever other address the recipient may designate in writing.

General Provisions. Should any provision of this Limited Warranty be deemed by a court of competent jurisdiction to be unenforceable, that determination will not affect the enforceability of the remaining provisions. This Limited Warranty is binding upon Owner and Warrantor, and their respective heirs, executors, administrators, successors, and assigns. Use of one gender in this Limited Warranty includes all other genders; and use of the plural includes the singular, all as may be appropriate. This Limited Warranty is to be covered by and construed in accordance with the internal laws of the State of Illinois.

Amendments. This Limited Warranty cannot be changed or altered in any way, except by express written agreement signed by all parties hereto.

Owner(s):

Name: _____

Dated: _____, 20 ____.

Warrantor:

_____, an Illinois _____

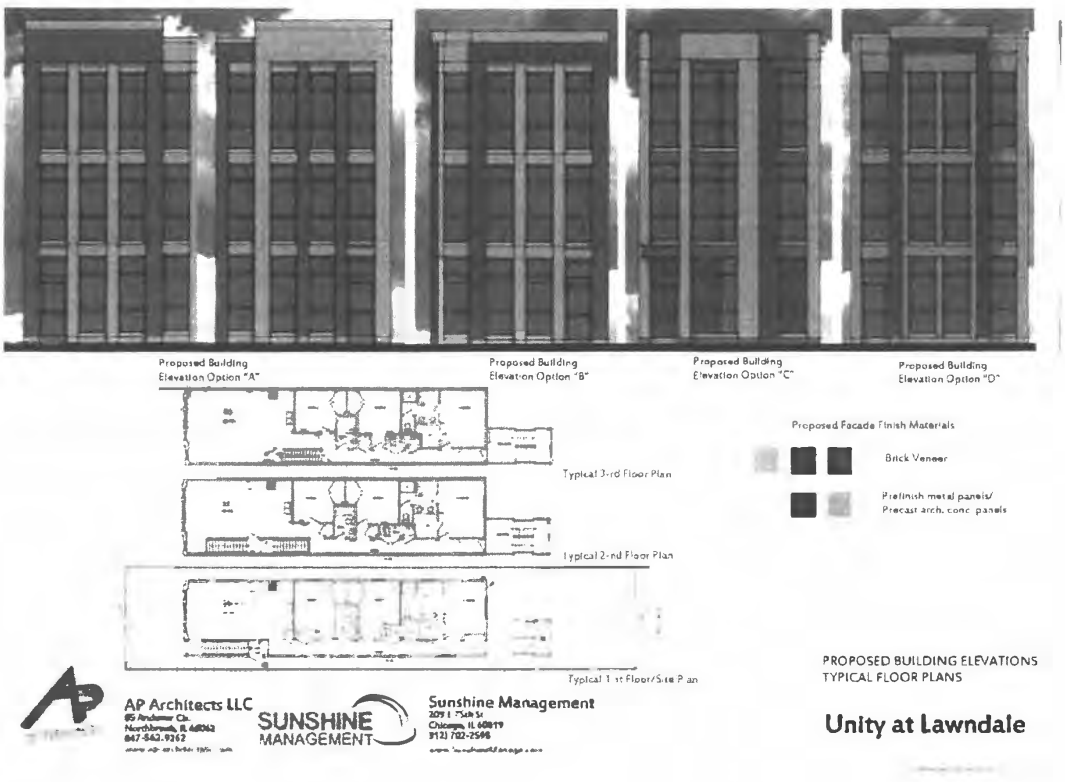
By: _____

Dated: _____, 20 ____.

Exhibit "D".
(To Ordinance)

Drawings.

(PLANS ARE SUBJECT TO CHANGE WITH DEPARTMENT APPROVAL)



SALE OF CITY-OWNED PROPERTY AT 3923 -- 3929 S. VINCENNES AVE. TO KBM HOLDINGS LLC UNDER CHIBLOCKBUILDER PLATFORM.

[O2025-0020011]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of vacant City-owned property at 3923 -- 3929 South Vincennes Avenue to KBM Holdings LLC under ChiBlockBuilder platform (4th Ward) (O2025-0020011), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

WHEREAS, In an effort to reach potential buyers and create a 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 market values and online application materials; and

WHEREAS, ChiBlockBuilder allows prospective buyers to view a map of available properties 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 available City-owned properties based on comparable sales, and these market value assessments are posted on ChiBlockBuilder to establish purchase prices or bidding guidance for all properties marketed for sale; and

WHEREAS, The Department offered the property identified on Exhibit A attached hereto (the "City Property") for sale on ChiBlockBuilder for market rate development during the application period beginning on April 1, 2024, and ending on May 17, 2024 (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 April 1, 8, 15, 22 and 29 and May 6 and 13, 2024; and

WHEREAS, Applicants for properties advertised for market rate development are expected to offer the listed market value or more, though the Department will consider discounted purchase prices for proposals that provide significant public benefits, such as a community or institutional development project; and

WHEREAS, The Department evaluated the applications for the City Property based on a number of factors, including the development team's experience, clarity and financial feasibility of project plans and designs, practicality of project timeline, budget detail, proof of funding, project readiness, purchase price, public benefits of project, community engagement, and consistency of project with neighborhood plans; and

WHEREAS, The Department selected Bonita Harrison, the manager and 100 percent owner of KBM Holdings LLC, an Illinois limited liability company ("Buyer") for the sale of the City Property for the construction of two (2) residential buildings with four (4) stories and eight (8) dwelling units each, for a total of sixteen (16) dwelling units, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

WHEREAS, The Department's evaluation of the other applications for the City Property and reasons for selecting the Buyer are summarized on Exhibit C attached hereto; and

WHEREAS, The market value of the City Property as of April 1, 2024, as determined by CBRE, is $405,983 (the "Purchase Price"); and

WHEREAS, The estimated cost of the Project is $3,285,402; and

WHEREAS, The Buyer offered to purchase the City Property for the Purchase Price, and the Department desires to convey the City Property to the Buyer for the Purchase Price, subject to a deed restriction requiring the Buyer to construct the Project; and

WHEREAS, Section 2-44-085 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or the "ARO") obligates the City to impose certain affordability requirements upon developers who develop residential projects that include ten (10) or more dwelling units and that receive City assistance in the form of the sale of City land, financial assistance, or certain zoning approvals; and

WHEREAS, The Project is a "residential project" within the meaning of the ARO, and this land sale triggers the requirements of the ARO; and

WHEREAS, The construction of in-fill housing on vacant City land exemplifies best practices in urban planning by leveraging existing infrastructure, reducing sprawl, strengthening neighborhood vitality, and expanding available housing stock in transit-served areas; 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 hereby adopted as the findings of the City Council.

SECTION 2. The City Council hereby approves the sale of the Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of the Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

(a) Buyer Entity must submit to the Department, and the Department must approve, the final construction plans and specifications for the Project;

(b) Buyer Entity must obtain all building permits and other required permits and approvals, including zoning approvals if applicable, necessary to construct the Project and submit evidence thereof to the Department; and

(c) Buyer Entity must submit to the Department, and the Department must approve, the final budget and proof of financing for the Project; and

(d) Buyer Entity must submit to the Department, and the Department must approve, such closing checklist due diligence documents as the Corporation Counsel may request, such as a proforma title policy, survey, and corporate organization and authority documents; and

(e) Buyer Entity must deliver to the Cook County Assessor (or to the title company closing the transaction for delivery to the Cook County Assessor) a letter notifying the Assessor pursuant to 35 ILCS 200/15-20 that there has been a change in use and ownership of the City Property, and submit evidence thereof to the Department.

If the Buyer Entity fails to close on the acquisition of the City Property within 180 days after 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, extends the closing date. The Buyer Entity must pay any and 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 D ("Deed"), conveying the City Property to the Buyer Entity, provided the Deed may be modified as necessary to facilitate financing of the Project, 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 provisions related to indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title to the City 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 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 "B" referred to in this ordinance printed
on pages 33975 through 33977
of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	4/Grand Boulevard
TIF Area	43rd Street/Cottage Grove Avenue
Size	Parcel 1: Approximately 15' x 149', 2,362 ft^2
Size	Parcel 2: Approximately 14' x 153', 2,095 ft^2
Size	Parcel 3: Approximately 14' x 156', 2,214 ft^2
Size	Parcel 4: Approximately 150' x 165', 7,881 ft^2
Current Zoning	RM5
Proposed Zoning	No change requested
ZBA Approval	Not Applicable

Parcel 1.

The north 16.03 feet of the south 18.0 feet of Lot 16 (as measured on the east line) in Block 2 in Cleaverville Addition, being in the north half of the northeast quarter of Section 3, Township 38 North, Range 14, and Lot 17 (except the south 76.97 feet, as measured on the east line thereof) and the south 1.97 feet of Lot 16 (as measured on the east line) in Block 2 of Cleaverville Addition, being in the north half of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

3923 South Vincennes Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-201-062-0000.

Parcel 2.

The north 13.70 feet of the south 76.97 feet of Lot 17 (as measured on the east line thereof) in Block 2 of Cleaverville Addition, being in the north half of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

3925 South Vincennes Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-201-063-0000.

Parcel 3.

The north 14.24 feet of the south 63.27 feet of Lot 17 (as measured on the east line thereof) in Block 2 of Cleaverville Addition being in the north half of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

3927 South Vincennes Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-201-064-0000.

Parcel 4.

The south 49.03 feet of Lot 17 (as measured on the east line thereof) in Block 2 of Cleaverville Addition, being a subdivision of that part of the north half of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, lying east of Vincennes Avenue, in Cook County, Illinois.

Address:

3929 South Vincennes Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-201-065-0000.

Exhibit "C".
(To Ordinance)

Competing Proposals.

Applicant	Status	Application Type	Decision
Bonita Harrison, the manager and 100 percent owner of KBM Holdings LLC	Accepted	Market rate housing	Application strong and site specific.
Applicant Number 2	Declined	Market rate housing	Proposal and financing not realistic.
Applicant Number 3	Declined	Market rate housing	Proposal unclear; financing not realistic.
Applicant Number 4	Declined	Market rate housing	No detail in application.

Exhibit "D".
(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 $405,983, and other good and valuable consideration, conveys and quitclaims all right, title and interest in the real property legally described on (Sub)Exhibit A attached hereto ("City Property"), pursuant to an ordinance adopted by the City Council of the City of Chicago ("City Council") on _____,

and published in the *Journal of the Proceedings of the City Council of the City of Chicago* for such date at pages _____ through _____, to KBM HOLDINGS LLC, an Illinois limited liability company ("Grantee"), having a principal business address of 209 East 75th Street, Chicago, Illinois 60619.

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the standard exceptions in an ALTA title insurance policy; (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 City Property and which shall run with the land and be binding upon and enforceable against the Grantee and the Grantee's heirs, successors and assigns, in perpetuity (unless a shorter period is expressly stated below):

1. Covenant To Improve City Land; Restriction On Conveyance. Grantee: (a) shall improve the City Property with two (2) residential buildings with four (4) stories and eight (8) dwelling units each, for a total of sixteen (16) dwelling units, in accordance with the site plan and elevations previously approved by the Department of Planning and Development (the "Department"); (b) shall commence construction of the Project within three (3) months of the date of this deed, and complete construction of the Project within twenty-four (24) months of the construction commencement date; provided, however, the Department, in its sole discretion, may extend the construction commencement and completion dates upon written request; and (c) until construction of the Project is completed, may not, without the prior written consent of the City, which shall be in the City's sole discretion: (i) merge, liquidate, or consolidate; (ii) directly or indirectly sell, lease, assign or otherwise transfer the City Property, excluding the sale of individual dwelling units in the ordinary course of development; or (iii) engage in any financing or other transaction which would create an encumbrance or lien on the City Property, except for the acquisition and construction financing for the Project. If any of these conditions is not satisfied, the City may record a notice of default against the City 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 and take possession of the City Property, terminate the estate conveyed to the Grantee, and revest title to the City Property in the City. Grantee, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the City Property to further evidence such revesting of title. The foregoing covenants shall expire upon completion of the Project.

2. Environmental Documents Review. The City, acting through its Department of Fleet and Facility Management ("DFFM"), 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 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 Review. Grantee acknowledges and agrees that the City does not represent or warrant that DFFM's methodology for or findings from its Limited Review are accurate or complete or that the environmental condition of or risks to the City Property are consistent with the DFFM'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 City Property, and that the City's review of the Review Documents was limited. Grantee acknowledges and agrees that DFFM's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Property, and that there may be other conditions, uses, and sources or types of contamination affecting the City 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 City 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. 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. Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the City 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 City 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 City Property is being conveyed, and Grantee accepts the City 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 City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.

6. Release Of City. Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise, in any and all courts or other forums, of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Property, including, without limitation: (i) any release, emission, discharge, generation, transportation, treatment, storage or disposal of hazardous substances in, on, under or about the City Property, or threatened release, emission or discharge of hazardous substances in, on, under or about the City Property; and (ii) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Grantee shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City Parties harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Grantee Parties or anyone claiming by, through, or under the Grantee Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. Grantee Parties waive their rights of contribution and subrogation against the City Parties.

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:

_____
Andrea M. Valencia, City Clerk

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

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

This Transfer Is Exempt Under The Provisions Of The Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(b); Cook County Code Section 74-106(2); 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 33968 through 33970 of this *Journal.*]

Exhibit "B".
(To Ordinance)

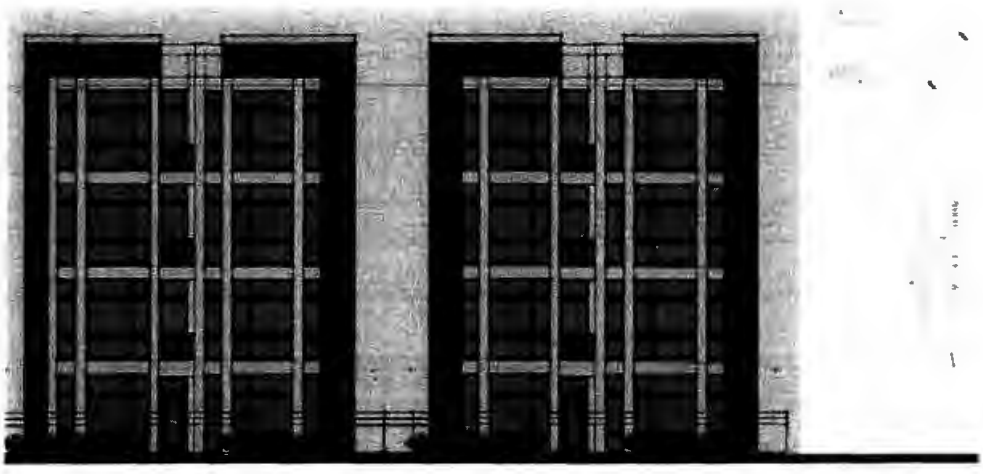
Drawings.
(Page 1 of 3)

(SUBJECT TO CHANGE WITH DEPARTMENT APPROVAL)

(ATTACHED)

Exhibit "B".
(To Ordinance)

Drawings.
(Page 2 of 3)



3923-25 S. VINCENNES AVE.
FRONT ELEVATION

3927-29 S. VINCENNES AVE.
FRONT ELEVATION

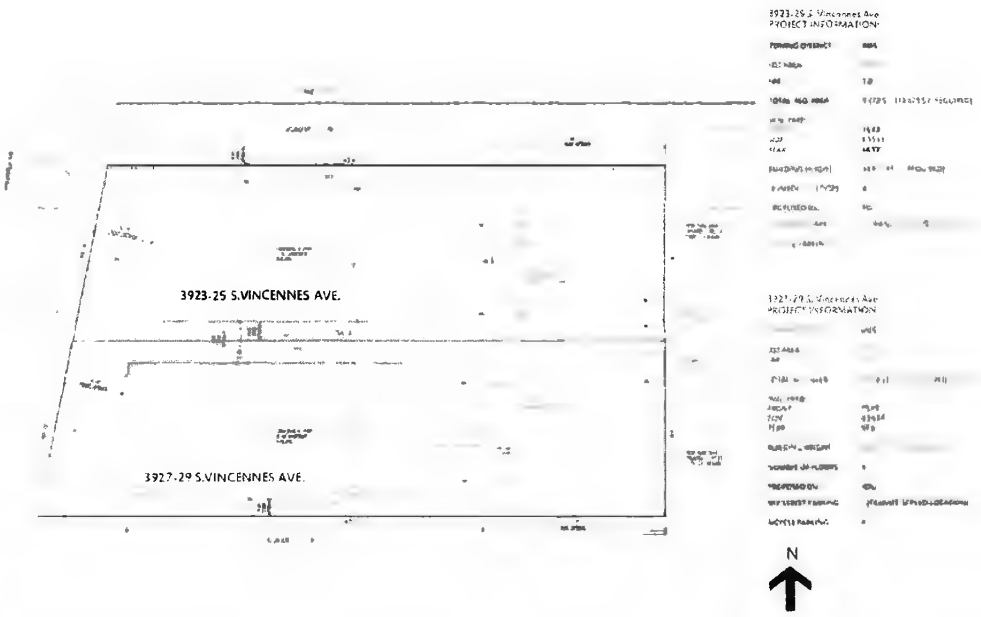
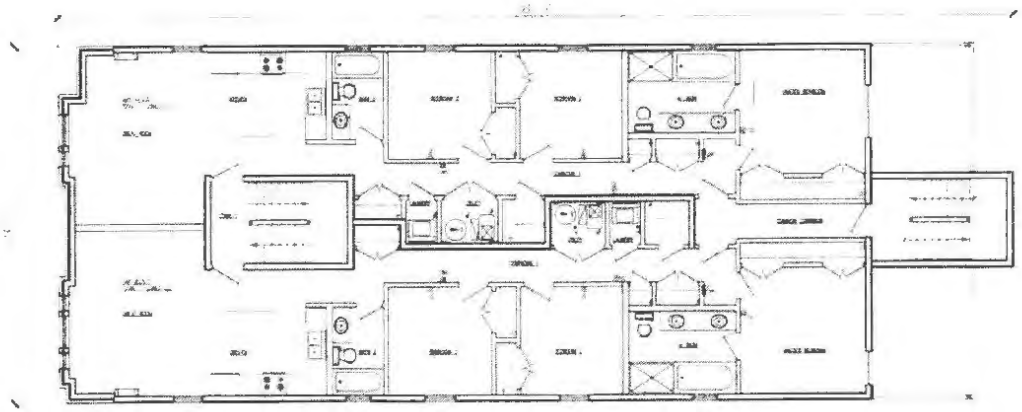
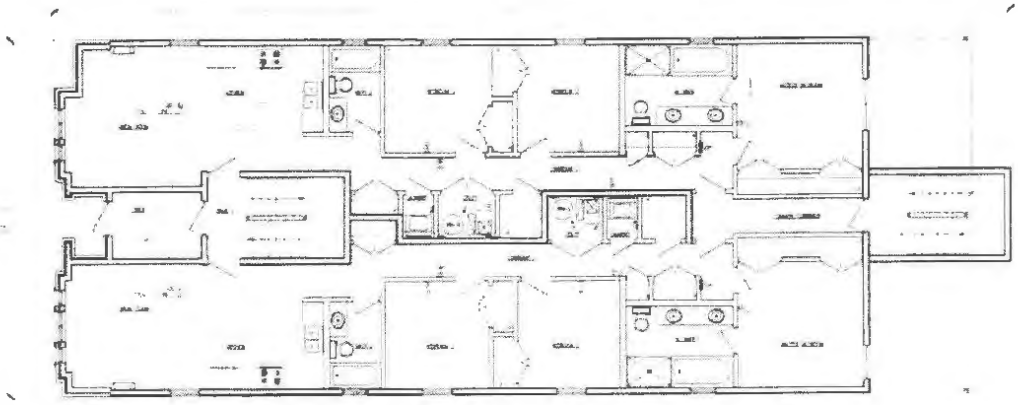


Exhibit "B".
(To Ordinance)

Drawings.
(Page 3 of 3)



2-ND, 3-RD, 4-TH FLOOR PLAN



FIRST FLOOR PLAN

SALE OF CITY-OWNED PROPERTY AT 4640, 4644 AND 4652 S. VINCENNES AVE. AND 454 AND 456 -- 458 E. 47TH ST. TO REVERE PROPERTIES DEVELOPMENT LLC UNDER CHIBLOCKBUILDER PLATFORM.

[O2025-0020000]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of vacant City-owned property at 4640, 4644 and 4652 South Vincennes Avenue and 454 and 456 -- 458 East 47th Street to Revere Properties Development LLC under ChiBlockBuilder platform (3rd Ward) (O2025-0020000), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

WHEREAS, In an effort to reach potential buyers and create a 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 market values and online application materials; and

WHEREAS, ChiBlockBuilder allows prospective buyers to view a map of available properties 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 available City-owned properties based on comparable sales, and these market value assessments are posted on ChiBlockBuilder to establish purchase prices or bidding guidance for all properties marketed for sale; and

WHEREAS, The Department offered the property identified on Exhibit A attached hereto (the "City Property") for sale on ChiBlockBuilder for market rate development during the application period beginning on November 1, 2023, and ending on November 30, 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 November 2, 9, 16 and 30, 2023; and

WHEREAS, Applicants for properties advertised for market rate development are expected to offer the listed market value or more, though the Department will consider discounted purchase prices for proposals that provide significant public benefits, such as a community or institutional development project; and

WHEREAS, The Department evaluated the applications for the City Property based on a number of factors, including the development team's experience, clarity and financial feasibility of project plans and designs, practicality of project timeline, budget detail, proof of funding, project readiness, purchase price, public benefits of project, community engagement, and consistency of project with neighborhood plans; and

WHEREAS, The Department selected Revere Properties Development LLC, an Illinois limited liability company ("Buyer") for the sale of the City Property for the construction of a 5-story mixed-use building containing a restaurant/bar, small performance space, 12 live/work condominiums for artists, a rooftop garden, and a large outdoor plaza with a covered patio, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

WHEREAS, The Department's evaluation of the other applications for the City Property and reasons for selecting the Buyer are summarized on Exhibit C attached hereto; and

WHEREAS, The market value of the City Property as of June 10, 2024, as determined by CBRE, is $511,593; and

WHEREAS, The estimated cost of the Project is $21.5 Million; and

WHEREAS, Buyer applied for a grant for the construction of the Project from the City's Community Development Grant program, and received a conditional commitment from the Department in the amount of $5 Million; and

WHEREAS, As a condition of grant funding, Buyer or another Buyer Entity (as hereafter defined) will be required to execute a redevelopment agreement including such terms and conditions as the Department may require (the "CRP Redevelopment Agreement"); and

WHEREAS, Section 2-44-085 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or the "ARO") obligates the City to impose certain affordability requirements upon developers who develop residential projects that include ten (10) or more dwelling units and that receive City assistance in the form of the sale of City land, financial assistance, or certain zoning approvals; and

WHEREAS, The Project is a "residential project" within the meaning of the ARO, and this land sale triggers the requirements of the ARO; and

WHEREAS, The Project will revitalize a key site at the heart of 47th Street in the Bronzeville neighborhood and will provide significant public benefits; and

WHEREAS, In recognition of the Project's public benefits, the Department has agreed to sell the City Property to the Buyer for One Dollar ($1.00) per tax parcel, resulting in a total purchase price of Five Dollars ($5.00) ("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 Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity entering into the CRP Redevelopment Agreement with the City. If the Buyer Entity fails to close on the acquisition of the City Property within 180 days after 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 Buyer Entity must 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 D ("Deed"), conveying the City Property to the Buyer Entity, provided the Deed may be modified as necessary to facilitate financing of the Project, 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 and the CRP Redevelopment Agreement, 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 provisions related to indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title to the City Property or otherwise may be reasonably necessary or appropriate to consummate the transaction contemplated hereby and in the CRP Redevelopment Agreement.

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 "B" referred to in this ordinance
printed on pages 33989 and
33990 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	Ward 3/Grand Boulevard Community Area
TIF Area	47th and King Drive
Size	Approximately 22,723 ft^2

Parcel 1.

The south 50.22 feet of Lot 10 in Block 2 in Snow and Dickinson's Subdivision of Lots 1, 2, 3 and 4 of Whitcomb and Warner's Subdivision of the south half of the southwest quarter of the southeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4640 South Vincennes Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-422-022-0000.

Parcel 2.

Lot 9 (except the south 82.5 feet) in Block 2 in Snow and Dickinson's Subdivision of Lots 1, 2, 3 and 4 of Whitcomb and Warner's Subdivision of the south half of the southwest quarter of the southeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian.

Address:

4644 South Vincennes Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-422-023-0000.

Parcel 3.

The east 52.15 feet of the west 87.15 feet of the south 82.5 feet of Lot 9 in Block 2 in Snow and Dickinson's Subdivision of Lots 1, 2, 3 and 4, in Whitcomb and Warner's Subdivision of the south half of the southwest quarter of the southeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

454 East 47th Street
Chicago, Illinois 60653.

Permanent Index Number:

20-03-422-028-0000.

Parcel 4.

The south 58.5 feet (except the west 87.15 feet thereof) of Lot 9 in Block 2 in Snow and Dickinson's Subdivision of Lots 1, 2, 3 and 4 of Whitcomb and Warner's Subdivision of the south half of the southwest quarter of the southeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

456 -- 458 East 47th Street
Chicago, Illinois 60653.

Permanent Index Number:

20-03-422-029-0000.

Parcel 5.

The north 24 feet of the south 82.5 feet (except the west 87.15 feet thereof) of Lot 9 in Block 2 in Snow and Dickinson's Subdivision of Lots 1, 2, 3 and 4 of Whitcomb and Warner's Subdivision of the south half of the southwest quarter of the southeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4652 South Vincennes Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-422-030-0000.

Exhibit "C".
(To Ordinance)

Competing Proposals.

Applicant	Status	Application Type	Decision
Revere Properties Development LLC	Accepted	Commercial Building	Applicant demonstrated experience, financial capacity and applied with a well-considered mixed-use proposal that has the potential to catalyze investment on 47th Street.
Applicant Number 2	Declined	Commercial Building	Applicant provided no project details or financial sources and had no experience beyond renovations.

Exhibit "D".
(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 $[insert purchase price] and other good and valuable consideration, conveys and quitclaims all right, title and interest in the real property legally described on (Sub)Exhibit A attached hereto ("City Property"), pursuant to an ordinance adopted by the City Council of the City ("City Council") on [date], and published in the *Journal of the Proceedings of the City Council of the City of Chicago* for such date at pages _____ through _____, to [Buyer Entity], [state of incorporation or organization and entity type] ("Grantee"), having a principal residence or business address at [address].

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the standard exceptions in an ALTA title insurance policy; (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; (e) any and all exceptions caused by the acts of Grantee or its agents; and (f) that certain "_____ Redevelopment Agreement" dated of even date herewith, by and between Grantor and Grantee, and recorded in the Cook County Clerk's Office (the "Redevelopment Agreement"), 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 City Property and are to be taken and construed as running with the land for the applicable periods set forth in the Redevelopment Agreement and as binding on Grantee and Grantee's successors and assigns.

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

1. Environmental Documents Review. The City, acting through its Department of Fleet and Facility Management ("DFFM"), 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 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.

2. Limited Nature Of City's Review. Grantee acknowledges and agrees that the City does not represent or warrant that DFFM's methodology for or findings from its Limited Review are accurate or complete or that the environmental condition of or risks to the City Property are consistent with the DFFM'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 City Property, and that the City's review of the Review Documents was limited. Grantee acknowledges and agrees that DFFM's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Property, and that there may be other conditions, uses, and sources or types of contamination affecting the City 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 City Property.

3. 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.

4. "As Is", "Where Is" And "With All Faults" Conveyance. Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the City 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 City 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 City Property is being conveyed, and Grantee accepts the City 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 City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.

5. Release Of City. Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise, in any and all courts or other forums of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Property, including, without limitation: (i) any release, emission, discharge, generation, transportation, treatment, storage or disposal of hazardous substances in, on, under or about the City Property, or threatened release, emission or discharge of hazardous substances in, on, under or about the City Property; and (ii) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Grantee shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City Parties harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Grantee Parties or anyone claiming by, through, or under the Grantee Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. Grantee Parties waive their rights of contribution and subrogation against the City Parties.

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:

_____
Andrea M. Valencia, City Clerk

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

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

This Transfer Is Exempt Under The Provisions Of The Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(b); Cook County Code Section 74-106(2); 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 33981 through 33983 of this *Journal.*]

Statement By Grantor And Grantee.

The Grantor or its agent affirms that, to the best of Grantor or its agent's knowledge, the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business

or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _____, 202__ Signature _____
Agent
City of Chicago Department of Law
Real Estate and Land-Use Division

Subscribed and sworn to before me this
____ day of _____, 2025.

_____
Notary Public

The Grantee or its agent affirms and verifies that the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated _____, 202__ Signature _____
Grantee or Agent

Subscribed and sworn to before me this
____ day of _____, 2025.

_____
Notary Public

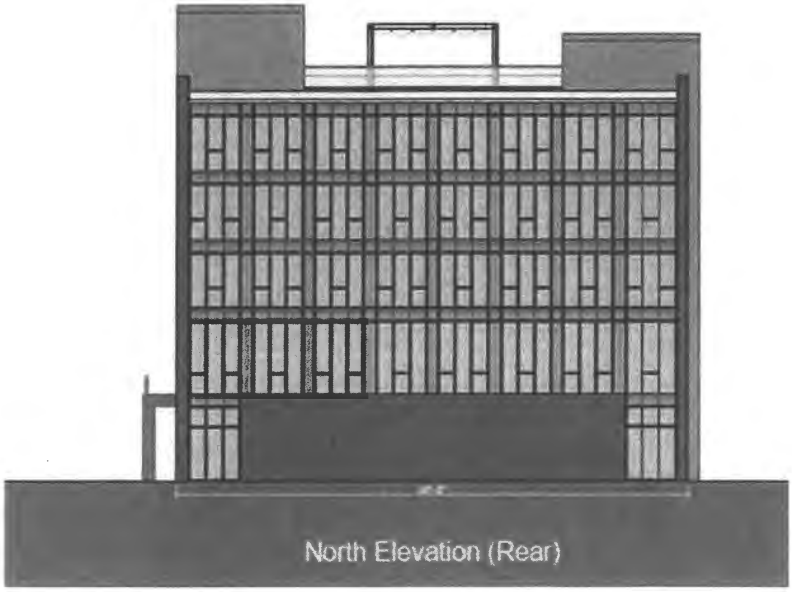
Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

Exhibit "B".
(To Ordinance)

Drawings.
(Page 1 of 2)

(SUBJECT TO CHANGE WITH DEPARTMENT APPROVAL)



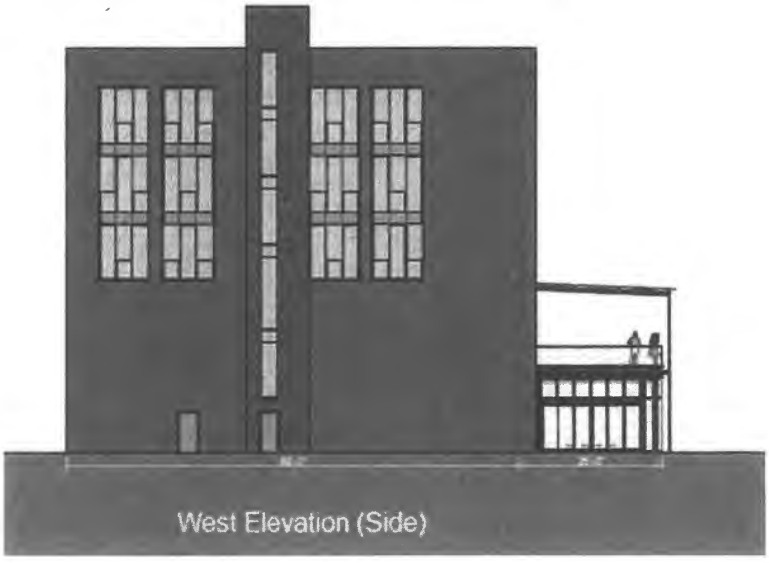


Exhibit "B".
(To Ordinance)

Drawings.
(Page 2 of 2)

SALE OF CITY-OWNED PROPERTY AT 426 E. 42ND PL. TO KBM HOLDINGS LLC UNDER CHIBLOCKBUILDER PLATFORM.

[O2025-0020008]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 426 East 42nd Place to KBM Holdings LLC under ChiBlockBuilder platform (3rd Ward) (O2025-0020008), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

WHEREAS, In an effort to reach potential buyers and create a 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 market values and online application materials; and

WHEREAS, ChiBlockBuilder allows prospective buyers to view a map of available properties 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 available City-owned properties based on comparable sales, and these market value assessments are posted on ChiBlockBuilder to establish purchase prices or bidding guidance for all properties marketed for sale; and

WHEREAS, The Department offered the property identified on Exhibit A attached hereto (the "City Property") for sale on ChiBlockBuilder for market rate development during the application period beginning on April 1, 2024 and ending on May 17, 2024 (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 April 1, 8, 15, 22 and 29 and May 6 and 13, 2024; and

WHEREAS, Applicants for properties advertised for market rate development are expected to offer the listed market value or more, though the Department will consider discounted purchase prices for proposals that provide significant public benefits, such as a community or institutional development project; and

WHEREAS, The Department evaluated the applications for the City Property based on a number of factors, including the development team's experience, clarity and financial feasibility of project plans and designs, practicality of project timeline, budget detail, proof of funding, project readiness, purchase price, public benefits of project, community engagement, and consistency of project with neighborhood plans; and

WHEREAS, The Department selected Bonita Harrison, the manager and 100 percent owner of KBM Holdings LLC, an Illinois limited liability company ("Buyer") for the sale of the City Property for the construction of a three-story residential building with three (3) condominium units and a parking pad with two (2) surface parking spaces, including one ADA accessible spot, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

WHEREAS, The Department's evaluation of the other applications for the City Property and reasons for selecting the Buyer are summarized on Exhibit C attached hereto; and

WHEREAS, The market value of the City Property as of April 1, 2024, as determined by CBRE, is $76,829 (the "Purchase Price"); and

WHEREAS, The estimated cost of the Project is $926,579; and

WHEREAS, The Buyer offered to purchase the City Property for the Purchase Price, and the Department desires to convey the City Property to the Buyer for the Purchase Price, subject to a deed restriction requiring the Buyer to construct the Project; and

WHEREAS, The construction of in-fill housing on vacant City land exemplifies best practices in urban planning by leveraging existing infrastructure, reducing sprawl, strengthening neighborhood vitality, and expanding available housing stock in transit-served areas; 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 Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

(a) Buyer Entity must submit to the Department, and the Department must approve, the final construction plans and specifications for the Project;

(b) Buyer Entity must obtain all building permits and other required permits and approvals, including zoning approvals if applicable, necessary to construct the Project and submit evidence thereof to the Department;

(c) Buyer Entity must submit to the Department, and the Department must approve, the final budget and proof of financing for the Project; and

(d) Buyer Entity must submit to the Department, and the Department must approve, standard due diligence items, including title and survey, corporate documents.

If the Buyer Entity fails to close on the acquisition of the City 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, extends the closing date. The Buyer Entity must 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 D (the "Deed"), conveying the City Property to the Buyer Entity, provided the Deed may be modified as necessary to facilitate financing of the Project, 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 provisions related to indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title to the City 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 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 "B" referred to in this ordinance printed on pages 34000 through 34002 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	3/Grand Boulevard
TIF Area	47th and King Drive
Size	Approximately 3,073 ft^2
Current Zoning	RM5
Proposed Zoning	No change requested
ZBA Approval	Not Applicable

The west half of Lot 13 in the subdivision of Lots B, C, D, E and F in Higgins, Laflin and Furber's Subdivision of the part of the north half of the south half of the southwest quarter of the northeast quarter of Section 3, Township 33 North, Range 14, East of the Third Principal Meridian, lying west of Vincennes Avenue, in Cook County, Illinois.

Address:

426 East 42nd Place
Chicago, Illinois 60653.

Permanent Index Number:

20-03-220-023-0000.

Exhibit "C".
(To Ordinance)

Competing Proposals.

Applicant	Status	Application Type	Decision
Bonita Harrison, the manager and 100 percent owner of KBM Holdings LLC	Accepted	Market rate Housing	Applicant demonstrated experience, financial capacity and worked with DPD and 3rd Ward to refine design proposal.
Applicant Number 2	Declined	Market rate Housing	Applicant is qualified but has limited capacity and is moving forward on other city-owned land sales.

Exhibit "D".
(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 $[insert purchase price], and other good and

valuable consideration, conveys and quitclaims all right, title and interest in the real property legally described on (Sub)Exhibit A attached hereto ("City 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 of the City of Chicago* for such date at pages _____ through _____, to [Buyer Entity] [state of incorporation or organization and entity type] ("Grantee"), having a principal residence or business address at [address].

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the standard exceptions in an ALTA title insurance policy; (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 as 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 City Property and which shall run with the land and be binding upon and enforceable against the Grantee and the Grantee's heirs, successors and assigns, in perpetuity (unless a shorter period is expressly stated below):

1. Covenant To Improve City Property; Restriction On Conveyance. Grantee: (a) shall improve the City Property with [briefly describe project] (the "Project") in accordance with the site plan and elevations previously approved by the Department of Planning and Development (the "Department"); (b) shall commence construction of the Project within three (3) months of the date of this deed, and complete construction of the Project within twelve (12) months of the construction commencement date; provided, however, the Department, in its sole discretion, may extend the construction and completion dates upon written request; (c) until construction of the Project is completed, may not, without the prior written consent of the City, which shall be in the City's sole discretion: (i) merge, liquidate, or consolidate; (ii) directly or indirectly sell, lease, assign or otherwise transfer the City Property, excluding the sale of individual units in the ordinary course of development; or (iii) engage in any financing or other transaction which would create an encumbrance or lien on the City Property, except for the acquisition and construction financing for the Project. If any of these conditions is not satisfied, the City may record a notice of default against the City 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 and take possession of the City Property, terminate the estate conveyed to the Grantee, and revest title to the City Property in the City. Grantee, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the City Property to further evidence such revesting of title. The foregoing covenants shall expire upon completion of the Project.

2. Environmental Documents Review. The City, acting through its Department of Fleet and Facility Management ("DFFM"), 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 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 Review. Grantee acknowledges and agrees that the City does not represent or warrant that DFFM's methodology for or findings from its Limited Review are accurate or complete or that the environmental condition of or risks to the City Property are consistent with the DFFM'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 City Property, and that the City's review of the Review Documents was limited. Grantee acknowledges and agrees that DFFM's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Property, and that there may be other conditions, uses, and sources or types of contamination affecting the City 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 City 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. 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. Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the City 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 City 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 City Property is being conveyed, and Grantee accepts the City 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 City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.

6. Release Of City. Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise, in any and all courts or other forums, of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Property, including, without limitation: (i) any release, emission, discharge, generation, transportation, treatment, storage or disposal of hazardous substances in, on, under or about the City Property, or threatened release, emission or discharge of hazardous substances in, on, under or about the City Property; and (ii) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Grantee shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City Parties harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Grantee Parties or anyone claiming by, through, or under the Grantee Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. Grantee Parties waive their rights of contribution and subrogation against the City Parties.

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

This Transfer Is Exempt Under The Provisions Of The Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(b); Cook County Code Section 74-106(2); And The Chicago Real Property Transfer Tax, Municipal Code Section 3-33-060(B).

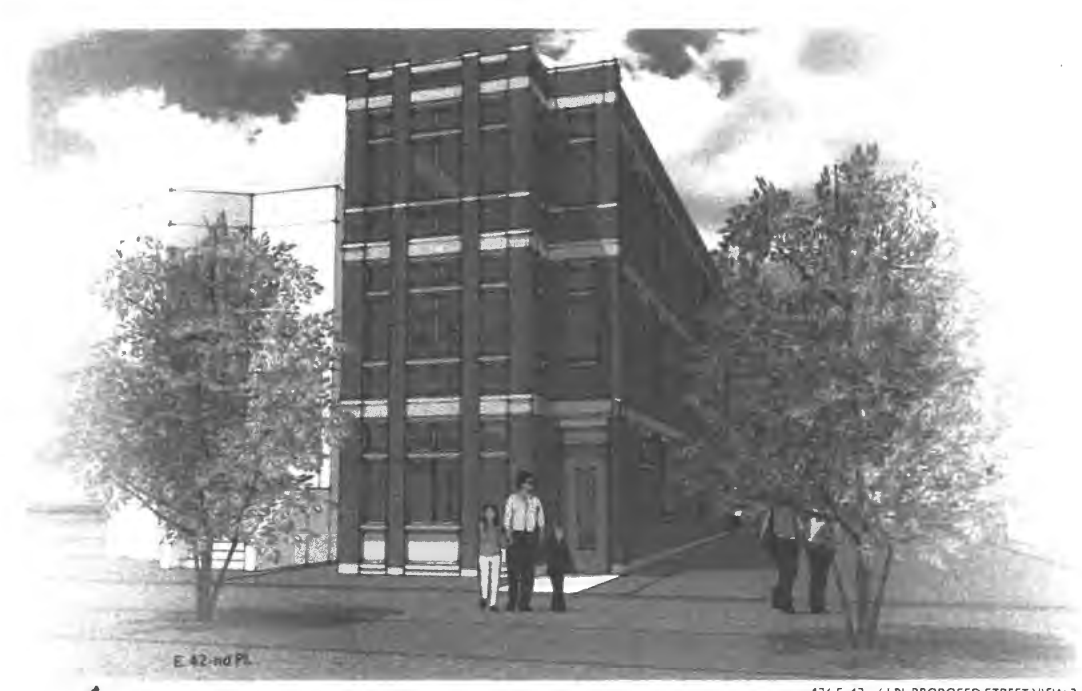
[(Sub)Exhibit "A" referred to in this Form of Deed constitutes Exhibit "A" to ordinance and printed on pages 33994 and 33995 of this *Journal*.]

Exhibit "B".
(To Ordinance)

Drawings.
(Page 1 of 3)

(SUBJECT TO CHANGE WITH DEPARTMENT APPROVAL)

(ATTACHED)



426 E. 42-nfd Pl. PROPOSED STREET VIEW 2

AP Architects LLC
65 Andover Cir
Northbrook, IL 60062
847 562 9262
www.ap-architectsllc.com

SUNSHINE MANAGEMENT

Sunshine Management
209 E 75th St
Chicago, IL 60619
312) 702 2595
www.SunshineManage.com

E. 42-nd Place
S. Vincennes Ave.

Exhibit "B".
(To Ordinance)

Drawings.
(Page 2 of 3)

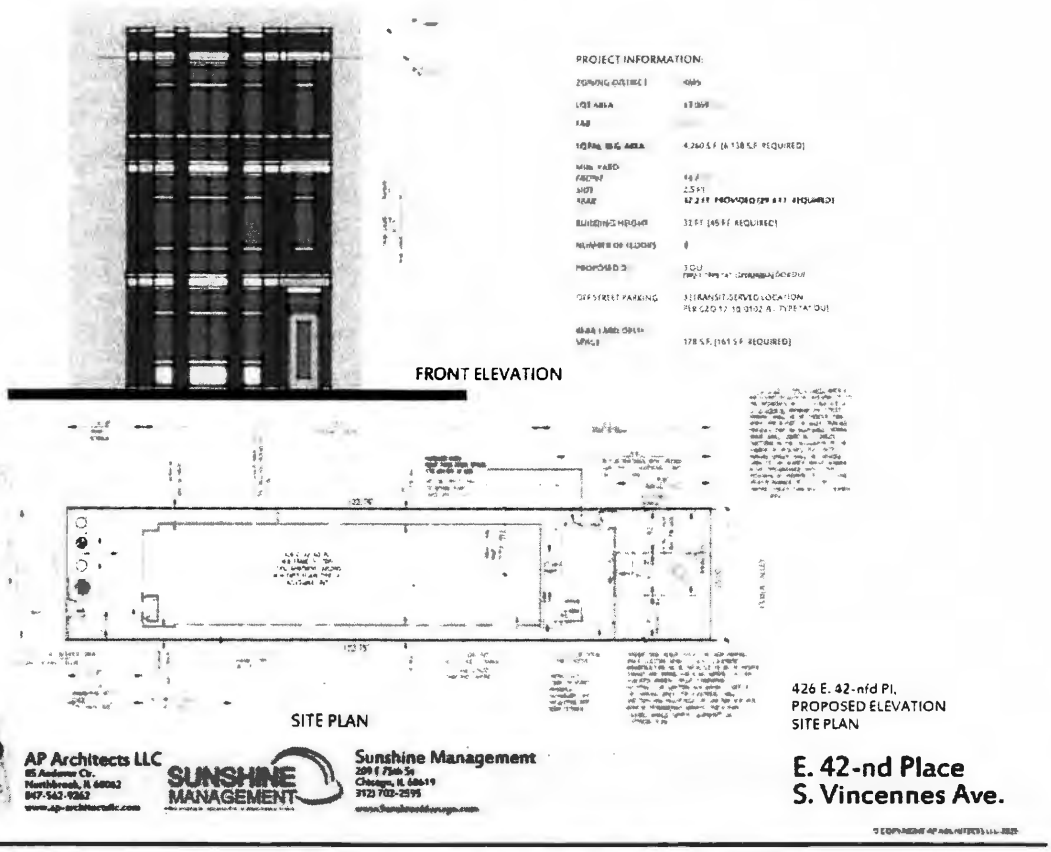
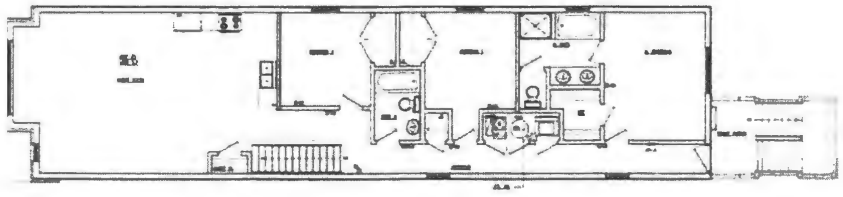
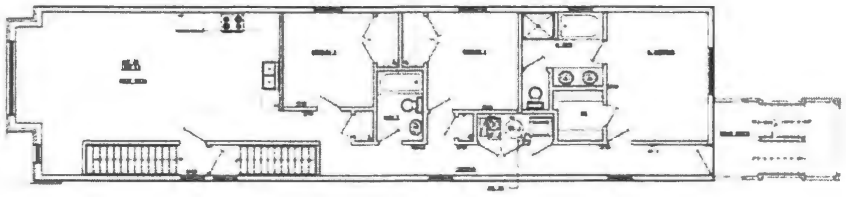


Exhibit "B".
(To Ordinance)

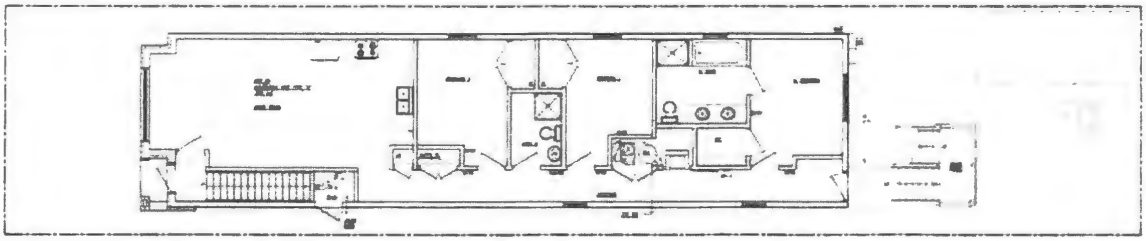
Drawings.
(Page 3 of 3)



3-RD FLOOR PLAN



2-ND FLOOR PLAN



SALE OF CITY-OWNED PROPERTY AT 437, 441 -- 447 E. 42ND PL. TO KBM HOLDINGS LLC UNDER CHIBLOCKBUILDER PLATFORM.

[O2025-0020010]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 437, 441 -- 447 East 42nd Place to KBM Holdings LLC under ChiBlockBuilder platform (3rd Ward) (O2025-0020010), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

WHEREAS, In an effort to reach potential buyers and create a 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 market values and online application materials; and

WHEREAS, ChiBlockBuilder allows prospective buyers to view a map of available properties 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 available City-owned properties based on comparable sales, and these market value assessments are posted on ChiBlockBuilder to establish purchase prices or bidding guidance for all properties marketed for sale; and

WHEREAS, The Department offered the property identified on Exhibit A attached hereto (the "City Property") for sale on ChiBlockBuilder for market rate development during the application period beginning on April 1, 2024 and ending on May 17, 2024 (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 April 1, 8, 15, 22 and 29 and May 6 and 13, 2024; and

WHEREAS, Applicants for properties advertised for market rate development are expected to offer the listed market value or more, though the Department will consider discounted purchase prices for proposals that provide significant public benefits, such as a community or institutional development project; and

WHEREAS, The Department evaluated the applications for the City Property based on a number of factors, including the development team's experience, clarity and financial feasibility of project plans and designs, practicality of project timeline, budget detail, proof of funding, project readiness, purchase price, public benefits of project, community engagement, and consistency of project with neighborhood plans; and

WHEREAS, The Department selected Bonita Harrison, the manager and 100 percent owner of KBM Holdings LLC, an Illinois limited liability company ("Buyer") for the sale of the City Property for the construction of five (5) residential buildings with three (3) stories and three (3) condominium units each, for a total of fifteen (15) dwelling units, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

WHEREAS, The Department's evaluation of the other applications for the City Property and reasons for selecting the Buyer are summarized on Exhibit C attached hereto; and

WHEREAS, The market value of the City Property as of April 1, 2024, as determined by CBRE, is $431,330 (the "Purchase Price"); and

WHEREAS, The estimated cost of the Project is $4,680,082; and

WHEREAS, The Buyer offered to purchase the City Property for the Purchase Price, and the Department desires to convey the City Property to the Buyer for the Purchase Price, subject to a deed restriction requiring the Buyer to construct the Project; and

WHEREAS, Section 2-44-085 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or the "ARO") obligates the City to impose certain affordability requirements upon developers who develop residential projects that include ten (10) or more dwelling units and that receive City assistance in the form of the sale of City land, financial assistance, or certain zoning approvals; and

WHEREAS, The Project is a "residential project" within the meaning of the ARO, and this land sale triggers the requirements of the ARO; and

WHEREAS, The construction of in-fill housing on vacant City land exemplifies best practices in urban planning by leveraging existing infrastructure, reducing sprawl, strengthening neighborhood vitality, and expanding available housing stock in transit-served areas; 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 Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

(a) Buyer Entity must submit to the Department, and the Department must approve, the final construction plans and specifications for the Project;

(b) Buyer Entity must obtain all building permits and other required permits and approvals, including zoning approvals if applicable, necessary to construct the Project and submit evidence thereof to the Department;

(c) Buyer Entity must submit to the Department, and the Department must approve, the final budget and proof of financing for the Project;

(d) Buyer Entity must submit to the Department, and the Department must approve, such closing checklist due diligence documents as the Corporation Counsel may request, such as a pro forma title policy, survey, and corporate organization and authority documents; and

(e) Buyer Entity must deliver to the Cook County Assessor (or to the title company closing the transaction for delivery to the Cook County Assessor) a letter notifying the Assessor pursuant to 35 ILCS 200/15-20 that there has been a change in use and ownership of the City Property, and submit evidence thereof to the Department.

If the Buyer Entity fails to close on the acquisition of the City Property within 180 days after 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, extends the closing date. The Buyer Entity must 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 D (the "Deed"), conveying the City Property to the Buyer Entity, provided the Deed may be modified as necessary to facilitate financing of the Project, 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 provisions related to indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title to the City 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 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 "B" referred to in this ordinance
printed on pages 34015 through
34019 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	3/Grand Boulevard
TIF Area	47th and King Drive
Size	Parcel 1: Approximately 25' x 122.75', 3,173 ft^2
Size	Parcel 2: Approximately 25' x 122.75', 3,075 ft^2
Size	Parcel 3: Approximately 25' x 122.75', 3,073 ft^2
Size	Parcel 4: Approximately 25' x 122.75', 3,073 ft^2
Size	Parcel 5: Approximately 38.2' x 122.75', 3,431 ft^2
Current Zoning	RM5
Proposed Zoning	No change requested
ZBA Approval	Not Applicable

Parcel 1.

Lot 19 in Botsford's Boulevard Subdivision in the subdivision in the south half of the southwest quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

437 East 42nd Place
Chicago, Illinois 60653.

Permanent Index Number:

20-03-222-017-0000.

Parcel 2.

Lot 20 in Botsford's Boulevard Subdivision in the south half of the southwest quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

441 East 42nd Place
Chicago, Illinois 60653.

Permanent Index Number:

20-03-222-018-0000.

Parcel 3.

Lot 21 in Botsford's Boulevard Subdivision of that part of the south half of the south half of the southwest quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

443 East 42nd Place
Chicago, Illinois 60653.

Permanent Index Number:

20-03-222-019-0000.

Parcel 4.

Lot 22 in Botsford's Boulevard Subdivision of that part of the south half of the south half of the southwest quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, lying west of Vincennes Avenue, in Cook County, Illinois.

Address:

445 East 42nd Place
Chicago, Illinois 60653.

Permanent Index Number:

20-03-222-020-0000.

Parcel 5.

Lot 23 in Botsford's Boulevard Subdivision of that part of the south half of the south half of the southwest quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, lying west of Vincennes Avenue except that part heretofore condemned for Pierce Avenue, in Cook County, Illinois.

Address:

447 East 42nd Place
Chicago, Illinois 60653.

Permanent Index Number:

20-03-222-021-0000.

Exhibit "C".
(To Ordinance)

Competing Proposals.

Applicant	Status	Application Type	Decision
Bonita Harrison, the manager and 100 percent owner of KBM Holdings LLC	Accepted	Market rate Housing	Applicant demonstrated experience, financial capacity and worked with DPD and 3rd Ward to refine design proposal.
Applicant Number 2	Declined	Market rate Housing	Applicant is qualified but has limited capacity and is moving forward on other city-owned land sales.
Applicant Number 3	Declined	Market rate Housing	Applicant is more experienced as a contractor than developer. Its applications were approved for other city-owned sites, but they have yet to move forward in a timely manner.
Applicant Number 4	Declined	Market rate Housing	Applicant experience is limited to renovation projects. Proposal drawings were inconsistent with site restraints.

Applicant	Status	Application Type	Decision
Applicant Number 5	Declined	Affordable Housing	Applicant attempted to apply for this site via the CL4WF program. These parcels were listed for market rate development.

Exhibit "D".
(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 $[insert purchase price], and other good and valuable consideration, conveys and quitclaims all right, title and interest in the real property legally described on (Sub)Exhibit A attached hereto ("City Property"), pursuant to an ordinance adopted by the City Council of the City ("City Council") on [date], and published in the *Journal of the Proceedings of the City Council of the City of Chicago* for such date at pages _____ through _____, to [Buyer Entity] [state of incorporation or organization and entity type] ("Grantee"), having a principal residence or business address at [address].

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the standard exceptions in an ALTA title insurance policy; (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 as 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 City Property and which shall run with the land and be binding upon and enforceable against the Grantee and the Grantee's heirs, successors and assigns, in perpetuity (unless a shorter period is expressly stated below):

1. Covenant To Improve City Land; Restriction On Conveyance. Grantee: (a) shall improve the City Property with [briefly describe project] (the "Project") in accordance with the site plan and elevations previously approved by the Department of Planning and Development (the "Department"); (b) shall commence construction of the Project within three (3) months of the date of this deed, and complete construction of the Project within twenty-four (24) months of the construction commencement date; provided, however, the Department, in its sole discretion, may extend the construction commencement and completion dates upon written request; (c) until construction of the Project is completed, may not, without the prior written consent of the City, which shall be in the City's sole discretion: (i) merge, liquidate, or consolidate; (ii) directly or

indirectly sell, lease, assign or otherwise transfer the City Property, excluding the sale of individual dwelling units in the ordinary course of development; or (iii) engage in any financing or other transaction which would create an encumbrance or lien on the City Property, except for the acquisition and construction financing for the Project. If any of these conditions is not satisfied, the City may record a notice of default against the City 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 and take possession of the City Property, terminate the estate conveyed to the Grantee, and revest title to the City Property in the City. Grantee, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the City Property to further evidence such revesting of title. The foregoing covenants shall expire upon completion of the Project.

2. Environmental Documents Review. The City, acting through its Department of Fleet and Facility Management ("DFFM"), 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 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 Review. Grantee acknowledges and agrees that the City does not represent or warrant that DFFM's methodology for or findings from its Limited Review are accurate or complete or that the environmental condition of or risks to the City Property are consistent with the DFFM'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 City Property, and that the City's review of the Review Documents was limited. Grantee acknowledges and agrees that DFFM's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Property, and that there may be other conditions, uses, and sources or types of contamination affecting the City 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 City 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. 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. Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the City 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 City 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 City Property is being conveyed, and Grantee accepts the City 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 City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.

6. Release Of City. Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise, in any and all courts or other forums, of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Property, including, without limitation: (i) any release, emission, discharge, generation, transportation, treatment, storage or disposal of hazardous substances in, on, under or about the City Property, or threatened release, emission or discharge of hazardous substances in, on, under or about the City Property; and (ii) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Grantee shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City Parties harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Grantee Parties or anyone claiming by, through, or under the Grantee Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. Grantee Parties waive their rights of contribution and subrogation against the City Parties.

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:

_____
Andrea M. Valencia, City Clerk

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

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

This Transfer Is Exempt Under The Provisions Of The Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(b); Cook County Code Section 74-106(2); 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 34007 through 34009 of this *Journal*.]

Statement By Grantor And Grantee.

The grantor or its agent affirms that, to the best of grantor or its agent's knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _____, 202__ Signature _____
Agent
City of Chicago Department of Law
Real Estate and Land Use Division

Subscribed and sworn to before me this
____ day of _____, 2025.

_____
Notary Public

The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated _____, 202__ Signature _____
Grantee or Agent

Subscribed and sworn to before me this
____ day of _____, 2025.

_____
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

Exhibit "B".
(To Ordinance)

Project Drawings.
(Page 1 of 5)

Exhibit "B".
(To Ordinance)

Project Drawings.
(Page 2 of 5)

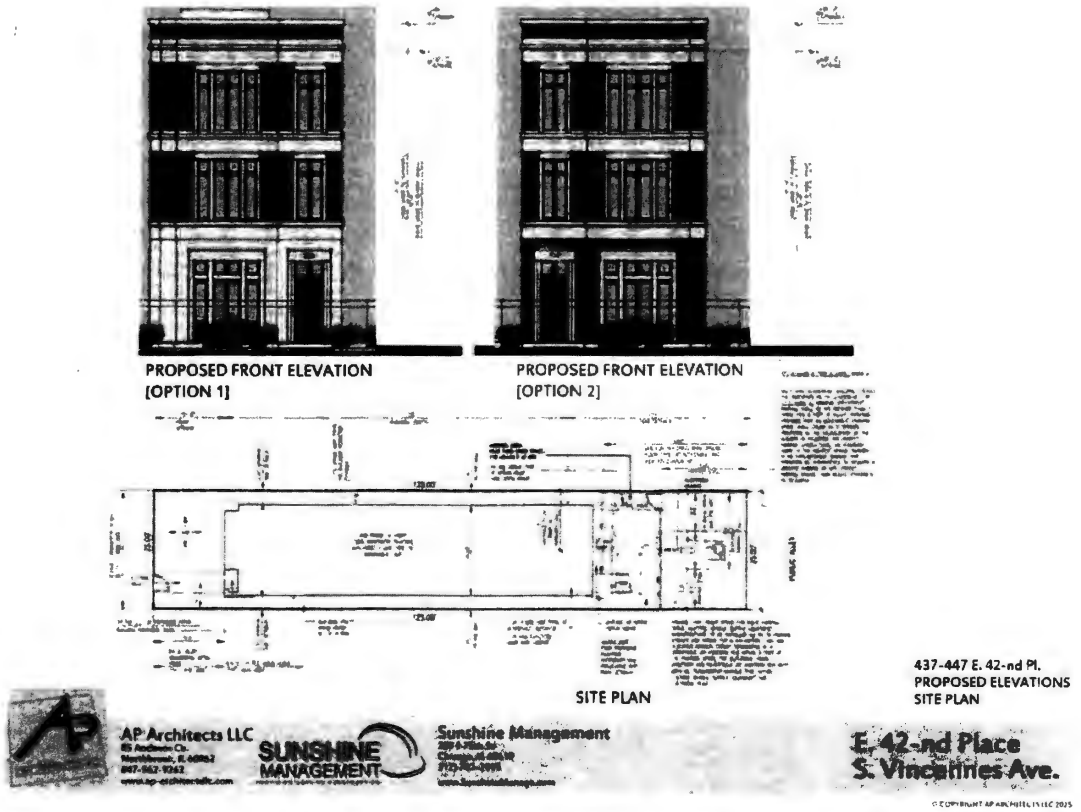
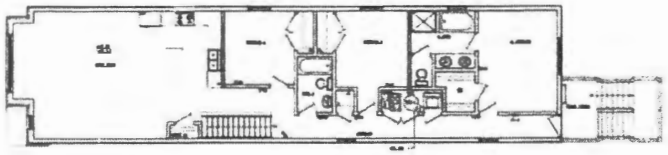
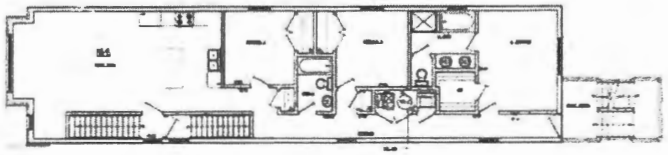


Exhibit "B".
(To Ordinance)

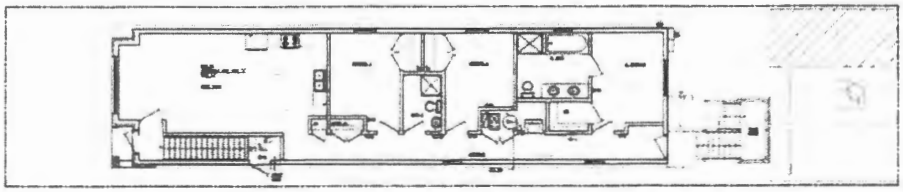
Project Drawings.
(Page 3 of 5)



3-RD FLOOR PLAN



2-ND FLOOR PLAN



1-ST FLOOR PLAN

AP Architects LLC

SUNSHINE MANAGEMENT

Sunshine Management

437-447 E. 42-nid Pl.
PROPOSED FLOOR PLANS

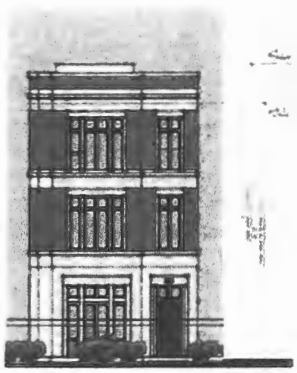
E. 42-nd Place
S. Vincennes Ave.

© COPYRIGHT AP ARCHITECTS LLC, 2025

Exhibit "B".
(To Ordinance)

Project Drawings.
(Page 4 of 5)

PROPOSED SIDE ELEVATION
447 E. 42-ND PL.



PROPOSED FRONT ELEVATION
447 E. 42-ND PL.

AP Architects LLC
85 Andover Ct.
Northbrook, IL 60062
847.562.9262
www.apr.architectsllc.com

SUNSHINE MANAGEMENT

Sunshine Management
209 E 75th St
Chicago, IL 60619
(773) 702-2595
www.SunshineManage.com

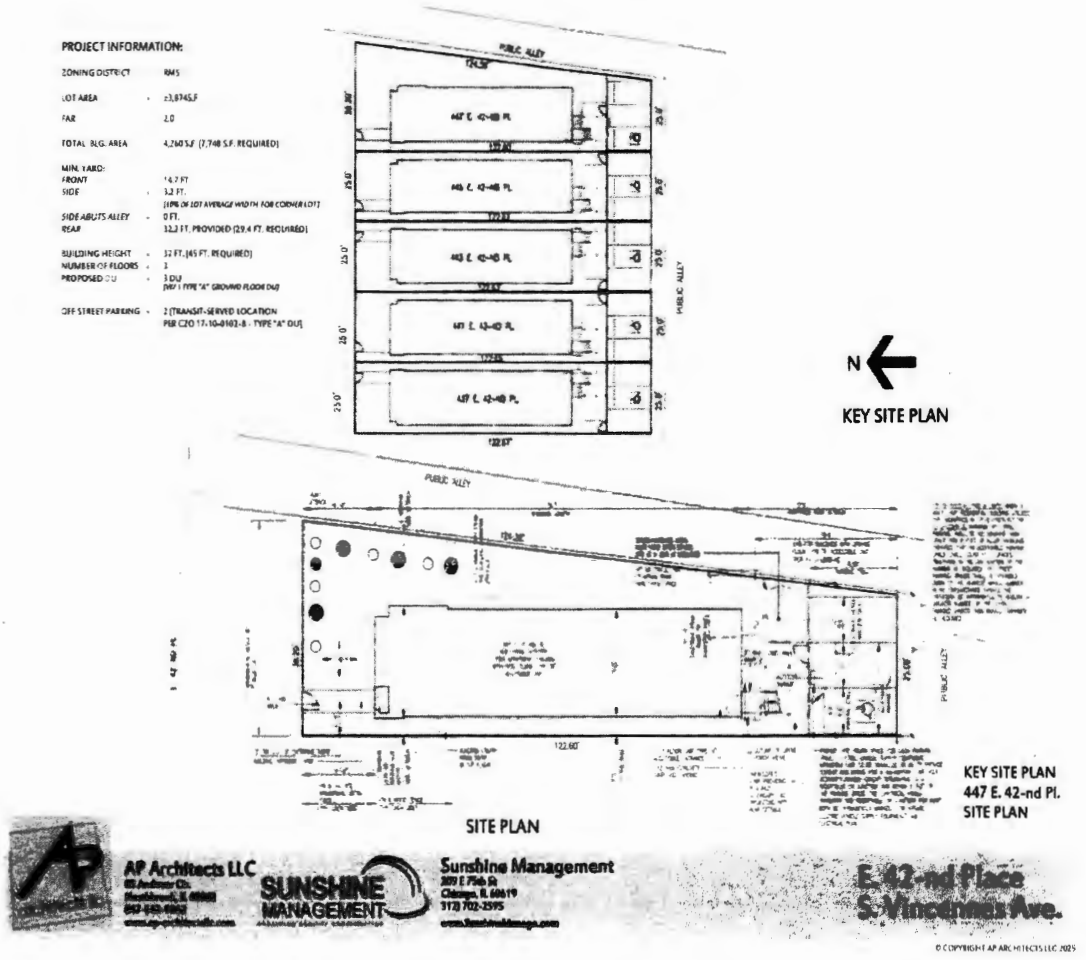
447 E. 42-nd Pl.
PROPOSED ELEVATIONS

E. 42-nd Place
S. Vincennes Ave.

COPYRIGHT AP ARCHITECTS LLC 2025

Exhibit "B".
(To Ordinance)

Project Drawings.
(Page 5 of 5)



SALE OF CITY-OWNED PROPERTY AT 949 W. 59TH ST. TO ALI SALEM UNDER CHIBLOCKBUILDER PLATFORM.

[O2025-0020009]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 949 West 59th Street to Ali Salem under ChiBlockBuilder platform (16th Ward) (O2025-0020009), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

WHEREAS, In an effort to reach potential buyers and create a 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 market values and online application materials; and

WHEREAS, ChiBlockBuilder allows prospective buyers to view a map of available properties 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 available City-owned properties based on comparable sales, and these market value assessments are posted on ChiBlockBuilder to establish purchase prices or bidding guidance for all properties marketed for sale; and

WHEREAS, The Department offered the property identified on Exhibit A attached hereto (the "City Property") for sale on ChiBlockBuilder for market rate development during the application period beginning on April 1, 2024 and ending on May 17, 2024 (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 April 1, 8, 15, 22 and 29 and May 6 and 13, 2024; and

WHEREAS, Applicants for properties advertised for market rate development are expected to offer the listed market value or more, though the Department will consider discounted purchase prices for proposals that provide significant public benefits, such as a community or institutional development project; and

WHEREAS, The Department evaluated the applications for the City Property based on a number of factors, including the development team's experience, clarity and financial feasibility of project plans and designs, practicality of project timeline, budget detail,

proof of funding, project readiness, purchase price, public benefits of project, community engagement, and consistency of project with neighborhood plans; and

WHEREAS, The Department selected Ali Salem ("Buyer") for the sale of the City Property for the construction of a surface parking lot, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

WHEREAS, There were no other applications for the City Property; and

WHEREAS, The market value of the City Property as of July 20, 2025, as determined by CBRE, is $9,124 (the "Purchase Price"); and

WHEREAS, The Buyer offered to purchase the City Property for the Purchase Price, and the Department desires to convey the City Property to the Buyer for the Purchase Price, subject to a deed restriction requiring the Buyer to construct 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 Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

(a) Buyer Entity must submit to the Department, and the Department must approve, the final construction plans and specifications for the Project;

(b) Buyer Entity must obtain all building permits and other required permits and approvals, including zoning approvals if applicable, necessary to construct the Project and submit evidence thereof to the Department;

(c) Buyer Entity must submit to the Department, and the Department must approve, the final budget and proof of financing for the Project;

(d) Buyer Entity must submit to the Department, and the Department must approve, such closing checklist due diligence documents as the Corporation Counsel may request, such as a pro forma title policy, survey, and corporate organization and authority documents; and

(e) Buyer Entity must deliver to the Cook County Assessor (or to the title company closing the transaction for delivery to the Cook County Assessor) a letter notifying the Assessor pursuant to 35 ILCS 200/15-20 that there has been a change in use and ownership of the City Property, and submit evidence thereof to the Department.

If the Buyer Entity fails to close on the acquisition of the City Property within 60 days after 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, extends the closing date. The Buyer Entity must 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 C (the "Deed"), conveying the City Property to the Buyer Entity, provided the Deed may be modified as necessary to facilitate financing of the Project, 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 provisions related to indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title to the City 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 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 "B" referred to in this ordinance printed on page 34030 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	16/Englewood
TIF Area	Englewood Neighborhood
Size	24.1' x 215' and 3,041 ft^2
Current Zoning	B3-1
Proposed Zoning	Not Applicable
ZBA Approval	Not Applicable

Parcel 1.

Lot 7 and the west 4 inches of Lot 6 in Block 3 in Mifflin's Subdivision of Blocks 3 and 4 in Thompson and Holmes Subdivision of the east 45 acres of the north 60 acres of the southeast quarter of Section 17, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

949 West 59th Street
Chicago, Illinois 60621.

Permanent Index Number:

20-17-404-003-0000.

Exhibit "C".
(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 $9,124, and other good and valuable

consideration, conveys and quitclaims all right, title and interest in the real property legally described on (Sub)Exhibit A attached hereto ("City Property"), pursuant to an ordinance [ordinance number] adopted by the City Council of the City ("City Council") on [date], and published in the *Journal of the Proceedings of the City Council of the City of Chicago* for such date at pages _____ through _____, to Ali Salem having a principal business address of 9101 South Thomas Avenue, Bridgeview, Illinois 60455.

Without limiting the quitclaim nature of this deed, this conveyance is subject to: (a) the standard exceptions in an ALTA title insurance policy; (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 as 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 City Property and which shall run with the land and be binding upon and enforceable against the Grantee and the Grantee's heirs, successors and assigns, in perpetuity (unless a shorter period is expressly stated below):

1. Covenant To Improve City Land; Restriction On Conveyance. Grantee: (a) shall improve the City Property with a surface parking lot (the "Project"), in accordance with the site plan previously approved by the Department of Planning and Development (the "Department"), no material deviation is permitted without written approval from the Department; (b) shall complete construction of the Project within 12 months of the date of this deed, provided that plantings may be delayed for an additional six months if consistent with good landscaping practices. The Department, in its sole discretion, may extend the construction completion date upon written request; (c) until construction of the Project is completed, Grantee may not, without the prior written consent of the City, which shall be in the City's sole discretion: (i) merge, liquidate, or consolidate; (ii) directly or indirectly sell, lease, assign or otherwise transfer the City Property, excluding the sale of individual dwelling units in the ordinary course of development, or (iii) engage in any financing or other transaction which would create an encumbrance or lien on the City Property, except for the acquisition and construction financing for the Project. If any of these conditions is not satisfied, the City may record a notice of default against the City 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 and take possession of the City Property, terminate the estate conveyed to the Grantee, and revest title to the City Property in the City. Grantee, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the City Property to further evidence such revesting of title. The foregoing covenants shall expire upon completion of the Project.

2. Environmental Documents Review. The City, acting through its Department of Fleet and Facility Management ("DFFM"), 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 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 Review. Grantee acknowledges and agrees that the City does not represent or warrant that DFFM's methodology for or findings from its Limited Review are accurate or complete or that the environmental condition of or risks to the City Property are consistent with the DFFM'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 City Property, and that the City's review of the Review Documents was limited. Grantee acknowledges and agrees that DFFM's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Property, and that there may be other conditions, uses, and sources or types of contamination affecting the City 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 City 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. 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. 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 City 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 City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.

6. Release Of City. Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise, in any and all courts or other forums of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Property, including, without limitation: (i) any release, emission, discharge, generation, transportation, treatment, storage or disposal of hazardous substances in, on, under or about the City Property, or threatened release, emission or discharge of hazardous substances in, on, under or about the City Property; and (ii) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Grantee shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City Parties harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Grantee Parties or anyone claiming by, through, or under the Grantee Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. Grantee Parties waive their rights of contribution and subrogation against the City Parties.

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:

_____
Andrea M. Valencia, City Clerk

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

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

This Transfer Is Exempt Under The Provisions Of The Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(b); Cook County Code Section 74-106(2); 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 34024 of this *Journal.*]

Statement By Grantor And Grantee.

The Grantor or its agent affirms that, to the best of Grantor or its agent's knowledge, the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a

person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _____, 202__ Signature _____
[Agent]
City of Chicago Department of Law
Real Estate and Land Use Division

Subscribed and sworn to before me this
____ day of _____, 2025.

_____
Notary Public

The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated _____, 202__ Signature _____
Grantee or Agent

Subscribed and sworn to before me this
____ day of _____, 2025.

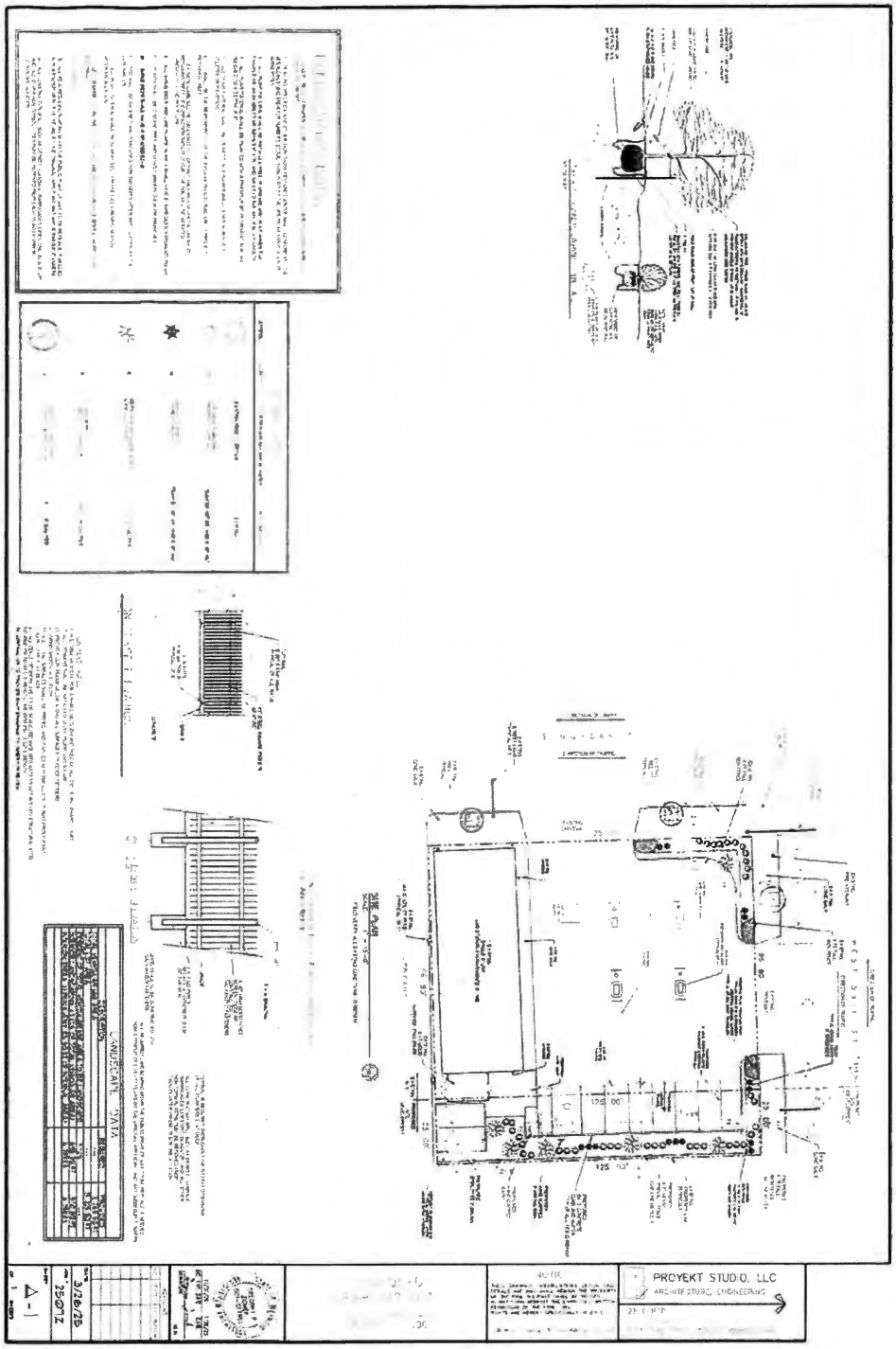
_____
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

Exhibit "B".
(To Ordinance)

Drawings.



SALE OF CITY-OWNED PROPERTY AT 1450 -- 1452 W. 74TH ST. TO WHOLISTIC ALLIANCE UNDER CHIBLOCKBUILDER PLATFORM.

[O2025-0020007]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 1450 -- 1452 West 74th Street to Wholistic Alliance under ChiBlockBuilder platform (17th Ward) (O2025-0020007), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the said proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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. 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 properties identified on Exhibit A attached hereto (the "City Lots") for sale on the ChiBlockBuilder website for community open space, with the goal of attracting residents, nonprofit organizations and businesses to fence and manage vacant property for local neighborhood activities; and

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

WHEREAS, The Department evaluated the applications from eligible open space buyers based on the following criteria: the detail and quality of the project description and site plan, the project budget, the impact on next door neighbors and the surrounding community, and proof of support for the project from neighbors, such as letters of support, presentations at community meetings or consistency with neighborhood plans; and

WHEREAS, The Department selected the buyers for the City Lots identified on Exhibit A (each, a "Buyer") for the projects described on Exhibit A; and

WHEREAS, There were no competing proposals; and

WHEREAS, The Department desires to convey each City Lot to the respective Buyer subject to a deed restriction requiring the Buyer to improve the City Lot with an open space project and own the property for a minimum period of five years after closing; and

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

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

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

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

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

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

2. Environmental Documents Review. The City, acting through its Bureau of Environmental, Health and Safety Management in the Department of Fleet and Facility Management ("Bureau"), has conducted a limited review ("Limited Review") of certain City records and other information ("Review Documents") in an effort to identify potential environmental concerns associated with the City Lot. Buyer acknowledges and agrees that Buyer has previously received a summary of the Bureau's Limited Review, and that the City has made all Review Documents available to Buyer for inspection and copying upon request.

3. Limited Nature Of City's Limited Review. Buyer acknowledges and agrees that the City does not represent or warrant that the Bureau's methodology for or findings from its Limited Review are accurate or complete or that the environmental condition of or risks to the City Lot are consistent with the Bureau's summary of its Limited Review. Buyer acknowledges and agrees that the City did not perform a Phase I Environmental Site Assessment or conduct a thorough environmental investigation of the City Lot, and that the City's review of the Review Documents was limited. Buyer acknowledges and agrees that the Bureau's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Lot, and that there may be other conditions, uses, and sources or types of contamination affecting the City Lot. Buyer acknowledges and agrees that the City is not obligated to locate all such documentation or information or to perform any environmental investigation or evaluation of the City Lot.

4. Historic Contamination Of Urban Land. Buyer acknowledges and agrees that properties in urban areas, including Chicago, are frequently impacted by historical conditions and uses that may not be documented in the Review Documents, such as: (a) buried demolition debris containing lead-based paint or asbestos; (b) underground heating oil tanks; (c) off-site migration of chemicals from existing or former gas stations, dry cleaners, metal finishing operations, lumber treatment facilities, and other

commercial, industrial or manufacturing land uses; (d) illegal dumping; (e) nearby railroad operations; and (f) airborne deposit of lead and other contaminants from historical use of lead gasoline and surrounding industries. Buyer acknowledges receipt of a fact sheet prepared by the United States Environmental Protection Agency about urban gardening best management practices to prevent or reduce exposure to contaminants that may be present in soils, "Reusing Potentially Contaminated Landscapes: Growing Gardens in Urban Soils", EPA 542/F-10/011 (Spring 2011).

5. "As Is", "Where Is" And "With All Faults" Conveyance. Buyer acknowledges and agrees that Buyer has had an opportunity to inspect the City Lot and is relying solely upon Buyer's own inspection and other due diligence activities that Buyer may have conducted in determining whether to acquire the City Lot, and not upon any information provided by or on behalf of the City with respect thereto, including without limitation, the Limited Review, the Review Documents and any summary thereof. Buyer acknowledges and agrees that the City Lot is being conveyed, and Buyer accepts the City Lot, in its "As Is", "Where Is" and "With All Faults" condition without any covenant, representation, or warranty, express or implied, of any kind, regarding the physical or environmental condition of the City Lot or the suitability of the City Lot for any purpose whatsoever. Buyer acknowledges and agrees that Buyer is solely responsible for any investigation and remediation work necessary to put the City Lot in a condition which is suitable for its intended use.

6. Release Of City. Buyer, on behalf of Buyer and Buyer's heirs, transferees, successors and assigns, and anyone claiming by, through or under any of them, hereby releases, relinquishes and forever discharges Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants, from and against any and all claims, demands, losses, damages, liabilities, costs and expenses (including, without limitation, reasonable attorney's fees and court costs) based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Lot.

7. Affordable Housing And Municipal Code Requirements. Buyer acknowledges and agrees that the sale of City-owned land may trigger Section 2-44-085 of the Municipal Code of Chicago (currently and as hereafter amended, supplemented or replaced, the "Affordable Requirements Ordinance"), and therefore, that a future residential project on the City Lot may be subject to the requirements of the Affordable Requirements Ordinance. Buyer also acknowledges and agrees that other provisions of the Municipal Code of Chicago (currently and as hereafter amended, supplemented or replaced) apply to the City Lot and Buyer's use, maintenance, and transfer of the City Lot.

SECTION 4. The Commissioner of the Department ("Commissioner"), or a designee of the Commissioner, is each hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver such documents as may

be necessary or appropriate to carry out and comply with the provisions of this ordinance, with such changes, deletions and insertions as shall be approved by the Commissioner or the Commissioner's designee. Such documents may contain terms and provisions that the Commissioner or the Commissioner's designee deems appropriate, including indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title with respect to the City Lot or otherwise may be reasonably necessary or appropriate to consummate the transaction contemplated hereby.

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

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

Exhibit "A" referred to in this ordinances read as follows:

Exhibit "A".

Legal Descriptions, Buyers, Purchase Prices And Projects.

(Legal Descriptions Are Subject To Title Commitment And Survey)

City Lot 1.

Lot 50 in Haley's Subdivision of Block 11 in Jones' Subdivision of the west half of Section 29, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1450 West 74th Street
Chicago, Illinois 60619.

Permanent Index Number:

20-29-126-024-0000.

Buyer:

Wholistic Alliance.

Ward/Community Area:

17/West Englewood.

TIF Area:

None.

Size/Zoning:

3,615 square feet/RS2.

Market Value ("as is"):

$9,037.

Purchase Price (10 percent of Value):

$904.

Open Space Project:

Garden.

City Lot 2.

Lot 49 in Haley's Subdivision of Block 11 in Jones' Subdivision of the west half of Section 29, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1452 West 74th Street
Chicago, Illinois 60619.

Permanent Index Number:

20-29-126-023-0000.

Buyer:

Wholistic Alliance.

Ward/Community Area:

17/West Englewood.

TIF Area:

None.

Size/Zoning:

3,617 square feet/RS2.

Market Value ("as is"):

$9,042.

Purchase Price (10 percent of Value):

$904.

Open Space Project:

Garden.

LEASE AGREEMENT WITH MILLENNIUM PARKING GARAGES LLC TO RENT SPACE FOR CITY'S ELECTRIC VEHICLE FLEET PARKING AND CHARGING.
[O2025-0019940]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Fleet and Facility Management for a lease agreement with Millennium Parking Garages LLC to rent space for City's electric vehicle fleet parking and charging (42nd Ward) (O2025-0019940), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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, Millennium Parking Garages LLC, a Delaware limited liability company ("Concessionaire"), operates and leases the real properties commonly known as the Grant Park North parking garage located at 25 North Michigan Avenue and Millennium Lakeside parking garage located at 6 South Columbus Drive, each in Chicago, Illinois (together, the "Garages"); and

WHEREAS, The City desires to license from Concessionaire certain parking spaces and charging stations in the Garages (such parking spaces, including the charging stations, collectively, the "Licensed Space") for City vehicles; 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 Commissioner of the Department of Fleet and Facility Management or any successor department (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 a license agreement for the Licensed Space, in substantially the form attached hereto as Exhibit 1, and such other supporting documents as may be necessary or appropriate to carry out and comply with the provisions of the lease, with such changes, deletions and insertions as shall be approved by the persons executing such lease.

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 1 referred to in this ordinance reads as follows:

Exhibit 1.

License Agreement.

This LICENSE AGREEMENT (this "**Agreement**") is made and entered into as of the Commencement Date (as defined in Section 2 below) by and between MILLENNIUM PARKING GARAGES LLC, a Delaware limited liability company ("**Licensor**"), and CITY OF CHICAGO, an Illinois municipal corporation ("**Licensee**").

RECITALS:

A. Licensor leases the Grant Park North parking garage located at 25 North Michigan Ave and Millennium Lakeside parking garage located at 6 South Columbus Drive, each in Chicago, Illinois (together, the "**Facility**"), pursuant to an agreement (the "**Concession Agreement**") with the City of Chicago ("**Owner**").

B. Licensee would like to use a portion of the Facility to park and charge vehicles.

C. Licensee desires to obtain from Licensor, and Licensor desires to grant to Licensee, a license to so use a portion of the Facility, in accordance with the terms set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties, duly authorized and intending to be legally bound, agree as follows:

(a) **INCORPORATION OF RECITALS.** The above recitals are true and correct and are hereby incorporated into and shall constitute a part of this Agreement.

2. TERM. The term of this Agreement shall be for one year commencing on January 1, 2025 (the "**Commencement Date**"), provided, however, the term of this Agreement shall be automatically extended each year for an additional year, unless either part gives notice of their intent not to renew no later than November 30th of each year (the "**Term**"), unless terminated earlier as provided in this Agreement; provided that the Term, as extended, shall not extend past December 31, 2028. Licensee shall remove all its vehicles and trade fixtures, equipment and appliances from the Facility on or before the last day of the Term.

3. GRANT OF LICENSE. Licensor hereby grants to Licensee an exclusive irrevocable (except as expressly provided in Section 12 of this Agreement) license to use no less than two and no more than ten spaces and EV chargers at Grant Park North Garage, and no less than five and no more than thirty spaces and EV chargers at Millennium Lakeside Garage, as such spaces are designated by Licensor, with the number of spaces being used can be increased or decreased by the Licensor and Licensee in writing (email being sufficient) effective the first day of the following month, subject to an increase in the License Fee per each additional space) (together, the "**Licensed Area**"), on a twenty-four (24) hours per day, seven (7) days per week (subject to any unforeseeable events beyond Licensor's control) basis. The parties acknowledge that no property interest in the Facility is being conveyed, transferred or assigned, and Licensee accepts the use of the Licensed Area in its "as is" condition. Licensee's rights and duties hereunder may not be assigned, delegated or subcontracted, and Licensee shall not place any signage or equipment at the Facility (other than as expressly set forth herein), without Licensor's prior written consent, which consent may be withheld in Licensor's sole discretion. Notwithstanding the foregoing, Licensee shall be allowed to erect signage at the Facility, as approved by Licensor, which shall be limited to the identification of Licensee's parking spaces or

directional signage to direct invitees to Licensee's parking spaces. In addition to Licensee's authorization to use the Licensed Area as permitted under this Agreement, Licensee shall also be entitled to the add-on services specified on Exhibit A to this Agreement (the "Add-Ons").

4. LICENSOR'S COMPENSATION. Licensee hereby agrees to pay Licensor, or its designated parking management company, a monthly rate of $255.00 per parking space at Grant Park North Garage, net of taxes, multiplied by the number of agreed-upon parking spaces and a monthly rate of $190.00 per parking space at Millennium Lakeside garage, net of taxes, multiplied by the number of agreed-upon parking spaces without regard to whether Licensee utilizes any or all of such parking spaces during such month, plus the fees designated in Exhibit A for the Add-Ons (the "**License Fee**") for use of the Licensed Area for the duration of the Term. The License Fee shall be due and payable via automated clearinghouse payment (ACH) by the first day of each month in advance. The License Fee is due on a full-month basis and cannot be prorated for any reason whatsoever except for (a) the first month if the Commencement Date is not the first day of a calendar month, and/or (b) the last month if Licensor terminates this Agreement on any day other than the last day of such month and such termination is not due to Licensee's breach of this Agreement. Once Licensee pays the License Fee for any month and enters the Facility, the License Fee is non-refundable. Licensee shall also pay the then-current public parking rates in effect at the Facility for use of any parking spaces outside of the Licensed Area. The License Fee shall increase by 3% of the License Fee payable for the prior year on January 1, 2026 and January 1 of each subsequent year during the Term.

5. PARKING TAXES. The License Fee is exclusive of parking taxes. Licensee shall be responsible for payment of the parking taxes, if any, assessed by the State of Illinois, City of Chicago, Cook County and any other governmental authority. On the first day of each month, Licensee shall pay any parking taxes due and owing for the Licensed Area to Licensor, and Licensor remit such taxes to the relevant taxing authority.

6. USE OF THE FACILITY. Licensee shall use the Facility solely for the purpose granted herein. Licensee hereby agrees to perform the following duties:

(a) Promptly notify Licensor of any damage, however caused, to the Facility. If such damage was caused by Licensee's employees, subcontractor or invitees, Licensee shall reimburse Licensor upon written demand for reasonable repair costs.

(b) Promptly notify Licensor of any pedestrian or vehicular collisions or other incidents even if all vehicles and/or parties involved are affiliated with Licensee.

(c) Maintain the Licensed Area in a clean and orderly condition and use reasonable diligence in the care, protection and maintenance of the Licensed Area. Licensee agrees to promptly dispose of all materials and substances used by Licensee in utilizing the Licensed Area, in accordance with all applicable laws, and under no circumstances shall any such materials or substances be stored or disposed of at the Facility.

(d) Not do any act that shall, in any way, (i) void or increase the cost of Licensor's insurance, (ii) encumber Licensor's title to, or interest in, the Facility, (iii) constitute a nuisance, (iv) jeopardize the public safety or violate the Concession Agreement, (v) overload the weight capacity of the Facility, or (vi)

use, sell or distribute alcohol or illegal drugs or permit any nudity at the Facility.

(e) Not make any alterations or improvements to the Facility. Licensee, at its sole expense, will be permitted to install fencing around the Licensed Area, subject to the approval of Licensor. Licensee's fencing will not be allowed to interfere with traffic flow or access to other parking spaces in the Facility.

(f) Pay to any applicable third parties any and all sales, use, excise, occupancy, gross receipts taxes or charges that may become due solely by reason of Licensee's use of the Facility.

(g) Procure, at its sole cost and expense, any licenses or permits necessary for Licensee's use of the Facility. Licensee agrees to reimburse any penalties, fines, assessments or any other charges levied upon Licensor as a result of any failure by Licensee to secure, or abide by the terms of, any such license or permit.

(h) Provide any safety and/or security personnel and equipment related to Licensee's use of the Facility. Licensee shall not look to Licensor to pay for any damage to its equipment or any other personal property.

7. **COMPLIANCE WITH APPLICABLE LAWS**. Licensee agrees to comply with all federal, state and local laws, rules and regulations while conducting its operations at the Facility, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. Section 9601 et seq., as amended; the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and any other federal, state or local statutes and ordinances, including all amendments thereto, replacements thereof, any rules, regulations or orders adopted and issued pursuant thereto, and any judicial or administrative interpretations thereof. When washing vehicles, Licensee agrees to only use bio-degradable detergent and that it will not use degreaser or other harsh chemicals.

8. **COMPLIANCE WITH RULES**. Licensee agrees for itself and on behalf of its employees, independent contractors and invitees to abide by all rules and regulations now or hereinafter in effect pertaining to use of the Facility. Any violation of any such rules shall be grounds for immediate termination of this Agreement.

9. **INDEMNITY**. Except to the extent of Licensor's or its employees', contractors' or agents' gross negligence or willful misconduct, Licensee shall defend, indemnify and hold harmless, Licensor, the Chicago Park District, the Licensor's parking management firm, its asset manager firm and any company providing management services to Licensor, and their respective employees, agents, directors, officers, representatives, affiliate entities, successors and assigns (collectively, the "**Indemnified Parties**") from and against any and all costs, expenses (including, without limitation, reasonable attorney fees), liabilities, damages, losses, fines, judgments, claims, actions, lawsuits or demands incurred by or asserted against any one or more of the Indemnified Parties by reason of Licensee's breach of any covenant, term or other provision of this Agreement or by reason of injury to, or death of, any person or damage to any property caused, or alleged to be caused, by the acts, omissions, negligence or misconduct of Licensee or its employees, agents, subcontractors or invitees. Except to the extent of Licensee's or its employees, contractors' or agents' gross negligence or willful misconduct, Licensor shall defend indemnify and hold harmless Licensee from and against any and all costs, expenses (including, without limitation, reasonable attorneys' fees),

liabilities, damages, losses, fines, judgements, claims, actions, lawsuits or demand incurred by or asserted against Licensee as a result of Indemnified Parties' gross negligence or willful misconduct. The indemnity obligations in this Section 9 shall survive expiration or termination of this Agreement and shall not be limited by any insurance carried or required to be carried by Licensee hereunder.

10. LICENSEE'S INSURANCE. The City is self-insured for worker's compensation and comprehensive general liability as it relates to the City Use at the Property.

11. LICENSEE'S EMPLOYEES. Licensee's personnel are, and shall at all times remain, employees or contractors of Licensee, and Licensee shall exercise complete control over their conduct and shall pay all wages, employee benefits and related expenses to the full extent required by law including, without limitation, all governmental employment taxes and unemployment insurance. Licensee's employees and contractors shall, at all times, act in a professional and courteous manner at the Facility.

12. TERMINATION. Licensor may terminate this Agreement or require Licensee to suspend its use of the Facility in the event Licensee breaches any covenant, term or other provision hereunder and fails to promptly cure such breach after thirty (30) days' prior written notice from Licensor for a monetary breach and fifteen (15) days' prior written notice from Licensor of a non-monetary breach.

13. INDEPENDENT CONTRACTOR. Nothing herein shall be deemed or construed to create a partnership, joint venture or agency relationship between the parties. Licensee is strictly an independent contractor subject to no control by Licensor other than as expressly provided herein.

14. NOTICES. Any notices required to be given to or served upon either party hereto shall be given or served by personal service or by express delivery or by mailing the same, postage prepaid, by United States registered or certified mail, return receipt requested, to the following addresses:

To Licensor:
Millennium Parking Garages LLC
Attn: Issac Riggs
c/o Next Parking, LLC
5215 Old Orchard Road, Suite 880
Skokie, IL 60077

with a copy to (which shall not constitute notice):

Fox Swibel Levin & Carroll LLP
Attn: Margaret M. Anderson
200 West Madison Street, Suite 3000
Chicago, IL 60606

To Licensee:
City of Chicago
Dept. of Fleet & Facility Management (2FM)
2 North LaSalle St., Suite 200
Chicago, Illinois 60602
Attn: Merit Solis, Assistant Commissioner

Either party may designate a substitute address at any time hereafter by written notice thereof to the other party.

15. INTERPRETATION. The parties to this Agreement have had sufficient time to consult legal counsel and negotiate changes regarding the terms hereof. Neither party shall be deemed the drafter of this Agreement, and nothing herein shall be construed against either party due to the drafting hereof.

16. ENTIRE AGREEMENT. This Agreement, together with all exhibits hereto, constitutes the entire agreement between the parties, and supersedes all representations, statements or prior agreements and understandings both written and oral with respect to the matters contained in this Agreement and exhibits hereto. No person has been authorized to give any information or make any representation not contained in this Agreement. This Agreement may be amended only by a signed written agreement between the parties.

17. FACILITY MAINTENANCE. Except to the extent of Licensee's express obligations under this Agreement, Licensor shall be responsible for all other repairs, maintenance, and replacements to the Facility, and Licensor shall keep the Facility, and access thereto in good condition, working order, and repair during the Term. Licensor reserves the right to access the Licensed Area at all times as may be reasonably necessary for the operation, maintenance and upkeep of the Facility.

18. INTERRUPTION OF USE/ACCESS. Notwithstanding anything in this Agreement to the contrary, in the event that Licensee is unable to access or use the Licensed Area for its intended purposes for a period in excess of five (5) consecutive days, as a result of any action or omission of any Indemnified Party, all License Fees and other amounts payable to Licensor hereunder by Licensee shall be abated commencing on the date Licensee was first unable to access or use the Licensed Area and ending on the date Licensee may again use or access the Licensed Area.

19. ATTORNEYS' FEES. In the event that either party hereto should (a) retain legal counsel and/or institute any suit against the other for violation of this Agreement or to enforce any of the covenants or conditions herein, or (b) intervene in any suit in which the other is a party to enforce or protect its interest or rights hereunder, the prevailing party in any such suit shall be entitled to its costs, expenses and reasonable fees of its attorney(s) in connection therewith, but solely to the extent ordered by a court of competent jurisdiction. The rights in this Section 19 shall survive termination or expiration of this Agreement.

20. CONDEMNATION/DAMAGE. In the event of damage, destruction or eminent domain takings which render the Licensed Area no longer useful for the purpose intended, Licensor may terminate this Agreement by giving written notice to Licensee.

21. MISCELLANEOUS.

(a) Should any clause, paragraph, sentence or section of this Agreement be determined to be void, illegal or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of the Agreement shall not be rendered void and unenforceable as a result, but rather shall remain in full force and effect.

(b) This Agreement is made under the laws of the State of Illinois, and any disputes that arise under or related to this Agreement shall be governed by the laws of the State of Illinois, without regard to conflicts of law principles.

(c) This Agreement may be executed and delivered by facsimile and/or an electronic image in PDF format and in two or more in counterparts, each of which shall be deemed an original, and all of which, when taken together, shall be deemed and shall constitute a single, integrated original document.

(d) Licensee shall not record this Agreement in any public records.

(e) Licensor and Licensee each warrant and represent to the other that neither party hereto has had any dealings with any broker, agent, or finder relating to this Agreement, and each party agrees to indemnify, defend, and hold the other party harmless from and against any claim for brokerage commissions, compensation, or fees by any broker, agent, or finder in connection with this Agreement resulting from the acts of the indemnifying party.

(f) The additional provisions set forth in Exhibit B hereto are incorporated by this reference.

[*Signature page follows*]

IN WITNESS WHEREOF, the parties have duly executed this instrument as of the Commencement Date.

Millennium Parking Garages LLC

By: _____
Name: Issac Riggs
Title: Chief Executive Officer

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

By: _____
Name: _____
Title: _____

(Sub)Exhibits "A" and "B" referred to in this License Agreement read as follows:

(Sub)Exhibit "A".
(To License Agreement)

Add-Ons.

Unlimited EV charging at a monthly rate of $130 per vehicle at the Facility, net of taxes for every space within the Licensed Area that has an EV Charging Station.

(Sub)Exhibit "B".
(To License Agreement)

1. Insurance. Lessor shall procure and maintain at all times during the Term the insurance coverages and requirements set forth in the Concession Agreement.

2. 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 Lessor 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 negotiated, entered into, or performed in violation of any of the provisions of Chapter 2-156 shall be voidable as to the City of Chicago.

3. Business Relationships. Lessor 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 official, with respect to any transaction contemplated by this Lease shall be grounds for termination of this Lease and the transactions contemplated hereby. Lessor 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.

4. Patriot Act Certification. Lessor represents and warrants that neither Lessor 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 Lessor that, directly or indirectly, through one or more intermediaries, controls, is controlled by or is under common control with Lessor, 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.

5. Prohibition On Certain Contributions -- Mayoral Executive Order Number 2011-4. Lessor agrees that Lessor, any person or entity who directly or indirectly has an ownership or beneficial interest in Lessor of more than 7.5 percent ("Owners"), spouses and domestic partners of such Owners, Lessor's contractors (i.e., any person or entity in direct contractual privity with Lessor 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 (Lessor 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 the Mayor's political fundraising committee: (a) after execution of this Lease by Lessor; (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 Number 2011-4.

Lessor represents and warrants that from the later of (a) May 16, 2011, or (b) the date the City approached Lessor, or the date Lessor 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 the Mayor's political fundraising committee.

Lessor 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 the Mayor's political fundraising committee.

Lessor 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, Lessor 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 Lessor 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 Lease.

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 Lessor 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 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, as amended.

6. Waste Ordinance Provisions. In accordance with Section 11-4-1600(e) of the Municipal Code, Lessor 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 Chapter 7-28 or Chapter 11-4 of the Municipal Code (the "Waste Sections"). During the period while this Lease is executory, Lessor's, any 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 Lessor'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. Noncompliance with these terms and conditions may be used by the City as grounds for the termination of this Lease, and may further affect Lessor's eligibility for future contract awards.

7. Failure To Maintain Eligibility To Do Business With The City. Failure by Lessor 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. Lessor shall at all times comply with Section 2-154-020 of the Municipal Code.

8. Cooperation With Office Of Inspector General. It is the duty of Lessor 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. Lessor represents and warrants that it understands and will abide by all provisions of Chapter 2-56 of the Municipal Code and that Lessor will inform its Contractors and Subcontractors of this provision and require their compliance.

9. 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 Number 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) Lessor is aware that City policy prohibits City employees from directing any individual to apply for a position with Lessor, either as an employee or as a subcontractor, and from directing Lessor to hire any individual as an employee or as a subcontractor. Accordingly, Lessor must follow its own hiring and contracting procedures, without being influenced by the City or City employees. Any and all personnel provided by Lessor under this Lease are employees or subcontractors of Lessor, 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 Lessor.

(c) Lessor will not condition, base, or knowingly prejudice or affect 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 Lessor by a City employee or City official in violation of paragraph (ii) above, or advocating a violation of paragraph (iii) above, Lessor 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 Lease. Lessor will also cooperate with any inquiries by OIG Hiring Oversight.

RENEWAL OF LEASE AGREEMENT WITH CHICAGO BOARD OF EDUCATION FOR USE OF PARKING LOT LOCATED AT 3500 -- 3508 S. WALLACE ST.

[O2025-0019978]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Fleet and Facility Management for a lease agreement with Chicago Board of Education for use of parking lot located at 3500 -- 3508 South Wallace Street (11th Ward) (O2025-0019978), having had the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 Board of Education of the City of Chicago (the "Board") is a body corporate and politic, created pursuant to Article 34 of the School Code of the State of Illinois, 105 ILCS 5/1-1, et seq., (the "School Code"); and

WHEREAS, The City is the owner of the parking lot located at 3500 -- 3508 South Wallace Street, Chicago, Illinois, as legally described on Exhibit A attached hereto (the "Premises"); and

WHEREAS, The Premises were used as a parking lot for the Chicago Police Department's former 9th District Police Station, located across the alley to the west of the Premises at 3501 South Lowe Avenue, and the parking lot is presently vacant and does not have a present municipal use; and

WHEREAS, The Tenant owns and operates the administrative building known as the CPS Bridgeport Office, located at 501 West 35th Street, and the school, Minnie Minoso Academy, located across the street to the east of the Premises at 3527 South Wallace Street, Chicago, Illinois; and

WHEREAS, The Tenant does not have sufficient parking on-site at either the administrative building or the school and requires additional parking to accommodate its employees; and

WHEREAS, The Tenant wishes to access the Premises for use by the Tenant's employees five (5) days per week, Monday through Friday, between the hours of 7:00 A.M. and 6:00 P.M. from November 1 through March 31 and between the hours of 7:00 A.M. to 5:00 P.M. from April 1 through October 31 of any year throughout the term (the "Activity"); and

WHEREAS, The Tenant will be responsible for securing the lot, removal of snow, removal of weeds, and removal and disposal of any litter on and about the Premises; and

WHEREAS, The location and scope of the Activity shall be limited to the Premises as it is described herein; and

WHEREAS, The City has agreed to lease to the Tenant, and the Tenant has agreed to lease from the City, the Premises to be used as non-general parking only for the Tenant's employees, upon the terms and conditions set forth herein; now, therefore,

In consideration of the 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:

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 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 Agreement in substantially the form attached hereto as Exhibit B, with such changes, deletions and insertions as shall be approved by the Commissioner or the Commissioner's designee, and such other documents as may be necessary or appropriate to carry out and comply with this ordinance.

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. This ordinance shall take effect immediately upon its passage and approval.

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

Exhibit "A".
(To Ordinance)

Legal Description.

Lots 1, 4, 5 and 8 in Block 1 of Hamburg, being Sauel Gahr's Subdivision of Blocks 23 and 24 in Canal Trustee's Subdivision, Section 33, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As:

3500 -- 3508 South Wallace Street
Chicago, Illinois 60609.

Property Index Numbers:

17-33-303-024-0000;

17-33-303-025-0000;

17-33-303-026-0000; and

17-33-303-027-0000.

Exhibit "B".
(To Ordinance)

Lease.

LEASE NO. _____

THIS LEASE (the "Lease") is made and entered into as of _____, 2025 (the "Commencement Date"), by and between, the **CITY OF CHICAGO**, an Illinois municipal corporation and home rule unit of government ("City"), and the **BOARD OF EDUCATION OF THE CITY OF CHICAGO**, a body politic and corporate (the "Tenant").

RECITALS

WHEREAS, the City is the owner of the parking lot located at 3500-08 South Wallace Street, Chicago, Illinois, as legally described on Exhibit 1 attached hereto (the "Premises"); and

WHEREAS, the Premises were formerly used as a parking lot for the Chicago Police Department's former 9th District Police Station, located across the alley to the west of the Premises at 3501 South Lowe Avenue, and the parking lot is presently vacant and does not have a present municipal use; and

WHEREAS, the Tenant owns and operates the administrative building known as the CPS Bridgeport Office, located at 501 West 35th Street, and the Minnie Minoso Academy located across the street to the east of the Premises at 3527 South Wallace Street, Chicago, Illinois; and

WHEREAS, the Tenant does not have sufficient parking on-site at either the administrative building or the school and requires additional parking to accommodate its employees; and

WHEREAS, the Tenant wishes to access the Premises for use by the Tenant's employees five (5) days per week, Monday through Friday, between the hours of 7:00 a.m. and 6:00 p.m. from November 1 through March 31, and between the hours of 7:00 a.m. to 5:00 p.m. from April 1 through October 31 of any year throughout the term (the "Activity"); and

WHEREAS, the Tenant will be responsible for securing the lot, removing snow and weeds, and removing and disposing of any litter on and about the Premises; and

WHEREAS, the location and scope of the Activity shall be limited to the Premises as it is described herein; and

WHEREAS, the City has agreed to lease to the Tenant, and Tenant has agreed to lease from the City, the Premises for the Activity, upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the 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. GRANT

The City hereby leases to the Tenant the following described premises:

> Approximately 11,866 square feet of a paved lot located at 3500-08 South Wallace Street, Chicago, Illinois (the "Premises"), as further described on Exhibit 1 attached hereto.

SECTION 2. TERM AND LEGISLATIVE APPROVAL

2.1 Term. The Lease shall begin on the Commencement Date and shall end on September 30, 2028 (the "Term"), unless sooner terminated as set forth in Section 10.10 of this Lease or by the automatic expiration as set forth in Section 2.2 below.

2.2 Limitation on Term. The Tenant acknowledges that the City requires the approval of the City Council of the City for continuation of any lease term beyond the initial Term.

2.3 Reinstatement of Lease. If the Term of this Lease shall expire as set forth in Section 2.2 above, then the Term shall be reinstated at the City's option and upon the Tenant's consent after approval by the City Council of the City of Chicago.

SECTION 3. RENT, TAXES, AND UTILITIES

3.1 Rent. The Tenant shall pay base rent for the Premises in the amount of One Dollar ($1.00) for the entire Term the receipt and sufficiency of said sum being herewith acknowledged by both parties.

3.2 Utilities. The City shall assume no responsibility for payment of any utilities serving the Premises.

3.3 Taxes and Other Levies. Notwithstanding the Tenant's status as a governmental entity that is not subject to real estate taxes, the Tenant shall pay when due any real estate or leasehold taxes, interest, or penalties assessed or levied on the Premises during the Term. The Tenant's failure to pay any such taxes, interest, or penalties shall constitute a default under this Lease. Nothing herein shall preclude the Tenant from contesting any charge or taxes, interest, or penalties levied against the Premises. The failure of the Tenant to pay such taxes, interest, or penalties during the pendency of the contest shall not constitute a default under this Lease. The Tenant's tax responsibilities under this section shall survive the expiration, cancellation, or termination of this Lease.

SECTION 4. CONDITION AND ENJOYMENT OF PREMISES, ALTERATIONS AND ADDITIONS, SURRENDER

4.1 Covenant of Quiet enjoyment. The City covenants and agrees that the Tenant, upon paying the rent and upon observing and keeping the covenants, agreements and conditions of this Lease on its part to be kept, observed and performed, shall lawfully enjoy the Premises (subject to the provisions of this Lease) during the Term without hindrance or molestation by the City.

4.2 Tenant's Duty to Maintain Premises and Right of Access.The Tenant shall, at the Tenant's expense, keep the Premises in a condition of thorough repair and good order, and in compliance with all applicable provisions of the Municipal Code of Chicago, including but not limited to those provisions in Title 13 ("Building and Construction"), Title 14 ("Electrical Equipment and Installation"), Title 15 ("Fire Prevention") and all applicable provisions of the Landscape Ordinance of the City of Chicago. If the Tenant shall refuse or neglect to make needed repairs within thirty (30) days after written notice thereof sent by the City, unless such repair cannot be remedied by thirty (30) days, and the Tenant shall have commenced and is diligently pursuing all necessary action to remedy such repair, the City, at the City's option, is authorized to either make such repairs arid the Tenant will promptly and within thirty (30) business days of demand reimburse the City for the reasonable cost thereof, or the City can immediately terminate this Lease by providing the Tenant with written notice thereof. The City shall have the right of access to the Premises for the purpose of inspecting and making repairs to the Premises, provided that except in the case of emergencies, the City shall first give notice to the Tenant of the City's desire to enter the Premises and the City will schedule its entry so as to minimize any interference with the Tenant's use of Premises.

4.3 Use of the Premises. The Tenant covenants that the Tenant shall use the Premises strictly for non-general free parking for the Tenant's employees. The Tenant shall not use the Premises in a manner that would violate any Law. The Tenant further covenants not to do or suffer any waste or damage, comply in all respects with the laws, ordinances, orders, rules, regulations, and requirements of all federal, state and municipal governmental departments which may be applicable to the Premises or to the use or manner of use of the Premises, disfigurement or injury to any building or improvement on the Premises, or to fixtures and equipment thereof the promotion and operation of a non-general parking lot shall not include direct or indirect participation or intervention in political campaigns on behalf of or in opposition to any candidate for public office. In addition, the Tenant covenants that the Tenant shall not use said Premises for any other political functions or for religious activities of any sort. The Activity contemplated under this Lease does not contemplate general public parking and is limited to providing parking for vehicles driven by the Tenant's staff or the Tenant's clients. The Tenant shall not operate the Premises so as to cause the Premises to be deemed a "Competing Parking Facility" under the Chicago Metered Parking System Agreement dated December 4, 2008, by and between the City of Chicago and Chicago Parking Meters, LLC.

4.4 Alterations and Additions. The Tenant may not make any alterations, additions and/or improvements to the Premises without the prior written consent of the City's Commissioner of the Department of Fleet and Facility Management.

4.5 Other Authorized Users. The Tenant agrees to yield priority use to any preexisting, authorized users under any unknown, active license agreements with the City. The City shall make such agreements and licensees known to the Tenant upon discovery.

SECTION 5. ASSIGNMENT, SUBLEASE, AND LIENS

5.1 Assignment and Sublease. The Tenant shall not assign this Lease in whole or in part, or sublet the Premises or any part thereof.

5.2 Tenant's Covenant against Encumbering Title. The Tenant shall not do any act which shall in any way encumber the fee simple estate of the City in and to the Premises, nor shall the interest or estate of the City in the Premises be in any way subject to any claim by way of lien or encumbrance, whether by operation of law or by virtue of any express or implied contract by the Tenant any claim to, or lien upon, the Premises arising from any act or omission of the Tenant shall accrue only against the leasehold estate of the Tenant and shall be subject to and subordinate to the paramount title and rights of the City in and to the Premises.

5.3 Tenant's Covenant against Liens. The Tenant shall not permit the Premises to become subject to any mechanic's, laborer's, or materialmen's liens on account of labor or material furnished to the Tenant or claimed to have been furnished to the Tenant. In case of any such lien attaching, the Tenant shall immediately pay and remove such lien or furnish security or indemnify the City in a manner satisfactory to the City in its sole discretion to protect the City against any defense or expense arising from such lien. Except during any period in which the Tenant appeals any judgment or obtains a rehearing of any such lien, or in the event judgment is stayed, the Tenant shall immediately pay any judgment rendered against the Tenant, with all proper costs and charges, and shall have the lien released and any judgment satisfied. If the Tenant fails to pay and remove any lien or contest such lien in accordance herewith, the City, at its election, may, but is not obligated to, pay and satisfy same, and all sums so paid by the City, with interest from the date of payment at the rate set at 12% per annum.

SECTION 6. INSURANCE AND INDEMNIFICATION

6.1 Insurance. The Tenant shall procure and maintain at all times, at the Tenant's own expense, during the Term of this Lease, the insurance coverages and requirements specified below, insuring all operations related to this Lease. The Parties agree that the Tenant self-insures for coverage of the type and nature set forth below. The City acknowledges the the Tenant's self-insurance coverage, as evidenced by a letter of self-insurance will operate as compliance with this Section 6 in lieu of a certificate of insurance.

The kinds and amounts of insurance required are as follows:

a) Workers Compensation and Employers Liability Insurance. Workers Compensation and Employers Liability Insurance, in accordance with the laws of the State of Illinois, or any other applicable jurisdiction, covering all employees and Employer's Liability coverage with limits of not less than $100,000 each accident or illness.

b) Commercial Liability Insurance. (Primary and Umbrella). Commercial 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 extensions shall include the following: All premises and operations, products/completed operations, defense, separation of insureds, and contractual liability (with no limitation endorsement). The City of Chicago, its employees, elected officials, agents, and representatives are to be named as additional insureds on a primary, noncontributory basis for any liability arising directly or indirectly from licensee.

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, the Tenant shall provide Comprehensive Automobile Liability Insurance with limits of not less than $1,000,000 per occurrence, for bodily injury and property damage.

The Tenant shall be responsible for all loss or damage to personal property (including but not limited to materials, equipment, tools and supplies), owned or rented, by the Tenant

6.2 Other Terms of Insurance. The Tenant will furnish the City of Chicago, Department of Fleet and Facility Management, Office of Real Estate Management, 30 North LaSalle Street, Suite 300, 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. The Tenant shall submit evidence of insurance prior to Lease award. 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 the City to obtain certificates or other insurance evidence from the Tenant shall not be deemed to be a waiver by the City. The Tenant shall advise all insurers of the Lease provisions regarding insurance. Non-conforming insurance shall not relieve Tenant of its obligation to provide Insurance as specified herein.

Nonfulfillment of the insurance conditions may constitute a violation of this Lease, and. the City retains the right to terminate the Lease until proper evidence of insurance is provided.

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

Any and all deductibles or self-insured retentions on referenced insurance coverages shall be borne by the Tenant.

The Tenant agrees that insurers shall waive their rights of subrogation against the City of Chicago, its employees, elected officials, agents or representatives.

The Tenant expressly understands and agrees that any coverages and limits furnished by the Tenant shall in no way limit the Tenant's liabilities and responsibilities specified within the Lease documents or by law.

The Tenant expressly understands and agrees that any insurance or self-insurance programs maintained by the City of Chicago shall apply in excess of and not contribute with insurance provided by the the Tenant under this Lease.

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.

The City of Chicago, Department of Finance, Office of Risk Management. maintains the right to reasonably modify, delete, alter or change these requirements.

6.3 Self Insured. The Tenant is a self-insured entity and shall provide a letter of self-insurance for the same types and amounts of coverages in lieu of providing the commercial coverages as described in Section 6.2.

6.4 Tenant's Indemnification. Without waiving its defenses and governmental immunities under the Local Governmental and Governmental Employer Tort Immunity Act, 745 ILCS Section 10/1 et Seq. and the Illinois School Code, the Tenant shall protect, indemnify, save harmless and defend the City from and against all liabilities, obligations, losses, claims, demands, causes of action, suits, penalties, fines, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses arising from or in any way related to: (i) Tenant's conduct, management, occupancy or work done in and on the Premises; (ii) any-breach or default by Tenant under this Lease; (iii) Any intentional or grossly negligent act of the Tenant or any of the Tenant's agents, contractors, employees or invitees; (iv) any accident, injury or damage caused by the Tenant to any person occurring during the Term on the Premises; and (v) the use of the Premises as a parking lot under the Metered Parking Concessions Agreement entered into between City and Chicago Parking Meters, LLC.

SECTION 7. DAMAGE OR DESTRUCTION

7.1 Damage or Destruction. If the Premises are damaged, destroyed, or sustain a casualty to such extent that the Tenant cannot continue, occupy or conduct its normal business therein, or if, in the City's opinion or the Tenant's opinion, the Premises are rendered unusable, either the City or the Tenant shall have the option to declare this Lease terminated as of the date of such damage or destruction by giving the other party five (5) days' written notice to such effect.

SECTION 8. CONFLICT OF INTEREST AND GOVERNMENTAL ETHICS

8.1 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.

This Agreement is not legally binding on the Tenant if entered into in violation of the provisions of 105 ILCS 5/34-21.3, which restricts the employment of, or the letting of contracts to, former

members of Tenant's board within a one-year period following expiration or other termination of their office.

8.2 Duty to Comply with Governmental Ethics Requirements. The City and the Tenant shall comply with Chapter 2-156 of the Municipal Code of Chicago, "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 or lease negotiated, entered into, or performed in violation of any of the provisions of Chapter 2-156 shall be voidable as to the City of Chicago.

No officer, agent or employee of the Tenant is or shall be employed by the City or has or shall have a financial interest, directly, or indirectly, in this Lease or the compensation to be paid hereunder except as may be permitted in writing by the Tenant's Ethics Policy adopted May 25, 2011 (11- 0525-PO2), as amended from time to time, which policy is hereby incorporated by reference into and made a part of this Agreement as fully set forth herein.

SECTION 9. HOLDING OVER

9.1 Holding Over. Any holding over by the Tenant shall be construed to be a tenancy from month to month only beginning three (3) years after the Commencement Date and the rent shall be at the same rate as set forth in Section 3.1 of this Lease. During such holding over all provisions of this Lease shall remain in full force and effect.

SECTION 10. MISCELLANEOUS

10.1 Notice. All notices, demands and requests which may be or are required to be given, demanded or requested by either party to the other shall be in writing. All notices, demands and requests by the Tenant to the City shall be delivered by national overnight courier or shall be sent by United States registered or certified mail, return receipt requested, postage prepaid addressed to the City as follows:

City of Chicago
Department of Fleet and Facility Management
Bureau of Asset Management
Office of Real Estate Management
2 North LaSalle Street. Suite 200
Chicago, Illinois 60602
Attn: Assistant Commissioner

or at such other place as the City may from time to time designate by written notice to the Tenant. All notices, demands, and requests by the City to the Tenant shall be delivered by a national overnight courier or shall be sent by United States registered or certified mail, return receipt requested, postage prepaid, addressed to the Tenant as follows:

Board of Education of the City of Chicago

Department of Facilities
42 West Madison Street, 2nd Floor Chicago, Illinois 60602
Attn: Director of Real Estate

Copy to: Board of Education of the City of Chicago
Law Department
1 North Dearborn Street, 9th Floor Chicago, Illinois 60602
Attn: General Counsel

or at such other place as the Tenant may from time to time designate by written notice to City. Any notice, demand or request which shall be served upon the Tenant by the City, or upon the City by the Tenant, in the manner aforesaid, shall be deemed to be sufficiently served or given for all purposes hereunder at the time such notice, demand or request shall be mailed.

10.2 Partial Invalidity. If any covenant, condition, provision, term or agreement of this Lease shall, to any extent, be held invalid or unenforceable, the remaining covenants, conditions, provisions, terms and agreements of this lease shall not be affected thereby, but each covenant, condition, provision, term or agreement of this Lease shall be valid and in force to the fullest extent permitted by law.

10.3 Governing Law. This Lease shall be construed and be enforceable in accordance with the laws of the State of Illinois.

10.4 Entire Agreement. All preliminary and contemporaneous negotiations are merged into and incorporated in this Lease. This Lease contains the entire agreement between the parties and shall not be modified or amended in any manner except by an instrument in writing executed by the parties hereto.

10.5 Captions and Section Numbers. The captions and section numbers appearing in this lease are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such sections of this Lease nor in any way affect this lease.

10.6 Binding Effect of Lease. The covenants. agreements, and obligations contained in this Lease shall extend to, bind, and inure to the benefit of the parties hereto and their legal representatives, heirs, successors, and assigns.

10.7 Time is of the Essence. Time is of the essence of this Lease and of each and every provision hereof.

10.8 No Principal/Agent or Partnership Relationship. Nothing contained in this Lease shall be deemed or construed by the parties hereto nor by any third party as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto.

10.9 Authorization to Execute Lease. The parties executing this Lease hereby represent and warrant that they are duly authorized and acting representatives of the City and the Tenant respectively and that by their execution of this Lease, it became the binding obligation of the

City and the Tenant respectively, subject to no contingencies or conditions except as specifically provided herein.

10.10 Termination of Lease. The City shall have the right to terminate this Lease for any reason without penalty by providing the Tenant with 30 days' prior written notice at any time after the Commencement Date.

10.11 Force Majeure. When a period of time is provided in this Lease for either party to do or perform any act or thing, the party shall not be liable or responsible for any delays due to strikes, lockouts, casualties, acts of God, wars, governmental regulation or control, and other causes beyond the reasonable control of the party, and in any such event the time period shall be extended for the amount of time the party is so delayed.

10.12 Amendments. From time to time, the parties hereto may administratively amend this Lease with respect to any provisions reasonably related to the Tenant's use of the Premises and/or the City's administration of this Lease; provided, however, that such amendment(s) shall not serve to extend the Term hereof or serve to otherwise materially alter the essential provisions contained herein. Such amendment(s) shall be in writing, shall establish the factual background necessitating such alteration, shall set forth the terms and conditions of such modification, and shall be duly executed by both the City and the Tenant. Such amendment(s) shall only take effect upon execution by both parties. Upon execution, such amendment(s) shall become a part of this Lease and all other provisions of this Lease shall otherwise remain in full force and effect.

10.13 No Other Rights. This Lease does not give the Tenant any other right with respect to the Premises, including, but not limited to, closure of streets, sidewalks, or other public thoroughfares. Any rights not specifically granted to Tenant by and through this document are reserved exclusively to the City. Execution of this Lease does not obligate the City in any manner, and the City shall not undertake any additional duties or services including, but not limited to, custodial services, maintenance, security, or snow removal.

10.14 No Conflict with Metered Parking Concessions Agreement. No provisions of this lease shall conflict with the Metered Parking Concessions Agreement entered into between the City and Chicago Parking Meters, LLC.

10.15 Municipal Marketing Efforts. The City shall have the right to install a digital advertising sign on the Premises as part of the City's municipal marketing efforts, subject to the separate approval of City Council.

10.16 Lease Construction. This Lease has been prepared by the City and reviewed and approved by the Tenant. This Lease shall not be interpreted against either the City or the Tenant because of the parties' mutual efforts to finalize this Lease.

SECTION 11. ADDITIONAL RESPONSIBILITIES OF TENANT

11.1 Snow Removal. The Tenant shall provide and pay for prompt removal of snow and ice from the Premises and sidewalks that immediately abut the-Premises, the Tenant acknowledges

that the City shall not have any responsibilities relative to snow or ice removal on the Premises and/or the sidewalks that immediately abut the Premises.

11.2 Debris and Weed Removal. The Tenant agrees to clear debris and to removal weeds from the Premises, so as not to let debris sit or accumulate on the property or to allow weeds to grow on the Premises or around the sidewalks adjacent to the Premises. The Tenant acknowledges that the City shall not have any responsibilities relative to debris removal or weed removal on the Premises and/or the sidewalks that immediately abut the Premises.

11.3 No Tailgating. The Tenant shall not permit tailgating on the Premises, or any other activity other than non-general parking by its employees or the Board.

11.4 No Reckless Driving. The Tenant shall not permit reckless driving on the Premises.

11.5 No Alcohol or Illegal Drugs. Without exception, the Tenant shall not permit the consumption of alcoholic beverages of any kind on the Premises. The Tenant shall not permit the use of any illegal drugs of any nature on the Premises.

11.6 Satisfaction with Condition. The Tenant agrees that the Tenant has inspected the Premises and all related areas and grounds and that the Tenant is satisfied with the physical condition thereof and accepts the Premises in its "As-Is" condition.

11.7 Illegal Activity. The Tenant, or any of its agents or employees, shall not perform or permit any practice that is injurious to the Premises, is illegal, or increases the rate of insurance on the Premises.

11.8 Hazardous Materials. The Tenant shall keep out and off the Premises materials which cause a fire hazard or safety hazard and shall comply with reasonable requirements of the City's fire insurance carrier. The Tenant shall not destroy, deface, damage, impair, nor remove any part of the Premises or facilities, equipment or appurtenances thereto.

11.9 No Religious or Political Use. The Tenant shall not allow the Premises to be used for any religious or political purposes.

11.10 No Fees. The Tenant shall not charge a fee to any staff, or other invitee for use of, or access to, the Premises.

11.11 Required Permits. For any activity which the Tenant desires to conduct on the Premises in which a license or permit is required, said license or permit must be obtained by the Tenant prior to using the Premises for such activity. The City's Department of Fleet and Facility Management must be notified of any such license or permit. Failure to obtain a required license or permit shall constitute a breach of the terms of this Lease. The Tenant acknowledges that this Lease shall not act as a substitute for any permit that may be required.

11.12 Non-Discrimination. The Tenant agrees that the Tenant shall (a) not discriminate on the basis of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual

orientation, marital status, parental status, military-discharge status, or source of income in the use or occupancy of the Premises or any part thereof, and (b) not use the Premises for any religious or political activities.

11.13 Repairs for Tenant Negligence, Vandalism, or Misuse. The Tenant shall assume all responsibility for any repairs to the Premises necessitated by the negligence, vandalism, or misuse of the Premises or equipment therein by the Tenant's employees, invitees, agents, contractors or third parties. The Tenant may perform such repairs with service providers suitable to the City and at the Tenant's sole cost without further setoff or deduction from the City. In the event the Tenant is unwilling or unable to perform said repairs, the City may perform such repairs subject to full reimbursement to the the City by Tenant of all costs required for such repairs including, but not limited to, labor and material associated with such repairs.

11.14 No Other Rights. This Lease does not give the Tenant any other right with respect to the Premises. Any rights not specifically granted to the Tenant by and through this Lease are reserved exclusively to the City. Execution of this Lease does not obligate the City in any manner not specified in this Lease and the City shall not undertake any additional duties or services.

11.15 Security. The Tenant shall be responsible for securing all vehicles placed on the Premises.The City shall have no security responsibilities or liability for any stolen vehicles, vandalized vehicles. vehicles damaged by wind, hail or other natural elements, stolen personal property, or any accidents on the Premises arising from the use of the Premises by any party.

11.16 Full Liability. The Tenant assumes full legal and financial responsibility and liability for any and all use of the Premises by the Tenant and its staff, agents, or invitees, or any third parties entering the Premises.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above.

CITY:

CITY OF CHICAGO,
an Illinois municipal corporation and home rule unit of government

By:

_____

TENANT:

BOARD OF EDUCATION OF THE CITY OF CHICAGO,
a body politic and corporate

By:

_____

Approved as to Legal Form,

_____

[(Sub)Exhibit 1 referred to in this Lease constitutes Exhibit "A" to ordinance and printed on page 34055 of this *Journal*.]

RENEWAL AND AMENDMENT OF LEASE AGREEMENT WITH 4150 PARTNERSHIP FOR PROPERTY AT 4150 W. 55TH ST.

[O2025-0019981]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from the Department of Fleet and Facility Management for the renewal and amendment of lease agreement with 4150 Partnership for property at 4150 West 55th Street (23rd Ward) (O2025-0019981), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 Fleet and Facility Management, entered into Lease Number 10035 dated as of October 25, 2018 (the "Agreement") with 4150 Partnership, an Illinois general partnership, and succeeded by 4150 West 55th Street LLC, an Illinois limited liability company, as sole beneficiary of Marquette Bank successor trustee of Garfield Ridge Trust and Savings Bank under Trust Agreement dated June 1, 1988 and known as Trust Number 88-6-2 (the "Landlord"); and

WHEREAS, The Landlord leased to the City 16,070 square feet of office space and 16,500 square feet of a parking lot, both located at 4150 West 55th Street, Chicago, Illinois (the "Premises"); and

WHEREAS, The term of the Agreement expired on June 30, 2024 ("Term"), but the City continued to occupy the Premises under a holdover provision; and

WHEREAS, The City has performed all obligations under the Agreement during the holdover period, including the payment of holdover rent in the amount of 103 percent of the monthly rate in effect at the end of the Term; and

WHEREAS, The City, through its Department of Fleet and Facility Management ("2FM"), and Landlord wish to extend the Term of the Agreement to June 30, 2034; 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 and a designee of the 2FM Commissioner are 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 Agreement in substantially the form attached hereto as Exhibit A (the "First Amendment"), and such other documents as may be necessary or appropriate to carry out and comply with the provisions of the First Amendment, with such changes, deletions and insertions as shall be approved by the persons executing such the First Amendment.

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".

First Amendment To Lease No. 10035.

This First Amendment to Lease Number 10035 ("First 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 (the "Tenant"), and 4150 West 55th Street, an Illinois limited liability company, as sole beneficiary of Marquette Bank successor trustee of Garfield Ridge Trust and Savings Bank under Trust Agreement dated June 1, 1988 and known as Trust Number 88-6-2 (the "Landlord").

Recitals.

Whereas, Tenant and Landlord are parties to that certain Lease Number 10035 dated October 25, 2018 (the "Agreement") for which Tenant leased approximately 16,070 square feet of office space and 16,500 square feet of a parking lot, both located at 4150 West 55th Street, Chicago, Illinois (the "Premises"); and

Whereas, The term of the Agreement expired on June 30, 2024 ("Term"), but the Tenant continued to occupy the Premises under a holdover provision; and

Whereas, Tenant and Landlord 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, Tenant 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. Section 2 of the Agreement is hereby amended to replace "June 30, 2024" with "June 30, 2034".

3. Ratification Of Prior Payments And Responsibilities. Tenant and Landlord acknowledge that all monthly payments continued to be promptly paid to the Landlord after the expiration of the Agreement. Tenant and Landlord further acknowledge that Tenant and Landlord have continued to perform in accordance with the terms of the Agreement after its expiration.

4. Rent. Section 3.1 (Rent) is amended to include subsections (c) through (l), which read as follows:

c) $25,912.88 per month from the Effective Date of the First Amendment through June 30, 2025;

d) $26,690.27 per month from July 1, 2025 through June 30, 2026;

e) $27,490.97 per month from July 1, 2026 through June 30, 2027;

f) $28,315.70 per month from July 1, 2027 through June 30, 2028;

g) $29,165.17 per month from July 1, 2028 through June 30, 2029;

h) $30,040.13 per month from July 1, 2029 through June 30, 2030;

i) $30,941.33 per month from July 1, 2030 through June 30, 2031;

j) $31,869.57 per month from July 1, 2031 through June 30, 2032;

k) $32,825.66 per month from July 1, 2032 through June 30, 2033; and

l) $33,810.43 per month from July 1, 2033 through June 30, 2034.

5. Rental Payable To. Rent shall be made payable to 4150 Partnership and sent to 4150 Partnership, EFT XX0032, c/o Waner Enterprises, Inc., 10150 Virginia Avenue, Unit J, Chicago Ridge, Illinois 60415-1380, or at such other place as Landlord may from time to time, hereby designate in writing to Tenant.

6. Holding Over. Section 9.1 is deleted and replaces with the following: Any holding over by Tenant shall be construed to be a tenancy from month to month only beginning on July 1, 2034, and the Rent shall be 107 percent of the Rent as set forth in Section 3.1 (l) of this Lease. During any hold over, all other provisions of this Lease shall remain in full force and effect.

7. Termination Of Lease. Section 10.10 of the Agreement is deleted and amended as follows: "Tenant shall have the right to terminate this Lease in its entirety for any reason without prepayment or penalty, any time after June 30, 2026, by providing Landlord with ninety (90) days' prior written notice".

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. Landlord and Tenant 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 Lease 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, Tenant and Landlord have executed this First Amendment as of the Effective Date.

Tenant:

City of Chicago, an Illinois municipal corporation

By: _____
Julie Hernandez-Tomlin,
Department of Fleet and Facility Management

Landlord:

Marquette Bank, not personally but as successor trustee to Garfield Ridge Trust and Savings Bank under Trust Agreement dated June 1, 1988 and known as Trust Number 88-6-2

By: _____

Print Name: _____

Title: _____

4150 West 55th Street LLC, an Illinois limited liability company

By: _____

Print Name: _____

Title: _____

EXECUTION OF AFFORDABLE HOUSING COVENANT AND LIEN FOR 1810 W. JACKSON BLVD.

[SO2025-0018769]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred a substitute ordinance from Alderperson Walter R. Burnett for the execution of Affordable Housing Covenant and Lien for 1810 West Jackson Boulevard (27th Ward) (SO2025-0018769), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

On motion of Alderperson Sigcho-Lopez, the said proposed 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 determined that it is important to preserve and provide for the sustainability of Single-Room Occupancy Buildings ("SROs") within the City as SROs are a crucial component of the affordable housing stock throughout the City; and

WHEREAS, Pursuant to its authority and to provide for the preservation and sustainability of SROs, the City adopted the Single-Room Occupancy Preservation Ordinance, Chapter 5-15 of the Chicago Municipal Code (the "SRO Ordinance"); and

WHEREAS, 1810 W Jackson Investors LLC, a Delaware limited liability company ("Owner"), is the owner of a property located at 1810 West Jackson Boulevard, Chicago, Illinois, a legal description of which is attached hereto and incorporated herein as Exhibit A (the "Property") that is improved with a four-story SRO building containing 98 units and no parking; and

WHEREAS, Owner wishes to improve the SRO building by altering the size of some of the SRO units, provide full bathrooms within the units as well as create a community room and laundry room for the residents; and

WHEREAS, The renovated SRO units will range in size from approximately 145 square feet to approximately 247 square feet, with three units at approximately 295 square feet; and

WHEREAS, Under Section 17-17-02164 of the Municipal Code of Chicago (the "Municipal Code"), single-room occupancy units are limited to one room consisting of not more than 250 square feet of floor area (excluding kitchens having less than 70 square feet); and

WHEREAS, With the addition of separate bathrooms, the renovated building will no longer qualify as an SRO, and without its SRO designation, the building will be subject to the parking requirements in the Municipal Code; and

WHEREAS, The building currently receives rent subsidies from the Chicago Low-Income Housing Trust Fund ("CLIHTF") for 29 (or 30) percent of its 98 units, and Owner intends to keep the CLIHTF subsidies in place, subject to the renewal of its annual contract; and

WHEREAS, Owner wishes to maintain the SRO designation of the building due to its inability to provide parking in accordance with the Municipal Code; and

WHEREAS, The City has determined that it is in its best interest to continue the SRO designation of the building in consideration of Owner's agreement to maintain 30 percent of the 98 units in the building as affordable housing for a period of 15 years (or 20 percent of the units if Owner does not receive subsidies), as more specifically detailed in the SRO Affordable Housing Covenant and Lien attached hereto and incorporated herein as Exhibit B (the "SRO Covenant"); 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 designation of the renovated building as an SRO is hereby approved. This approval is expressly conditioned upon the City entering into the SRO Covenant in substantially the form attached hereto as Exhibit B, with the Owner or a land trust of which the Owner is the sole beneficiary, or to a business entity of which the Owner is the sole controlling party or which is comprised of the same principal parties. The Commissioner of DOH (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 the SRO Covenant and such other documents as may be necessary or appropriate to carry out and comply with the provisions of this ordinance and the SRO Covenant.

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, including but not limited to Section 17-17-02164 of the Chicago Zoning Ordinance, are hereby specifically superseded by this ordinance to the extent of such conflict.

SECTION 5. This ordinance shall take effect upon its passage and approval.

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

Exhibit "A".
(To Ordinance)

Legal Description Of Property:

The east two feet of Lot 21 and all of Lots 22, 23 and 24 in Block 9 in Ashland Second Addition to Chicago in the west half of the northeast quarter of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1810 West Jackson Boulevard
Chicago, Illinois 60612.

Permanent Index Number:

17-18-219-028-0000.

Exhibit "B".
(To Ordinance)

SRO Affordable Housing Covenant And Lien.

THIS SRO AFFORDABLE HOUSING COVENANT AND LIEN (this "Covenant") is made on or as of _____, 2025, by **1810 W JACKSON INVESTORS LLC**, a Delaware limited liability company (together with its successors and assigns, "Developer") for the benefit of the **CITY OF CHICAGO**, an Illinois municipal corporation (the "City"). Capitalized terms not otherwise defined herein shall have the meanings given in Section 1.

RECITALS

A. Developer owns the real property located at 1810 West Jackson Boulevard, Chicago, IL 60612, which consists of 9,321 square feet and is legally described on Exhibit A attached hereto (the "Property").

B. The Property is improved with a four-story building (the "Building") operated as a 98- unit single-room occupancy ("SRO") building. The Building is constructed close to the lot lines and has no room for parking.

C. All existing units in the Building have showers, but only 29 have bathrooms.

D. Developer is renovating the Building to provide full bathrooms in all units, as well as a community room and a laundry room. The Building will continue to include 98 units upon completion of the renovation. The Building as renovated is referred to herein as the "Project."

E. Under Section 17-17-02164 of the Municipal Code of Chicago (the "Municipal Code"), single-room occupancy units are limited to one room consisting of not more than 250 square feet of floor area (excluding kitchens having less than 70 square feet). With the addition of separate bathrooms, the Project will no longer qualify as an SRO. Without its SRO designation, the building must comply with the parking requirements set forth in the Municipal Code.

F. The Building currently receives rent subsidies from the Chicago Low Income Housing Trust Fund ("CLIHTF") for 29 units, and these units are subject to a 50% AMI requirement. Developer intends to keep the CLIHTF subsidies in place, subject to the CLIHTF renewing the annual contract.

G. Developer wishes to maintain the SRO designation due to its inability to provide parking, and the City is willing to continue the designation in consideration of Developer's agreement to maintain 20 or 29 (depending on whether Developer continues to receive subsidies) of the 98 Units in the Project as Affordable Units, as more specifically detailed herein, for a period of 15 years.

H. Developer is executing this Covenant to secure this affordability commitment.

NOW THEREFORE, Developer covenants and agrees as follows:

SECTION 1. INCORPORATION OF RECITALS; DEFINITIONS. The recitals set forth above are, by this reference, fully incorporated into and made a part of this Covenant. For purposes of this Covenant, in addition to the terms defined in the foregoing recitals, the below terms shall have the following meanings:

1.1 "Affordable Units" means those Units in the Project which will be leased to and occupied by Eligible Households. The Affordable Units must comply with the requirements of Section 4.

1.2 "Agent" means any contractor or other agent, entity or individual acting under the control or at the request of a party.

1.3 "Area Median Income" or "AMI" means the median Household income for the Chicago Primary Metropolitan Statistical Area as calculated and adjusted for Household size on an annual basis by HUD.

1.4 "Commissioner" means the commissioner of the Department of Housing of the City, or any successor department, or his or her designee.

1.5 "Compliance Certificate" means an annual compliance certificate in the Department's then-current form. The Department's form as of the date hereof is attached hereto as Exhibit B.

1.6 "Covenant" means this SRO Affordable Housing Covenant and Lien, as supplemented, amended and restated from time to time.

1.7 "Department" means the Department of Housing of the City or any successor department.

1.8 "Dwelling Unit" or "Unit" has the meaning ascribed to that term in Section 17-17- 0248 of the Municipal Code.

1.9 "Eligible Household" means a Household with a combined annual income, adjusted for Household size that does not exceed 50% AMI (during the Rent Subsidy Period) and 60% AMI (during the No Subsidy Period) at the time of the initial lease of an Affordable Unit by that Household.

1.10 "Final Lease Commencement Date" means the date on which the last Affordable Unit in the Project is first leased to an Eligible Household.

1.11 "Household" has the meaning ascribed to that term in Section 17-17-0270 of the Municipal Code.

1.12 "HUD" means the United States Department of Housing and Urban Development or any successor department.

1.13 "Municipal Code" means the Municipal Code of the City.

1.14 "No Subsidy Period" means any year or portion thereof during the Term in which the Project does not receive funding from the Chicago Low Income Housing Trust Fund, or its equivalent.

1.15 "Property" is defined in the Recitals.

1.16 "Rent Limit" means, for each Affordable Unit, the applicable maximum monthly rent as set forth in the 50% AMI column (during the Rent Subsidy Period) and 60% AMI column (during the No Subsidy Period) in the tables published annually by the City of Chicago in the document currently titled "City of Chicago Maximum Affordable Monthly Rents." As set forth in such tables, the Rent Limit for each Affordable Unit depends on the number of bedrooms, the utilities which the tenant is responsible for paying, and the housing type.

1.17 "Rent Subsidy Period" means any year or portion thereof during the Term in which the Project receives funding from the Chicago Low Income Housing Trust Fund, or its equivalent.

1.18 "Single-room occupancy building" or "SRO" has the meaning ascribed to that term in Section 15-5-020 of the Municipal Code.

1.19 "Single-room occupancy unit' or "SRO unit' has the meaning ascribed to that term in Section 17-17-02164 of the Municipal Code of Chicago.

1.20 "*Tenant Income Certification*" means an annual income certification from each Eligible Household in the City's then-current form, and documentation to support the Tenant Income Certification. For an Eligible Household receiving Housing Choice Voucher rental assistance payments, such documentation may be a statement from the Chicago Housing Authority declaring that the Eligible Household's income does not exceed the applicable income limit under Section 42(g) of the Internal Revenue Code of 1986.

1.21 "Term" is defined in Section 2.

1.22 "Transition Period" is defined in Section 4.1.

SECTION 2. TERM OF COVENANT. Developer, for itself and its successors and assigns, agrees to be bound by the terms and provisions of this Covenant for the period (the "Term") commencing on the date hereof and expiring on the fifteenth (15th) anniversary of the Final Lease Commencement Date.

SECTION 3. AGREEMENT TO RUN WITH THE LAND. Developer hereby declares its express intent that the covenants, restrictions and agreements set forth herein shall be deemed covenants, restrictions and agreements running with the land from the date hereof to the expiration of the Term and shall pass to and be binding upon any person or entity to whom Developer may sell or assign all or a portion of its interest in the Property, the Building or the Project or any successor in title to all or a portion of the Property, the Building or the Project. If Developer sells or assigns all or any portion of the Property, the Building or the Project, it shall notify the City within sixty (60) days after the closing of such sale or assignment.

SECTION 4. AFFORDABILITY RESTRICTIONS.

4.1 Affordable Units in the Project. Developer shall maintain a total of twenty-nine (29) Affordable Units in the Project during the Rent Subsidy Period and twenty (20) Affordable Units during the No Subsidy Period; provided, however, if a tenant leases an Affordable Unit during the Rent Subsidy Period,

such tenant shall be permitted to remain in the Affordable Unit for a period of _____ months (the "Transition Period") following commencement of a No Subsidy Period, and such Affordable Unit's rent shall remain the same during the Transition Period. The remaining units in the Project are not subject to any Rent Limit.

4.2 Standards for Affordable Units. The Affordable Units shall be maintained in accordance with the following minimum standards:

(a) Comparable to Market Rate Units. The Affordable Units shall be comparable to the market-rate Units in the Project in terms of unit type, number of bedrooms per unit, quality of exterior appearance, energy efficiency, and overall quality of construction.

(b) Interior Finishes and Features. The Affordable Units may have different interior finishes and features than market-rate Units in the Project, as long as such finishes and features are durable, of good and new quality, and are consistent with then-current standards for market rate housing.

(c) On-Site Amenities. The Affordable Units shall have access to all on-site amenities available to the market-rate Units in the Project, including the same access to and enjoyment of common areas and facilities.

4.3 Eligible Households. Developer shall rent the Affordable Units to Eligible Households only. If an Eligible Household becomes non-eligible during the course of his or her tenancy, Developer may continue to rent the Affordable Unit to such tenant without triggering the City's remedies in Section 5.

4.4 Rent Limit. The rent charged each month for any Affordable Unit shall not exceed at any time the Rent Limit applicable to such Affordable Unit.

4.5 Annual Compliance Certificate. On or prior to December 31st of each year during the Term beginning in 2026, Developer shall provide the City with a Compliance Certificate. Developer shall obtain and keep such records as are necessary to enable it to complete the Compliance Certificate and substantiate all statements made therein.

4.6 Pre-Marketing Meeting for Affordable Units. At least 90 days before marketing any Affordable Units Developer shall meet with the Department's Compliance Division to review the procedures for qualifying tenants as income-eligible; submit a "Rental Unit Marketing Form" in the Department's then-current form (available on the Department's web site); and review the Department's monitoring and reporting requirements. It is the responsibility of Developer to ensure that this pre-marketing meeting is scheduled and held within the appropriate time frame

4.7 Income Eligibility Verification. The Department must verify in writing that each tenant meets the income eligibility requirements of this Covenant. Developer shall deliver to the Department any information required by the Department to confirm each tenant's income eligibility. The Department shall have ten (10) business days from the date of receipt of a "complete information package" to qualify tenants. A "complete information package" may include, by means of illustration and not limitation, the W-2 forms from each tenant's employers, U.S. 1040 income tax returns for each member of the tenant Household from the previous two (2) years, an affidavit or verification from the tenant with regard to Household size, and the employer verification form utilized by Fannie Mae. Tenant income information must be dated within six (6) months prior to the anticipated leasing date.

4.8 Non-Discrimination. Developer shall not discriminate on the basis of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status,

military discharge status, or source of income in the rental of any Affordable Unit. Without limiting the generality of the foregoing, Developer shall not refuse to lease any Affordable Unit to a holder of a voucher or certificate of eligibility under Section 8 of the United States Housing Act of 1937, or of a comparable document evidencing participation in a tenant-based rental assistance program because of the status of the prospective tenant as a holder of such voucher, certificate or comparable tenant-based assistance document.

4.9 Affordable Unit Leases.

(a) All leases for the Affordable Units shall be in writing and shall conform with all applicable laws, including without limitation, the City of Chicago Residential Landlord and Tenant Ordinance, as such ordinance may be amended or restated from time to time, and shall contain clauses, *inter alia*, wherein each individual tenant: (i) certifies the accuracy of the statements made in the Tenant Income Certification, and (ii) agrees that the Household income and other eligibility requirements shall be deemed substantial and material obligations of his/her tenancy, that he/she will comply with all requests for information with respect thereto from Developer or the City, and that the failure to provide accurate information in the Tenant Income Certification or refusal to comply with a request for information with respect thereto shall be deemed a substantial violation of an obligation of his/her tenancy.

(b) All leases for the Affordable Units shall be for a period of not less than one year unless the tenant and Developer mutually agree upon a different time period. Notwithstanding the foregoing, Developer may not set rents more than one year in advance. Leases for Affordable Units shall not contain any of the following provisions:

(i) agreement by the tenant to be sued, to admit guilt or to a judgment in favor of Developer in a lawsuit brought in connection with the lease;

(ii) agreement by the tenant that Developer may take, hold or sell personal property of Household members without notice to the tenant and a court decision on the rights of the parties; provided, however, this prohibition does not apply to an agreement by the tenant concerning disposition of personal property remaining in the Affordable Unit after the tenant has moved out of the unit, in which case Developer may dispose of this personal property in accordance with applicable local and state law;

(iii) agreement by the tenant not to hold Developer or any Agent of Developer legally responsible for any action or failure to act, whether intentional or negligent;

(iv) agreement by the tenant that Developer may institute a lawsuit without notice to the tenant;

(v) agreement by the tenant that Developer may evict the tenant or Household members without instituting a civil court proceeding in which the tenant has the opportunity to present a defense or before a court decision on the rights of the parties;

(vi) agreement by the tenant to waive any right to a trial by jury;

(vii) agreement by the tenant to waive the tenant's right to appeal, or to otherwise challenge in court, a court decision in connection with the lease; or

(viii) agreement by the tenant to pay attorney's fees or other legal costs even if the

tenant wins in a court proceeding by Developer against the tenant; provided, however, that the tenant may be obligated to pay costs if the tenant loses.

(c) Developer shall not terminate the tenancy or refuse to renew the lease of a tenant of an Affordable Unit except for serious or repeated violation of the terms and conditions of the lease; for violation of applicable federal, state or local law; or for other good cause. To terminate or refuse to renew tenancy, Developer must serve written notice upon the tenant specifying the grounds for the action at least 30 days prior to the termination of tenancy. Developer shall also comply with all applicable state and local laws regarding tenant protections.

(d) Developer agrees that it shall not impose any fees for construction management or for inspections for compliance with property standards. Nothing in this subsection shall prohibit Developer from charging prospective tenants reasonable application fees (as determined by the City in its sole discretion).

(e) All tenant lists, applications and waiting lists relating to the Affordable Units shall at all times be kept separate and identifiable from any other business of Developer which is unrelated to the Affordable Units, shall be maintained, as required by the City, in a reasonable condition for proper audit and shall be subject to examination during business hours by representatives of the City. If Developer employs a management agent for the Project, Developer shall require such agent to comply with the requirements of this Covenant and shall include such requirements in any and all management agreements or contracts entered into with respect to the Project.

4.10 Maintenance of the Affordable Units. Developer shall, at all times during the Term, maintain the Affordable Units and common areas in the Project in decent, safe, and sanitary condition and in good repair. The Affordable Units must be free of all health and safety defects and must meet the lead-based paint requirements in 24 CFR Part 35 and all applicable state and local housing quality standards, code requirements and ordinances. Developer shall keep each Affordable Unit in compliance with the Department's Multi-Unit Rehabilitation Construction Guidelines, as such guidelines may be amended from time to time.

4.11 Management of the Project. Developer shall provide for the management of the Project in a manner that is consistent with accepted practices and industry standards for the management of multi-family market rate rental housing.

4.12 City's Right to Inspect Property. The City shall have the right to inspect the Project and the Affordable Units at all reasonable times during the construction period for the purpose of determining whether Developer is constructing or rehabilitating the Affordable Units and common areas and facilities in accordance with the terms of this Covenant. Following construction, the City shall have the right to inspect the Project and the Affordable Units on at least an annual basis to ensure compliance with the leasing, management, maintenance and other obligations of this Covenant. The City may require additional inspections as determined necessary by the City based on monitoring results. The City shall provide Developer with reasonable notice prior to any inspection.

4.13 Timing of Leasing. If on the date that is six (6) months following the completion of the renovation of the Building, the Affordable Units are not rented or available for rental by Eligible Households, then Developer shall be in breach of this Covenant and subject to the City's remedies set forth in Section 5. The Department may, in its sole discretion, extend such 6-month period based on the initial leasing of the Units in the Project.

SECTION 5. REMEDIES AND ENFORCEABILITY.

5.1 Time of the Essence. Time is of the essence in Developer's performance of its obligations under this Covenant.

5.2 Cure. If Developer defaults in the performance of its obligations under this Covenant, Developer 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 to cure such default provided Developer promptly commences such cure and thereafter diligently pursues such cure to completion.

5.3 Event of Default. The occurrence of any one or more of the following shall constitute an "Event of Default" under this Covenant:

(a) Developer fails to provide the number and type of Affordable Units required pursuant to Section 4.1.

(b) Developer fails to comply with the standards set forth in Section 4.2.

(c) Developer leases an Affordable Unit to a Household that is not an Eligible Household in violation of Section 4.3, or at a price in excess of the Rent Limit in violation of Section 4.4.

(d) Developer fails to comply with the leasing procedures set forth in Section 4.7.

(e) Developer makes or furnishes a warranty, representation, statement, or certification to the City (whether in this Covenant, an Economic Disclosure Statement, the annual Compliance Certificate, or another document) that is not true and correct with respect to the Project.

(f) Developer fails to perform, keep, or observe any of the other covenants, conditions, promises, agreements or obligations under this Covenant or any other written agreement entered into with the City with respect to the Project.

5.4 Remedies. If an Event of Default occurs, and the default is not cured in the time period provided for in Section 5.2, the City may exercise any and all remedies available to it at law or in equity, including, without limitation, the revocation of any zoning relief with respect to off-street parking, unit size or other requirements relating to the Project.

5.5 Cumulative Remedies. The City's remedies 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 the City or hereafter existing at law or in equity.

SECTION 6. DEVELOPER'S REPRESENTATIONS AND COVENANTS.

Developer hereby represents, warrants, covenants, and agrees as follows:

6.1 Developer is a Delaware limited liability company duly organized, validly existing and in good standing under the laws of the State of Delaware and duly registered to do business in the State of Illinois. Developer has full power and authority to acquire, own and redevelop the Property, and the person signing this Covenant on behalf of Developer has the authority to do so.

6.2 Developer has the right, power, and authority to enter into, execute, deliver and perform this Covenant. Developer's execution, delivery and performance of this Covenant has been duly authorized by all necessary action, and does not and will not violate Developer's articles of organization or operating

agreement, or any applicable laws, nor will such execution, delivery and performance, upon the giving of notice or lapse of time or both, result in a breach or violation of, or constitute a default under, or require any consent under, any other agreement, instrument or document to which Developer, or any party affiliated with Developer, is a party or by which Developer or the Property is now or may become bound.

SECTION 7. GENERAL PROVISIONS.

7.1 Governing Law/Binding Effect. This Covenant shall be governed by and construed in accordance with the laws of the State of Illinois without regard to its conflict of laws principles. Developer warrants and represents that this Covenant is valid, binding and enforceable against it in accordance with the terms and conditions of Illinois law.

7.2 Successors and Assigns. Except as otherwise provided in this Covenant, the terms and conditions of this Covenant shall apply to and bind the successors and assigns of Developer.

7.3 Venue and Consent to Jurisdiction. If there is a lawsuit under this Covenant, each party agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois and the United States District Court for the Northern District of Illinois.

7.4 Modification. This Covenant may not be modified or amended in any manner without the prior written consent of Developer and the City. No term of this Covenant may be waived or discharged orally or by any course of dealing, but only by an instrument in writing signed by the City.

7.5 Notices. Unless otherwise specified, 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) email, provided that there is written confirmation of such communication; (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 Housing 121 North LaSalle Street, Room 1006 Chicago, Illinois 60602 Attn: Commissioner
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 Developer:	1810 W Jackson Investors LLC 120 S. Riverside Plaza, Suite 1700 Chicago, IL 60606 Attn: Andrew Ahitow Email: andy@citypadschicago.com
With a copy to:	Acosta Ezgur, LLC 1030 W. Chicago Avenue, Third Floor Chicago, IL 60642 Attn: Rolando R. Acosta Email: rolando@acostaezgur.com

Any notice, demand or communication given pursuant to either clause (a) or (b) hereof shall be deemed received upon such personal service or upon confirmed transmission by email, provided that such email transmission is confirmed as having occurred prior to 5:00 p.m. on a business day. If such transmission occurred after 5:00 p.m. on a business day or on a non-business day, it shall be deemed to have been given on the next business day. 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. Developer, 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 or the inability to deliver any communication because of a changed address of which no notice has been given in accordance with this Section 7.5 shall constitute delivery.

7.6 Indemnification. Developer hereby agrees to fully and unconditionally indemnify, defend and hold harmless the City, its elected officials, officers, employees, agents and representatives, from and against any judgments, losses, liabilities, claims, suits, actions, causes of action, damages (including consequential damages), costs and expenses of whatsoever kind or nature (including, without limitation, reasonable attorneys' fees, court costs, expert witness fees, and any other professional fees and litigation expenses) suffered or incurred by the City arising from or in connection with: (a) the failure of Developer to perform its obligations under this Covenant; (b) the failure of Developer to comply with any other law, code, or regulation that governs the construction, occupancy, sale or lease of any Affordable Unit; (c) breaches of Developer's representations and warranties contained in this Covenant; (d) the construction and management of the Project; (e) any misrepresentation or omission made by Developer or any Agent of Developer with respect to the Project; (f) the responses or documents provided by Developer or any Agent of Developer pursuant to the terms of this Covenant; and (g) any activity undertaken by Developer or any Agent of Developer on the Property. This indemnification shall survive the expiration or any termination of this Covenant (regardless of the reason for such termination).

7.7 Counterparts. This Covenant may be executed in any number of counterparts, each of which shall constitute an original, but all of which, taken together, shall constitute one and the same Covenant.

7.8 Effective Date. This Covenant shall be deemed to be in effect as of the date first set forth above.

7.9 Exhibits. All exhibits referred to herein and attached hereto shall be deemed part of this Covenant.

7.10 Form of Documents. All documents required by this Covenant to be submitted, delivered or furnished to the City shall be in form and content satisfactory to the City.

7.11 Headings. The headings of the various sections and subsections of this Covenant 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.

7.12 No Third-Party Benefits. This Covenant is made for the sole benefit of the City and Developer and their respective successors and assigns and, except as otherwise expressly provided herein, no other party shall have any legal interest of any kind hereunder or by reason of this Covenant. Whether or not the City elects to employ any or all of the rights, powers or remedies available to it hereunder, the City shall have no obligation or liability of any kind to any third party by reason of this Covenant or any of the City's actions or omissions pursuant hereto or otherwise in connection herewith.

7.13 Joint and Several Liability. If this Covenant is executed by more than one party as "Developer," the obligations and liabilities of Developer under this Covenant shall be joint and several and shall be binding upon and enforceable against each such party and their respective successors and assigns.

7.14 No Waiver. No waiver by the City with respect to any specific default by Developer shall be deemed to be a waiver of the rights of the City with respect to any other defaults of Developer, 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.

7.15 Severability. If any provision of this Covenant shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

7.16 New Tax Parcels. If the Cook County Assessor's Office grants a Petition for Division and/or Consolidation of the Property, Developer shall immediately (a) re-record this Covenant against any newly created tax parcels containing Affordable Units, and (b) deliver a copy of the re-recorded Covenant to the City.

7.17 Recordkeeping and Reporting. Upon request of the Department, Developer shall promptly provide any additional information or documentation requested in writing by the Department to verify Developer's compliance with the provisions of this Covenant. At the written request of the Department, Developer shall, within a reasonable time following receipt of such request, furnish reports and shall give specific answers to questions upon which information is desired from time to time relative to the income, assets, liabilities, contracts, operations, and condition of the Property, and Developer's compliance with this Covenant.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the undersigned have executed this Covenant as of the date first above written.

1810 W JACKSON INVESTORS LLC, a Delaware limited liability company

By: CityPads, LLC, an Illinois limited liability company, its Manager

By: _____
Andrew Ahitow
Its Manager

CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of government

By: _____
Lissette Castañeda
Commissioner of Housing

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 Andrew Ahitow, the Manager of CityPads, LLC, an Illinois limited liability company, being the Manager of Developer, 1810 W Jackson Investors LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument pursuant to authority given by said corporation, as his free and voluntary act and deed and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this _____ day of _____, 2025.

_____
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 Lissette Castañeda, personally known to me to be the Commissioner of the Department of Housing 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 she signed and delivered the foregoing instrument pursuant to authority given her on behalf of the City, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal on _____, 2025.

_____
Notary Public

[(Sub)Exhibit "A" referred to in this SRO Affordable Housing Covenant and Lien constitutes Exhibit "A" to ordinance and printed on page 34075 of this *Journal*.]

(Sub)Exhibit "B" referred to in this SRO Affordable Housing Covenant and Lien reads as follows:

(Sub)Exhibit "B".
(To SRO Affordable Housing Covenant And Lien)

Compliance Certificate.

City Of Chicago Department Of Housing.

Annual Owner's Certification.

Owner Name: _____, a(n) _____

Management Company Name: _____

Management Company Information:

Address: _____

Telephone Number:_____

Email: _____

Project Name and Address: _____

Project Address : _____

Date: _____

The Owner has executed an Affordable Housing Covenant and Lien ("Covenant") for the benefit of the City of Chicago (the "City"), which was filed with the Office of the Recorder of Deeds of Cook County, Illinois as Document Number_____. Pursuant to the Covenant, this Annual Owner's Certification ("Compliance Certificate") must be completed in its entirety and must be executed by the Owner, notarized and returned to the Department of Housing ("Department") by December 31st of each year until the expiration of the Term (as defined in Section 2 of the Covenant). The "Reporting Period" is calendar year, January 1 through December 31. No changes may be made to the language contained herein. Except as otherwise specifically indicated, capitalized terms contained herein shall have the same meanings given to such terms in the Covenant.

All forms, including updates to this Compliance Certificate, department contacts, and maximum allowable rents, are available on the Department's website, or by contacting the Department directly at 312-744-4190 and requesting to speak with someone regarding SRO preservation compliance.

Owner Representations.

The Owner hereby represents and warrants to the City that each of the following statements is true and accurate and covenants as follows:

1. The Owner is [check as applicable] (a) ___ the owner of fee simple title to, or (b) __ the owner of 100 percent of the beneficial interest in, the Project.

2. The Covenant requires the Owner to rent the following number of units at the following rents:

a. __ units rented at rents affordable to Households at __ percent AMI.

3. Tenants pay for the following utilities [check all applicable]:

a. ___ electric heat

b. ___ cooking gas

c. ___ other electric

d. ___ gas heat

e. ___ electric cooking

4. Attach the rent roll for the month of _____ of the Reporting Period, or as otherwise reasonably required by the Department. Rents must reflect the Rent Limits set forth in Section 2 above. Please notate the rent roll to identify which units fall into which AMI grouping as set forth in Section 2 above.

Maximum rental amounts are published by the City of Chicago on an annual basis in the Maximum Affordable Monthly Rents table on the Department's website. Please contact the Department directly at 312-744-4190 with any specific questions.

5. The Project is in compliance with all of the currently applicable requirements of the Covenant.

6. No litigation or proceedings have been threatened or are pending which may affect the interest of the Owner in the Project or the ability of the Owner to perform its obligations with respect thereto.

7. All Units in each building included in the Project are affirmatively marketed and available for occupancy by all persons regardless of race, national origin, religion, creed, sex, age or handicap.

8. The Owner has not demolished any part of the Project or substantially subtracted from any real or personal property of the Project or permitted the use of any residential rental unit for any purpose other than rental housing.

9. The Owner has not executed any agreement with provisions contradictory to, or in opposition to, the provisions of the Covenant.

If the Owner is unable to make any representation or warranty set forth above, the Owner must immediately contact the City and inform the City of the reason that the Owner is unable to make such representation or warranty.

Under penalties of perjury, the Owner declares that, to the best of its knowledge and belief, each response, representation, warranty and document delivered by the Owner in connection herewith is true, correct and complete and will continue to be true, correct and complete.

Indemnification.

The Owner hereby agrees to fully and unconditionally indemnify, defend and hold harmless the City from and against any judgments, losses, liabilities, damages (including consequential damages), costs and expenses of whatsoever kind or nature, including, without limitation, attorneys' fees, expert witness fees, and any other professional fees and litigation expenses or other obligations, incurred by the City that may arise in any manner out of or in connection with actions or omissions, which result from the Owner's responses or documents provided pursuant to the terms of this Compliance Certificate and the Covenant, including breaches of the representations and warranties therein contained.

In Witness Whereof, The Owner has executed this Annual Owner's Certification as of the date hereof.

_____,

a(n) _____

By: _____

Its: _____

Subscribed and sworn to before me this
_____ day of _____, _____.

_____
Notary Public

(Seal)

DESIGNATION OF PROPERTY AT 1840 -- 1866 N. MARCEY ST. AS LOW AFFORDABILITY COMMUNITY.

[O2025-0019798]

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

CHICAGO, October 10, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on October 7, 2025 and to which was referred an ordinance from Alderperson Scott Waguespack for the designation of property at 1840 -- 1866 North Marcey Street as Low Affordability Community (32nd Ward) (O2025-0019798), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

The following is said ordinance as passed:

WHEREAS, The State of Illinois has authorized municipalities of 1,000,000 or more residents to designate parcels as "low-affordability communities" to qualify for special assessments for affordable housing under 35 ILCS 200/15-178; and

WHEREAS, The Cook County Assessor's Office administers the Affordable Housing Special Assessment Program that provides a reduction in assessed value for property on which there is newly constructed and rehabilitated affordable rental housing; and

WHEREAS, It is the mission of the Department of Housing to provide for the equitable distribution of affordable housing in all 77 Community Areas; and

WHEREAS, The legacy of inequitable distribution of affordable housing has contributed to Chicago's long history and present reality of segregation by race and income; and

WHEREAS, 1840 N Marcey LLC, a limited liability company, intends to construct a building (the land and improvements thereon being herein referred to as the "1840 Project") at 1840 --1866 North Marcey Street, which will contain 590 dwelling units, of which 119 units shall be legally restricted as affordable at 60 percent of Area Median Income for 30 years; and

WHEREAS, The 1840 Project is located in the Lincoln Park Community Area, where the 2019 Citywide Affordable Rental Housing Analysis, commissioned by the Department of Planning and Development, found that only 8 percent of year-round rental housing units were legally restricted affordable housing units and only 13 percent of year-round rental housing units were affordable; and

WHEREAS, 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; 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 1840 Property located at 1840 -- 1866 North Marcey Street, including the Permanent Index Numbers 14-32-405-001-0000 and 14-32-405-010-0000 related to the property described in Exhibit 1, is located in a Low-Affordability Community and designates these PINs as such for the purposes of the Affordable Housing Special Assessment Program authorized by 35 ILCS 200/15-178.

SECTION 3. The Clerk of the City of Chicago is authorized to and shall send a certified copy of this ordinance to the Cook County Assessor's Office.

SECTION 4. This ordinance shall be effective immediately upon its passage and approval.

Exhibit 1 referred to in this ordinance reads as follows:

Exhibit 1.

Legal Description Of 1840 Real Property.

Lot 5 (except that part thereof conveyed to Chicago, Milwaukee and St. Paul Railroad Company by deed recorded as Document Number 4385297), also all of Lots 6 to 13, both inclusive, and Lots 16 to 25, both inclusive, and that part of Lots 3, 4, 26, 27 and 28 lying northerly and easterly of the right-of-way deeded to the Chicago, Milwaukee and St. Paul Railroad Company by deed recorded as Document Number 4385296, all in Block 4 in the subdivision of Lots 1 and 2 in Block 8 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Lots 14 and 15 in Block 4 in subdivision of Lots 1 and 2 in Block 8 of Sheffield's Addition to Chicago in the west half of the southeast quarter of Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address Commonly Known As:

1840 -- 1866 North Marcey Street
Chicago, Illinois.

Permanent Index Numbers:

14-32-405-001-0000; and

14-32-405-010-0000.

COMMITTEE ON IMMIGRANT AND REFUGEE RIGHTS.

CALL ON ILLINOIS CONGRESSIONAL DELEGATION TO INVESTIGATE INSTANCES OF POTENTIAL MISCONDUCT BY DEPARTMENT OF HOMELAND SECURITY AND OTHER DEPUTIZED AGENTS OPERATING IN CHICAGO.

[R2025-0019961]

The Committee on Immigrant and Refugee Rights submitted the following report:

CHICAGO, October 15, 2025.

To the President and Members of the City Council:

Your Committee on Immigrant and Refugee Rights, having had under consideration R2025-00199161, introduced by Alderperson Vasquez, calling on the Illinois Congressional delegation to investigate every instance of potential misconduct by the United States Department of Homeland Security and other deputized agents operating in Chicago, begs leave to recommend that Your Honorable Body *Adopt* the proposed resolution transmitted herewith.

This recommendation was concurred by a viva voce vote of the members of the committee present on October 15, 2025.

Respectfully submitted,

(Signed) ANDRE VASQUEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

The following is said resolution as adopted:

WHEREAS, In July 2025, U.S. Congress gave Immigration and Customs Enforcement (ICE), an arm of the Department of Homeland Security (DHS) $75 Billion over four years, approximately $18.7 Billion each year, in addition to the $10 Billion Congress had already budgeted for ICE for 2025, effectively tripling ICE's budget for FY25 from FY24; and

WHEREAS, Under the Trump Administration, DHS and other federally deputized agents have used increasingly deceptive, aggressive -- and in many instances, unconstitutional -- tactics to separate and intimidate immigrant families and individuals; and

WHEREAS, Attorneys, nonprofit organizations, and media outlets have reported these agents using brutal tactics to arrest and detain individuals without a judicial warrant and oftentimes without any warrant at all; and

WHEREAS, Agents have also engaged in "collateral arrests" that include individuals with lawful work permits, student visas, legal permanent residency, and in some cases, tourists, reporters, and even U.S. citizens; and

WHEREAS, The data from Transactional Records Access Clearinghouse shows that 70.8 percent of those held in ICE detention have no criminal conviction according to data current as of September 7, 2025, and many of those convicted committed only minor offenses, including traffic violations; and

WHEREAS, Many DHS and other federal agents deputized to perform immigration enforcement have appeared in plain clothes and in unmarked cars without law enforcement insignia, and are in many cases using face coverings and refusing to provide identification while in their official capacity; and

WHEREAS, The use of plain clothes, unmarked cars, and lack of identification has lead to individuals impersonating DHS and other federally deputized agents; and

WHEREAS, In their immigration enforcement efforts in Chicago, arrests have occurred outside schools, on residential blocks, at workplaces and public buildings creating traffic, pedestrian, and other safety hazards; and

WHEREAS, Days into President Trump's deployment of hundreds more federal immigration officers to Chicagoland in early September, ICE agents fatally shot 38-year-old Silverio Villegas Gonzales on September 12, 2025, just outside Chicago in Franklin Park; and

WHEREAS, Mere minutes after he had dropped off his children at school, the father of two panicked and began to drive away in his car after being approached by ICE; and

WHEREAS, ICE claimed that although Villegas Gonzales was unarmed and had no criminal record, the agent felt threatened and opened fire; and

WHEREAS, The footage from surrounding surveillance cameras and witness testimonies do not thus far appear to match ICE's claims; and

WHEREAS, Illinois Governor JB Pritzker has reportedly asked ICE for details and ICE has shared very few details in response and indicated their unwillingness to share any more information; and

WHEREAS, DHS and other federally deputized agents have engaged in harassment of observers, documenters, and protestors, most notably at the Broadview Customs and Immigration Services processing facility; and

WHEREAS, DHS has gone so far as to egregiously claim that videotaping ICE raids is "violence", which many groups including the American Civil Liberties Union have deemed in conflict with the First Amendment of the United States Constitution; and

WHEREAS, Abducted Chicagoans are reporting mistreatment, and unsanitary and unsafe conditions at processing and detention facilities used by DHS, including at Broadview; and

WHEREAS, The tactics used by DHS and other federally deputized agents are eroding public trust in government and have undermined the safety and well-being of Chicago residents; now, therefore,

Be It Resolved, That we the City Council members, on behalf of the 2.7 million residents of City of Chicago, denounce the increasingly deceptive and aggressive tactics of DHS and other federally deputized agents at the behest of President Trump and call for the Illinois Congressional delegation to demand an investigation into every single instance of potential misconduct by DHS and other federally deputized agents in Chicago; and

Be It Further Resolved, That we, the City Council members, call for the City of Chicago to identify and pursue all legal, legislative and operational means to resist coordinated efforts from the federal government to erode deeply held rights, including those won in the United States Constitutional Amendments; and

Be It Further Resolved, That the City Council requests official communication of interactions related to immigration enforcement that occur within City buildings, on City property, or with City staff from all City departments and offices including all buildings, property and staff that are delegate agencies or outside vendors; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to the Illinois Congressional delegation.

CONDEMNATION OF PRACTICES BY FEDERAL IMMIGRATION ENFORCEMENT AGENTS THAT ENDANGER CHILDREN; URGING RESIDENTS TO REPORT IMMIGRATION ENFORCEMENT MISCONDUCT; AND CALL FOR FEDERAL AND STATE ACTION REGARDING ICE MISCONDUCT.

[SR2025-0019952]

The Committee on Immigrant and Refugee Rights submitted the following report:

CHICAGO, October 15, 2025.

To the President and Members of the City Council:

Your Committee on Immigrant and Refugee Rights, having had under consideration SR2025-0019952, introduced by Alderperson Sigcho-Lopez, condemning practices by federal immigration enforcement agents that endanger children; urging resident reporting of immigration enforcement misconduct; and calling for federal and state action regarding ICE misconduct, begs leave to report and recommend that Your Honorable Body *Adopt* the proposed substitute resolution transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee present on October 15, 2025.

Respectfully submitted,

(Signed) ANDRE VASQUEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

The following is said resolution as adopted:

WHEREAS, The City of Chicago is a historic home to vibrant and diverse immigrant communities whose contributions are vital to the city's social, cultural, political and economic fabrics; and

WHEREAS, The City of Chicago has a fundamental interest in the safety and well-being of all children, regardless of immigration status, race or national origin; and

WHEREAS, Executive Order Number 2025-6 affirms the commitment of the City of Chicago to public safety for all and consistent with the Welcoming City Ordinance; and

WHEREAS, Illinois law makes it a criminal offense to endanger the life or health of a child, defined as (1) causes or permits the life or health of a child under the age of 18 to be endangered; or (2) causes or permits a child to be placed in circumstances that endanger the child's life or health, including leaving a child under 14 years of age "unattended". 720 ILCS §5/12C-5; https://www.ilga.gov/documents/legislation/ilcs/documents/072000050K12C-5.htm Child Abuse Prevention and Treatment Act (CAPTA), 42 USC §5101, et seq.; 325 ILCS 5/1, Abused and Neglected Child Reporting Act; and

WHEREAS, U.S. Immigration and Customs Enforcement (ICE) practices -- including traumatic home raids, arrests in sensitive locations, family separation, and family detention -- have been shown by medical experts, including the American Academy of Pediatrics, to cause lasting psychological and physical harm to children, constituting child endangerment. (By its plain meaning, the term "endanger", as used in offense of endangering the life or health of a child, refers to a potential or possibility of injury.) *People v. Penning*, App. 3 Dist.2021, 454 Ill.Dec. 397, 189 N.E.3d 958; (Endangering life of child involves placing child's life into danger of probable physical or mental damage.) *People v. Wilkenson*, App. 1 Dist.1994, 200 Ill.Dec. 124, 262 Ill.App.3d 869, 635 N.E.2d 463; and

WHEREAS, Reports from organizations such as the National Immigrant Justice Center, the American Civil Liberties Union, and Injustice Watch have documented repeated incidents of traumatic arrests, including a mother and seven-month child being detained for five days at a hotel near O'Hare Airport; and

WHEREAS, Oversight of federal immigration agencies is inadequate, relying primarily on internal mechanisms that lack transparency and independence; and

WHEREAS, Illinois has demonstrated its commitment to protecting immigrant families including through the Illinois Trust Act and the Illinois Way Forward Act 5 ILCS 805/1; Public Act 102-0234; and

WHEREAS, Municipalities across the United States have passed resolutions condemning harmful immigration practices and calling for reform: City of Minneapolis Resolution Number 2025R-241; NYC Local Laws 97 and 101; now, therefore,

Be It Resolved by the City Council of Chicago:

SECTION 1. Official Position. The City Council condemns, consistent with Illinois law, any actions endangering the life or health of a child, all practices by federal immigration enforcement agents that endanger children, including but not limited to home raids, civil enforcement actions or arrests in sensitive locations, family separations, and detention in substandard facilities. The Council further implores that under no circumstances should federal agents detain, arrest or disappear a parent if that results in leaving minor children alone; agents should explore alternative plans until a parent, guardian or another responsible relative can be contacted to ensure the child's safety.

SECTION 2. Support For Residents.

A. The Council recommends residents who witness or experience misconduct by federal immigration agents to report it to the Department of Homeland Security Office of Inspector General, the ICE Office of Professional Responsibility, and the Illinois Attorney General.

B. Residents who witness federal agents leaving children unattended should also consider notifying local police who may arrange to unite the child with their families and/or guardians immediately to ensure the children's safety.

C. The City Clerk should also disseminate information on safe reporting and provide resources for legal support, such as the National Immigrant Justice Center's hotline, on the City's website.

D. The Council encourages all incidents be reported to the Illinois Coalition for Immigrant & Refugee Rights' hotline at (855) 435-7693.

E. To fully protect the children and people of the City of Chicago, the following areas, and a three block area around them, are sensitive and protected, and the City Council urges that no immigration enforcement actions occur at the following locations:

-- A school, such as a pre-school, primary or secondary school, vocational or trade school, or college or university.

-- A medical or mental healthcare facility, such as a hospital, doctor's office, health clinic, vaccination or testing site, urgent care center, site that serves pregnant individuals, or community health center.

-- A place of worship or religious study, whether in a structure dedicated to activities of faith (such as a church or religious school) or a temporary facility or location where such activities are taking place.

-- A place where children gather, such as a playground, recreation center, childcare center, before-or after-school care center, foster care facility, group home for children, or school bus stop.

-- A social services establishment, such as a crisis center, domestic violence shelter, victims services center, child advocacy center, supervised visitation center, family justice center, community-based organization, facility that serves disabled persons, homeless shelter, drug or alcohol counseling and treatment facility, or food bank or pantry or other establishment distributing food or other essentials of life to people in need.

-- A place where disaster or emergency response and relief is being provided, such as along evacuation routes, where shelter or emergency supplies, food, or water are being distributed, or registration for disaster-related assistance or family reunification is underway.

-- A place where a funeral, graveside ceremony, rosary, wedding, or other religious or civil ceremonies or observances occur.

-- A place where there is an ongoing parade, demonstration, or rally. In or near courthouses, including areas within courthouses that dedicated to non-criminal proceedings, including but not limited to family court, domestic violence and small claims.

SECTION 3. Call For Federal Action. The Council urges the United States Congress and the President to:

a. Prohibit family separation and require community-based alternatives to detention.

b. Establish an independent oversight commission for ICE and CBP with subpoena power.

c. Reallocate funding from enforcement and detention to humane, community-based programs.

d. Hold public hearings to investigate child endangerment and misconduct by immigration agents.

SECTION 4. Call For State Action. The Council urges the Illinois Attorney General and the Governor to:

a. Investigate all claims of civil rights violations and child endangerment by federal agents.

b. Use all available legal and legislative tools to challenge harmful federal immigration practices.

c. Enforce the endangering the life of health of a child statute.

Be It Further Resolved, That the City Clerk shall send a copy of this resolution to the President of the United States, the Speaker of the U.S. House of Representatives, the Majority Leader of the U.S. Senate, the Illinois Congressional Delegation, the Governor of Illinois, and the Illinois Attorney General and all Illinois State representatives so that they are formally advised of the City Council's position.

Action Deferred -- CALL FOR SUPPORT OF IMMIGRANT COMMUNITIES, RACIAL JUSTICE AND CONSTITUTIONAL FREEDOMS AND OPPOSITION OF MILITARY PRESENCE IN CHICAGO.

[SR2025-0019181]

The Committee on Immigrant and Refugee Rights submitted the following report:

CHICAGO, October 15, 2025.

To the President and Members of the City Council:

Your Committee on Immigrant and Refugee Rights, having had under consideration SR2025-0019181, introduced by Alderperson Rodríguez, calling for support of immigrant communities, racial justice, and constitutional freedoms and opposition of military presence in Chicago, begs leave to report and recommend that Your Honorable Body adopt the proposed substitute resolution transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee present on October 15, 2025.

Respectfully submitted,

(Signed) ANDRE VASQUEZ,
Chair.

At this point in the proceedings, Alderperson Vasquez moved for acceptance of a proposed substitute resolution as amended. The motion *Prevailed* 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

Alderperson Beale moved to refer the proposed substitute resolution as amended to the Committee on Immigrant and Refugee Rights.

Alderperson Hadden moved to *Lay on the Table* Alderperson Beale's motion to refer. The motion to table *Prevailed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Yancy, Hall, Lee, Ramirez, Gutiérrez, Rodríguez, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Rodríguez-Sánchez, Conway, Quezada, Nugent, Vasquez, Knudsen, Lawson, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 25.

Nays -- Alderpersons Hopkins, Dowell, Robinson, Mitchell, Harris, Beale, Chico, Quinn, Lopez, Coleman, Moore, O'Shea, Scott, Cardona, Waguespack, Mitts, Sposato, Napolitano, Reilly, Gardiner -- 20.

Alderperson Vasquez then moved to postpone consideration of this matter until additional information as requested is made available to the members of the body. The motion *Prevailed.*

Upon returning to this matter, at the request of Alderperson Vasquez and Alderperson Rodríguez, the said proposed substitute resolution, as amended, was *Deferred* and ordered published.

Said resolution reads as follows:

WHEREAS, The United States Constitution enshrines protections of liberty, equality, and due process, and the deployment of military troops against civilian populations is a hallmark of authoritarian regimes, not of democratic governance; and

WHEREAS, President Donald Trump has threatened to "straighten out" Chicago by deploying military forces into our streets, an authoritarian threat designed to intimidate the President's perceived "enemies"; and

WHEREAS, Federal law prohibits the use of the U.S. Military for domestic policing except in limited circumstances expressly authorized by Congress, such as an actual emergency involving insurrection or rebellion; and

WHEREAS, The threat of deployment of federal military forces within Chicago, without the consent of local authorities, undermines democratic norms, erodes the City's home rule authority, threatens civil liberties, and risks escalating violence rather than securing the peace; and

WHEREAS, The Chicago Police Department is entrusted to enforce local and State law in the City of Chicago through civilian law enforcement guided by professional standards and community trust; and

WHEREAS, Federal deployment of United States Armed Forces on the streets of Chicago disrespects and disregards the Chicago Police Department's authority and ignores the great strides the City and its Police Department have made working with community-based anti-violence organizations to lower homicides by more than 30 percent in the last year, which is more than double the national decline of 14 percent over the same time period; and

WHEREAS, Chicago is a city built by immigrants, from its earliest days shaped by the vision of Jean Baptiste Point du Sable, a Black Haitian immigrant, and later by generations of immigrants from across the globe, whose work, culture, and family life form the backbone of the city's neighborhoods and economy; and

WHEREAS, President Trump and others have attempted to undermine Chicago's Welcoming City Ordinance by scapegoating immigrants, while federal and local data show that immigrants are less likely to commit crimes than U.S.-born citizens; and

WHEREAS, Proposals to modify the City's Welcoming City Ordinance to permit police cooperation with ICE for broad categories such as "gang-related activity" or "drug offenses" risk racial profiling, unlawful detention, and violations of constitutional rights; and

WHEREAS, In the coming weeks, Chicago will host numerous parades and festivities through which residents gather to celebrate their history, culture, and pride in their city; and

WHEREAS, The unprecedented presence of the military on our streets during these events would hinder participation, disrupt the flow and rhythm of community life, and diminish the spirit of togetherness that these celebrations are meant to foster; and

WHEREAS, Weakening welcoming city protections or allowing collaboration with federal civil immigration enforcement would betray Chicago's proud history as a welcoming city, tearing families apart and undermining trust in law enforcement that is essential to solving crime; and

WHEREAS, The principles of federalism and the Tenth Amendment affirm that local governments cannot be compelled to carry out federal immigration enforcement, and defending welcoming city policies is consistent with the Constitution; and

WHEREAS, Authoritarian efforts to minimize local communities are designed to criminalize and intimidate Chicagoans and immigrant communities in particular; and

WHEREAS, The use of military personnel in civilian law enforcement erodes democratic principles, diminishes public trust, and is inconsistent with community-based approaches to policing and public safety; now, therefore,

Be It Resolved:

SECTION 1. The City Council hereby condemns the threat of military occupation by the President of the United States as an act of authoritarianism inconsistent with American democracy.

SECTION 2. The City Council hereby affirms Chicago's unshakable commitment to remain a Welcoming City for all immigrants, regardless of race, religion, or country of origin.

SECTION 3. The City Council hereby declares that the City of Chicago will not voluntarily participate or assist with any federal actions that conscript local governments into violating residents' rights, violating the City's Welcoming City Ordinance, or dismantling welcoming city protections, to the fullest extent permitted by law.

SECTION 4. The City Council hereby rejects the false narratives that immigrants are to blame for crime.

SECTION 5. The City Council hereby pledges to defend our city, our immigrant communities, our Black and working-class neighborhoods, and our Constitution against authoritarian attempts to criminalize our neighbors.

SECTION 6. The City Council hereby calls upon federal, State, and local leaders to reject militarization and instead invest in proven solutions to violence, like education, jobs, healthcare, housing, and community policing.

Be It Further Resolved, That the City Council calls upon the Chicago Police Department to not enable any unconstitutional policing undertaken by the United States Armed Forces within the City of Chicago; and

Be It Further Resolved, That the City Council reaffirms that the Chicago Police Department remains a civilian agency under the authority of the City of Chicago and Mayor Brandon Johnson; and

Be It Further Resolved, That the City Council calls upon the Chicago Police Department to ensure that no personnel be assigned joint patrols or arrest operations alongside federal military personnel or National Guard units engaged in civil immigration enforcement, and declares that nothing in this resolution shall restrict lawful and appropriate cooperation with federal law enforcement agencies (i.e., FBI, DEA, ATF) in matters consistent with applicable law and existing intergovernmental agreements; and

Be It Further Resolved, That the City Council calls upon the Mayor and Corporation Counsel to pursue all available legal and legislative means to resist coordinated efforts from the federal government that violate residents' rights including the constitutional right to peacefully assemble and protest and the right to due process.

COMMITTEE ON LICENSE AND CONSUMER PROTECTION.

REAPPOINTMENT OF LAURA PARRY AS MEMBER OF LICENSE APPEAL COMMISSION.

[A2025-0019891]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 2025.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration a reappointment introduced by Mayor Brandon Johnson (which was referred on September 25, 2025) to reappoint Laura Parry as a member of the License Appeal Commission, begs leave to recommend that Your Honorable Body *Approve* the proposed reappointment which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on October 9, 2025.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

On motion of Alderperson Silverstein, the Committee's recommendation was *Concurred In* and the said proposed reappointment of Laura Parry as a member of the License Appeal Commission 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

AMENDMENT OF SECTION 4-60-022 OF MUNICIPAL CODE BY DELETING SUBSECTION 4.64 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTION OF S. COTTAGE GROVE AVE.

[O2025-0019375]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 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 Lamont J. Robinson (which was referred on September 25, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-022 (4.64) to allow the issuance of additional alcoholic liquor licenses on portion of South Cottage Grove 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 October 9, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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.)

~~(4.64) On Cottage Grove Avenue, from 43rd Street to 47th 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 26.3 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTION OF W. ARMITAGE AVE.

[O2025-0019662]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 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 Jesse Fuentes (which was referred on September 25, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-022 (26.3) to allow the issuance of additional alcoholic liquor licenses on portion of West Armitage 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 October 9, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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.)

~~(26.3) On West Armitage Avenue, from Kedzie Avenue to Spaulding Avenue.~~

(Omitted text is unaffected by this ordinance.)

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

AMENDMENT OF SECTION 4-60-022 OF MUNICIPAL CODE BY DELETING SUBSECTION 27.358 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTION OF N. ELIZABETH ST.

[O2025-0019589]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 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 Bill Conway (which was referred on September 25, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-022 (27.358) to allow the issuance of additional alcoholic liquor licenses on portion of North Elizabeth 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 October 9, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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.)

~~(27.358) On Elizabeth Street, from Lake Street to Grand Avenue.~~

(Omitted text is unaffected by this ordinance.)

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

AMENDMENT OF SECTION 4-60-022 OF MUNICIPAL CODE BY DELETING SUBSECTION 29.25 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTION OF W. CHICAGO AVE.

[O2025-0019934]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 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 Christopher Taliaferro (which was referred on September 25, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-022 (29.25) to allow the issuance of additional alcoholic liquor licenses on portion of West Chicago 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 October 9, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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.)

~~(29.25) On Chicago Avenue, from Waller Avenue to Austin Boulevard.~~

(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 42.489 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTION OF N. RUSH ST. AND E. OAK ST.

[O2025-0019973]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 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 Brendan Reilly (which was referred on September 25, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-022 (42.489) to allow the issuance of additional alcoholic liquor licenses on portion of North Rush and East Oak Streets, 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 October 9, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

The following is said ordinance as passed:

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

SECTION 1. Section 4-60-022 of the Municipal Code of Chicago is hereby amended by deleting the language struck through, and inserting the language underscored, as follows:

4-60-022 Restrictions On Additional Licenses.

Subject to the provisions of subsection 4-60-021(c), no additional license shall be issued for any premises located within the following areas:

(Omitted text is unaffected by this ordinance.)

(42.489) [Reserved]. ~~On the east side of Rush Street, from Walton Street to Oak Street; and on the south side of Oak Street, from Rush Street to Michigan Avenue.~~

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance shall take full force and effect upon passage.

AMENDMENT OF SECTION 4-60-022 OF MUNICIPAL CODE BY DELETING SUBSECTION 44.5 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTION OF N. SHEFFIELD AVE.

[O2025-0019371]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 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 Bennett R. Lawson (which was referred on September 25, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-022 (44.5) to allow the issuance of additional alcoholic liquor licenses on portion of North Sheffield 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 October 9, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 4-60-0211(c), no additional licenses shall be issued for the sale of alcoholic liquor, for consumption on premises within the following areas:

(Omitted text is unaffected by this ordinance.)

~~(44.5) On Sheffield, from Barry Avenue to School Street.~~

(Omitted text is unaffected by this ordinance.)

*SECTION 3. This ordinance shall be in full force and effect from and after its passage and publication.

AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING SUBSECTION 8.25 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF E. 87TH ST.

[O2025-0019666]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 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 Michelle Harris (which was referred on September 25, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-023 (8.25) to allow the issuance of additional packaged goods licenses on portion of East 87th 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 October 9, 2025.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

---

* Editor's Note: Numbering sequence error; SECTION 2 missing in original document.

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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 is unaffected by this ordinance.)

~~(8.25) On 87th Street, from Dorchester Avenue to Woodlawn Avenue.~~

(Omitted text is 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 25.28 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTIONS OF W. 18TH ST., S. ADA ST. AND W. 17TH ST.

[SO2025-0019936]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 2025.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration a substitute ordinance introduced by Alderperson Byron Sigcho-Lopez (which was referred on September 25, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-023 (25.28) to allow the issuance of additional packaged goods licenses on portions of West 18th Street, South Ada Street and West 17th Street, 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 October 9, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 deleting the stricken language, 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.)

~~(25.28) On 18th Street, from Racine Avenue to Loomis Street; and on that portion of Ada Street, between 18th Street and 16th Street; and on that portion of 17th Street, between Ada Street and Blue Island 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 31.12 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF W. DIVERSEY AVE.

[O2025-0018861]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 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 Felix Cardona (which was referred on September 25, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-023 (31.12) to allow the issuance of additional packaged goods licenses on a portion of West Diversey 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 October 9, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 is unaffected by this ordinance.)

~~(31.12) On West Diversey Avenue, from North Cicero Avenue to North Lavergne Avenue.~~

(Omitted text is 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 33.207 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF W. BELMONT AVE.

[SO2025-0019939]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 2025.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration a substitute ordinance introduced by Alderperson Anthony J. Quezada (which was referred on September 25, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-023 (33.207) to allow the issuance of additional packaged goods licenses on a portion of West Belmont 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 October 9, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 is unaffected by this ordinance.)

~~(33.207) On the south side of Belmont Avenue, from Rockwell Street to California Avenue.~~

(Omitted text is 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 35.73 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF W. ARMITAGE AVE.

[SO2025-0019942]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 2025.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration a substitute ordinance introduced by Alderperson Anthony J. Quezada (which was referred on September 25, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-023 (35.73) to allow the issuance of additional packaged goods licenses on a portion of West Armitage 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 October 9, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 is unaffected by this ordinance.)

~~(35.73) On West Armitage Avenue, from North Karlov Avenue to North Kostner Avenue.~~

(Omitted text is 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 35.102 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF N. ELSTON AVE.

[SO2025-0019943]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 2025.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration a substitute ordinance introduced by Alderperson Anthony J. Quezada (which was referred on September 25, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-023 (35.102) to allow the issuance of additional packaged goods licenses on a portion of North Elston 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 October 9, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 is unaffected by this ordinance.)

~~(35.102) On the south side only of North Elston Avenue, from North Bernard Street to North Sawyer Avenue.~~

(Omitted text is 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 45.29 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF N. NAGLE AVE.

[O2025-0019945]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 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 Anthony Napolitano (which was referred on September 25, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-023 (45.29) to allow the issuance of additional packaged goods licenses on a portion of North Nagle 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 October 9, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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, and inserting the language underscored, as follows:

4-60-023 Restrictions On Additional Packaged 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:

(Omitted text is unaffected by this ordinance.)

(45.29) [Reserved] ~~On North Nagle Avenue, from West Balmoral Avenue to West Carmen Avenue.~~

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance shall take full force and effect upon passage.

AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY ADDING NEW SUBSECTION 49.28 TO DISALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF N. CLARK ST.

[O2025-0019889]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 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 E. Hadden (which was referred on September 25, 2025) to amend Section 4-60-023 of the Municipal Code of Chicago to disallow issuance of additional package goods licenses on a portion of North Clark Street, begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on October 9, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

The following is said ordinance as passed:

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

SECTION 1. The City Council finds that the area described in Section 2 of this ordinance is adversely affected by the over-concentration of businesses licensed to sell alcoholic liquor within and near the area.

SECTION 2. Section 4-60-023 of the Municipal Code of Chicago is hereby amended by inserting the underscored language to subsection 4-60-023 (49.28).

4-60-023 Restrictions On Additional Package Goods Licenses.

Subject to the provisions of subsection 4-60-02(c), no additional package goods license shall be issued for any premises located within the following areas:

(Omitted text is unaffected by this ordinance.)

(49.28) On Clark Street, from Touhy Avenue to Lunt Avenue.

(Omitted text is unaffected by this ordinance.)

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

AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY ADDING NEW SUBSECTION 49.29 TO DISALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF N. CLARK ST.

[O2025-0019892]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 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 E. Hadden (which was referred on September 25, 2025) to amend Section 4-60-023 of the Municipal Code of Chicago to disallow issuance of additional package goods licenses on a portion of North Clark Street, begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on October 9, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

The following is said ordinance as passed:

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

SECTION 1. The City Council finds that the area described in Section 2 of this ordinance is adversely affected by the over-concentration of businesses licensed to sell alcoholic liquor within and near the area.

SECTION 2. Section 4-60-023 of the Municipal Code of Chicago is hereby amended by inserting the underscored language to subsection 4-60-023 (49.29).

4-60-023 Restrictions On Additional Package Goods Licenses.

Subject to the provisions of subsection 4-60-02(c), no additional package goods license shall be issued for any premises located within the following areas:

(Omitted text is unaffected by this ordinance.)

(49.29) <u>On Clark Street, from Lunt Avenue to Pratt Boulevard.</u>

(Omitted text is unaffected by this ordinance.)

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

AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING SUBSECTION 49.30 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF N. CLARK ST.

[O2025-0019902]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 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 E. Hadden (which was referred on September 25, 2025) to amend the Municipal Code of Chicago by lifting subsection 4-60-023 (49.30) to allow the issuance of additional packaged goods licenses on a portion of North Clark Street, begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on October 9, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 Package Goods Licenses.

Subject to the provisions of subsection 4-60-02(c), no additional package goods license shall be issued for any premises located within the following areas:

(Omitted text is unaffected by this ordinance.)

~~(49.30) On Clark Street, from Pratt Boulevard to Wallen Avenue.~~

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance shall be in full force and effect upon passage and publication.

CALL ON NATIONAL RESTAURANT ASSOCIATION TO EXPAND "ANGEL SHOT" TRAINING FOR BEVERAGE ALCOHOL SELLERS.

[R2025-0017091]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, October 16, 2025.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration a resolution introduced by Alderperson Brian Hopkins (which was referred on May 7, 2025) calling on the National Restaurant Association to expand "Angel Shot" training for alcohol sellers, begs leave to recommend that Your Honorable Body *Adopt* the proposed resolution which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on October 9, 2025.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

The following is said resolution as adopted:

WHEREAS, The National Restaurant Association currently has over 40,000 members, representing nearly 500,000 foodservice establishments; and

WHEREAS, The Illinois Restaurant Association remains dedicated to promoting, protecting, educating and improving the restaurant industry in Illinois; and

WHEREAS, Alarming Rape, Abuse & Incest National Network (RAINN) reports reveal sexual assaults occur every 68 seconds in America; and

WHEREAS, The coded call for assistance "Angel Shot", has been utilized to signal to hospitality staff that a customer is unsafe or feels threatened; now, therefore,

Be It Resolved, The City Council of Chicago calls on the National Restaurant Association to include training on responding to the coded call for assistance known as "Angel Shot" into mandatory BASSET training for Beverage Alcohol Sellers.

COMMITTEE ON PEDESTRIAN AND TRAFFIC SAFETY.

REPEAL OF PARKING METERS ON PORTIONS OF S. ARCHER AVE.
[SO2025-0020336]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, October 16, 2025.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, to which was referred a proposed ordinance to repeal parking meters on portions of South Archer Avenue, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 remove parking meters at the below listed location:

Ward	Location
12	Repeal parking meters at South Archer Avenue (west side of the street) from South Kedzie Avenue to South Albany Avenue and South Archer Avenue (east side of the street) from South Kedzie Avenue to South Troy Street. [O2025-0020141]

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)

[SO2025-0020333]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, October 16, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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	1534 North Artesian Avenue -- Disabled Parking Permit Number 124297; [O2025-0020031]
1	2642 West Homer Street -- Disabled Parking Permit Number 137686; [O2025-0020032]
1	1825 North Talman Avenue -- Disabled Parking Permit Number 137782; [O2025-0020033]
1	2573 West Lyndale Street -- Disabled Parking Permit Number 137225; [O2025-0020252]
3	438 East Oakwood Boulevard -- Disabled Parking Permit Number 31969; [O2025-0019084]
3	4207 South Calumet Avenue -- Disabled Parking Permit Number 136776; [O2025-0020036]

Ward	Location And Permit Number
4	3434 South Calumet Avenue -- Disabled Parking Permit Number 136926; [O2025-0020228]
6	7354 South Indiana Avenue -- Disabled Parking Permit Number 136937; [O2025-0019011]
6	7841 South Indiana Avenue -- Disabled Parking Permit Number 135640; [O2025-0019088]
6	8222 South Lafayette Avenue -- Disabled Parking Permit Number 136113; [O2025-0019172]
6	7836 South Indiana Avenue -- Disabled Parking Permit Number 137059; [O2025-0019749]
6	7949 South Calumet Avenue -- Disabled Parking Permit Number 137079; [O2025-0019751]
6	7339 South Prairie Avenue -- Disabled Parking Permit Number 136881; [O2025-0020225]
7	8749 South Kingston Avenue -- Disabled Parking Permit Number 136276; [O2025-0019052]
7	8719 South Saginaw Avenue -- Disabled Parking Permit Number 135563; [O2025-0019189]
7	7652 South Kingston Avenue -- Disabled Parking Permit Number 135574; [O2025-0019421]
7	9645 South Jeffrey Avenue -- Disabled Parking Permit Number 136993; [O2025-0019629]
7	7952 South Brandon Avenue -- Disabled Parking Permit Number 136273; [O2025-0019630]
7	8452 South Manistee Avenue -- Disabled Parking Permit Number 137173; [O2025-0019659]
7	7618 South Kingston Avenue -- Disabled Parking Permit Number 137170; [O2025-0019660]
7	9216 South Kingston Avenue -- Disabled Parking Permit Number 136169; [O2025-0020191]

Ward	Location And Permit Number
8	8114 South Woodlawn Avenue -- Disabled Parking Permit Number 135425; [O2025-0019065]
8	728 East 88th Place -- Disabled Parking Permit Number 136245; [O2025-0019067]
8	639 East 89th Place -- Disabled Parking Permit Number 135426; [O2025-0019070]
8	9029 South Euclid Avenue -- Disabled Parking Permit Number 137383; [O2025-0019434]
8	627 East 89th Place -- Disabled Parking Permit Number 131626; [O2025-0019435]
8	8423 South Crandon Avenue -- Disabled Parking Permit Number 135302; [O2025-0019436]
8	8808 South Dauphin Avenue -- Disabled Parking Permit Number 136089; [O2025-0019675]
8	830 East 89th Street -- Disabled Parking Permit Number 135293; [O2025-0019775]
8	645 East 89th Place -- Disabled Parking Permit Number 137086; [O2025-0020241]
9	10053 South Forest Avenue -- Disabled Parking Permit Number 135945; [O2025-0020186]
9	10548 South Vernon Avenue -- Disabled Parking Permit Number 136714; [O2025-0020208]
9	12430 South Yale Avenue -- Disabled Parking Permit Number 136994; [O2025-0020234]
10	9634 South Commercial Avenue -- Disabled Parking Permit Number 121464; [O2025-0019122]
10	10446 South Avenue G -- Disabled Parking Permit Number 135808; [O2025-0019124]
10	9755 South Commercial Avenue -- Disabled Parking Permit Number 135550; [O2025-0019847]

Ward	Location And Permit Number
10	10008 South Exchange Avenue -- Disabled Parking Permit Number 136285; [O2025-0020193]
10	11336 South Avenue N -- Disabled Parking Permit Number 136649; [O2025-0020205]
10	10653 South Avenue F -- Disabled Parking Permit Number 136827; [O2025-0020221]
10	2750 East 127th Street -- Disabled Parking Permit Number 136990; [O2025-0020233]
11	2626 South Emerald Avenue -- Disabled Parking Permit Number 136622; [O2025-0018957]
11	609 West 32nd Street -- Disabled Parking Permit Number 135957; [O2025-0018958]
11	732 West 31st Street (signs to be posted at 3056 South Emerald Avenue) -- Disabled Parking Permit Number 136723; [O2025-0019080]
11	3136 South Wells Street -- Disabled Parking Permit Number 137278; [O2025-0019081]
11	214 West 30th Street -- Disabled Parking Permit Number 137006; [O2025-0019218]
11	3057 South Farrell Street -- Disabled Parking Permit Number 136069; [O2025-0020188]
12	4423 South Homan Avenue -- Disabled Parking Permit Number 135866; [O2025-0018925]
12	4630 South Rockwell Street -- Disabled Parking Permit Number 136592; [O2025-0018926]
12	4247 South Sacramento Avenue -- Disabled Parking Permit Number 134234; [O2025-0018956]
12	4328 South Mozart Street -- Disabled Parking Permit Number 130538; [O2025-0019772]

Ward	Location And Permit Number
12	4153 South Rockwell Street -- Disabled Parking Permit Number 136762; [O2025-0020214]
13	6455 South Karlov Avenue -- Disabled Parking Permit Number 110624; [O2025-0020038]
13	6331 South Karlov Avenue -- Disabled Parking Permit Number 136612; [O2025-0020039]
13	6446 South Lamon Avenue -- Disabled Parking Permit Number 136613; [O2025-0020040]
13	6017 South Kilpatrick Avenue -- Disabled Parking Permit Number 136615; [O2025-0020041]
13	6615 South Knox Avenue -- Disabled Parking Permit Number 136694; [O2025-0020042]
13	5941 West 64th Street -- Disabled Parking Permit Number 136767; [O2025-0020043]
13	5732 South Keeler Avenue -- Disabled Parking Permit Number 136888; [O2025-0020044]
13	6736 West 63rd Place -- Disabled Parking Permit Number 136893; [O2025-0020046]
13	4058 West 57th Place -- Disabled Parking Permit Number 136894; [O2025-0020047]
13	6729 West 64th Street -- Disabled Parking Permit Number 137052; [O2025-0020048]
13	6240 West 63rd Place -- Disabled Parking Permit Number 136934; [O2025-0020049]
13	5836 South Mobile Avenue -- Disabled Parking Permit Number 137054; [O2025-0020050]
13	4105 West 57th Place -- Disabled Parking Permit Number 137545; [O2025-0020051]
13	6655 South Kenneth Avenue -- Disabled Parking Permit Number 137549; [O2025-0020052]

Ward	Location And Permit Number
13	6434 South Kilpatrick Avenue -- Disabled Parking Permit Number 132842; [O2025-0020168]
14	5504 South Albany Avenue -- Disabled Parking Permit Number 135140; [O2025-0020055]
14	4922 South Tripp Avenue -- Disabled Parking Permit Number 136493; [O2025-0020056]
14	3040 West 54th Place -- Disabled Parking Permit Number 136878; [O2025-0020057]
14	5157 South Fairfield Avenue -- Disabled Parking Permit Number 137013; [O2025-0020058]
14	3308 West Marquette Road (signs to be posted at 6646 South Spaulding Avenue) -- Disabled Parking Permit Number 137034; [O2025-0020059]
14	5300 South Richmond Street (signs to be posted at 2941 West 53rd Street) -- Disabled Parking Permit Number 137090; [O2025-0020060]
14	3238 West 65th Place -- Disabled Parking Permit Number 137134; [O2025-0020061]
14	4519 South Harding Avenue -- Disabled Parking Permit Number 137172; [O2025-0020063]
14	5645 South Homan Avenue -- Disabled Parking Permit Number 136329; [O2025-0020194]
15	4500 South Justine Street (signs to be posted at 1532 West 45th Street) -- Disabled Parking Permit Number 136838; [O2025-0018961]
16	6533 South Hamilton Avenue -- Disabled Parking Permit Number 136554; [O2025-0018962]
16	6122 South Ada Street -- Disabled Parking Permit Number 136981; [O2025-0019068]
16	6029 South Elizabeth Street -- Disabled Parking Permit Number 135692; [O2025-0019071]

Ward	Location And Permit Number
16	6745 South Winchester Avenue -- Disabled Parking Permit Number 135527; [O2025-0019087]
16	7012 South Green Street -- Disabled Parking Permit Number 135468; [O2025-0019105]
16	6645 South Talman Avenue -- Disabled Parking Permit Number 136366; [O2025-0019115]
16	5335 South Honore Street -- Disabled Parking Permit Number 136745; [O2025-0019117]
16	2610 West 65th Street -- Disabled Parking Permit Number 136085; [O2025-0019118]
16	5935 South Damen Avenue -- Disabled Parking Permit Number 133417; [O2025-0019119]
16	5746 South Lowe Avenue -- Disabled Parking Permit Number 136546; [O2025-0020200]
16	6457 South Hoyne Avenue -- Disabled Parking Permit Number 136570; [O2025-0020203]
16	6845 South Carpenter Street -- Disabled Parking Permit Number 136867; [O2025-0020222]
16	6039 South May Street -- Disabled Parking Permit Number 136938; [O2025-0020229]
16	6018 South Ada Street -- Disabled Parking Permit Number 137023; [O2025-0020237]
16	6405 South Laflin Street -- Disabled Parking Permit Number 137080; [O2025-0020240]
17	8134 South Wolcott Avenue -- Disabled Parking Permit Number 136137; [O2025-0018906]
17	7545 South Wood Street -- Disabled Parking Permit Number 130278; [O2025-0018955]
17	1463 West 73rd Place -- Disabled Parking Permit Number 139638; [O2025-0019108]

Ward	Location And Permit Number
17	7124 South Campbell Avenue -- Disabled Parking Permit Number 134142; [O2025-0019110]
17	7732 South Hermitage Avenue -- Disabled Parking Permit Number 136917; [O2025-0019111]
17	1634 West 71st Street -- Disabled Parking Permit Number 130172; [O2025-0019112]
17	1759 West 71st Street -- Disabled Parking Permit Number 135220; [O2025-0019113]
17	7548 South Marshfield Avenue -- Disabled Parking Permit Number 136035; [O2025-0019241]
17	7653 South Laflin Street -- Disabled Parking Permit Number 135590; [O2025-0020173]
17	7208 South Paulina Street -- Disabled Parking Permit Number 136772; [O2025-0020216]
17	7819 South May Street -- Disabled Parking Permit Number 136949; [O2025-0020231]
17	7206 South Peoria Street -- Disabled Parking Permit Number 137042; [O2025-0020239]
18	3733 West Pippin Street -- Disabled Parking Permit Number 136397; [O2025-0019265]
18	3919 West 84th Place -- Disabled Parking Permit Number 135117; [O2025-0019279]
18	8059 South Whipple Street -- Disabled Parking Permit Number 136176; [O2025-0020192]
18	2968 West Columbus Avenue -- Disabled Parking Permit Number 136720; [O2025-0020210]
18	3736 West 78th Place -- Disabled Parking Permit Number 137004; [O2025-0020235]
20	310 East 61st Street -- Disabled Parking Permit Number 137028; [O2025-0020132]

Ward	Location And Permit Number
20	5042 South Champlain Avenue -- Disabled Parking Permit Number 137144; [O2025-0020133]
20	1536 West 49th Street -- Disabled Parking Permit Number 132127; [O2025-0020134]
20	4738 South Throop Street -- Disabled Parking Permit Number 136100; [O2025-0020189]
21	11342 South Racine Street -- Disabled Parking Permit Number 129200; [O2025-0020065]
21	9636 South Peoria Street -- Disabled Parking Permit Number 134889; [O2025-0020066]
21	10502 South Green Street -- Disabled Parking Permit Number 136673; [O2025-0020068]
21	10126 South Peoria Street -- Disabled Parking Permit Number 135741; [O2025-0020183]
21	9221 South Racine Avenue -- Disabled Parking Permit Number 136396; [O2025-0020197]
21	8952 South Union Avenue -- Disabled Parking Permit Number 136471; [O2025-0020198]
21	9331 South Laflin Street -- Disabled Parking Permit Number 136715; [O2025-0020209]
22	4829 South Lamon Avenue -- Disabled Parking Permit Number 137309; [O2025-0020074]
22	4420 South Kilpatrick Avenue -- Disabled Parking Permit Number 134151; [O2025-0020069]
22	2700 South Keeler Avenue (signs to be posted at 4207 West 27th Street) -- Disabled Parking Permit Number 134918; [O2025-0020070]
22	4923 South Leamington Avenue -- Disabled Parking Permit Number 135831; [O2025-0020071]

Ward	Location And Permit Number
22	4945 South La Crosse Avenue -- Disabled Parking Permit Number 136721; [O2025-0020072]
22	2839 South Kilbourn Avenue -- Disabled Parking Permit Number 136824; [O2025-0020073]
22	2831 South Harding Avenue -- Disabled Parking Permit Number 137330; [O2025-0020075]
22	3147 South Kedvale Avenue -- Disabled Parking Permit Number 136811; [O2025-0020218]
22	4622 South Lawler Avenue -- Disabled Parking Permit Number 136869; [O2025-0020224]
23	7240 South Avers Avenue -- Disabled Parking Permit Number 137019; [O2025-0018965]
23	5301 South Melvina Avenue (signs to be posted on side of the house on West 53rd Street to line up with courtesy walk) -- Disabled Parking Permit Number 135895; [O2025-0019297]
23	5029 South Lavergne Avenue -- Disabled Parking Permit Number 134829; [O2025-0019301]
23	5948 South Komensky Avenue -- Disabled Parking Permit Number 136738; [O2025-0019306]
23	5138 South Major Avenue -- Disabled Parking Permit Number 135661; [O2025-0020165]
23	5217 South Kolmar Avenue -- Disabled Parking Permit Number 136904; [O2025-0020227]
24	1218 South Central Park Avenue -- Disabled Parking Permit Number 136559; [O2025-0018918]
24	3617 West Lexington Street -- Disabled Parking Permit Number 135009; [O2025-0018920]
24	1828 South Avers Avenue -- Disabled Parking Permit Number 136460; [O2025-0019417]

Ward	Location And Permit Number
25	2008 West 19th Street -- Disabled Parking Permit Number 135384; [O2025-0019678]
25	2125 West 19th Street -- Disabled Parking Permit Number 135930; [O2025-0019679]
26	2051 North Kilbourn Avenue -- Disabled Parking Permit Number 134304; [O2025-0018853]
26	1137 North Harding Avenue -- Disabled Parking Permit Number 134419; [O2025-0018867]
26	1515 North Washtenaw Avenue -- Disabled Parking Permit Number 136235; [O2025-0018868]
26	1536 North St. Louis Avenue -- Disabled Parking Permit Number 136739; [O2025-0018915]
26	2147 North Laporte Avenue -- Disabled Parking Permit Number 131122; [O2025-0018966]
26	1514 North Kedzie Avenue -- Disabled Parking Permit Number 132521; [O2025-0018969]
26	3949 West North Avenue (signs to be posted at 1599 North Harding Avenue) -- Disabled Parking Permit Number 132904; [O2025-0018972]
26	1842 North Sawyer Avenue -- Disabled Parking Permit Number 136902; [O2025-0018974]
26	2228 North Knox Avenue -- Disabled Parking Permit Number 137293; [O2025-0018975]
26	1154 North Campbell Avenue -- Disabled Parking Permit Number 136971; [O2025-0019090]
26	1830 North Kedvale Avenue -- Disabled Parking Permit Number 137048; [O2025-0019091]
26	3324 West Crystal Street -- Disabled Parking Permit Number 137084; [O2025-0019092]

Ward	Location And Permit Number
26	1922 North Richmond Street -- Disabled Parking Permit Number 136921; [O2025-0019093]
26	1637 North Kedvale Avenue -- Disabled Parking Permit Number 137141; [O2025-0019094]
26	1623 North Karlov Avenue -- Disabled Parking Permit Number 137223; [O2025-0019095]
26	1619 North Spaulding Avenue -- Disabled Parking Permit Number 137140; [O2025-0019096]
26	3352 West Potomac Avenue -- Disabled Parking Permit Number 136897; [O2025-0019097]
26	1500 North Avers Avenue -- Disabled Parking Permit Number 136458; [O2025-0019098]
26	1624 North Washtenaw Avenue -- Disabled Parking Permit Number 136218; [O2025-0019099]
26	3243 West Crystal Street -- Disabled Parking Permit Number 136877; [O2025-0019100]
26	1738 North Whipple Street -- Disabled Parking Permit Number 135834; [O2025-0019360]
26	2228 North Knox Avenue -- Disabled Parking Permit Number 137291; [O2025-0019809]
26	1644 North Rockwell Street -- Disabled Parking Permit Number 137360; [O2025-0019868]
27	838 North Noble Street -- Disabled Parking Permit Number 133545; [O2025-0018234]
27	2018 West Maypole Avenue -- Disabled Parking Permit Number 136068; [O2025-0018261]
27	914 North St. Louis Avenue -- Disabled Parking Permit Number 136659; [O2025-0018469]
27	1365 North Hudson Avenue -- Disabled Parking Permit Number 136686; [O2025-0018898]

Ward	Location And Permit Number
28	4849 West Adams Street -- Disabled Parking Permit Number 136091; [O2025-0019680]
28	158 North La Crosse Avenue -- Disabled Parking Permit Number 136713; [O2025-0019690]
28	3249 West Walnut Street -- Disabled Parking Permit Number 136359; [O2025-0019691]
28	3541 West Carroll Avenue -- Disabled Parking Permit Number 136514; [O2025-0019693]
28	4146 West Washington Boulevard -- Disabled Parking Permit Number 135941; [O2025-0019694]
29	5616 West Huron Street -- Disabled Parking Permit Number 134957; [O2025-0020171]
29	1536 North Mayfield Avenue -- Disabled Parking Permit Number 136108; [O2025-0020190]
29	1028 South Mayfield Avenue -- Disabled Parking Permit Number 136369; [O2025-0020196]
29	3123 North Oleander Avenue -- Disabled Parking Permit Number 136779; [O2025-0020217]
29	5467 West Washington Boulevard -- Disabled Parking Permit Number 136946; [O2025-0020230]
29	1625 North Mango Avenue -- Disabled Parking Permit Number 137275; [O2025-0020254]
30	3319 North Kolmar Avenue -- Disabled Parking Permit Number 135712; [O2025-0019822]
30	5436 West Henderson Street -- Disabled Parking Permit Number 135805; [O2025-0020184]
30	5619 West Henderson Street -- Disabled Parking Permit Number 136653; [O2025-0020206]
30	5446 West Altgeld Street -- Disabled Parking Permit Number 136732; [O2025-0020211]

Ward	Location And Permit Number
31	2325 North Kilbourn Avenue -- Disabled Parking Permit Number 136437; [O2025-0019361]
31	4936 West Schubert Avenue -- Disabled Parking Permit Number 136636; [O2025-0019439]
31	2550 North Leclaire Avenue -- Disabled Parking Permit Number 137083; [O2025-0019440]
31	5142 West George Street -- Disabled Parking Permit Number 136898; [O2025-0019442]
31	4930 West Fletcher Street (signs to be posted at 4932 West Fletcher Street) -- Disabled Parking Permit Number 137834; [O2025-0020150]
31	2903 North Kolmar Avenue -- Disabled Parking Permit Number 137256; [O2025-0020253]
31	5005 West Altgeld Street -- Disabled Parking Permit Number 137393; [O2025-0020257]
32	2210 West Shakespeare Avenue -- Disabled Parking Permit Number 136525; [O2025-0019652]
33	3516 West Leland Avenue -- Disabled Parking Permit Number 136997; [O2025-0019196]
33	4730 North Central Park Avenue -- Disabled Parking Permit Number 136552; [O2025-0019197]
33	4733 North Lawndale Avenue -- Disabled Parking Permit Number 13642; [O2025-0019199]
33	4245 North Sacramento Avenue -- Disabled Parking Permit Number 137233; [O2025-0019201]
33	3679 North Elston Avenue -- Disabled Parking Permit Number 135996; [O2025-0019204]
33	3743 West Wilson Avenue -- Disabled Parking Permit Number 134127; [O2025-0019206]

Ward	Location And Permit Number
33	3270 North Elston Avenue -- Disabled Parking Permit Number 136975; [O2025-0020232]
34	834 North Central Park Avenue -- Disabled Parking Permit Number 135740; [O2025-0019591]
35	2037 North Keeler Avenue -- Disabled Parking Permit Number 136617; [O2025-0020081]
35	2423 North Ridgeway Avenue -- Disabled Parking Permit Number 136627; [O2025-0020082]
35	3816 West Wrightwood Avenue -- Disabled Parking Permit Number 137554; [O2025-0020083]
35	2423 North Spaulding Avenue -- Disabled Parking Permit Number 1356542; [O2025-0020084]
35	2820 North Spaulding Avenue -- Disabled Parking Permit Number 135971; [O2025-0020187]
35	3427 West Lyndale Street -- Disabled Parking Permit Number 136632; [O2025-0020204]
35	2817 North Kedzie Avenue -- Disabled Parking Permit Number 136759; [O2025-0020213]
36	1435 North Kolin Avenue -- Disabled Parking Permit Number 131866; [O2025-0019812]
36	2230 North Mason Avenue -- Disabled Parking Permit Number 133420; [O2025-0019813]
36	2119 North Merrimac Avenue -- Disabled Parking Permit Number 134844; [O2025-0019814]
36	2540 North New England Avenue -- Disabled Parking Permit Number 135279; [O2025-0019815]
36	2613 West Iowa Street -- Disabled Parking Permit Number 135969; [O2025-0019816]
36	2342 North Menard Avenue -- Disabled Parking Permit Number 134851; [O2025-0020170]

Ward	Location And Permit Number
36	1351 North Avers Avenue -- Disabled Parking Permit Number 136755; [O2025-0020212]
37	4909 West St. Paul Avenue -- Disabled Parking Permit Number 129473; [O2025-0019013]
37	5236 West Kamerling Avenue -- Disabled Parking Permit Number 136078; [O2025-0019015]
37	1304 North Lorel Avenue -- Disabled Parking Permit Number 135739; [O2025-0019024]
37	1424 North Luna Avenue -- Disabled Parking Permit Number 135329; [O2025-0020172]
37	4448 West Walton Street -- Disabled Parking Permit Number 135938; [O2025-0020185]
37	814 North Lawler Avenue -- Disabled Parking Permit Number 136499; [O2025-0020199]
37	5407 West Cortez Street -- Disabled Parking Permit Number 136562; [O2025-0020201]
37	747 North Lockwood Avenue -- Disabled Parking Permit Number 136712; [O2025-0020207]
37	5014 West Superior Street -- Disabled Parking Permit Number 136825; [O2025-0020220]
37	742 North Leclaire Avenue -- Disabled Parking Permit Number 137032; [O2025-0020238]
37	4877 West Concord Place -- Disabled Parking Permit Number 137163; [O2025-0020244]
37	4200 West Walton Street -- Disabled Parking Permit Number 137470; [O2025-0020255]
37	557 North Long Avenue -- Disabled Parking Permit Number 137476; [O2025-0020258]
38	3715 North Oleander Avenue -- Disabled Parking Permit Number 137571; [O2025-0019343]

Ward	Location And Permit Number
38	6144 West Grace Street -- Disabled Parking Permit Number 135978; [O2025-0019344]
38	3651 North Pontiac Avenue -- Disabled Parking Permit Number 137215; [O2025-0019345]
38	5937 West Belle Plaine Avenue -- Disabled Parking Permit Number 137077; [O2025-0019346]
38	4509 North Monitor Avenue -- Disabled Parking Permit Number 135681; [O2025-0020182]
39	2845 West Berwyn Avenue -- Disabled Parking Permit Number 129407; [O2025-0020142]
39	4306 North Keystone Avenue (signs to be posted at 4304 North Keystone Avenue) -- Disabled Parking Permit Number 136758; [O2025-0020143]
39	4421 North Keeler Avenue (signs to be posted at 4419 North Keeler Avenue) -- Disabled Parking Permit Number 137524; [O2025-0020144]
39	4821 North Kostner Avenue -- Disabled Parking Permit Number 137242; [O2025-0020145]
39	4905 North Kruger Avenue -- Disabled Parking Permit Number 136817; [O2025-0020146]
39	4925 North Harding Avenue -- Disabled Parking Permit Number 137356; [O2025-0020147]
39	5016 North Central Park Avenue -- Disabled Parking Permit Number 137161; [O2025-0020151]
39	5231 North La Crosse Avenue -- Disabled Parking Permit Number 137511; [O2025-0020152]
39	5628 North Kedvale Avenue -- Disabled Parking Permit Number 137097; [O2025-0020156]
39	6310 North Tripp Avenue -- Disabled Parking Permit Number 137856; [O2025-0020157]

Ward	Location And Permit Number
40	6652 North Seeley Avenue -- Disabled Parking Permit Number 137597; [O2025-0020135]
40	6826 North Ridge Boulevard -- Disabled Parking Permit Number 136683; [O2025-0020136]
41	8432 West Catalpa Avenue -- Disabled Parking Permit Number 127176; [O2025-0020086]
41	7259 West Palatine Avenue -- Disabled Parking Permit Number 137224; [O2025-0020245]
48	1473 West Farragut Avenue -- Disabled Parking Permit Number 137010; [O2025-0020236]
48	1535 West Highland Avenue -- Disabled Parking Permit Number 137121; [O2025-0020243]
49	1655 West Wallen Avenue -- Disabled Parking Permit Number 136563; [O2025-0020126]
49	6812 North Wayne Avenue -- Disabled Parking Permit Number 137375; [O2025-0020127]
49	7111 North Paulina Street -- Disabled Parking Permit Number 137244; [O2025-0020138]
49	1644 West Estes Avenue -- Disabled Parking Permit Number 137298; [O2025-0020158]
49	1632 West Touhy Avenue -- Disabled Parking Permit Number 137359; [O2025-0020163]
49	1345 West Touhy Avenue -- Disabled Parking Permit Number 137182; [O2025-0020164]
50	2537 West North Shore Avenue -- Disabled Parking Permit Number 136766; [O2025-0020215]
50	6087 North Albany Avenue -- Disabled Parking Permit Number 137280; [O2025-0020256]

Repeal Of Disabled Permit Parking:

Ward	Location And Permit Number
7	Repeal Disabled Parking Permit Number 133402 at 9243 South Clyde Avenue; [O2025-0019072]
11	Repeal Disabled Permit Parking Number 133021 at 3514 South Emerald Avenue; [O2025-0019219]
13	Repeal Disabled Parking Permit Number 73139 at 5737 South Mason Avenue; [O2025-0019760]
13	Repeal Disabled Parking Permit Number 133057 at 6330 South Keating Avenue; [O2025-0019762]
13	Repeal Disabled Parking Permit Number 131706 at 6124 South Keeler Avenue; [O2025-0019764]
13	Repeal Disabled Parking Permit Number 132395 at 6454 West 64th Street; [O2025-0019767]
13	Repeal Disabled Parking Permit Number 131491 at 6423 South Lavergne Avenue; [O2025-0019769]
18	Repeal Disabled Parking Permit Number 130785 at 7922 South Fairfield Avenue; [O2025-0019260]
18	Repeal Disabled Parking Permit Number 117186 at 7206 South Fairfield Avenue; [O2025-0019261]
19	Repeal Disabled Parking Permit Number 131120 at 1645 West 100th Place; [O2025-0019466]
23	Repeal Disabled Parking Permit Number 126377 at 3924 West 64th Place; [O2025-0018990]
23	Repeal Disabled Parking Permit Number 127168 at 5331 South Avers Avenue; [O2025-0019296]

Ward	Location And Permit Number
23	Repeal Disabled Parking Permit Number 92083 at 5218 South Latrobe Avenue; [O2025-0019298]
23	Repeal Disabled Parking Permit Number 119974 at 3941 West 61st Place; [O2025-0019304]
23	Repeal Disabled Parking Permit Number 69652 at 3637 West 69th Street; [O2025-0019305]
26	Repeal Disabled Parking Permit Number 129375 at 1744 North Drake Avenue; [O2025-0018960]
26	Repeal Disabled Parking Permit Number 54491 at 1853 North Albany Avenue; [O2025-0019667]
26	Repeal Disabled Parking Permit Number 124714 at 1748 North Whipple Street; [O2025-0019765]
26	Repeal Disabled Parking Permit Number 99415 at 3227 West Beach Avenue; [O2025-0019768]
26	Repeal Disabled Parking Permit Number 105022 at 3330 West Evergreen Avenue; [O2025-0019770]
31	Repeal Disabled Parking Permit Number 119216 at 2323 North Latrobe Avenue; [O2025-0019445]
31	Repeal Disabled Parking Permit Number 118251 at 4949 West Deming Place; [O2025-0019895]
32	Repeal Disabled Parking Permit Number 112259 at 1902 West Dickens Avenue; [O2025-0018988]
38	Repeal Disabled Parking Permit Number 132372 at 4223 North Moody Avenue; [O2025-0019347]
38	Repeal Disabled Parking Permit Number 101871 at 3737 North Nora Avenue; [O2025-0019348]

Ward	Location And Permit Number
38	Repeal Disabled Parking Permit Number 121947 at 3947 North Octavia Avenue; [O2025-0019641]
44	Repeal Disabled Parking Permit Number 129318 at 714 West Oakdale Avenue; [O2025-0019663]
45	Repeal Disabled Parking Permit Number 28620 at 5015 West Ainslie Street; [O2025-0019453]
45	Repeal Disabled Parking Permit Number 130760 at 4631 North Lawler Avenue. [O2025-0019457]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

ESTABLISHMENT AND AMENDMENT OF NO PARKING ZONES.

[SO2025-0020335]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, October 16, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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
8	Repeal ordinance passed May 25, 1948, *Journal of the Proceedings of the City Council of the City of Chicago*, page 2407, which reads: "South Kenwood Avenue, from East 78th Street to East 79th Street -- no parking -- at all times" by striking the above; [O2025-0019078]
10	East 131st Street (south side) from a point 70 feet west of South Ellis Avenue to a point 110 feet west thereof -- no parking -- except for Zipcar sharing vehicles only -- at all times -- all days; [SO2025-0020037]
12	Repeal ordinance passed May 10, 1951, *Journal of the Proceedings of the City Council of the City of Chicago*, pages 179 to 180, which reads: "South Archer Avenue, from South State Street to West 47th Street (south side) -- no parking/tow-away zone -- 7:00 A.M. to 9:00 A.M. -- Monday through Friday (north side) -- no parking/tow-away zone -- 4:00 P.M. to 6:00 P.M. -- Monday through Friday" by striking the above and adding: "South Archer Avenue, from South State Street to South Western Avenue (south side) -- no parking/tow-away zone -- 7:00 A.M. to 9:00 A.M. -- Monday through Friday (north side) -- no parking/tow-away zone -- 4:00 P.M. to 6:00 P.M. -- Monday to Friday"; [O2025-0020139]

Ward	Location
24	West 16th Street (north side) from South Christiana Avenue to South Homan Avenue -- no parking/tow-away zone -- at all times -- all days; [SO2025-0017870]
29	Amend ordinance passed July 21, 2004, *Journal of the Proceedings of the City Council of the City of Chicago*, page 28680, which reads: "South Menard Avenue (both sides) from West Roosevelt Road to the first alley north -- no parking/tow-away zone -- 10:00 P.M. to 10:00 A.M." by striking: "10:00 P.M. to 10:00 A.M." and inserting: "7:00 A.M. to 7:00 P.M." in lieu thereof; [O2025-0018931]
30	West Grace Street (south side of the street) from a point 80 feet west of North Kenneth Avenue to a point 13 feet west thereof -- no parking/ no stopping/no standing/tow-away zone -- at all times -- all days (public benefit); [O2025-0020125]
34	South Clinton Street (west side) from a point 195 feet south of West Jackson Boulevard to a point 174 feet south thereof -- no parking/tow-away zone -- except Metra Police vehicles only -- at all times -- all days; [O2025-0019853]
35	Repeal ordinance passed January 12, 1995, *Journal of the Proceedings of the City Council of the City of Chicago,* page 64664, which reads: "North Kimball Avenue (both sides) from West Fullerton Avenue to West North Avenue (west side) -- no parking -- 7:00 A.M. to 9:00 A.M. -- except Saturdays, Sundays, and holidays (east side) -- no parking -- 4:00 P.M. to 6:00 P.M. -- except Saturdays, Sundays, and holidays" by striking the above; [O2025-0020085]
44	Amend ordinance passed February 13, 1985, *Journal of the Proceedings of the City Council of the City of Chicago,* page 13564, which reads: "West Aldine Avenue (south side) from a point 65 feet east of North Clark Street to a point 55 feet east thereof -- no parking -- at all times" by striking: "no parking -- at all times" and inserting: "disabled loading zone" in lieu thereof. [O2025-0019661]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

ESTABLISHMENT AND AMENDMENT OF RESIDENTIAL PERMIT PARKING ZONES.

[SO2025-0020338]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, October 16, 2025.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, to which were referred proposed ordinances and an order to establish and/or amend 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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	Extend Residential Permit Parking Zone 102 by adding 2731 -- 2739 West Prindiville Street (odd side only) -- all days -- all times; [Or2025-0020034]
2	Residential Permit Parking Zone 364/350 at 850 -- 998 North La Salle Drive (west side of the street only) -- at all times -- all days; [O2025-0020035]
4	Residential Permit Parking Zone 2484 at 600 -- 609 East 48th Street (both sides of the street) -- at all times - all days; [O2025-0019302]
8	Residential Permit Parking Zone 2479 at 8715 -- 8759 South Kimbark Avenue (both sides) -- at all times -- all days; [Or2025-0018564]
19	Repeal Residential Permit Parking Zones 28 and Zone 1829 at South Artesian Avenue, from West 109th Street to West 110th Street (both sides of the street) by striking the above; [O2025-0019203]
21	Residential Permit Parking Zone 2481 at 10503 -- 10551 South Morgan Street (east side of the street) -- at all times -- all days; [O2025-0018811]
25	Residential Permit Parking Zone 2486 at 1800 -- 1859 South Carpenter Street (both sides) 5:00 P.M. to 9:00 A.M. -- all days; [O2025-0020076]
25	Residential Permit Parking Zone 2487 at 1000 -- 1037 West Cullerton Street (both sides) -- at all times -- all days; [O2025-0020077]

Ward	Location And Permit Number
26	Amend ordinance passed October 5, 2016, *Journal of the Proceedings of the City Council of the City of Chicago*, page 33871, which reads: "Residential Permit Parking Zone 1963 at 4500 -- 4522 and 4501 -- 4523 West Palmer Street -- at all times -- all days" by striking: "4501 -- 4523"; [O2025-0018837]
26	Residential Permit Parking Zone 2488 at 2201 -- 2259 North Latrobe Avenue (odd side only) -- at all times -- all days; [O2025-0018917]
29	Residential Permit Parking Zone 2489 at 1108 -- 1146 South Menard Avenue (west side of the street) -- at all times -- all days; [O2025-0018983]
33	Amend ordinance passed December 11, 2024, *Journal of the Proceedings of the City Council of the City of Chicago,* page 21647, which reads: "4505 -- 4538 North Spaulding Avenue (both sides) -- 5:00 P.M. to 7:00 A.M. -- all days" by striking: "4505 -- 4538 North Spaulding Avenue (both sides)" and inserting: "4505 -- 4539 (odd side) and 4506 -- 4548 (even side) North Spaulding Avenue" in lieu thereof; [O2025-0019621]
36	Residential Permit Parking Zone 2490 at 1100 -- 1130 and 1101 -- 1119 North Central Park Avenue -- at all times -- all days; [O2025-0019832]
36	Residential Permit Parking Zone 2491 at 1226 -- 1250 North Central Park Avenue (even side only) -- at all times -- all days; [O2025-0019837]
36	Residential Permit Parking Zone 2492 at 2153 -- 2176 North Mango Avenue (both sides) -- at all times -- all days; [O2025-0019845]
50	Residential Permit Parking Zone 2166 at 2601 -- 2699 West Albion Avenue (south side of the street) -- 5:00 P.M. to 9:00 A.M. -- all days. [O2025-0018854]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

ESTABLISHMENT AND AMENDMENT OF INDUSTRIAL PERMIT PARKING ZONES.

[SO2025-0020334]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, October 16, 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 industrial 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 is hereby authorized and directed to establish and/or amend industrial permit parking zones at the below listed locations:

Ward	Location And Permit Number
2	Repeal ordinance which reads: "Industrial Permit Parking Zone 13 at West Goethe Street, from North Wells Street to 250 West Goethe Street (north side of the street) -- at all times -- all days" by striking the above; [O2025-0019010]
25	Industrial Permit Parking Zone 78 at 2500 -- 2524 West 24th Street (north side of the street) -- at all times -- all days. [O2025-0018840]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

INSTALLATION AND AMENDMENT OF TRAFFIC WARNING SIGNS.
[SO2025-0020341]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, October 16, 2025.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, to which were referred proposed ordinances and an order to erect and/or amend traffic warning signs and signals, begs leave to recommend that Your Honorable Body do *Pass* the proposed substitute ordinance submitted herewith.

This recommendation was concurred in by all members of the committee present, with no dissenting votes.

Respectfully submitted,

(Signed) DANIEL LA SPATA,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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
12	South Archer Avenue, from West 47th Street to South Homan Avenue -- speed limitation -- 30 miles per hour; [O2025-0020140]
15	West 44th Street, from South Normal Avenue to South Canal Street -- one-way easterly; [SO2024-0010411]
23	West 72nd Street and South Millard Avenue -- "All-Way Stop" sign, stopping all approaches; [O2025-0019300]
27	North Morgan Street, from West Grand Avenue to West Hubbard Street -- school street closure -- 3:00 P.M. to 3:30 P.M. -- Monday, Tuesday, Thursday, Friday -- 2:00 P.M. to 2:30 P.M. -- Wednesday; [O2025-0018216]
47	North Clark Street and West Argyle Street -- "All-Way Stop" sign, stopping all approaches. [Or2025-0020161]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

COMMITTEE ON TRANSPORTATION AND PUBLIC WAY.

APPOINTMENT OF OSWALDO ALVAREZ AS MEMBER OF REGIONAL TRANSPORTATION AUTHORITY.

[A2025-0019893]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, October 16, 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 *Approve* the proposed Mayoral appointment transmitted herewith for the appointment of Oswaldo Alvarez as a member of the Regional Transportation Authority (A2025-0019893) for a term effective immediately and expiring July 1, 2027, to succeed Sarah Pang, whose term has expired. This appointment was referred to the committee on September 25, 2025.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the committee's recommendation was *Concurred In* and the said proposed appointment of Oswaldo Alvarez as a member of the Regional Transportation Authority 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

APPROVAL OF PLAT OF NNN REIT RESUBDIVISION.

[O2025-0019545]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, October 16, 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 for a proposed subdivision to NNN REIT Resubdivision bounded by North Normandy Avenue, West Grand Avenue and West Armitage Avenue, located in the 29th Ward (O2025-0019545). This ordinance was referred to the committee on September 25, 2025.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

The following is said ordinance as passed:

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

SECTION 1. The Commissioner of the Chicago Department of Transportation (the "Commissioner"), or any of the Commissioner's designees, is each hereby authorized and directed to approve a proposed NNN REIT Resubdivision being a resubdivision of certain lots owned by Net Lease Realty I, Inc., a Maryland corporation ("Owner") in the block bounded by North Normandy Avenue, West Grand Avenue and West Armitage Avenue, and legally described on the attached plat (Exhibit A, CDOT File: 31-29-25-4097), which, for greater certainty, is hereby made a part of this ordinance. Additionally, the legal description is also attached as Exhibit B and the PIN and address range of the properties that are the subject of the resubdivision are included as Exhibit C and incorporated here.

SECTION 2. The resubdivision herein provided for is made under the express condition that the Owner and its successors and assigns, shall hold harmless, indemnify, and defend the City of Chicago from all claims related to the resubdivision.

SECTION 3. The subdivision herein provided for is further made upon the express condition that the Owner shall comply with all the conditions set forth in the Department of Water Management letter dated May 15, 2025, and attached hereto as Exhibit D.

SECTION 4. The resubdivision herein provided for is further made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Owner 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 5. This ordinance shall take effect and be in force from and after its passage and publication. The resubdivision shall take effect and be in force from and after the recording of the published ordinance and approved plat.

Introduced by:

(Signed) Christopher Taliaferro
Alderperson, 29th Ward

CDOT File Number:

31-29-25-4097.

[Exhibits "A" and "D" referred to in this ordinance
printed on pages 34167 through 34169
of this *Journal.*]

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

Exhibit "B".

Legal Description.

That part of Lot 1 lying north of and adjoining a line drawn 10 feet south of and parallel with the south face of the brick wall of a one-story brick building, said line being 220.18 feet south of the north line of said Lot 1, as measured on the west line thereof drawn to a point 220 feet south of said north line of said Lot 1, extended to the east line of said Lot 1, all in Owner's Division of that part of the east 400 feet of the west half of the northeast quarter of Section 31, Township 40 North, Range 13, East of the Third Principal Meridian, lying northerly of the northerly line of the right-of-way of the Chicago, Milwaukee and St. Paul Railroad and southerly of the centerline of Grand Avenue excepting therefrom that part of the east 50 feet thereof deeded to the Chicago Suburban Railroad, according to the plat recorded March 16, 1926, as Document Number 9208730, all in Cook County, Illinois; said above parcel described being 76,347 square feet or 1.753 acres, more or less, together with: Lot 1 in Robert Volk's Subdivision of the east half of Lot 1 and Lots 2 and 10 in Rutherford's Oak Park Avenue and Fullerton Avenue Subdivision of part of the northwest quarter of the northeast quarter of Section 31, Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded November 9, 1927 as Document Number 9836413, all in Cook County, Illinois; said above parcel described being 13,991 square feet or 0.321 acre, more or less, total area of all said above described being 90,338 square feet or 2.07 acres, more or less.

Exhibit "C".

PINs And Address Ranges.

Commonly Known As:

6601 -- 6647 West Grand Avenue; and

2371 -- 2379 North Normandy Avenue.

Permanent Index Numbers:

13-31-204-032-0000; and

13-31-204-001-0000.

Exhibit "A".

Plat Of Resubdivision.

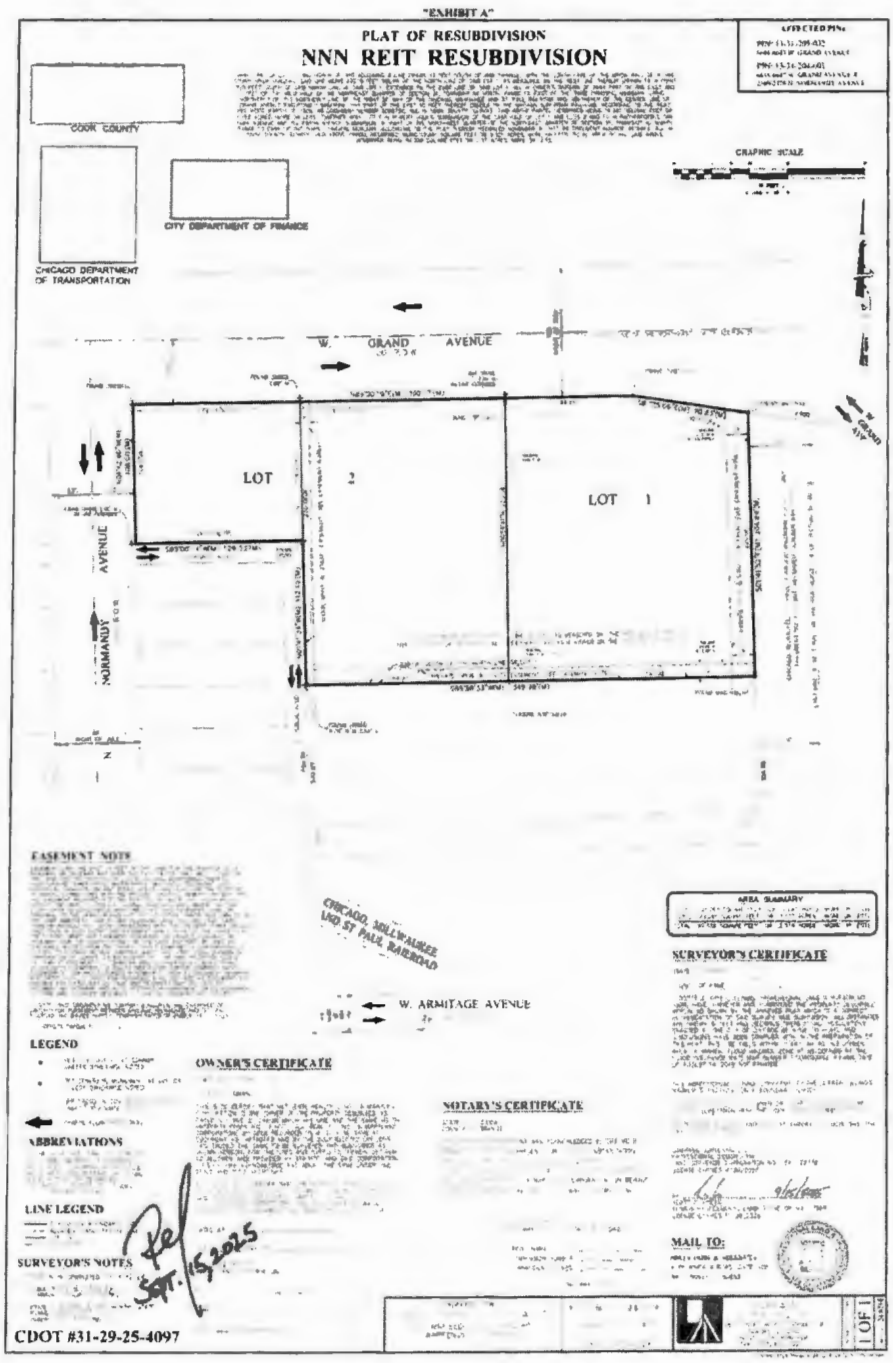


Exhibit "D".

Department Of Water Management Letter.

CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

May 15, 2025

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 Resubdivision Ordinance
29th Ward
For: Net Lease Realty, Inc

Resubdivision bounded by W Grand Ave, N Normandy Ave, Chicago, Milwaukee, St. Paul & Pacific Railroad, and W Medill Ave.

OUC File No. VD-129944

M&P Project No. 31-29-25-4097
Water Atlas Page 173
Sewer Atlas Page 40-1-71

Dear Mr. Kalayil:

This letter is in response to your inquiry concerning the proposed resubdivision. After reviewing our records, the Department of Water Management (DWM) has determined the following:

I) **DWM - Water Section**

There are no public water facilities within the limits of the areas proposed for resubdivision. Therefore, the Water Section has no objection to the proposed resubdivision.

The McGrath Auto Service facility at 6603 W Fullerton Avenue lies south of the proposed resubdivision. The existing water service for this facility lies in the easement as noted on the proposed Lot 1. This easement is the complete responsibility of the property owners. DWM has no involvement with this.

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.

II) **DWM - Sewer Section**

Based on sewer records, there are no public sewer facilities within the limits of the area proposed for subdivision. The lots south of the subdivision do not have direct frontage to any public sewer main. Based on sewer records, there are existing private shared services running through the area proposed for subdivision. Furthermore, based on proposed improvement drawings submitted through OUC-EFP, Lot 1 sewer service will be running through the area of Lot 2.

The Sewer Section has no objection to the proposed subdivision, provided that the beneficiary agrees to the following conditions:

1. The Beneficiary must acknowledge and protect the existing private shared services within the proposed subdivision area.
2. The Beneficiary must establish a covenant agreement with other owners whose existing private shared services run within the proposed subdivision area.
3. The Beneficiary must establish a shared private sewer system to ensure all parcels within and adjoining the subdivision have access to the public sewer main within the right of way. All parcels' sanitary connections must be routed through and connected to the private sewer main, which will ultimately discharge into the public sewer system.
4. A covenant agreement must be established and recorded against the property deed to ensure that all parcels within and adjoining the Subdivision have the legal right to connect to and use the private sewer.
5. All parcels within and adjoining the subdivision shall remain jointly responsible for the operation, maintenance, and any potential abandonment of the private sewer services and all associated appurtenances.

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 312-742-7108.

Very truly yours,

Randy Conner HK

Randy Conner
Commissioner

APPROVAL OF PLAT OF W. PULLMAN INDUSTRIAL SUBDIVISION.
[O2025-0019904]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, October 16, 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 for a proposed subdivision of W. Pullman Industrial Subdivision bounded by West 119th Street, South Morgan Street and West 120th Street, located in the 21st Ward (O2025-0019904). This ordinance was referred to the committee on September 25, 2025.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

The following is said ordinance as passed:

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

SECTION 1. The Commissioner of the Chicago Department of Transportation (the "Commissioner"), or any of the Commissioner's designees, is each hereby authorized and directed to approve a proposed West Pullman Industrial Subdivision, being a subdivision of certain lots owned by the City of Chicago, an Illinois municipal corporation ("Owner"), in the block bounded by West 119th Street, South Morgan Street, and West 120th Street, and legally described in the attached plat (Exhibit A) which, for greater certainty, is hereby made a part of this ordinance. For recording purposes, the legal description of the properties that comprise the subdivision, and the property index numbers (PINs) and addresses associated such properties, are set forth in Exhibits B and C, respectively.

SECTION 2. The subdivision herein provided for is made under the express condition that the Owner and its successors and assigns shall hold harmless, indemnify and defend the City of Chicago from all claims related to the subdivision.

SECTION 3. The subdivision herein provided for is made upon the express condition that the Owner and its successors and assigns shall comply with all the conditions set forth in the Department of Water Management letter dated April 3, 2025, and attached hereto as Exhibit D.

SECTION 4. The subdivision herein provided for is further made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Owner 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 5. This ordinance shall be published by the City Clerk, by causing to be printed in special pamphlet form at least five copies hereof, which copies are to be made available in his office for public inspection and distribution to members of the public who may wish to avail themselves of a copy of this ordinance.

SECTION 6. This ordinance shall take effect and be in force from and after its passage and publication. The subdivision shall take effect and be in force from and after the recording of the published ordinance and approved plat.

Introduced by:

(Signed) Ronnie L. Mosley
Alderperson, 21st Ward

CDOT File Number:

29-21-24-4077A.

[Exhibits "A" and "D" referred to in this ordinance printed on pages 34174 through 34177 of this *Journal*.]

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

Exhibit "B".

Legal Description.

That part (Parcel 1) of the east half of the northwest quarter lying north of the north line of West 120th Street (except the west 469 feet) and (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 120th 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 with a chord bearing north 26 degrees, 57 minutes, 00 seconds, 197.95 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 120th 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) 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 120th 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 have a radius of 402.77 feet, a distance of 60 feet and a chord bearing north 45 degrees, 26 minutes, 36 seconds east, 59.95 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) and (except that part lying easterly of the proposed easterly line of South Ada Street and easterly and northerly of proposed West 120th Street, as

recorded in *Journal of the Proceedings of the City Council of the City of Chicago* dated December 15, 1999 on pages 21855 through 21860 [Chicago Department of Transportation File Number 29-34-99-2394] and lying westerly of a line 412.61 feet west of the east line of the northwest quarter) of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, said above described parcel containing 198,538 square feet or 4.558 acres, more or less; together with (Parcel 2) the south 55 feet of the north 88 feet of the west 403 feet together with the south 55 feet of the north 88 feet of the east 412.61 feet all in the east half of the northwest quarter of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, said above described parcel containing 22,165 square feet or 0.509 acre, more or less, with the total area of all said above parcels described being 220,703 square feet or 5.067 acres, more or less.

Exhibit "C".

PINs And Address Ranges.

Commonly Known As:

1341 -- 1359 West 119th Street;

1322 -- 1358 West 120th Street; and

11900 -- 11959 South Loomis Street

Chicago, Illinois 60643.

Affected Permanent Index Numbers:

25-29-101-025-0000; and

25-29-101-027-0000.

Exhibit "A".

Plat Of Subdivision.

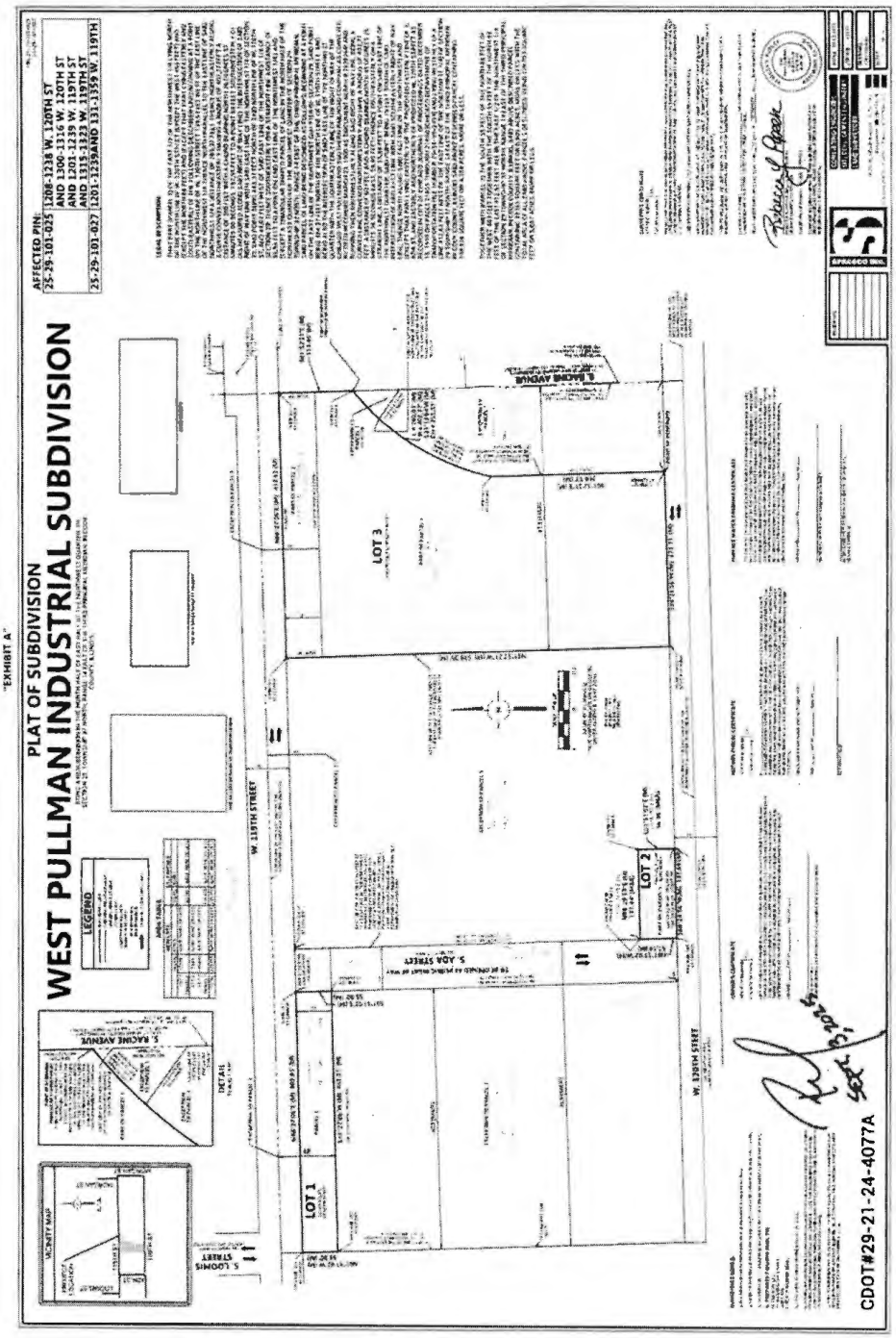


Exhibit "D".

Department Of Water Management Letter.

CITY OF CHICAGO
*
DEPARTMENT OF WATER MANAGEMENT

April 3, 2025

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 Opening and Subdivision Ordinance
21st Ward
For: City of Chicago Department of Law

Opening of S Ada Street Between W 119th Street and W 120th Street. Subdivision of area bounded by W 119th Street, W 120th Street, S Loomis Street, and vacated S Racine Avenue.

OUC File No. VD-128837

M&P Project No. 29-21-24-4077
Water Atlas Page 710
Sewer Atlas Page 37-1-62

Dear Mr. Kalayil:

This letter is in response to your inquiry concerning the proposed opening and subdivision. After reviewing our records, the Department of Water Management (DWM) has determined the following:

I) **DWM - Water Section**

There is an existing 12-inch water main, two fire hydrants, two 12-inch line valves and an 8-inch water service to the existing building at 132 W 119th Street within the proposed opening on Ada Street. These facilities must remain.

The Water Section has no objection to the proposed opening and subdivision.

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.

II) **DWM - Sewer Section**

The proposed subdivision and right-of-way opening will reconfigure Parcel 1 and Parcel 2, bounded by W 119th Street, W 120th Street, S Loomis Street, and S Racine Street, into four lots: Lot 1, Lot 2, S Ada Street, and Lot 4. As part of this subdivision, the unopened S Ada Street is proposed to be opened. Based on sewer records, the following public sewers and associated structures are present within the area proposed for subdivision and opening:

a) A 24-in sewer in S Ada St from W 119th St to W 120th St within unopened S Ada St of proposed subdivision and opening.

b) A 42-inch public sewer in vacated S Racine Ave from W 119th St to W 120th St per Ordinance Doc. 13782597, March 14, 1946, adjacent to Parcel 1 Lot 4.

Detailed Conditions for Opening: The Sewer Section has no objection to the proposed opening for S Ada St from W 119th St to W 120th St with a 24-in Sewer.

Detailed conditions for Subdivision: The Sewer Section has no objection to the proposed subdivision of Parcel 1 and 2 into the four lots: Lot 1, Lot 2, S Ada Street, and Lot 4, provided the beneficiary must agree with the following conditions:

1. The beneficiary must assume ownership of the sewers and appurtenances in (b).
2. These sewer facilities will be the private property of the beneficiary. The beneficiary must assume all liability and is responsible for abandoning these facilities and initiating the release of the easement associated with the sewer in (b) with DWM.
3. The existing sewers in (b) must be abandoned, filled and sealed per EFP-128242 and they will be removed at the expense of the Beneficiary.
4. Since the existing sewer in (b), which is to be abandoned, ties into City manholes at W 119th St and W 120th St, the following actions must be performed by the beneficiary: (1) Within the public right-of-way (ROW), the existing sewer sections must be removed or filled with grout/flowable fill. (2) The sewer openings at both City manholes at W 119th St and W 120th St must be sealed with plugs.
5. 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.
6. The beneficiary must provide the Department of Water Management, Sewer Design Section, with as-built drawings submitted within 45 days of completion.
7. Once the existing sewers in (b) have been abandoned, filled and sealed per EFP-128242, the beneficiary shall submit to the DWM the release of the easement associated with the sewer in (b), pursuant to Ordinance Document No. 13782597, dated March 14, 1946, as the easement is no longer required for public utility purposes.
8. It is the owner's / developer's responsibility to provide proper drainage in the areas to be developed. When the final plans are available, the owner's / developer's engineering staff must discuss those plans with Sewer Section 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 area, 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.
10. Please be advised that any development larger 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 312-742-7108.

Very truly yours,

Randy Conner

Randy Conner
Commissioner

APPROVAL OF PLAT OF WEBASH RIVERFRONT SUBDIVISION.

[O2025-0019051]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, October 16, 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 for a proposed subdivision of Webash Riverfront Subdivision bounded by the Chicago & Northwestern Railroad, West Webster Avenue, North Ashland Avenue and the North Branch of the Chicago River, located in the 32nd Ward (O2025-0019051). This ordinance was referred to the committee on September 25, 2025.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

The following is said ordinance as passed:

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

SECTION 1. The Commissioner of the Chicago Department of Transportation (the "Commissioner"), or any of the Commissioner's designees, is each hereby authorized and directed to approve a proposed Webash Riverfront Subdivision, being a subdivision of certain lots owned by 2200 N. Ashland (Chicago) LLC ("Developer"), in the block bounded by the Chicago & Northwestern Railroad, West Webster Avenue, North Ashland Avenue and the North Branch of the Chicago River, and legally described in the plat of subdivision attached hereto as Exhibit A, which, for greater certainty, is hereby made a part of this ordinance. The legal description and the PIN/address range of the property that is subject of the subdivision are included in the attached Exhibits B and C, respectively, and incorporated here.

SECTION 2. The subdivision herein provided for is made under the express condition that the Developer and its successors and assigns, shall hold harmless, indemnify, and defend the City of Chicago from all claims related to the subdivision.

SECTION 3. The subdivision herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall file or cause to be filed for recordation with the Office of the Clerk of Cook County, Illinois, Recordings Division, a fully-stamp approved, certified copy of this ordinance, together with the similarly approved associated full-sized plat as authorized by the Superintendent of Maps and Plats.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and publication. The subdivision shall take effect and be in force from and after the recording of the published ordinance and approved plat.

Introduced by:

(Signed) Scott Waguespack
Alderperson, 32nd Ward

CDOT File Number:

31-32-24-4092.

[Exhibit "A" referred to in this ordinance printed on pages 34181 and 34182 of this *Journal.*]

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

Exhibit "B".

Legal Description.

That part of the northeast quarter of the northeast quarter of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, lying south of and adjoining the North Branch of Chicago River; lying west of and adjoining the west right-of-way of North Ashland Avenue as opened and widened by ordinance passed January 19, 1921 by order of possession February 9, 1945, Circuit Court General Number B-7114; lying north of and adjoining West Webster Avenue right-of-way as opened by ordinance passed June 28, 1897, recorded July 20, 1904, as Document Number 3567935, and bounded on the west by land of the Chicago and Northwestern Railroad (except that part of said tract of land condemned for widening North Ashland Avenue conveyed to the City of Chicago by deed dated July 16, 1930 and recorded July 28, 1930 as Document Number 10713775), all in Cook County, Illinois; said above described parcel containing 68,623 square feet, or 1.575 acres, more or less.

Exhibit "C".

PIN And Address Ranges.

Commonly Known As:

1618 -- 1646 West Webster Avenue; and

2200 -- 2206 North Ashland Avenue

Chicago, Illinois 60614.

Permanent Index Number:

14-31-200-032-0000.

Exhibit "A".

Plat Of Subdivision.

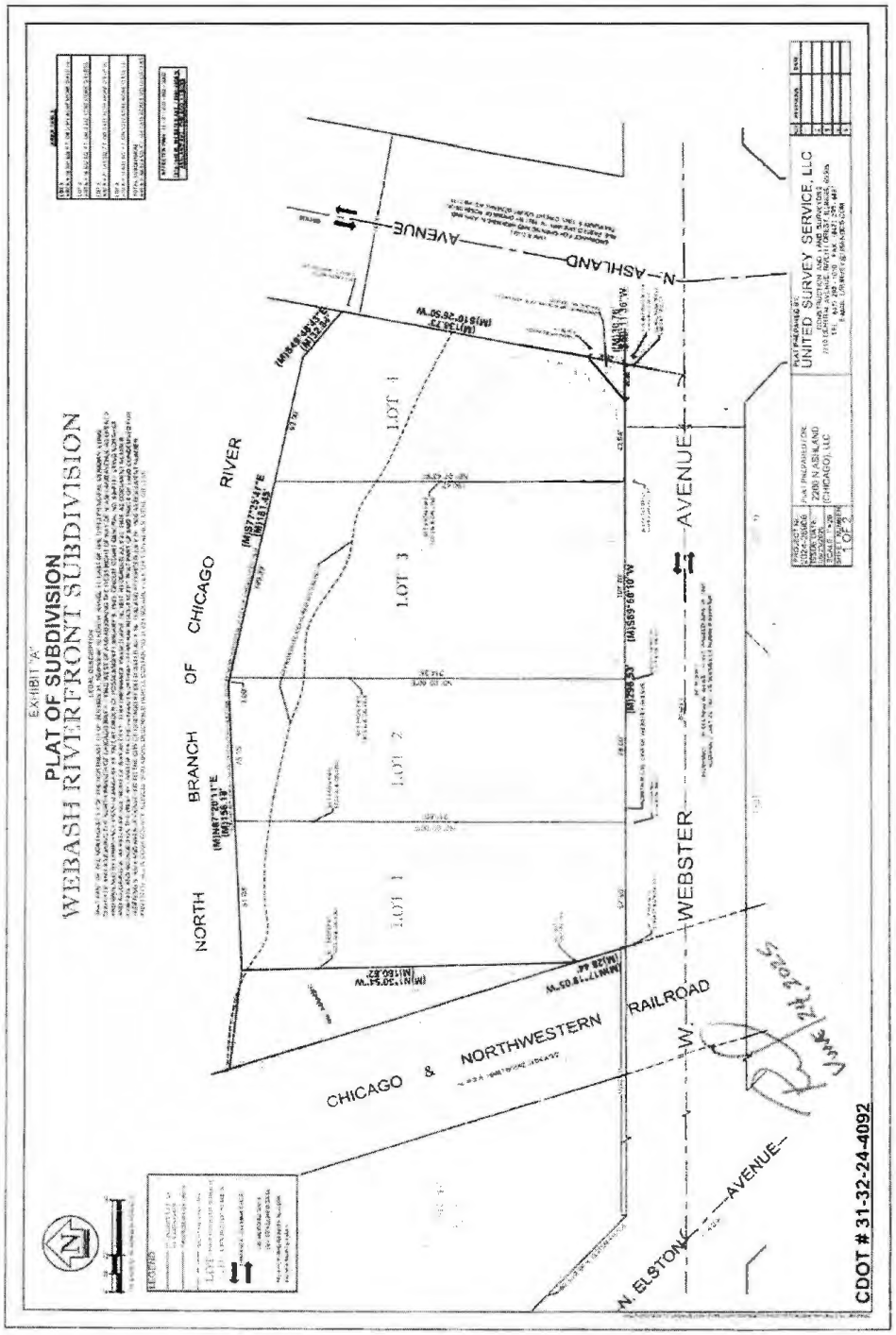


EXHIBIT "A"

PLAT OF SUBDIVISION

WEBASH RIVERFRONT SUBDIVISION

LEGAL DESCRIPTION

SURVEYOR'S NOTES

CITY OF CHICAGO ZONED:

NEARBY SCHOOLS IN CHICAGO

- CHICAGO COMMUNITY COLLEGE DISTRICT 508
- CITY OF CHICAGO SCHOOL DISTRICT 299

CLOSEST ELEMENTARY SCHOOL: PULASKI INTERNATIONAL SCHOOL

DATE OF COMPLETION OF FIELD WORK: AUGUST 19, 2024

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT

ALL EXTERIOR CORNERS OF PROPERTY ARE MARKED WITH CROSS NOTCHES, IRON PIPS AND IRON SPIKE, INTERIOR CORNER TO BE SET ACCORDING TO ILLINOIS STATE STATUTES REQUIREMENTS

THE BASIS OF BEARINGS IS ASSUMED

CITY DEPARTMENT OF FINANCE

COOK COUNTY

CHICAGO DEPARTMENT OF TRANSPORTATION

June 24, 2025

PROJECT #: 2024-26905 ISSUE DATE: 10/02/2025 SCALE: 1" = 20' SHEET NUMBER 2 OF 2	PLAT PREPARED FOR: 2200 N ASHLAND (CHICAGO), LLC	PLAT PREPARED BY: UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 7110 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305 TEL: (847) 209 - 0100 FAX: (847) 209 - 0447 E-MAIL: USURVEY@USANDCS.COM	NO. REVISIONS / DATE 1 2 3 4

CDOT # 31-32-24-4092

OPENING OF PUBLIC WAY BOUNDED BY S. ASHLAND AVE., W. 119TH ST., S. MORGAN ST. AND W. 120TH ST.

[O2025-0019870]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, October 16, 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 for a proposed opening of the public way street bounded by South Ashland Avenue, West 119th Street, South Morgan Street and West 120th Street, currently known as South Ada Street (O2025-0019870), located in the 21st Ward. This ordinance was referred to the committee on September 25, 2025.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 can enhance public access by opening to traffic new rights-of-way, or widening existing rights-of-way, from adjacent publicly owned lots; and

WHEREAS, The City, by and through its Department of Planning and Development (the "Department"), seeks to open a 66-foot-wide north/south street in the block bounded by South Ashland Avenue, West 119th Street, South Morgan Street and West 120th Street currently known as South Ada Street; now, therefore,

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

SECTION 1. The opening of public right-of-way described as: that part of the west 469 feet 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, excluding the north 33.00 feet thereof (being the south half of West 119th Street a 66-foot-wide right-of-way), excluding the west 403.00 feet of the west 469.00 feet thereof and excluding the south 33.00 feet thereof (being the north half of West 120th Street, a 66-foot-wide right-of-way), in Cook County, Illinois, containing 39,512 square feet or 0.907 acre, more or less; as shaded and legally described by the words "Hereby Opened" on the plat of opening 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. The legal description of, and the addresses associated with, the to-be-opened property are set forth in Exhibit B attached hereto. For recording purposes, the property index numbers (PINs) currently assigned to the to-be-opened property are set forth in Exhibit C attached hereto.

SECTION 2. The opening herein provided for is made upon the express condition that the Department and its successors and assigns shall comply with all the conditions set forth in the Department of Water Management letter dated April 3, 2025 and attached hereto as Exhibit D.

SECTION 3. The opening herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Department 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 of opening as authorized by the Superintendent of Maps and Plats.

SECTION 4. This ordinance shall be published by the City Clerk, by causing to be printed in special pamphlet form at least five copies hereof, which copies are to be made available in the Clerk's office for public inspection and distribution to members of the public who may wish to avail themselves of a copy of this ordinance.

SECTION 5. This ordinance shall take effect and be in force from and after its passage and publication. The openings shall take effect upon the recording of the published ordinance and approved plat.

Opening Accepted and Approved:

(Signed) Craig Turner
Acting Commissioner,
Department of Transportation

Introduced by:

(Signed) Ronnie L. Mosley
Alderperson, 21st Ward

CDOT File Number:

29-21-24-4077B.

[Exhibits "A" and "D" referred to in this ordinance printed on pages 34187 through 34190 of this *Journal*.]

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

Exhibit "B".

Legal Description.

That part of the west 469 feet 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, excluding the north 33.00 feet thereof (being the south half of West 119th Street, a 66-foot-wide right-of-way), excluding the west 403.00 feet of the west 469.00 feet thereof and excluding the south 33.00 feet thereof (being the north half of West 120th Street, a 66-foot-wide right-of-way), in Cook County, Illinois, containing 39,512 square feet or 0.907 acre, more or less.

Exhibit "C".

PINs And Address Ranges.

Commonly Known As:

11900 -- 11959 South Loomis Street
Chicago, Illinois 60643.

Permanent Index Numbers:

25-29-101-025-0000; and

25-29-101-027-0000.

Exhibit "A".

Plat Of Opening.

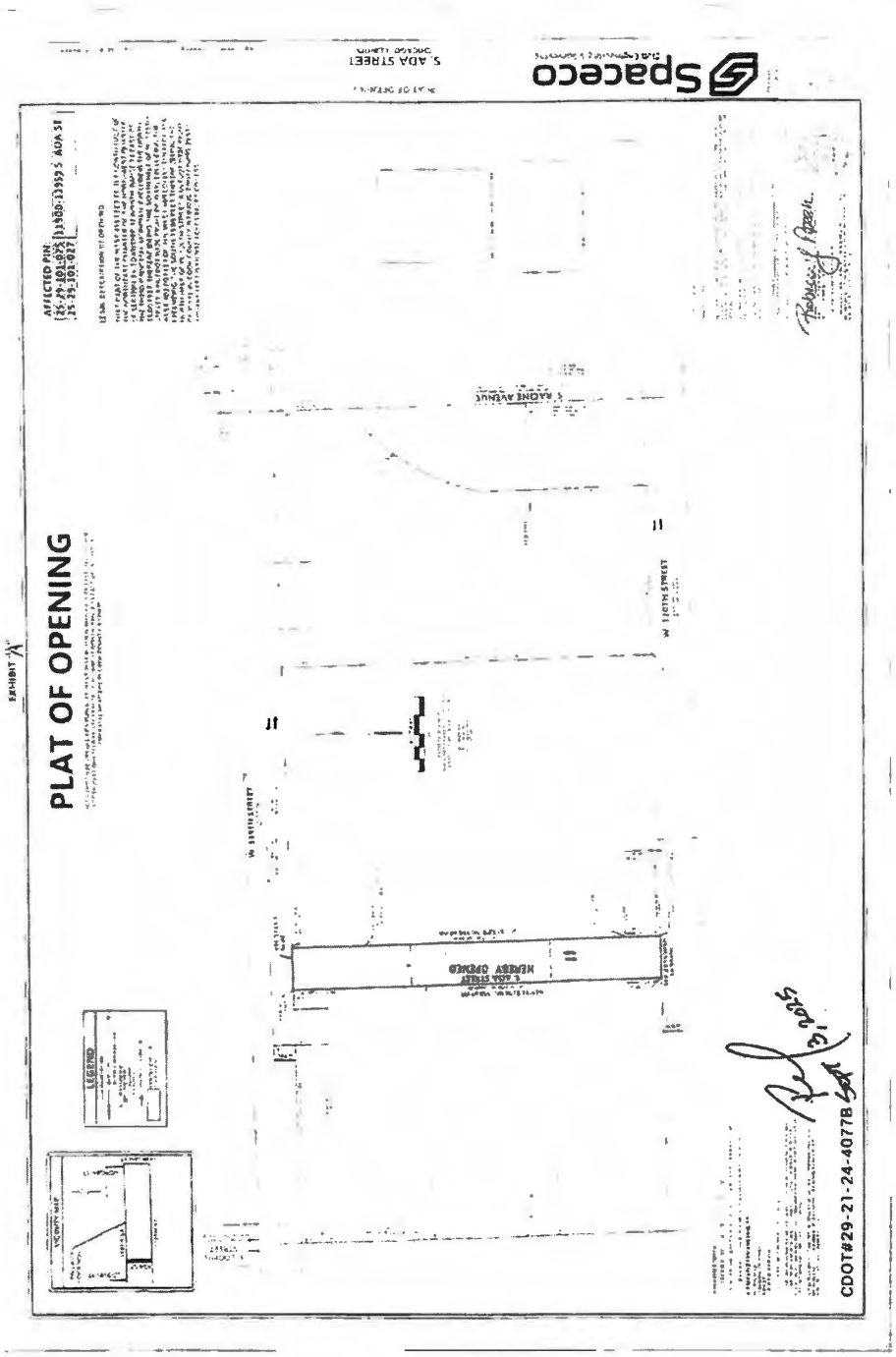


Exhibit "D".

Department Of Water Management Letter.

CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

April 3, 2025

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 Opening and Subdivision Ordinance
21st Ward
For: City of Chicago Department of Law

Opening of S Ada Street Between W 119th Street and W 120th Street. Subdivision of area bounded by W 119th Street, W 120th Street, S Loomis Street, and vacated S Racine Avenue.

OUC File No. VD-128837

M&P Project No. 29-21-24-4077
Water Atlas Page 710
Sewer Atlas Page 37-1-62

Dear Mr. Kalayil:

This letter is in response to your inquiry concerning the proposed opening and subdivision. After reviewing our records, the Department of Water Management (DWM) has determined the following.

I) DWM - Water Section

There is an existing 12-inch water main, two fire hydrants, two 12-inch line valves and an 8-inch water service to the existing building at 132 W 119th Street within the proposed opening on Ada Street. These facilities must remain.

The Water Section has no objection to the proposed opening and subdivision.

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.

II) DWM - Sewer Section

The proposed subdivision and right-of-way opening will reconfigure Parcel 1 and Parcel 2, bounded by W 119th Street, W 120th Street, S Loomis Street, and S Racine Street, into four lots: Lot 1, Lot 2, S Ada Street, and Lot 4. As part of this subdivision, the unopened S Ada Street is proposed to be opened. Based on sewer records, the following public sewers and associated structures are present within the area proposed for subdivision and opening:

a) A 24-in sewer in S Ada St from W 119th St to W 120th St within unopened S Ada St of proposed subdivision and opening.

b) A 42-inch public sewer in vacated S Racine Ave from W 119th St to W 120th St per Ordinance Doc. 13782597, March 14, 1946, adjacent to Parcel 1 Lot 4.

Detailed Conditions for Opening: The Sewer Section has no objection to the proposed opening for S Ada St from W 119th St to W 120th St with a 24 in Sewer.

Detailed conditions for Subdivision: The Sewer Section has no objection to the proposed subdivision of Parcel 1 and 2 into the four lots: Lot 1, Lot 2, S Ada Street, and Lot 4, provided the beneficiary must agree with the following conditions:

The beneficiary must assume ownership of the sewers and appurtenances in (b)

2. These sewer facilities will be the private property of the beneficiary. The beneficiary must assume all liability and is responsible for abandoning these facilities and initiating the release of the easement associated with the sewer in (b) with DWM

3. The existing sewers in (b) must be abandoned, filled and sealed per EFP-126242 and they will be removed at the expense of the Beneficiary.

4. Since the existing sewer in (b), which is to be abandoned, ties into City manholes at W 119th St and W 120th St, the following actions must be performed by the beneficiary. (1) Within the public right-of-way (ROW), the existing sewer sections must be removed or filled with grout/flowable fill. (2) The sewer openings at both City manholes at W 119th St and W 120th St must be sealed with plugs

5. 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.

6. The beneficiary must provide the Department of Water Management, Sewer Design Section, with as-built drawings submitted within 45 days of completion.

7. Once the existing sewers in (b) have been abandoned, filled and sealed per EFP-126242, the beneficiary shall submit to the DWM the release of the easement associated with the sewer in (b), pursuant to Ordinance Document No. 13782597, dated March 14, 1946, as the easement is no longer required for public utility purposes.

8. It is the owner's / developer's responsibility to provide proper drainage in the areas to be developed. When the final plans are available, the owner's / developer's engineering staff must discuss those plans with Sewer Section 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 area, 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

10. Please be advised that any development larger than 15,000 sq ft shall be subject to the regulated development requirements of DWM's Stormwater Regulations and must go through DOB Storm Water review

If there are any questions regarding the sewer facilities, contact Alexander Huynh at 312-744-4420 and Anupam Verma at 312-742-7108.

Very truly yours,

Randy Conner, BY

Randy Conner
Commissioner

OPENING OF PUBLIC WAY ALONG N. MILWAUKEE AVE. AND W. LOGAN BLVD., BOUNDED BY W. LOGAN BLVD., N. MILWAUKEE AVE., N. SACRAMENTO AVE., N. LINDEN PL. AND N. KEDZIE AVE.

[O2025-0019937]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, October 16, 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 for a proposed opening of the public way along North Milwaukee Avenue and West Logan Boulevard, bounded by West Logan Boulevard, North Milwaukee Avenue, North Sacramento Avenue, North Linden Place and North Kedzie Avenue, located in the 35th Ward (O2025-0019937). This ordinance was referred to the committee on September 25, 2025.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the said proposed ordinances 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 can enhance public access by opening to traffic new rights-of-way, or widening existing rights-of-way, from adjacent publicly owned lots; and

WHEREAS, The City, by and through its Department of Transportation, seeks to open approximately east/west segment along North Milwaukee Avenue and West Logan Boulevard, in the block bounded by West Logan Boulevard, North Milwaukee Avenue, North Sacramento Avenue, North Linden Place and North Kedzie Avenue; and

WHEREAS, The Program seeks to develop the areas herein contemplated, as a public plaza; now, therefore,

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

SECTION 1. The opening of public right-of-way described as: that part of Lots 3, 4, 5, 6, 7, 8 and 9 in Arnold Brother's Subdivision of Lot 5 in County Clerk's Division, according to the plat recorded March 13, 1890, as Document Number 1234324; together with part of Lots 1, 2 and Lots 3 and 4 in Block 2 in the subdivision of Lots 4 and 6 in said County Clerk's Division, according to the plat recorded July 7, 1885, as Document Number 637899, all in the west half of the southwest quarter of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian and described as follows: commencing at the southwesterly corner of Lot 3 in said Arnold Brother's Subdivision; thence northeast along the easterly line of said Lot 3, a distance of 38.97 feet to the point of beginning; thence continuing northeast along said southeasterly line to the northeasterly corner of said Lot 3, being also a point on the southerly right-of-way of North Milwaukee Avenue; thence northwest along said southerly line of North Milwaukee Avenue to the intersection with the south right-of-way of West Logan Boulevard; thence west along said south line of West Logan Boulevard to the intersection with the west line of Lot 4 in Block 2 in said subdivision of Lots 4 and 6; thence south along said west line of Lot 4 to the intersection of the north right-of-way of an east/west 15-foot-wide public alley; thence east along said line to the intersection with the east line of Lot 3 of Block 2 in said subdivision of Lots 4 and 6; thence north along said line to the intersection of a line 48.73 feet south of and parallel with the north line of said Lots 1, 2, 3 and 4 of Block 2; thence east along said line 31.20 feet; thence northeast along a line to a point which is 30.75 feet, measured perpendicularly, south of the north line of said Lots 1, 2 and 3 of Block 2, said point being also 78.96 feet, measured

perpendicularly east of said west line of said Lot 3 of Block 2; thence southeast along a line to a point on the easterly line of Lot 3 in said Arnold Brother's Subdivision, said point being 72.71 feet southwesterly of the northeasterly corner of said Lot 3, and point of beginning, all in Cook County, Illinois, above said described parcel containing 17,751 square feet, or 0.408 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. for recording purposes, the legal description of the to-be-opened property is replicated in Exhibit B, and the addresses associated with the to-be-opened property as well as the property index numbers (PINs) currently assigned to the to-be-opened property are set forth in Exhibit C attached hereto.

SECTION 2. The openings herein provided for are made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Program shall file or cause to be filed for recordation with the Office of the Cook County Clerk/Recordings Division, Illinois a fully stamp-approved, certified copy of this ordinance, together with the similarly approved associated full-sized plat as authorized by the Superintendent of Maps and Plats.

SECTION 3. This ordinance shall take effect and be in force from and after its passage and publication. The openings shall take effect upon the recording of the published ordinance and approved plat.

Opening Approved:

(Signed) Craig Turner
Acting Commissioner,
Department of Transportation

Introduced by:

(Signed) Anthony J. Quezada
Alderperson, 35th Ward

CDOT File Number:

25-35-25-4098.

[Exhibit "A" referred to in this ordinance
printed on page 34195
of this *Journal.*]

[Exhibit "B" referred to in this ordinance
constitutes legal description
in SECTION 1 of
this ordinance.]

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

Exhibit "C".

PINs And Addresses.

Addresses Known As:

2550 North Milwaukee Avenue;

3127 West Logan Boulevard; and

3131 West Logan Boulevard

Chicago, Illinois 60647.

Permanent Index Numbers:

13-25-314-058-0000;

13-25-314-059-0000; and

13-25-314-057-0000.

Exhibit "A".

Plat.

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, October 16, 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 Revenue 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 September 25, 2025.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 Quest For Knowledge Daycare.

[O2025-0019855]

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 Quest For Knowledge Daycare, 8607 South Cottage Grove Avenue, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Automotive Repair/Dustin Fawley.

[O2025-0019205]

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

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Director of Revenue is hereby authorized and directed to exempt Dustin Fawley, doing business as Automotive Repair, 9920 South Walden Parkway, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Joshua Bradley.

[O2025-0019000]

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 Joshua Bradley, 1606 West Balmoral Avenue/5404 North Ashland Avenue, Chicago, Illinois 60640, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities at 1606 West Balmoral Avenue/5404 North Ashland Avenue.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Brigitte's Tire & Auto Care LLC.

[O2025-0019076]

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 Brigitte's Tire & Auto Care LLC located at 3646 -- 3648 West Grand Avenue from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Cappo Management LXXXV LLC, Doing Business As Victory Honda Chicago Northside.

[O2025-0019130]

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 Cappo Management LXXXV LLC, doing business as Victory Honda Chicago Northside, 6600 North Western Avenue, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Development Group LLC, Hermitage Branch.

[O2025-0018976]

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 Development Group LLC, Hermitage Branch of 1604 North Hermitage Avenue from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for premises address.

SECTION 2. This ordinance shall take effect and be in force upon its passage and publication.

Adam Ephraim.

[O2025-0019674]

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 Adam Ephraim from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress at 1700 -- 1702 South Ashland Avenue, Chicago, Illinois 60608.

SECTION 2. This ordinance shall take effect and be in force upon its passage and publication.

Fatmeh LLC.

[O2025-0020053]

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 Fatmeh LLC, 6643 -- 6651 West 63rd Street, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to tire repair facilities for premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Great Expectations Academy.

[O2025-0019127]

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 Great Expectations Academy from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress at 3511 North Central Avenue, Chicago, Illinois 60634.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Great Expectations Learning Academy.

[O2025-0019682]

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 Great Expectations Learning Academy of 1146 South California Avenue from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Briana Hicks.

[O2025-0018932]

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 Briana Hicks from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for 4713 -- 4715 South Indiana 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.

Hydra Vault LLC.

[O2025-0019042]

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 Hydra Vault LLC from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for 2538 -- 2548 South Wabash Avenue in order to allow access to said parking facilities.

SECTION 2. This ordinance shall be in force and take effect from and after its passage and publication.

Irving Oakley LLC/Patrick Landrosh MBR.

[O2025-0019125]

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

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Director of Finance is hereby authorized and directed to exempt Irving Oakley LLC (Patrick Landrosh mbr) from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities at 4009 North Oakley Avenue.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

J2 Hollander LLC.

[O2025-0018901]

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

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Director of Revenue is hereby authorized and directed to exempt J2 Hollander LLC at 2934 -- 2938 West Fullerton Avenue/2418 -- 2430 North Milwaukee Avenue from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress.

SECTION 2. This ordinance shall be in full force and take effect immediately upon its passage and publication.

Laramie Auto Sales LLC.

[O2025-0019677]

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 Laramie Auto Sales LLC from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress at 2658 West Cermak Road, Chicago, Illinois 60608.

SECTION 2. This ordinance shall take effect and be in force upon its passage and publication.

MK Construction & Builders, Inc.

[O2025-0019074]

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 MK Construction & Builders, Inc. located at 4201 West Grand Avenue from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Paradise Auto LLC.

[O2025-0019073]

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 Paradise Auto LLC located at 6957 West Grand Avenue from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Redline Motorsports Chicago.

[O2025-0019211]

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 Redline Motorsports Chicago located at 5752 West Grand Avenue from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Republic Bank.

[O2025-0019054]

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 Republic Bank parking lot at 2713 West Devon Avenue from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for the premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Save Money Auto Repair, Inc.

[O2025-0019676]

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 Save Money Auto Repair, Inc. from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress at 2310 South Kedzie Avenue, Chicago, Illinois 60623.

SECTION 2. This ordinance shall take effect and be in force upon its passage and publication.

Townhomes.

[O2025-0019082]

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 Townhomes at 2338 South Canal Street from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress.

SECTION 2. This ordinance shall take effect and be in force upon its passage and publication.

Wilmot Seeley LLC.

[O2025-0019064]

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 Wilmot Seeley LLC of 2340 North Seeley Avenue from requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for premises address.

SECTION 2. This ordinance shall take effect and be in force upon its passage and publication.

---

320 Huron LLC.

[O2025-0020088]

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 320 Huron LLC from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress to parking facilities at 320 West Huron Street.

SECTION 2. This ordinance shall take effect and be in force upon its passage and publication.

1525MadisonLLC/Peter Spyropoulos.

[O2025-0019830]

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 Peter Spyropoulos, owner of 1525MadisonLLC, located at 1525 West Madison Street, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

STANDARDIZATION OF PORTIONS OF PUBLIC WAY.

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, October 16, 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 September 25, 2025.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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):

5400 W. Chicago Ave. As "Buddy Bear Way".

[O2025-0019101]

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 5400 West Chicago Avenue (at North Lotus Avenue) as "Buddy Bear Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

5230 W. North Ave., From N. Latrobe Ave. To N. Lockwood Ave. As "Brad Cummings Way".

[O2025-0019802]

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 5230 West North Avenue (at North Latrobe Avenue to North Lockwood Avenue), as "Brad Cummings Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

S. Princeton Ave., From 103rd St. To 103rd Pl., As "Daurham Boulevard".

[O2025-0019949]

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 South Princeton Avenue, from 103rd Street to 103rd Place (300 to 400 West 103rd Street) as "Daurham Boulevard".

SECTION 2. This ordinance shall take effect upon its passage and publication.

S. Hermitage Ave., From W. 77th St. To W. 78th St., As "James Thomas Drake, Sr. Way".

[O2025-0019061]

WHEREAS, James Thomas Drake, Sr. was born on April 13, 1942 in Charleston, Mississippi. James Thomas Drake, Sr. moved with his family to Detroit, Michigan, at the age of five. It was there he spent his formative years and graduated from Cass Technical High School. As a young man seeking new opportunities, he relocated to Chicago at 18, where he began building a life defined by hard work and compassion. Over the years, he held positions with various companies, including the U.S. Postal Service, and found a long-term career at Illinois Bell. Starting as a telephone technician, his determination and skill earned him a promotion to second-level manager, where he remained until early retirement; and

WHEREAS, Though he enjoyed a successful, powerful career, James had another powerful impact after retirement, when he devoted himself fully to serving his community. He took on leadership roles in public safety and neighborhood engagement, becoming a respected figure in Chicago's CAPS (Chicago Alternative Policing Strategy) program. He chaired the District Advisory Council and Court Advocacy efforts, helped lead National Night Out events, and served as an administrator for Beat 611. He also partnered with initiatives such as Helping Hands and played a vital role on the board of the Greater Auburn Gresham Development Corporation (GAGDC); and

WHEREAS, James was known not only for his leadership but for his everyday acts of kindness. As president of the block club on the 7700 block of South Hermitage, he led by example -- mowing neighbors' lawns, picking up litter and working tirelessly to beautify and uplift the neighborhood he loved. He volunteered with programs such as Meals on Wheels through Open Hands Chicago, supporting individuals living with HIV, and took part in community events like Peace in the Park After Dark, Hip Hop Wednesdaze and the annual St. Jude March; and

WHEREAS, James Thomas Drake, Sr. passed away on November 19, 2024, at the age of 82, leaving behind a legacy of integrity, kindness and commitment. He was a father, grandfather, mentor, and friend to many, survived by his children James, Jr., Kendall (Katina), Jason (Ashley) and Jeniece; and his grandchildren Diamond, Makayla, Kaiden and Destin. 7700 South Hermitage Avenue, being renamed in his honor, now stands as a lasting symbol of the decades he spent making a difference within the community and lives of many that resided in it; now, therefore,

Be It Ordained by the City Council of Chicago:

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which allows erection of honorary street-name designs, the Commissioner of the Chicago Department of Transportation shall take the necessary action for the standardization of 77th South Peoria Street to 78th South Hermitage Avenue as "James Thomas Drake, Sr. Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

N./S. Wabash Ave., Between E. Washington St. And E. Monroe St., To Be Known As "Honorary Howard Frum Way".

[O2025-0019820]

WHEREAS, The members of the City Council of Chicago wish to recognize the legacy and passing of Howard Frum; and

WHEREAS, Howard Frum departed this present life on September 1, 2025; and

WHEREAS, The City Council has been notified of his passing by the Honorable Bill Conway, Alderperson of the 34th Ward; and

WHEREAS, Mr. Frum was a renowned jeweler and watch dealer, known for his professionalism, expertise and integrity as the owner of Howard Frum Jewelers; and

WHEREAS, Spending 47 years as a business owner, Mr. Frum brought his experience to his tenure as both president and vice president of the International Watch & Jewelry Guild Organization (IWJG); and

WHEREAS, Howard Frum Jewelers was a proud stakeholder in The Chicago Jeweler's Association, which recently celebrated their 150th anniversary and is the oldest and most prestigious jewelers industry group in the Midwest; and

WHEREAS, Howard Frum was a man of deep Jewish faith whose life was marked by profound love for his family, including his loving wife of 33 years, Hal "Bunny" Frum, his cherished sister, Gail Kamm, his beloved son, Travis Filipowski, and many more nieces, nephews, and cousins; and

WHEREAS, Mr. Frum will be remembered for his generosity, bright spirit, and famous advertising campaign that asked customers, "Wanna buy a watch?"; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this day of September 25, 2025, do hereby express our sorrow on the death of Howard Frum, and extend to his family and friends our deepest sympathy.

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/South Wabash Avenue, between East Washington Street and East Monroe Street as "Honorary Howard Frum Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

68th S. Loomis St. To 68th S. Bishop St. As "Bishop RD Edward Goodwin, Sr. Way".
[O2025-0019062]

WHEREAS, Bishop Goodwin was born on December 2,1936, in Robbins, Illinois, and was profoundly influenced by his father's faith and teachings. Raised in a devout household, he embraced the importance of scripture and prayer. He earned a Master of Arts in Theological Studies from the University of Chicago McCormick Theological Seminary, which equipped him for a life dedicated to ministry and service; and

WHEREAS, In 1986, Bishop Goodwin became the senior pastor of Prayer Tower Church, gaining recognition for his powerful sermons and compassionate leadership. He founded the Seventh Ecclesiastical Jurisdiction of Illinois in 1996, significantly expanding the church's outreach and impact. As a Regional Bishop, he brought together thousands -- including bishops from the Church of God in Christ in Chicago -- to support community initiatives and civic leadership. His commitment to youth ministry and prison outreach highlighted his belief in redemption and faith which he exemplified throughout his ministry; and

WHEREAS, Bishop RD Edward Goodwin, Sr. passed away on March 23, 2025. He was preceded in death by his wife of nearly fifty nine (59) and a half years, Dollie Goodwin; his parents, Bishop B.E. Goodwin, Sr. and Odessa Goodwin; his sisters, Marjorie Garnes and Delores Jones; and his brothers, Bennie Goodwin, Jr. and Samuel Goodwin. He leaves to cherish his memory one brother, Cornelius Goodwin; and his sister, Mable Young; his four children, Denise Williams-Wilson, RD Edward Goodwin, Jr. (Chandra), Gina Johnson, (Phillip) and Reuben Goodwin, Sr. (Kimberly); twelve grandchildren -- Glenise, Ivan, Ciara, Reuben, Jr., Jerlina, Kianna, Ashley, Dominique, Briana, Diamond, Joshua and Destiny; and twenty-four great-grandchildren and a host of nephews and nieces, church family and friends. Bishop RD Edward Goodwin, Sr. leaves behind a legacy of unwavering faith, dedication to service and love for his family and community. His life work will continue to inspire those who knew him, and his impact will be felt for generations to come; and

WHEREAS, An honorary street sign on the 6800 block of South Loomis Boulevard to 6800 block of South Bishop Boulevard would be a meaningful tribute to Bishop Goodwin's remarkable legacy. This recognition would not only serve as a reminder of his invaluable contributions but also inspire current and future generations to embody the values of love, service and community engagement that he championed; now, therefore,

Be It Ordained by the City Council of Chicago:

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which allows erection of honorary street-name designs, the Commissioner of the Chicago Department of Transportation shall take the necessary action for the standardization of 68th South Loomis Street to 68th South Bishop Street as "Bishop RD Edward Goodwin, Sr. Way."

SECTION 2. This ordinance shall take effect upon its passage and publication.

S. Kildare Ave., Between W. Monroe St. And W. Wilcox St., To Be Known As "Rev. Larry Neuman Way".

[O2025-0019684]

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 South Kildare Avenue, between West Monroe Street and West Wilcox Street, extended as "Rev. Larry Neuman Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

S. Shields Ave., Between W. 30th St., W. 30th Pl. And W. 31st St., To Be Known As "Old Neighborhood Italian American Club".

[O2025-0019909]

WHEREAS, The Old Neighborhood Italian American Club (ONIAC) was founded in 1981 as a 501 (c) 7 (social club) non for profit organization. Thirty (30) men donated $100.00 each to get the club started. A storefront at the corner of 26th and Princeton was rented and the ONIAC was originally formed. ONIAC purpose was to bring friends and neighbors together socially who resided in and/or had moved from the Armour Square, Bridgeport and Chinatown communities. ONIAC was honored to welcome in 1985 the Women's Alliance aligning our shared Italian heritage; and

WHEREAS, Old Neighborhood Italian American Club (ONIAC) currently consists of four-hundred fifty (450) male members. Although its name "Old Neighborhood Italian American Club" implies a defined area and ethnicity, it includes members from all ethnic backgrounds located largely throughout the metropolitan Chicago area as well as 7 (seven) different states; and

WHEREAS, Old Neighborhood Italian American Club (ONIAC) grew in size, the members of this organization saw a need for bigger accommodation and in 1991 construction was completed of an impressive 19,000-square-foot building with an adjacent parking lot. Its new home is now located at 3031 South Shields Avenue, Chicago, Illinois and in 1996 ONIAC applied for and received "ONIAC Foundation" a non for profit 501(c) 3 (charitable organization) status; and

WHEREAS, Old Neighborhood Italian American Club (ONIAC) displays a Veteran's Memorial Fountain and Horse of Honor in front of their property. The Veteran's Memorial Monument has commemorative engraved brick pavers beneath a towering United States flag. The facility houses banquet, work-out and library facilities and more; and

WHEREAS, Old Neighborhood Italian American Club (ONIAC) has always had a mission of being part of a family and cultural community that is steeped in tradition and full of pride of self and the community and service particularly its youth; and

WHEREAS, Since its inception in 1981, the ONIAC has annually sponsored and supported numerous charitable events such as: Anti-Drug and Alcohol Seminars/School Students, Breakfast with Santa & Toy Giveaway/Membership Children, Christmas Food and Toy Baskets, Columbus Day Parade, Dinner Dances, Golf Outings, Memorial Day Dedication, St. Joseph Table, Scholarships for Education, Sponsorships of Sport Teams, Support of Local Parishes, Support of Local Schools, Various Charitable Requests, and Wounded Warriors Dinners; now, therefore,

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

SECTION 1. Pursuant to Section 2-8-040 the Municipal Code of Chicago, which allows erection of honorary street-name designations, the Commissioner of the Chicago Department of Transportation shall take necessary action for the standardization of South Shields Avenue, between West 30th Street, West 30th Place and West 31st Street, as Honorary "Old Neighborhood Italian American Club".

SECTION 2. This ordinance shall take effect upon the passage.

4200 N. Austin Ave. As "St. Mary Of Providence Way".

[O2025-0019103]

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

SECTION 1. Be it hereby ordered that the Commissioner of Transportation be directed to install honorary street-name signs to honor St. Mary of Providence, on 4200 North Austin Avenue, from West Berteau Avenue to West Cullom Avenue, as "Honorary St. Mary of Providence Way".

SECTION 2. This ordinance shall take effect upon its passage and due publication.

5101 -- 5199 South Ingleside Avenue As "Clark 'Gabe' Williams Street".
[O2025-0019670]

WHEREAS, Clark Gable Williams, also known as "Gabe" was born on December 7, 1939 and raised in Evansville, Indiana, where he learned many skills like carpentry from his father; and

WHEREAS, At the age of 15 Gabe left Evansville for Chicago and immediately fell in love with the city and decided to plant roots and live out the rest of his days here; and

WHEREAS, Gabe met Gloria Autsin and they fell in love. They married in 1959 and started their family. They then settled on 51st and Ingleside, in the Hyde Park community and welcomed seven beautiful children into the world; and

WHEREAS, In 1970 on 51st Street, Gabe became an entrepreneur of a small grocery store called Ingleside Groceries. There he learned the trade of owning his own business and giving others the opportunity of employment; and

WHEREAS, After 30 plus years of service to the city Gabe retired from the Department of Streets and Sanitations, but this did not slow down his drive to keep his community clean. He could often be found cleaning the sidewalk or helping a neighbor with yard work; and

WHEREAS, Gabe dedicated himself to helping others and encouraging those around him to be their best. He supported community members by covering bills, repairing furniture and providing groceries. He helped raise his grandchildren with deep care and mentored young men in carpentry and landscaping, teaching them valuable life skills; now, therefore,

Be It Resolved, That we honor the life and legacy of Clark Gable "Gabe" Williams for his unwavering dedication to family, community and service. His compassion, work ethic and generosity left an indelible mark on all who knew him, and his spirit will continue to inspire generations to come.

Be It Ordained by the City Council for 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 5101 --5199 South Ingleside Avenue as "Clark 'Gabe' Williams Street".

SECTION 2. This ordinance shall take effect upon its passage and publication.

COMMITTEE ON WORKFORCE DEVELOPMENT.

AUTHORIZATION FOR EXECUTION OF COLLECTIVE BARGAINING AGREEMENT WITH CHICAGO FIRE FIGHTERS UNION, LOCAL NO. 2.
[SO2025-0019993]

The Committee on Workforce Development submitted the following report:

CHICAGO, October 16, 2025.

To the President and Members of the City Council:

Your Committee on Workforce Development, having had under consideration a direct introduction of a substitute ordinance (SO2025-0019993) authorizing the execution of a collective bargaining agreement with the Chicago Fire Fighters Union, Local Number 2, begs leave to recommend that Your Honorable Body *Pass* the proposed substitute ordinance submitted herewith.

At the meeting, this ordinance was passed out of the committee by a voice vote.

Respectfully submitted,

(Signed) MICHAEL D. RODRÍGUEZ,
Chair.

At this point in the proceedings, Alderperson Rodríguez informed the City Council that a Scribner's error was discovered on the Term Sheet attached to the ordinance. Alderperson Rodríguez then moved, pursuant Rule 30 of the City Council's Rules of Order and Procedure, to amend the Term Sheet by striking the first bullet on the last page which reads "Retirement Age: Modified the agreement to reflect that 65, not 63, is the mandatory retirement age as necessary" and inserting in lieu thereof: "Retirement Age: Not modified". The motion to amend the Term Sheet *Prevailed.*

Thereupon, on motion of Alderperson Rodríguez, 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, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 45.

Nays -- Alderpersons Yancy, Moore -- 2.

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

The following is said ordinance as passed:

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

SECTION 1. The City Council hereby approves an agreement, substantially as set forth in the term sheet attached hereto, dated September 15, 2025, between the City of Chicago and the Chicago Fire Fighters Union, Local Number 2. The Mayor is authorized to execute this agreement.

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

Term Sheet attached to this ordinance reads as follows:

September 15, 2025

Term Sheet for the Collective Bargaining Agreement between the Chicago Fire Fighters Union, Local Number 2 and the City of Chicago.

1. Term: July 1, 2021 -- June 30, 2027 (effective upon ratification by City Council)

2. Base Salary Increases: 21% -- 25%

Effective 1/1/22	2.5%
Effective 1/1/23	2.5%
Effective 1/1/24	5%
Effective 1/1/25	5%
*Effective 1/1/26	3.0% -- 5.0%
*Effective 1/1/27	3.0% -- 5.0%

* In these years, the percentage increase varies between 3.00% -- 5.00%, depending upon the U.S. City Average CPI-U. If the CPI-U is 3.00% or less, then the percentage increase will be 3.00%. If the CPI-U is 5.00% or more, then the percentage increase will be 5%. If it is between 3.00% and 5.00%, the percentage increase will be equal to the CPI-U, rounded to the nearest tenth of one percent. The June CPI-U released in July of the preceding year will be used to determine the percentage increases in 2026 and 2027.

3. Insurance: Effective 1/1/27, the insurance salary cap will be increased to $130,000.

4. Retiree Health Insurance Contributions: Effective 1/1/22, those who retire after age 55, but before age 60 contribute 3.5% of their annuity. Those who retire after age 60 but before 63 contribute 1.5% of their annuity.

5. Other Economic Terms: Set forth in the attached tentative agreements and includes:

   -- Signing Bonus: One-time bonus of $2,500, payable in 2026.

   -- EMT-P (Paramedics) Licensure: Effective upon ratification, all new classes of crossovers will be subject to a 10-year commitment and receive a 10% incentive (up from a 7-year commitment and 8.5% incentive). Fire Suppression and Rescue employees who have or obtain a P license and approval to function in the Chicago EMS system will receive a 10% incentive.

   -- EMT-B: Upon ratification, employees who obtain their EMT-B license and approval to function in the Chicago EMS system will receive a 6% incentive commencing after 42 months of service (instead of after 54 months of service).

   -- Clothing Allowance: Effective 1/26, will be increased by $100/year.

   -- Duty Availability Pay: Effective 7/1/25, will be increased by $50/quarter.

6. Other Terms: Set forth in the attached order and tentative agreements and includes:

   -- Discipline: Revised the review of discipline so that disputes are resolved more efficiently by requiring

      -- grievances challenging discipline of 9 days or less must be submitted through the Binding Summary Opinion Process; and

      -- grievances challenging suspensions of 10 days or more will be heard within 90 days of appointing an arbitrator.

   -- Summary Punishment: Developed a Summary Punishment process whereby less serious transgressions receiving minor penalties are not subject to review through the grievance process.

-- ALS Ambulance Committee: Agreed that the Committee will make efforts to assess and implement additional ambulances by 1/1/26, and if the Committee cannot reach agreement, a neutral will issue an advisory opinion.

-- Health Care Survey: Status quo remains pursuant to the interest arbitration award.

-- Promotions: Revised the promotional process to, among other things, provide training/classes prior to promotions and more transparency, establish a certification process for some positions, and modify promotional exams.

-- Appendix G: Modified Appendix G consistent with legal requirements which includes goals of recruiting and promotions, and restructures the Community Advisory Board.

-- Union Business Leave: Eight (8) days advanced notice required for union business leave, with the total leave allowed annually not to exceed 2,700 hours.

-- Mobile Integrated Health Unit: Established the Mobile Integrated Health Unit to reduce usage of EMS transport.

-- Hours Of Work: Established work schedules for employees in the Medical Administration and Regulatory Compliance Division (MARC) and the Public Education Division.

-- Payment Of Wages: Moved the pay dates for employees to make it consistent for our represented work force, and agreed that all payments will be paid through direct deposit and "Greenslips".

-- Payment Of Time: Placed reasonable time frames on when monies from arbitration awards and settlements (6 weeks from when the amount is determined).

-- Assignment Of Newly Promoted Employees: Agreed that Commissioner can assign newly promoted Lieutenants, Captains, and Battalion Chiefs as needed, with first preference given to volunteers based on seniority.

-- Holidays: Added the Juneteenth holiday.

-- Paid Parental Leave: Expanded the City's Paid Parental Leave to Local Number 2 represented employees in the same manner as other sworn unions.

-- Last Chance Agreement: A random, positive drug test for marijuana will not be considered a violation of the Policy, except for employees who are on a last chance agreement.

-- Medical Lay Up: Employees while on medical status can attend continuing education requirements, monthly trainings, or certification requirements.

-- Reporting To Medical Section: When reporting to the medical section, employees must report in Class D uniform.

-- Company Officer Training: Established process whereby those seeking desiring Company Fire Officer (COFO) training can obtain it.

-- Retirement Age: Not modified.

-- Divers: Required that for squad companies, four (4) of the five (5) employees must be certified divers.

-- Detailing Cross Trained, Dual Certified Employees: Cross-trained personnel can be detailed to fire apparatus or ambulances as needed up to four times/quarter.

-- Cross Training Program: Provide employees eligible for the cross training with 30 days advanced notice, and allow them 7 days to accept the offer.

-- Employee Assistance Program: City will continue its contributions to two centers for employee assistance.

-- Referral Physicians: Acknowledged that the City can add or remove physicians on its referral list for duty related injury or disability and will meet with Local Number 2 upon request to discuss the list.

COMMITTEE ON ZONING, LANDMARKS AND BUILDING STANDARDS.

APPOINTMENT OF ALICIA BLAKELY AS MEMBER OF COMMISSION ON CHICAGO LANDMARKS.

[A2025-0019890]

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 October 14, 2025, the following items were passed by a majority of the members present:

Page 1 contains the following three Mayoral appointments: the appointment of Alicia Blakely as a member of the Commission on Chicago Landmarks as well as the appointments of Nakisha Hobbs and Pasquale Giana as members of the Zoning Board of Appeals.

Page 1 also contains Document Number O2025-0019918 for a correction of the *Journal of the Proceedings of the City Council of the City of Chicago* for File Number 22773T1 to correct the zoning boundary lines and map number.

Page 1 also contains Document Number O2025-0019672 for amendment of Municipal Code Section 17-3-0408 allowing for building height increases in certain areas of B-3 and C-3 Zoning Districts if a project is subject to the affordable requirements ordinance.

Page 1 further contains the historical landmark designation of New Genesis Assembly of God Baptist Church located in the 37th Ward and Erie Street Row located in the 42nd Ward.

Moving on, pages 1 through 27 contain various map amendments in Wards 1, 2, 3, 4, 9, 10, 11, 12, 13, 15, 16, 17, 21, 22, 24, 25, 26, 27, 28, 31, 32, 35, 36, 38, 39, 40, 41, 43, 44, 46, 47, 48, 49 and 50 noting that Alderperson Dowell and Alderperson Beale would like to be recorded as voting "No" on all ordinances associated with the Broadway Land Use Framework found on pages 4 through 8 known as A-8973 to A-8984, A-8986 and A-8994 to A-9002.

Lastly, pages 27 and 28 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 3, 27, 28, 29, 32, 34, 36 and 42.

I hereby move for approval of the appointment of Alicia Blakely as a member of the Commission on Chicago Landmarks.

Sincerely,

(Signed) BENNETT R. LAWSON,
Vice-Chair.

On motion of Alderperson Lawson, the committee's recommendation was *Concurred In* and the said proposed appointment of Alicia Blakely as a member of the Commission on Chicago Landmarks 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

APPOINTMENT OF PASQUALE GIANNI AS MEMBER OF ZONING BOARD OF APPEALS.

[A2025-0019888]

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 October 14, 2025, the following items were passed by a majority of the members present:

Page 1 contains the following three Mayoral appointments: the appointment of Alicia Blakely as a member of the Commission on Chicago Landmarks as well as the appointments of Nakisha Hobbs and Pasquale Giana as members of the Zoning Board of Appeals.

Page 1 also contains Document Number O2025-0019918 for a correction of the *Journal of the Proceedings of the City Council of the City of Chicago* for File Number 22773T1 to correct the zoning boundary lines and map number.

Page 1 also contains Document Number O2025-0019672 for amendment of Municipal Code Section 17-3-0408 allowing for building height increases in certain areas of B-3 and C-3 Zoning Districts if a project is subject to the affordable requirements ordinance.

Page 1 further contains the historical landmark designation of New Genesis Assembly of God Baptist Church located in the 37th Ward and Erie Street Row located in the 42nd Ward.

Moving on, pages 1 through 27 contain various map amendments in Wards 1, 2, 3, 4, 9, 10, 11, 12, 13, 15, 16, 17, 21, 22, 24, 25, 26, 27, 28, 31, 32, 35, 36, 38, 39, 40, 41, 43, 44, 46, 47, 48, 49 and 50 noting that Alderperson Dowell and Alderperson Beale would like to be recorded as voting "No" on all ordinances associated with the Broadway Land Use Framework found on pages 4 through 8 known as A-8973 to A-8984, A-8986 and A-8994 to A-9002.

Lastly, pages 27 and 28 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 3, 27, 28, 29, 32, 34, 36 and 42.

I hereby move for approval of the appointment of Pasquale Gianni as a member of the Zoning Board of Appeals.

Sincerely,

(Signed) BENNETT R. LAWSON,
Vice-Chair.

On motion of Alderperson Lawson, the committee's recommendation was *Concurred In* and the said proposed appointment of Pasquale Gianni as a member of the Zoning Board of Appeals 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

APPOINTMENT OF NAKISHA HOBBS AS MEMBER OF ZONING BOARD OF APPEALS.

[A2025-0019886]

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 October 14, 2025, the following items were passed by a majority of the members present:

Page 1 contains the following three Mayoral appointments: the appointment of Alicia Blakely as a member of the Commission on Chicago Landmarks as well as the appointments of Nakisha Hobbs and Pasquale Giana as members of the Zoning Board of Appeals.

Page 1 also contains Document Number O2025-0019918 for a correction of the *Journal of the Proceedings of the City Council of the City of Chicago* for File Number 22773T1 to correct the zoning boundary lines and map number.

Page 1 also contains Document Number O2025-0019672 for amendment of Municipal Code Section 17-3-0408 allowing for building height increases in certain areas of B-3 and C-3 Zoning Districts if a project is subject to the affordable requirements ordinance.

Page 1 further contains the historical landmark designation of New Genesis Assembly of God Baptist Church located in the 37th Ward and Erie Street Row located in the 42nd Ward.

Moving on, pages 1 through 27 contain various map amendments in Wards 1, 2, 3, 4, 9, 10, 11, 12, 13, 15, 16, 17, 21, 22, 24, 25, 26, 27, 28, 31, 32, 35, 36, 38, 39, 40, 41, 43, 44, 46, 47, 48, 49 and 50 noting that Alderperson Dowell and Alderperson Beale would like to be recorded as voting "No" on all ordinances associated with the Broadway Land Use Framework found on pages 4 through 8 known as A-8973 to A-8984, A-8986 and A-8994 to A-9002.

Lastly, pages 27 and 28 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 3, 27, 28, 29, 32, 34, 36 and 42.

I hereby move for approval of the appointment of Nakisha Hobbs as a member of the Zoning Board of Appeals.

Sincerely,

(Signed) BENNETT R. LAWSON,
Vice-Chair.

On motion of Alderperson Lawson, the committee's recommendation was *Concurred In* and the said proposed appointment of Nakisha Hobbs as a member of the Zoning Board of Appeals 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

AMENDMENT OF SECTION 17-3-0408 OF MUNICIPAL CODE ALLOWING FOR BUILDING HEIGHT INCREASES IN CERTAIN AREAS OF B-3 AND C-3 ZONING DISTRICTS IF PROJECT IS SUBJECT TO AFFORDABLE REQUIREMENTS ORDINANCE.

[O2025-0019672]

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 October 14, 2025, the following items were passed by a majority of the members present:

Page 1 contains the following three Mayoral appointments: the appointment of Alicia Blakely as a member of the Commission on Chicago Landmarks as well as the appointments of Nakisha Hobbs and Pasquale Giana as members of the Zoning Board of Appeals.

Page 1 also contains Document Number O2025-0019918 for a correction of the *Journal of the Proceedings of the City Council of the City of Chicago* for File Number 22773T1 to correct the zoning boundary lines and map number.

Page 1 also contains Document Number O2025-0019672 for amendment of Municipal Code Section 17-3-0408 allowing for building height increases in certain areas of B-3 and C-3 Zoning Districts if a project is subject to the affordable requirements ordinance.

Page 1 further contains the historical landmark designation of New Genesis Assembly of God Baptist Church located in the 37th Ward and Erie Street Row located in the 42nd Ward.

Moving on, pages 1 through 27 contain various map amendments in Wards 1, 2, 3, 4, 9, 10, 11, 12, 13, 15, 16, 17, 21, 22, 24, 25, 26, 27, 28, 31, 32, 35, 36, 38, 39, 40, 41, 43, 44, 46, 47, 48, 49 and 50 noting that Alderperson Dowell and Alderperson Beale would like to be recorded as voting "No" on all ordinances associated with the Broadway Land Use Framework found on pages 4 through 8 known as A-8973 to A-8984, A-8986 and A-8994 to A-9002.

Lastly, pages 27 and 28 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 3, 27, 28, 29, 32, 34, 36 and 42.

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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

The following is said ordinance as passed:

WHEREAS, SO2025-0015577 passed by the City Council at the July 16, 2025 meeting, but the substitute inadvertently excluded text regarding building height increases for transit-served locations; and

WHEREAS, This ordinance corrects this oversight; now, therefore,

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

SECTION 1. Section 17-3-0408-B of the Chicago Zoning Ordinance shall be amended by adding the underlined language and removing the stricken language, as follows:

17-3-0408-B Building Height Increase For Transit-Served Locations.

1. All projects in B-3 and C-3 districts located within 2,640 feet of a CTA or METRA rail station entrance or exit or within 1,320 feet of a CTA bus line corridor roadway segment listed in Table 17-17-0400-B and which are in compliance with Section 17-3-0308 are eligible for increases in maximum building height as established in the table below. These building height increases are allowed only if the project is reviewed and approved in accordance with the Type I Zoning Map Amendment procedures of Section 17-13-0302; ~~or~~ the planned development procedures of Section 17-13-0600 (if the project qualifies as a mandatory or elective planned development under Sections 17-8-0500 or 17-8-0600); or, if the project is subject to the requirements of the Affordable Requirements Ordinance due to an entitlement as defined in 2-44-085.

2. All projects in B dash 3 and C dash 3 districts subject to Section 2-45-115 that (a) qualify for and are granted a building height increase under Section 17-3-0408-B.1 above, and (b) provide at least 50% of the required affordable units on-site, are eligible for additional increases in maximum building height as established in the table below. These building height increases are allowed only if the project is reviewed and approved in accordance with the Type I Zoning Map Amendment procedures of Sec. 17-13-0302; ~~or~~ the planned development procedures of Sec. 17-13-0600 (if the project qualifies as a mandatory or elective planned development under Sections 17-8-0500 or 17-8-0600); or, if the project is subject to the requirements of the Affordable Requirements Ordinance due to an entitlement as defined in 2-44-085.

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance shall be in effect upon passage and publication.

AMENDMENT OF SECTION 17-3-0503-E OF MUNICIPAL CODE DESIGNATING 4400 -- 5099 NORTH BROADWAY AS PEDESTRIAN STREET.
(Broadway Land Use Areas)

[O2025-0016698]

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 October 14, 2025, the following items were passed by a majority of the members present:

Page 1 contains the following three Mayoral appointments: the appointment of Alicia Blakely as a member of the Commission on Chicago Landmarks as well as the appointments of Nakisha Hobbs and Pasquale Giana as members of the Zoning Board of Appeals.

Page 1 also contains Document Number O2025-0019918 for a correction of the *Journal of the Proceedings of the City Council of the City of Chicago* for File Number 22773T1 to correct the zoning boundary lines and map number.

Page 1 also contains Document Number O2025-0019672 for amendment of Municipal Code Section 17-3-0408 allowing for building height increases in certain areas of B-3 and C-3 Zoning Districts if a project is subject to the affordable requirements ordinance.

Page 1 further contains the historical landmark designation of New Genesis Assembly of God Baptist Church located in the 37th Ward and Erie Street Row located in the 42nd Ward.

Moving on, pages 1 through 27 contain various map amendments in Wards 1, 2, 3, 4, 9, 10, 11, 12, 13, 15, 16, 17, 21, 22, 24, 25, 26, 27, 28, 31, 32, 35, 36, 38, 39, 40, 41, 43, 44, 46, 47, 48, 49 and 50 noting that Alderperson Dowell and Alderperson Beale would like to be recorded as voting "No" on all ordinances associated with the Broadway Land Use Framework found on pages 4 through 8 known as A-8973 to A-8984, A-8986 and A-8994 to A-9002.

Lastly, pages 27 and 28 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 3, 27, 28, 29, 32, 34, 36 and 42.

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, Robinson, Yancy, Hall, Mitchell, Harris, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 45.

Nays -- Alderpersons Dowell, Beale -- 2.

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

The following is said ordinance as passed:

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

SECTION 1. Title 17 of the Municipal Code of the City of Chicago, the Chicago Zoning Ordinance, is hereby amended by designating as a Pedestrian Street with the appropriate symbols and indications for the segments of North Broadway right-of-way found on Map Numbers 11-G and 13-G in the area bounded by:

centerline of West Montrose Avenue on the south and the centerline of West Winona Street (east side of North Broadway) on the north along North Broadway.

SECTION 2. Section 17-3-0500 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by inserting the underscored language, as follows:

17-3-0500 Pedestrian Streets.

(Omitted text is unaffected by this ordinance.)

17-3-0503-E Pedestrian Streets also radiate from the following six-corner intersections.

Diagonal Street	Coordinates		East-West Street	Coordinates		North-South Street	Coordinates		Intersection Coordinates	
(Omitted text is unaffected by this ordinance.)										
Blue Island	From	1810S	18th	From	1413W	Loomis	From	1809S	1800S	1400W
	To	2000S		To	1500W		To	1900S		
Broadway	From	~~4700N~~ 4400N	Lawrence	From	1100W	Racine	From	4700N	4800N	1200W
	To	~~4900N~~ 5099N		To	1230W		To	4800N		
Clark	From	2700N	Diversey	From	500W	Broadway	From	2800N	2800N	600W
	To	2900N		To	700W		To	2900N		

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

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF PARTICULAR AREAS.

(Broadway Land Use 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 October 14, 2025, the following items were passed by a majority of the members present:

Page 1 contains the following three Mayoral appointments: the appointment of Alicia Blakely as a member of the Commission on Chicago Landmarks as well as the appointments of Nakisha Hobbs and Pasquale Giana as members of the Zoning Board of Appeals.

Page 1 also contains Document Number O2025-0019918 for a correction of the *Journal of the Proceedings of the City Council of the City of Chicago* for File Number 22773T1 to correct the zoning boundary lines and map number.

Page 1 also contains Document Number O2025-0019672 for amendment of Municipal Code Section 17-3-0408 allowing for building height increases in certain areas of B-3 and C-3 Zoning Districts if a project is subject to the affordable requirements ordinance.

Page 1 further contains the historical landmark designation of New Genesis Assembly of God Baptist Church, located in the 37th Ward and Erie Street Row located in the 42nd Ward.

Moving on, pages 1 through 27 contain various map amendments in Wards 1, 2, 3, 4, 9, 10, 11, 12, 13, 15, 16, 17, 21, 22, 24, 25, 26, 27, 28, 31, 32, 35, 36, 38, 39, 40, 41, 43, 44, 46, 47, 48, 49 and 50 noting that Alderperson Dowell and Alderperson Beale would like to be recorded as voting "No" on all ordinances associated with the Broadway Land Use Framework found on pages 4 through 8 known as A-8973 to A-8984, A-8986 and A-8994 to A-9002.

Lastly, pages 27 and 28 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 3, 27, 28, 29, 32, 34, 36 and 42.

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, Robinson, Yancy, Hall, Mitchell, Harris, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 45.

Nays -- Alderpersons Dowell, Beale -- 2.

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

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

Reclassification Of Area Shown On Map No. 11-G.
(As Amended)
(Application No. A-8974)
(Common Address: 4401 -- 4763 N. Broadway, 4500 -- 4744 N. Broadway, 4746 -- 4768 N. Racine Ave. And 1123 W. Lawrence Ave.)
[SO2025-0016691]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-5 Neighborhood Shopping District, B3-2 Community Shopping District, B3-3 Community Shopping District, B3-5 Community Shopping District, C1-3 Neighborhood Commercial District, and C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 11-G in the area bounded by:

West Lawrence Avenue; the west right-of-way line of the Chicago Transit Authority; West Leland Avenue; the alley next east of and parallel to North Broadway; a line 175 feet northwest of the intersection of West Wilson Avenue and North Broadway, as measured along the east right-of-way line of North Broadway and perpendicular thereto; North Broadway; West Wilson Avenue; the alley next east of and parallel to North Broadway; a line 125 feet south of and parallel to West Wilson Avenue; North Kenmore Avenue; West Sunnyside Avenue; the alley next east of and parallel to North Broadway; the alley next southeast of West Sunnyside Avenue and perpendicular to North Broadway; a line 94.57 feet northwest of and parallel to North Broadway; a line 287 feet northwest of the intersection of North Broadway and West Montrose Avenue, as measured along the east right-of-way line of North Broadway and perpendicular thereto; a line 83.81 feet west of and parallel to North Sheridan Road; a line 250.52 feet north of and parallel to West Montrose Avenue; a line 51.17 feet from a point 250.52 feet north of and parallel to West Montrose Avenue and 55.86 feet west of and parallel to North Sheridan Road to a point 200.15 feet north of and parallel to West Montrose Avenue and 44.48 feet west of parallel to North Sheridan Road; a line 200.15 feet north of and parallel to West Montrose Avenue; a line 186.6 feet northwest of the intersection of West Montrose Avenue and North Broadway, as measured along the east right-of-way line of North Broadway and perpendicular thereto; a line 35.2 feet east of and parallel to North Broadway; a line 130.1 feet northwest of the intersection of West Montrose Avenue and North Broadway, as measured along the east right-of-way line of North Broadway and perpendicular thereto; a line 30.2 feet east of and parallel to North Broadway; a line 121.1 feet northwest of the intersection of West Montrose Avenue and North Broadway, as measured along the east right-of-way line of North Broadway and perpendicular thereto; a line 25.2 feet east of and parallel to North Broadway; a line 87 feet northwest of the intersection of West Montrose Avenue and North Broadway, as measured along the east right-of-way line of North Broadway and perpendicular thereto; a line 100.15 feet north of and parallel to West Montrose Avenue; North Sheridan Avenue; West Montrose Avenue; North Broadway; the north right-of-way line of West Sunnyside Avenue and extended where no street exists; the

west right-of-way line of the Chicago Transit Authority; North Broadway; West Leland Avenue; North Racine Avenue; a line 150 feet south of and parallel to West Lawrence Avenue; and the alley next west of and parallel to North Racine Avenue,

to those of a C1-5 Neighborhood Commercial District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 11-G.
(As Amended)
(Application No. A-8976)
(Common Address: 918 -- 946 W. Montrose Ave., 4416 N. Sheridan Rd., 4401 -- 4413 N. Sheridan Rd., 4344 -- 4360 N. Broadway And 4361 -- 4363 N. Kenmore Ave.)
[SO2025-0016687]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-5 Neighborhood Shopping District, B3-3 Community Shopping District, C1-1 Neighborhood Commercial District, and C1-3 Neighborhood Commercial District symbols and indications as shown on Map Number 11-G in the area bounded by:

West Montrose Avenue; North Sheridan Road; a line 100.15 feet north of and parallel to West Montrose Avenue; a line 87 feet northwest of the intersection of West Montrose Avenue and North Broadway, as measured along the east right-of-way line of North Broadway and perpendicular thereto; a line 25.2 feet east of and parallel to North Broadway; a line 121.1 feet northwest of the intersection of West Montrose Avenue and North Broadway, as measured along the east right-of-way line of North Broadway and perpendicular thereto; a line 30.2 feet east of and parallel to North Broadway; a line 130.1 feet northwest of the intersection of West Montrose Avenue and North Broadway, as measured along the east right-of-way line of North Broadway and perpendicular thereto; a line 35.2 feet east of and parallel to North Broadway; a line 184.1 feet northwest of the intersection of West Montrose Avenue and North Broadway, as measured along the east right-of-way line of North Broadway and perpendicular thereto; a line 200.15 feet north of and parallel to West Montrose Avenue; North Sheridan Road; the alley next north of and parallel to West Montrose Avenue; a line 150 feet east of and parallel to North Hazel Street; West Montrose Avenue; North Sheridan Road; a line 204.95 feet south of and parallel to West Montrose Avenue; the alley next east of and parallel to North Kenmore Avenue; a line 43.35 feet south of and parallel to West Montrose Avenue; and North Kenmore Avenue,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 11-G.
(As Amended)
(Application No. A-8973)
(Common Address: 1020 W. Sunnyside Ave.)

[SO2025-0016689]

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 11-G in the area bounded by:

a line 84.12 feet north of West Sunnyside Avenue; the alley next east of North Kenmore Avenue; West Sunnyside Avenue; and North Kenmore Avenue,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 11-G.
(Application No. A-8994)
(Common Address: 1011 -- 1041 W. Wilson Ave., 1016 -- 1026 W. Wilson Ave., 4600 -- 4608 N. Sheridan Rd. And 4617 N. Kenmore Ave.)

[O2025-0017504]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B3-2 Community Shopping District; B3-3 Community Shopping District; and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 11-G in the area bounded by:

a line 191 feet north of and parallel to West Wilson Avenue; the alley next east of and parallel to North Kenmore Avenue; a line 196.58 feet north of and parallel to West Wilson Avenue; North Sheridan Road; a line 96.58 feet south of and parallel to West Wilson Avenue; the alley next east of and parallel to North Kenmore Avenue; a line 60 feet south of and parallel to West Wilson Avenue; North Kenmore Avenue; a line 210 feet southeast of the intersection of North Broadway and West Wilson Avenue, as measured along the east right-of-way line of North Broadway and perpendicular thereto; the vacated alley next west of North Kenmore Avenue; West Wilson Avenue; and North Kenmore Avenue,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 11-G.
(As Amended)
(Application No. A-8975)
(Common Address: 4656 -- 4664 N. Winthrop Ave., 4659 N. Winthrop Ave.
And 4701 N. Winthrop Ave.)

[SO2025-0016693]

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-3 Community Shopping District symbols and indications as shown on Map Number 11-G in the area bounded by:

a line 116.93 feet north of and parallel to West Leland Avenue; North Winthrop Avenue; a line 100.9 feet north of and parallel to West Leland Avenue; the alley next east of and parallel to North Winthrop Avenue; West Leland Avenue; the alley next east of and parallel to North Winthrop Avenue; a line 37.25 feet south of West Leland Avenue; North Winthrop Avenue; the alley next south of West Leland Avenue; the alley next west of North Winthrop Avenue; West Leland Avenue; and the alley next west of North Winthrop Avenue,

to those of a B2-5 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map Nos. 11-G And 13-G.
(Application No. A-8995)
(Common Address: 1021 -- 1113 W. Lawrence Ave.)

[O2025-0017507]

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 Numbers 11-G and 13-G in the area bounded by:

a line 262 feet north of and parallel to West Lawrence Avenue; North Winthrop Avenue; a line 100.15 feet north of and parallel to West Lawrence Avenue; the alley next east

of and parallel to North Winthrop Avenue; a line 110 feet north of and parallel to West Lawrence Avenue; North Kenmore Avenue; West Lawrence Avenue; the alley next east of and parallel to North Kenmore Avenue; a line 100.12 feet south of and parallel to West Lawrence Avenue; North Kenmore Avenue; West Lawrence Avenue; the alley next east of and parallel to North Winthrop Avenue; a line 250.08 feet south of and parallel to West Lawrence Avenue; North Winthrop Avenue; a line 83.89 feet south of and parallel to West Lawrence Avenue; and the east right-of-way line of the Paradise and Pacific Railroad,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 13-G.
(Application No. A-8997)
(Common Address: 1016 -- 1114 W. Argyle St. And 1017 -- 1115 W. Argyle St.)
[O2025-0017508]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-5 Neighborhood Shopping District and B3-2 Community Shopping District symbols and indications as shown on Map Number 13-G in the area bounded by:

a line 99.5 feet north of and parallel to West Argyle Street; North Winthrop Avenue; a line 74.75 feet north of and parallel to West Argyle Street; the alley next east of and parallel to North Winthrop Avenue; a line 100.87 feet north of and parallel to West Argyle Street; North Kenmore Avenue; a line 125.25 feet north of and parallel to West Argyle Street; the alley next east of and parallel to North Kenmore Avenue; a line 115.7 feet south of and parallel to West Argyle Street; North Kenmore Avenue; a line 65.7 feet south of and parallel to West Argyle Street; the alley next east of and parallel to North Winthrop Avenue; a line 115.7 feet south of and parallel to West Argyle Street; and the east right-of-way line of the Paradise and Pacific Railroad,

to those of a C1-5 Community Commercial District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 13-G.
(As Amended)
(Application No. A-8977)
(Common Address: 4819 -- 4881 N. Broadway, 4807 -- 4809 N. Broadway, 4818 -- 4878 N. Broadway And 1136 -- 1140 W. Lawrence Ave.)
[SO2025-0016696]

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, B3-5 Community Shopping District, and C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 13-G in the area bounded by:

West Ainslie Street; the west right-of-way line of the Chicago Transit Authority; West Lawrence Avenue; a line 100 feet east of and parallel to North Broadway; a line 50 feet north of and parallel to West Lawrence Avenue; North Broadway; a line 188.41 feet north of and parallel to West Lawrence Avenue; the alley next west of and parallel to North Broadway; a line 88.42 feet south of and parallel to West Gunnison Street; North Broadway; West Gunnison Street; and the alley next west of and parallel to North Broadway,

to those of a C1-5 Neighborhood Commercial District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 13-G.
(As Amended)
(Application No. A-8982)
(Common Address: 4901 -- 5043 N. Broadway And 4900 -- 4928 N. Broadway)
[SO2025-0016708]

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 C2-3 Motor Vehicle-Related Commercial District, C2-5 Motor Vehicle-Related Commercial District, and T, Transportation District symbols and indications as shown on Map Number 13-G in the area bounded by:

a line 248.7 feet north of and parallel to West Argyle Street; the west right-of-way line of the Paradise and Pacific Railroad; West Ainslie Street; the alley next west of and parallel to North Broadway; West Argyle Street; and North Broadway,

to those of a C1-5 Neighborhood Commercial District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 13-G.
(As Amended)
(Application No. A-8981)
(Common Address: 5067 -- 5069 N. Broadway)

[SO2025-0016709]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-2 Neighborhood Shopping District symbols and Indications as shown on Map Number 13-G in the area bounded by:

a line 100 feet south of and parallel to West Winona Street; a line 135 feet west of and parallel to North Broadway; a line 250 feet south of and parallel to West Winona Street; and North Broadway,

to those of a C1-5 Neighborhood Commercial District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 13-G.
(As Amended)
(Application No. A-8978)
(Common Address: 5000 -- 5026 N. Broadway)

[SO2025-0016310]

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 C2-5 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 13-G in the area bounded by:

West Winnemac Avenue; North Broadway; West Argyle Street; the alley next west of and parallel to North Broadway; the alley next north of and parallel to West Argyle Street; and a line 156.39 feet west of and parallel to North Broadway,

to those of a C1-5 Neighborhood Commercial District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 13-G.
(As Amended)
(Application No. A-8980)
(Common Address: 5100 -- 5120 N. Broadway)

[SO2025-0016312]

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 C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 13-G in the area bounded by:

West Winona Street; North Broadway; West Carmen Avenue; a line 154.26 feet west of and parallel to North Broadway; a line 150.57 feet north of and parallel to West Carmen Avenue; and a line 172 feet west of and parallel to North Broadway,

to those of a C1-5 Neighborhood Commercial District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 13-G.
(Application No. A-8999)
(Common Address: 5200 -- 5358 N. Broadway)

[O2025-0017512]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 13-G in the area bounded by:

West Balmoral Avenue; North Broadway; West Foster Avenue; and the alley next west of and parallel to North Broadway,

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 13-G.
(As Amended)
(Application No. A-8979)
(Common Address: 5130 -- 5156 N. Broadway)

[SO2025-0016313]

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 C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 13-G in the area bounded by:

West Foster Avenue; North Broadway; West Winona Street; and the vacated alley next west of and parallel to North Broadway,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map Nos.13-G And 15-G.
(As Amended)
(Application No. A-8984)
(Common Address: 6322 -- 6350 N. Broadway, 6258 -- 6314 N. Broadway, 5408 -- 6238 N. Broadway, 5101 -- 5847 N. Broadway and 5857 -- 6351 N. Broadway)

[SO2025-0016710]

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 C1-2 Neighborhood Commercial District, C1-5 Neighborhood Commercial District, C2-1 Motor-Vehicle Related Commercial District, C2-3 Motor-Vehicle Related Commercial District, C2-5 Motor-Vehicle Related Commercial District, B1-2 Neighborhood Shopping District, B1-3 Neighborhood Shopping District, B3-1 Community Shopping District, B3-2 Community Shopping District, B3-3 Community Shopping District, B3-5 Community Shopping District, RM6 Residential Multi-Unit District, and T, Transportation District symbols and indications as shown on Map Numbers 13-G and 15-G in the area bounded by:

West Sheridan Road; the alley next east of and parallel to North Broadway, the alley next south of and parallel to West Sheridan Road; the west right-of-way line of the Paradise and Pacific Railroad; a line 350 feet south of and parallel to West Sheridan Road; North Broadway; a line 450 feet south of and parallel to West Sheridan Road; the alley next east of and parallel to North Broadway; the alley next north of and parallel to West Rosemont Avenue; the west right-of-way line of the Paradise and Pacific Railroad; the alley next south of and parallel to West Granville Avenue; a line 100 feet east of and parallel to North Broadway; a line 89.86 feet south of and parallel to the alley next south of and parallel to West Granville Avenue; North Broadway; a line 164.86 feet south of and parallel to the alley next south of and parallel to West Granville Avenue; the west right-of-way line of the Paradise and Pacific Railroad; the alley next south of and parallel to West Thorndale Avenue; the alley next east of and parallel to North Broadway; West Thorndale Avenue; North Broadway; a line 460.9 feet south of and parallel to West Thorndale Avenue; the west right-of-way line of the Paradise and Pacific Railroad; a line 485.9 feet south of and parallel to West Thorndale Avenue; North Broadway; a line 585.9 feet south of and parallel to West Thorndale Avenue; the west right-of-way line of the Paradise and Pacific Railroad; a line 222 feet south of and parallel to West Bryn Mawr Avenue; the alley next east of and parallel to North Broadway; West Catalpa Avenue; the west right-of-way line of the Paradise and Pacific Railroad; West Winona Avenue; North Broadway; a line 75 feet north of and parallel to West Balmoral Avenue; the alley next west of and parallel to North Broadway; West Catalpa Avenue; North Broadway; the alley next north of and parallel to West Catalpa Avenue; the alley next west of and parallel to North Broadway; West Bryn Mawr Avenue; a line 145.17 feet west of the intersection of North Ridge Avenue and West Bryn Mawr Avenue, as measured along the north right-of-way line of West Bryn Mawr Avenue and perpendicular thereto; a line 148.28 feet northwest of the intersection of North Ridge Avenue and West Bryn Mawr Avenue, as measured along the west right-of-way line of North Ridge Avenue and perpendicular thereto; North Ridge Avenue; North Magnolia Avenue; the alley next north of North Ridge Avenue; the alley next west of and parallel to North Broadway; West Granville Avenue; a line 133 feet west of and parallel to North Broadway; the alley next north of and parallel to West Granville Avenue; the alley next west of and parallel to North Broadway; a line 200 feet south of and parallel to West Rosemont Avenue; North Broadway; a line 50 feet south of and parallel to West Rosemont Avenue; the alley next west of and parallel to North Broadway; a line 194 feet north of and parallel to West Rosemont Avenue; North Broadway; a line 219 feet north of and parallel to West Rosemont Avenue; the alley next west of and parallel to North Broadway; and West Devon Avenue,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 13-G.
(Application No. A-8998)
(Common Address: 1069 -- 1113 W. Bryn Mawr Ave.)

[O2025-0017509]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-5 Neighborhood Shopping District, C1-5 Neighborhood Commercial District, and T, Transportation District symbols and indications as shown on Map Number 13-G in the area bounded by:

West Bryn Mawr Avenue; the alley next east of and parallel to North Winthrop Avenue; a line 200 feet south of and parallel to West Bryn Mawr Avenue; North Winthrop Avenue; a line 110 feet south of and parallel to West Bryn Mawr Avenue; the alley next south of and parallel to West Bryn Mawr Avenue; and the east right-of-way line of the Paradise and Pacific Railroad,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 13-G.
(Application No. A-8996)
(Common Address: 5246 -- 5302 N. Winthrop Ave.)

[O2025-0017513]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-5 Neighborhood Shopping District and RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 13-G in the area bounded by:

a line 49.75 feet north of and parallel to West Berwyn Avenue; North Winthrop Avenue; a line 150 feet south of and parallel to West Berwyn Avenue; and the east right-of-way line of the Paradise and Pacific Railroad,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 15-G.
(As Amended)
(Application No. A-8983)
(Common Address: 5406 N. Broadway)

[SO2025-0016711]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 15-G in the area bounded by:

a line 75 feet north of and parallel to West Balmoral Avenue; North Broadway; a line 50 feet north of and parallel to West Balmoral Avenue; and the alley next west of and parallel to North Broadway,

to those of a POS-2 Parks and Open Space District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 15-G.
(Application No. A-9001)
(Common Address: 1100 -- 1110 W. Granville Ave., 1113 -- 1117 W. Granville Ave. And 6172 N. Winthrop Ave.)

[O2025-0017511]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-3 Neighborhood Shopping District and B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 15-G in the area bounded by:

North Winthrop Avenue; a line 57.76 feet south of and parallel to West Granville Avenue; the alley next west of and parallel to North Winthrop Avenue; the alley next south of and parallel to West Granville Avenue; the east right-of-way line of the Paradise and Pacific Railroad; and a line 100 feet north of and parallel to West Granville Avenue,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 15-G.
(Application No. A-9002)
(Common Address: 1118 W. Hollywood Ave., 1119 W. Thorndale Ave.
And 1122 W. Rosemont Ave.)
[O2025-0017514]

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 C2-3 Motor-Vehicle Related Commercial District and B1-3 Neighborhood Shopping District symbols and indications as shown on Map Number 15-G in the area bounded by:

the alley next north of and parallel to West Rosemont Avenue; the alley next west of and parallel to North Winthrop Avenue; West Granville Avenue; the east right-of-way line of the Chicago, North Shore and Milwaukee Railroad; the alley next west of and parallel to North Winthrop Avenue; West Hollywood Avenue; and the west right-of-way line of the Paradise and Pacific Railroad,

to those of a T, Transportation District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 15-G.
(Application No. A-9000)
(Common Address: 1072 -- 1080 W. Thorndale Ave. And 5934 N. Winthrop Ave.)
[O2025-0017510]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 15-G in the area bounded by:

North Winthrop Avenue; West Thorndale Avenue; the east right-of-way line of the Paradise and Pacific Railroad; and a line 50 feet north of and parallel to West Thorndale Avenue,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

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 October 14, 2025, the following items were passed by a majority of the members present:

Page 1 contains the following three Mayoral appointments: the appointment of Alicia Blakely as a member of the Commission on Chicago Landmarks as well as the appointments of Nakisha Hobbs and Pasquale Giana as members of the Zoning Board of Appeals.

Page 1 also contains Document Number O2025-0019918 for a correction of the *Journal of the Proceedings of the City Council of the City of Chicago* for File Number 22773T1 to correct the zoning boundary lines and map number.

Page 1 also contains Document Number O2025-0019672 for amendment of Municipal Code Section 17-3-0408 allowing for building height increases in certain areas of B-3 and C-3 Zoning Districts if a project is subject to the affordable requirements ordinance.

Page 1 further contains the historical landmark designation of New Genesis Assembly of God Baptist Church located in the 37th Ward and Erie Street Row located in the 42nd Ward.

Moving on, pages 1 through 27 contain various map amendments in Wards 1, 2, 3, 4, 9, 10, 11, 12, 13, 15, 16, 17, 21, 22, 24, 25, 26, 27, 28, 31, 32, 35, 36, 38, 39, 40, 41, 43, 44, 46, 47, 48, 49 and 50 noting that Alderperson Dowell and Alderperson Beale would like to be recorded as voting "No" on all ordinances associated with the Broadway Land Use Framework found on pages 4 through 8 known as A-8973 to A-8984, A-8986 and A-8994 to A-9002.

Lastly, pages 27 and 28 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 3, 27, 28, 29, 32, 34, 36 and 42.

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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

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

Reclassification Of Area Shown On Map No. 1-G.
(Application No. 22840T1)
(Common Address: 1107 W. Fulton Market)

[O2025-0019628]

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 DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Fulton Market; a line 41.06 feet west of and parallel to North Aberdeen Street; a line 100.5 feet south of and parallel to West Fulton Market; and a line 81.06 feet west of and parallel to North Aberdeen Street,

to those of a DX-7 Downtown Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; TSL Distance Plan; SF/Use Plan; Notes; Original Building Facade and Existing Facade; Basement, First, Second, Third, Fourth, Fifth and Sixth Floor Plans; Roof Plan; Ceiling Plan; Building Sections One, Two and Three; Exterior Building Elevations; Views; and Section Details attached to this ordinance printed on pages 34245 through 34263 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 – 1107 West Fulton Market, Chicago, IL

Proposed Zoning: DX-7 Downtown Mixed-Use District

Lot Area: 4,000 sq. ft.

Proposed Land Use: The Applicant is proposing to construct a two-story addition to the existing four-story commercial-use building. The resulting building will measure 104 ft. in height and contain approximately 4,000 sq. ft. of retail space at grade, 3,800 sq. ft. of office space on floors 2-4 (11,400 sq. ft. total), and two (2) dwelling units above with a roof top deck. The subject property is a Transit Served Location and will not provide any off-street parking. Pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to decrease the off-street parking requirement for a Transit Served Location to zero, reduce the rear setback for floors containing residential units from 30 ft. to zero, and is seeking all relief necessary, as allowed by the code, for the attached Type 1 Plan Set.

(A) The Project's Floor Area Ratio: 24,620 square feet (6.16 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 2,000 square feet per D.U. (2 residential units)

(C) The amount of off-street parking: 0 parking spaces

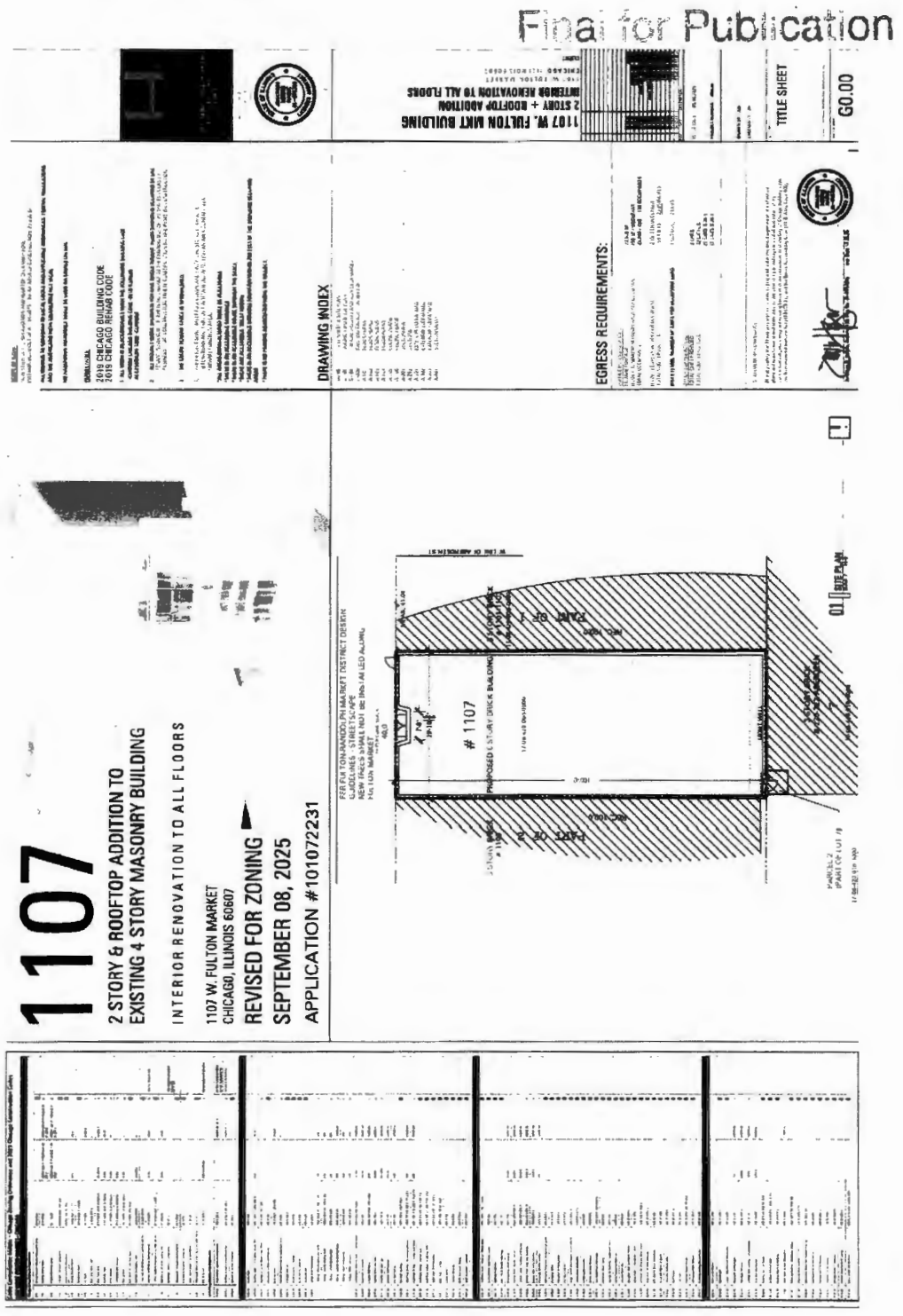
*The subject property is a designated Transit Served Location (CTA Morgan Rail Station). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to decrease the required number of off-street parking spaces to zero.

(D) Setbacks:

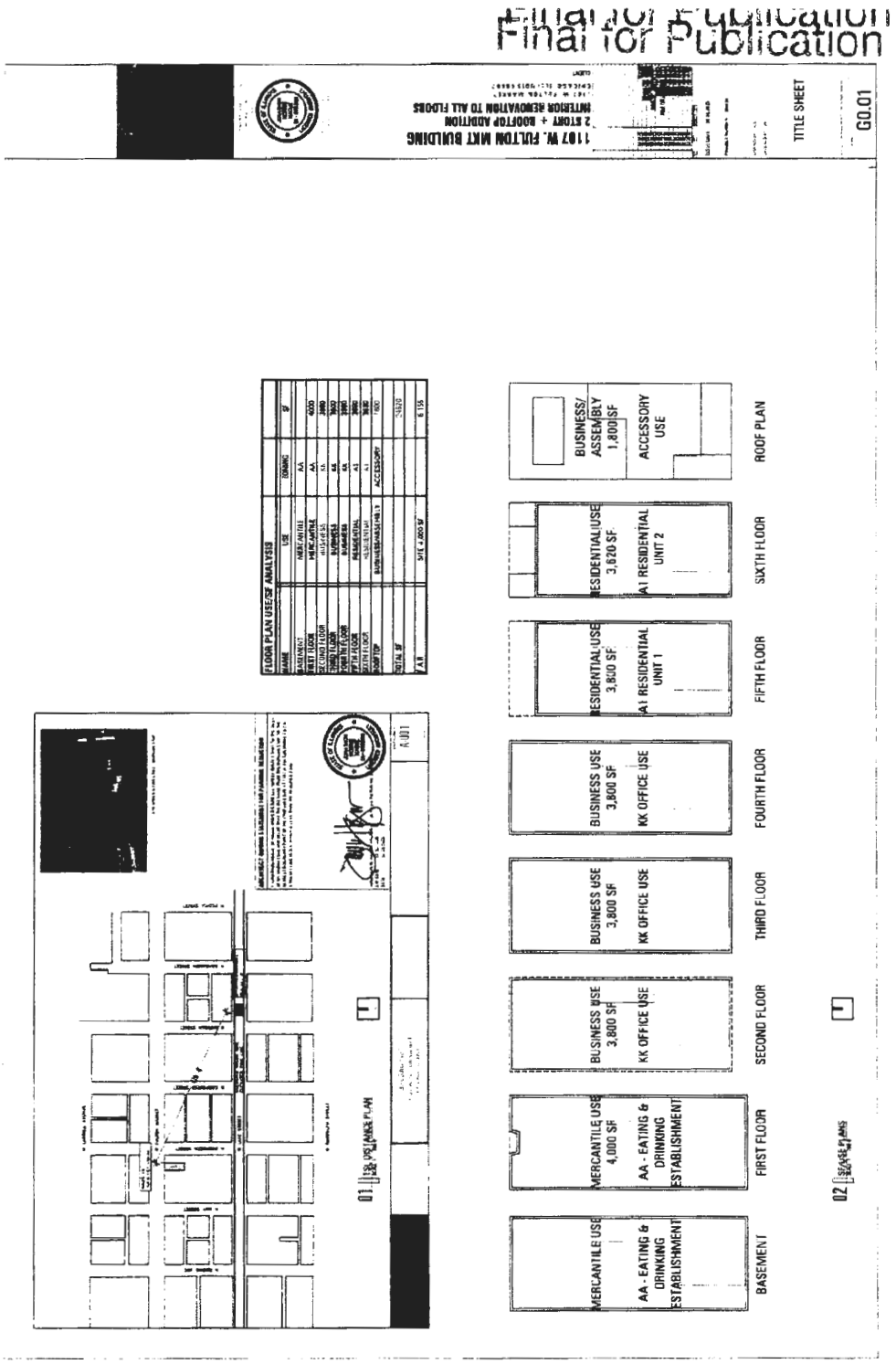
a. Front Setback: zero
b. Side Setbacks:
West Side: zero
Wast Side: zero
c. *Rear Setback: zero

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential uses from the required 30 ft. to zero.

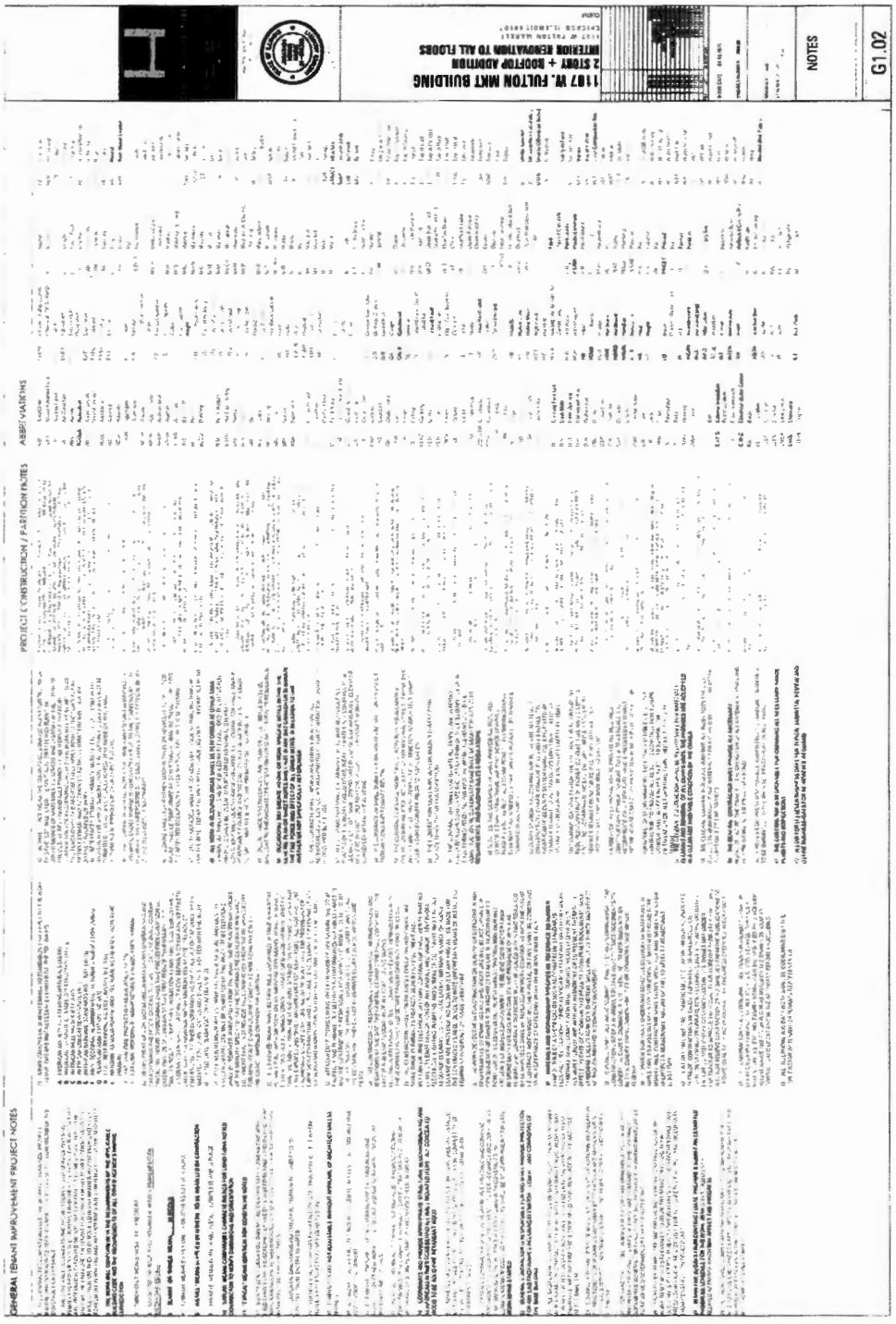
(E) Building Height: 104 feet

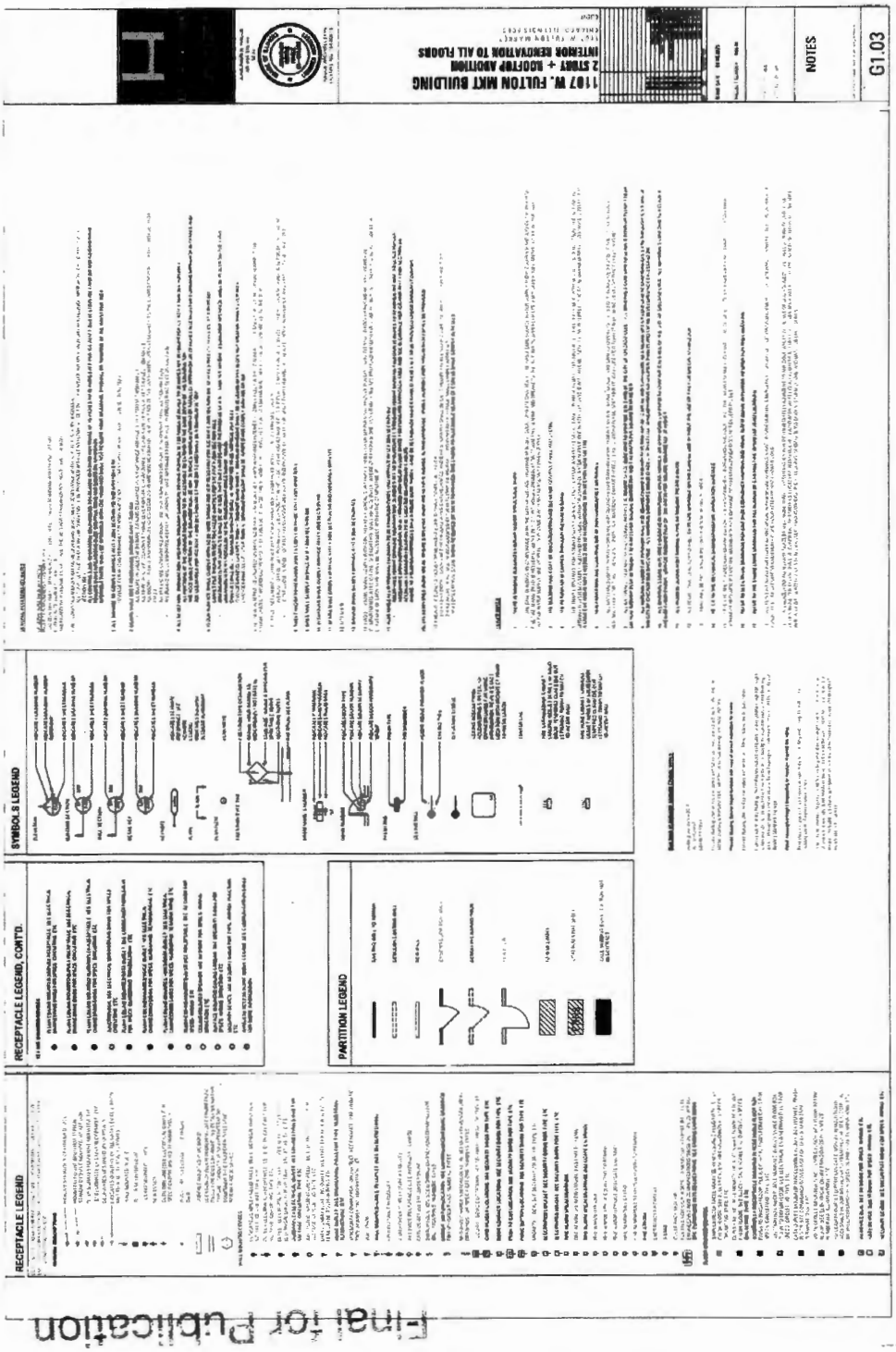

Pending Publication
1107
2 STORY & ROOFTOP ADDITION TO
EXISTING 4 STORY MASONRY BUILDING
INTERIOR RENOVATION TO ALL FLOORS
1107 W. FULTON MARKET
CHICAGO, ILLINOIS 60607
REVISED FOR ZONING
SEPTEMBER 08, 2025
APPLICATION #101072231
2016 CHICAGO BUILDING CODE
2016 CHICAGO REHAB CODE
DRAWING INDEX
EGRESS REQUIREMENTS:
1107 W. FULTON MKT BUILDING
2 STORY + ROOFTOP ADDITION
INTERIOR RENOVATION TO ALL FLOORS
TITLE SHEET
G0.00
1107
PROPOSED 6 STORY BRICK BUILDING
FULTON MARKET
FULTON MARKET DISTRICT DESIGN
GUIDELINES - STREETSCAPE

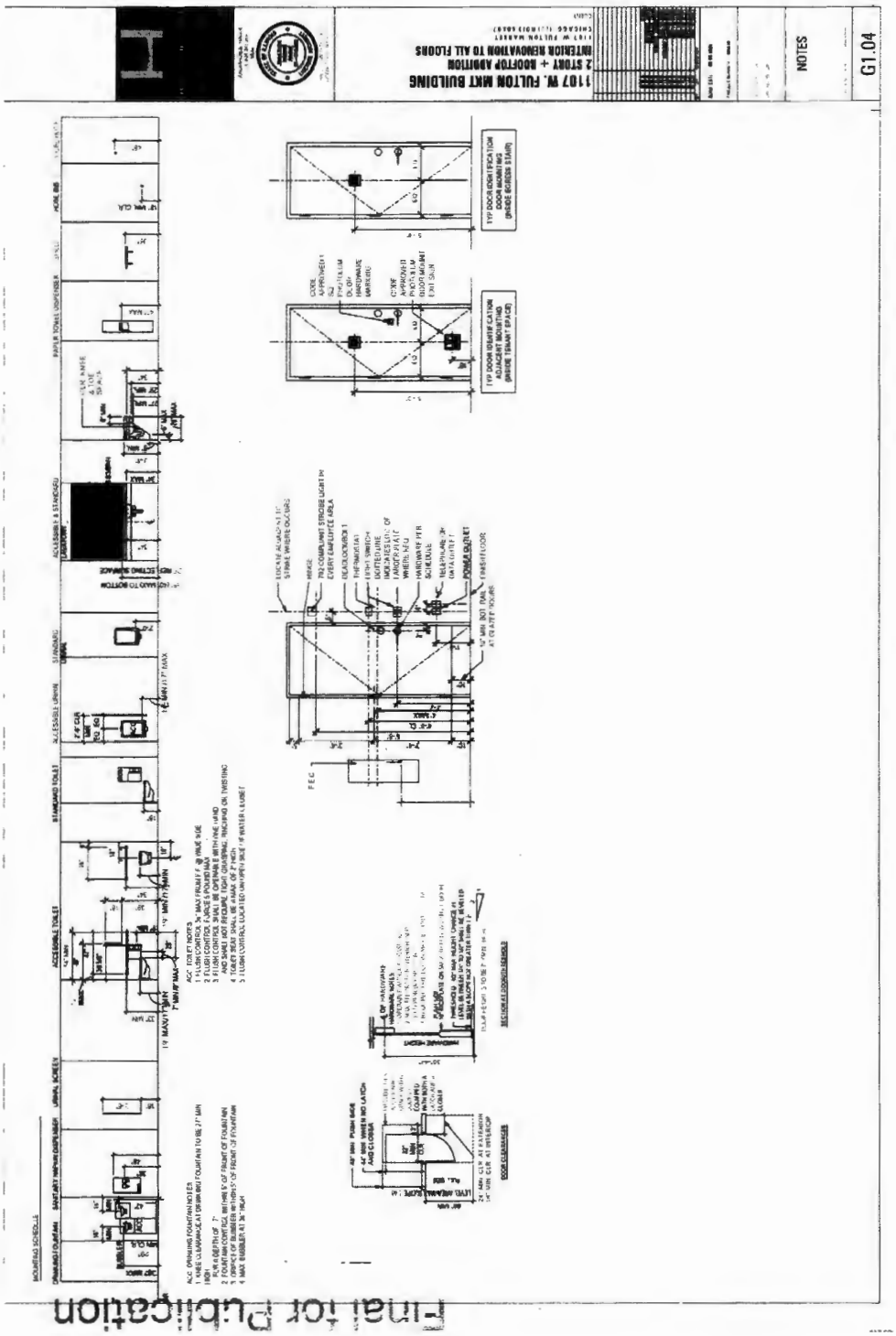
Final for Publication



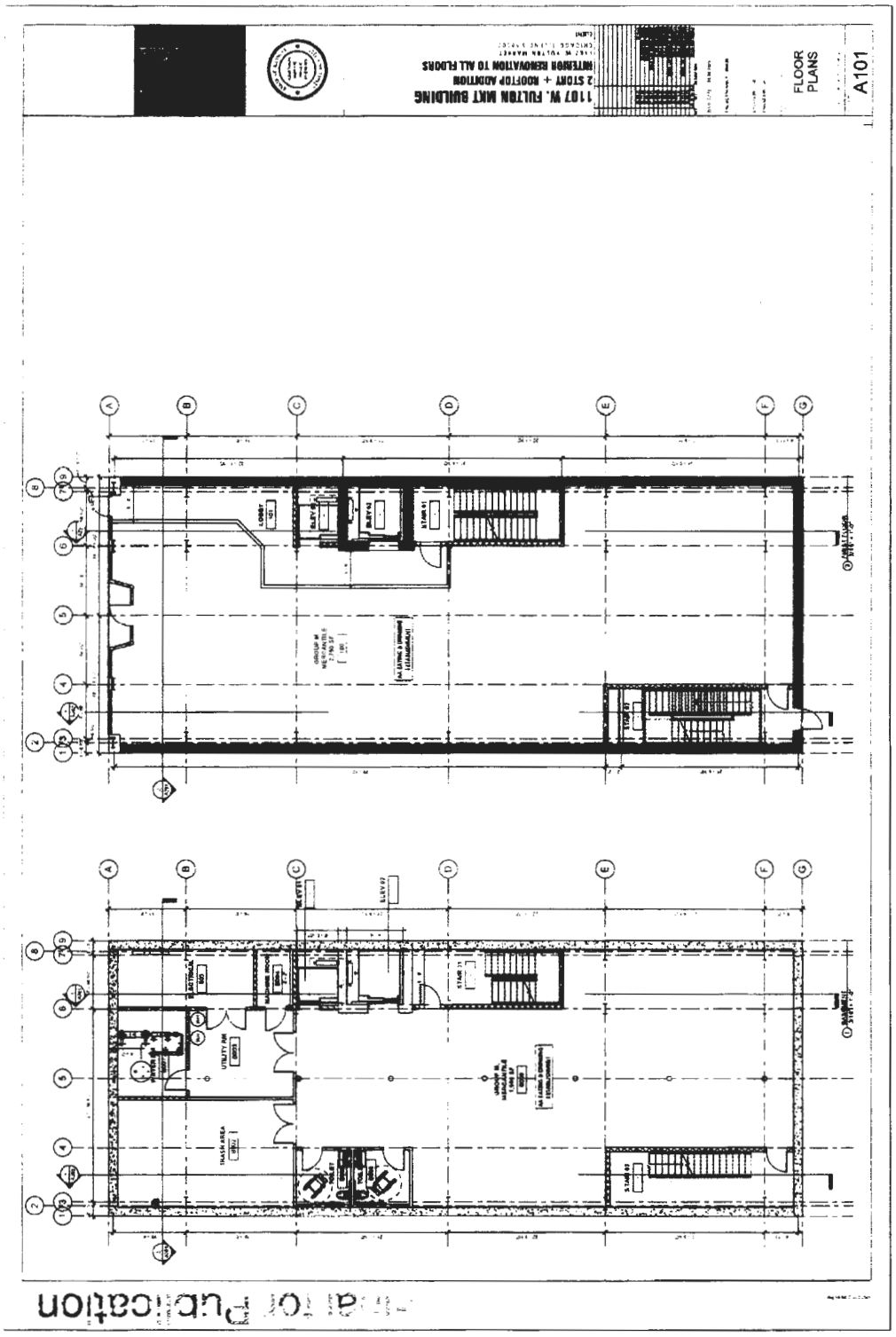
Final Publication

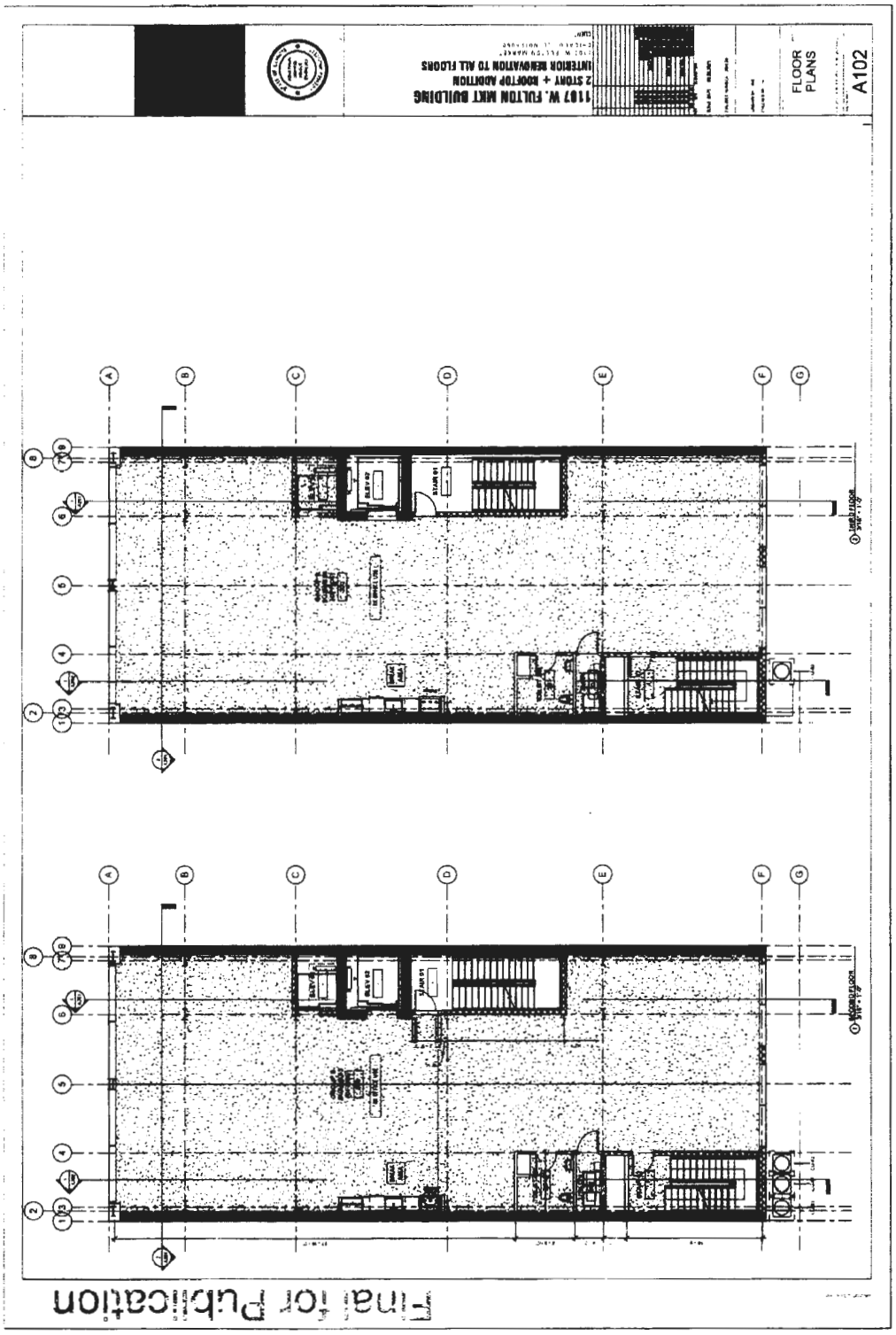


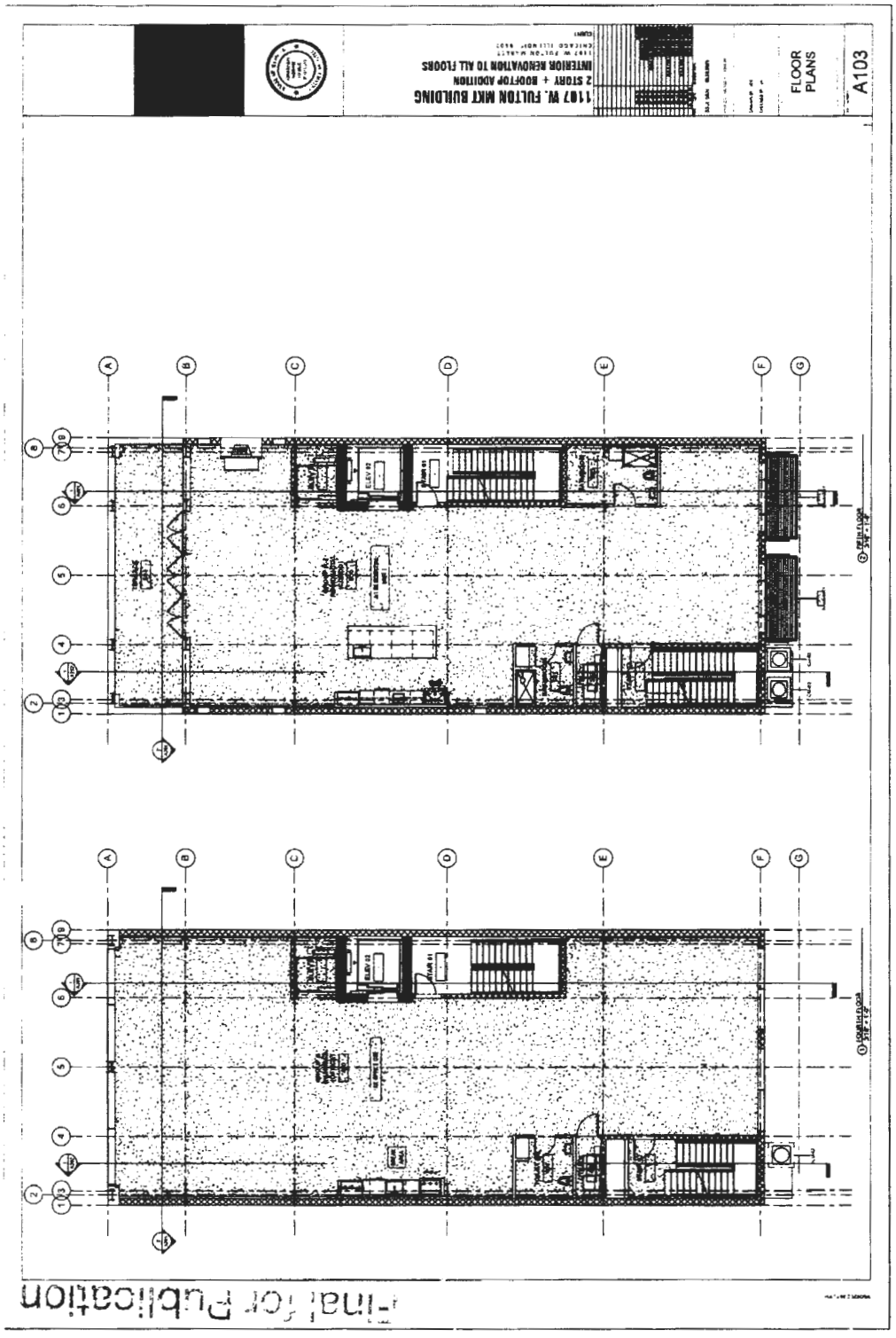

Final for Publication
RECEPTACLE LEGEND
RECEPTACLE LEGEND, CONTD.
PARTITION LEGEND
SYMBOLS LEGEND
1107 W. FULTON MKT BUILDING
2 STORY + ROOFTOP ADDITION
INTERIOR RENOVATION TO ALL FLOORS
NOTES
G1.03


1107 W. FULTON MKT BUILDING
2 STORY + ROOFTOP ADDITION
INTERIOR RENOVATION TO ALL FLOORS
NOTES
G1.04
Final for Publication

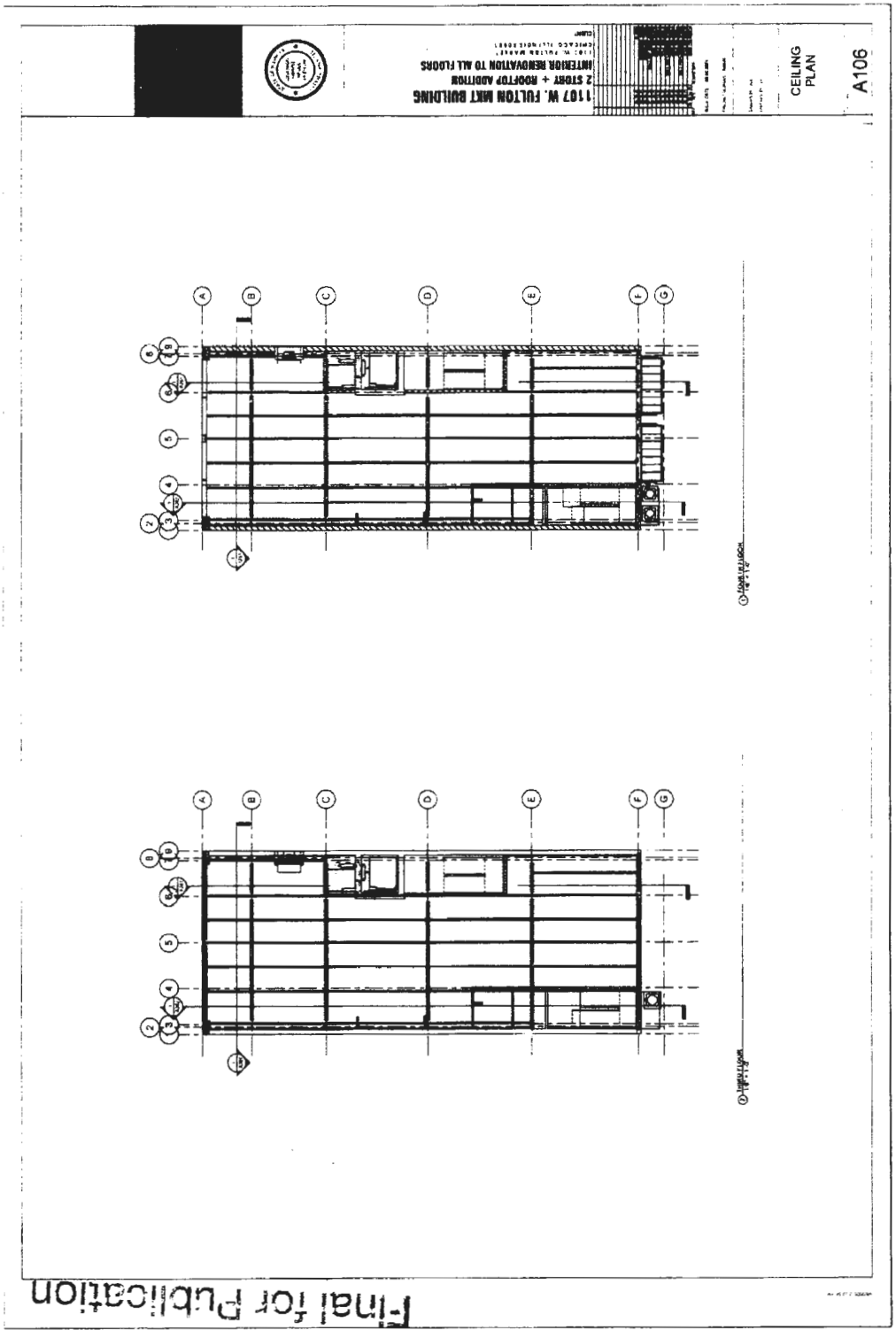
Final for Publication

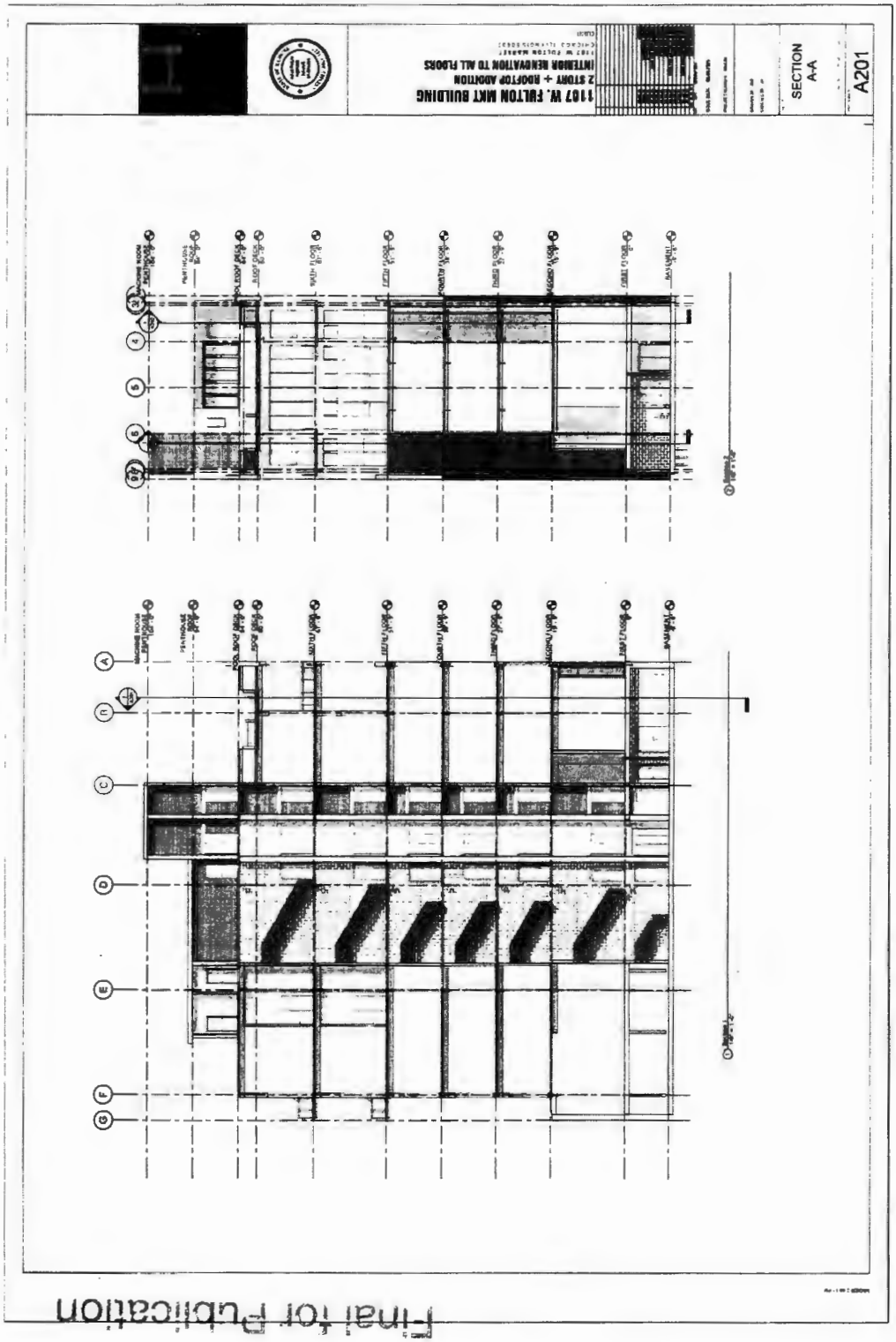

1107 W. FULTON MKT BUILDING
2 STORY + ROOFTOP ADDITION
INTERIOR RENOVATION TO ALL FLOORS
FLOOR PLANS
A101
Not for Publication

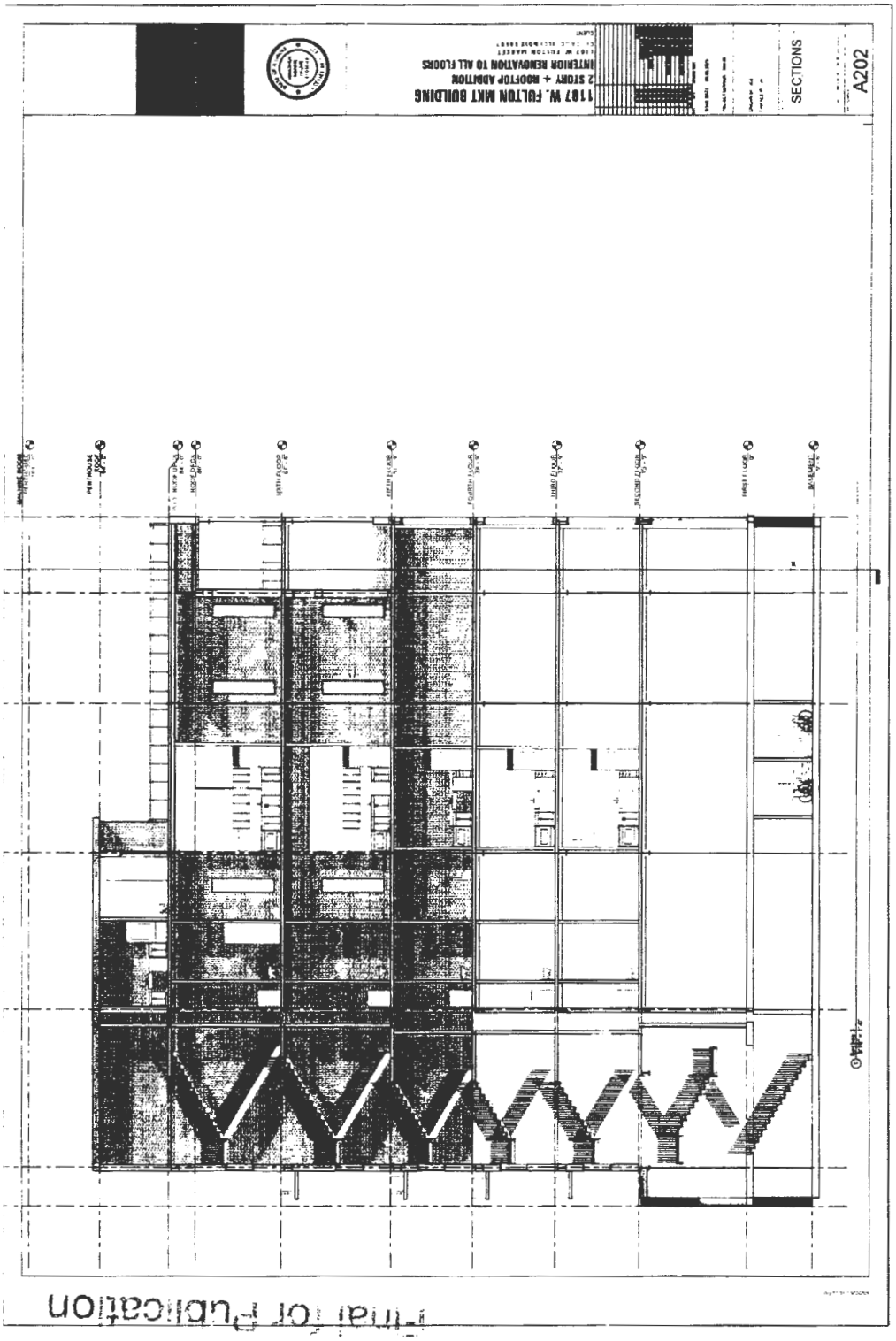

1107 W. FULTON MKT BUILDING
2 STORY + ROOFTOP ADDITION
INTERIOR RENOVATION TO ALL FLOORS
FLOOR PLANS
A102
Final for Publication

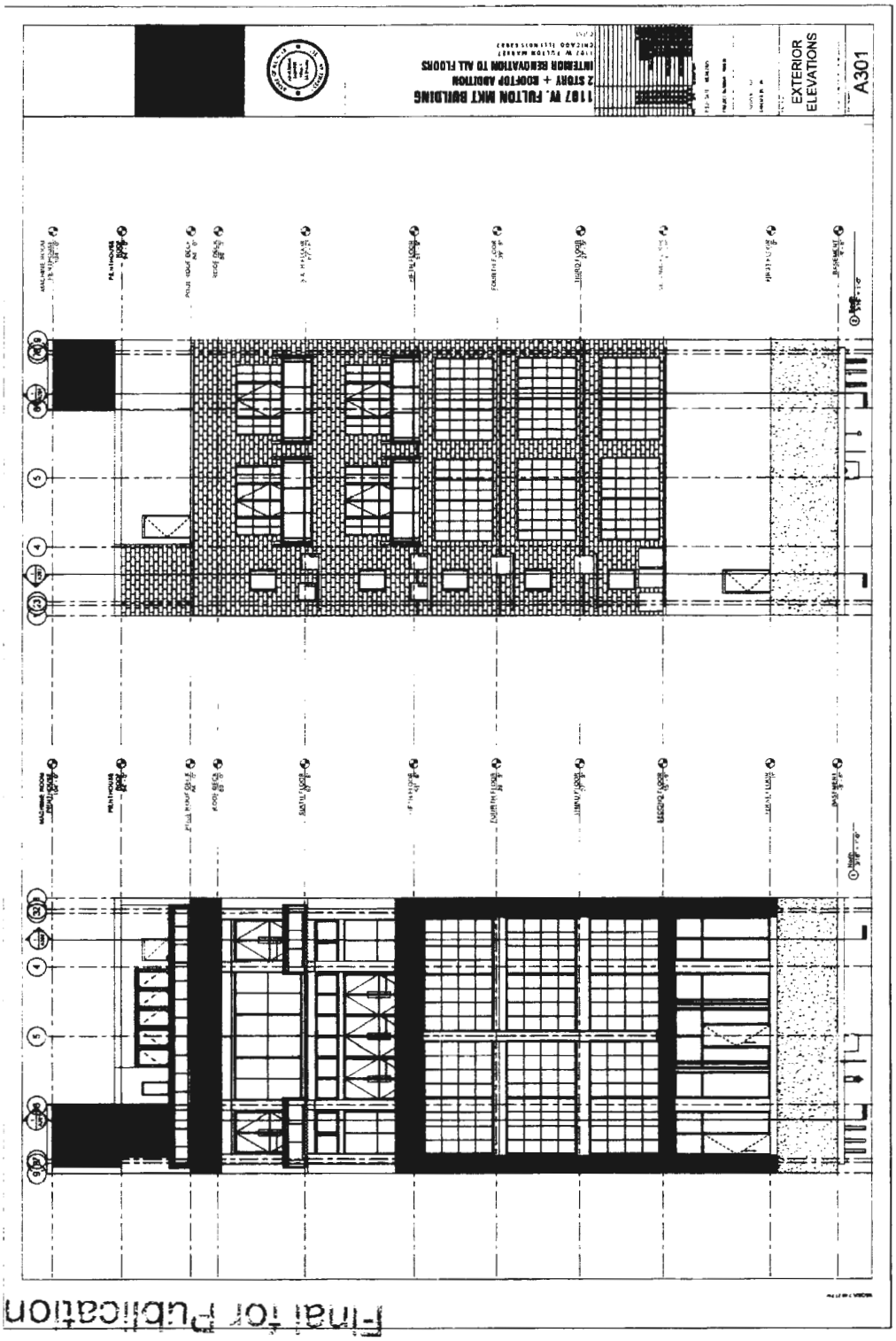

1107 W. FULTON MKT BUILDING
2 STORY + ROOFTOP ADDITION
INTERIOR RENOVATION TO ALL FLOORS
FLOOR PLANS
A103
Final for Publication

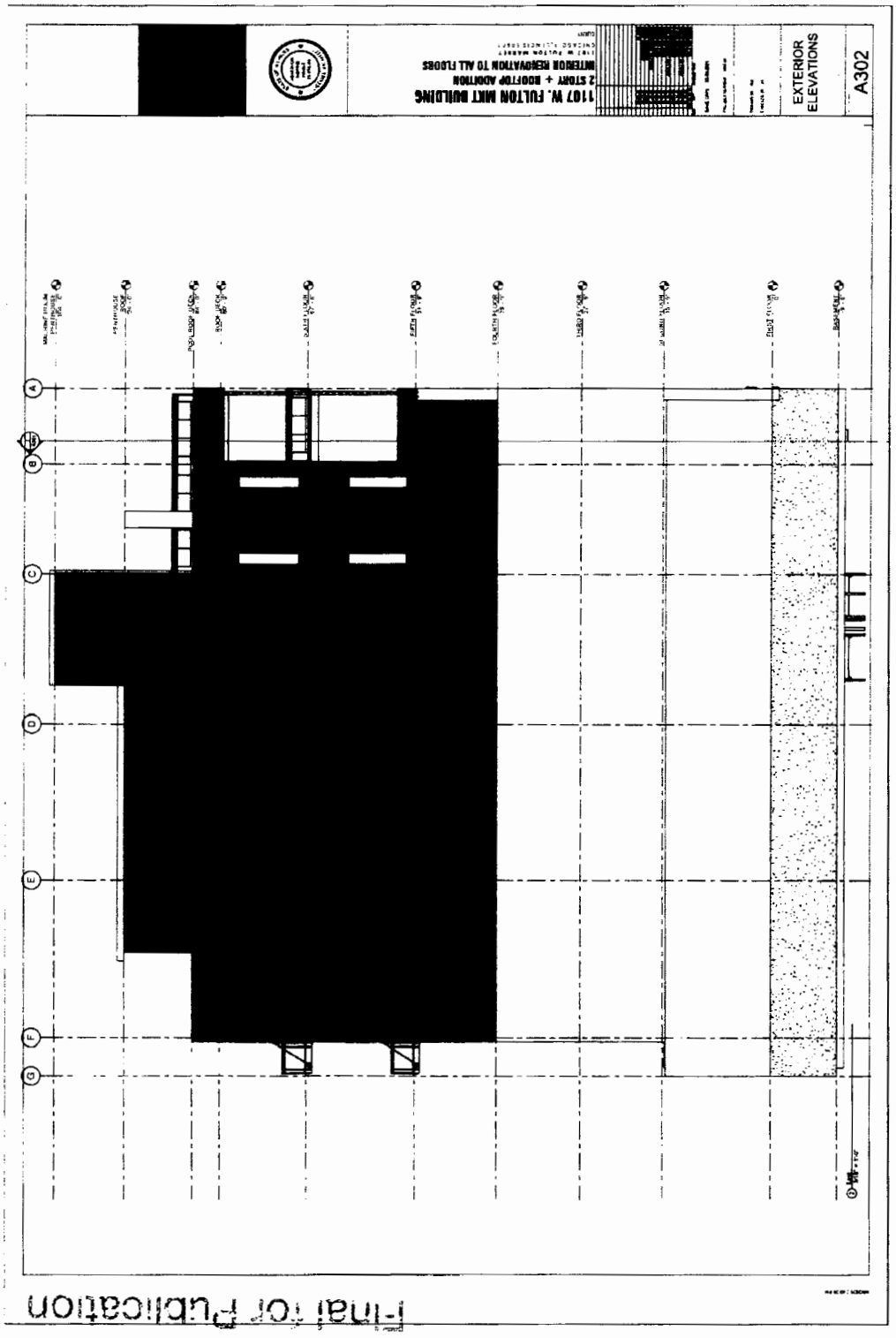
1107 W. FULTON MKT BUILDING
2 STORY + ROOFTOP ADDITION
INTERIOR RENOVATION TO ALL FLOORS
FLOOR PLANS
A104
Final for Publication

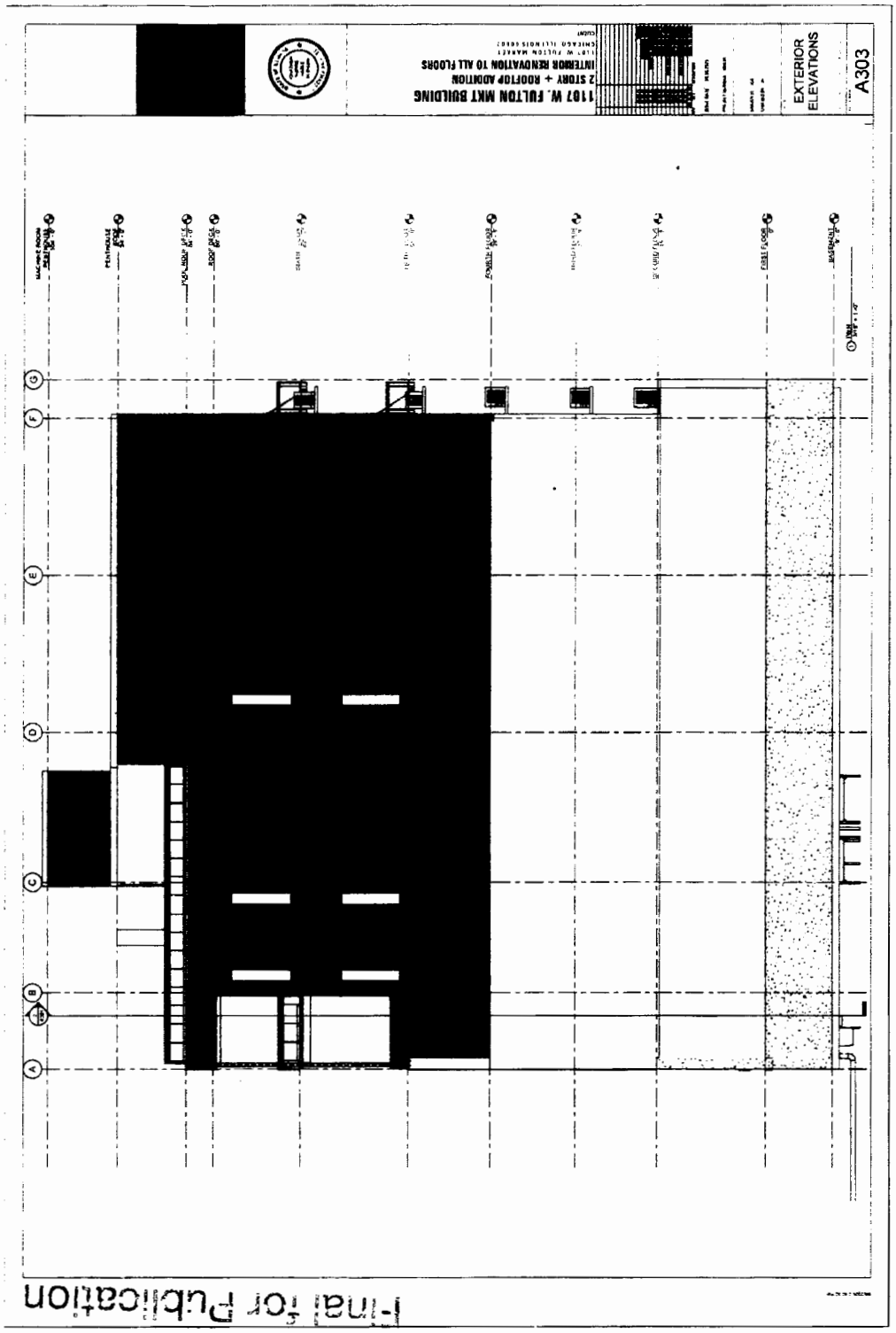

1107 W. FULTON MKT BUILDING
2 STORY + ROOFTOP ADDITION
INTERIOR RENOVATION TO ALL FLOORS
CEILING PLAN
A106
Final for Publication


1107 W. FULTON MKT BUILDING
2 STORY + ROOFTOP ADDITION
INTERIOR RENOVATION TO ALL FLOORS
SECTION
A-A
A201
Final for Publication

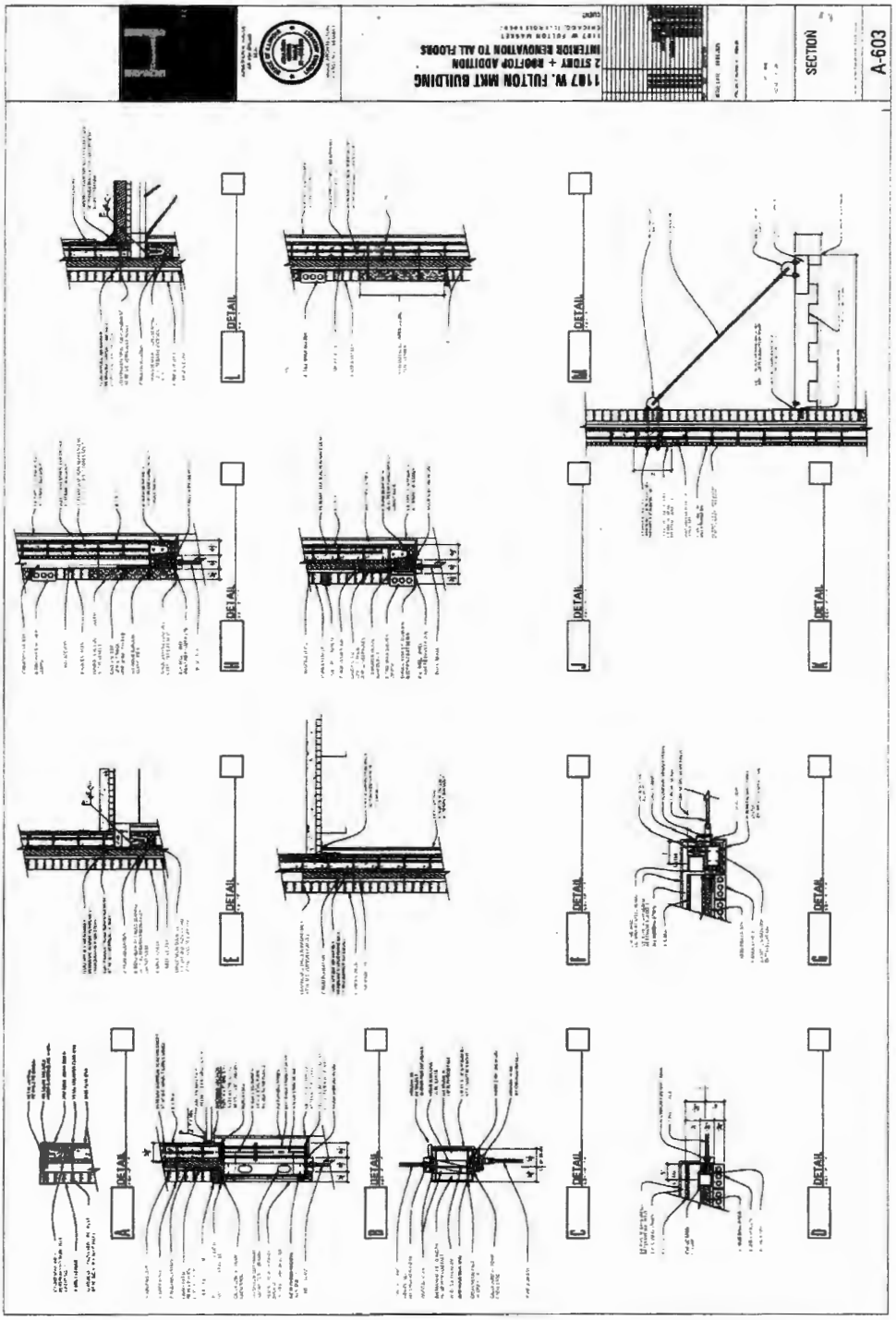

1187 W. FULTON MKT BUILDING
2 STORY + ROOFTOP ADDITION
INTERIOR RENOVATION TO ALL FLOORS
SECTIONS
A202
Final for Publication


1107 W. FULTON MKT BUILDING
2 STORY + ROOFTOP ADDITION
INTERIOR RENOVATION TO ALL FLOORS
EXTERIOR ELEVATIONS
A301
Final for Publication

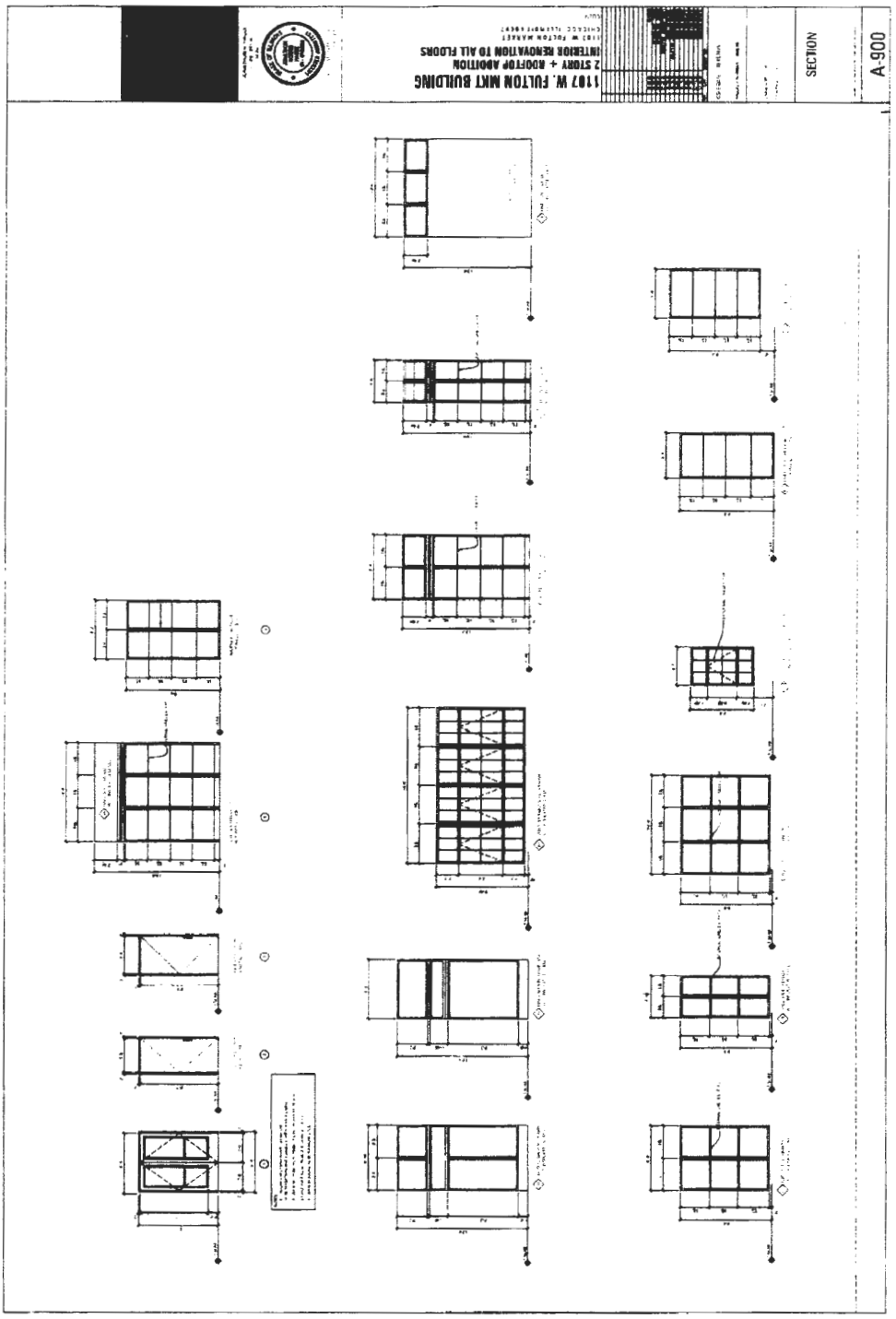

1107 W. FULTON MKT BUILDING
2 STORY + ROOFTOP ADDITION
INTERIOR REHBVATION TO ALL FLOORS
EXTERIOR ELEVATIONS
A302
Final for Publication


1107 W. FULTON MKT BUILDING
2 STORY + ROOFTOP ADDITION
INTERIOR RENOVATION TO ALL FLOORS
EXTERIOR ELEVATIONS
A303
Final for Publication

1107 W. FULTON MKT BUILDING
2 STORY + ROOFTOP ADDITION
INTERIOR RENOVATION TO ALL FLOORS
VIEWS
A401
Final for Publication



Final for Publication



Final for Publication

Reclassification Of Area Shown On Map No. 1-H.
(Application No. 22785)
(Common Address: 1719 -- 1725 W. Chicago Ave.)

[O2025-0017987]

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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 1-H in an area bounded by:

West Chicago Avenue; a line 177.75 feet west of and parallel to North Paulina Street; the public alley next south of and parallel to West Chicago Avenue; and a line 252.75 feet west of and parallel to North Paulina Street,

to those of a B3-2 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 1-H.
(Application No. 22871T1)
(Common Address: 2011 -- 2013 W Grand Ave.)

[O2025-0020095]

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 C3-2 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 1-H in the area bounded by:

West Grand Avenue; a line 96 feet west of and parallel to North Damen Avenue; West Ferdinand Street; and a line 143.2 feet west of and parallel to North Damen 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 and Fourth Floor Plans; Roof Plan; and Front, South, East and West Building Elevations attached to this ordinance printed on pages 34267 through 34276 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 – 2011-13 West Grand Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 4,720 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new four-story mixed-use building. The proposed building will contain approximately 1,500 sq. ft. of commercial space at grade, one (1) accessible dwelling unit at grade, and six (6) dwelling units above. When complete, the new building will measure approximately 45 ft.-10 in. in height. The subject property is a Transit Served Location and will be supported by four (4) off-street parking spaces. The subject lot is a through lot with two (2) street frontages (West Grand Avenue to the north and West Ferdinand Street to the south). Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1003-P, Q, and R, and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the residential off-street parking ratio from 50% (3 parking spaces) to 57.14% (4 parking spaces), to not comply with the TSL design guidelines on the lot's West Ferdinand Street frontage, reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential units from 30 feet to 6 ft.-2 in., and is seeking all relief necessary, as allowed by the code, for the attached plans.

The Project's Floor Area Ratio:	14,160 sq. ft. (3.0 FAR)
The Project's Density (Minimum Lot Area Per D.U.):	674.29 sq. ft. per unit (7 dwelling units proposed)
The amount of off-street parking:	4 parking spaces

*The subject property is a designated Transit Served Location based on its proximity to CTA Damen Rail Station. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking ratio from 50% (3 parking spaces) to 57.14% (4 parking spaces).

Setbacks:

a.	Front Setback along Grand Avenue:	12"
	Front Setback along Ferdinand Street:	6' -2"
b.	Side Setbacks:	
	West Side:	3'-0"
	East Side:	3'-2"
c.	Refer to a., above. The subject property is a through lot with frontages on both West Grand Avenue and West Ferdinand Street.	

Final for Publication

Building Height: 45'-10"

Floor Area of Ground-Floor commercial space: 1,500 sq. ft.

17-3-0307. Exceptions. The Applicant will comply with the Chicago Air Quality Ordinance should such provisions be determined as applicable.

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The project complies with the applicable standards of Sec. 17-10-0102-B because the subject property is located within approximately 2,112 linear feet of the CTA Damen Rail Station. The proposed mixed-use building containing commercial use at grade and seven (7) dwelling units will be supported by at least four (4) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an increase in the off-street parking ratio from 50% (3 parking spaces) to 57.14% (4 parking spaces).

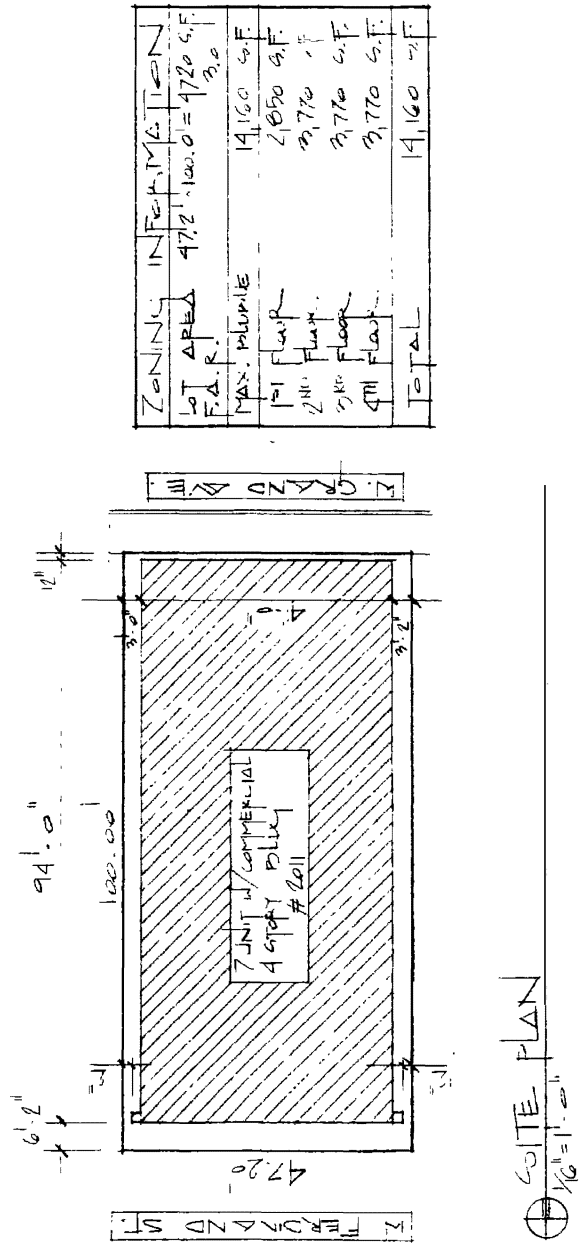
2. The Applicant is seeking relief from the requirements of Sec. 17-4-0504 for the location of the mixed-use building on the subject lot. The subject lot is a through lot with frontage on both West Grand Avenue and West Ferdinand Street. The proposed location of the main building door and entryway will be on the lot's West Grand Avenue frontage and will have a front setback of 12 inches. The building's first floor was designed with windows facing the sidewalk located along West Grand Avenue. The proposed building will have a front setback of 6 ft.-2 in. from the lot's West Ferdinand Street frontage.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporates accessibility and connectivity to mass transit based on its location near the Damen CTA Rail station, which is located south of the property. The Applicant believes the project will help improve the pedestrian way along Grand Avenue for residents and other commuters traveling in the subject area.

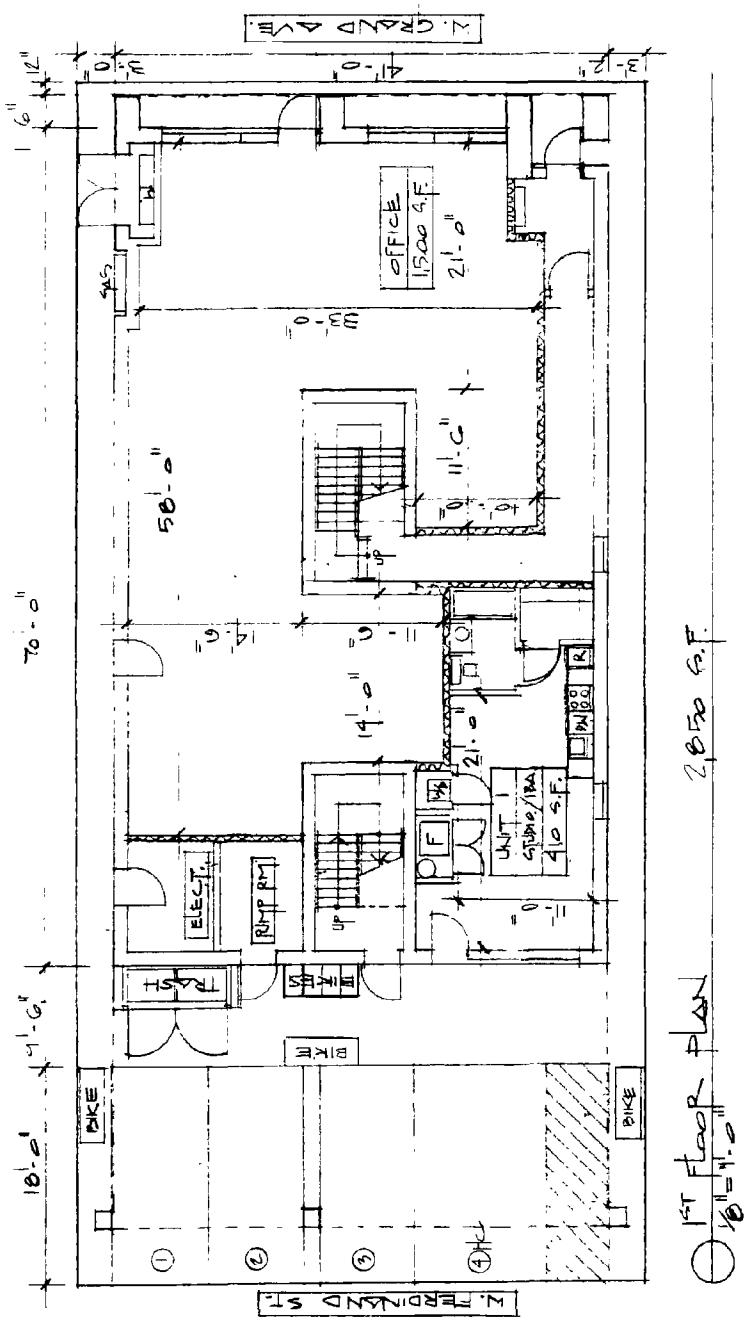
4. The proposed mixed-use building will contain approximately 1,500 sq. ft. of commercial space at grade, an accessible dwelling unit at grade, and six (6) dwelling units above. The proposed building will be supported by four (4) off-street parking spaces. The Applicant is seeking administrative approval to permit the off-street parking increase for the proposed building.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a vacant lot with a new mixed-use building, which will provide additional residential housing thereby meeting market demand. Based on the subject property's proximity to a designated CTA rail station (Damen station), 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

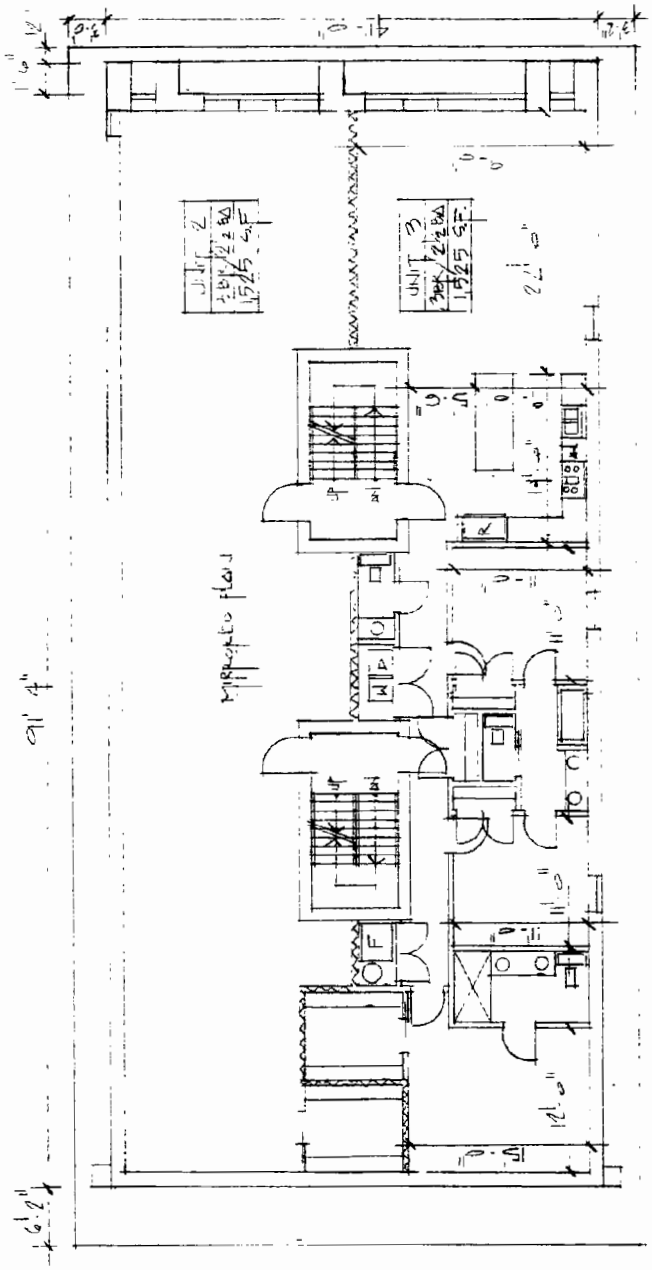


HANNA ARCHITECTS INC
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001483
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT'S CORPORATION
LICENSE NUMBER 184 001045
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750 1901
e mail hannaarchitects @ sbcglobal net
© HANNA ARCHITECTS, INC. 2025

Final Construction



Final for Publication

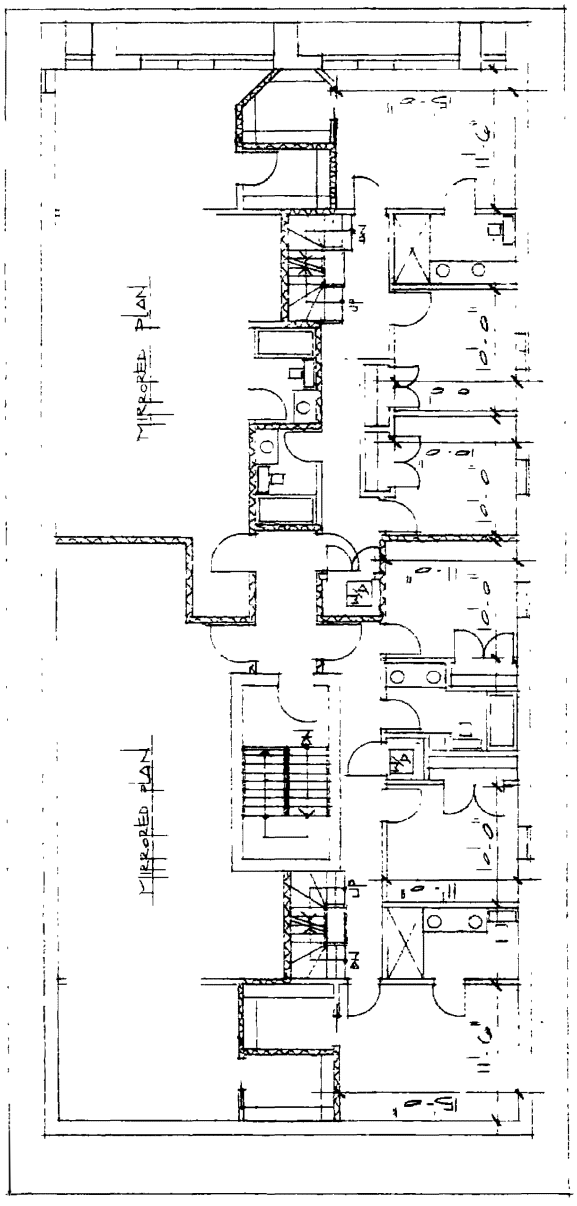
HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 001485
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750 1801
e-mail hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

3rd Floor Plan
1/8"=1'-0"

3,770 S.F.

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECTURE/PLANNING
LICENSE NUMBER 184-001406
191 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail hannarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

Final for Publication

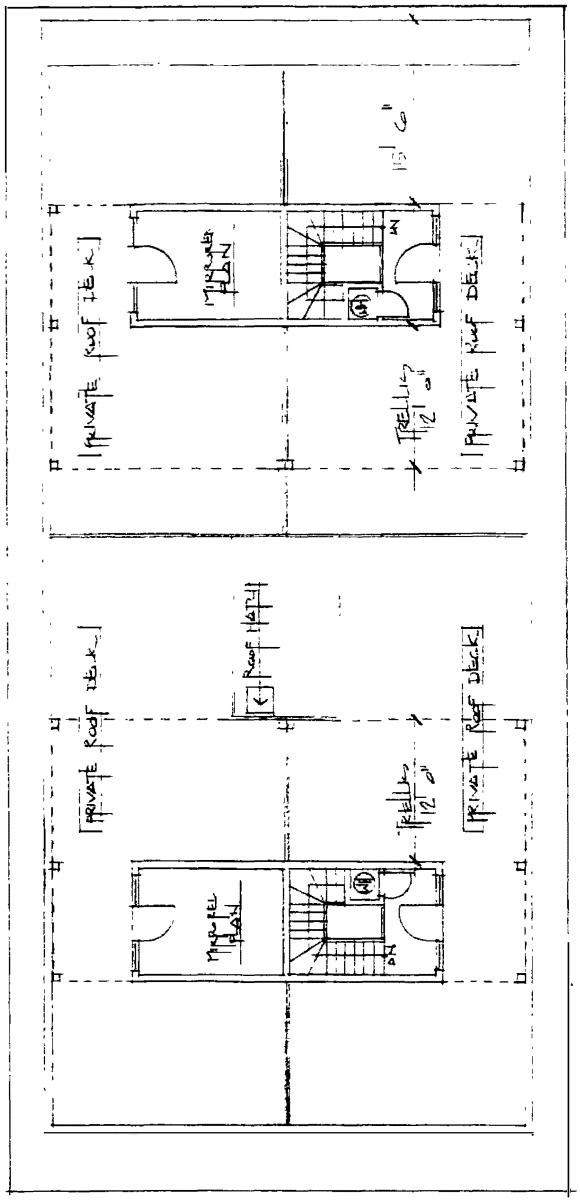


4TH FLOOR PLAN
1/8"=1'-0"

3,1770 S.F.

HANNA ARCHITECTS, Inc.
PROFESSIONAL DESIGN FIRM
ARCHITECT CHRISTINA J. HEIN
LICENSE NUMBER 184 001485
1800 W. WASHINGTON
CHICAGO, ILLINOIS 60607
FAX (312) 730-1801
e-mail hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

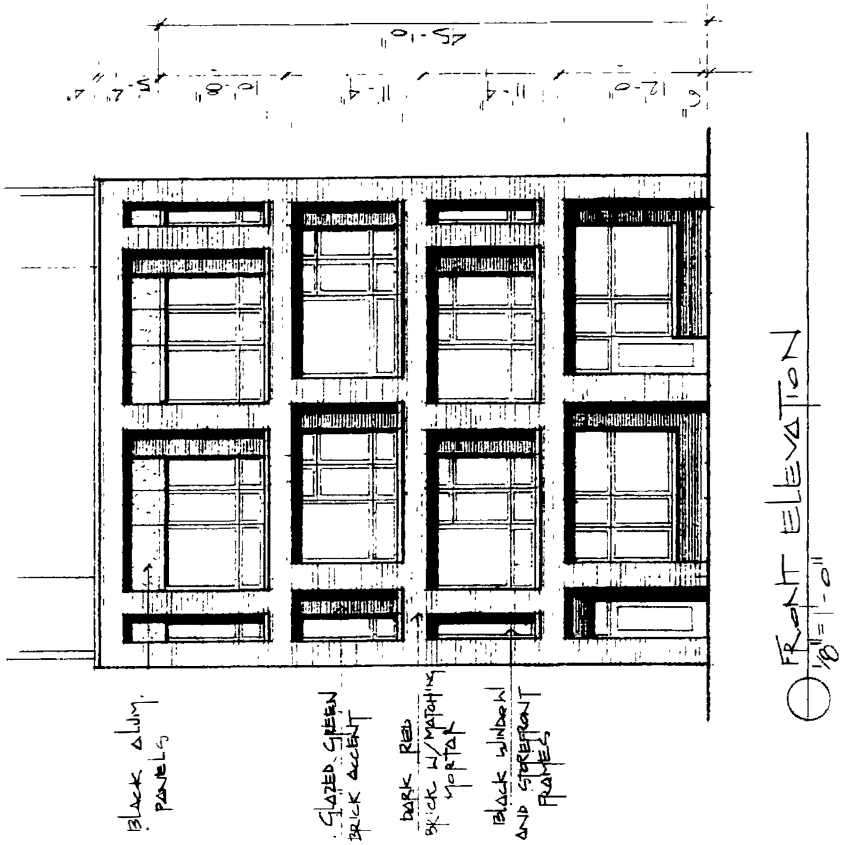
FINAL FOR PUBLICATION



ROOF PLAN
1/8" = 1'-0"

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001185
160 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



FRONT ELEVATION
1/8"=1'-0"

Final for Publication

HANNA ARCHITECTURE
PROFESSIONAL DESIGN FIRM
PRINCIPLE / CORPORATION
LICENSE NUMBER 184
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

HANNA ARCHITECTS INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001465
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

Final for Publication

Final for Publication
HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 001485
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025
Back (TYP.)
EAST ELEVATION
1/8" = 1'-0"

HANNA
ARCHITECTS
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
REGISTRATION NUMBER 184-001455
180 W WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail hannarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

Filing for Publication

Reclassification Of Area Shown On Map No. 1-H.
(Application No. 22842T1)
(Common Address: 2119 -- 2129 W. Grand Ave.)

[O2025-0019637]

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 C3-2 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 1-H in the area bounded by:

West Grand Avenue; a line 175 feet west of and parallel to North Hoyne Avenue; West Ferdinand Street; and a line 300 feet west of and parallel to North Hoyne Avenue,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; Basement, First, Second, Third, Fourth and Fifth Floor Plans; Grand Avenue, South, East and West Building Elevations; and Building Depiction attached to this ordinance printed on pages 34280 through 34288 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 – 2119-29 West Grand Avenue, Chicago, IL

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 13,125 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new five-story mixed-use building containing two (2) commercial/retail spaces at grade and forty-eight (48) dwelling units above. The first commercial/retail space will contain approximately 3,500 sq. ft. of floor area and the second commercial/retail space will contain approximately 2,400 sq. ft. of floor area. The proposed building will measure approximately 58 ft.-6 in. in height. The subject property is a Transit Served Location and will be supported by thirty-four (34) off-street parking spaces. The subject lot is a through lot with two (2) street frontages (West Grand Avenue to the north and West Ferdinand Street to the south). Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1003-P, Q, and R, and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the residential off-street parking ratio from 50% (24 parking spaces) to 70.83% (34 parking spaces), to not comply with the TSL design guidelines on the lot's West Ferdinand Street frontage, reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential units from 30 feet to 2 ft.-2 in., and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 54,000 square feet (4.11 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 273.43 square feet per D.U. (48 residential units)

(C) The amount of off-street parking: 34 parking spaces total

*The subject property is a designated Transit Served Location based on its proximity to Western Avenue Metra Train station. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking ratio from 50% (24 parking spaces) to 70.83% (34 parking spaces).

(D) Setbacks:

a. Front Setback from West Grand Avenue: 2 feet-2 inches
Front Setback from West Ferdinand Street: zero

b. Side Setbacks:
East Side: 2 feet-2 inches
West Side: 2 feet-2 inches

c. Rear Setback: Refer to a., above. The subject property is a through lot with frontages on both West Grand Avenue and West Ferdinand Street.

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential units from 30 feet to 2 ft.-2 in.

(E) Building Height: 58 feet-6 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 2,119 linear feet of the Western Avenue Metra train station. The proposed mixed-use building containing two (2) retail/commercial spaces at grade and forty-eight (48) residential units above will be supported by thirty-four (34) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an increase in the residential off-street parking ratio from 50% (24 parking spaces) to 70.83% (34 parking spaces).

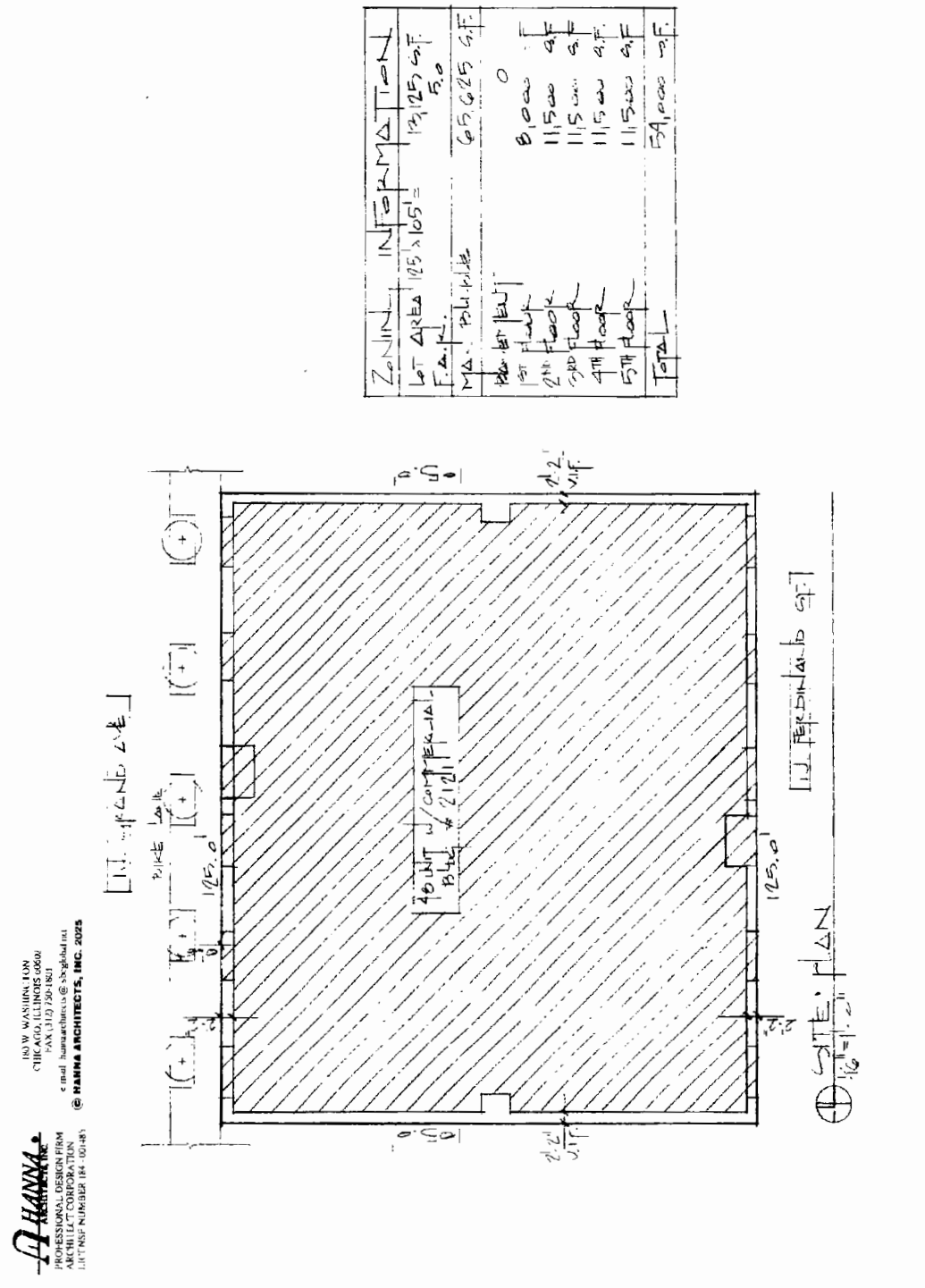
2. The Applicant is seeking relief from the requirements of Sec. 17-4-0504 for the location of the mixed-use building on the subject lot. The subject lot is a through lot with frontage on both West Grand Avenue and West Ferdinand Street. The proposed location of the main building door and entryway will be on the lot's West Grand Avenue frontage and will have a front setback of zero. The building's first floor was designed with windows facing the sidewalk located along West Grand Avenue. The proposed building will have a front setback of 2 ft.-2 in. from the lot's West Ferdinand Street frontage.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporates accessibility and connectivity to mass transit based on its location near the Western Avenue Metra train station. The Applicant believes the development of a vacant lot will improve the subject area for residents and other commuters traveling in the subject area.

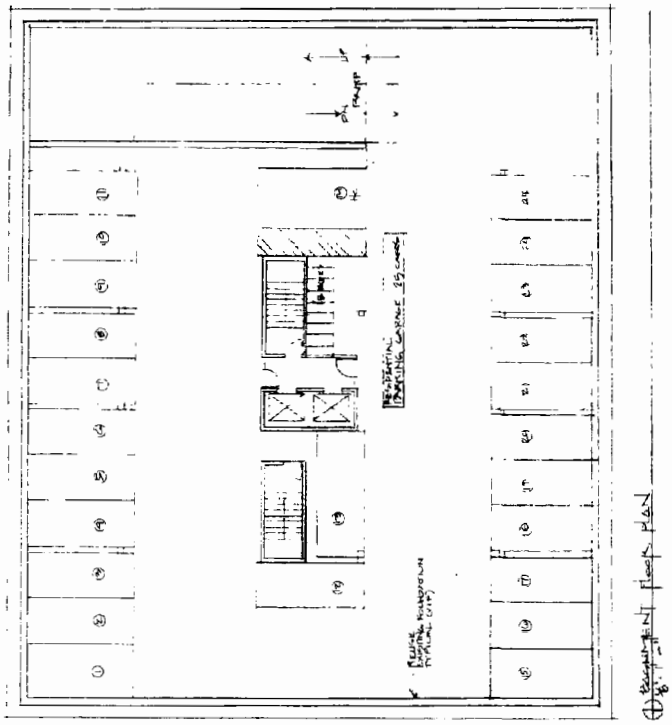
4. The proposed mixed-use building will contain approximately 5,900 sq. ft. of retail/commercial space at grade and forty-eight (48) residential units above. The proposed building will be supported by thirty-four (34) off-street parking spaces. The Applicant is seeking administrative approval to permit the off-street parking increase for the residential units pursuant to the TOD Ordinance.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a vacant lot with a new mixed-use building, which will provide additional residential housing thereby meeting market demand. Based on the subject property's proximity to a designated Metra train line (Western Avenue station), 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

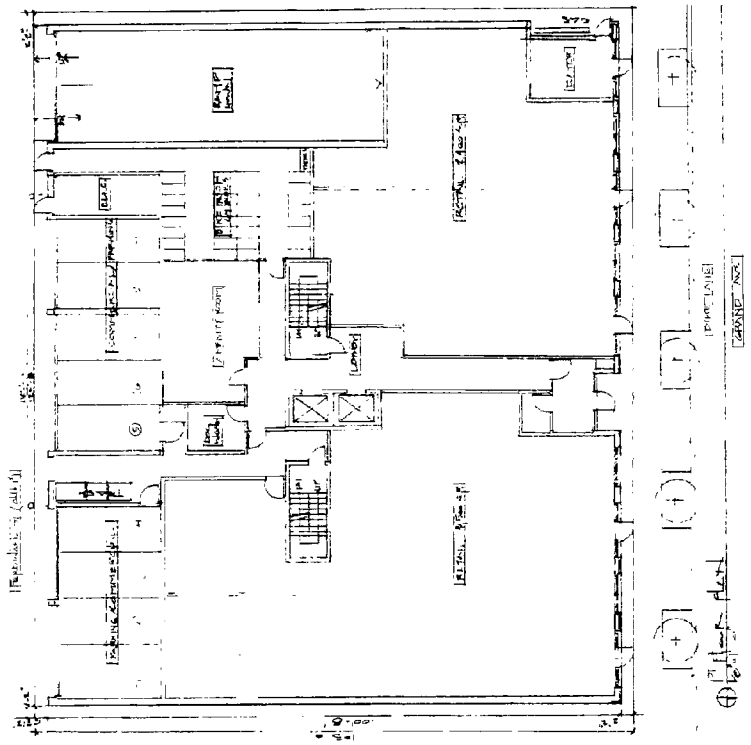


Final for Publication



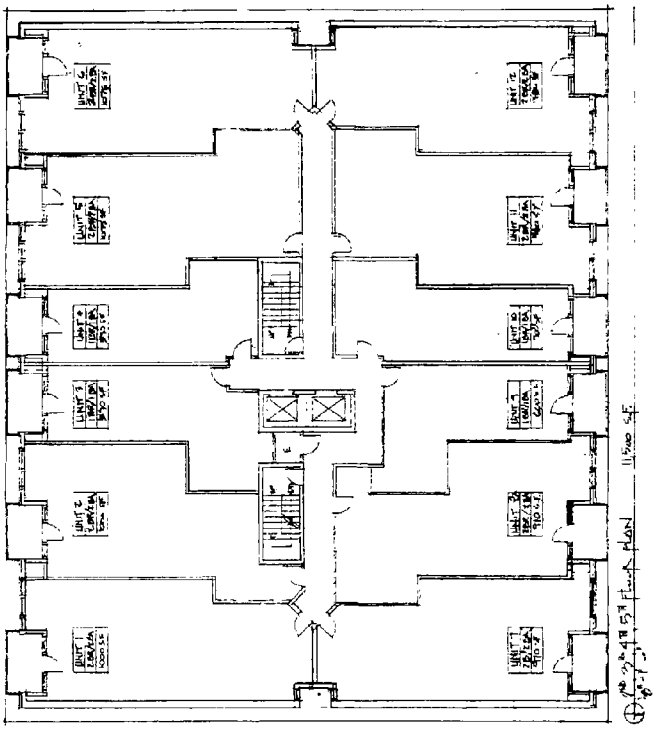
HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485
150 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannachuuss@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

Final for Publication



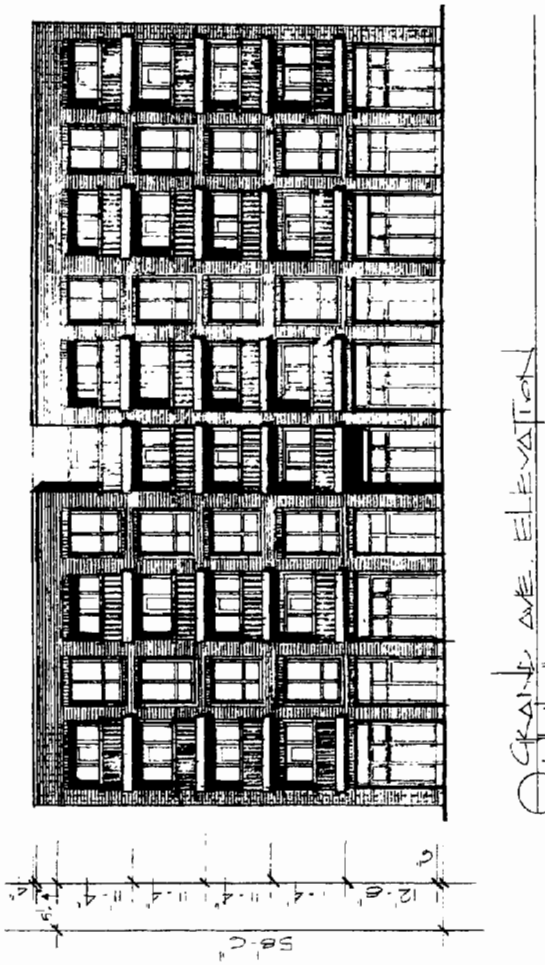
HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 001485
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
(312) 750-1881
FAX (312) 750-1881
e-mail: hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

Final for Publication



HANNA ARCHITECTS INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-000485
180 W. WASHINGTON
CHICAGO, ILL INOIS 60602
FAX (312) 750-1801
e-mail hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

Final for Publication



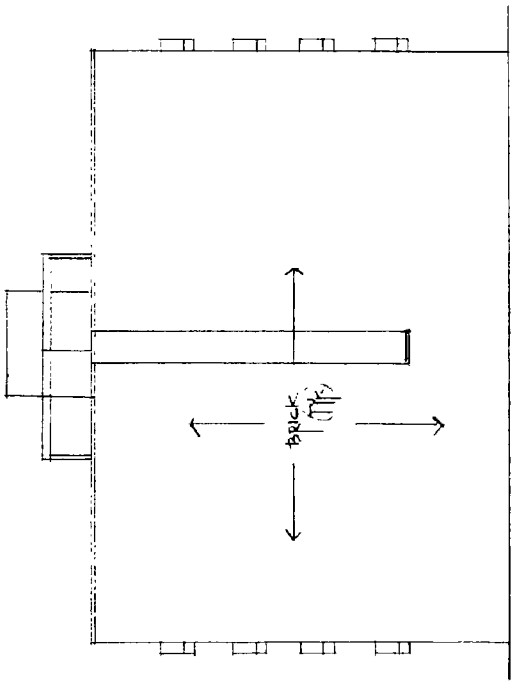
HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER: 184 - 001463
180 W. WASHINGTON
CHICAGO, ILLINOIS 60607
FAX (312) 750-1801
e-mail: hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

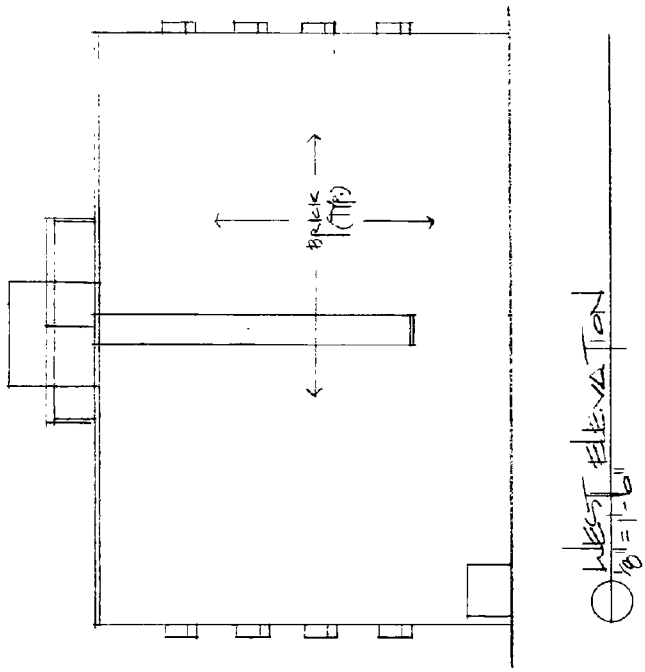
Final for Publication



EAST ELEVATION
1/8"=1'-0"

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE/NUMBER (14 - 001465)
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

Final for Publication



HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 236-1801
e-mail: hannarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

Final for Publication

Reclassification Of Area Shown On Map No. 1-H.
(Application No. 22827T1)
(Common Address: 1903 -- 1905 W. Huron St.)

[O2025-0019484]

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

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 1-H in the area bounded by:

West Huron Street; a line 21.5 feet west of and parallel to North Wolcott Avenue; the public alley next south of and parallel to West Huron Street; and a line 69.5 feet west of and parallel to North Wolcott 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 Plans; Basement, First, Second and Third Architectural Floor Plans; Architectural Rooftop Deck Plan; Attic Architectural Floor Plan; North, South, East and West Building Elevations; Garage Roof and Grade Plans; and Architectural Left Building Elevation attached to this ordinance printed on pages 34292 through 34301 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Filed for Publication

17-13-0303-C(1) Type 1 Narrative & Plans – 1903-05 West Huron Street, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 5,832 sq. ft.

Proposed Land Use: The Applicant is proposing to divide the zoning lot so that the new lot at 1903 West Huron Street can be developed with a new three-story two (2) dwelling unit residential building. The height and footprint of the existing three-story residential building and coach house at 1905 West Huron Street will remain without change. The subject property is a Transit Served Location. The new two (2) unit residential building will be supported by two (2) garage 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 requirement for a Transit Served Location from 50% (one (1) parking space) to 100% (two (2) parking spaces) and reduce the rear yard open space to zero for the proposed building at 1903 West Huron Street and reduce the off-street parking requirement to zero, reduce the total combined side setback to 2.53 ft., reduce the front setback to 4.82 ft., reduce the rear setback to zero for the existing building at 1905 West Huron, and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio:
- a. 1903 West Huron Street: 3,532 square feet (1.23 FAR)
- b. 1905 West Huron Street: 5,815 square feet (1.99 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):
- a. 1903 West Huron Street: 1,458 square feet per D.U. (2 residential units)
- b. 1905 West Huron Street: 583 square feet per D.U. (5 residential units)

(C) *The amount of off-street parking:
- a. 1903 West Huron Street: 2 parking spaces
- b. 1905 West Huron Street: 0 parking spaces

*The subject property is a designated Transit Served Location (Chicago Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking requirement from 50% (one (1) parking space) to 100% (two (2) parking spaces) for 1903 West Huron Street and reduce the off-street parking requirement for 1905 West Huron Street to zero.

(D) Setbacks:
- a. 1903 West Huron Street:
  - i. Front Setback: 14.58 feet (proposed)

Final for Publication

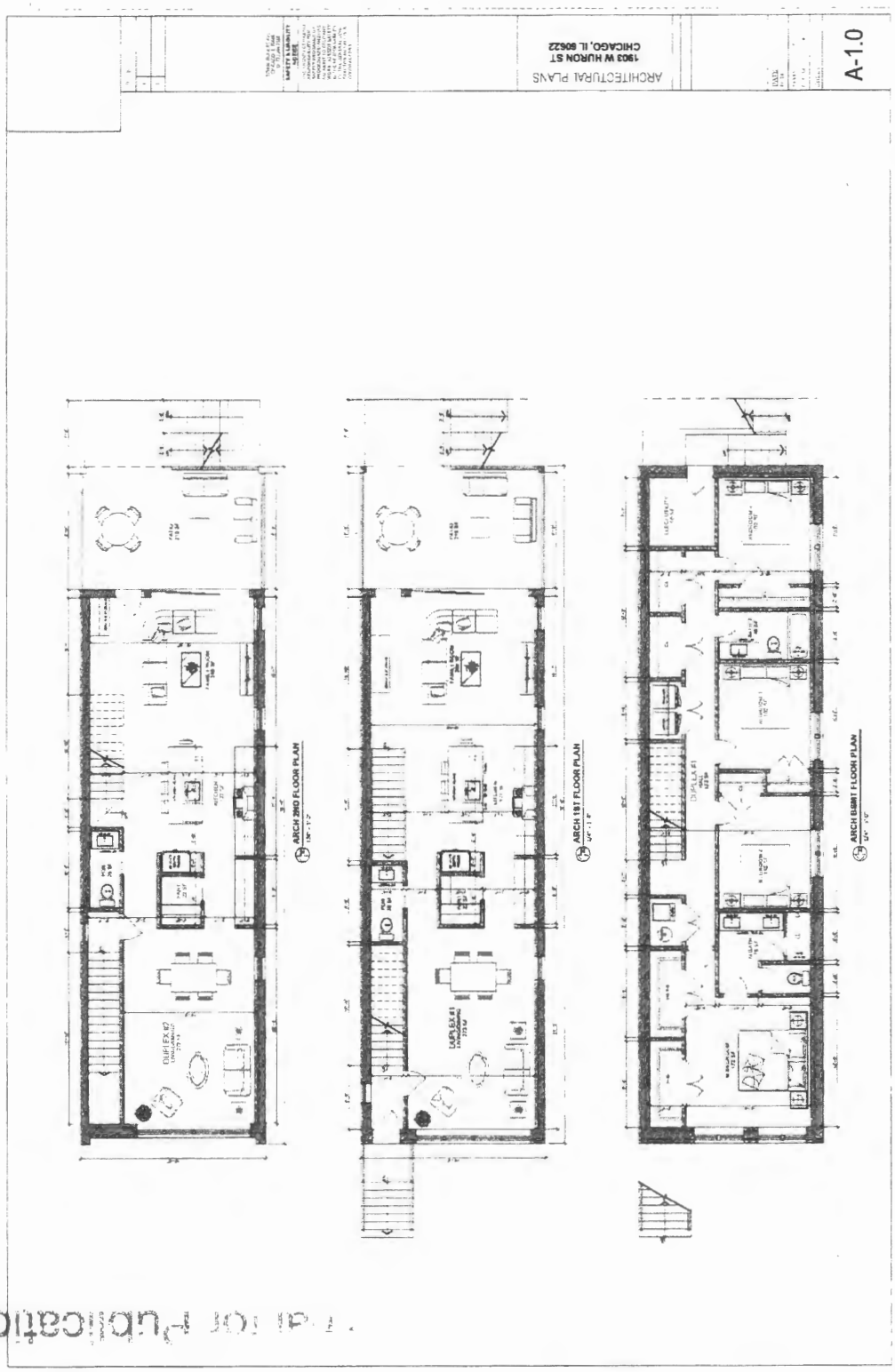
ii. Side Setbacks:
West Side: 3 feet (proposed)
East Side: 2 feet (proposed)
iii. Rear Setback: 36.6 feet (proposed)

b. 1905 West Huron Street:
i. Front Setback: 4.82 feet (existing to remain)
ii. Side Setbacks:
West Side: 0 feet (existing to remain)
East Side: 2.53 feet (existing to remain)
iii. Rear Setback: 0 (existing to remain)

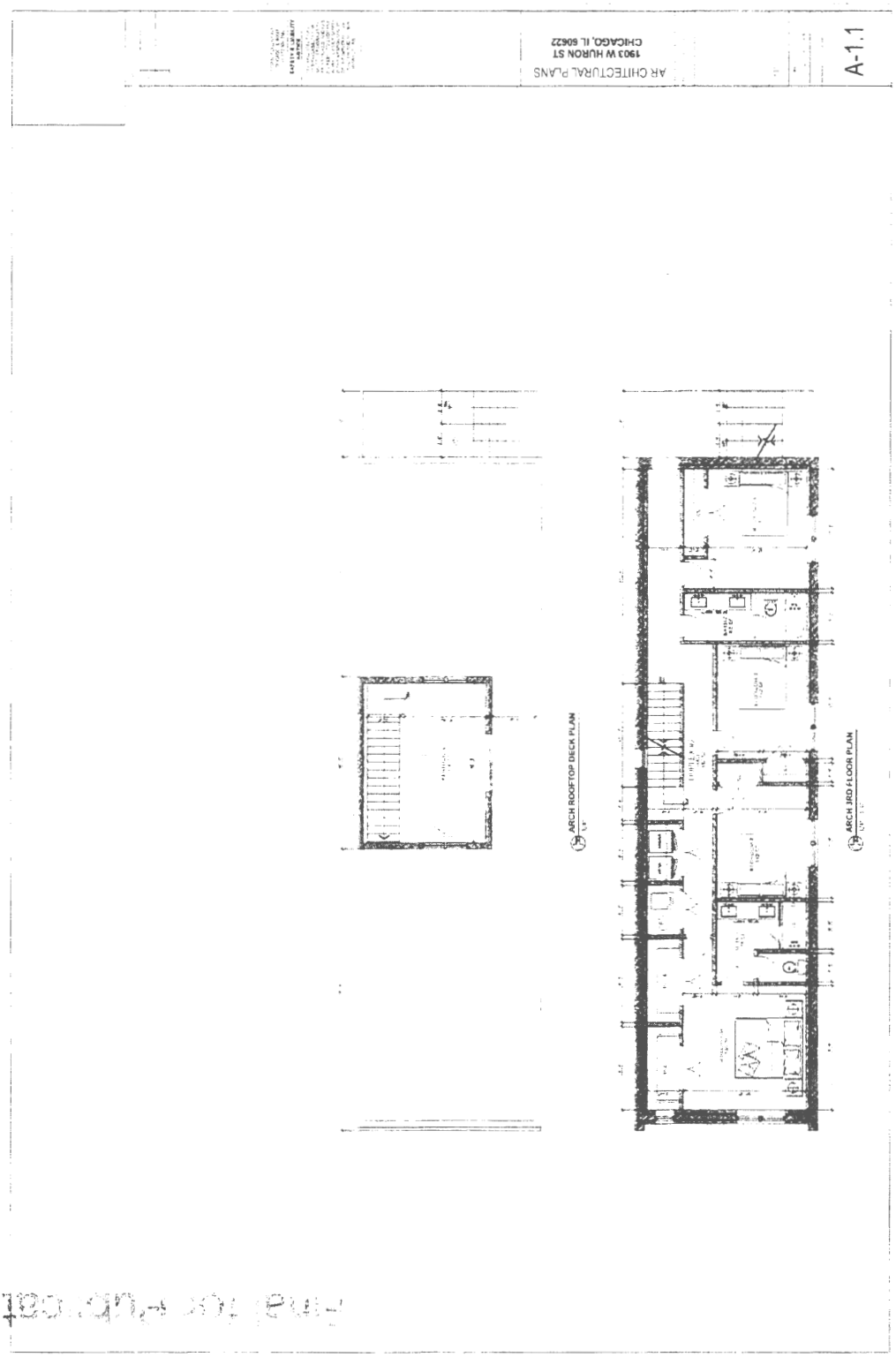
*The Applicant is seeking to reduce the total combined side setback to 2.53 ft., reduce the front setback to 4.82 ft, and reduce the rear setback to zero.

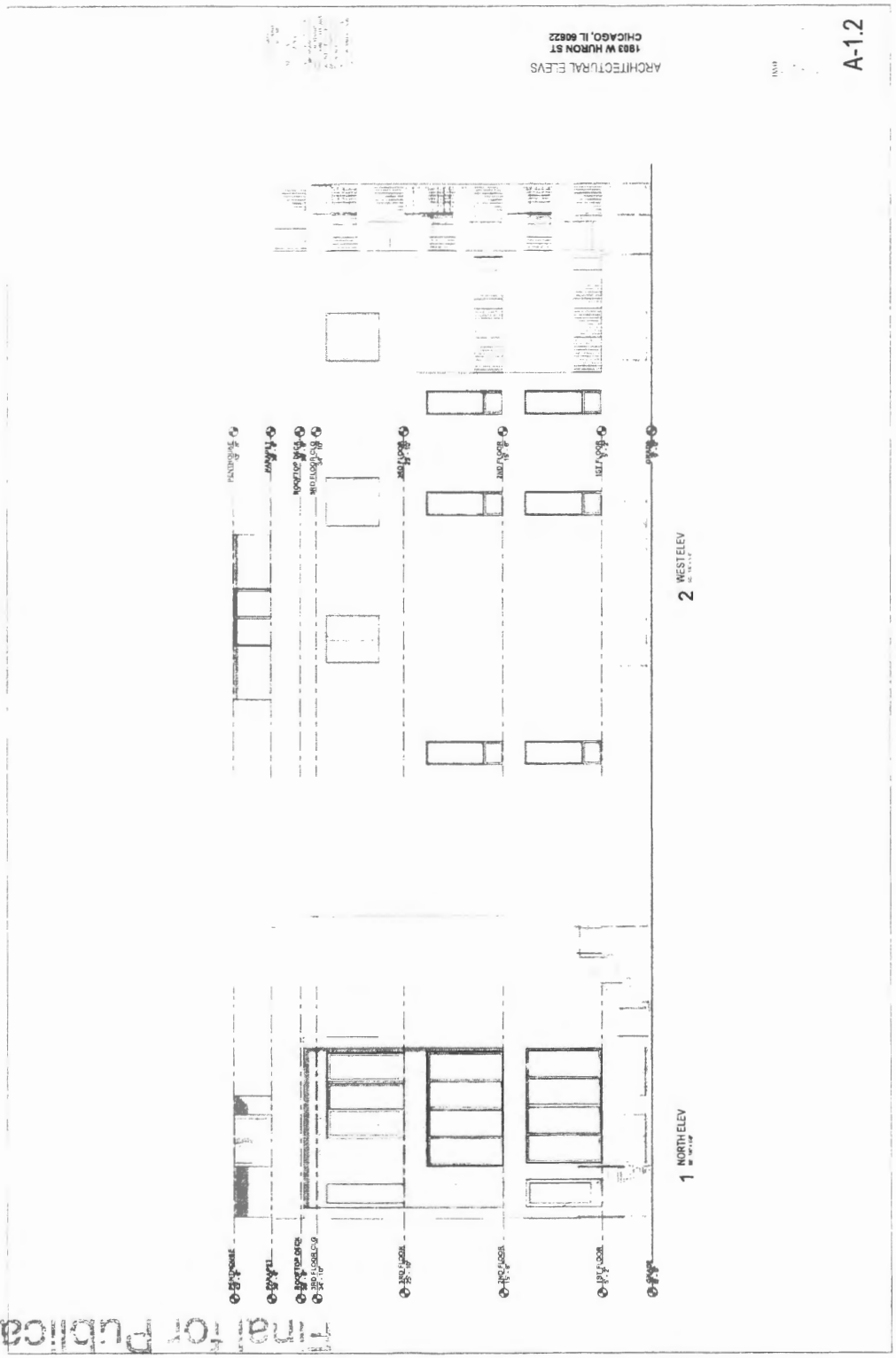
(E) Building Height:
a. 1903 West Huron Street: 34 feet-10 inches (proposed)
b. 1905 West Huron Street: 28 feet-8 inches (existing to remain)

SITE PLAN & ZONING INFO
1903 W HURON ST
CHICAGO, IL 60622
T-1.0
20 FT. ASPHALT ALLEY
24.00'
2 CAR MASONRY GARAGE W/ ROOFTOP DECK
MAIN WALKWAY
121.50'
3 STORY W/ BASEMENT BUILDING 2 D.U. TOTAL CONSTRUCTION TYPE III-A
121.50'
SITE PLAN
W. HURON ST.
24.00'
21.50 REC
WEST R.O.W. LINE OF N. WOLCOTT AVE.

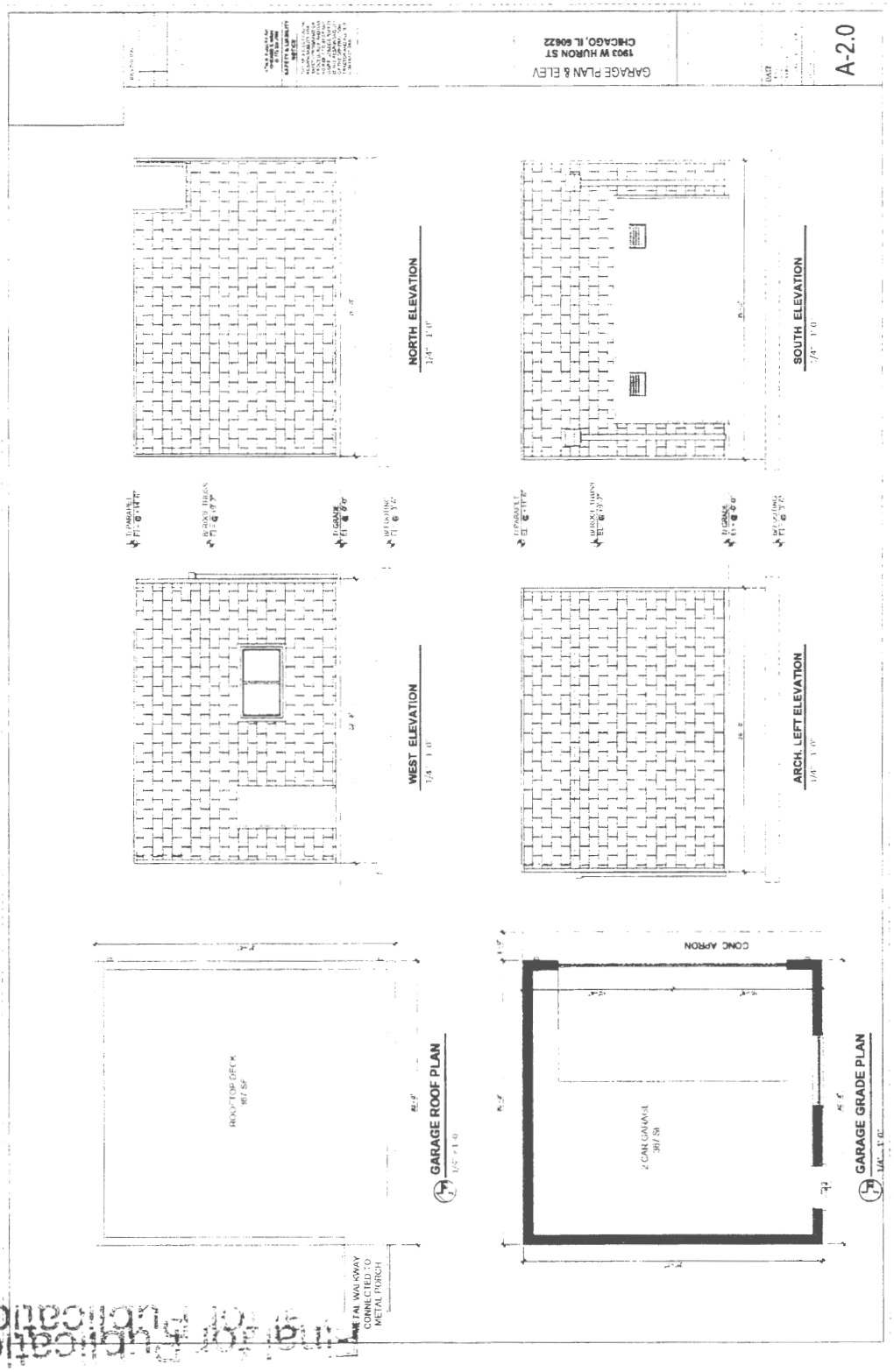


Publication

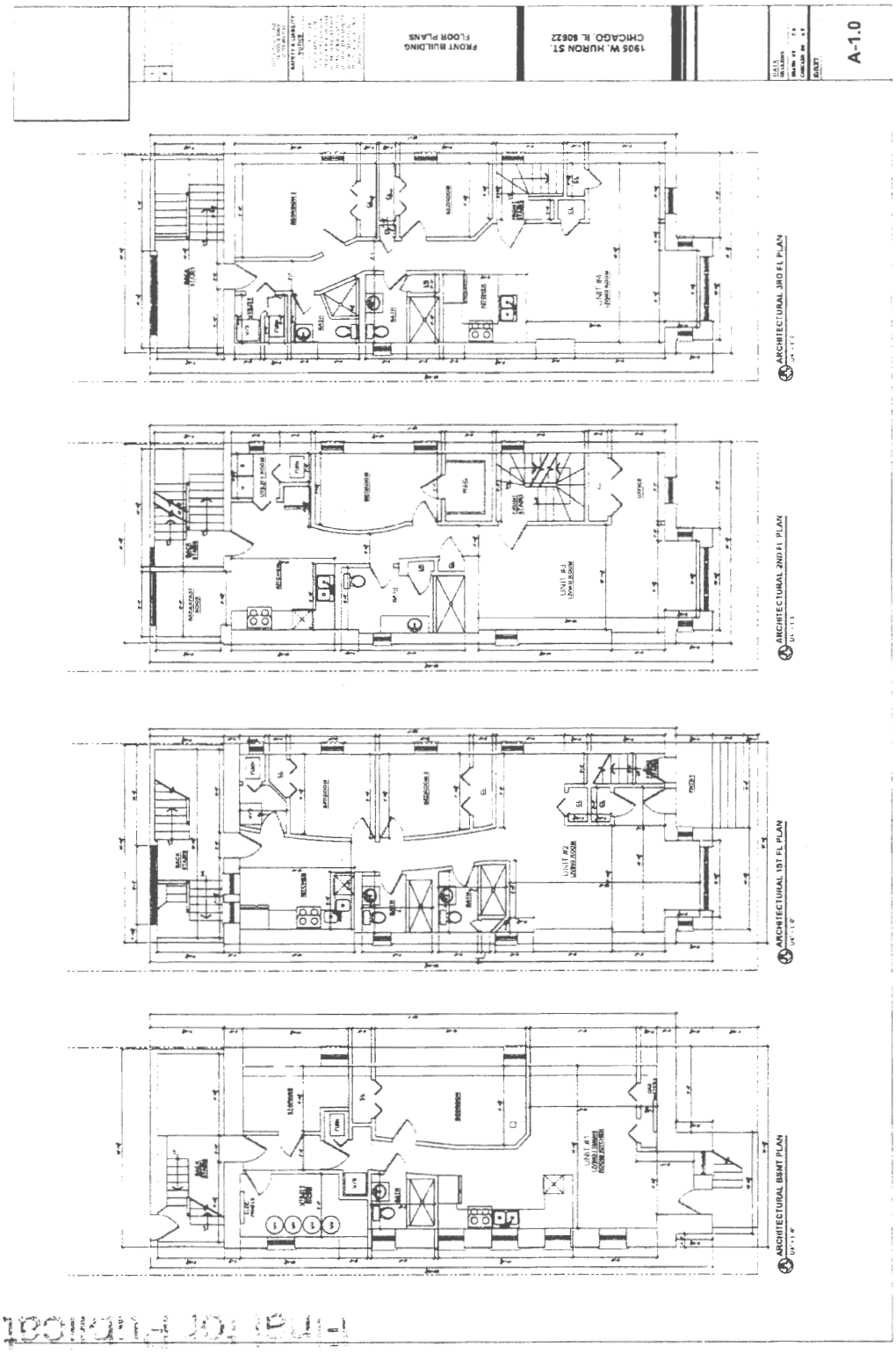

ARCHITECTURAL PLANS
1903 W HURON ST
CHICAGO, IL 60622
A-1.1
ARCH ROOFTOP DECK PLAN
ARCH 3RD FLOOR PLAN

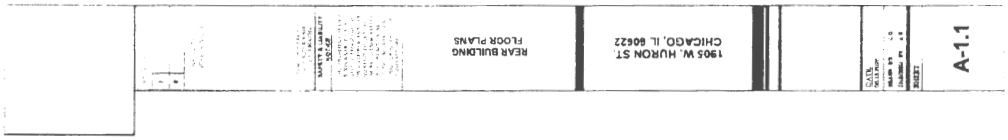

ARCHITECTURAL ELEVS
1803 W HURON ST
CHICAGO, IL 60622
A-1.2
1 NORTH ELEV
2 WEST ELEV
Final for Publication

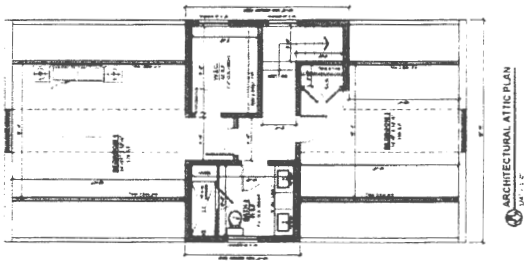
ARCHITECTURAL ELEVS
1903 W HURON ST
CHICAGO, IL 60622
A-1.3
2 EAST ELEV
1 SOUTH ELEV

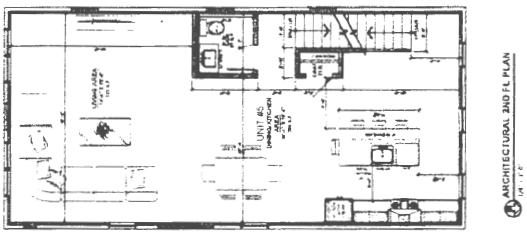

GARAGE PLAN & ELEV
1903 W HURON ST
CHICAGO, IL 60622
A-2.0
NORTH ELEVATION
SOUTH ELEVATION
WEST ELEVATION
ARCH. LEFT ELEVATION
GARAGE ROOF PLAN
GARAGE GRADE PLAN
CONC APRON
2 CAR GARAGE
ROOFTOP DECK
Final Application

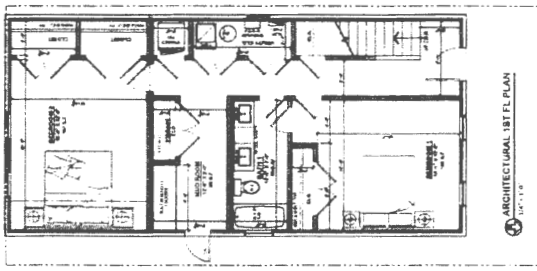
Final for Publication


A-1.0
1905 W. HURON ST.
CHICAGO, IL 60622
FRONT BUILDING
FLOOR PLANS
ARCHITECTURAL 3RD FL PLAN
ARCHITECTURAL 2ND FL PLAN
ARCHITECTURAL 1ST FL PLAN
ARCHITECTURAL BSMT PLAN
FINAL FOR PUBLICATION

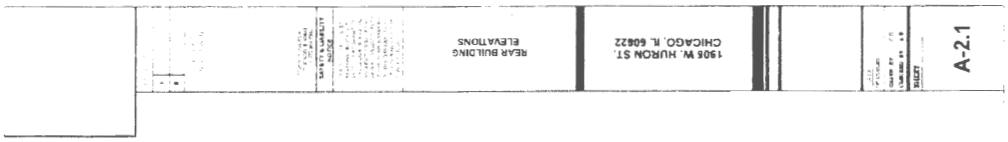


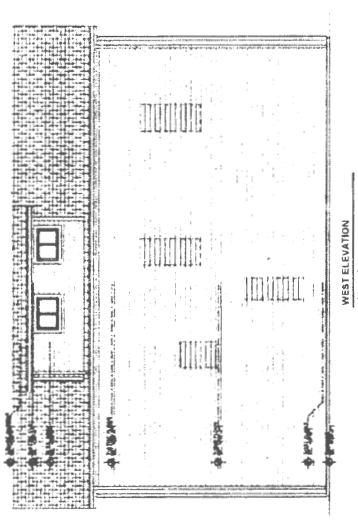


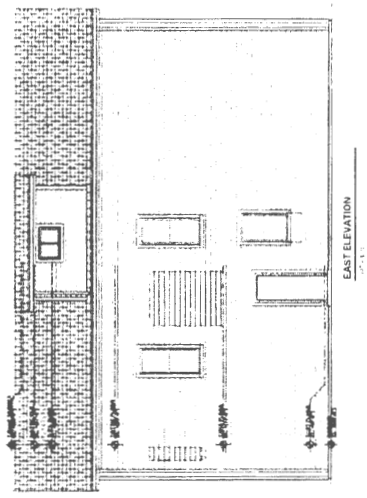


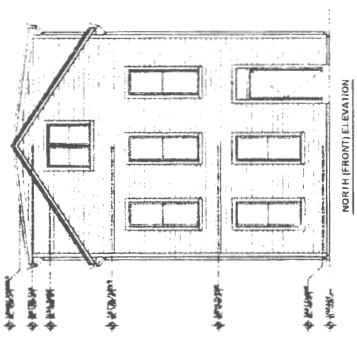


Final Publication









Final for Publication

Reclassification Of Area Shown On Map No. 1-H.
(Application No. 22869T1)
(Common Address: 2300 -- 2302 W. Huron St.)

[O2025-0020028]

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

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 1-H in the area bounded by:

the public alley next north of and parallel to West Huron Street; North Oakley Boulevard; West Huron Street; and a line 52.2 feet west of and parallel to North Oakley Boulevard,

to those of an RM6 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plans; Basement, First, Second and Third Floor Plans; Roof Plan; Front, North, South, East and West Building Elevations attached to this ordinance printed on pages 34305 through 34318 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 – 2300-2302 West Huron Street, Chicago, IL

Proposed Zoning: RM-6 Residential Multi-Unit District

Lot Area: 6,399.72 square feet (total)
(2300 W. Huron – 3,457.32 square feet)
(2302 W. Huron – 2,942.4 square feet)

Proposed Land Use: The Applicant is seeking a zoning change to divide the subject zoning lot into two (2) independent zoning lots. The property at 2300 W. Huron will remain improved with the existing three-story, ten (10) unit residential building. The newly created zoning lot at 2302 W. Huron will be developed with a new three-story, two (2) unit residential building with a detached garage. The proposed three-story building will measure 37 ft.-10 inches in height. The height and footprint of the existing three-story residential building at 2300 W. Huron will remain without change. The subject property is a Transit Served Location. The newly created zoning lot at 2302 W. Huron will be supported by two (2) garage parking spaces at the rear of that lot. The existing ten (10) unit residential building at 2300 W. Huron will not be supported by off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to decrease the off-street parking requirement for a Transit Served Location to zero parking spaces for 2300 W. Huron, increase the off-street parking requirement from 50% (1 parking space) to 100% (2 parking spaces) for 2302 W. Huron, reduce the front, rear, and west side setbacks for the existing building at 2300 W. Huron, and all relief necessary, as allowed by the Code, for the attached plans.

(A) The Project's Floor Area Ratio:
a. 2300 W. Huron: 12,519.32 square feet (3.62 FAR) (existing)
b. 2302 W. Huron: 4,047 square feet (1.38 FAR) (proposed)

(B) The Project's Density (Minimum Lot Area Per D.U.):
a. 2300 West Huron Street: 345.73 square feet per D.U.
(10 existing residential units)
b. 2302 West Huron Street: 1,471.2 square feet per D.U.
(2 proposed residential units)

(C) *The amount of off-street parking:
a. 2300 W. Huron: 0 parking spaces
b. 2302 W. Huron: 2 parking spaces

*The subject property is a designated Transit Served Location (Western Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to decrease the off-street parking requirement for a Transit Served Location to zero parking spaces

Final for Publication

for 2300 West Huron Street and increase the off-street parking requirement from 50% (1 parking space) to 100% (2 parking spaces) for 2302 West Huron Street.

(D) Setbacks:

a. 2300 West Huron Street:

i. Front Setback: 0 feet (existing to remain)

ii. Side Setbacks:

West Side: 0 feet (existing to remain)

East Side: 0 feet (existing to remain)

iii. Rear Setback: 10 feet-5.25 inches (existing to remain)

b. 2302 West Huron Street:

i. Front Setback: 7 feet-7.75 inches

ii. Side Setbacks:

West Side: 2 feet

East Side: 3 feet

iii. Rear Setback: 36 feet-9.38 inches

(E) Building Height:

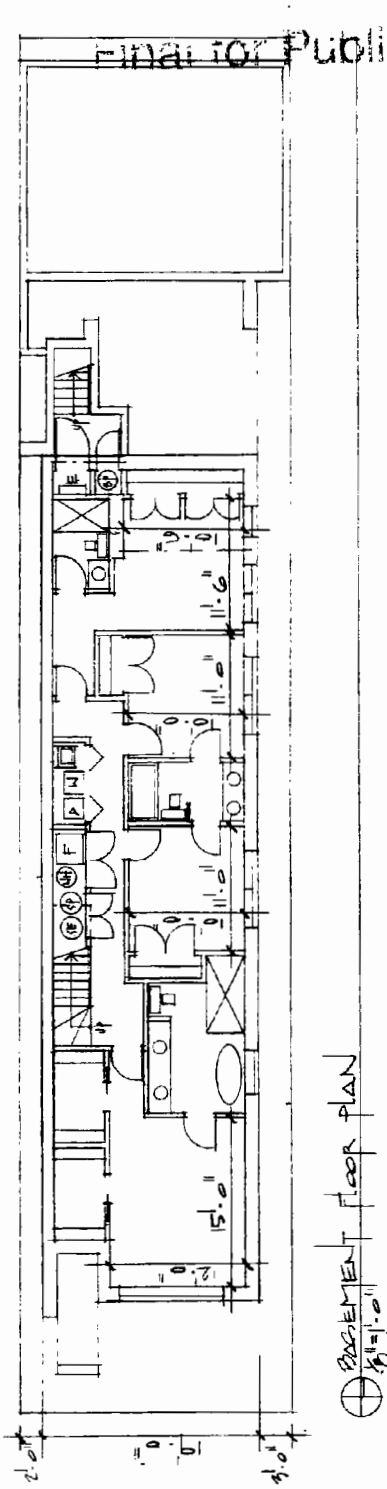
a. 2300 West Huron Street: 34 feet-7 inches (existing to remain)

b. 2302 West Huron Street: 37 feet-10 inches

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750 1801
e-mail: hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

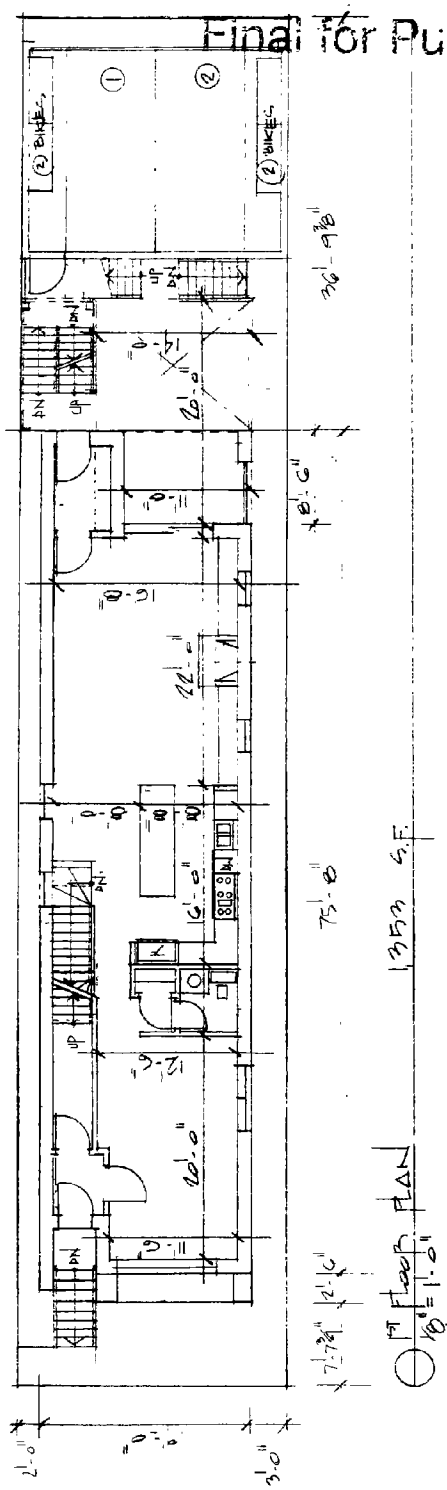
Final for Publication



BASEMENT floor plan
3/8"=1'-0"

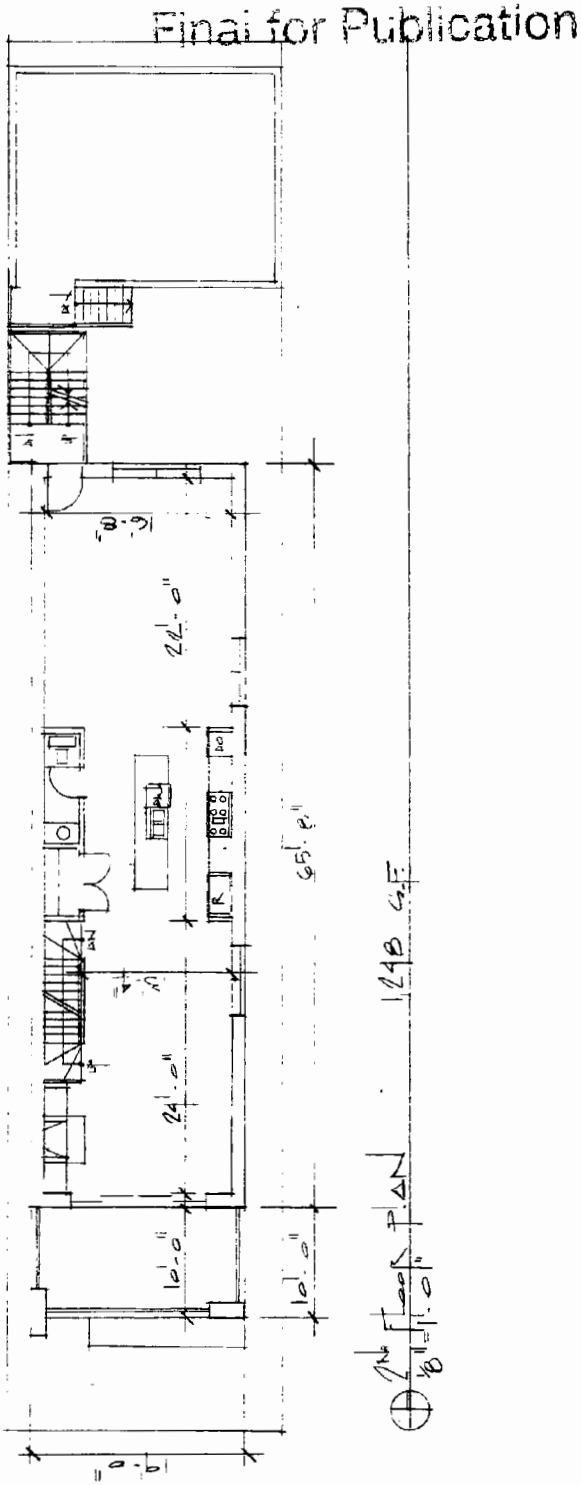
HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hanna.architects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

Final for Publication



HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1861
e-mail hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

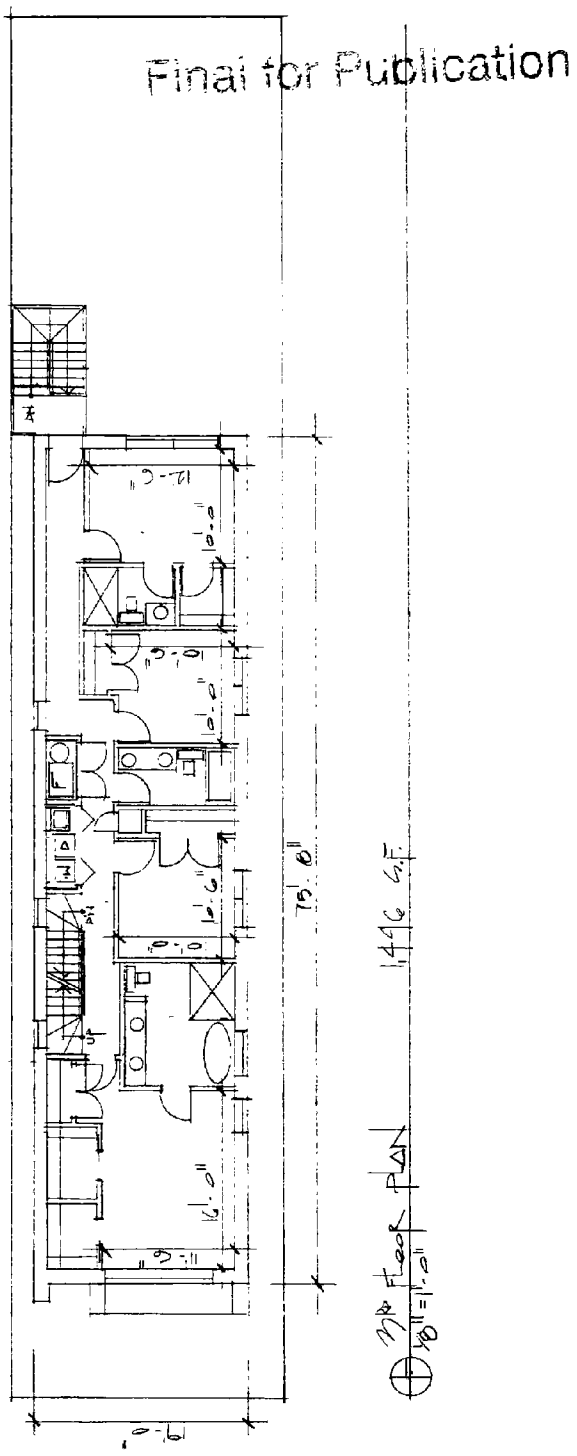
Final for Publication



HANNA ARCHITECTS
PROFESSIONAL DESIGN FIRM
ARCHITECTURE CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects@sbcglobal.net

© HANNA ARCHITECTS, INC. 2025



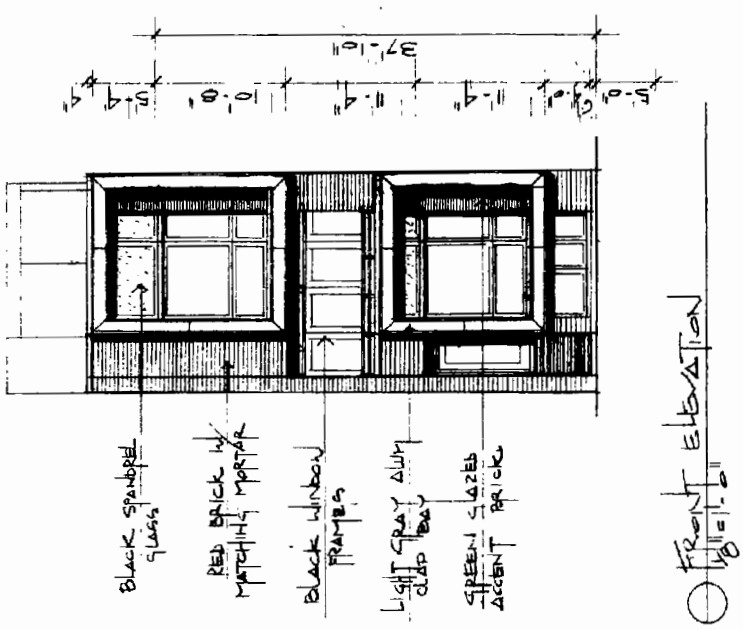
HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001193
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 782-1801
e-mail: hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

Final for Publication

Roof PLAN
1/8"=1'-0"

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER: 184-001485
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

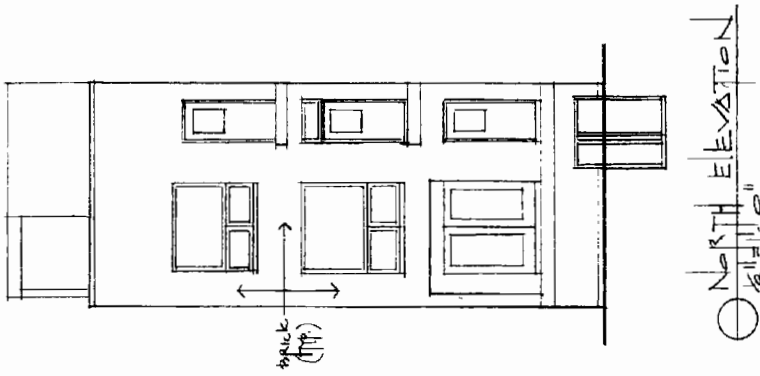
Final for Publication



FRONT ELEVATION
1/8"=1'-0"

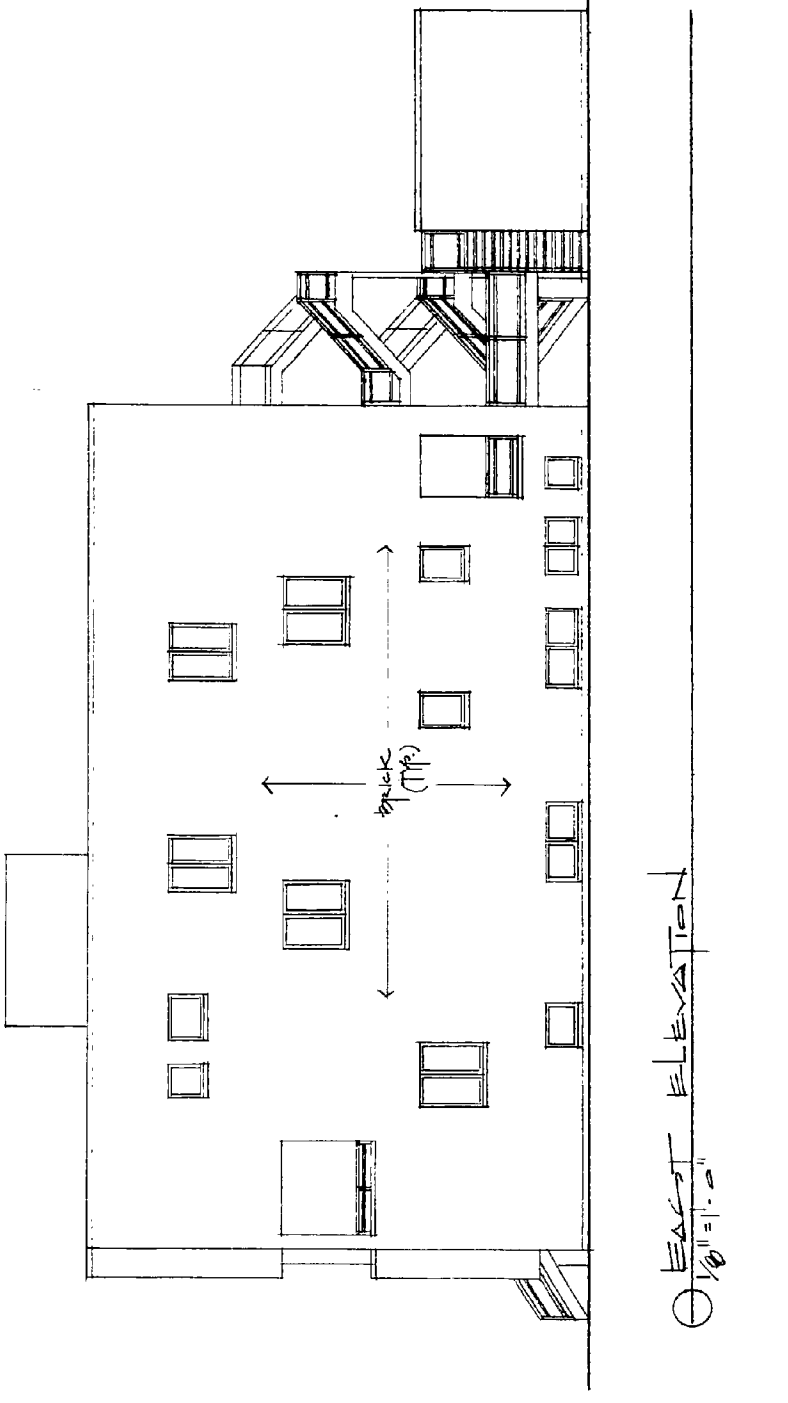
HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

Final for Publication



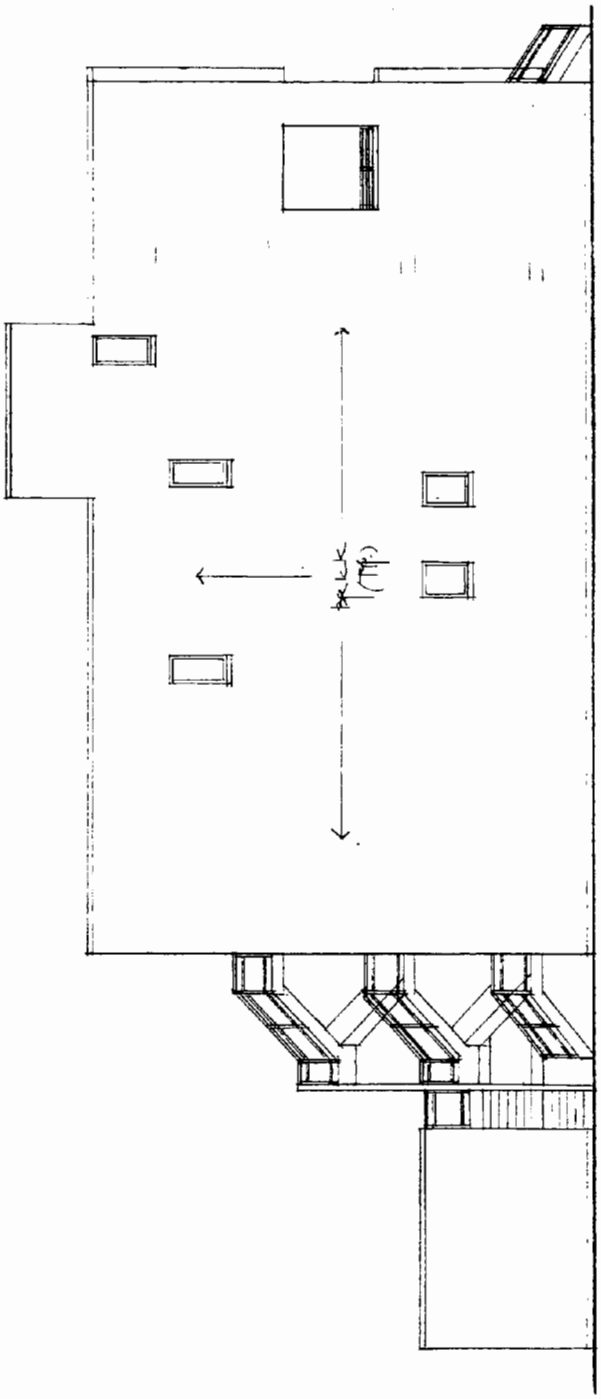
HANNA ARCHITECTS, INC.
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750.1801
e-mail: hannaarchitects@sbcglobal.net
PROFESSIONAL DESIGN FIRM
ARCHITECTURAL CORPORATION
LICENSE NUMBER 184-001485
© HANNA ARCHITECTS, INC. 2025

Final for Publication



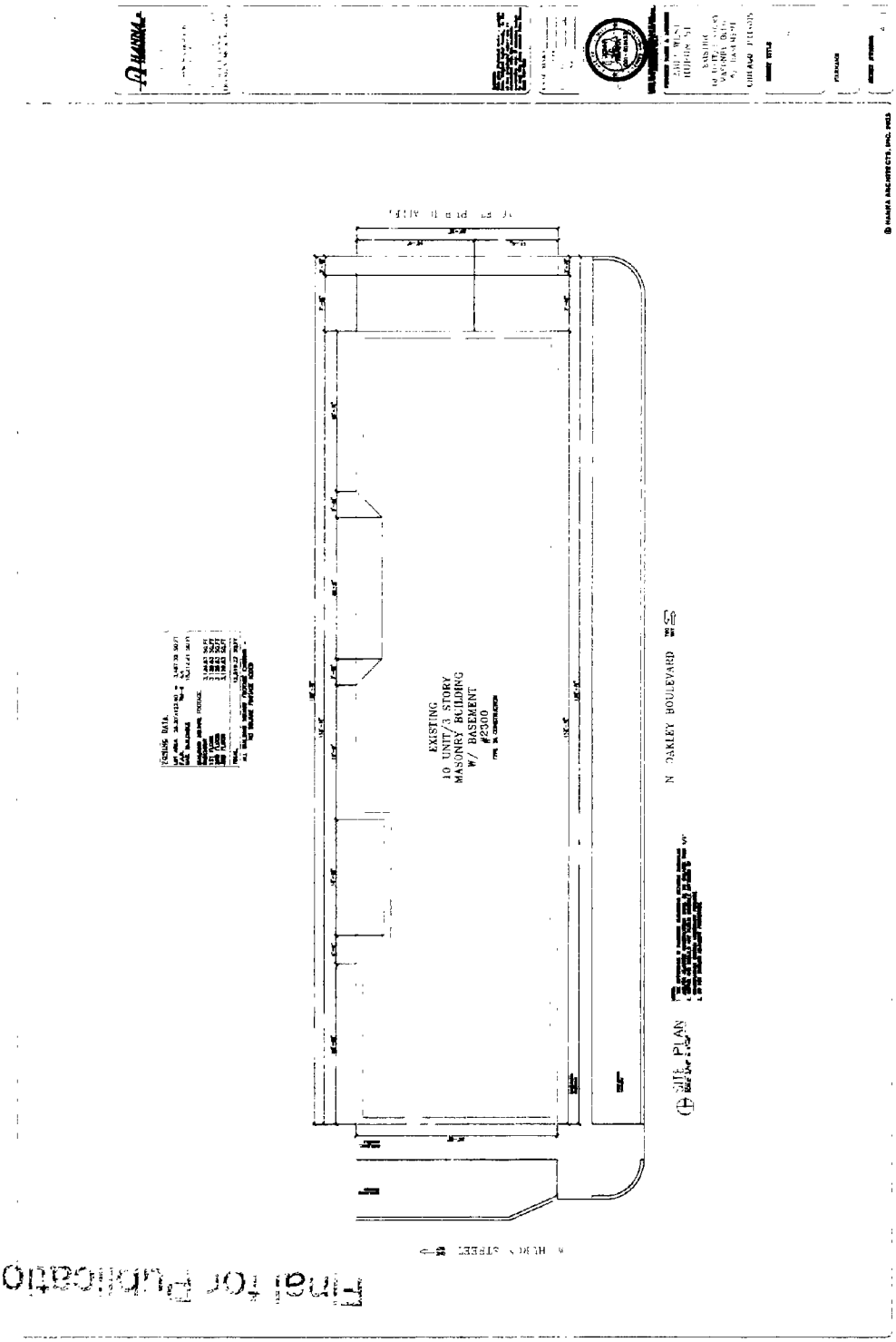
HANNA ARCHITECTS, Inc.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 001485
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750 1801
e-mail: hannarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

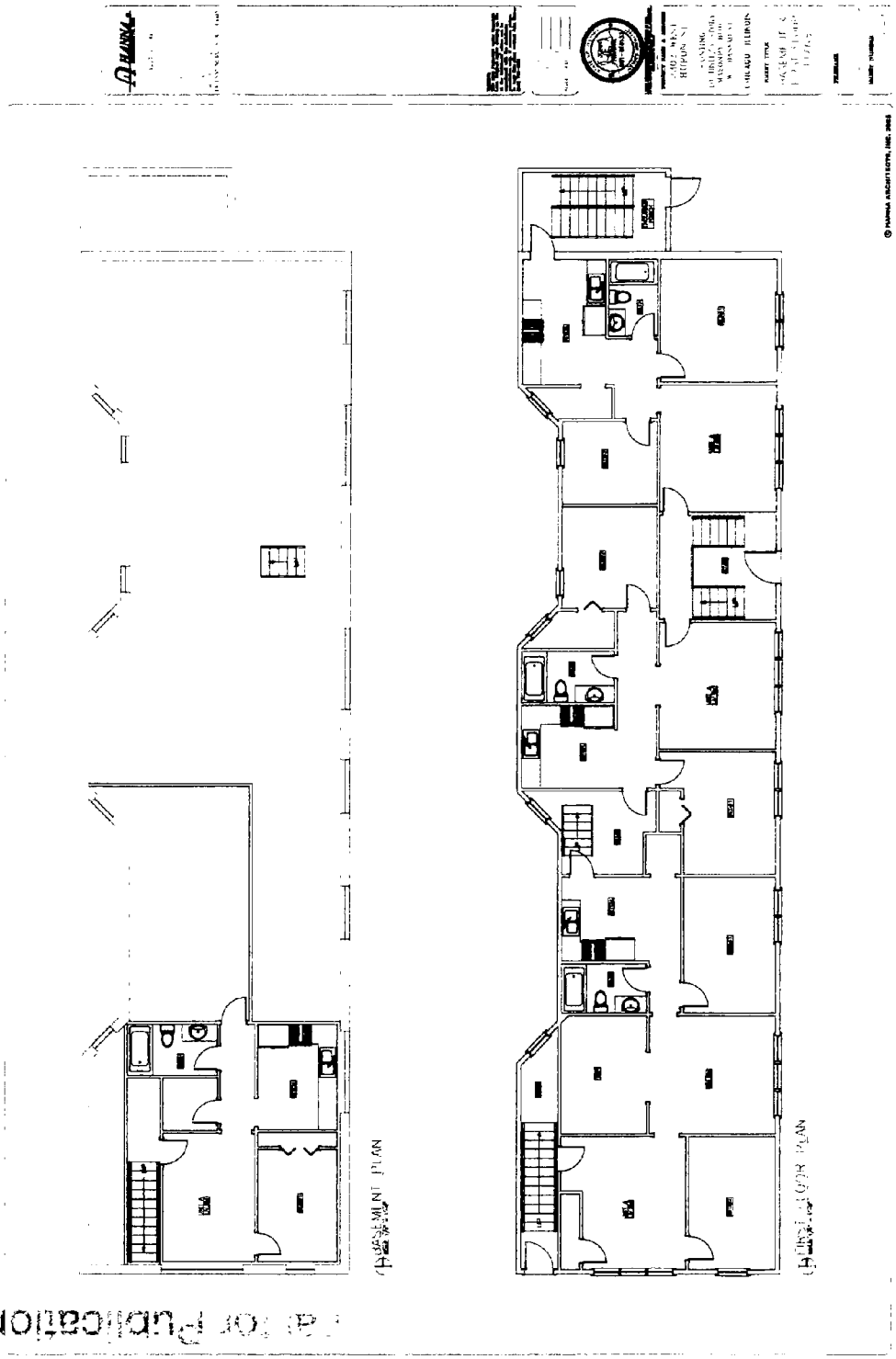
Final for Publication

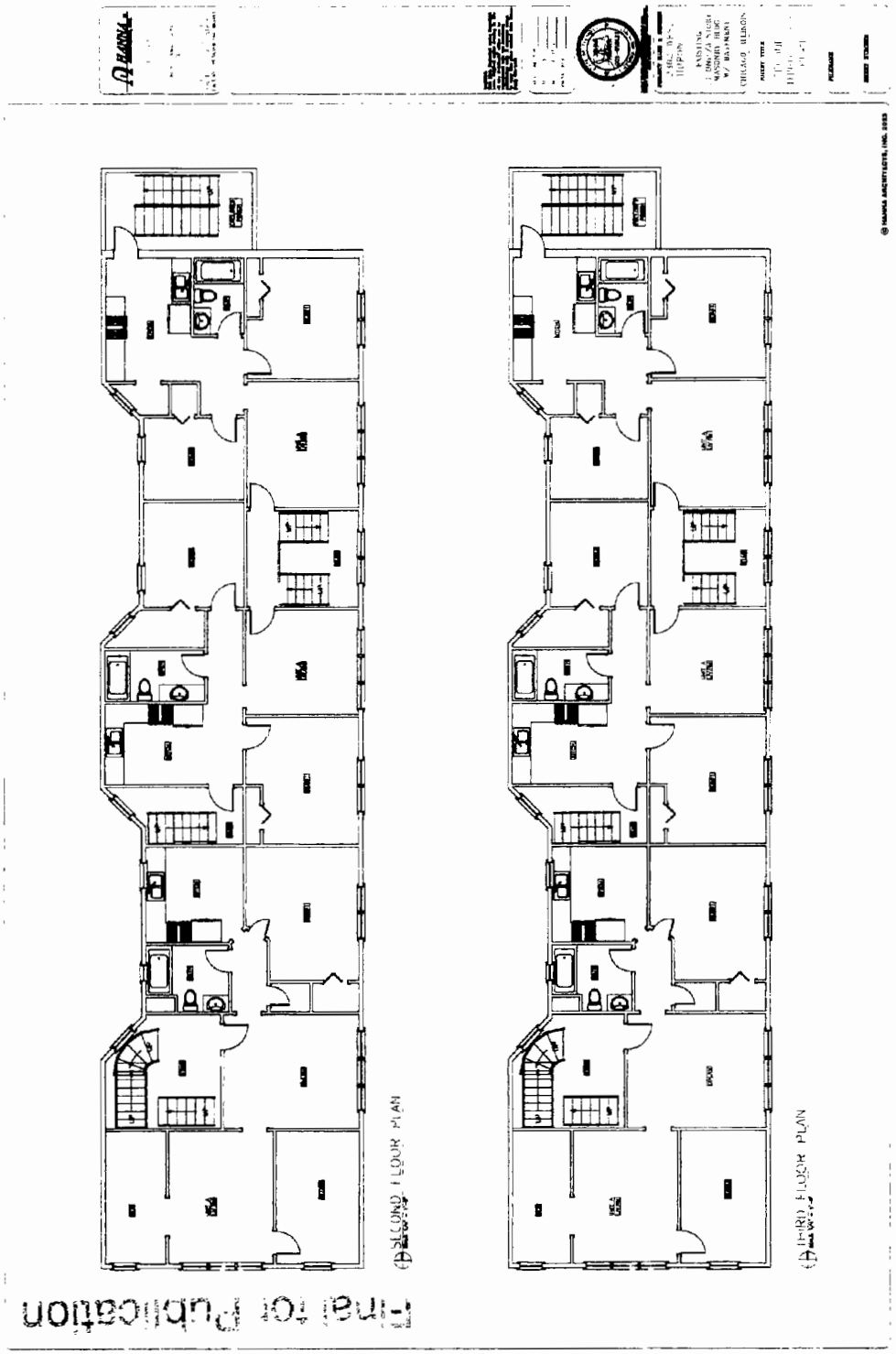


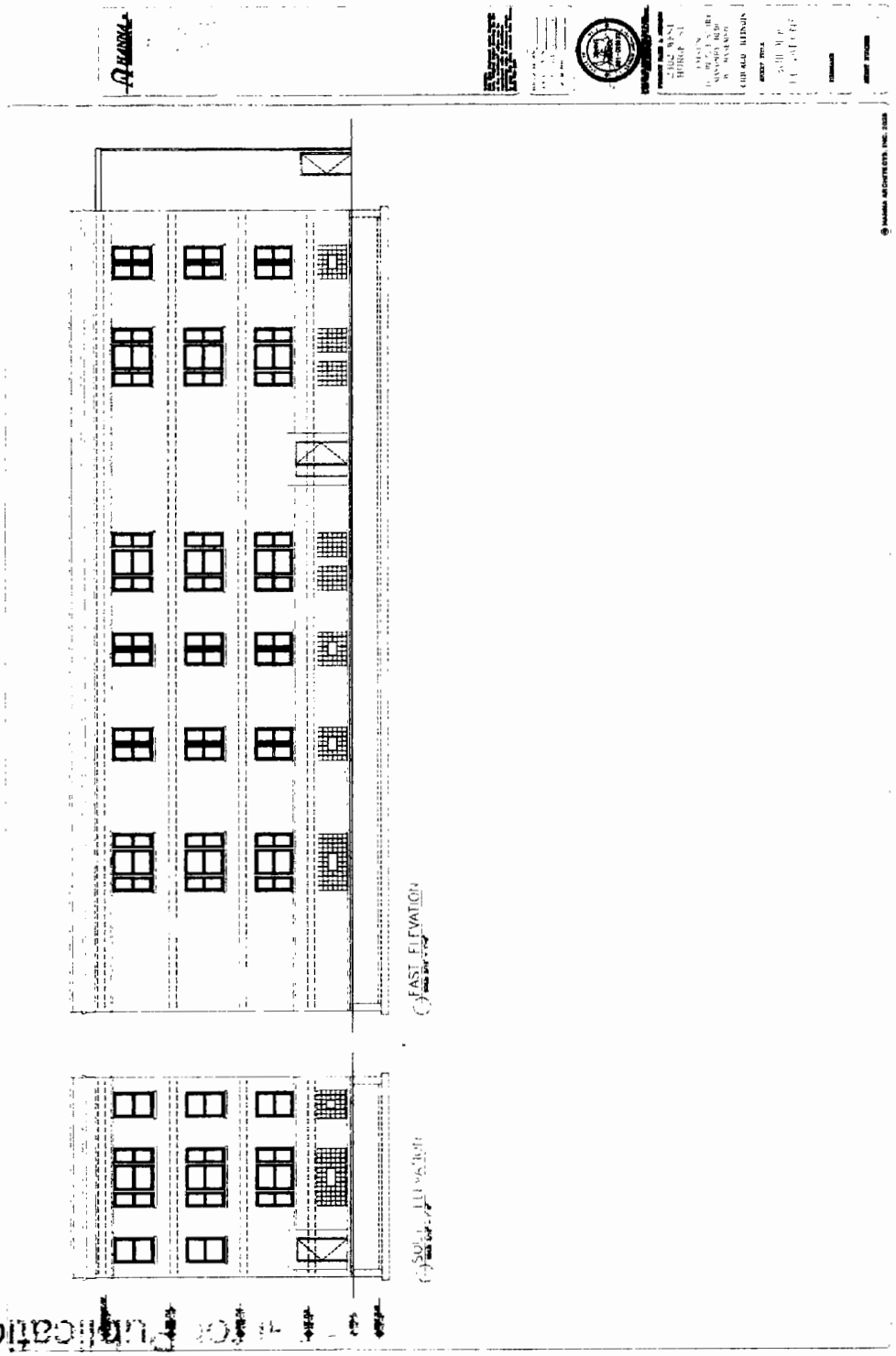
WEST ELEVATION
3/16" = 1'-0"

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 759-1801
e-mail: hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025


EXISTING
10 UNIT/3 STORY
MASONRY BUILDING
W/ BASEMENT
#2300
N OAKLEY BOULEVARD
SITE PLAN
Final for Publication




Final for Publication



Reclassification Of Area Shown On Map No. 2-G.
(As Amended)
(Application No. 22862T1)
(Common Address: 1447 -- 1457 W. Fillmore St.)

[SO2025-0020019]

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 and indications shown on Map Number 2-G in the area bounded by:

West Fillmore Street; a line 150.05 feet east of and parallel to South Laflin Street; the public alley next south and parallel to West Fillmore Street; and South Laflin Street,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

[Transit-Served Location Diagram; Site/Landscape Plan; First, Second, Third, Fourth and Fifth Typical Floor Plans; and North, South, East and West Building Elevations attached to this ordinance printed on pages 34321 through 34329 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Ordered for Publication

TYPE 1 ZONING MAP AMENDMENT
Substitute Narrative, Analysis, and Plans
1447-1457 West Fillmore Street
B3-2 District to B2-3 District (Type 1)

4Corners, LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 1447-1457 West Fillmore Street from the B3-2 Community Shopping District to the B2-3 Neighborhood Mixed-Use District in order to construct a new residential development.

The subject property is bounded by West Fillmore Street on the north, residential property on the east, a 12-foot public alley on the south, and South Laflin Street on the west. The subject property contains approximately 15,975 square feet of site area and is improved with a surface parking lot with two existing curb cuts onto South Laflin Street.** The subject property is a transit-served location based on its proximity to the CTA Pink Line station entrance at Polk Street and the Roosevelt Road bus corridor.

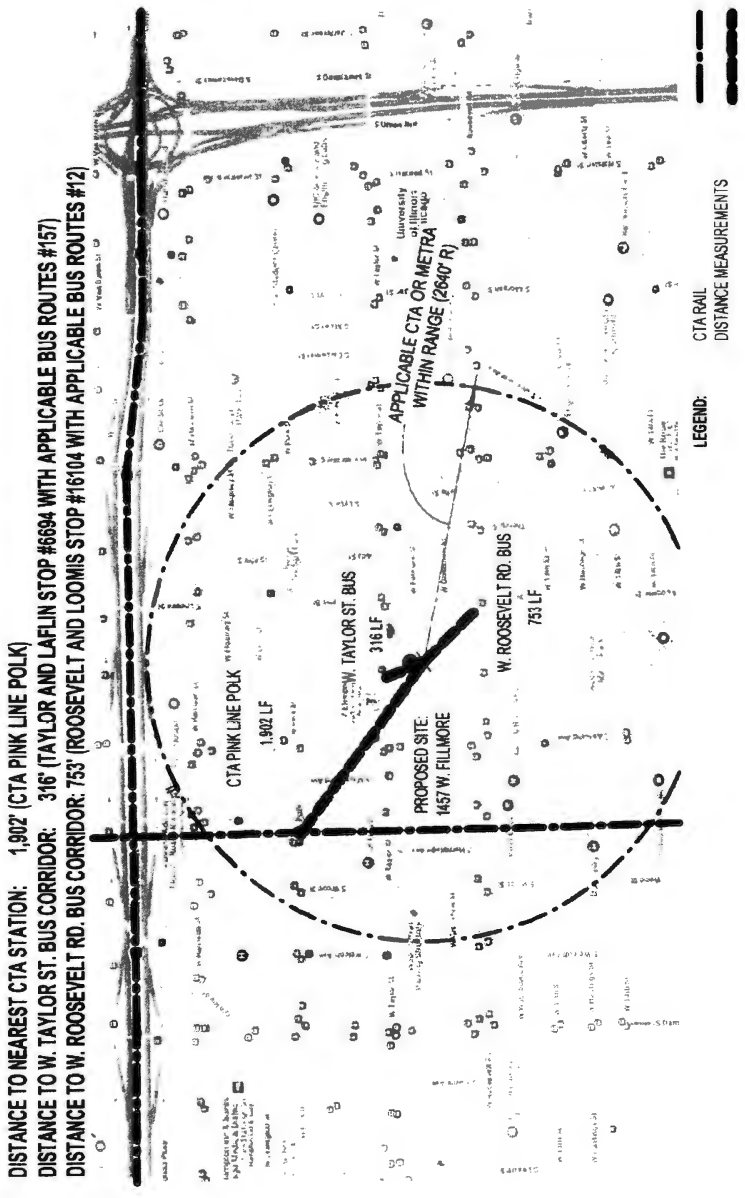
The Applicant proposes to develop the site with a 5-story residential building containing 50 dwelling units, 50 bicycle parking spaces, and no commercial space. The proposed development will include 25 vehicular parking spaces. The overall FAR will be 4 The Applicant seeks all relief necessary, as allowed by the Chicago Zoning Ordinance, for the attached plans.

Floor Area and Floor Area Ratio	
Lot Area:	15,975 square feet
FAR:	4*
Number of Residential Units	
Dwelling Units:	50
Efficiency Units:	0
Density (Lot Area Per Unit):	319.5 square feet
Parking and Loading	
Vehicular Parking:	25 spaces
Bicycle Parking:	50 spaces
Loading:	0 spaces**
Setbacks	
Front (North):	0 feet**
Rear (South):	0 feet**
Side (East):	5 feet
Side (West):	0 feet
Building Height:	58 feet*

** The property is a transit-served location due to its proximity within 2,640 feet from the CTA Pink Line station entrance at Polk Street and within 1,320 feet from the Roosevelt Road CTA bus line corridor roadway segment. The Applicant seeks an FAR increase to 4 and a building height increase for a transit-served location. The project will provide 100% of the required ARO units on site.*

*** Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, as part of this Type 1 Zoning Map Amendment, the Applicant seeks (1) an administrative adjustment to permit the building façade to be located more than 5 feet from the sidewalk on West Fillmore Street; (2) an administrative adjustment to allow a building without a primary entrance door facing the pedestrian street; (3) an administrative adjustment to allow vehicle access to the lot from the pedestrian street; (4) a variation to reduce the required off-street loading from one space to zero spaces; (5) a variation to reduce the minimum required rear setback for floors containing dwelling units from 30 feet to 0 feet; and (6) a variation to reduce the required front yard setback for lots abutting R-zoned lots that have frontage on the same street from 3.55 feet to 0 feet.*

Not for Publication



TRANSIT-SERVED LOCATION DIAGRAM

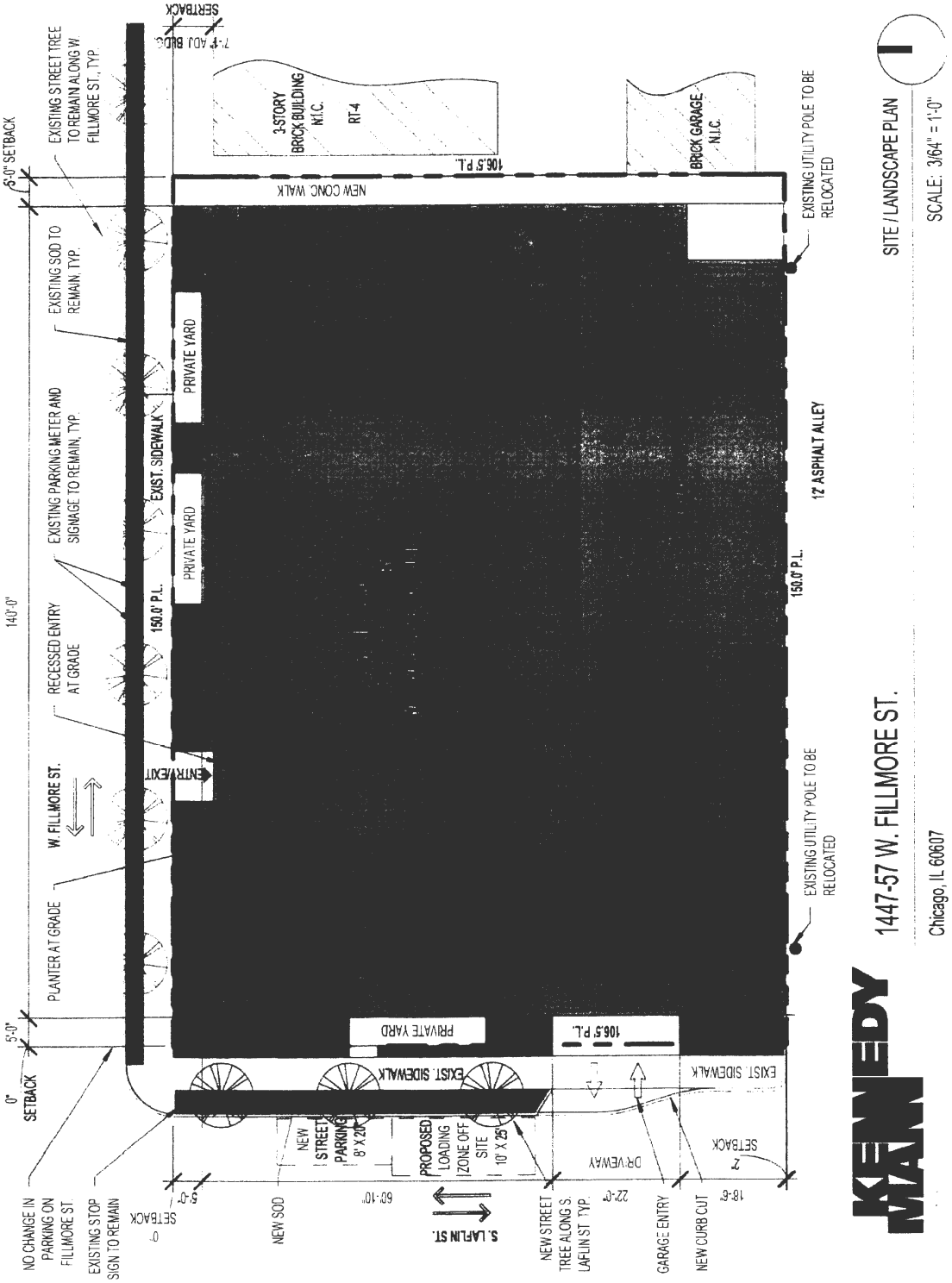
1

KENNEDY MANN

1447-57 W. FILLMORE ST.

Chicago, IL 60607

Not for Publication



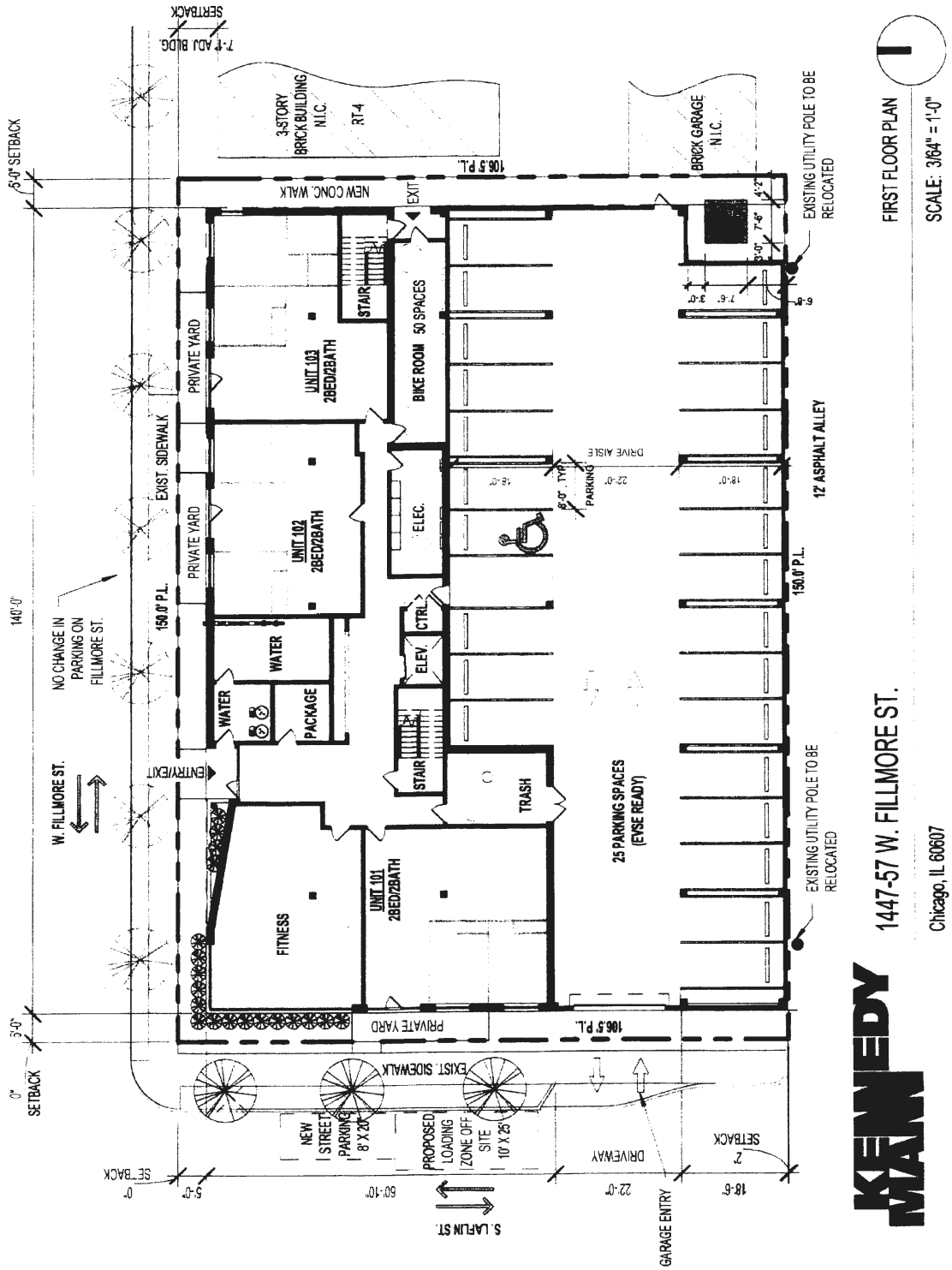
SITE / LANDSCAPE PLAN 1 SCALE: 3/64" = 1'-0"

1447-57 W. FILLMORE ST.

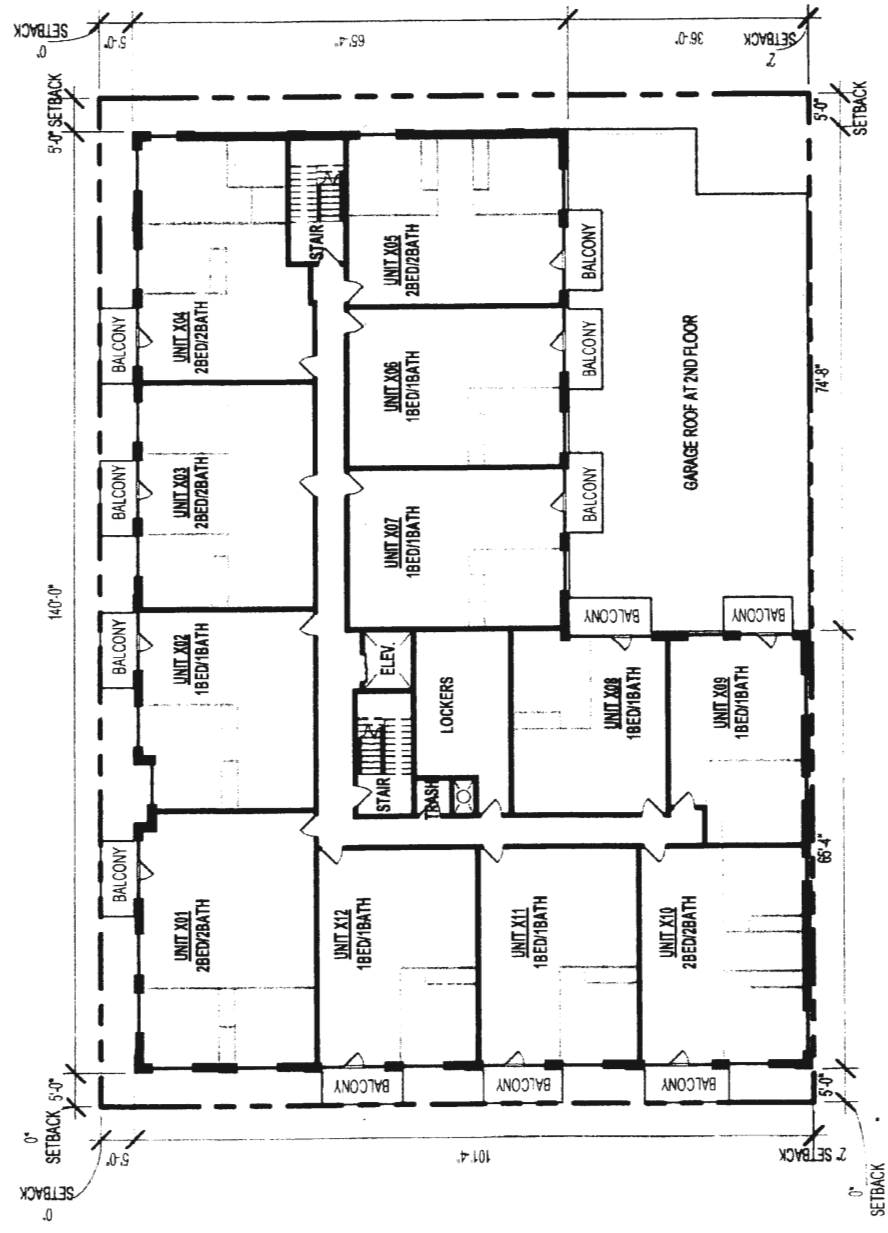
Chicago, IL 60607

KENNEDY

Final for Publication



Final for Publication



TYPICAL FLOOR PLAN (2ND-4TH FLOORS)

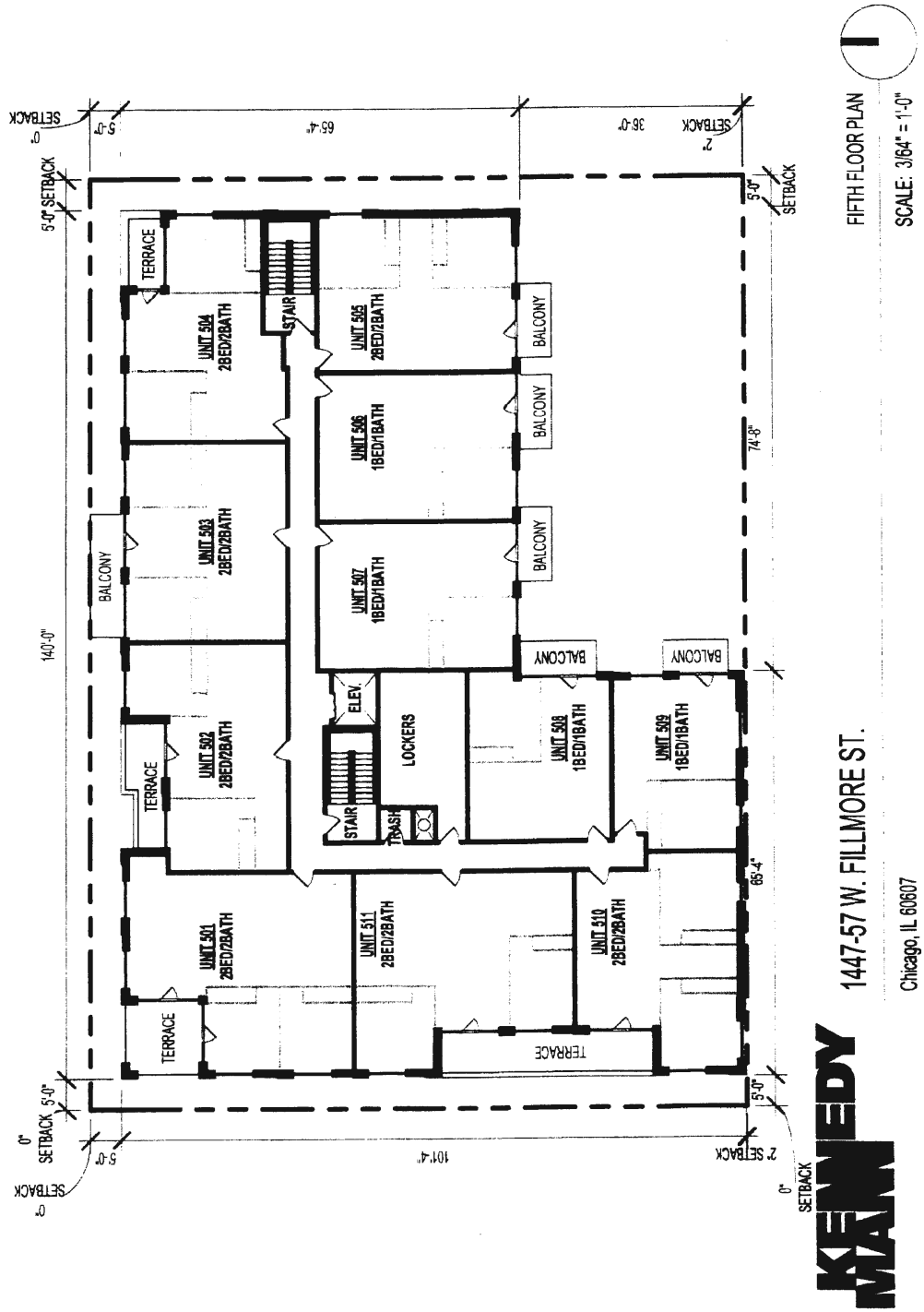
SCALE: 3/64" = 1'-0"

1447-57 W. FILLMORE ST.

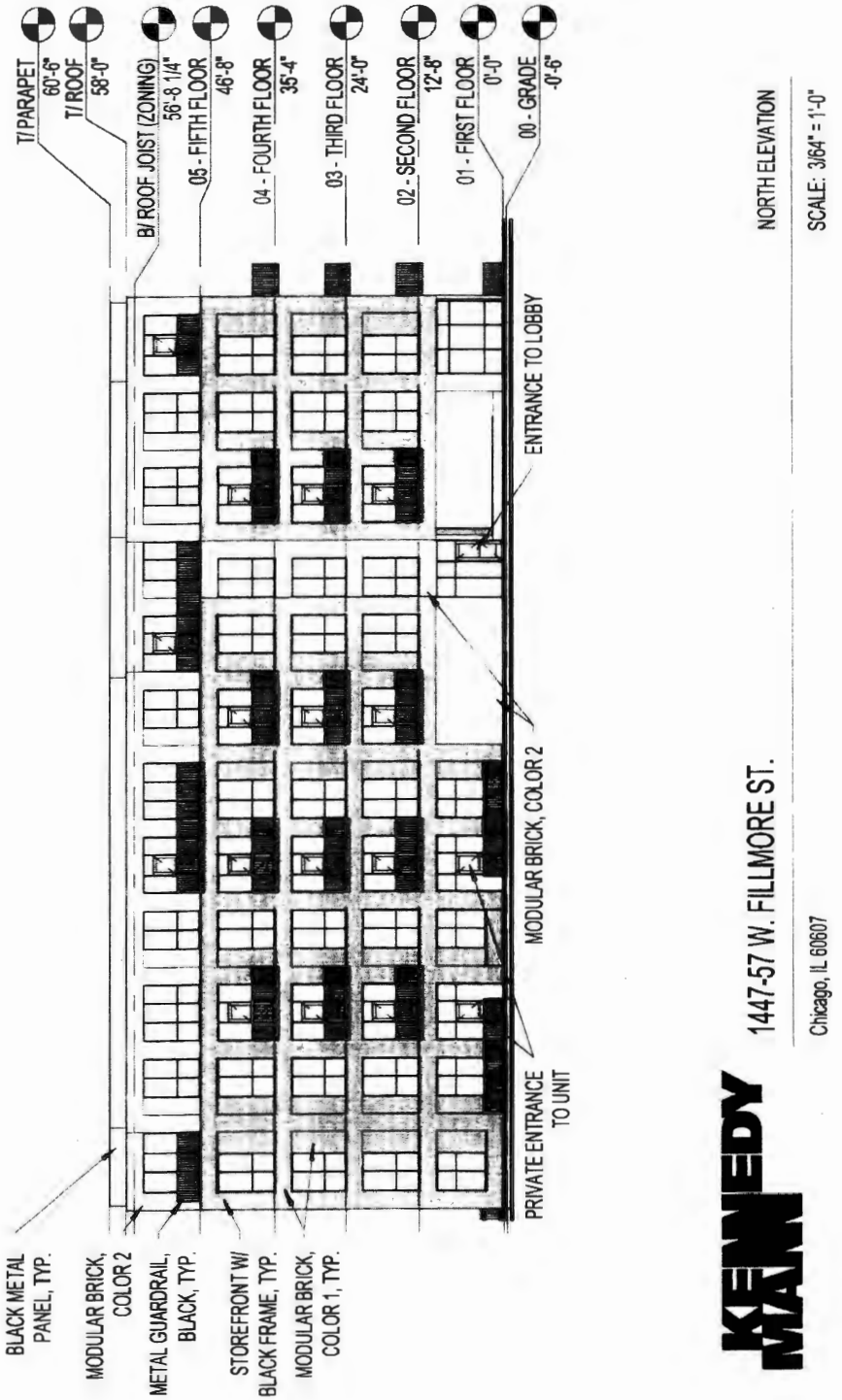
Chicago, IL 60607

KENNEDY

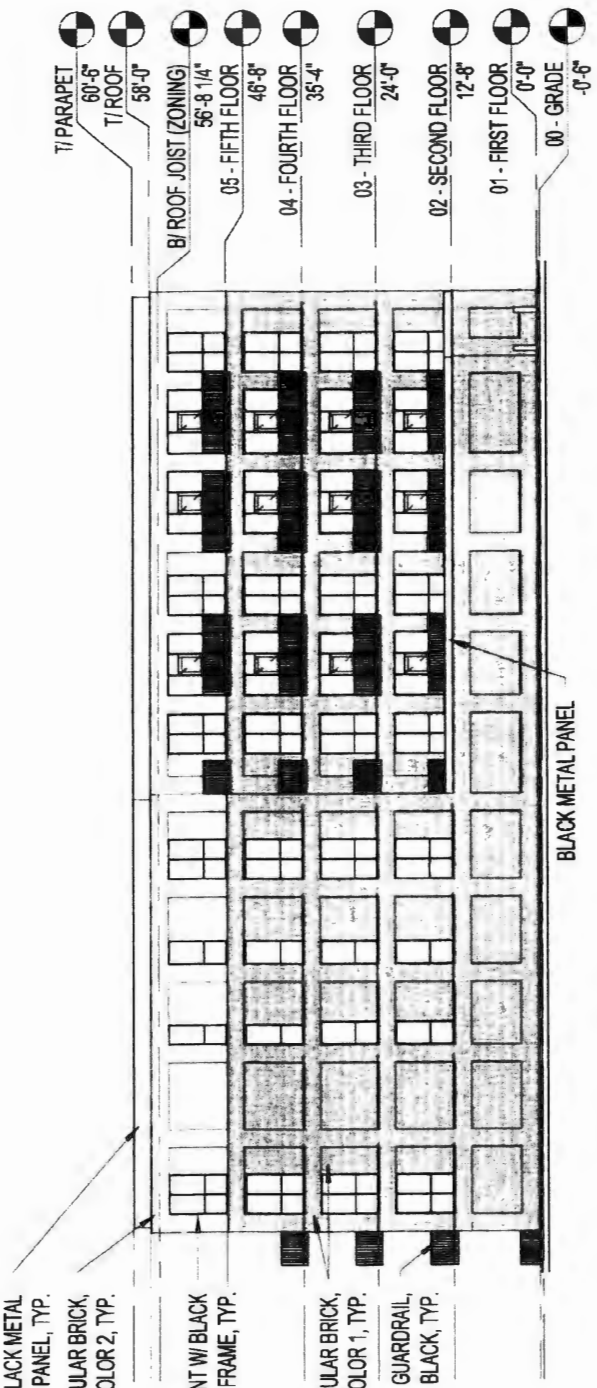
Final for Publication



Final for Publication



Final for Publication



KENNEDY MANN

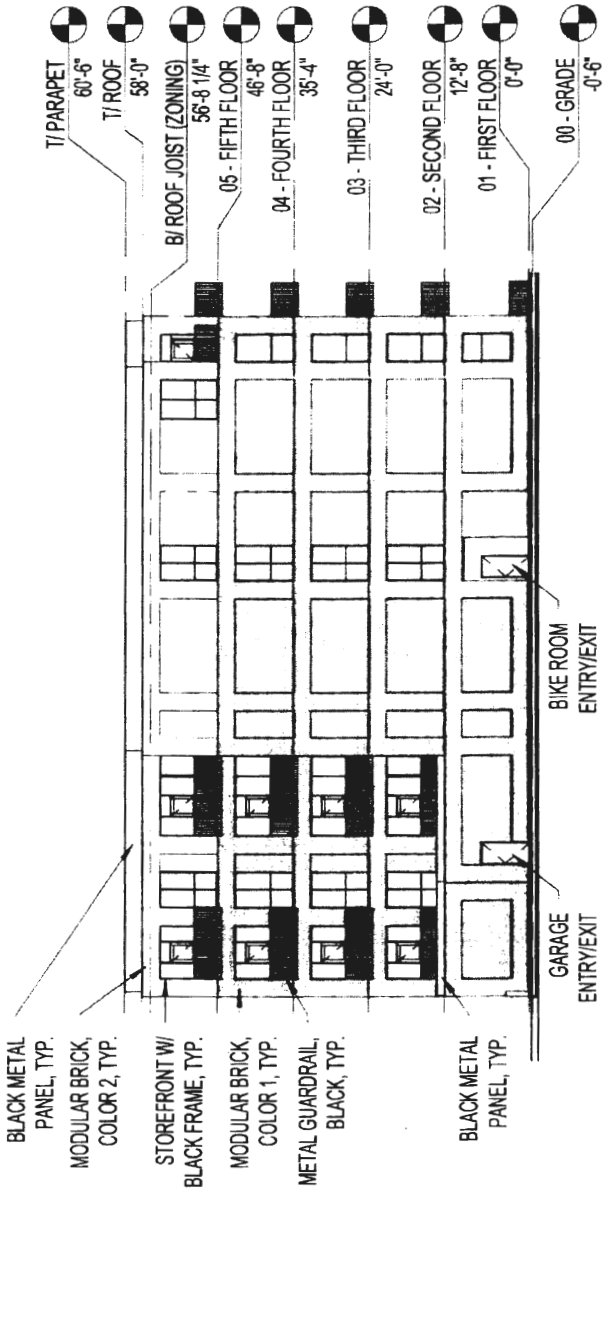
1447-57 W. FILLMORE ST.

Chicago, IL 60607

SOUTH ELEVATION

SCALE: 3/64" = 1'-0"

Final for Publication



KENNEDY

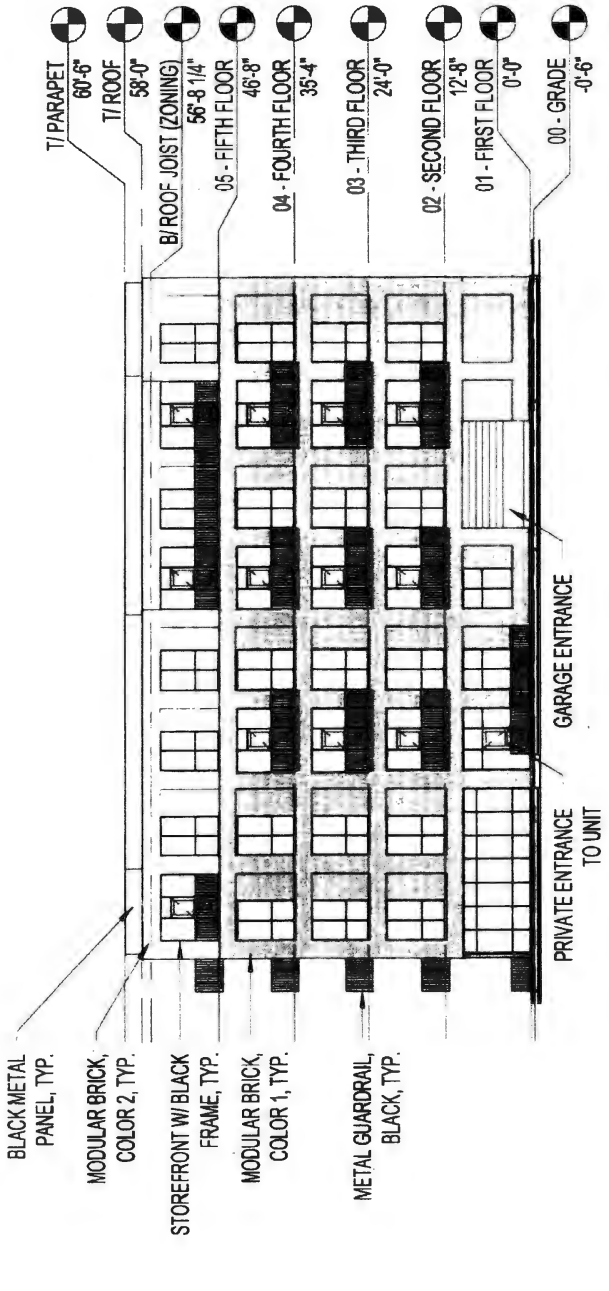
1447-57 W. FILLMORE ST.

Chicago, IL 60607

EAST ELEVATION

SCALE: 3/64" = 1'-0"

Final for Publication



KENNEDY

1447-57 W. FILLMORE ST.

Chicago, IL 60607

WEST ELEVATION

SCALE: 3/64" = 1'-0"

Reclassification Of Area Shown On Map No. 2-H.
(As Amended)
(Application No. 22872T1)
(Common Address: 2346 W. Taylor St.)

[SO2025-0020096]

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 B3-2 Community Shopping District symbols and indications as shown on Map Number 2-H in the area bounded by:

the public alley next east of and parallel to South Western Avenue; a line 99.36 feet north of and parallel to West Taylor Street; a line 140 feet east of and parallel to South Western Avenue; and West Taylor Street,

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 Plan; Architectural Basement Plan; Existing First, Second and Third Floor Plans; and Existing North, South, East and West Building Elevations attached to this ordinance printed on pages 34332 through 34335 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

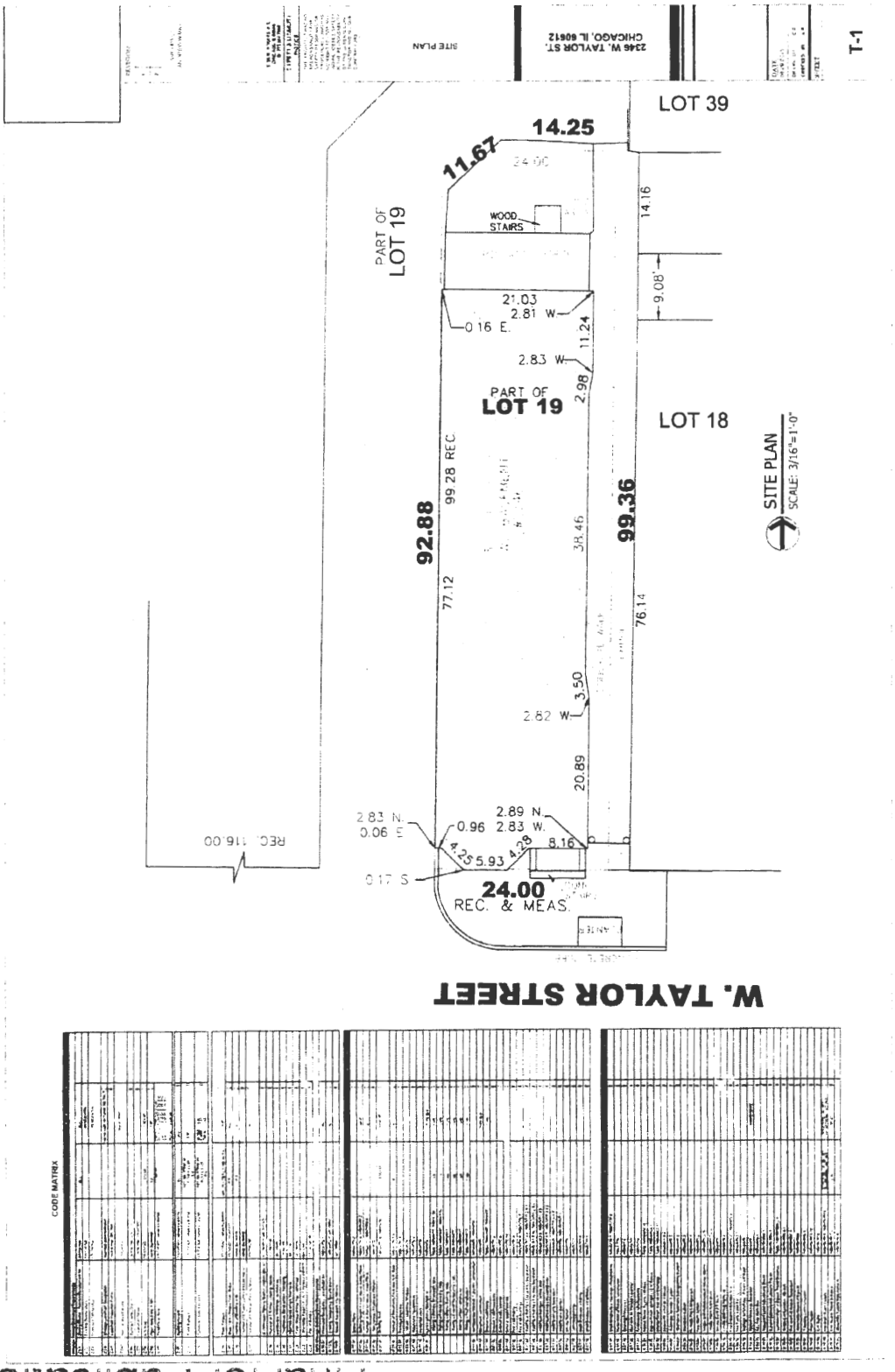
229872-T1

SUBSTITUTE TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE
2346 West Taylor Street

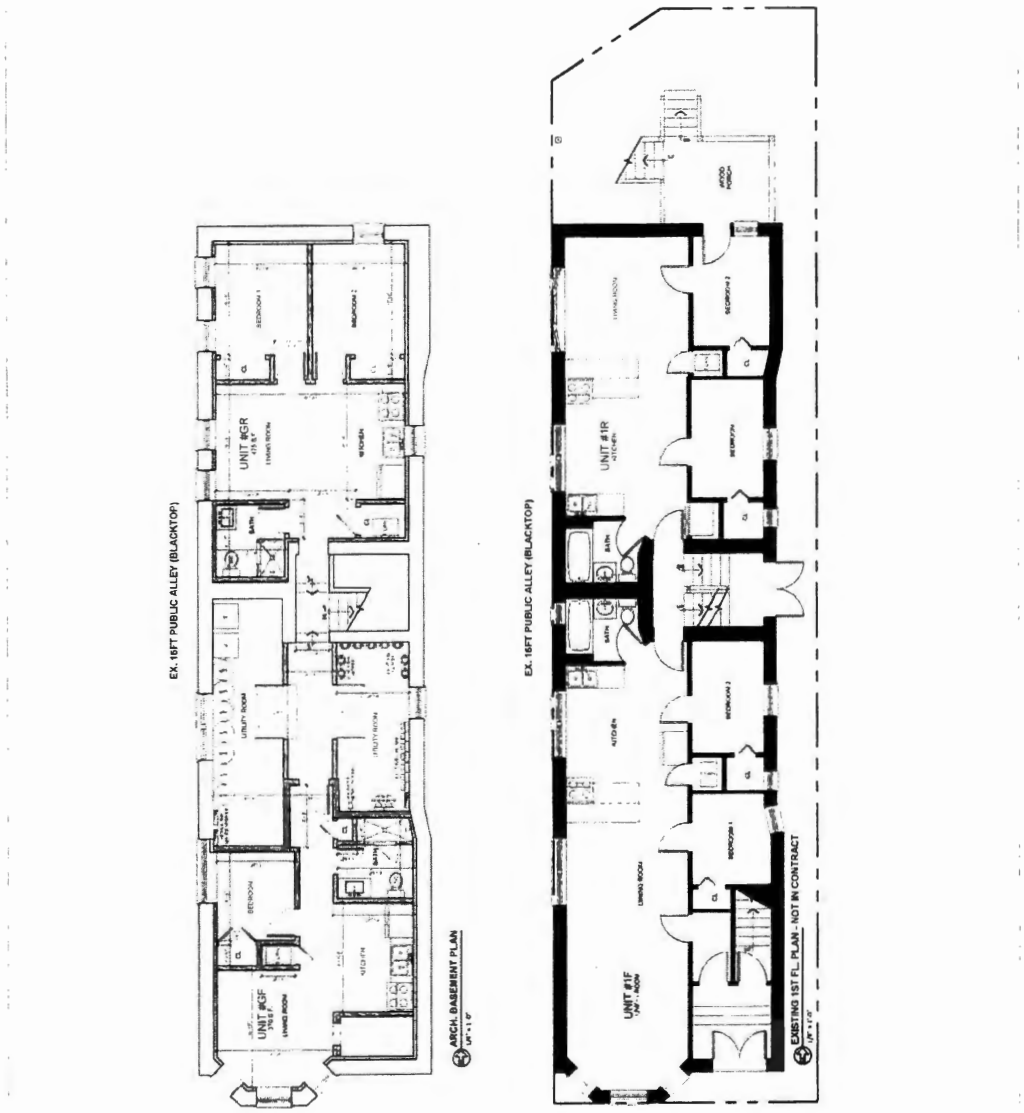
The Applicant seeks to rezone 2346 West Taylor Street from a B3-2 Community Shopping District to a B2-5 Neighborhood Mixed-Use District in order to legalize two (2) existing dwelling units for a total density of 8 dwelling units. The subject property is currently improved with a three-story multifamily residential building with 8 total dwelling units. The Applicant is simply seeking to bring the property to a compliant zoning district to legalize the existing density. No commercial space or parking will be provided.

Project Bulk and Density

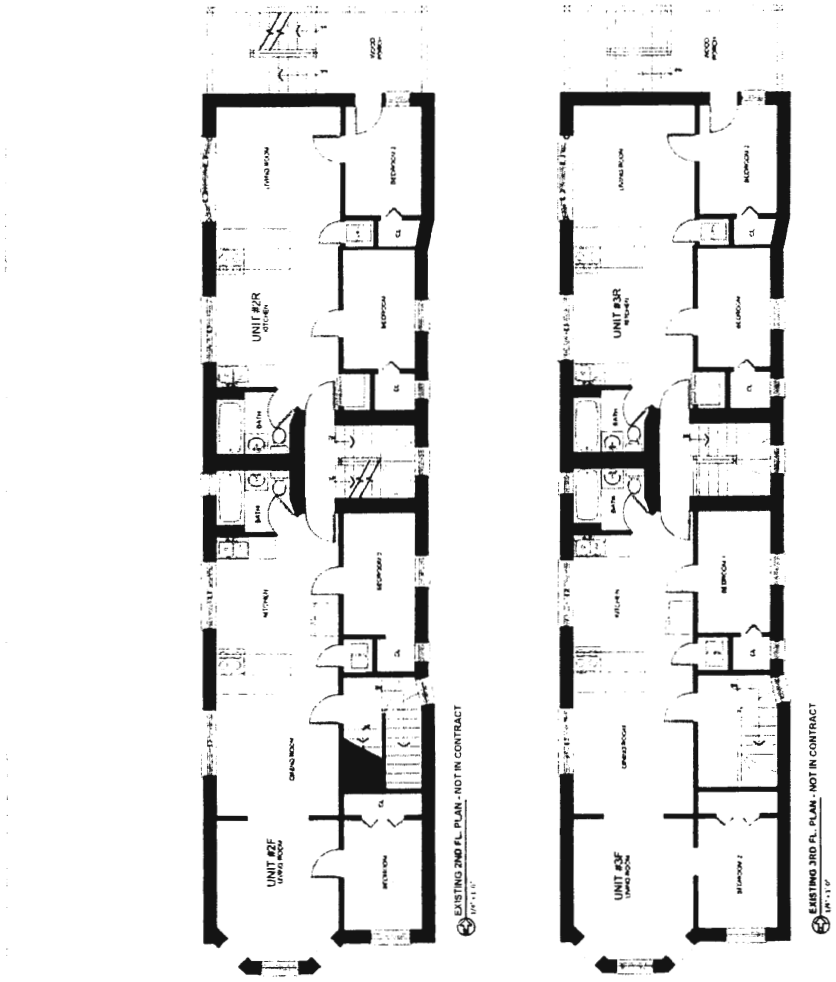
Lot Area	2,352 SF
Density MLA (Lot area per unit)	8 DU (294 per DU)
Off Street Parking	0 spaces
Loading Space	0 spaces
Front Setback	0 feet
Rear Setback	0 feet
Side Setback (East)	0 feet
Side Setback (West)	0 feet
Building SF	4,890 SF
Allowed FAR	2.1
Building Height	38 feet 10 inches



Final for Publication



Final for Publication



Final for Publication

Final for Publication

Reclassification Of Area Shown On Map No.2-K.
(As Amended)
(Application No. 22849T1)
(Common Address: 4203 -- 4211 W. 5th Ave./732 -- 744 S. Keeler Ave.)
[SO2025-0019750]

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 2-K in the area bounded by:

West 5th Avenue; South Keeler Avenue; the public alley south of and parallel to West 5th Avenue; and a line 59.49 feet west of and parallel to South Keeler 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.

[Site Plan; Proposed Basement, First, Second and Third Floor Plans; and North, South, East and West Building Elevations attached to this ordinance printed on pages 34339 through 34342 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

22849-T1

AMENDED TO BE A TYPE 1
NARRATIVE AND PLANS
TYPE I Rezoning Attachment
4203-11 West 5th Avenue / 732-44 South Keeler Avenue
From RT-4 to RM-4.5

The Property
The property is one vacant zoning lot located in an RT-4 zoning district within a Transit Served location approximately 1,550 feet to the Pulaski Blue Line CTA Train Station entrance.

The property is comprised three parcels: Lot 1, 2, and 3.

Lot 1 is located on the southwest corner of West 5th Avenue and South Keeler Avenue and Lots 2 and 3 are adjacent and located along 5th Avenue.

The Project
TECHCO SAVVY INC. (the "Applicant") seeks to rezone the property from a RT-4 Residential Single-Unit (Detached House) District to a RM-4.5, Residential Two-Flat, Townhouse and Multi-Unit District to subdivide the zoning lot into three individual zoning lots: Lot 1, Lot 2, and Lot 3.

The rezoning also will allow for the following improvements:

Lot 1: one three unit building with one rear surface parking space

Lot 2: one three unit building with a rear two car garage (50% as of right parking under 17-10-0102-B(c))

Lot 3: one three unit building with a rear two car garage (50% as of right parking under 17-10-0102-B(c))

The Applicant also is seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) and including:

An optional variation under section 17-13-1101-B to reduce the required east side setback pursuant to section 17-2-0309 on Lot 1 to zero;

An optional variation under section 17-13-1101-B to reduce the required combined side setback pursuant to section 17-2-0309 on Lot 1 to zero;

An optional variation under section 17-13-1101-B to reduce the required rear yard setback pursuant to section 17-2-0306-C for Lot 1 to zero;

An optional variation under sections 17-13-1101-A and 17-13-1003-EE to reduce 2 required parking spaces to 1 space for Lot 1 for properties located in a Transit Served Location under sections 17-10-0207 and 17-10-0102-B(c).

The following are the relevant zoning parameters for the proposed project:

Lot Area:	Lot 1: 3,788.9 square feet Lot 2: 2,880 square feet Lot 3: 2,880 square feet
FAR:	Lot 1: 1.32 Lot 2: 1.0 Lot 3: 1.0

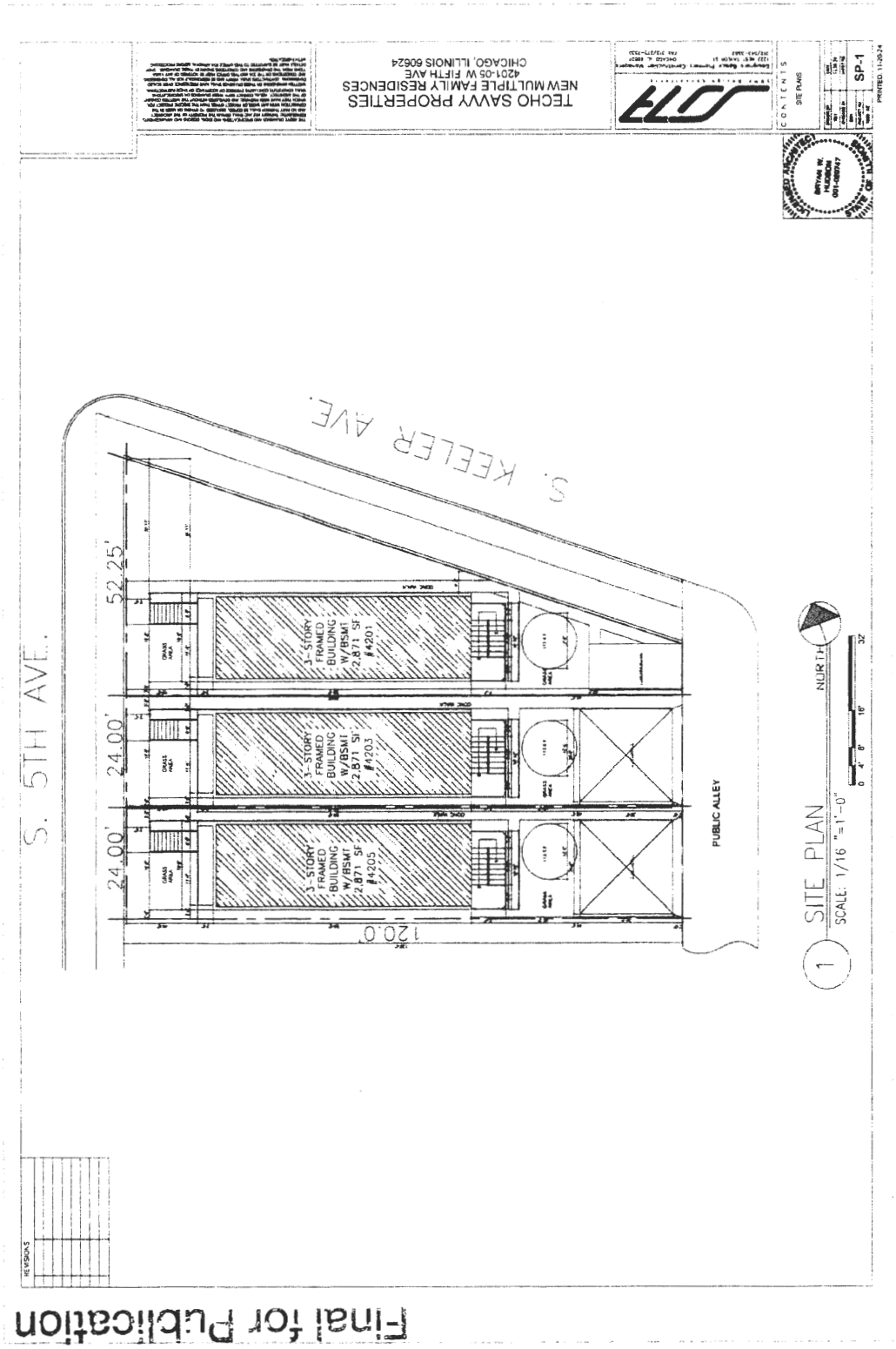
Final for Publication

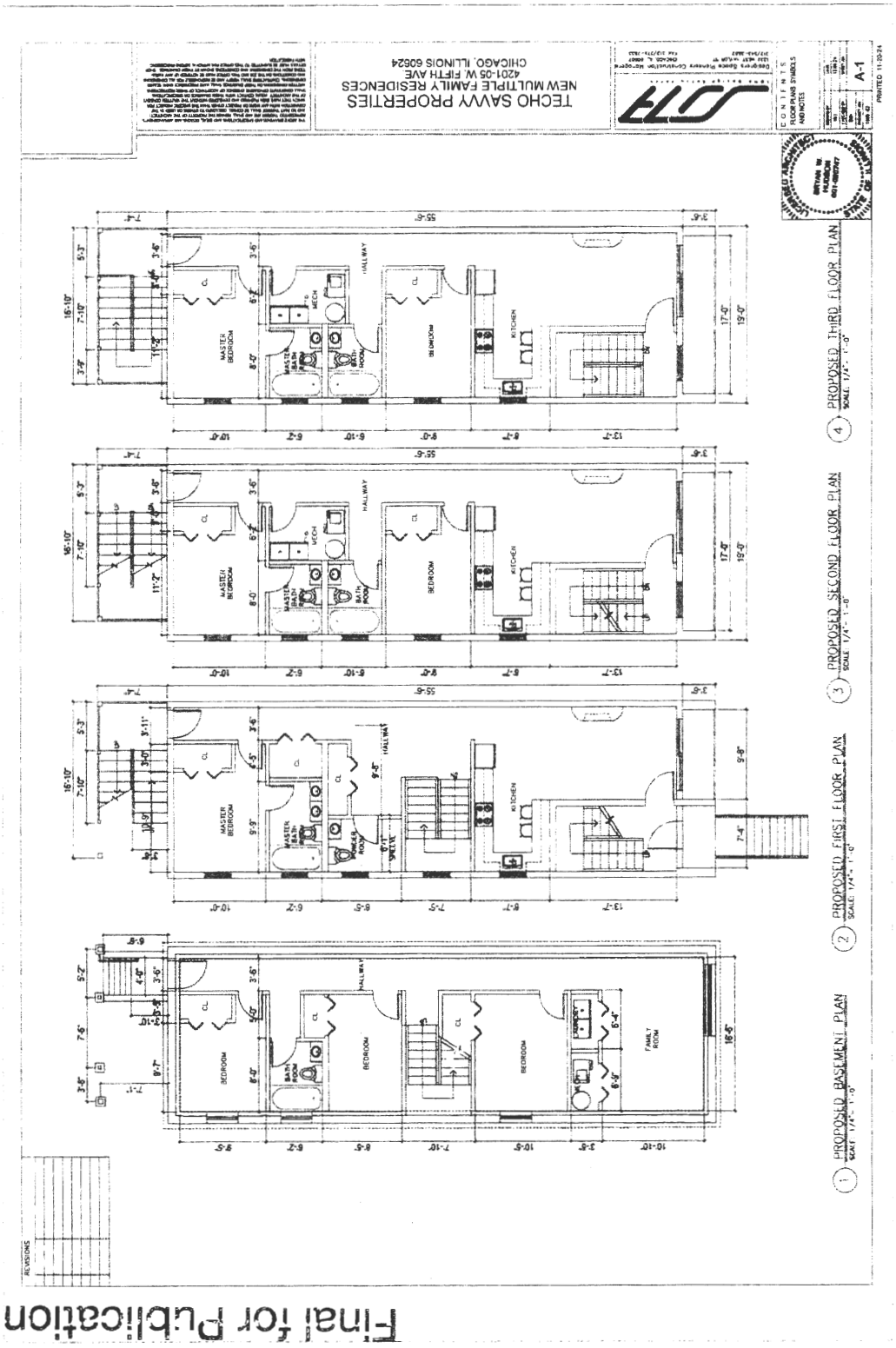
22849-T1

AMENDED TO BE A TYPE 1
NARRATIVE AND PLANS
TYPE 1 Rezoning Attachment
4203-11 West 5th Avenue / 732-44 South Keeler Avenue
From RT-4 to RM-4.5

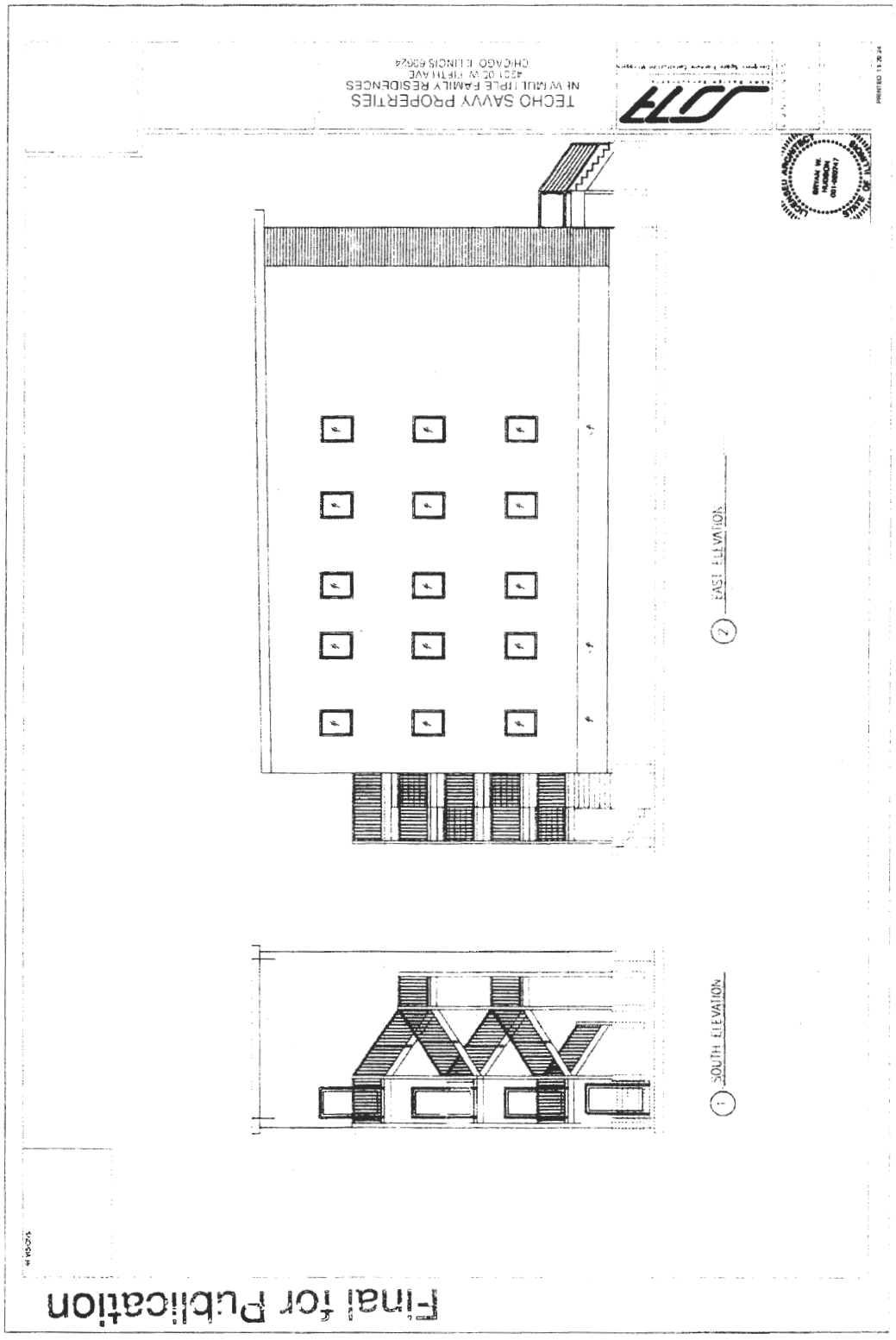
Total Building Floor Area:		Lot 1: 2,871 square feet Lot 2: 2,871 square feet Lot 3: 2,871 square feet
Residential Dwelling Units:		Lot 1: 3 units Lot 2: 3 units Lot 3: 3 units
MLA Density:		Lot 1: 1,262.96 square feet Lot 2: 960 square feet Lot 3: 960 square feet
Height:		Lot 1: 39.0 feet Lot 2: 39.0 feet Lot 3: 39.0 feet
Rear Yard Open Space:		Lot 1: 113 square feet Lot 2: 113 square feet Lot 3: 113 square feet
Automobile Parking:		Lot 1: 1 space * Lot 2: 2 spaces (50% per 17-10-0102-B(c)) Lot 3: 2 spaces (50% per 17-10-0102-B(c))
Setbacks:	Lot 1:	Front (5th Ave): 15.0 feet East: 0.0 feet * West: 3.0 feet Rear (alley): 0.0 feet *
	Lot 2:	Front (5th Ave): 15.0 feet East: 3.0 feet West: 2.0 feet Rear (alley): 45 feet 6 inches
	Lot 3:	Front (5th Ave): 15.0 feet East: 3.0 feet West: 2.0 feet Rear (alley): 45 feet 6 inches

A set of plans is attached.
* The Applicant seeks all available and optional variation relief under section 17-13-0300(D).


TECHO SAVVY PROPERTIES
NEW MULTIPLE FAMILY RESIDENCES
4201-05 W FIFTH AVE
CHICAGO, ILLINOIS 60624
SP-1
S. KEELER AVE
S. 5TH AVE.
52.25'
24.00'
24.00'
120.0'
3-STORY FRAMED BUILDING W/BSMT 2,871 SF #4201
3-STORY FRAMED BUILDING W/BSMT 2,871 SF #4203
3-STORY FRAMED BUILDING W/BSMT 2,871 SF #4205
PUBLIC ALLEY
NORTH
SITE PLAN
SCALE: 1/16" = 1'-0"
Final for Publication



Final for Publication


TECHO SAVVY PROPERTIES
NEW MULTIPLE FAMILY RESIDENCES
4231-35 W. FIFTH AVE
CHICAGO, ILLINOIS 60624
EAST ELEVATION
SOUTH ELEVATION
Final for Publication

TECHO SAVVY PROPERTIES
NEW MULTIPLE FAMILY RESIDENCES
4201-05 W FIFTH AVE
CHICAGO ILLINOIS 60624
PRINTED 11-20-24
2 WEST ELEVATION
1 NORTH ELEVATION
Final for Publication

Reclassification Of Area Shown On Map No. 3-F.
(As Amended)
(Application No. 22850T1)
(Common Address: 1437 N. Mohawk St.)

[SO2025-0019761]

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 149.0 feet south of and parallel to West Blackhawk Street; the public alley next east of and parallel to North Mohawk Street; a line 173.00 feet south of and parallel to West Blackhawk Street; and North Mohawk 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.

[Proposed Site Plan; Existing First, Second and Third Floor Plans; Existing Rooftop Floor Plan; Proposed First, Second, Third and Fourth Floor Plans; and Existing and Proposed Building Elevations attached to this ordinance printed on pages 34345 through 34355 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

22850T1

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1437 North Mohawk Street
From RT-4 to RM-4.5

The Property
The subject property is a substandard sized lot improved with a three story building and two-car detached garage. The current height of the building is approximately 38.21'.

The Project
Kyle Smith and Katherine Smith (the "Applicants") seek to expand and rebuild the third floor of their property building to allow for more usable livable space for their family. The proposed height of the building will be approximately 39.01'.

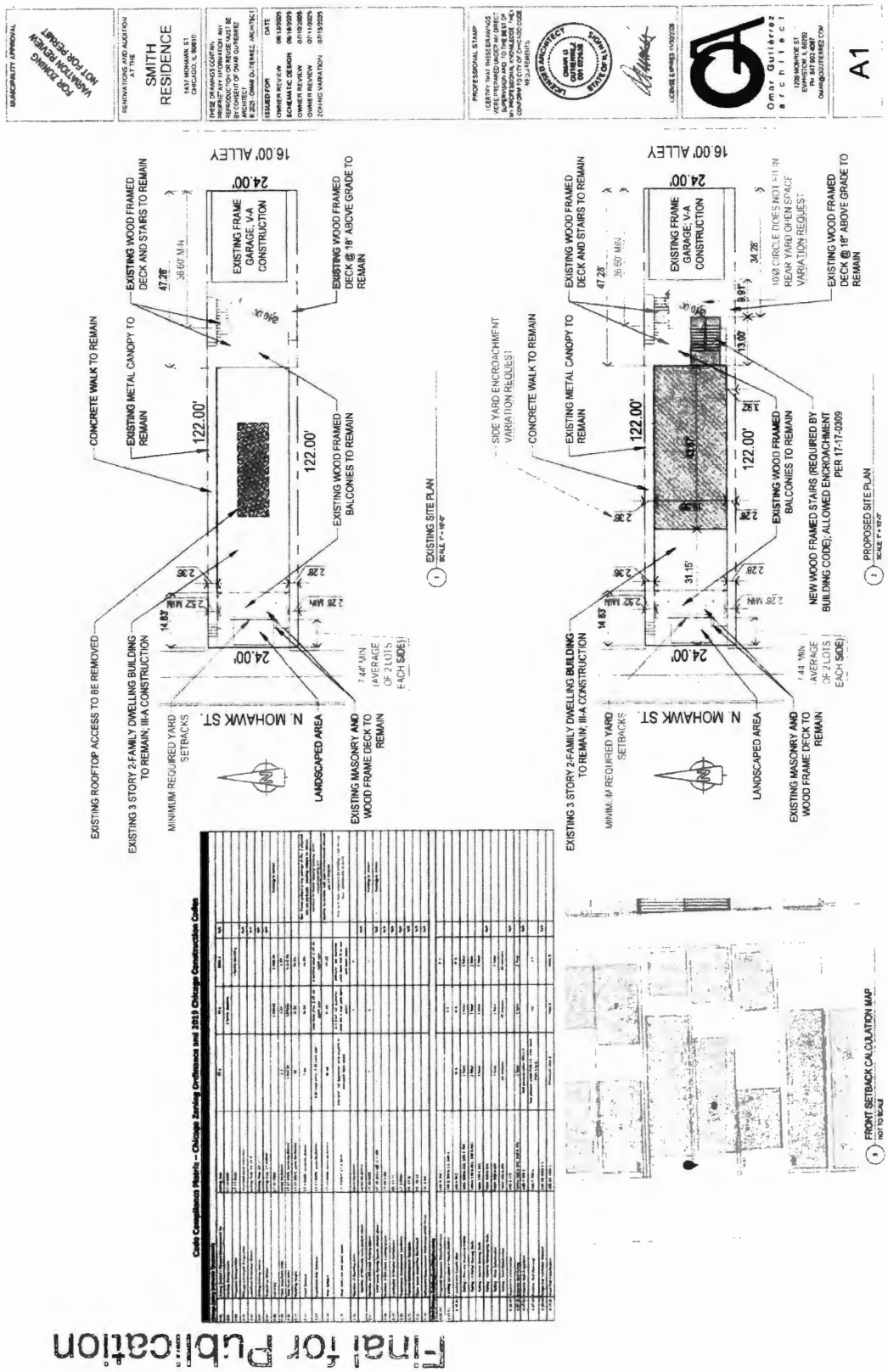
The Applicants have filed a rezoning application to change the property's zoning from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a RM-4.5 Residential Multi-Unit District to allow an increase of Floor Area Ratio to allow additional square feet for the third floor.

The Applicant also is seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) and including: 1) an optional variation under section 17-13-1101-B to reduce the combined side yard setback required under section 17-2-0309-A from 4.8' to 4.64' (existing) and 2) an optional variation under sections 17-13-1101-A and 17-13-1003-K to reduce the rear yard open space required under section 17-2-0307 to 399.62 square feet.

The following are the relevant zoning parameters for the proposed project:

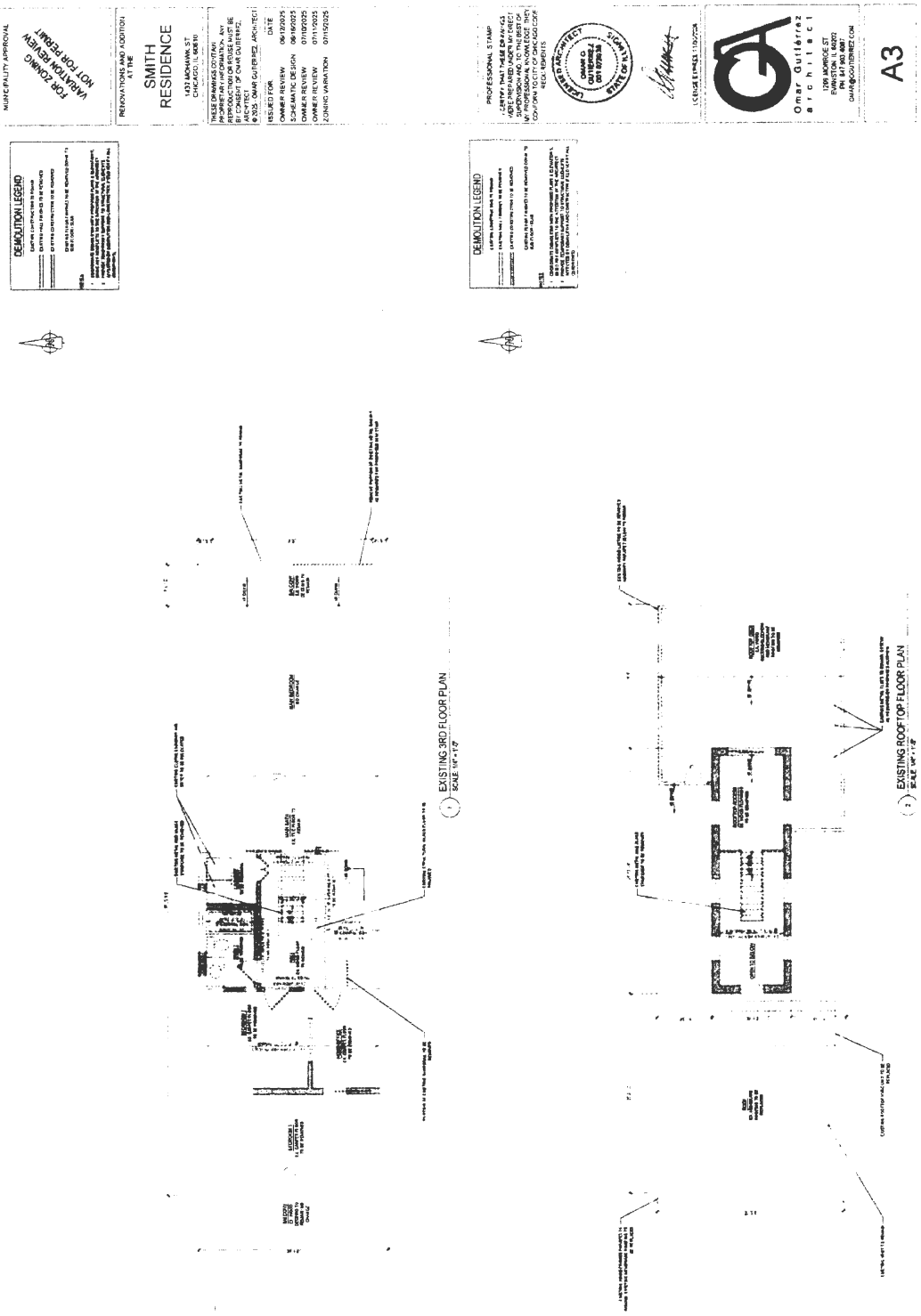
Lot Area:	2,928 square feet	
FAR:	1.48	
Floor Area:	4,321.98 square feet	
Residential Dwelling Units:	2	
MLA Density:	1,464 square feet	
Height:	39.01'	
Bicycle Parking:	None required	
Automobile Parking:	2 (existing)	
Rear Yard Open Space:	399.62 square feet*	
Setbacks:	Front (west/Mohawk):	7.44'
	North:	2.36'*
	South:	2.28'*
	Rear (west/alley):	47.28'

A set of plans is attached.
* The Applicant seeks optional variation relief under section 17-13-0300(D).

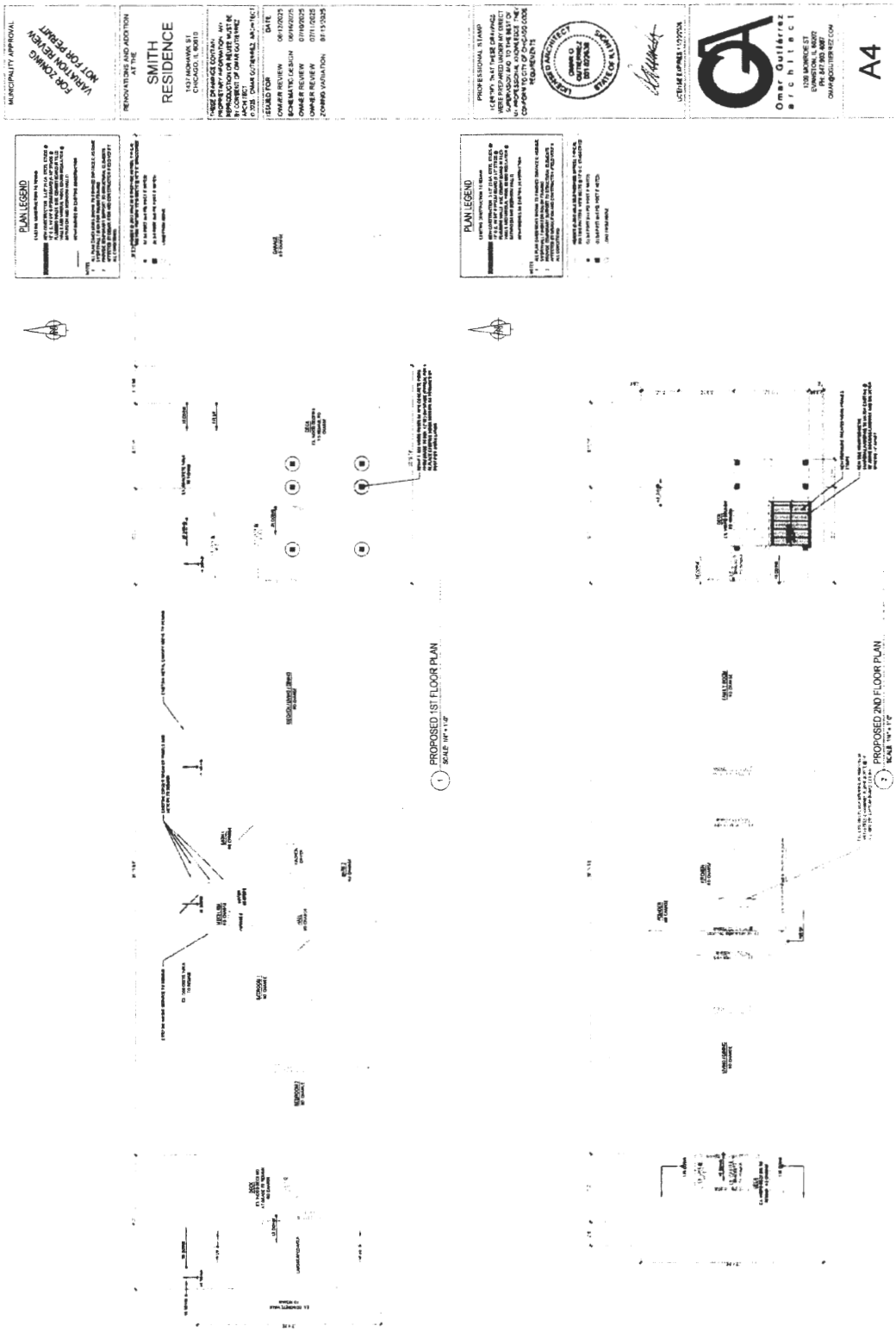


Final for Publication

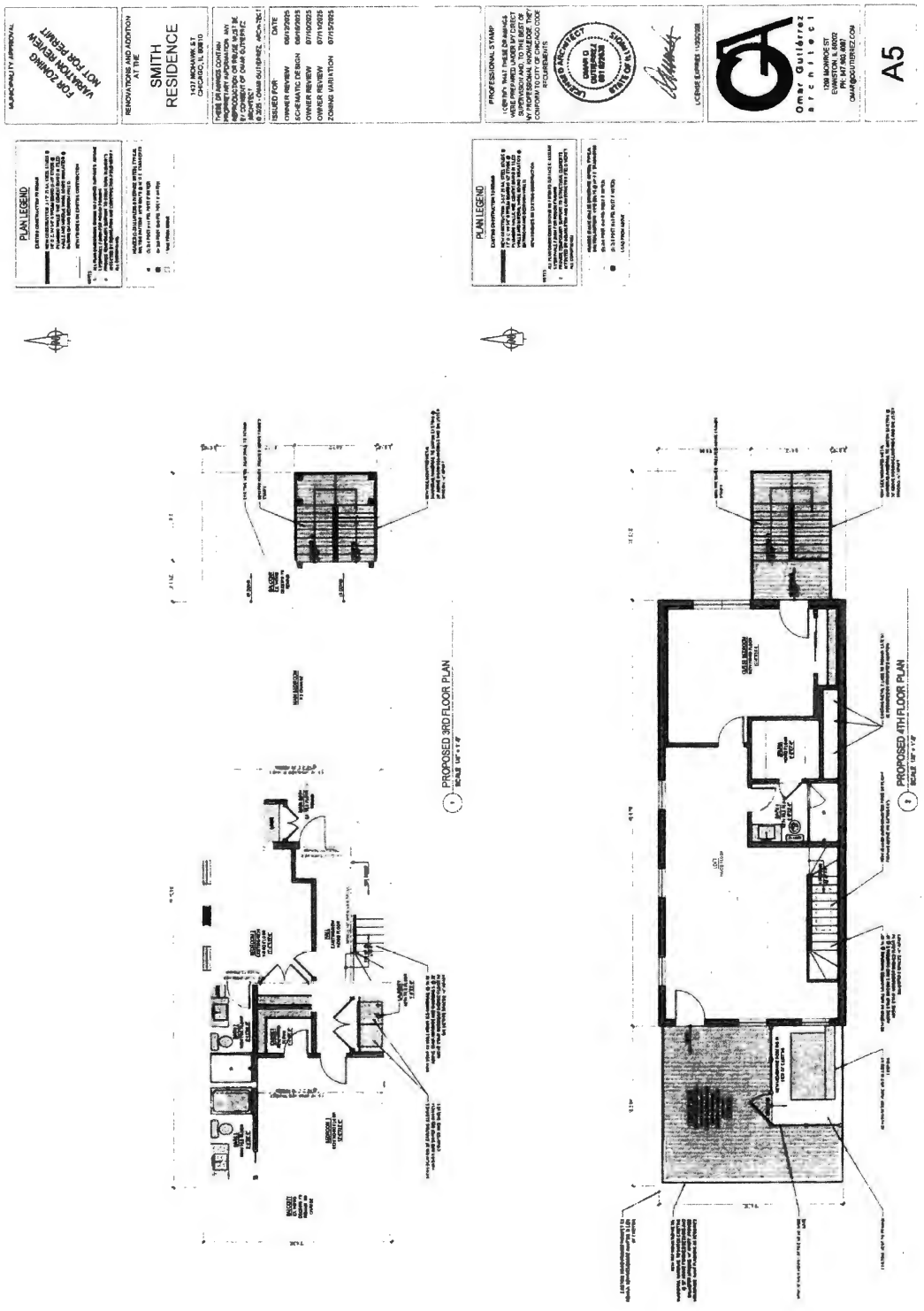
Final for Publication



Final for Publication



Final for Publication

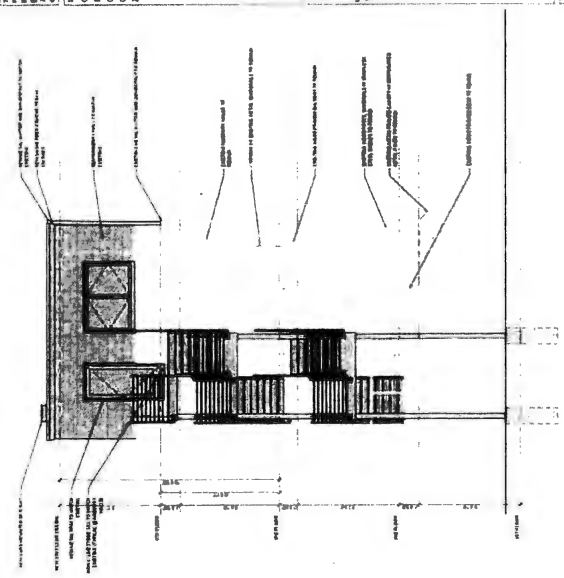


Final for Publication

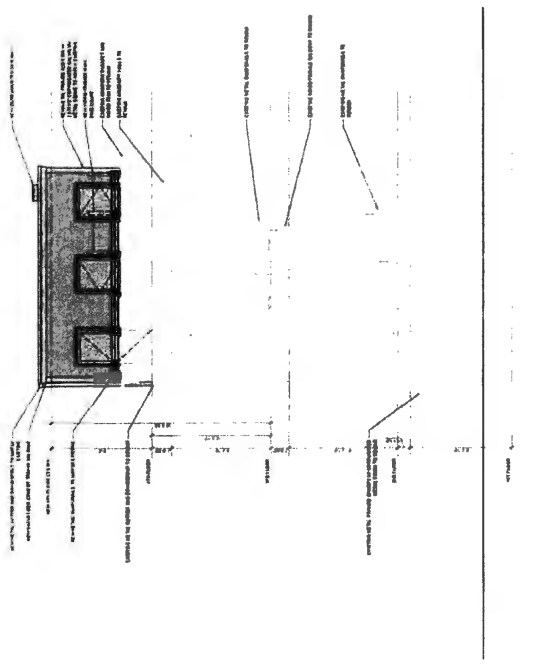
Final for Publication

Final for Publication

Final for Publication



2 PROPOSED REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

Final for Publication

Final for Publication

Final for Publication

Reclassification Of Area Shown On Map No. 3-F.
(Application No. 22880T1)
(Common Address: 1449 -- 1453 N. Sedgwick St.)
[O2025-0020026]

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 B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 666.38 feet south of and parallel to West North Avenue; a line 102.20 feet east of and parallel to North Sedgwick Street; a line 716.38 feet south of and parallel to West North Avenue; and North Sedgwick Street,

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 Plan; First, Second, Third, Fourth and Fifth Floor Plans; Roof Plan; and North, South, East and West Building Elevations attached to this ordinance printed on pages 34359 through 34366 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
1449-53 North Sedgwick Street
From B2-5 to B2-5

The Property
The subject property is improved with two, two-story residential buildings each containing three dwelling units and no parking spaces. The surrounding area is comprised of varying zoning districts, including B2-3, B3-5, RM-5, RM-5.5, C1-1, C1-3, and various Planned Developments. The area is improved with buildings of various heights ranging from 1 to 10 stories that contain multi-residential and commercial uses. The property is also a Transit Served Location per the Transit Oriented Provisions (Section 17-10-0102-B (1)) of Chicago Zoning Ordinance as it is within 458 feet of the CTA Sedgwick Purple and Brown line train entrance It is also within 741 feet of the North Avenue Bus Line Corridor Roadway Segment.

The Project
The Applicant proposes to demolish the existing improvements and construct a five-story residential building with 27 units and no automobile parking spaces. 30 bicycle parking spaces will be provided. No commercial space is proposed. The height of the building will be 65.83 feet. To allow the proposed development, the Applicant seeks a zoning change for the subject property from a B2-5 Neighborhood Mixed-Use District to a B2-5 Neighborhood Mixed-Use District. The Applicant is filing a Type 1 rezoning application and seeks all relief as needed and as allowed by the Chicago Zoning Code, for the attached plans, including: 1) a variation under section 17-13-1101-B to reduce the required rear-yard setback from 30 feet to 12.2 feet; 2) a variation under section 17-13-1101-D to reduce the required number of loading spaces from one to zero; and 3) a variation under section 17-13-1101-R to reduce the minimum lot area per dwelling standards by not more than by 10%, in this case 5.37%.

17-3-0308 Specific Criteria for Transit Served Locations Requirements

1. The project complies with the applicable standards of Section 17-10-0102-B:
   RESPONSE: The project complies with Section 17-10-0102-B as the property is a Transit Served Location as it is within 458 feet of the CTA Sedgwick Purple and Brown line train entrance. It is also within 741 feet of the North Avenue Bus Line Corridor Roadway Segment. The proposed development does not include more than 50% of the otherwise required parking.

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:
   RESPONSE: The project is not along a pedestrian street and complies with Section 17-3-0504 because:
   - *Building Location*. The front façade faces Sedgwick Street, and the design complies with sections (1) and (2)(a)-(c) as the building's setbacks are no more than 5 feet;
   - *Doors and Entrances*: The building's front doors will face Sedgwick Street, will be set back no more than 3 feet; and the entrance width is within the required parameters;
   - 17-3-0504-(E)-(G): No on-site automobile parking 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:
   RESPONSE: The property is identified under the Transit Friendly Guide station topography as Dense Urban Neighborhood, which provides that developments should be comprised of high-density residential projects adjacent to transit and with an emphasis on pedestrian and bicycle connections. The proposed project is compatible with this typology because it is a 27-unit residential building near transit. It will also provide 27 bicycle spaces.

Final for Publication

NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1449-53 North Sedgwick Street
From B2-5 to B2-5

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
   RESPONSE: The project does not have parking in excess of 50%.

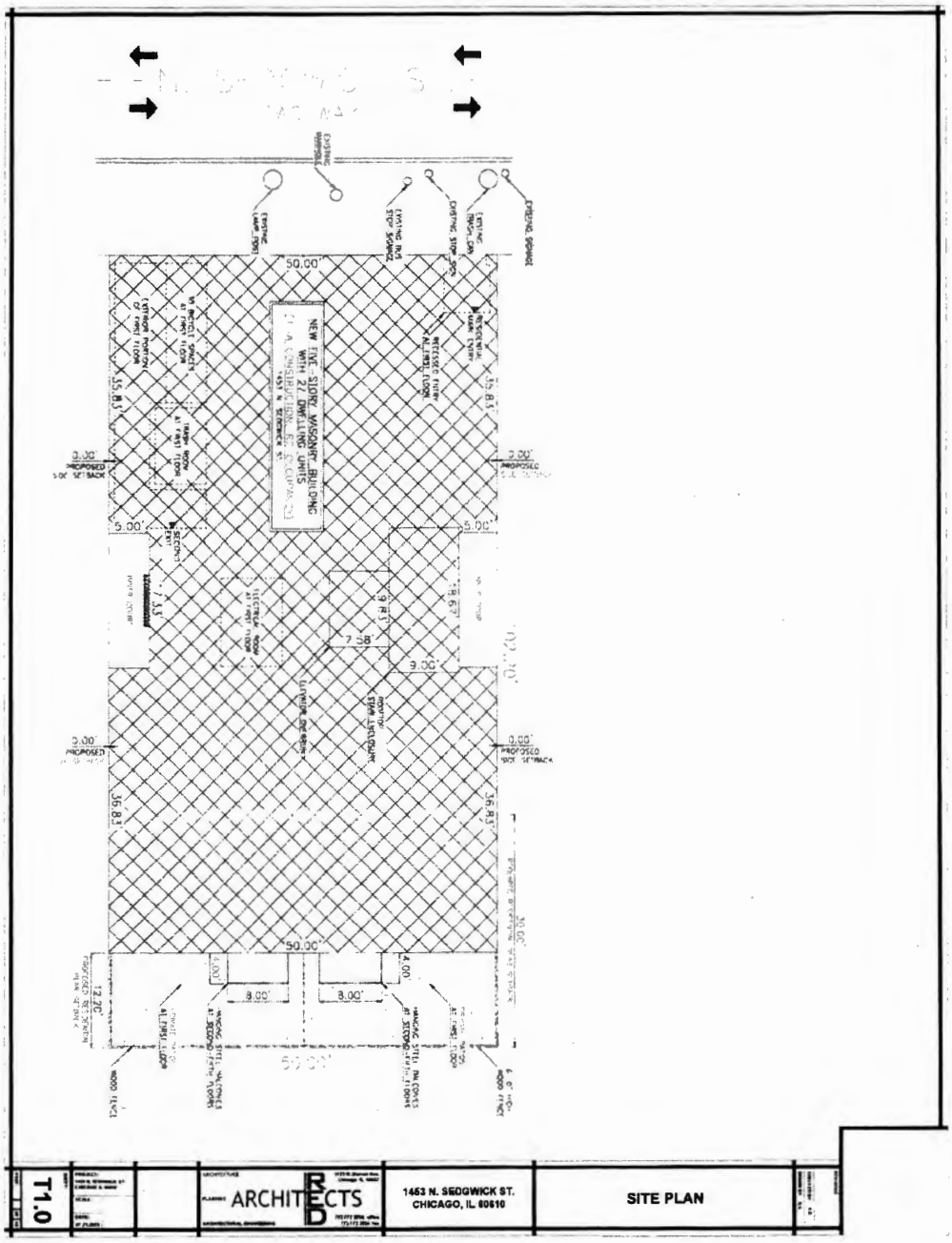
5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation.
   RESPONSE: The project will comply with applicable Travel Demand Study and Management Plan rules promulgated by the Chicago Department of Transportation.

The following are the relevant zoning parameters for the proposed project:

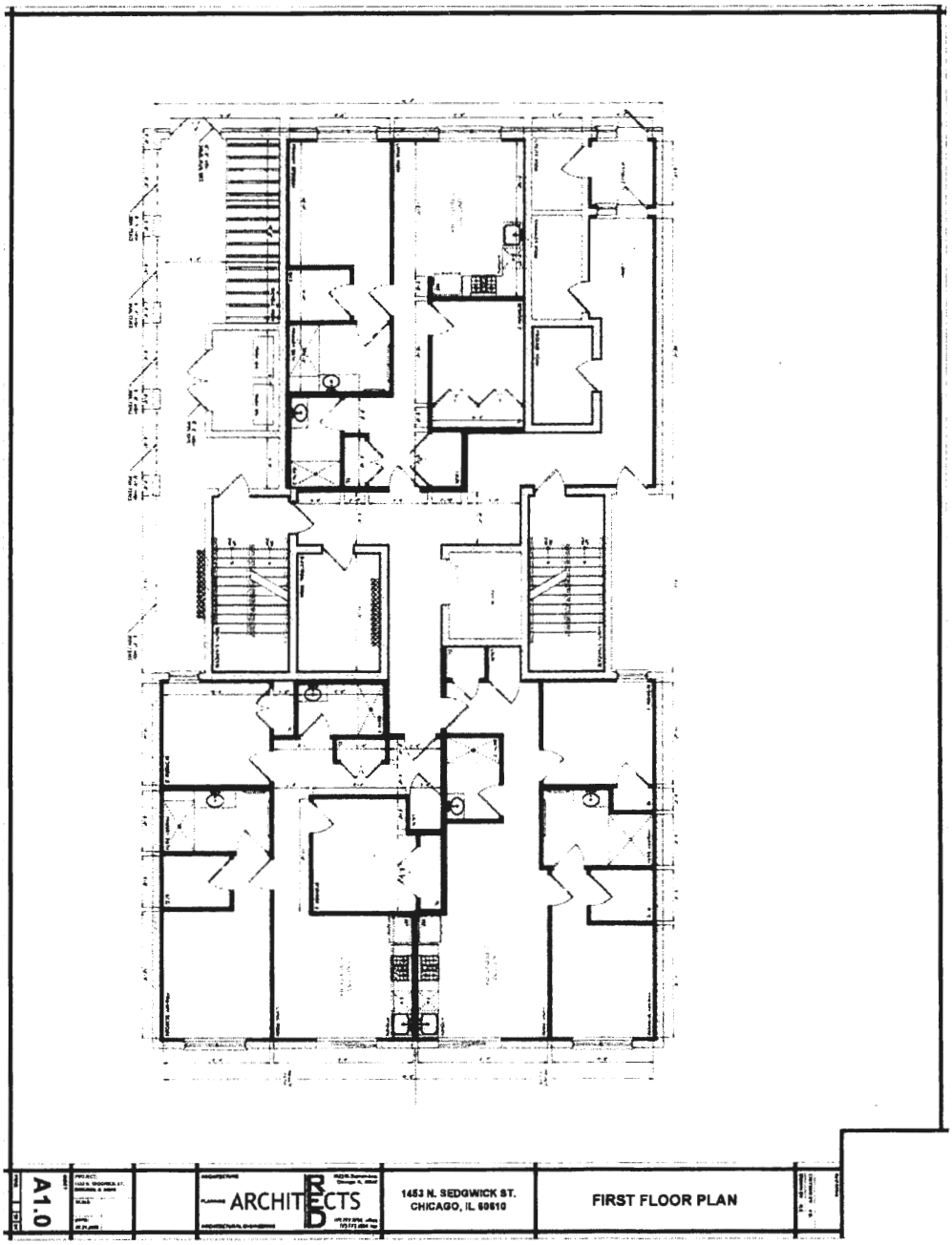
Lot Area:	5,110 sq. ft.
Floor Area:	25,550 sq. ft
FAR:	5.00
Residential Dwelling Units:	27
MLA Density:	189.26 sq. ft.
Zoning Height:	55.33 ft.
Automobile Parking:	0
Bicycle Parking:	30
Setbacks:	

Front (Sedgwick St.)	0'
Side (north)	0'
Side (south)	0'
Rear (East)	12.2'

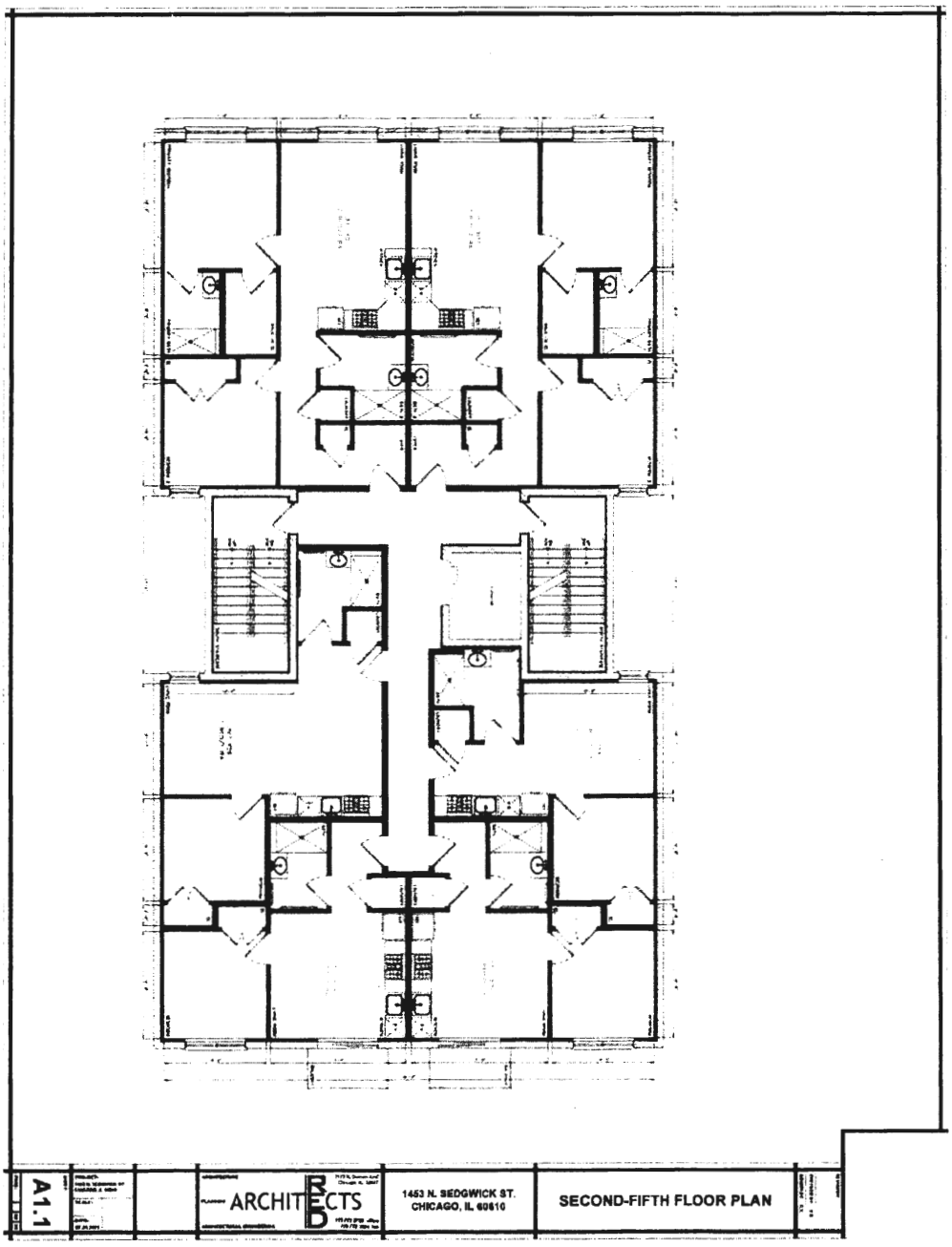
Final for Publication



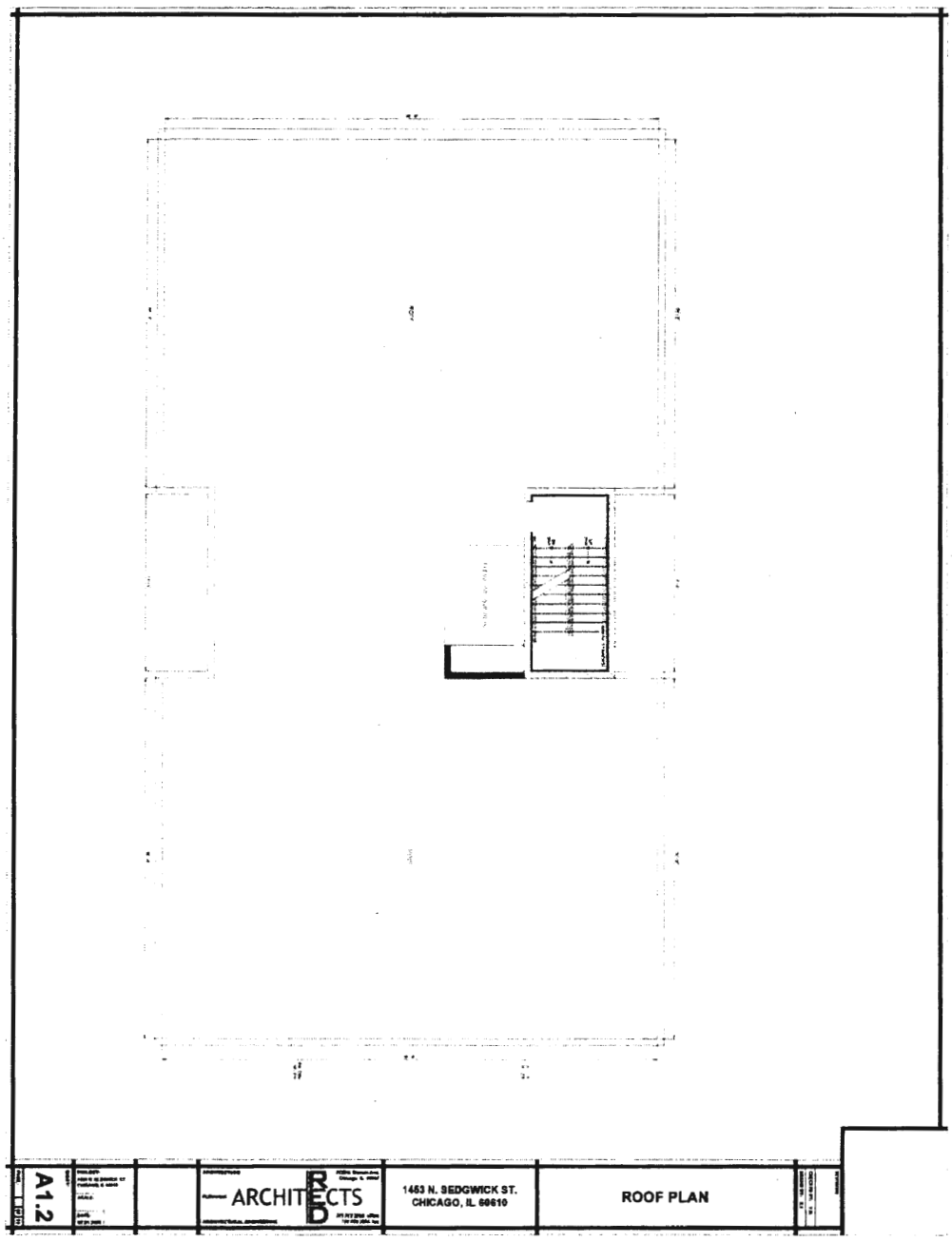
Final for Publication



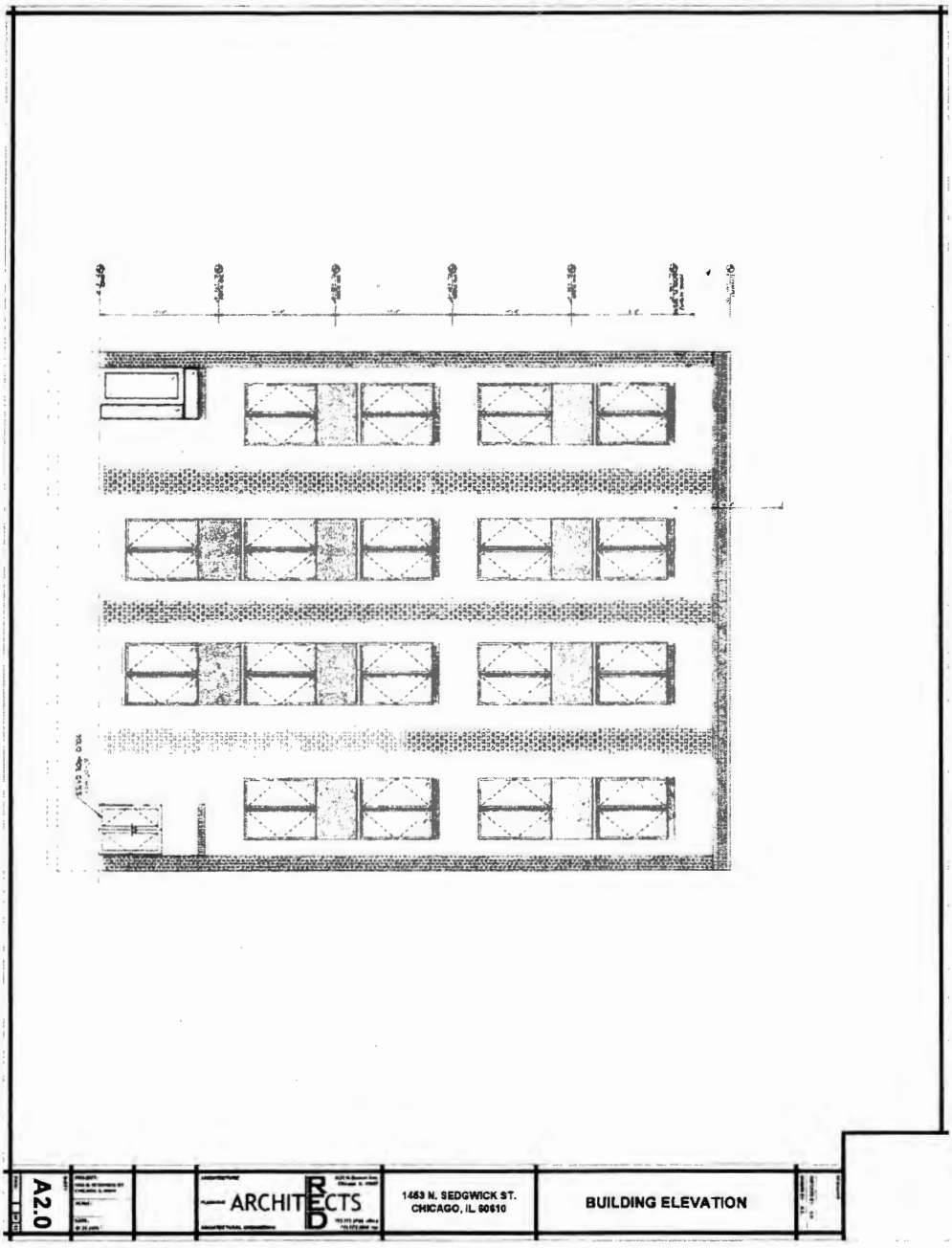
Final for Publication



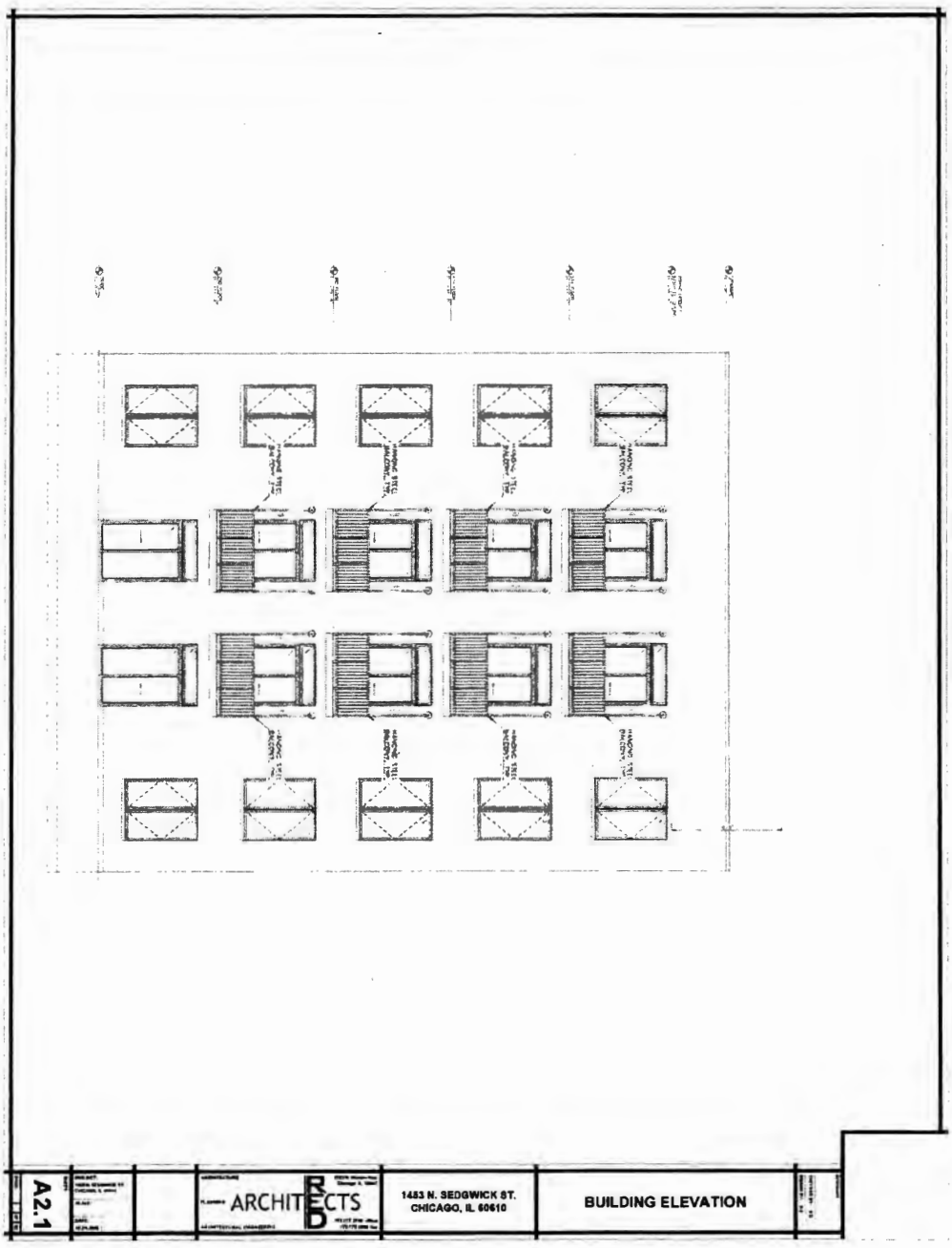
Final for Publication



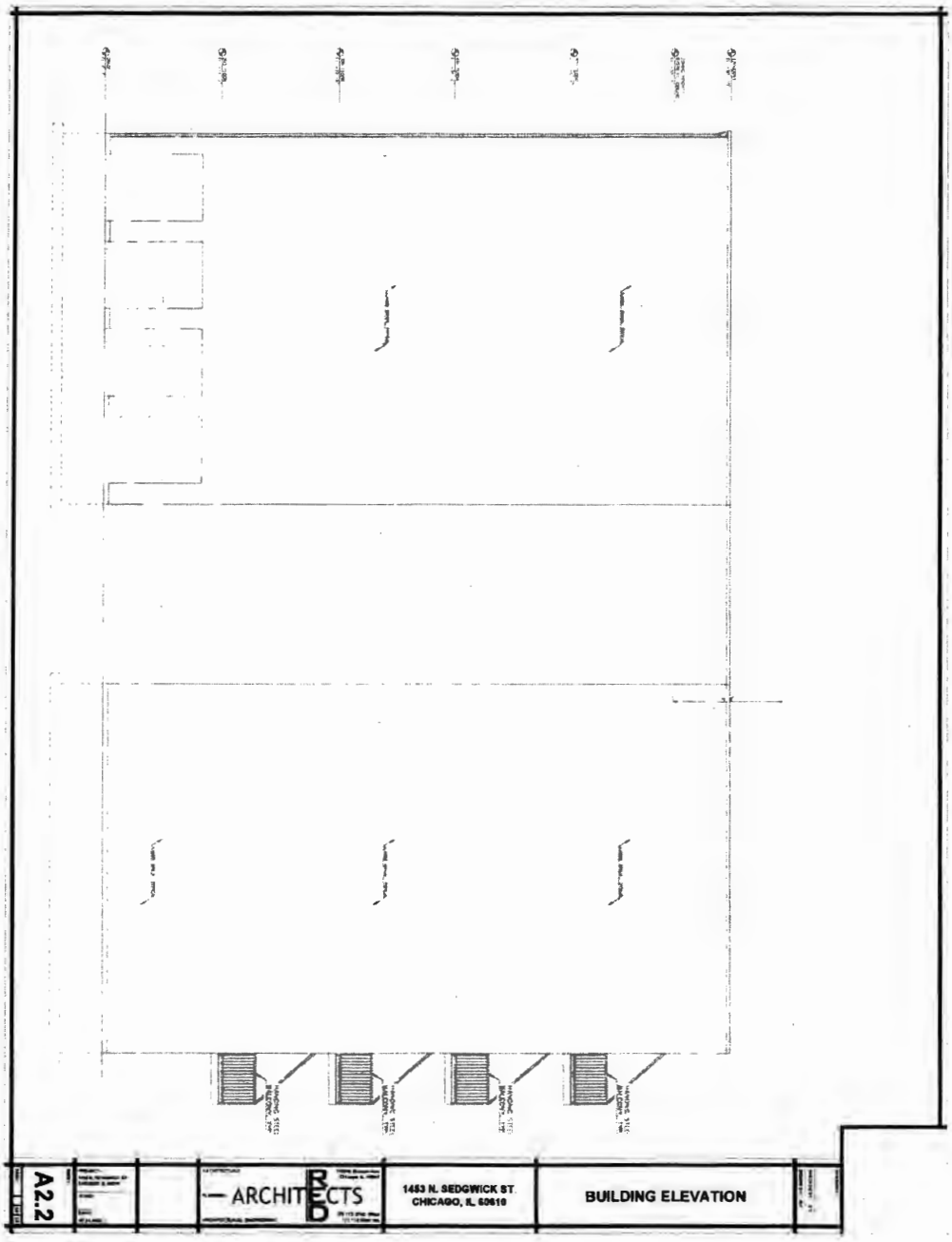
Final for Publication



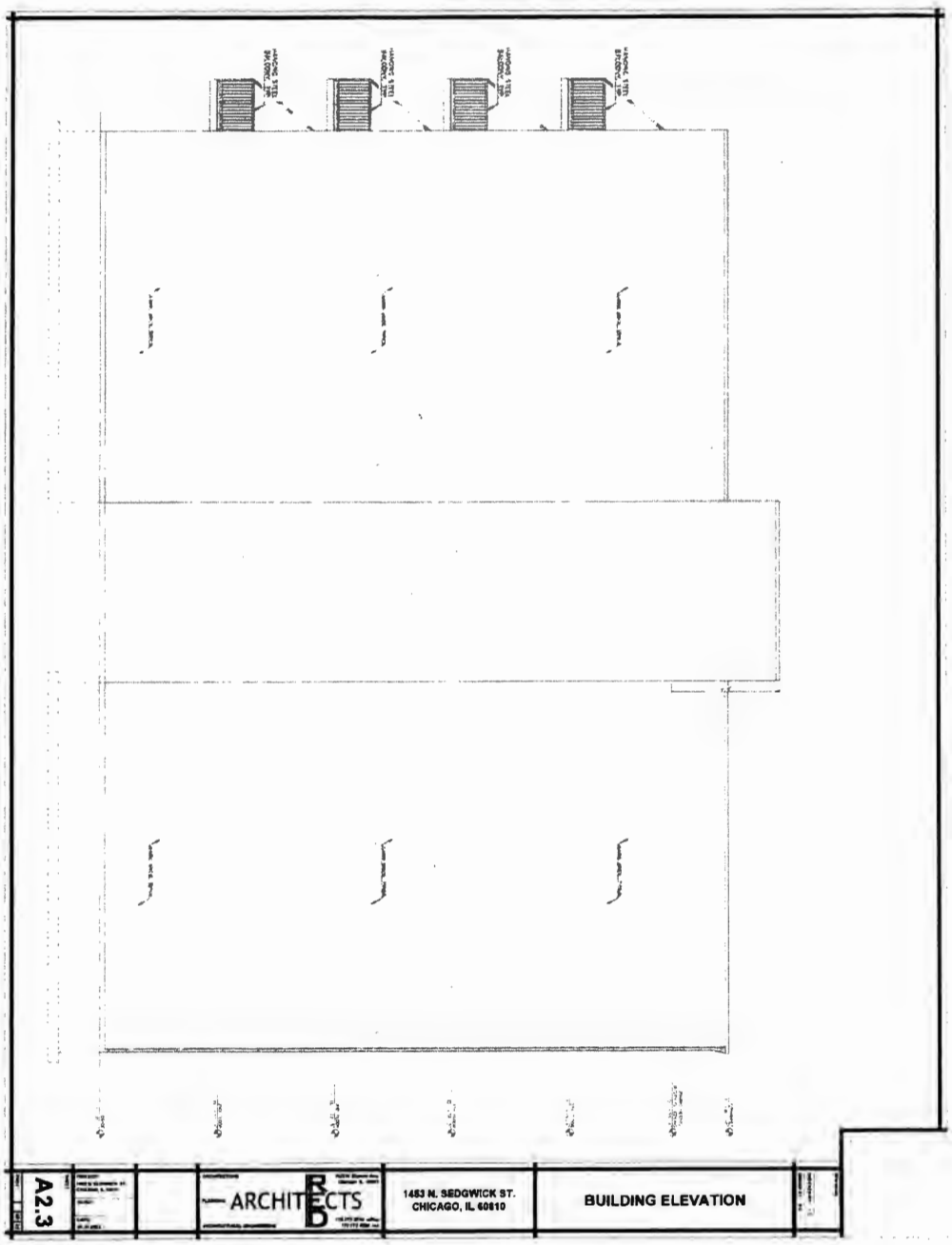
Final for Publication



Final for Publication



Final for Publication



Reclassification Of Area Shown On Map No. 3-G.
(As Amended)
(Application No. 22831T1)
(Common Address: 1120 W. Chestnut St.)

[SO2025-0019555]

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 3-G in the area bounded by:

Chicago and Northwestern Railroad; a line 101.6 feet east of and parallel to North Elston Avenue; West Chestnut Street; and a line 75 feet east of and parallel to North Elston 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.

[Existing Site Plan; Existing Front Yard Plan; Architectural Second and Third Floor Plans; and North, South and East Building Elevations attached to this ordinance printed on pages 34369 through 34373 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

#22831-T1

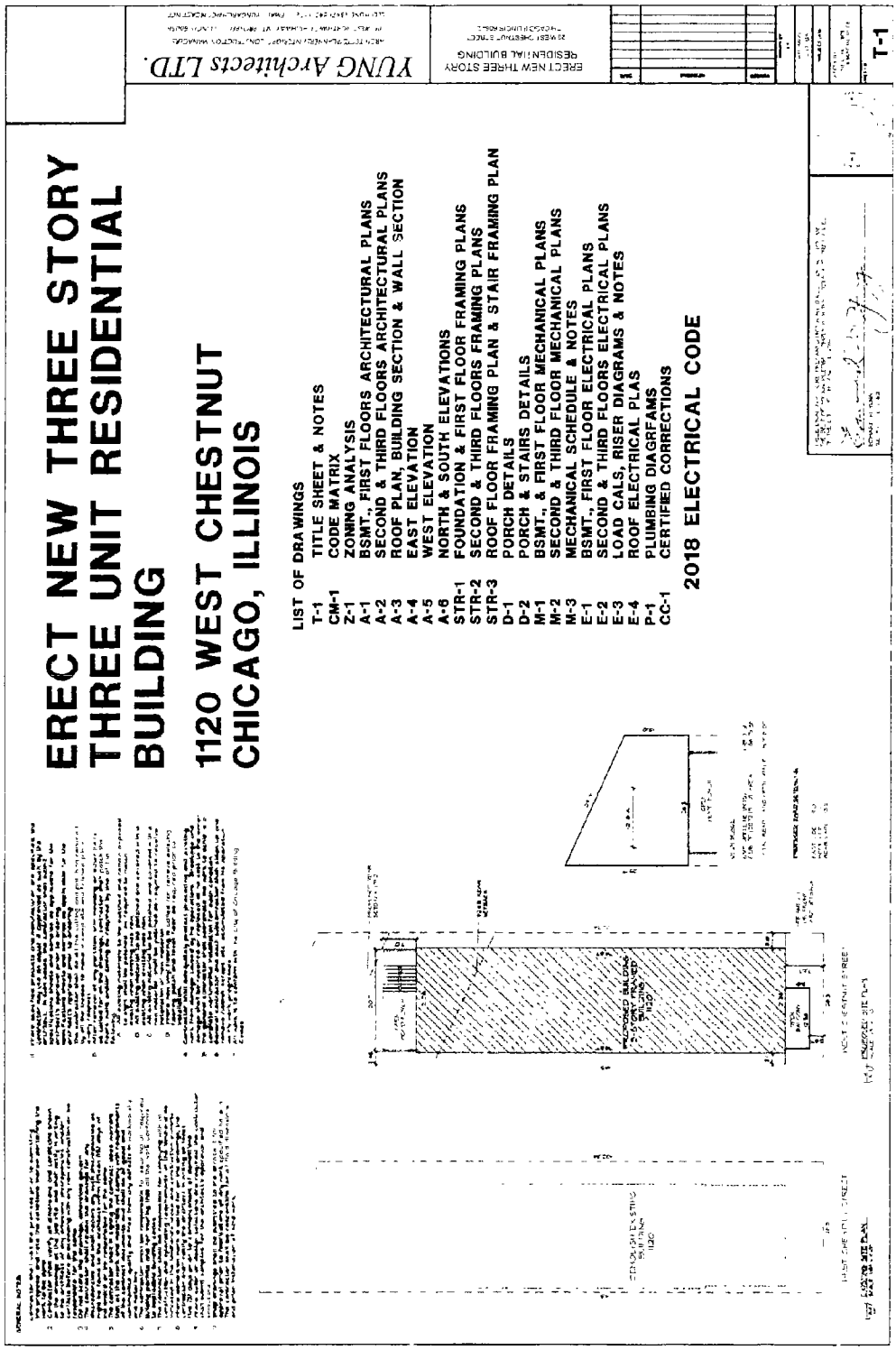
Substitute Narrative - 1120 N Chestnut Chicago IL
Type 1 from RT-4 to RM-5

The property is owned by the applicants Julie and Daniel Castaneda. They desire to build a new home as this current structure is antiquated.

The applicant intends to demolish the existing structure and construct a new three (3) dwelling units, with (2) on-site parking spaces and a driveway accessible from Chestnut Street. To accommodate the bulk and density standards associated with a new construction 3 dwelling unit residential building. There is no alley at the property. The lot is not standard it measures 26.5 by 114.50 by 29.17 (on an angle) and 102.34.

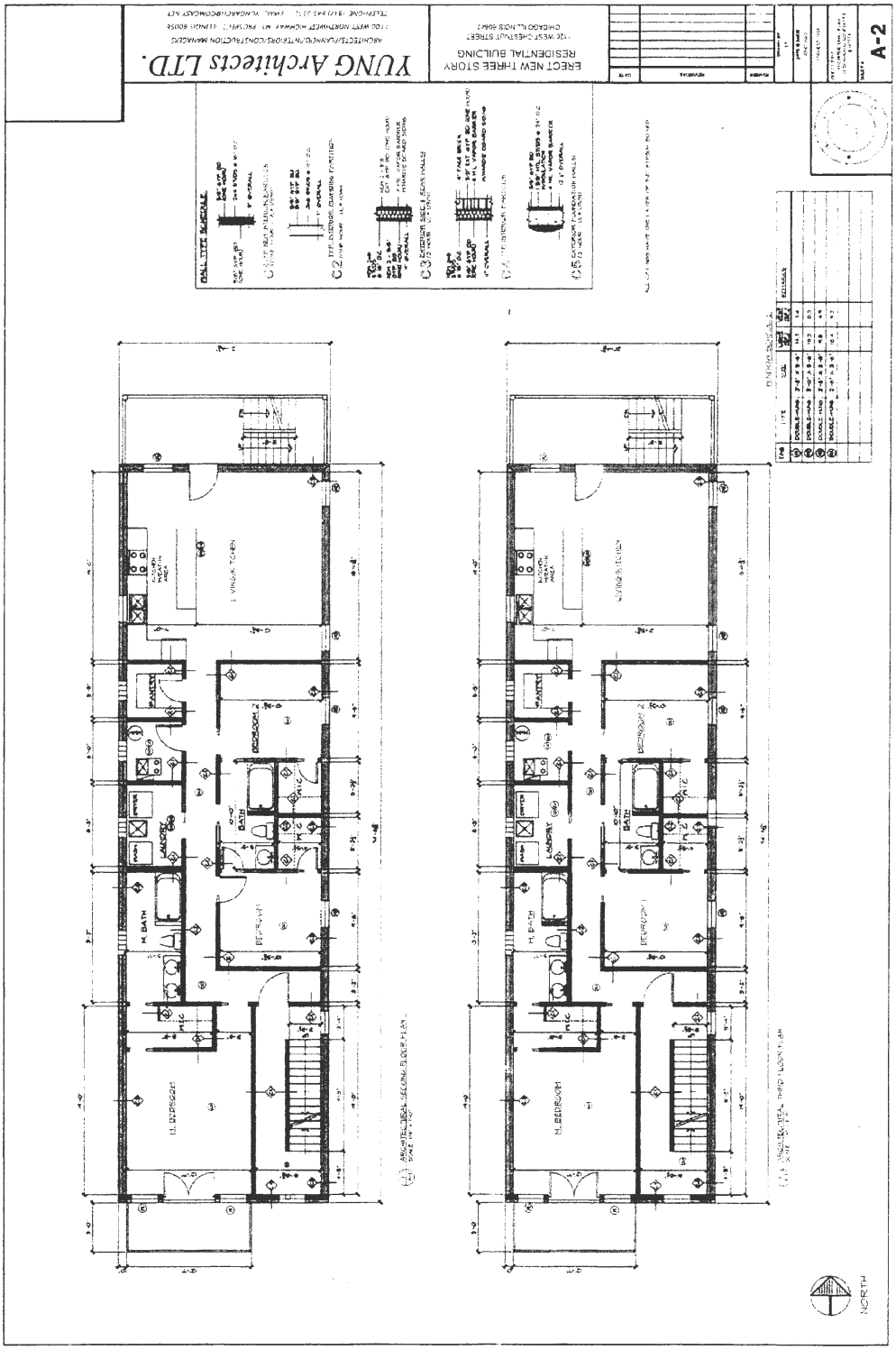
(a) Floor Area ratio = 4793.4/2873.1 = 1.66
(b) Density (lot area per dwelling unit) = 2873.1
(c) Off street parking = 2 off street
(d) Setbacks = 2.1 feet on the west, 3.0 feet on the east, rear set back of 26.1 feet and front set back 7.69
(e) Building Heights = 37 ft 10.5 inches

A variation is being sought to reduce the off-street parking requirement of 3 spaces in the RM-5 Zoning District to 2 per Section 17-13-1101-C of the Chicago Zoning Code. Applicant will seek all relief as needed for the attached plans, as allowed by the Chicago Zoning Code. It is near the Chicago Ave and Milwaukee Ave bus line and the TSL is the Chicago Ave Blue Line train station.

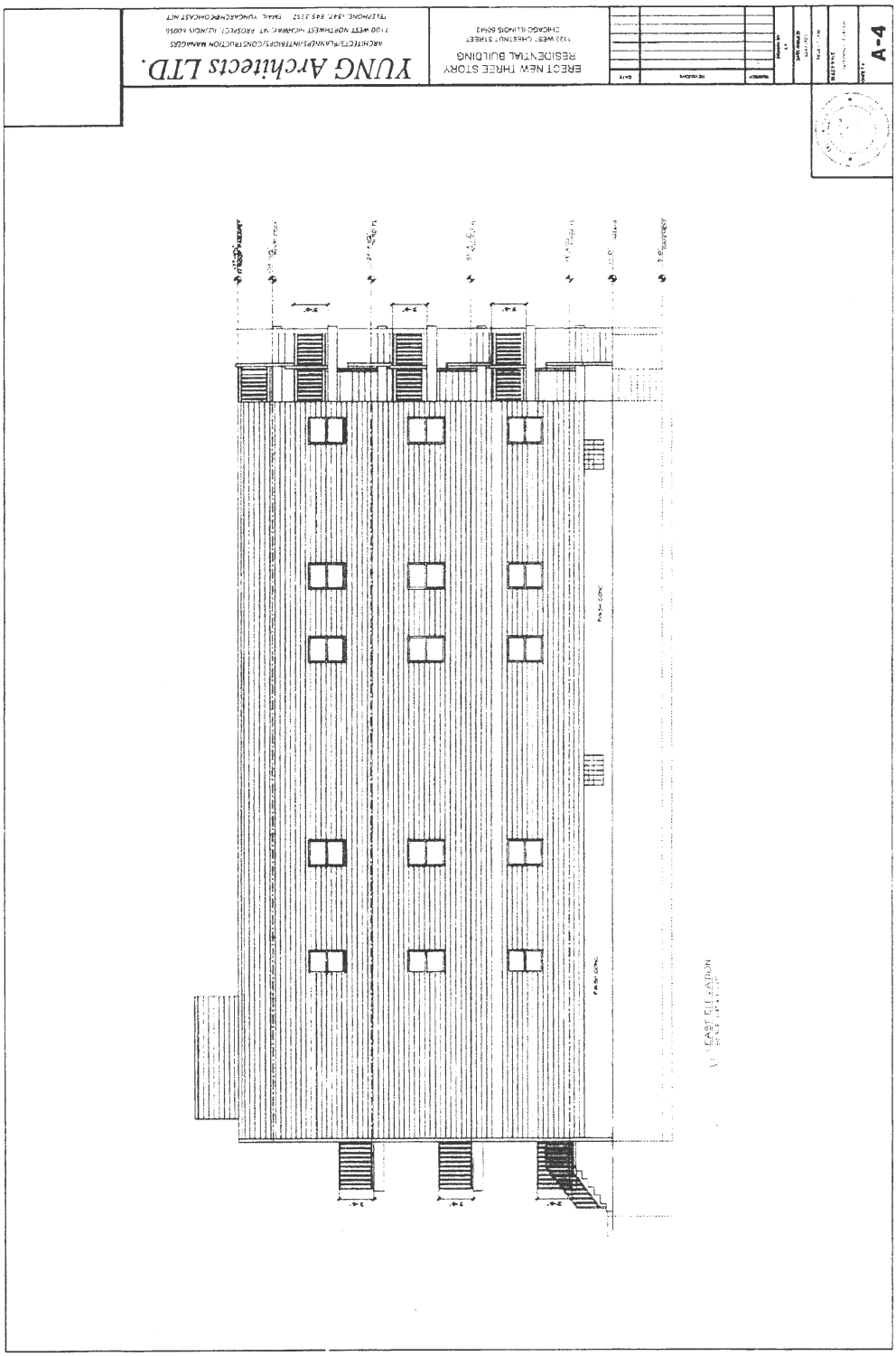


Final for Publication

Final for Publication
Z-1
INTERIOR RENOVATION
OF EXISTING
TWO STORY RESIDENTIAL
5823 SOUTH ELIZABETH STREET
CHICAGO ILLINOIS 60636
YUNG Architects LTD.
1110
1114-1116
1120
1122-1124
1126
6.63'
8.9'
7.63'
7.54'
2.0'



Final for Publication



Final for Publication

Final for Publication

Reclassification Of Area Shown On Map No. 3-I.
(Application No. 22824T1)
(Common Address: 1247 N. California Ave.)

[O2025-0019463]

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 the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 3-I in the area bounded by:

a line 100 feet south of and parallel to West Potomac Avenue; a line 135 feet east of and parallel to North California Avenue; a line 133.33 feet south of and parallel to West Potomac Avenue; and North California 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; Second and Third Floor Demolition Plan (Typical) and Notes; Basement, First, Second and Third Floor Plans (New Layout); Existing Wall Section and Window and Door Schedules, Wall Types; and General Notes and Wall Types attached to this ordinance printed on pages 34376 through 34381 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 – 1247 North California Avenue, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 4,499.55 sq. ft.

Proposed Land Use: The Applicant is proposing to permit two (2) additional dwelling units within the basement of the existing three-story six (6) dwelling unit residential building for a total of eight (8) dwelling units. The height and footprint of the existing building will remain without change. The subject property is a Transit Served Location. The proposed residential building will be supported by three (3) 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 of the Chicago Zoning Ordinance, the Applicant is seeking to decrease the off-street parking ratio for a Transit Served Location to 37.5% (three (3) parking spaces for eight (8) residential units) and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 6,570 square feet (1.26 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 562.44 square feet per D.U. (8 residential units)

(C) The amount of off-street parking: 3 parking spaces

*The subject property is a designated Transit Served Location (Division Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to decrease the required number of off-street parking spaces from 4 parking spaces (50%) to 3 parking spaces (37.5%).

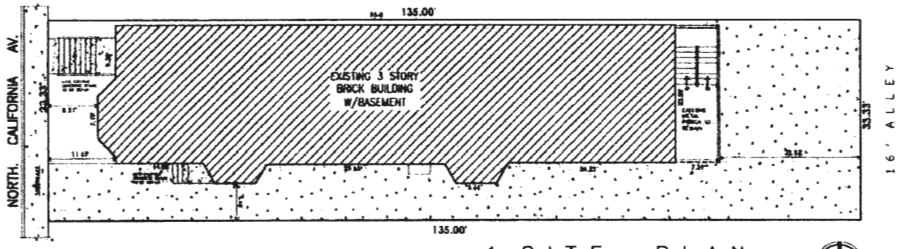
(D) Setbacks:

a.	Front Setback:		8.21 feet (existing)
b.	Side Setbacks:		
		North Side:	zero (existing)
		South Side:	6.4 feet (existing)
c.	Rear Setback:		22.92 feet (existing)

(E) Building Height: 38 feet (existing)

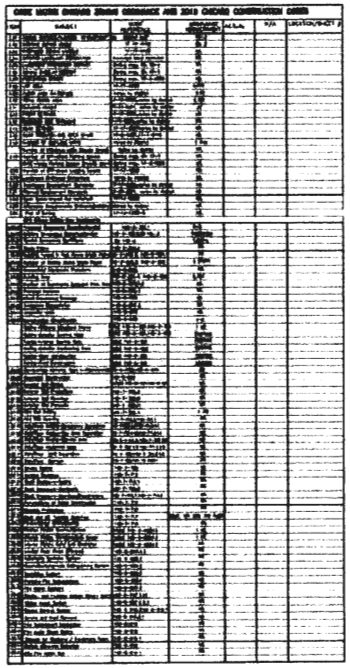
1247 North. California Av.

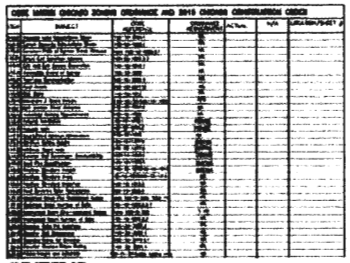
Chicago Illinois

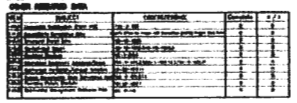


1 SITE PLAN
SP1.0 Scale: 3/32" = 1'-0"

North







ENERGY TRANSFORMATION CODE COMPLIANCE STATEMENT

I ALSO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE PLANS FOR 1247 N. CALIFORNIA AV. COMPLY WITH THE REQUIREMENTS OF THE CHAPTER 18-27 ENERGY CONSERVATION OF THE BUILDING CODE OF CHICAGO AS EFFECTIVE APRIL 22 2008

05 /22/ 25
DATE

DRAWING INDEX

SP.1 Cover sheet & site plan
GN.1 General notes & Wall Legend
A1.0 Existing Basement & 1st. floor Demo plan
A2.0 Existing 2nd. & 3rd. floor Typical & Demo notes
A3.0 Basement & First floor plan (New Layouts)
A4.0 Second & Third floor plan (New Layouts)
A5.0 Existing Wall Section, Doors, Window Shedulles

INFORMATION

Zoning	RS-3
Lote size	33.33' x 135.00'
Lote Area	4,499 sq. ft.
Actual Building area	6,570 sq. ft.
Basement Area	2,157 sq.ft.
(Floor area ratio F.A.R:	0.90
Occupancy:	6.D.U. Residential
Existing Building Height:	38'-0"
Classification of Building:	V-A Construction

SCOPE OF WORK :
Interior & Exterior Alterations to existing
3 Story Brick Building with Basement and
Convert from 6 D.U. into 8 D.U. Architecture
Pllumbing, hvac, Electrical Refrigeration per plans

HARTILLO & COMPANY
HC
807 LAVERGNE AV.
PALMETTE, IL 60091
PH. 312.217-2233

COPYRIGHT
THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL REMAIN THE PROPERTY OF HARTILLO & COMPANY AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF HARTILLO & COMPANY. ALL RIGHTS RESERVED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES. THIS DRAWING AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF HARTILLO & COMPANY AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF HARTILLO & COMPANY.

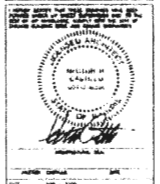
OWNER'S RELEASE
I HAVE REVIEWED THESE DRAWINGS FOR ZONING AND/OR LIFE SAFETY ISSUES AND HEREBY CONCUR THAT THEY CONFORM TO ALL ASPECTS OF MY DESIRED DESIGN AND ARE APPROVED.

REVIEWED BY
SIGNATURE
DATE

THESE DRAWINGS ARE NOT A FINAL REPRESENTATION OF THE BUILDING AS IT WILL BE CONSTRUCTED. THE OWNER AND CONTRACTOR ARE HEREBY CONCURRENTLY ADVISED THAT THEY ARE NOT TO RELY ON THESE DRAWINGS AS THE FINAL REPRESENTATION OF THE BUILDING AS IT WILL BE CONSTRUCTED. THE OWNER AND CONTRACTOR ARE HEREBY CONCURRENTLY ADVISED THAT THEY ARE NOT TO RELY ON THESE DRAWINGS AS THE FINAL REPRESENTATION OF THE BUILDING AS IT WILL BE CONSTRUCTED. THE OWNER AND CONTRACTOR ARE HEREBY CONCURRENTLY ADVISED THAT THEY ARE NOT TO RELY ON THESE DRAWINGS AS THE FINAL REPRESENTATION OF THE BUILDING AS IT WILL BE CONSTRUCTED.

NO	DATE	DESCRIPTION

1247
NORTH.
CALIFORNIA AV.
CHICAGO ILLINOIS

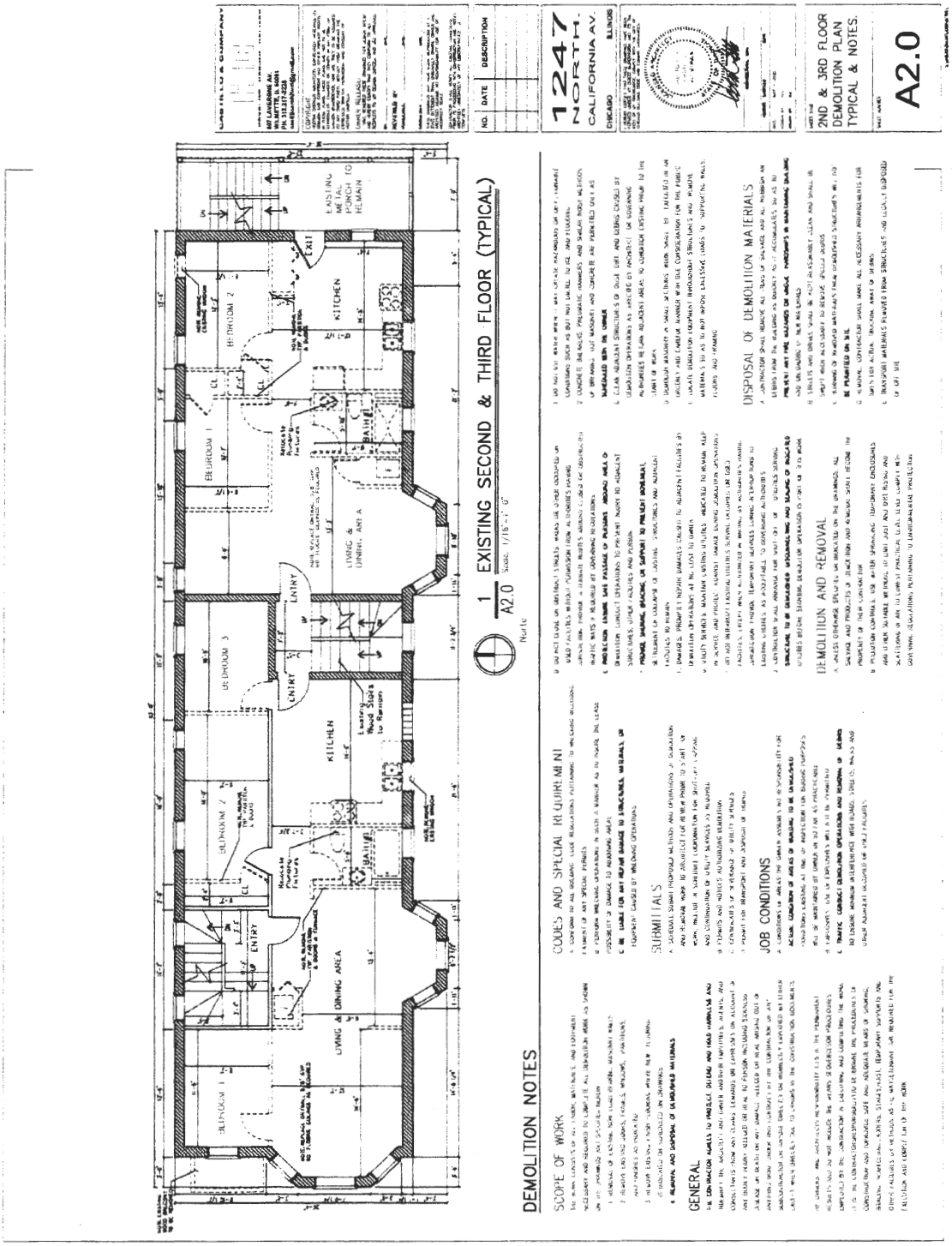


SHEET TITLE
SITE PLAN
CODE MATRIX &
ZONING INFO

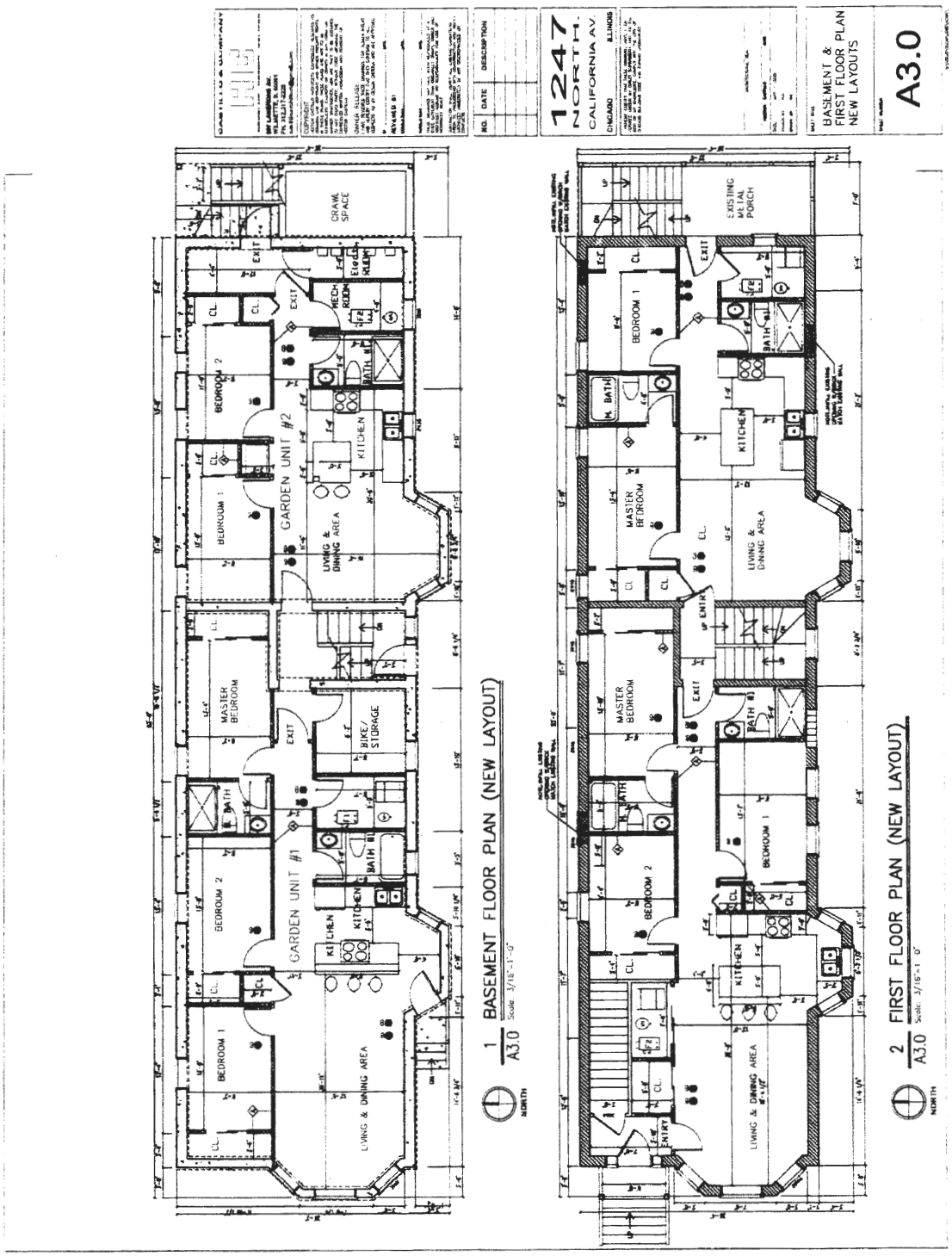
SHEET NUMBER
SP1.0

Final for Publication

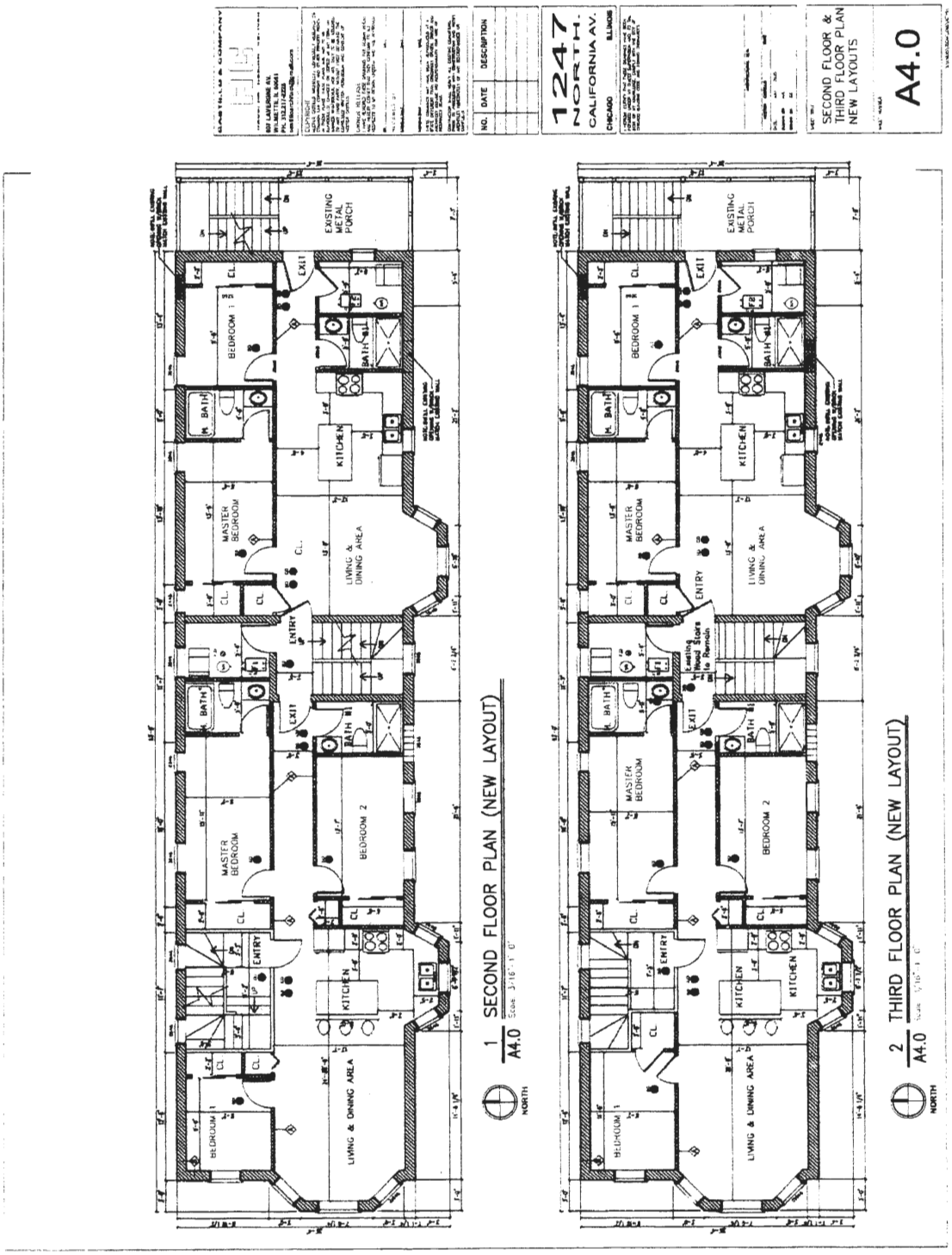
Final for Publication



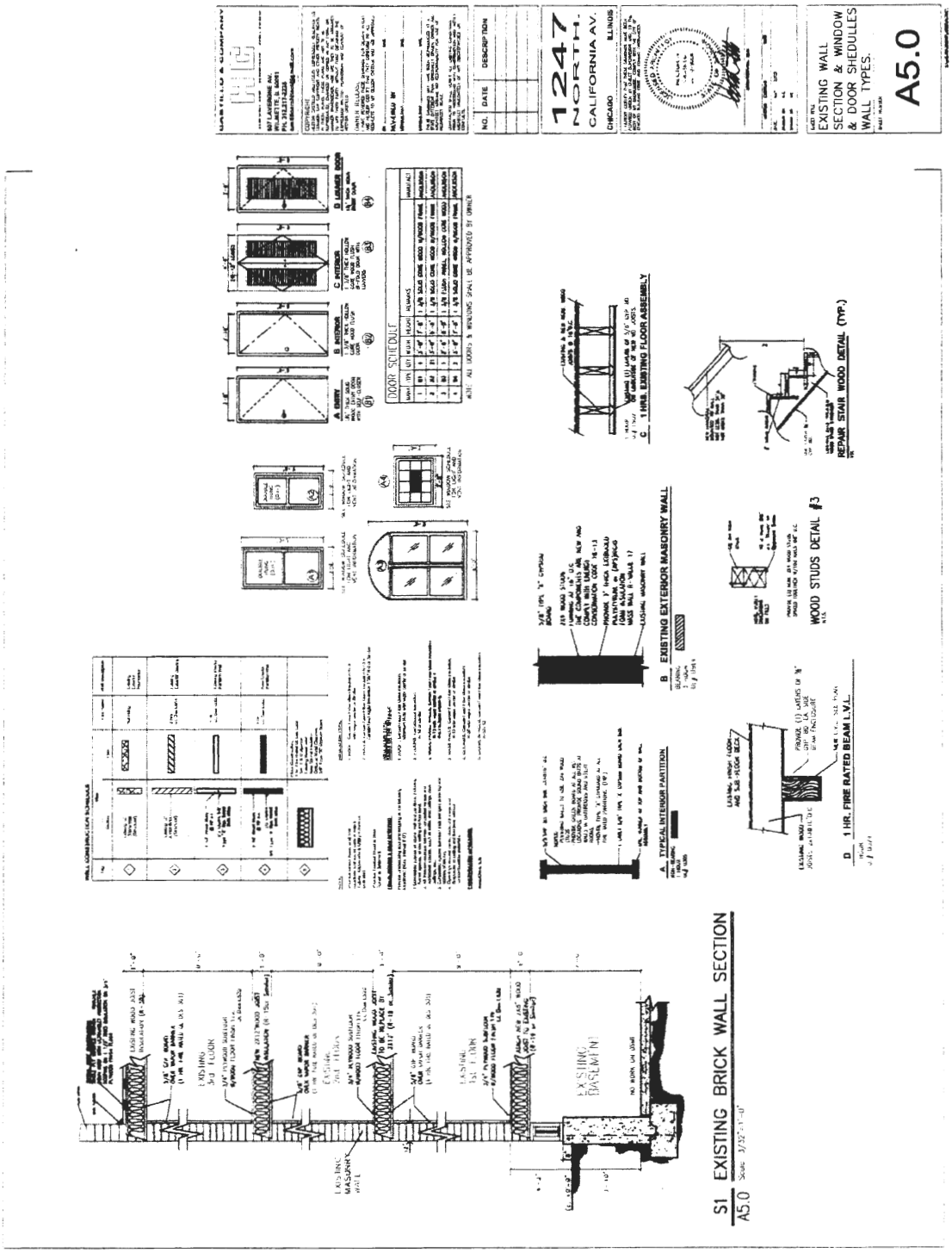
Final for Publication



Final for Publication



Final for Publication



DESIGN AND LOADING:

STRUCTURAL DESIGN OF THIS BUILDING IS IN ACCORDANCE WITH THE CHICAGO BUILDING CODE - LATEST EDITION

LIVE LOADS USED IN DESIGN ARE AS FOLLOWS

SNOW	25 PSF + DRIFTING SNOW
RESIDENTIAL	40 PSF + 15 PSF PARTITIONS
STAIRS	100 PSF
DECKS	100 PSF
OTHER	**(SEE PLANS AREAS)

FOUNDATIONS:

ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY OF 3,000 PSF AT A MINIMUM DEPTH OF 3'6" FEET BELOW GRADE. ACTUAL DEPTH OF FOOTINGS AND VERIFICATION OF BEARING PRESSURES SHALL BE DETERMINED BY A QUALIFIED SOILS ENGINEER

ALL FOUNDATIONS EXCAVATIONS SHALL BE INSPECTED BY A SOILS TESTING LABORATORY PRIOR TO PLACEMENT OF CONCRETE

ALL COMPACTED FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 8", AND COMPACTED TO A MINIMUM DENSITY OF 95% UNDER FOOTINGS, 92% UNDER SLABS AND PAVEMENTS, OBTAINED IN ACCORDANCE WITH ASTM D 1557-78 (COHESIVE SOILS)

ALL SLAB-ON-GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS ENCOUNTERED SHALL BE REMOVED AND REPLACED TO FINISHED GRADE WITH APPROVED FILL MATERIAL. FILL MATERIAL FOR ALL SLAB AREAS SHALL BE PLACED IN LAYERS NOT EXCEEDING 8", AND COMPACTED TO A MINIMUM DENSITY OF 95% OBTAINED IN ACCORDANCE WITH ASTM D 1557-78 (COHESIVE SOILS)

PLACE MINIMUM EQUALLY OF EARTH SIDES OF FOUNDATION WALLS OR GRADE BEAMS

CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IN THE EVENT THAT THE SOILS CONDITIONS ENCOUNTERED VARY FROM THOSE SHOWN ON THE DRAWINGS

CONCRETE AND REINFORCING:

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" (ACI 318) AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301, LATEST EDITION)

ALL INTERIOR FLOOR CONCRETE (THE FIRST) SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:

FOOTINGS	3000 PSI
FOUNDATION WALLS, PIERS	3000 PSI
SLABS ON GRADE	3000 PSI

CONCRETE CURING AND OR HARDENING COMPOUNDS CALCIUM CHLORIDE SHALL NOT BE USED IN CONCRETE

ALL CONCRETE SUBJECT TO CATHODIC EXPOSURE WITH SPECIFIED STRENGTH LESS THAN 4000 PSI SHALL BE AIR ENTRAINED AS TO BE

TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 19 OF ACI 301 SPECIFICATION OR ITS APPROVED EQUIVALENT

COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI 306 HOT WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI 305

REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM SPECIFICATION A 615 GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185. ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARDS 315 80 AND 318M 80

NO BEND OF REINFORCING BARS MAY ONLY BE MADE WHEN SHOWN ON THE STRUCTURAL DRAWINGS. IN NO INSTANCE SHALL BENDS BE DONE AT THE SITE OF WORK FOR BARS WHICH IN ANY WAY WILL HAVE BEEN EMBEDDED IN HARDENED CONCRETE. WHEN BENDING IS SHOWN, PROCEDURES SHALL BE IN ACCORDANCE WITH RECOMMENDED PRACTICE FOR BENDING REINFORCING STEEL. WELDED INSERTS AND LEVELING NUTS IN REINFORCED CONCRETE CONSTRUCTION" ANSI/AWS D1.4

PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENTS AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL NOT BE USED IN AN EXPOSED FINISHED WORK

FOUNDATION WALLS AND GRADE BEAMS SHALL HAVE A MINIMUM OF TWO (2) #5 BARS TOP AND BOTTOM CONTINUOUS, UNLESS OTHERWISE SHOWN OR NOTED

WALLS TWO (2') #5 BARS (EACH FACE) WITH 2" CLEAR PROTECTION AROUND ALL OPENINGS IN CONCRETE, UNLESS OTHERWISE SHOWN OR NOTED

CORNERS OF SPACE BARS SHALL BE PROVIDED IN ACCORDANCE WITH ACI STANDARDS 315 80 AND 318M 80. CORNER BARS SHALL BE PROVIDED AT ALL WALL CORNERS, EQUAL TO THE HORIZONTAL WALL REINFORCEMENT

WHENEVER LAP OF REINFORCEMENT BARS SHALL BE EQUIVALENT TO A CLASS "B" SPLICE, UNLESS OTHERWISE NOTED

CONTROL JOINTS FOR SLABS-ON-GRADE SHALL BE IN A SQUARE PATTERN AND BE NOT MORE THAN 30 FT OR LESS, UNLESS NOTED OTHERWISE ON PLAN

GENERAL CONTRACTOR SHALL CHECK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND CONTRACTORS FOR OPENINGS SLEEVES, SECTIONS, HANGERS, INSERTS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THEIR PROPER LOCATION BEFORE PLACING CONCRETE WHEN CONCRETE SLABS AS REQUIRED TO ALL FLOOR DRAINS

NO STRUCTURAL CONCRETE SHALL BE POURED UNTIL THE CONCRETE DESIGN MIXES, THE CONCRETE PLACEMENT PROCEDURE, THE LOCATION OF CONSTRUCTION JOINTS AND THE SIZING OF REINFORCING STEEL IS REVIEWED BY THE ENGINEER

NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK UNLESS COATED TO PREVENT ALUMINUM/CONCRETE REACTION. THIS INCLUDES PUMPING THROUGH ALUMINUM PIPE

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT

MINIMUM SIZE(IN. IN)

(A) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3

(B) CONCRETE EXPOSED TO EARTH OR WEATHER

#6 THROUGH #18 BARS 2

#5 BAR, W31 OR D31 WIRE, AND

(C) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND

SLABS WALLS, JOISTS

#14 AND #18 BARS 1 1/2

#11 BAR AND SMALLER 3/4

PRIMARY REINFORCEMENT, TIES STIRRUPS, SPIRALS 1 1/2

SHELLS FOLDED PLATE MEMBERS

#6 BAR AND LARGER 3/4

#5 BAR, W31 OR D31 WIRE

WOOD:

MINIMUM LUMBER STRESS GRADES SHALL BE AS FOLLOWS DOUGLAS FIR AND OR SOUTHERN PINE NO 2 MINIMUM GRADE (10 SINGLE + 10 REPETITIVE AND 12 REPETITIVE - TIRE PSI)

CONCRETE CONTENT SHALL NOT BE GREATER THAN 19%

PROVIDE 1" X 4" GS METAL STRAPS DIAGONAL NOT OVER 6 FEET ON CENTER FOR ALL WOOD JOISTS

PROVIDE SOLID BLOCKING OF THE SAME DIMENSIONS AS THE JOISTS BETWEEN JOISTS AT SUPPORTS

ANCHOR MEMBERS TO BE DETAILED AND FABRICATED IN ACCORDANCE WITH U.S. COMMERCIAL STANDARD PS 56 56 - LATEST EDITION "STRUCTURAL GLUED LAMINATED TIMBER"

ALLOWABLE UNIT STRESSES FOR LAMINATED MEMBERS

BENDING	1800 PSI
HORIZONTAL SHEAR	265 PSI

LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL) SHALL HAVE PROPERTIES EQUAL TO OR BETTER THAN THOSE PUBLISHED BY TRUSS JOIST MACMILLAN CORPORATION CONTRACTOR SHALL SUBMIT MFR SPECS FOR APPROVAL IF OTHER THAN TRUSS JOIST MACMILLAN

PLYWOOD SHOWN FOR FLOOR DECKS ROOF DECKS AND WALL SHEATHING SHALL MEET ALL REQUIREMENTS OF U.S. PRODUCT STANDARD PS 1-74 EXPOSURE 1 FOR STRUCTURAL 1 GRADE MATERIAL (EXTERIOR GRADE

WOOD TRUSSES SHOP DRAWINGS AND CALCULATIONS BEARING A REGISTERED ENGINEER'S SEAL/SIGN SHALL BE SUBMITTED FOR REVIEW AND SHALL CONTAIN THE FOLLOWING INFORMATION FOR EACH TYPE AND SIZE OF TRUSS TO BE PROVIDED

GLUE OF TRUSS INCLUDING SIZE OF MEMBERS

SPECIES AND WORKING STRESSES OF LUMBER USED

LOADING CONDITIONS USED IN DESIGN

CAMBER REQUIRED FOR EACH MEMBER

CONNECTOR SIZES AND LOCATIONS

TRUSSES SHALL BE ALPINE SYSTEM 92 OR SYSTEM 4+ OR APPROVED EQUAL ALL LUMBER IN TRUSSES SHALL BE SOUTHERN PINE #2 GRADE (MIN.)

TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING SUPERIMPOSED LOADS

ROOF TRUSSES: TOP CHORD DEAD LOAD=7 PSF

(FOR SLOPES 3/12 TO 6/12 (MIN) ONLY) AS REQUIRED

BOTTOM CHORD DEAD LOAD=3 PSF

FLOOR TRUSSES TOP CHORD DEAD LOAD 21 PSF (INCLUDES 15 PSF PARTITIONS)

TOP LOAD=40 PSF

BOTTOM CHORD DEAD LOADS=5 PSF

CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED TO ENSURE PROPER ALIGNMENT AND STABILITY OF TRUSSES DURING CONSTRUCTION PER THE TRUSS PLATE INSTITUTE PUBLICATION ENTITLED "BRACING WOOD TRUSSES - COMMENTARY AND RECOMMENDATIONS"

PROVIDE FLOOR AND ROOF TRUSS BRIDGING AS REQUIRED BY MFR PROVIDE END SHEAR BRACING OF ROOF TRUSSES AS REQUIRED FOR LATERAL SHEAR ON GABLE SURFACE LOADS

GALVANIZED OR EQUIVALENT CONNECTORS SHALL BE USED FOR ALL OUTDOOR WOOD INSTALLATIONS

ALL EXTERIOR EXPOSED WOOD SHALL BE TREATED AS PER ARCHITECTURAL SPECIFICATIONS

MINIMUM NAILED CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE NAILING SCHEDULE FOUND IN APPENDIX A OF THE CHICAGO BUILDING CODE 1978

PROVIDE SOLID BRIDGING FOR TAPERED 2x8'S AT 8'-0" O.C. (MAX.)

VERIFY WEIGHT & LOCATION OF MECHANICAL UNITS AND SKYLIGHTS WITH MECH AND ARCH DRAWINGS.

DEFLECTION CRITERIA OF INDIVIDUAL MEMBERS SHALL BE AS FOLLOWS

LIVE LOAD DEFLECTION = L/480 MAX

TOTAL LOAD DEFLECTION = L/360 MAX

DEFLECTION CRITERIA ACCUMULATED TOTAL LOAD OF ALL MEMBERS L/360 PROVIDE CAMBER IN TRUSS MEMBERS FOR AN ADDITIONAL DEAD LOAD DESIGN

TRUSS CHORD DESIGN CONCENTRATED LOADS AS NOTED ON PLANS PLUS UNIFORM LOAD DETERMINED FROM ACTUAL SPACING OF MULTIPLE PLY TRUSSES (TOP CHORD MAY BE OF 2 WIDELY SEPARATED 2x4'S THAT ACT JOINTLY AND EQUALLY BETWEEN JOINTS OF ALL PLYS

TRUSS SUPPLIER TO SUBMIT CONNECTION DETAILS FOR ALL HEADERS AND MEMBERS WHICH FRAME INTO TRUSSES

MISCELLANEOUS:

ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BY THE GENERAL CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY

ALL EXISTING DIMENSIONS AND CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION.

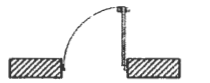
ALL DETAILS, DETAILS AND NOTES ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS, UNLESS NOTED OTHERWISE.

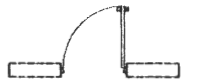
DO NOT SCALE DRAWINGS

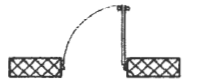
ALL FASTENERS TO BE GALVANIZED STAINLESS STEEL OR CORROSION RESISTANT

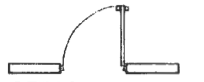
WALL CONNECTORS TO BE GALVANIZED STAINLESS STEEL OR "SIMPSON STRONG TIE" OR EQUAL

(*) UNIFORMAL SYSTEM TO BE DESIGNED TO RESIST A LATERAL POINT LOAD OF 200 POUNDS AT ANY POINT OR A CONTINUOUS LOAD OF 50 POUNDS ALONG THE TOP RAIL LENGTH OF THE HANDRAIL









WALL LEGEND

SCALE: NOT TO SCALE

NOTE: ALL INTERIOR FINISHES TO BE 1 HR. FIRE RATING OF BEAMS, COLUMNS SIMPLY ENCLOSING OR BOXING THE COLUMNS MIN. 2 LAYERS OF 5/8INCH FIRE TYPE "X" GYP. BD.

(SD) SMOKE DETECTOR (HARD WIRED)

(CMD) CARBON MONOXIDE DETECTOR

BLITZ & COMPANY

LLC

600 LAKEBORN AV.
WILMETTE IL 60091
PH. 312.217-2229

COPYRIGHT:

GENERAL RELEASE:

REVISED BY

NO.	DATE	DESCRIPTION

1247
NORTH
CALIFORNIA AV.
CHICAGO ILLINOIS

GENERAL NOTES & WALL TYPES

GN.1

Final Publication

10/16/2025 REPORTS OF COMMITTEES 34381

Reclassification Of Area Shown On Map No. 3-I.
(Application No. 22863T1)
(Common Address: 2735 W. North Ave.)

[O2025-0020020]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-3 Neighborhood Shopping District symbols and indications as shown on Map Number 3-I in the area bounded by:

West North Avenue; North Fairfield Avenue; a line 108 feet south of and parallel to West North Avenue; and a line 50 feet west of and parallel to North Fairfield Avenue,

those of a C1-3 Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Floor Plan; Site Plan; Building Elevations;
and Enlarged Building Elevation
attached to this ordinance
printed on pages 34384
through 34387 of
this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

TYPE 1 PROJECT NARRATIVE - REZONING

Property: 2735 W. North Avenue, Chicago, IL 60647 | PIN: 16-01-200-004-0000

Ward: 26th Ward

Applicant: 360 Degrees LLC (Michael Hodges)

Owner: Hassan Azarpira, Property Match USA LLC

Proposed Map Amendment: B1-3 → C1-3 (Type 1) | Zoning Map No.: 3-I

Project Overview

Adaptive reuse of an existing one-story commercial building for an adult-use cannabis dispensary. The proposal does not increase building height or FAR and makes no changes to curb cuts. Loading occurs off-peak via Fairfield/alley, with all waste secured within a locked trash enclosure. The site is transit-rich with strong pedestrian access.

Type 1 Description — Required Metrics (a–f)

(a) Proposed land use: Adult-Use Cannabis Dispensary (retail; Special Use in C1-3). No on-site consumption.

(b) Floor Area Ratio (FAR): 4,342 sf (above grade) ÷ 11,880 sf (lot) = 0.37. (Existing)

(c) Density (lot area per dwelling unit): Not applicable — 0 dwelling units (non-residential use).

(d) Off-street parking (amount): Provided: 0 spaces. Required: 0 spaces required under §17-10-0207, Parking Group M for "-3" districts (no spaces required for the first 10,000 sf; retail/cannabis classified as Group M).

(e) Setbacks: Front 0' / Corner side 0' / West 0' / East 0' / Rear 3'-3" minimum (varies) (Existing)

(f) Building height(s): 1 story, 14'-0". (Existing)

RAHUY ROMAN

LYFE HUMBOLT PARK

2735 WEST NORTH AV
CHICAGO, IL 60647

FLOOR PLAN

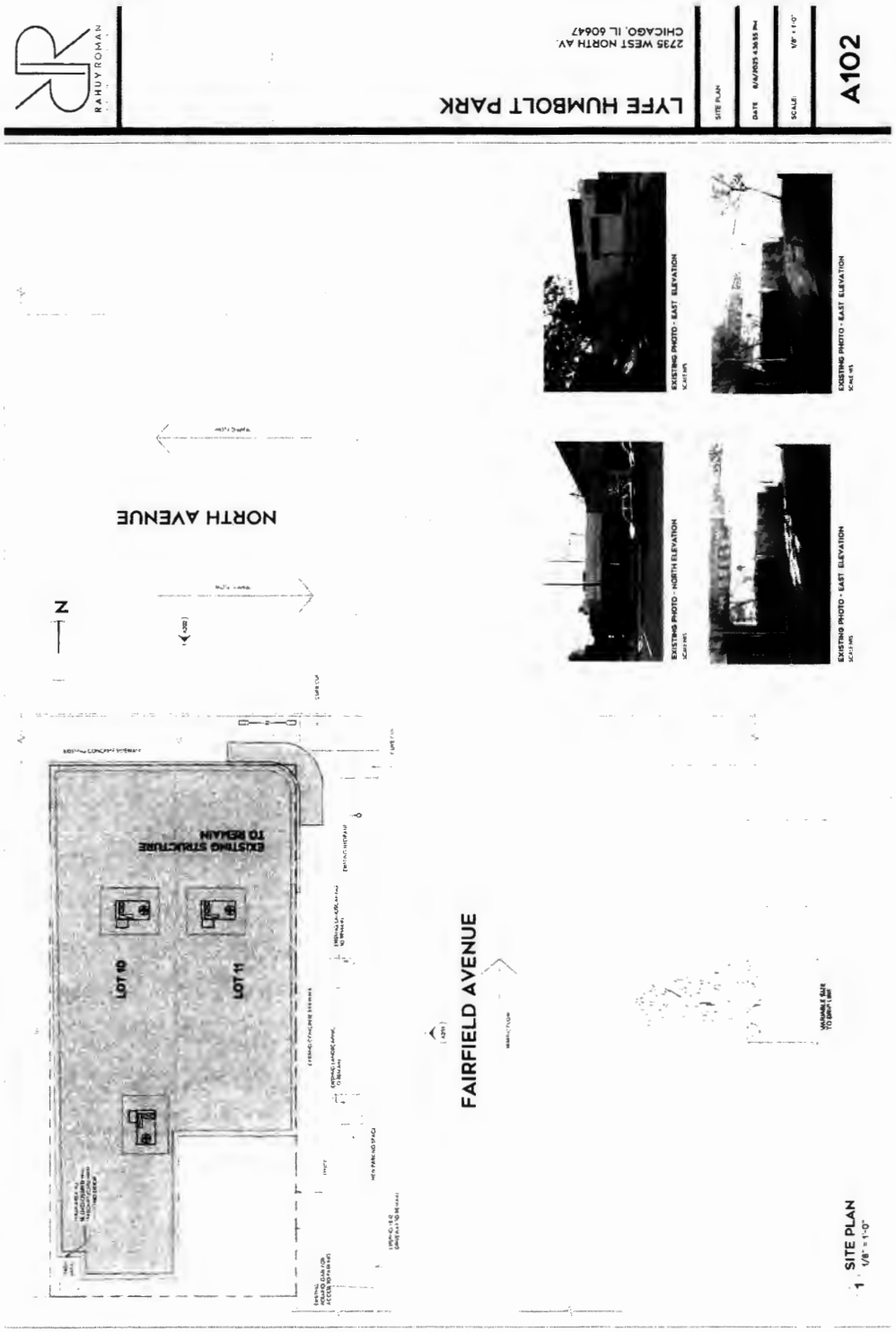
DATE: 9/4/2025 4:56:54 PM

SCALE: 3/16" = 1'-0"

A100

1 FLOOR PLAN
3/16" = 1'-0"

Final for Publication



Final for Publication

Final for Publication

RAHUY ROMAN
LYFE HUMBOLT PARK
2735 WEST NORTH AV.
CHICAGO, IL 60647
ENLARGED ELEVATION
DATE: 9/4/2025 4:37:00 PM
SCALE: 1" = 10'-0"
A202
ALLEY
ENLARGED ELEVATION
1" = 10'-0"
Final for Publication

Reclassification Of Area Shown On Map No. 3-I.
(Application No. 22843T1)
(Common Address: 1457 -- 1459 N. Talman Ave.)

[O2025-0019638]

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 the area bounded by:

West Le Moyne Street; the public alley next east of and parallel to North Talman Avenue; a line 50.00 feet south of and parallel to West Le Moyne Street; and North Talman Avenue,

to those of an RM5 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 and Second Floor Plans; Mezzanine Floor Plan; Front of Site Depiction; Le Moyne Side of Site Depiction; and Rear (Alley) of Site Depiction attached to this ordinance printed on pages 34390 through 34396 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

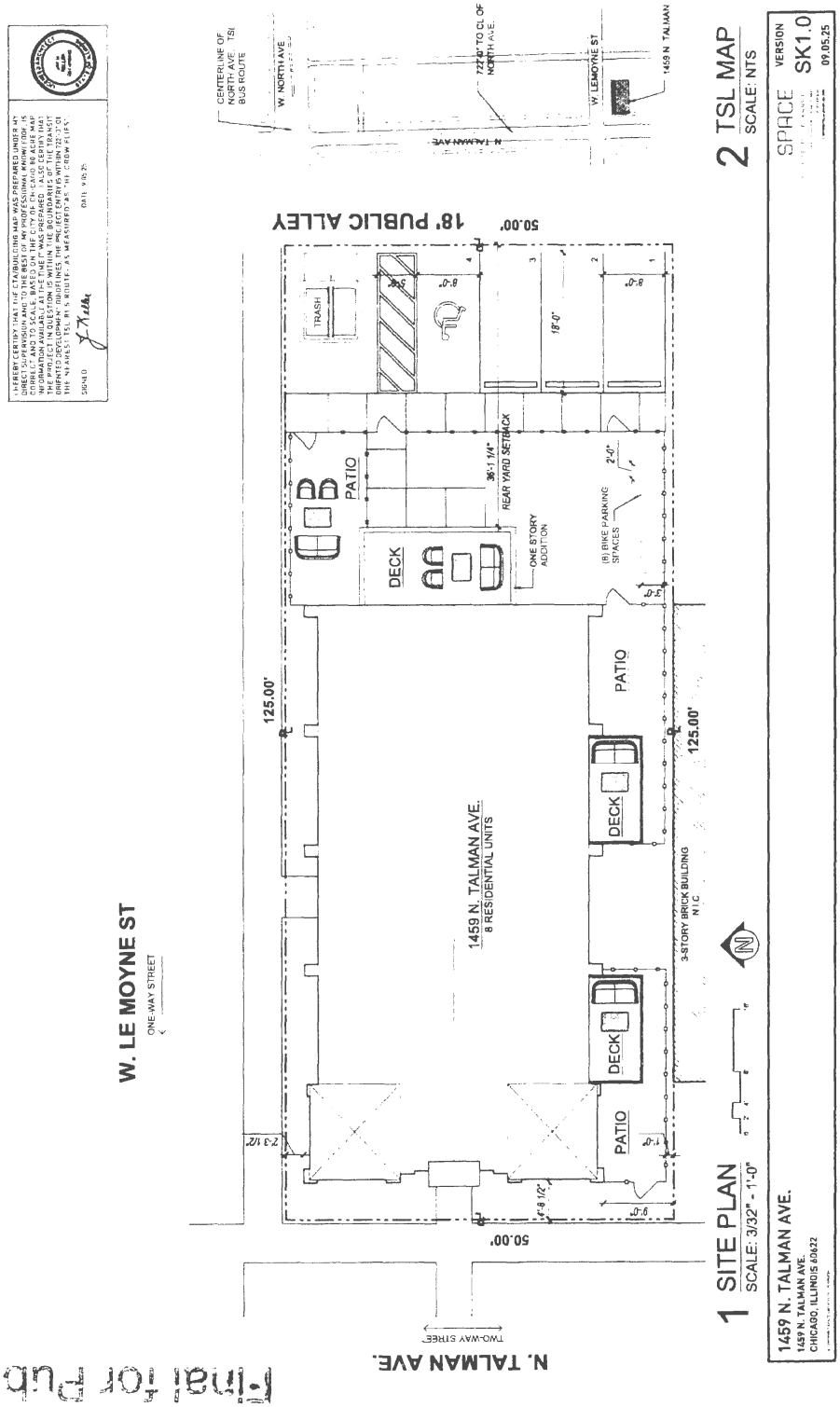
NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1457-59 North Talman Avenue
From RS-3 to RM-5

The Property
The subject property is improved with a vacant church building. The surrounding area is comprised of varying zoning districts, including RS-3, RT-4, RT-4.5. RM-5, and a nearby Planned Development. The area is improved with buildings of various heights ranging from 1 to 4 stories that contain primarily residential uses. The property is also a Transit Served Location per the Transit Oriented Provisions of Chicago Zoning Ordinance (Section 17-10-0102-B (1)) as it is within 722 feet of the North Avenue Bus Line Corridor Roadway Segment.

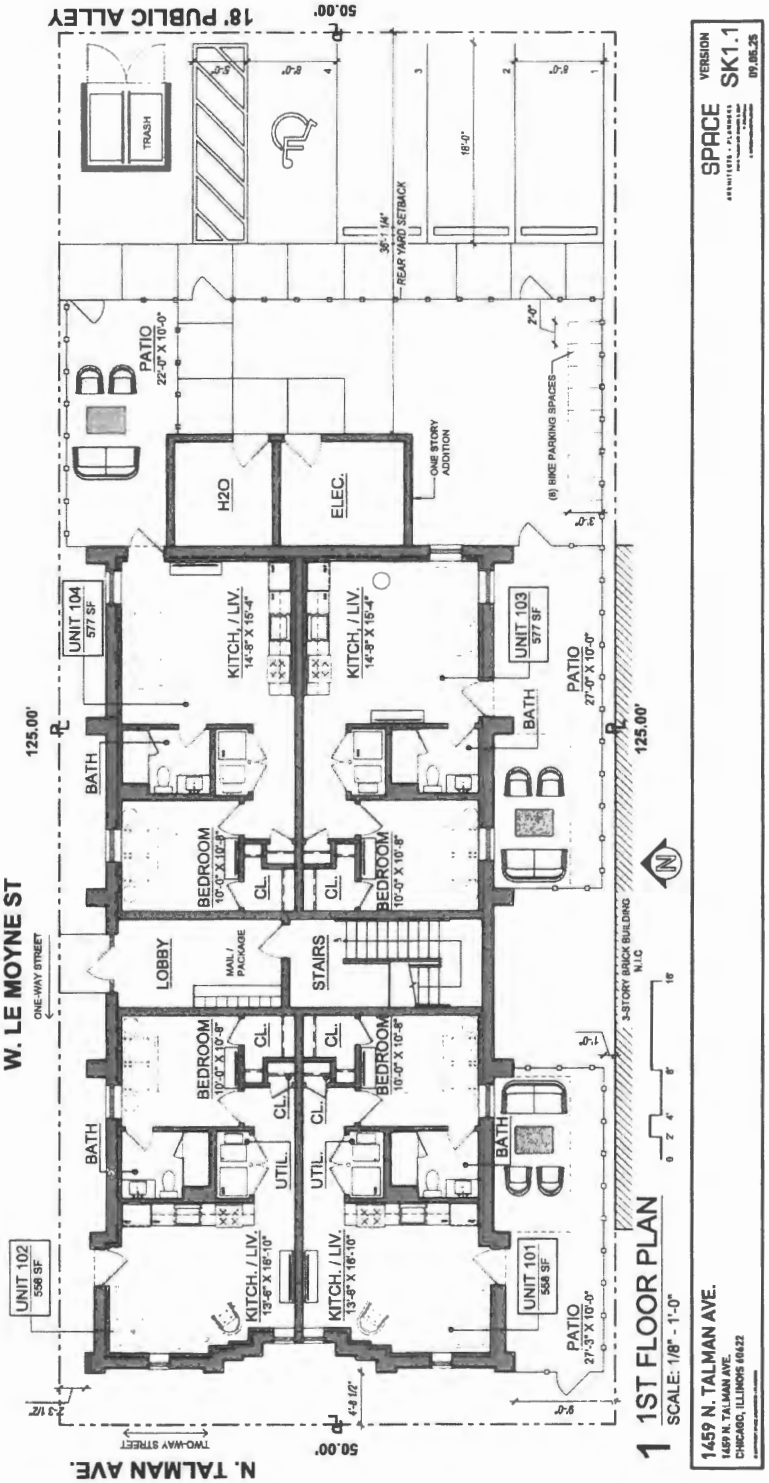
The Project
The Applicant proposes to improve the property by converting the church into a two-story residential building with 8 units and 4 automobile parking spaces. 8 bicycle parking spaces will be provided. The zoning height of the building will remain unchanged at 46 feet. To allow the proposed development, the Applicant seeks a zoning change for the subject property from an RS-3 Residential Single-Unit (Detached House) District to a RM-5 Neighborhood Mixed-Use District. The Applicant is filing a Type 1 rezoning application and seeks all relief necessary and as allowed by the Chicago Zoning Code, for the proposed project, including: 1) a variation under sections 17-13-1101-A and 17-13-1003-K to reduce the required rear yard open space to allow for the construction of automobile and bicycle parking spaces in the rear; 2) a variation under section 17-13-1101-B to reduce the rear yard setback from 37.5 feet to 36.11 feet; 3) a variation under section 17-13-1101-B to reduce the south side and north side setbacks from 9.1' and 2.3' to 0' to allow three patios not over 4 feet above the average level of the adjoining ground.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	6,250 sq. ft.		
Floor Area:	7,025 sq. ft.		
FAR:	2.0		
Residential Dwelling Units:	8		
MLA Density:	781.25 sq. ft.		
Height:	46 ft. (existing)		
Automobile Parking:	4		
Bicycle Parking:	8		
Setbacks:			
	Front (N. Talman)	4.7'	(existing)
	Side (North)	0'	(proposed)
	Side (South)	0'	(proposed)
	Rear (alley)	36.11'	(proposed)



Final for Publication



Final for Publication

1 2ND FLOOR PLAN
SCALE: 1/8" - 1'-0"

1459 N. TALMAN AVE.
1459 N. TALMAN AVE.
CHICAGO, ILLINOIS 60622

SPACE
VERSION SK1.2
09.05.25

Final for Publication

1 MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"

1459 N. TALMAN AVE.
1459 N. TALMAN AVE.
CHICAGO, ILLINOIS 60622

SPACE
ARCHITECTS + PLANNERS

VERSION
SK1.3
09.05.25

Final for Publication

Final for Publication

Existing Elevation

Final for Publication

Le Moyne Side of Site

Final for Publication

Rear (alley) of Site

Reclassification Of Area Shown On Map No. 3-J.
(As Amended)
(Application No. 22746T1)
(Common Address: 1535 N. Lawndale Ave.)

[SO2025-0017378]

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-J in the area bounded by:

North Lawndale Avenue; a line 229.80 feet south of and parallel to West North Avenue; the alley next east of and parallel to North Lawndale Avenue; and a line 279.80 feet south of and parallel to West North 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.

[Area Map; Existing Project Site Plan; and
Zoning Analysis attached to this
ordinance printed on
page 34399 of
this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

NARRATIVE ZONING ANALYSIS AND PLANS
TYPE 1 ZONING MAP AMENDMENT APPLICATION
1535 North Lawndale Avenue
Type 1 Amendment from RS-3 to B2-1

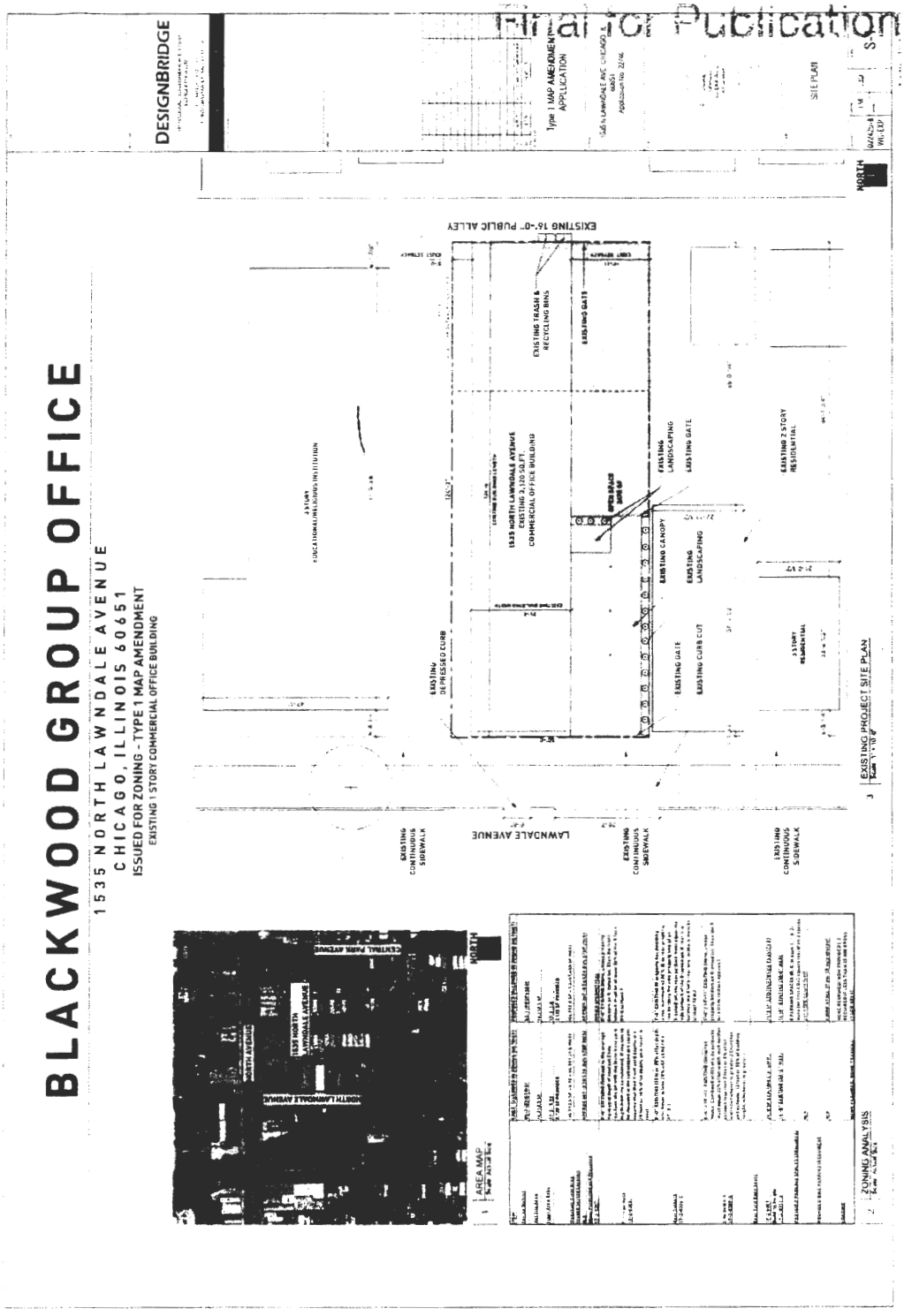
Blackwood Group LLC, owned by Jose Duarte, has applied for a Type 1 Zoning Map Amendment for the subject property located at 1535 N. Lawndale Avenue to change the zoning classification from the RS-3 Residential Single-Unit District to the B2-1 Neighborhood Mixed-Use District.

The subject property comprises 6,212.5 square feet and is currently occupied by a one-story commercial office building, which contains approximately 3,120 square feet. The property is surrounded by RS-3 zoning. To the north is the Maternity Blessed Virgin Mary School, a private institution offering educational programming from early childhood through eighth grade. The lot to the south of the building is a fenced-in, vacant lot used as open space, with no outdoor storage, and is part of the subject property. A two-story residential building is located south of the vacant lot. Lots across the street are single-family homes, and the lot across the alley features a rear-yard surface parking area for two vehicles in addition to a single-family home with rear-yard open space.

In 1988, the Zoning Board of Appeals approved resolution 184-88-A, a special use permit that allowed an auto repair shop to operate on the site. The special use permitted a substitution of a prior nonconforming commercial use, with conditions prohibiting spray painting, body work, and engine rebuilding. In 2013, the property was purchased by Blackwood Group, which continued to use the property for office and light industrial purposes consistent with the historic use.

Blackwood Group will use the building for professional offices related to real estate development and construction management. The property will not be used as a construction management yard, nor will it be used for outdoor storage.

	Existing Conditions / RS-3 Regulations	**Proposed / B2-1 Regulations**
Zoning District	RS-3 (Existing)	B2-1 (Proposed)
Floor Area	3,120 SF Provided 6,212.5 SF *0.90 = 5,591.25 SF	3,120 SF Provided 6,212.5 SF lot area * 1.2 = 7,455 SF
Front Setback	0'-0" (average of nearest two lots)	0'-0" (None required)
Rear Setback	0'-0"	0'-0" (None required for nonresidential)
Side Setbacks	West: 5'-0" East: 19'-11" (combined width must equal 20% of the lot)	West: 5'-0" East: 19'-11" (combined width must equal 20% of the lot) (adjacent lot is zoned RS-3)
Building Height	14'-0" existing / 30'-0" max	14'-0" existing / 38'-0"
Parking Spaces	0 / 0	0 / 0
Bike Parking	0 / 0	0 / 0
Loading	0 / 0	0 / 0


BLACKWOOD GROUP OFFICE
1535 NORTH LAWNDALE AVENUE
CHICAGO, ILLINOIS 60651
ISSUED FOR ZONING – TYPE 1 MAP AMENDMENT
EXISTING 1 STORY COMMERCIAL OFFICE BUILDING
DESIGNBRIDGE
Type 1 MAP AMENDMENT APPLICATION
SITE PLAN
EXISTING 16'-0" PUBLIC ALLEY
EXISTING TRASH & RECYCLING BINS
EXISTING GATE
EXISTING LANDSCAPING
EXISTING CANOPY
EXISTING CURB CUT
EXISTING 2 STORY RESIDENTIAL
LAWNDALE AVENUE
EXISTING CONTINUOUS SIDEWALK
EXISTING DEPRESSED CURB
1 AREA MAP
2 ZONING ANALYSIS
3 EXISTING PROJECT SITE PLAN
NORTH

Reclassification Of Area Shown On Map No. 3-K.
(Application No. 22833)
(Common Address: 4247 -- 4257 W. North Ave.)

[O2025-0019581]

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 the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 3-K in the area bounded by:

West North Avenue; a line 150.50 feet east of and parallel to North Kildare Avenue; the alley next south of West North Avenue; and North Kildare Avenue,

to those of a C2-1 Motor Vehicle-Related Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 4-E.
(Application No. 22875)
(Common Address: 1801 S. Prairie Ave.)

[O2025-0020101]

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 DX-3 Downtown Mixed-Use District symbols and indications as shown on Map Number 4-E in the area bounded by:

East 18th Street; the alley east of and parallel to South Prairie Avenue; a line 84.89 feet south of and parallel to East 18th Street; and South Prairie Avenue,

to those of a DR-3 Downtown Residential 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. 4-E.
(Application No. 22876)
(Common Address: 1811 S. Prairie Ave.)

[O2025-0020107]

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 DX-3 Downtown Mixed-Use District symbols and indications as shown on Map Number 4-E in the area bounded by:

a line 84.89 feet south of and parallel to East 18th Street; the alley east of and parallel to South Prairie Avenue; a line 131 feet south of and parallel to East 18th Street; and South Prairie Avenue,

to those of a DR-3 Downtown Residential 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. 4-G.
(Application No. 22873)
(Common Address: 1714 -- 1718 S. Racine Ave.)

[O2025-0020099]

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 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 169.5 feet north of and parallel to West 18th Street; South Racine Avenue; a line 73.5 feet north of and parallel to West 18th Street; and the public alley next west of and parallel to South Racine Avenue,

to those of B3-2 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 4-I.
(Application No. 22874)
(Common Address: 1829 S. Kedzie Ave.)

[O2025-0020100]

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 4-I in the area bounded by:

a line 525.0 feet north of and parallel to West 19th Street; the public alley next east of and parallel to South Kedzie Avenue; a line 500.0 feet north of and parallel to West 19th Street; and South Kedzie Avenue,

to those of a B2-2 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. 5-F.
(Application No. 22864T1)
(Common Address: 2251 N. Lincoln Ave.)

[O2025-0020021]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 5-F in the area bounded by:

the alley next north of and parallel to North Lincoln Avenue; a line 286 feet southeast of West Belden Avenue, as measured along the east right-of-way line of North Lincoln Avenue and perpendicular thereto; North Lincoln Avenue; and a line 236 feet southeast of West Belden Avenue, as measured along the east right-of-way line of North Lincoln Avenue and perpendicular thereto,

to those of a C1-2 Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and publication.

[Level One and Two Floor Plans attached to this ordinance printed on pages 34404 and 34405 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

2251 North Lincoln Avenue

Type I Zoning Map Amendment

Narrative and Plans

Subject Property

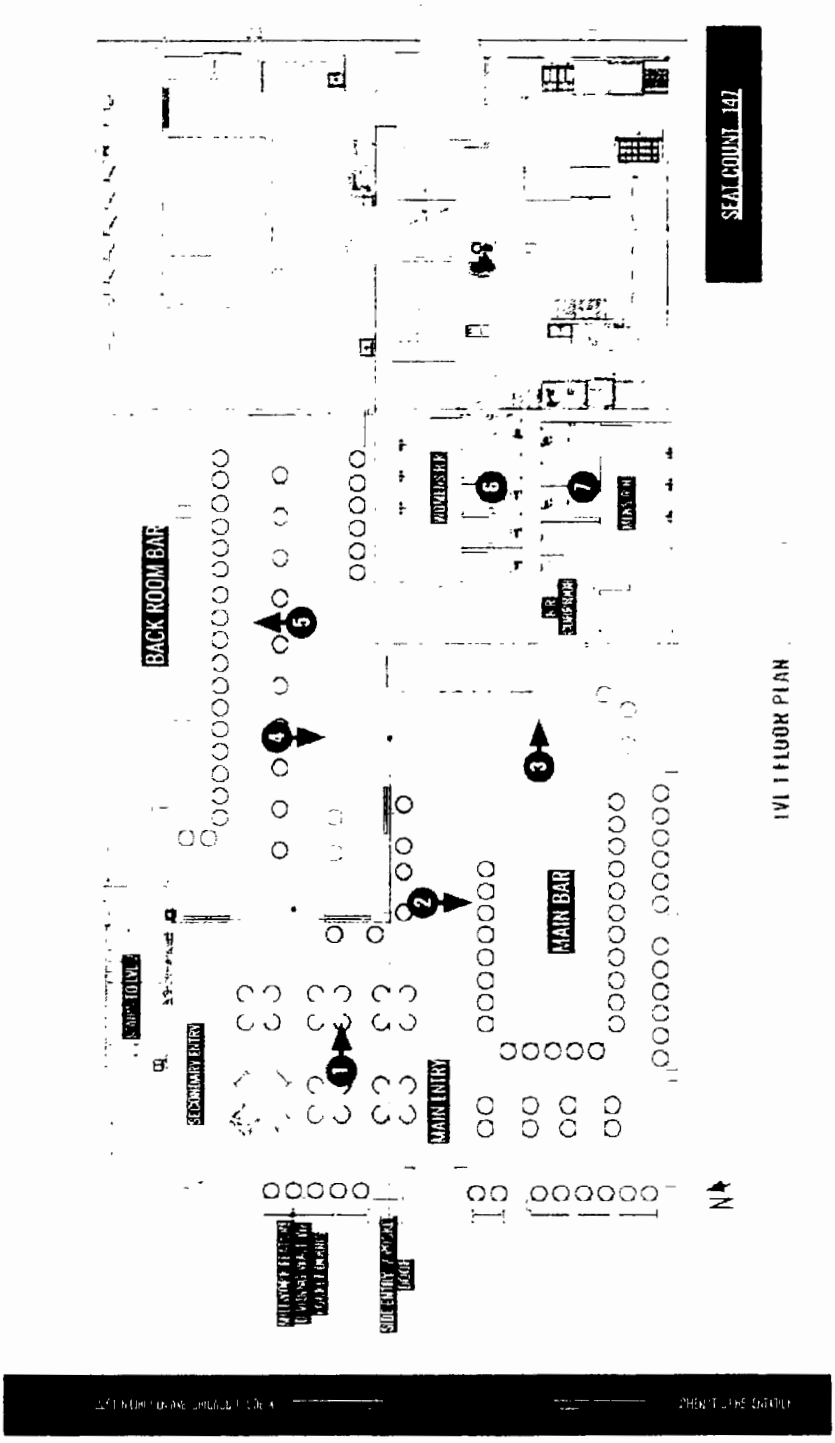
The Subject Property is improved with the two-story commercial building formerly occupied by a restaurant It has a land area of 5,000 square feet, and the building floor area is 10,000 square feet. The subject property abuts Lincoln Avenue, which is a Pedestrian ("P") Street (Sec 17-3-0503-D2). Additionally, the Subject Property is adjacent to the CTA Lincoln Avenue bus route and, as such, is an Equitable Transit Location.

Narrative

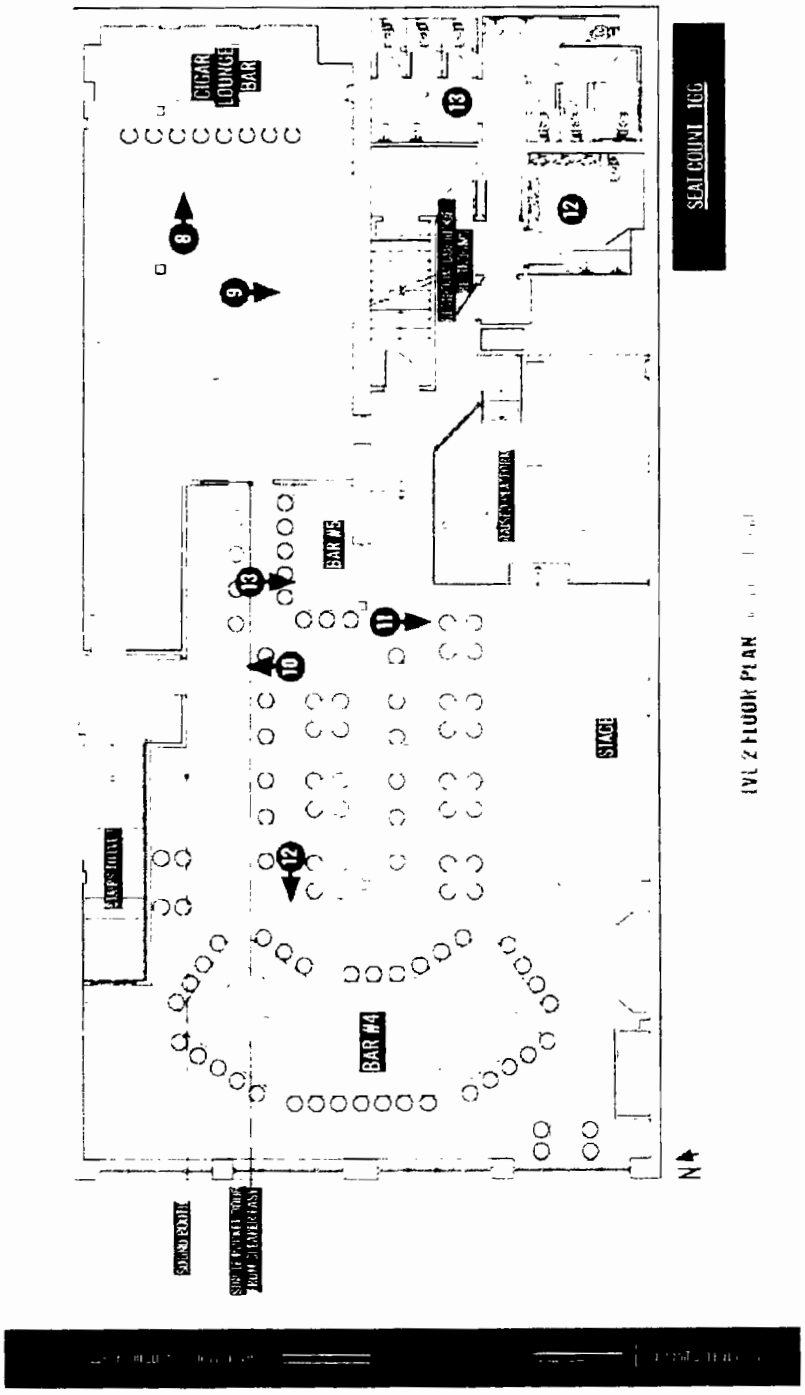
The Applicant is seeking the map amendment to establish a tavern as a permitted use. The Subject Property has no off-street parking, and none is intended. It is located on a Pedestrian ("P") Street. Per Section 17-3-0504-E of the Chicago Zoning Ordinance, off-street parking is not required for nonresidential uses on lots abutting pedestrian streets unless such uses exceed 10,000 square feet of gross floor area.

Proposed Zoning	C1-2 Neighborhood Commercial District to
1) Floor Area and Floor Area Ratio	
a) Lot Area	5,000 Sq. Ft.
b) Total building area	10,000 Sq Ft.
c) FAR	N/A
2) Density (lot area per dwelling unit)	N/A.
3) Amount of off-street parking	0 pursuant to Sec.17-3-0504-E
4) Setbacks	Front N/A Side. N/A Rear: N/A
5) Building height	2 stories

For Publication



Filed for Publication



Reclassification Of Area Shown On Map No. 5-G.
(As Amended)
(Application No. 22836T1)
(Common Address: 950 W. Willow St.)

[SO2025-0019619]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 5-G in the area bounded by:

the public alley next north of and parallel to West Willow Street; a line 100 feet east of and parallel to North Sheffield Avenue; West Willow Street; and a line 75 feet east of and parallel to North Sheffield 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; First, Second, Third and Fourth Floor Plans; and North, South, East and West Building Elevations attached to this ordinance printed on pages 34408 through 34413 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

22836-T1

SUBSTITUTE TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS
950 W. Willow Street

The Applicant seeks to rezone 950 W. Willow Street from RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a RM-5 Residential Multi-Unit District to construct a new four-story multifamily residential building containing four dwelling units with rooftop deck and three parking spaces. The lot is currently improved with a three-story multifamily residential building with four (4) dwelling units. The building's zoning height will be 42 feet. No commercial space will be provided.

Pursuant to Section 17-13-0303-D, the Applicant seeks to reduce the following setbacks (1) to reduce the required front setback to 0 feet and (2) to reduce the required rear setback to 30 feet, 11 inches under Section 17-13-1101-B. The Applicant seeks an administrative adjustment to increase the parking spaces from 2 to 3 under Section 17-13-1003-EE. The Applicant also requests all zoning relief required under the Chicago Zoning Ordinance necessary for the plans subject to this Zoning Map Amendment

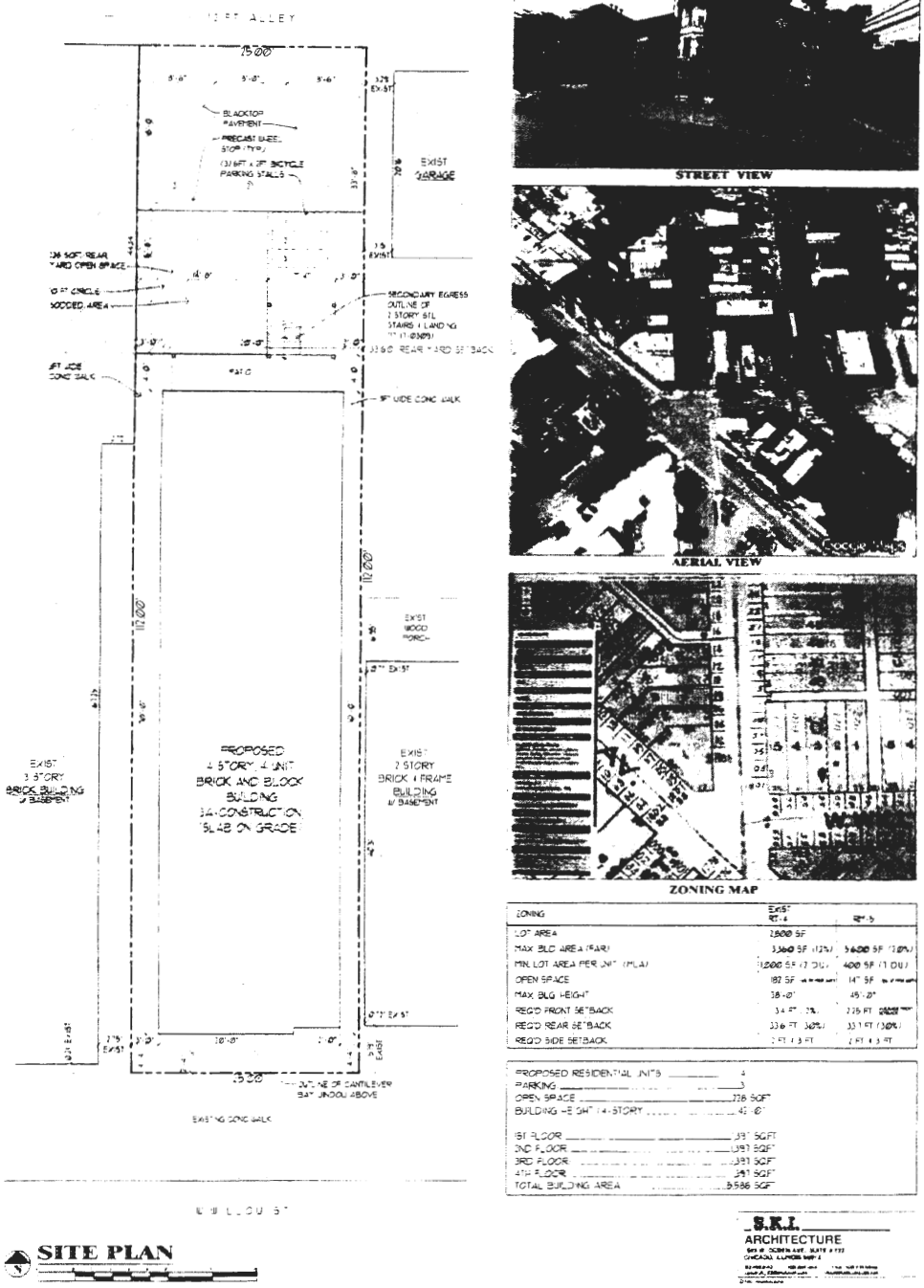
Project Bulk and Density

Lot Area	2,800 SF
Density MLA (Lot area per unit)	4 DUs
Off Street Parking	3 spaces*
Front Setback	0 feet**
Rear Setback	30 feet, 11 inches*
Side Setback (East)	2 feet
Side Setback (West)	3 feet
Building SF	5,600 SF
FAR	2.0
Building Height	42 feet

* Pursuant to 17-13-0303-D, the Applicant seeks to increase the parking spaces from 2 to 3 under Section 17-13-1003-EE.

** Pursuant to Section 17-13-0303-D, the Applicant seeks to reduce the following setbacks: (1) to reduce the required front setback to 0 feet and (2) to reduce the required rear setback to 30 feet, 11 inches under Section 17-13-1101-B.

Final for Publication



SITE PLAN

STREET VIEW

AERIAL VIEW

ZONING MAP

ZONING	EXIST RT-4	RM-5
LOT AREA	2800 SF	
MAX. BLG AREA (FAR)	3360 SF (125%)	5600 SF (200%)
MIN. LOT AREA PER UNIT (MLA)	1200 SF (2 DU)	400 SF (7 DU)
OPEN SPACE	182 SF	147 SF
MAX. BLG HEIGHT	38'-0"	45'-0"
REQ'D FRONT SETBACK	34 FT (0%)	27.6 FT (20%)
REQ'D REAR SETBACK	33.6 FT (30%)	33.1 FT (30%)
REQ'D SIDE SETBACK	2 FT & 3 FT	2 FT & 3 FT

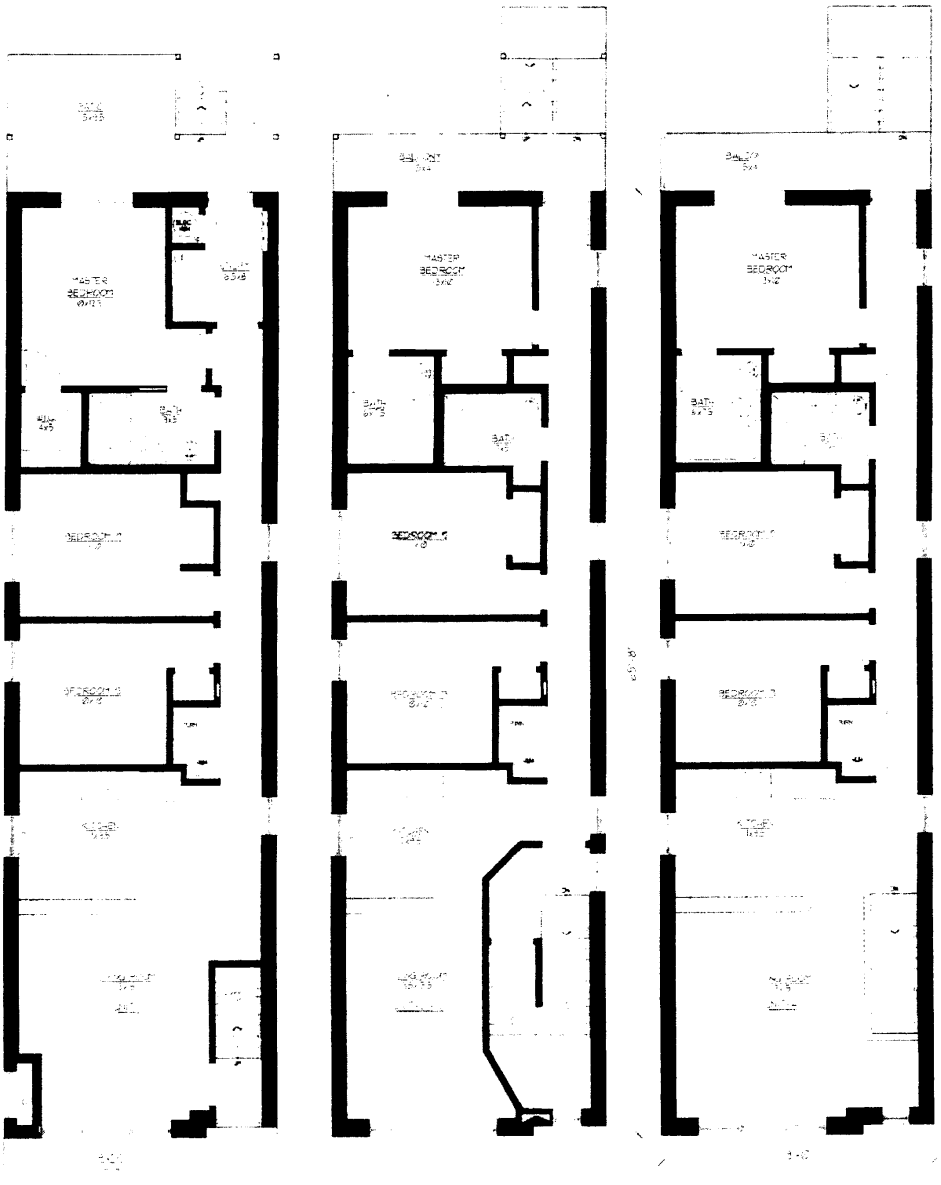
PROPOSED RESIDENTIAL UNITS 4
PARKING 3
OPEN SPACE ..... 336 SQFT
BUILDING HEIGHT 4-STORY ..... 42'-0"

1ST FLOOR ..... 697 SQFT
2ND FLOOR ..... 697 SQFT
3RD FLOOR ..... 697 SQFT
4TH FLOOR ..... 697 SQFT
TOTAL BUILDING AREA ..... 3,586 SQFT

S.K.I. ARCHITECTURE

PROPOSED DEVELOPMENT - 4 STORY, 4 UNIT BUILDING
950 W. WILLOW ST.

Final for Publication

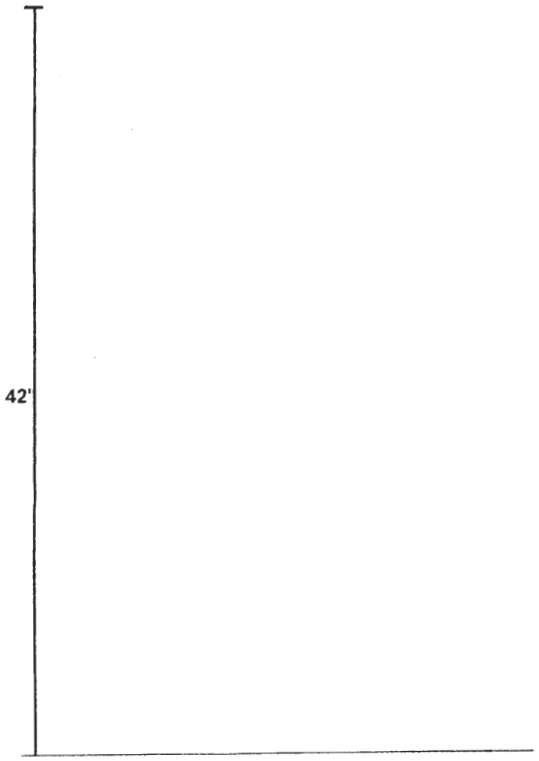


1ST FLOOR PLAN

2ND & 3RD FLOOR PLAN

4TH FLOOR PLAN

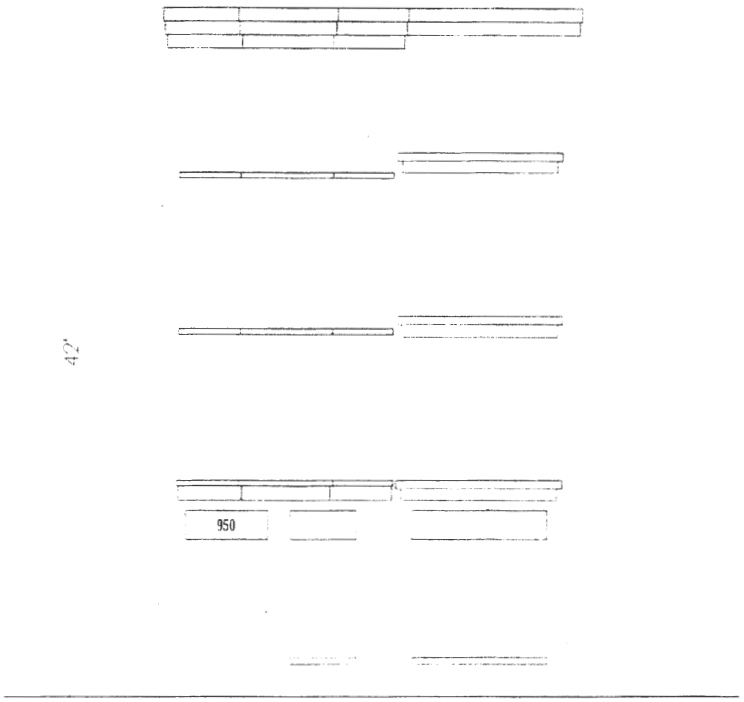
Final for Publication



NORTH ELEVATION

0 1' 2' 5' 10

Final for Publication



SOUTH ELEVATION

0 1' 2' 5' 10'

Final for Publication

Final for Publication

Reclassification Of Area Shown On Map No. 5-J.
(Application No. 22881T1)
(Common Address: 3750 W. North Ave.)

[O2025-0020092]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 5-J in the area bounded by:

the alley next north of and parallel to West North Avenue; a line 125 feet east of and parallel to North Hamlin Avenue; West North Avenue; and then a line 75 feet east of and parallel to North Hamlin Avenue,

to those of a C1-2 Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and publication.

[Site Plan -- Existing; Ground Floor Plan -- Proposed; and 3750 West North Avenue Existing Site Plan attached to this ordinance printed on pages 34418 through 34421 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

ATTACHMENT A

Type 1 Rezoning Project Narrative – 3750 W North Avenue

The Applicant proposes a Type 1 rezoning of the property located at 3750 W North Avenue, Chicago, Illinois from RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District) to C1-2 (Neighborhood Commercial District) to allow for the adaptive reuse of the property as a custom design and fabrication studio specializing in handmade furniture, custom cabinetry, and architectural installations. The business integrates woodworking and metalworking techniques to produce refined, functional pieces, and will use the space for both small-scale production and retail showroom purposes.

The project will not involve any new construction, additions, or expansion of the existing building. The Applicant will maintain the existing structure, footprint, and site layout. No residential uses are proposed. Interior improvements are planned, including the demolition of a small existing office and the partitioning of the interior into two equal spaces, each approximately 2,000 square feet. The northern portion will be occupied by the Applicant, who will install workbenches and stationary light-industrial equipment to support its fabrication needs. These operations will remain entirely indoors and low impact in nature. The Applicant anticipates to hopefully add up to two full-time employees as a result of the relocation and business expansion. The Applicant will refresh the interior layout to create a flexible second space that can ideally be leased to a complementary local business, fostering collaboration and supporting neighborhood entrepreneurship. By adapting the existing building rather than expanding it, these thoughtful improvements promote small-scale manufacturing alongside retail activity and ensure the property continues to strengthen and enliven the North Avenue. Applicant has already proactively contacted groups such as the Greater West Town Community Development Project and the Puerto Rican Cultural Center to gauge interest in the space. While neither organization expressed interest, the Applicant intends to prioritize its existing network of artists and craftspeople when seeking a tenant and is already in discussions with several prospective candidates. If alignment cannot be reached with an artisan tenant, the space may be leased to a local tradesperson such as a general contractor, electrician, or plumber, or potentially used for small-scale storage or shop operations, depending on what zoning will allow. This approach reflects the Applicant's commitment to supporting local enterprise and contributing to a resilient, mixed-use commercial corridor.

As part of the buildout, the Applicant will install ceiling insulation, upgrade the HVAC system, replace the north-facing overhead door, and increase the electrical service capacity to 240V, 3-phase power. These upgrades will modernize the facility without altering the building's exterior character, and will support responsible reactivation of underutilized space.

The building's front masonry façade will remain unaltered, consistent with the surrounding streetscape. The Applicant does not plan to install signage that require permitting but understands that any future tenant wishing to do so will be responsible for obtaining the necessary permits. A planter will be placed at the front of the building to increase curb appeal, and the rear yard will be cleared and maintained Refuse will be stored in the rear yard or alley and will be secured as is customary in the area. Applicant intends to coordinate with neighbors to manage shared alley access and security.

The rear yard will be retained for employee and occasional client parking, with no anticipated need for street parking on North Avenue. Parking allocation for any future tenant will be addressed as part of the lease terms.

Final for Publication

Project Details:

- **Proposed Land Use:**

  Custom design and fabrication studio with on-site showroom for the sale of handmade furniture, custom cabinetry, and architectural installations. Use includes light fabrication (wood and metal) and retail sales. If possible, a portion of the building will be leased to a local future commercial tenant.

- **Floor Area Ratio (FAR):**

  The existing FAR is approximately 0.632, as the property consists of a one-story commercial building with an approximate building area of 3,995 square feet on a lot of 6,319 square feet total area. There is no change to FAR proposed.

- **Density (Lot Area per Dwelling Unit):**

  Not applicable. This project proposes **no residential dwelling units**.

- **Off-Street Parking:**

  The property has approximately 2,324 square foot gated surface lot of on-site parking at the rear, accommodating up to eight vehicles, which will remain unchanged. The parking ratio is 0.93/1,000 sq. ft. The parking lot will be used by the Applicant and any future tenant as needed. Customers rarely frequent the facility so they should be reasonably accommodated with the spaces provided. No additional parking is proposed or required under the C1-2 designation.

- **Setbacks:**

  The building maintains its **existing legal non-conforming setbacks**, consistent with commercial buildings along North Avenue. No changes to setbacks are proposed. The approximate setbacks are:

  - **Front Yard:** 0 feet
  - **Side Yards:** 0 feet (lot line to lot line construction)
  - **Rear Yard:** 0 feet, used for parking and loading.

- **Building Dimensions:**

  The existing building is a one-story structure with an overall height of approximately 20 feet. It contains two drive-in loading doors: one on the south side measuring 12 feet 4 inches in height by 14 feet in width, and one on the north side measuring 11 feet 9 inches in height by 10 feet in width. The warehouse interior measures approximately 48 feet (east to west) by 78 feet 6 inches (north to south), with a clear height of 14 feet 5 inches to the bottom of the beams and 16 feet 7 inches from floor to ceiling. No changes to the building dimensions are proposed.

Site Plan & Illustrative Details (Type 1 Visual Submittals)

The Applicant will submit a site plan and existing conditions drawings to accompany this narrative. These will illustrate:

- **Building Location, Orientation, and Setbacks:**

Final for Publication

The building is located at the front of the lot with a 0-foot front yard setback, facing North Avenue, consistent with neighboring commercial properties. Side yard setbacks are 0 feet, and the rear yard provides parking and access.

- **Building Bulk and Scale in Relation to Nearby Buildings:**

  The existing structure is a single-story commercial building, which is consistent with adjacent and nearby commercial and mixed-use buildings along North Avenue. The scale is similar to the neighbors and appropriately fits the corridor's context. Names:

- **Location of Curb Cuts, Sidewalks, and Loading:**

  The property utilizes an existing rear alley and attached curb cut for vehicle access to the parking spaces at the rear of the building. No changes are proposed to the sidewalk or curb configuration. Loading and deliveries will occur from the rear, using the existing access.

- **Landscaping and On-Site Open Space:**

  The property is improved consistent with neighborhood commercial properties. The existing paved rear yard provides parking and loading access. Applicant will add a planter to the front of the building but otherwise, no additional landscaping or open space is proposed or required for this use.

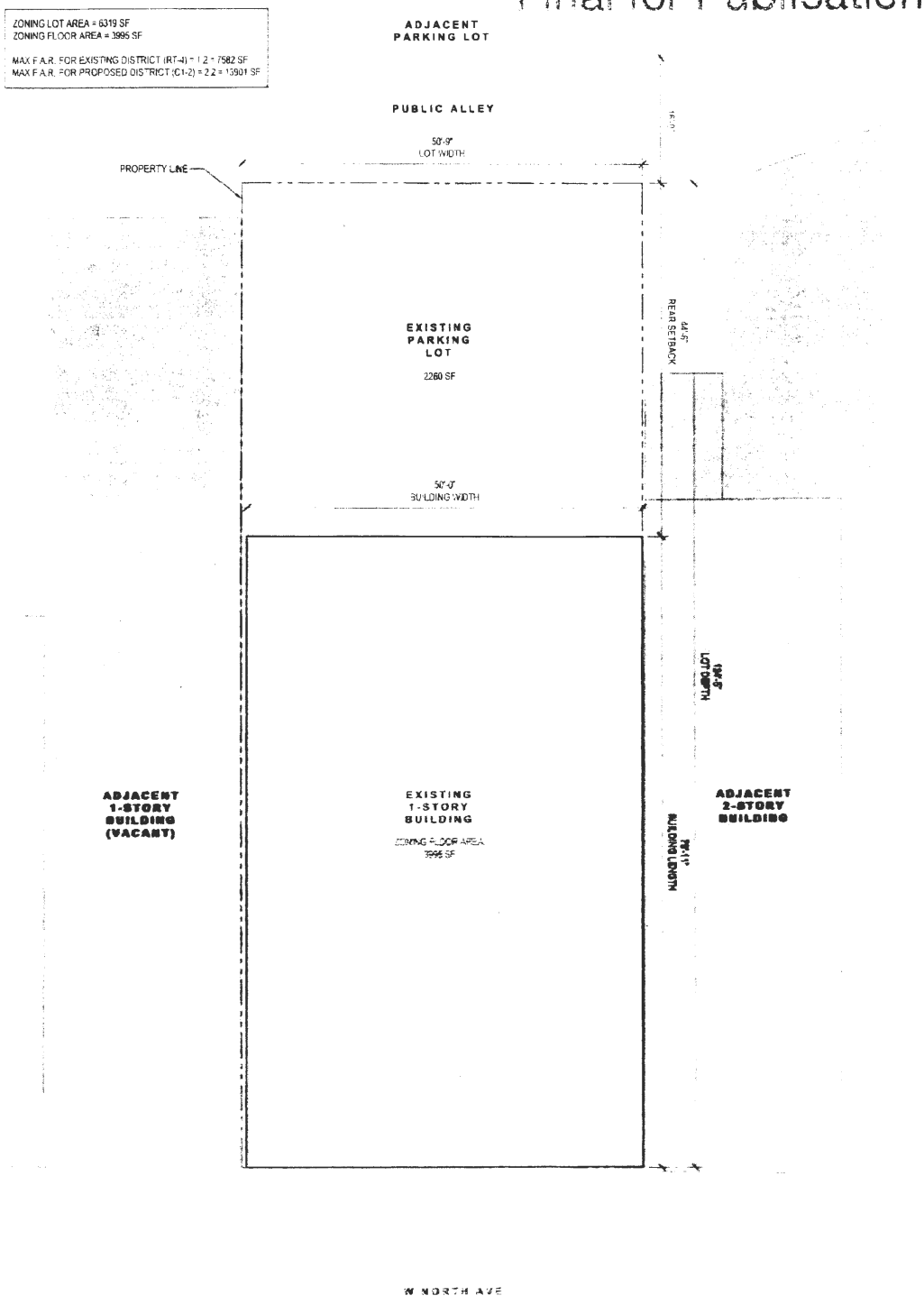
- **Location of Dumpsters or Trash Enclosures:**

  Trash and recycling will be stored in standard commercial waste containers located at the rear of the property, screened and in compliance with City code requirements.

Conclusion

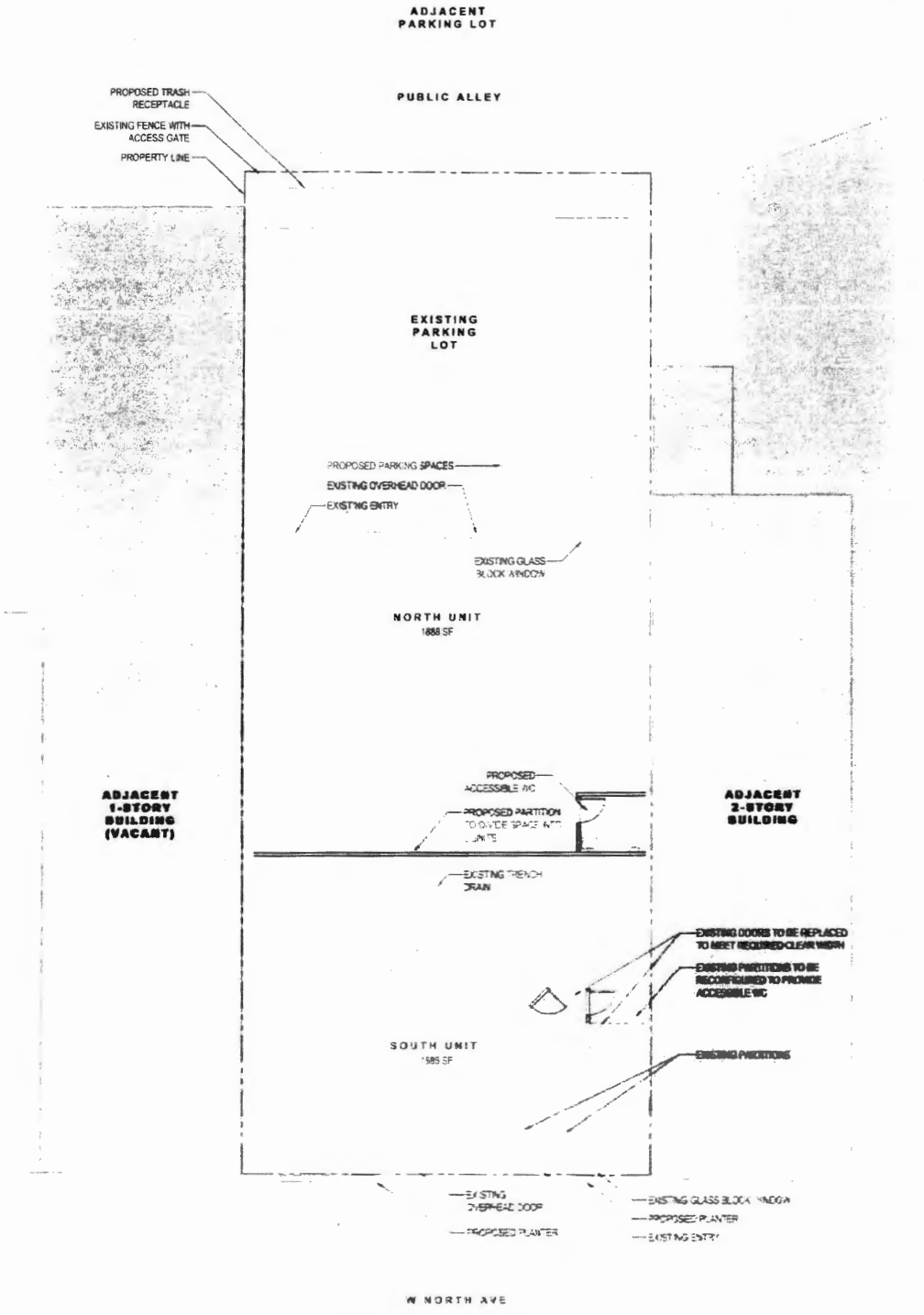
This proposed Type 1 rezoning allows for the adaptive reuse of an existing building in a manner that supports small business growth, neighborhood activation, and thoughtful design and fabrication consistent with the evolving commercial character of the corridor. The improvements will preserve the building's existing scale while modernizing the interior for productive and flexible use. The project furthers the goals of the Zoning Ordinance by promoting active use of commercial space, encouraging local entrepreneurship, and contributing to the vitality of the North Avenue corridor.

Final for Publication



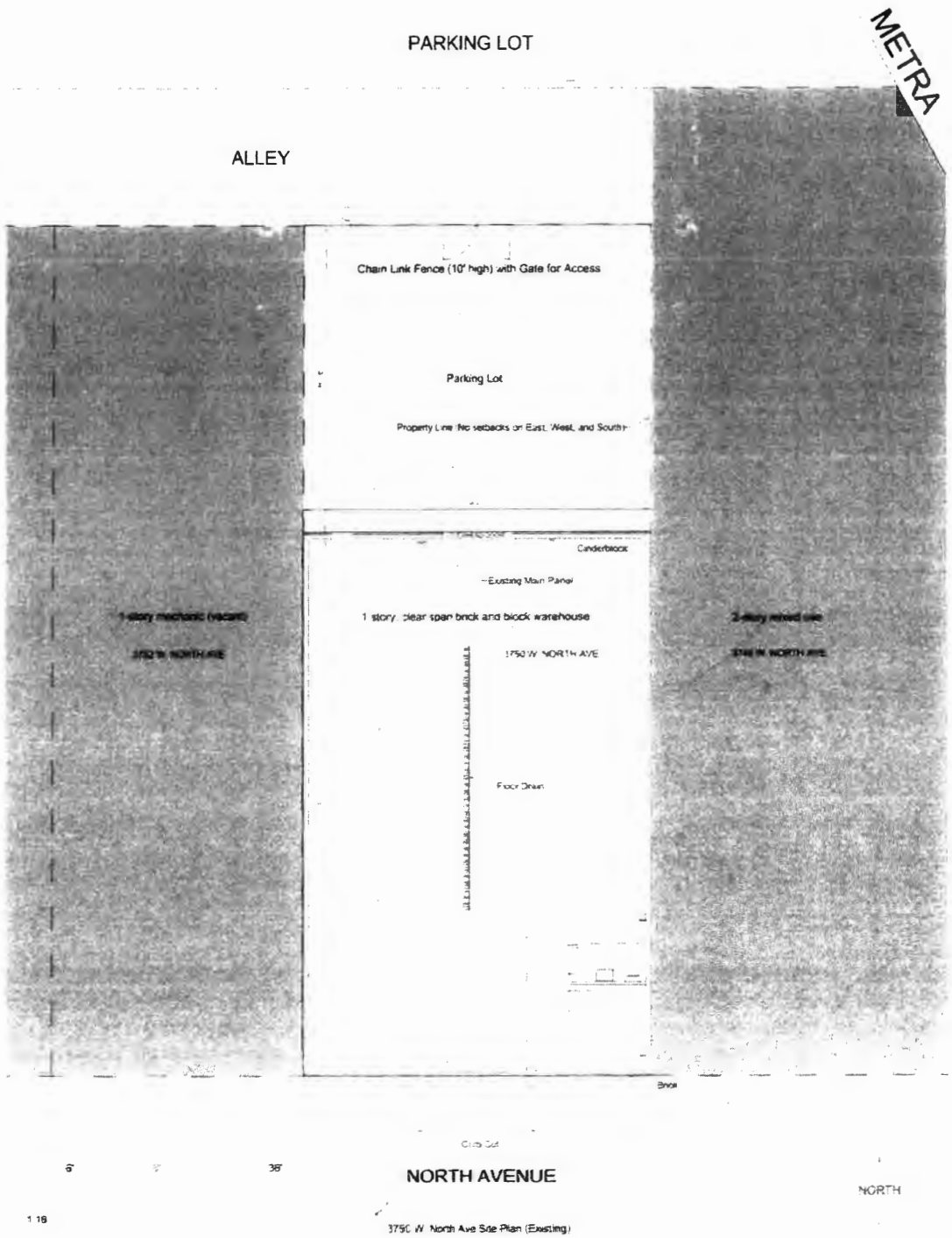
SITE PLAN - EXISTING 1

Final for Publication



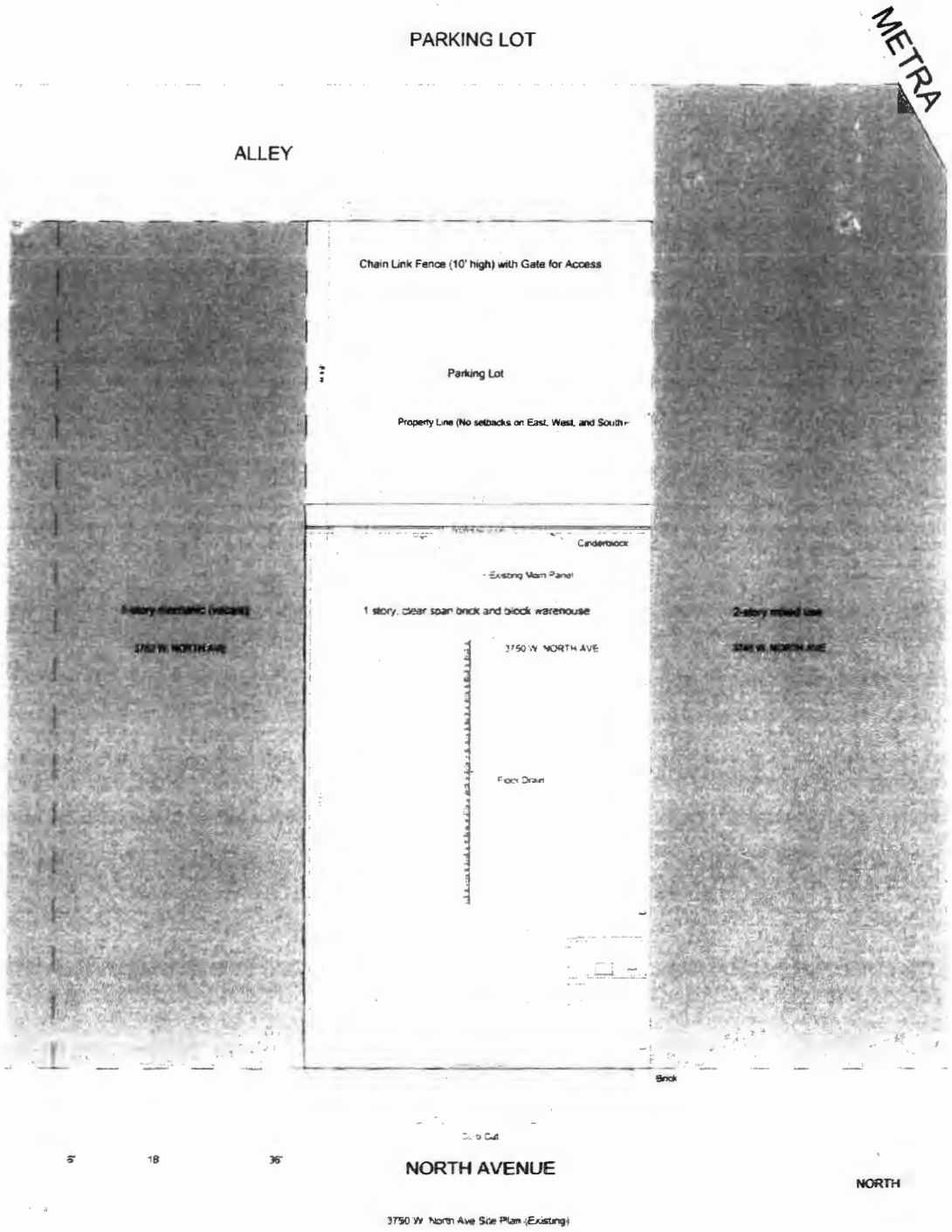
GROUND FLOOR PLAN - PROPOSED

Final for Publication



3750 W. North Ave Site Plan (Existing)

Final for Publication



3750 W. North Ave Site Plan (Existing)

Reclassification Of Area Shown On Map No. 6-E.
(Application No. 22861)
(Common Address: 2241 S. Wabash Ave.)

[O2025-0020018]

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 DS-3 Downtown Service District symbols and indications as shown on Map Number 6-E in the area bounded by:

a line 200 feet north of and parallel to East 23rd Street; the alley next east of and parallel to South Wabash Avenue; a line 140 feet north of and parallel to East 23rd Street; and South Wabash Avenue,

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 6-F.
(Application No. 22829T1)
(Common Address: 2603 S. Halsted St.)

[O2025-0019491]

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 6-F in the area bounded by:

a line 24 feet south of and parallel to West 26th Street; the public alley next east of and parallel to North Halsted Street; a line 48 feet south of and parallel to West 26th Street; and North Halsted Street,

to those of a B3-3 Community Shopping 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, Rear, Left and Right Building Elevations attached to this ordinance printed on pages 34425 through 34427 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 – 2603 South Halsted Street, Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 3,000 sq. ft.

Proposed Land Use: The Applicant is proposing develop the subject property with a new four-story mixed-use building containing approximately 1,021 sq. ft. of retail space at grade and three (3) residential units above. The proposed building will measure 45 ft. in height. The subject property is a Transit Served Location but will be supported by four (4) off-street parking spaces. Pursuant to Secs. 17-13-1003 and 17-13-1101 of the Chicago Zoning Ordinance, the Applicant is seeking optional Administrative Adjustment approval to increase the off-street parking requirement for a Transit Served Location from two (2) parking spaces to four (4) parking spaces, and Variation approval for all relief necessary, as allowed by the code, for the attached Type 1 Plan Set.

(A) The Project's Floor Area Ratio: 6,825 square feet (2.275 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,000 square feet per D.U. (3 residential units)

(C) The amount of off-street parking: 4 parking spaces

*The subject property is a designated Transit Served Location. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from two (2) parking spaces to four (4) parking spaces.

(D) Setbacks:

a. Front Setback: 2 feet-8 inches
b. Side Setbacks:
North Side: 6 inches
South Side: 6 inches
c. Rear Setback: 41 feet-8 inches

(E) Building Height: 45 feet

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 46 linear feet of the Halsted Street CTA Bus Line Corridor roadway segment. The proposed mixed-use building containing retail space at grade and three (3) residential units above will be supported by four (4) off-street parking spaces at the rear. 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.

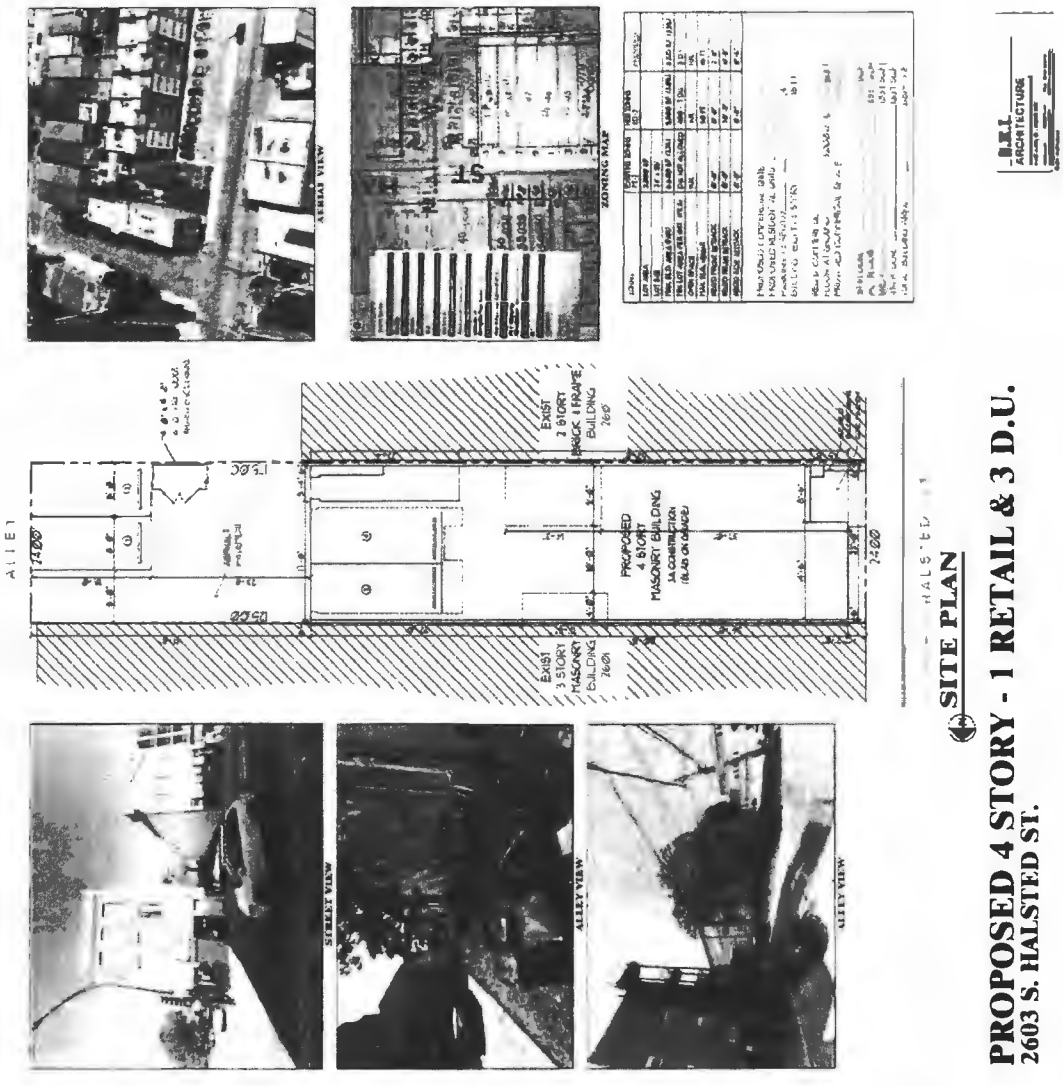
2. The proposed building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504. The proposed building will have a front setback of 2 feet-8 in. from the subject lot's front property line along South Halsted Street to align with the footprints of the neighboring buildings on the block. The building's first floor was designed with windows facing the sidewalk located along South Halsted Street.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporates accessibility and connectivity to mass transit based on its location near the Halsted CTA bus route. The Applicant believes the development of a vacant lot will improve the subject area for residents and other commuters traveling in the subject area.

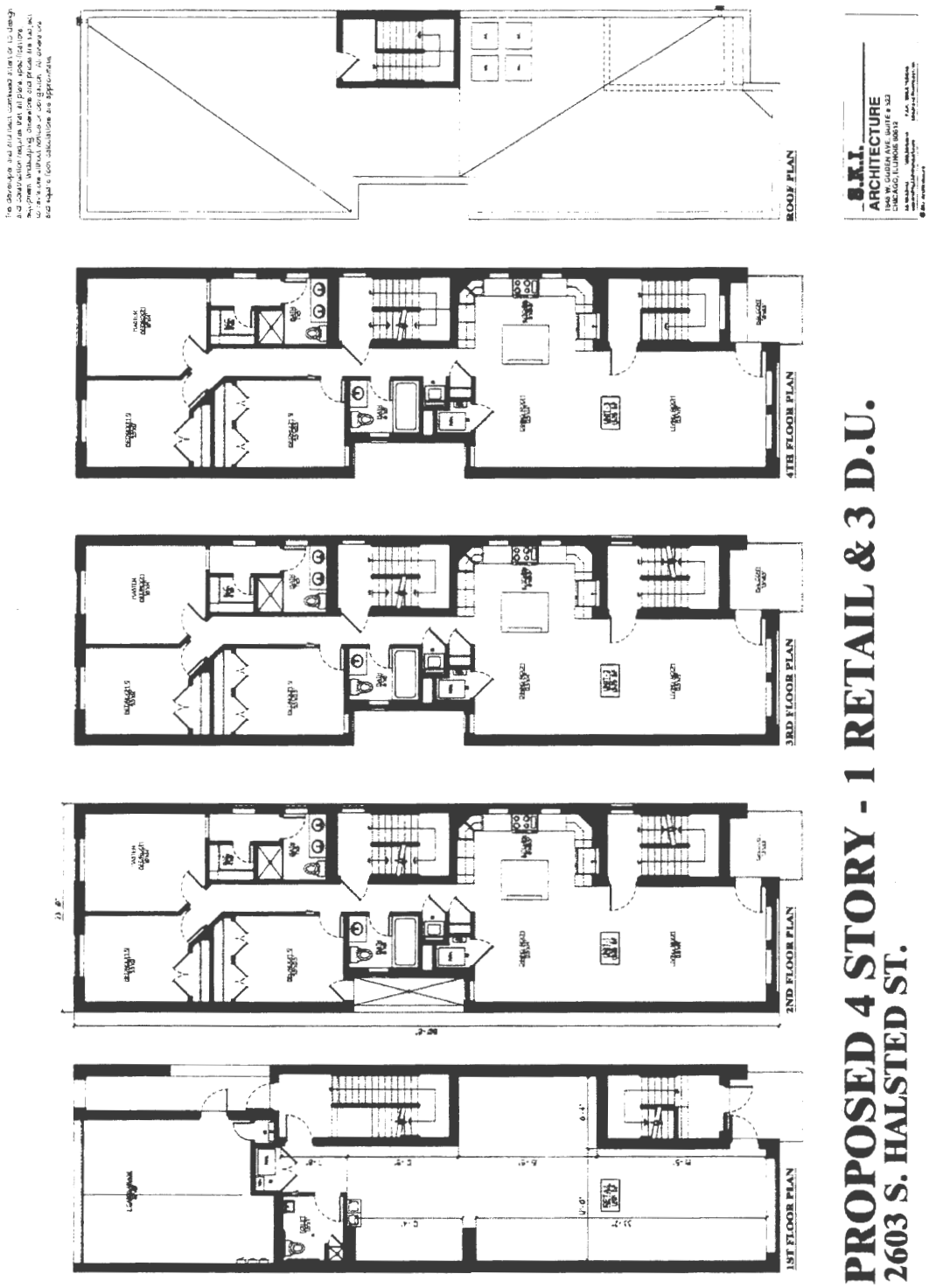
4. The proposed mixed-use building will contain approximately 1,021 sq. ft. of retail space at grade and three (3) residential units above. The proposed building will be supported by four (4) off-street parking spaces. The Applicant is seeking administrative approval to permit the off-street parking increase pursuant to the eTOD Ordinance.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a vacant lot with a new mixed-use building, which will provide additional residential housing thereby meeting market demand. Based on the subject property's proximity to a designated CTA bus route (Halsted CTA Bus Line), 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.

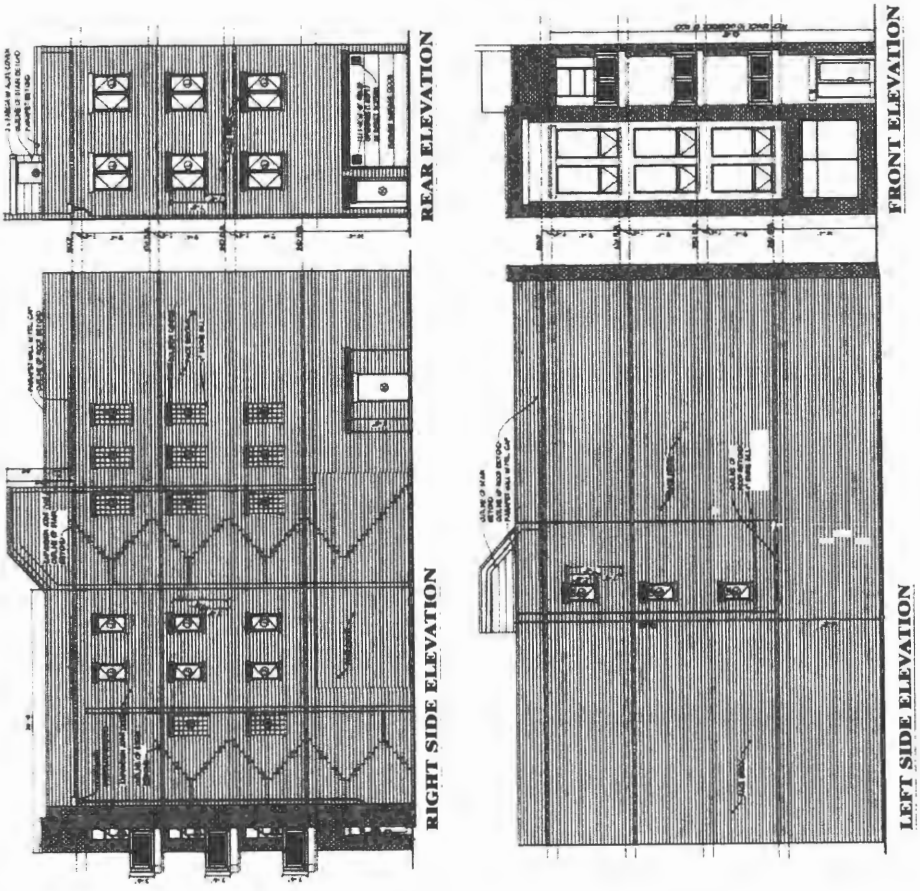
Final for Publication



Final for Publication



Final for Publication



PROPOSED 4 STORY - 1 RETAIL & 3 D.U.
2603 S. HALSTED ST.

Reclassification Of Area Shown On Map No. 6-F.
(Application No. 22856)
(Common Address: 268 E. 23rd St.)

[O2025-0019919]

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 RM5.5 Residential Multi-Unit District symbols as shown on Map Number 6-F in the area bounded by:

a line 48.40 feet north of and parallel to West 23rd Street; a line 25 feet east of and parallel to South Princeton Avenue; West 23rd Street; and South Princeton Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Reclassification Of Area Shown On Map No. 6-F.
(Application No. 22891)
(Common Address: 624 W. 26th St.)

[O2025-0020124]

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 current RT4 Residential Two-Flat, Townhouse and Multi-Unit District zoning classification symbols and indications as shown on Map Number 6-F in the area bounded by:

a line 250 feet west of and parallel to South Wallace Street; the public alley next north of and parallel to West 26th Street; West 26th Street; and a line 290 feet west of and parallel to South Wallace Street,

to those of a C1-2 Neighborhood Commercial District.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and publication in accordance with applicable law.

Reclassification Of Area Shown On Map No. 6-G.
(Application No. 22848)
(Common Address: 810 W. 31st St.)

[O2025-0019646]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 6-G in an area bounded by:

the public alley next north of and parallel to West 31st Street; a line 62 feet west of and parallel to South Halsted Street; West 31st Street; and a line 158 feet west of and parallel to South Halsted Street,

to those of a B3-1 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 6-H.
(As Amended)
(Application No. 22851T1)
(Common Address: 1830 -- 1832 W. 22nd Pl.)

[SO2025-0019774]

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 6-H in the area bounded by:

the public alley next north of and parallel to West 22nd Place; a line 294.0 feet east of and parallel to South Wolcott Avenue; West 22nd Place; and a line 246.0 feet east of and parallel to South Wolcott Avenue,

to those of an RM5.5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site and Roof Plans; Transit Oriented District (TOD) -- Site Plan; Basement, First, Second, Third and Fourth Level Floor Plans; and North (Rear), South (Front), East (Right Side) and West (Left Side) Exterior Building Elevations attached to this ordinance printed on pages 34432 through 34438 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

22851T1

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1830-1832 West 22nd Place
From RS-3 to RM-5 5

The Property
The property is located in an RS-3 zoning district within a Transit Served location to the Blue Island (Route 60) Bus Corridor

The property is comprised of one zoning lot that includes two parcels Lot 35 (1832 West 22nd Place) and Lot 36 (1830 West 22nd Place)

Lot 35 is improved with a 3 5 story front residential front building (approx 45.0 feet height) with three legal dwelling units and 2 story rear residential building (approx 45 0 feet height) with one illegal dwelling unit and two parking spaces

Lot 36 is improved with a two car garage

The Project
GUZMAN DEVELOPMENT GROUP LLC (the "Applicant") seeks to rezone the property from a RS-3, Residential Single-Unit (Detached House) District to a RM-5 5, Residential Multi-Unit District to subdivide the zoning lot into two individual zoning lots Lot 35 and Lot 36 The rezoning will allow three existing units on Lot 35's front building and the one existing unit on the rear building and to seek parking relief under the Transit Served Location guidelines The heights of the front and rear building on Lot 35 will remain the same Two existing parking spaces on Lot 35 will remain and no parking will be added

The rezoning also will allow the Applicant to construct on Lot 36 a 4 5 story residential building with five dwelling units and to seek parking relief under the transit Served Location guidelines The proposed zoning height for Lot 36 will be 47 0 feet Two existing parking spaces on Lot 36 will remain and no parking will be added

The Applicant also is seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-I application under section 17-13-0300(D) and including

1) an optional variation under section 17-13-1101-A to reduce the required front yard setback on Lot 35 under section 17-2-0305(B) from 12 0 feet to zero,

2) an optional variation under section 17-13-1101-B to reduce the required combined side yard setback for Lot 35 under section 17-2-0309-A from 4 8 feet to zero.

3) an optional variation under section 17 13-1101-B to reduce the required east and west side setbacks for Lot 35 under section 17-2-0309-A from 2 0 feet to zero

4) an optional variation under section 17-13-1101-B to reduce the required rear yard setback for Lot 35 under section 17-2-0306-C from 30 0 feet to zero,

5) an optional variation under sections 17-13-1101-A and 17-13-1003-EE to reduce 1 required parking space for the illegal rear building unit to zero spaces for Lot 35 for properties located in a Transit Served Location under sections 17-10-0207 and 17-10-0102-B,

6) an optional variation under section 17-13-1101-A to reduce the required front yard setback on Lot 36 under section 17-2-0305(B) from 12 0 feet to 7 75 feet,

7) an optional variation under section 17-13-1101-B to reduce the required rear yard setback for Lot 36 under section 17-2-0306-C from 30 0 feet to 28 0 feet

8) an optional variation under sections 17-13-1101-A and 17-13-1003-EE to reduce three required parking spaces to two spaces for Lot 36 for properties located in a Transit Served Location under sections 17-10-0207 and 17-10-0102-B

Final for Publication

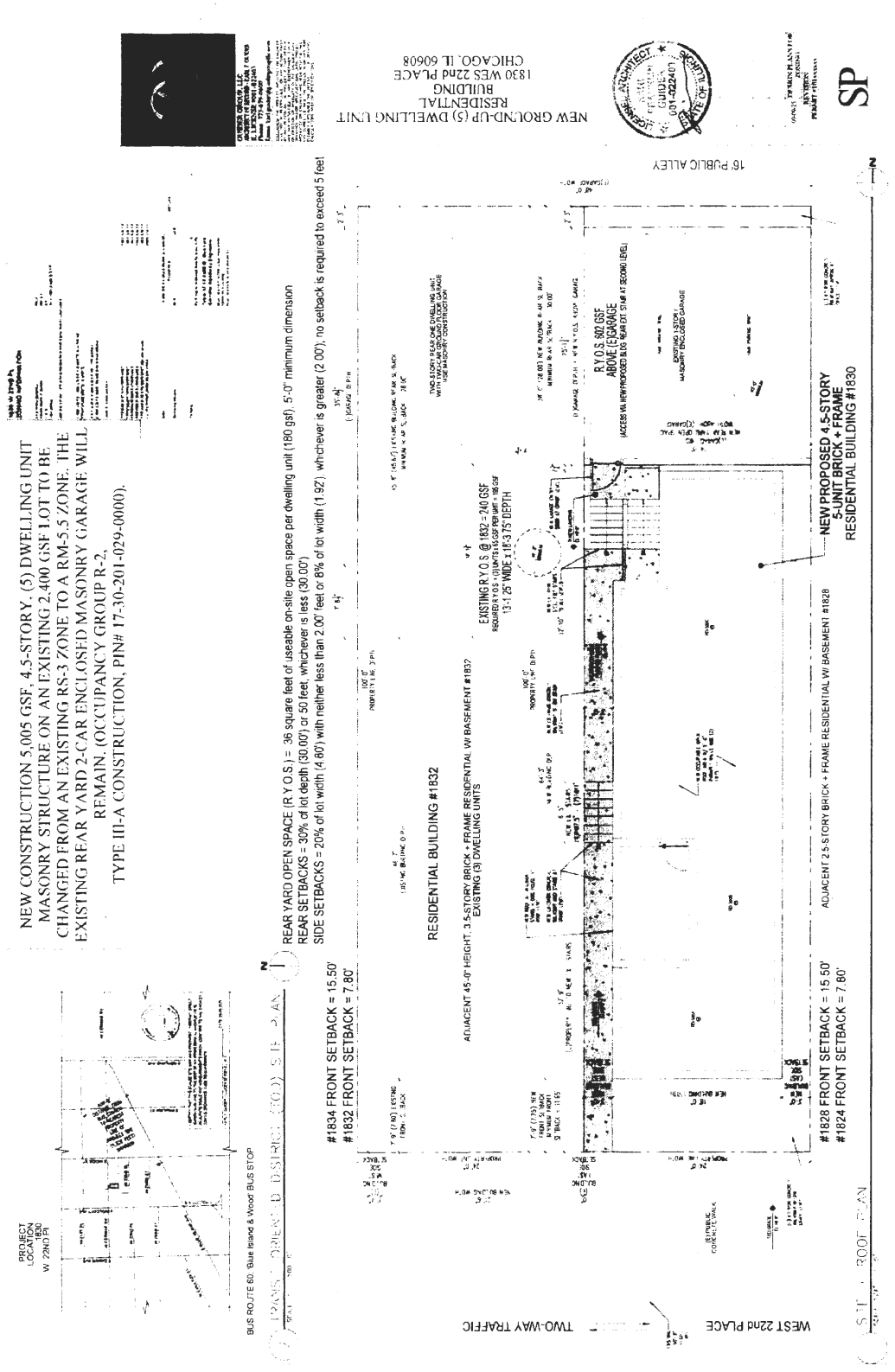
22851T1

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1830-1832 West 22nd Place
From RS-3 to RM-5 5

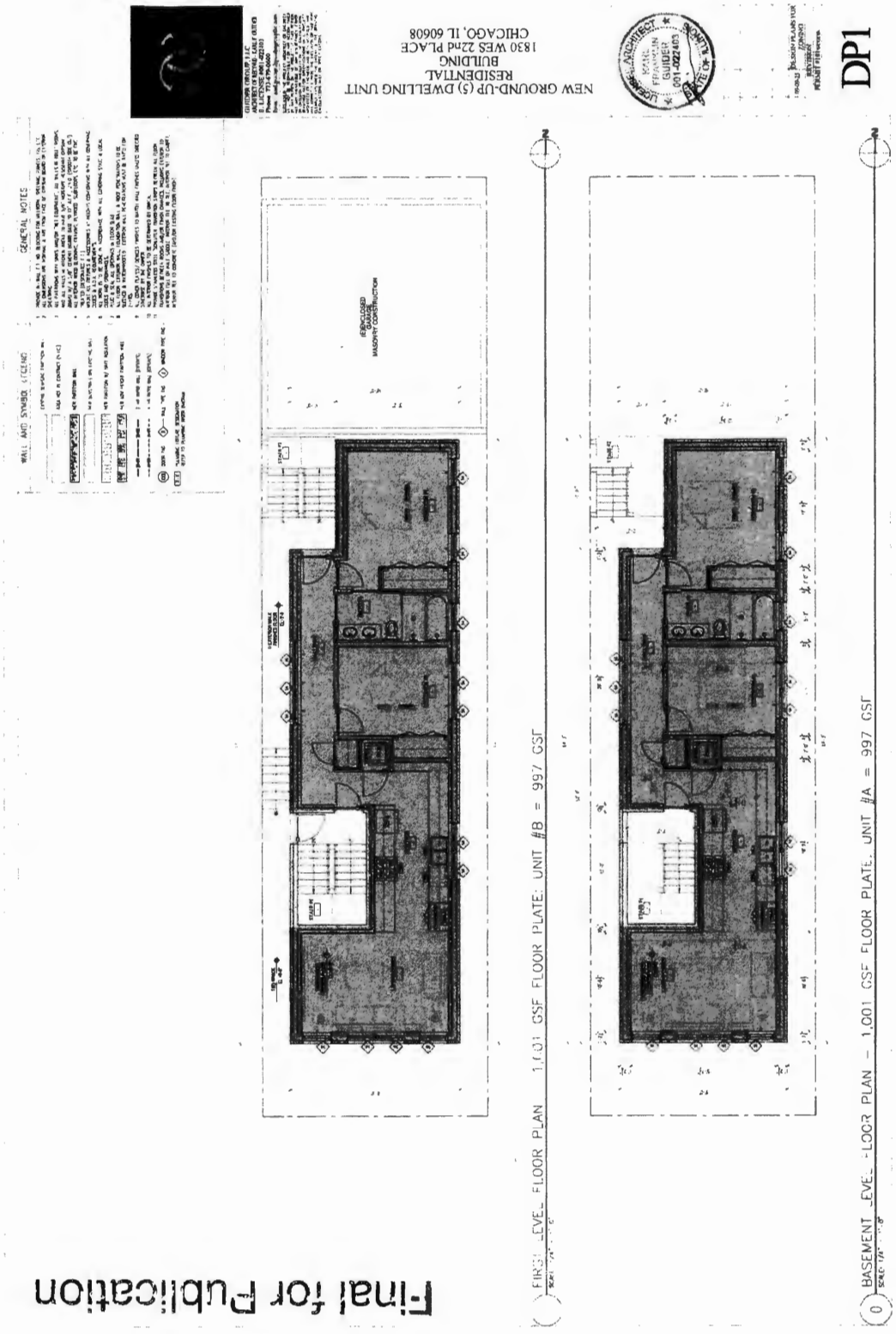
The following are the relevant zoning parameters for the proposed project

Lot Area			Lot 35 2,400 square feet Lot 36 2,400 square feet
FAR			Lot 35 existing Lot 36 2 09
Floor Area			Lot 35 existing Lot 36 5,005 square feet
Residential Dwelling Units			Lot 35 3 units front building, 1 unit rear building Lot 36 5
MLA Density			Lot 35 600 square feet Lot 36 480 square feet
Height			Lot 35 45 0 feet (existing) Lot 36 47 0 feet
On Site Open Space			Lot 35 240 square feet Lot 36 602 square feet
Automobile Parking			Lot 35 2* (existing) Lot 36 2* (existing)
Setbacks	Lot 35	Front (West 22nd)	0 0 feet*
		East	0 0 feet* (existing)
		West	0 0 feet*
		Rear (North alley)	0 0 feet*
	Lot 36	Front (West 22nd)	7 75 feet*
		East	3 0 feet
		West	3 0 feet
		Rear (North alley)	28 0 feet*

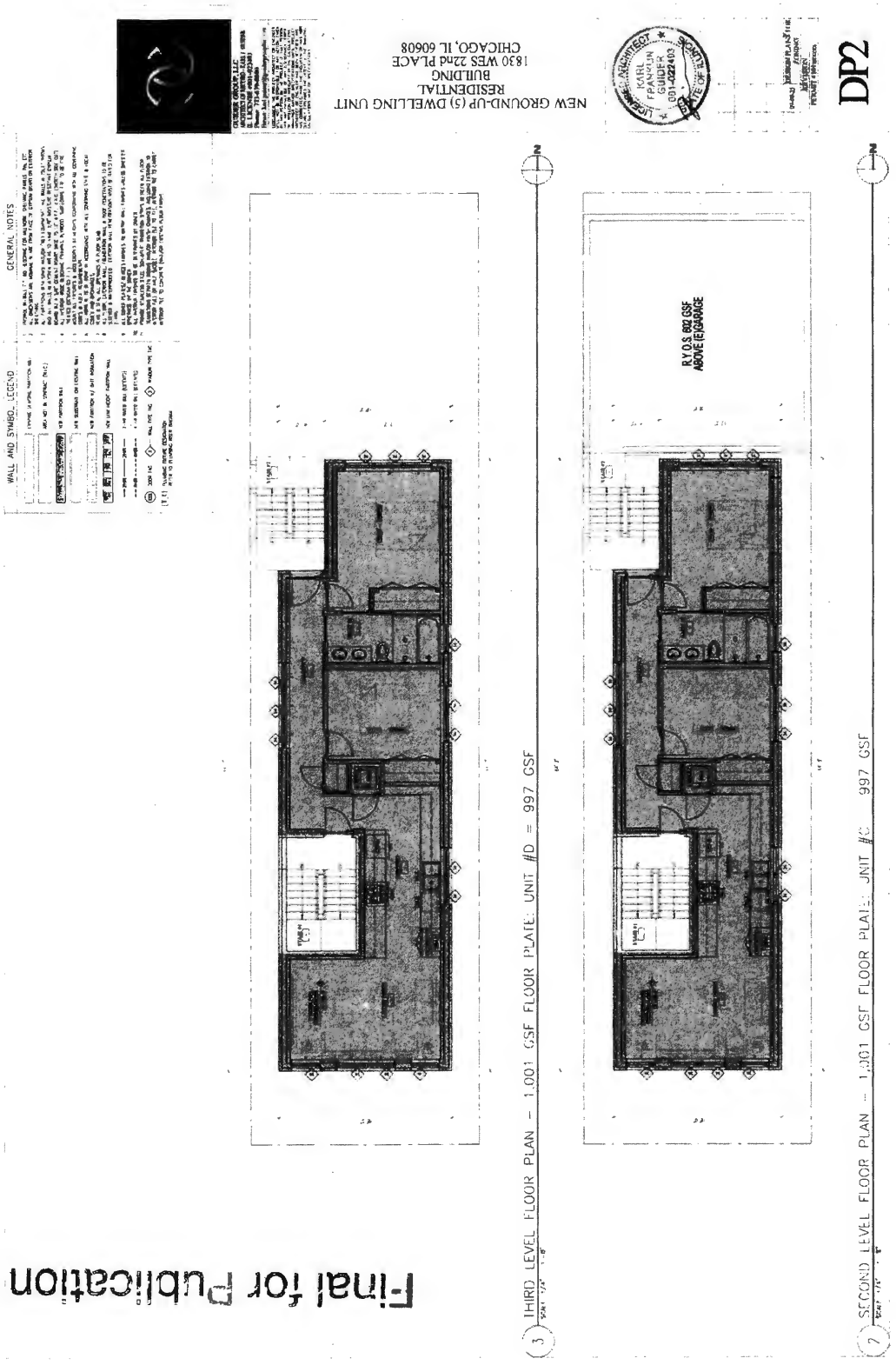
A set of plans is attached
* The Applicant seeks all available and optional variation relief under section 17-13-0300(D)



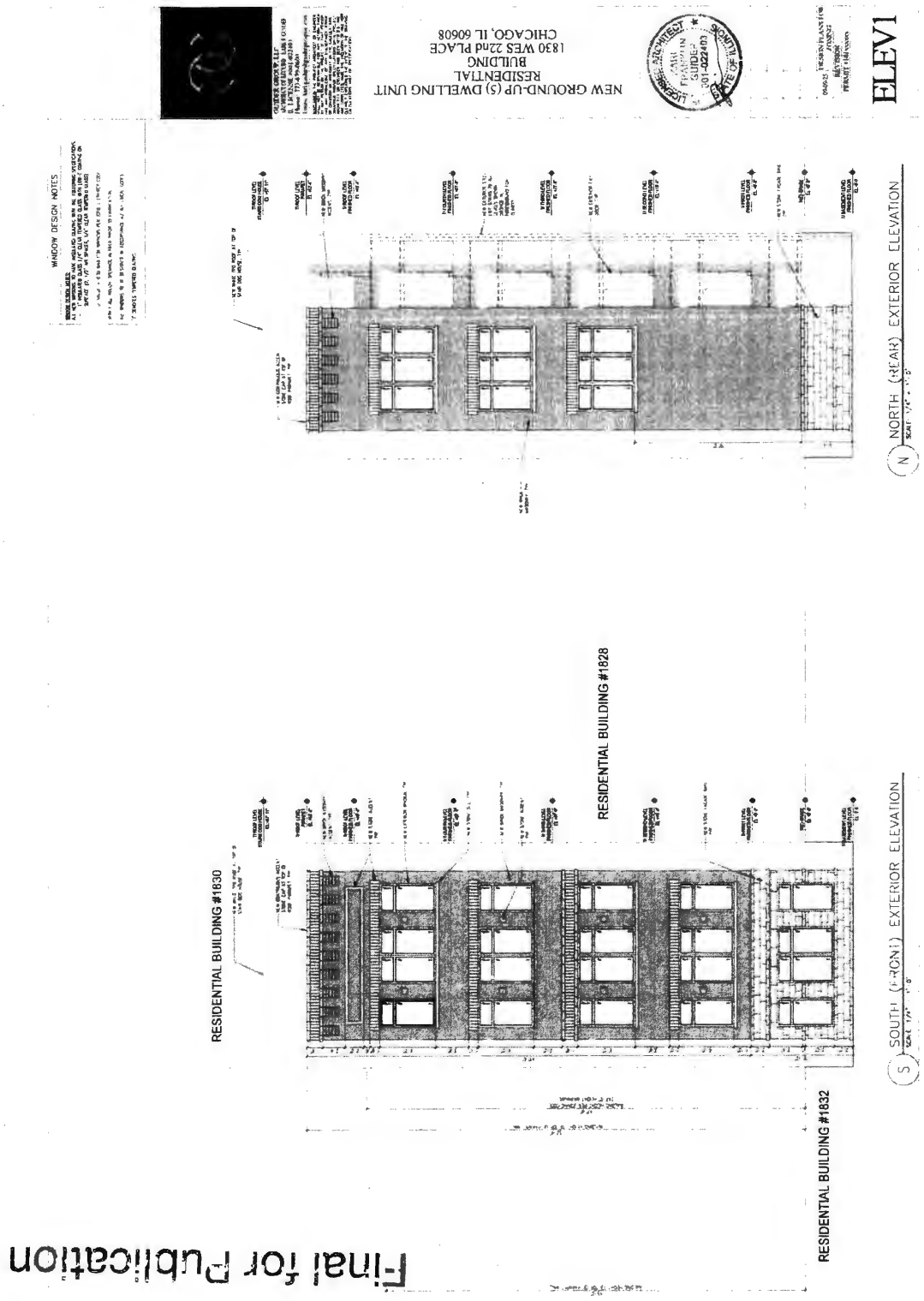
Final for Publication



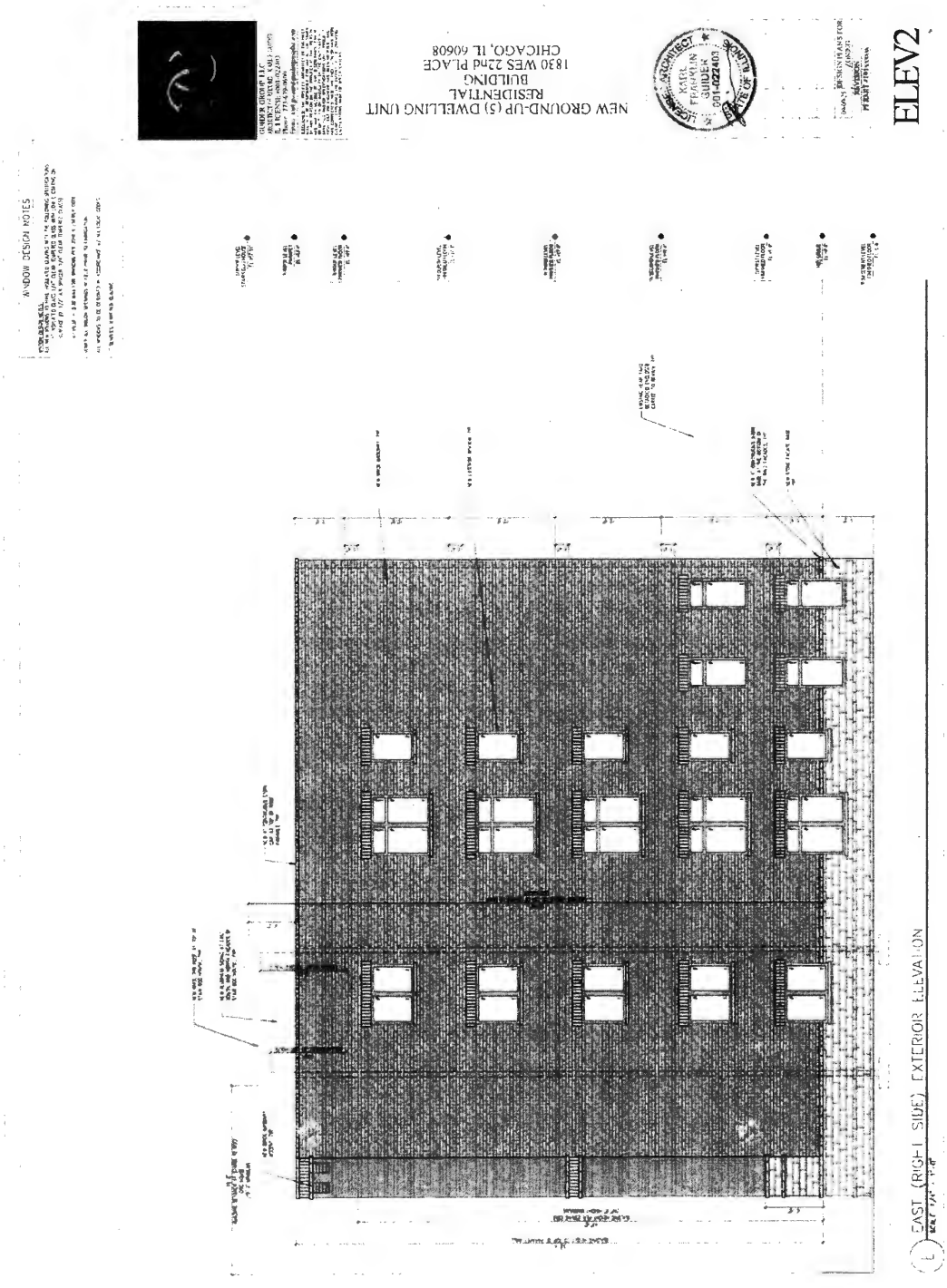
Final for Publication


NEW GROUND-UP (5) DWELLING UNIT
RESIDENTIAL
BUILDING
1830 WEST 22nd PLACE
CHICAGO, IL 60608
DP2
GENERAL NOTES
WALL AND SYMBOL LEGEND
R.Y.O.S. 800 GSF
ABOVE (E)GARAGE
3 THIRD LEVEL FLOOR PLAN – 1,001 GSF FLOOR PLATE. UNIT #D = 997 GSF
2 SECOND LEVEL FLOOR PLAN – 1,001 GSF FLOOR PLATE. UNIT #C = 997 GSF
Final for Publication

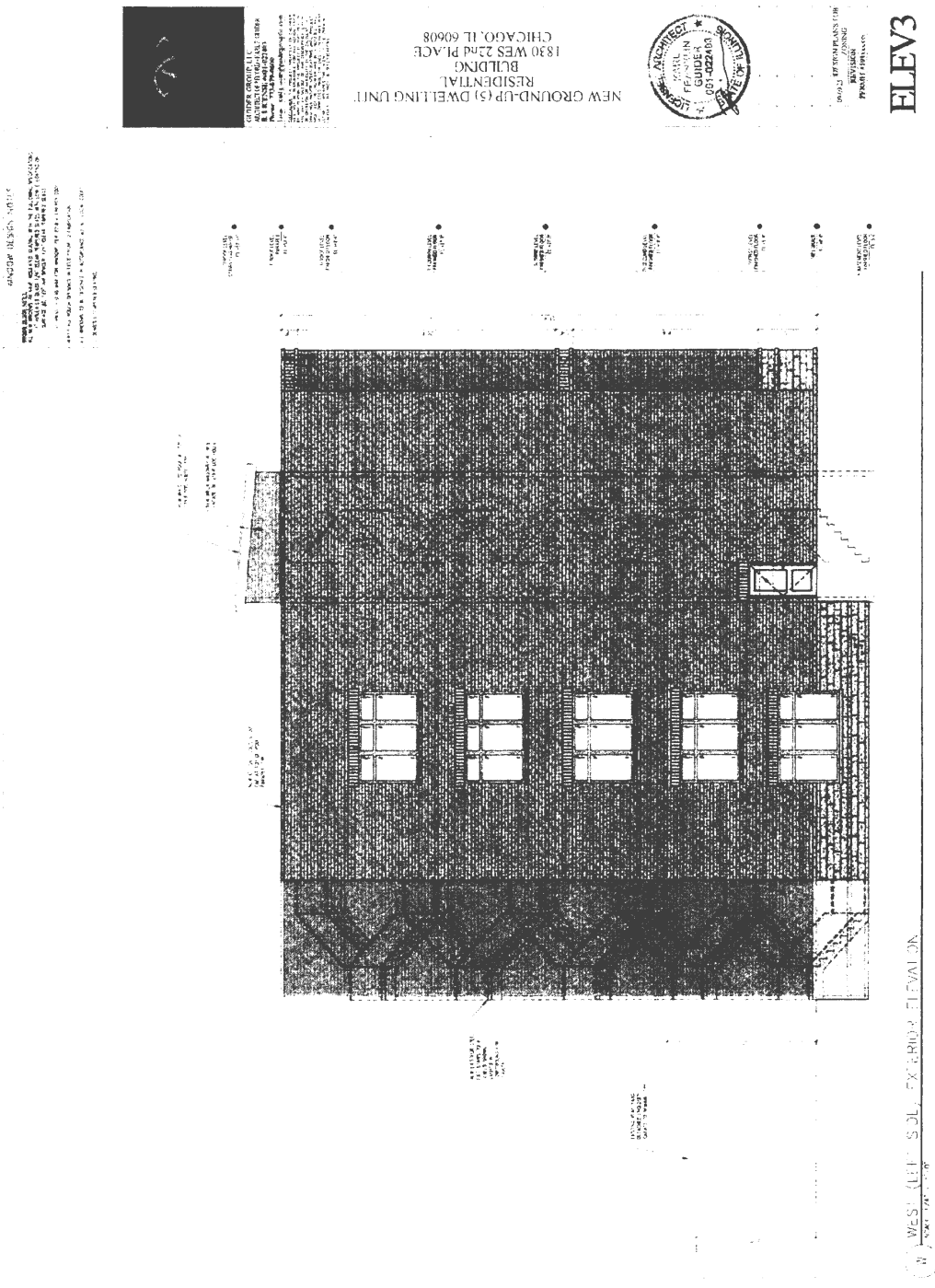
Final for Publication



Final for Publication



Final for Publication



Final for Publication

Reclassification Of Area Shown On Map No. 6-H.
(Application No. 22826)
(Common Address: 2234 W. 23rd Pl.)

[O2025-0019483]

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

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 6-H in the area bounded by:

a public alley next north of and parallel to West 23rd Place; a line 263.02 feet east of and parallel to South Oakley Avenue; West 23rd Place; and a line 238 feet east of and parallel to South Oakley Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 6-J.
(Application No. 22846T1)
(Common Address: 3622 W. Douglas Blvd. And 1337 -- 1343 S. Millard Ave.)

[O2025-0019642]

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 symbols and indications as shown on Map Number 6-J in the area bounded by:

beginning at the alley next north of and parallel to West Douglas Boulevard; a line 73 feet east of and parallel to South Millard Avenue; West Douglas Boulevard; and South Millard Avenue,

to those of a C1-2 Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[First Floor Plan attached to this ordinance printed on page 34441 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

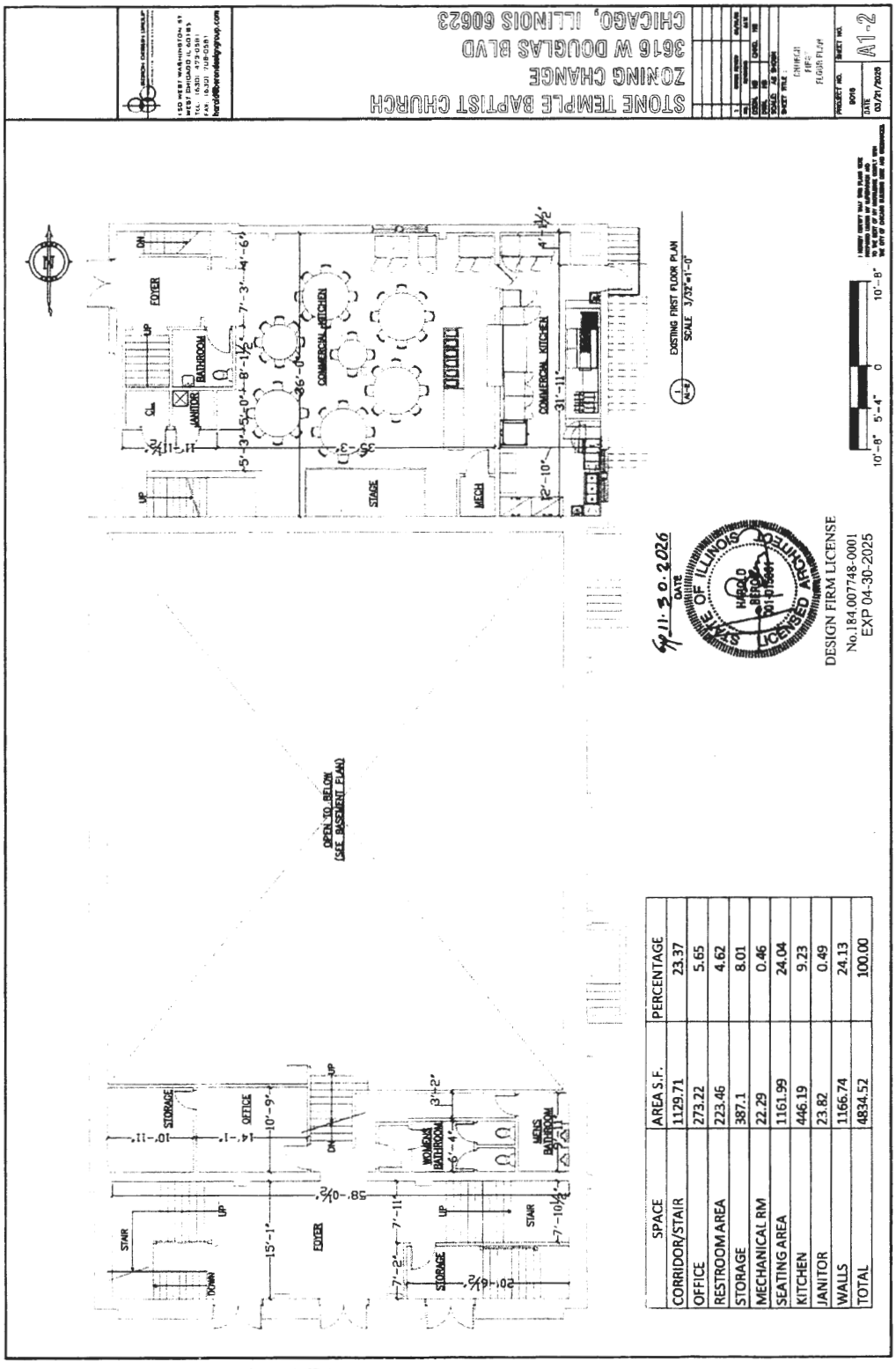
Final for Publication

NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A ZONING AMENDMENT – (3622 W. DOUGLAS BLVD.)

The current zoning of the parcel is RT-4 District. The zoning amendment is required to change the zoning of the parcel to C1-2 District. The zoning change is needed to permit a Commercial Kitchen to operate at this location. The proposed use of the property will be to serve meals to the public, conduct culinary classes, catering operations and religious services. There are no onsite parking spaces. The height is 67'4".

Lot Area:	**10,950.39 sq. ft.**
FAR:	**1.2**
Building Area:	**27,221.5 sq. ft.**
Density/Dwelling Unit:	**0 sq. ft.**
Off Street Parking Spaces:	**0 spaces**
Front Setback: (Existing)	**9' - 0"**
Rear Setback: (Existing)	**0' - 1"**
Sideyard (East):	**6' - 4"**
Sideyard (West):	**0' – 8"**
Rear Yard Open Space:	**0**
Building Height:	**67' – 4"**

After rezoning, the property shall be used to operate a commercial kitchen to serve meals to the public, conduct culinary classes, catering operations and religious services. There are no onsite parking spaces. The height is 67'4".



Final for Publication

Reclassification Of Area Shown On Map No. 6-J.
(As Amended)
(Application No. 22397)
(Common Address: 2505 -- 2527 S. Pulaski Rd.)
[SO2024-0008465]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 6-J in the area bounded by:

a line 30 feet south of and parallel to the south line of West 25th Street, as measured along the east line of South Pulaski Road; the public alley next east of and parallel to South Pulaski Road; a line 272.0 feet south of and parallel to the south line of West 25th Street, as measured along the east line of South Pulaski Road; and South Pulaski Road,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Reclassification Of Area Shown On Map No. 6-K.
(Application No. 22855T1)
(Common Address: 2653 -- 2657 S. Kildare Ave. And 4246 -- 4258 W. 27th St.)
[O2025-0019914]

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 C3-3 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 6-K in the area bounded by:

a line 75 feet north of and parallel to West 27th Street; the public alley east of and parallel to South Kildare Avenue; West 27th Street; and South Kildare Avenue,

to those of a C3-3 Commercial, Manufacturing and Employment District.

SECTION 2. This ordinance takes effect after its passage and due publication.

[Architectural Site Plan; Levels One, Two, Three, Four, Five and Six Floor Plans; Roof Plan; Building Elevations; and Landscape Site Plan attached to this ordinance printed on pages 34444 through 34456 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

Narrative and Plans

Type 1 Zoning Narrative for
2653-2657 S. Kildare Avenue; 4246-4258 W. 27th Street
C3-3 to C3-3

A. The applicant proposes to rezone the subject property from C3-3 Commercial, Manufacturing and Employment District to C3-3 Commercial, Manufacturing and Employment District. to construct a new 5-story building with 10 parking spaces and to establish a community center use. The applicant will seek a special use for the community center subsequent to a successful rezoning. Applicant to seek all zoning relief as needed, as allowed by the Chicago Zoning Code, for the attached plans.

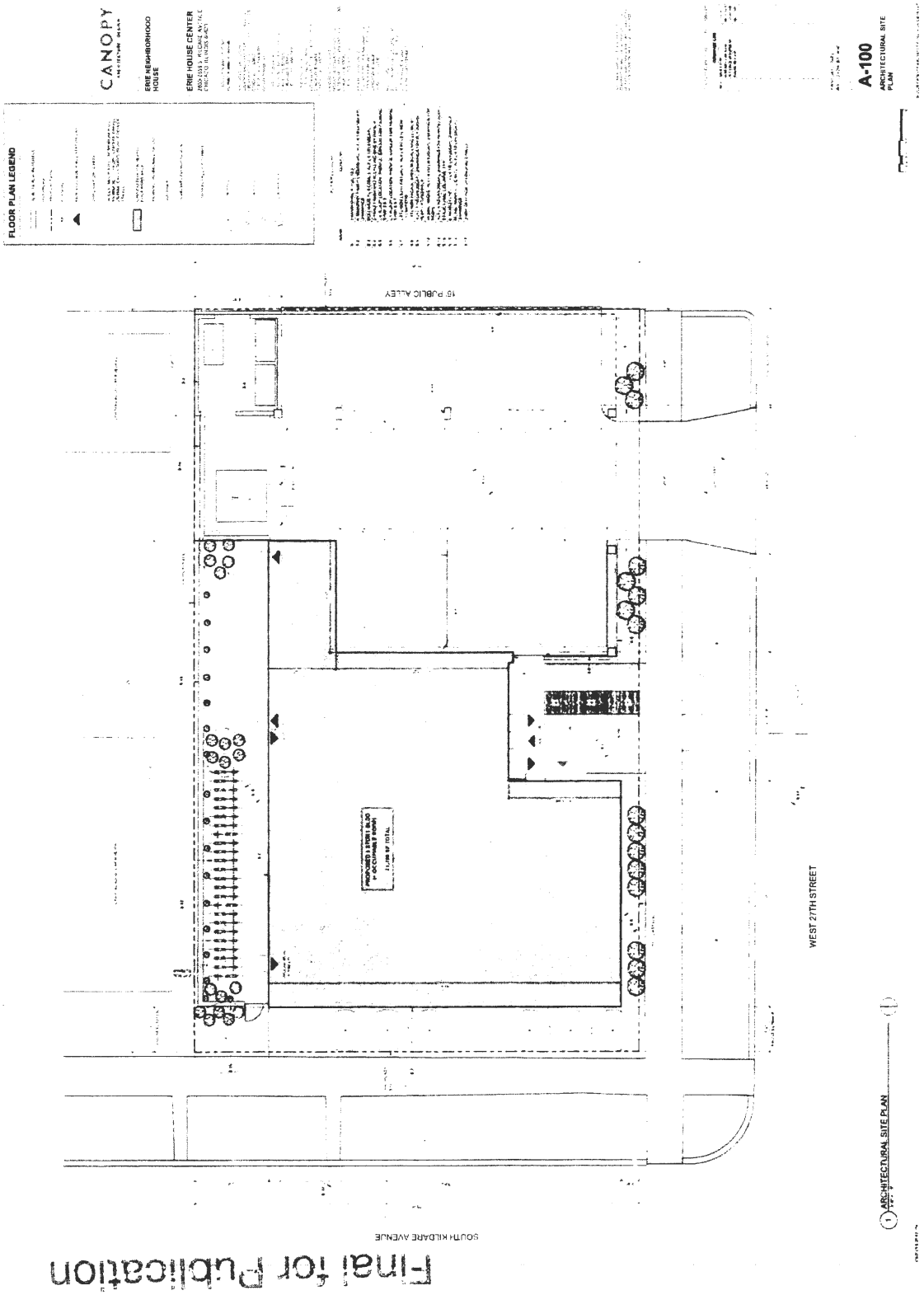
The subject property is a Transit Serviced Location based on proximity to 26th Street (approximately 560 feet).

The applicant is seeking the following relief: (i) as per Type I Section 17-13-0303-D, an adjustment to reduce the number of bicycle parking spaces from 48 spaces to 24 spaces in accordance with Section 17-13-1003-GG, and (ii) as per Section 17-3-0408-B(1), an increase in maximum building height for projects in the C3 district that are within 1,320 feet of a CTA bus line corridor.

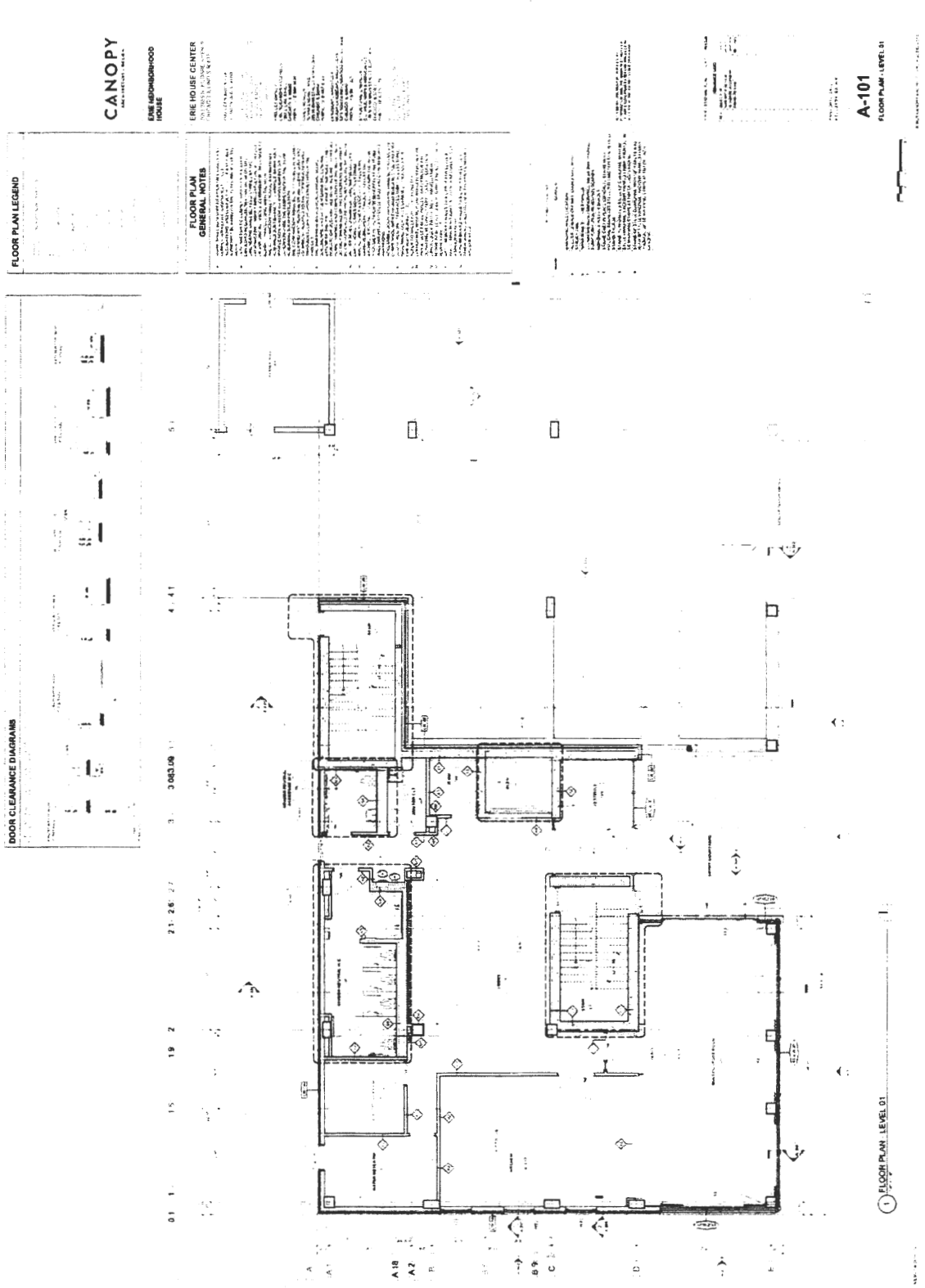
B. Lot Area	9,339 square feet
C. FAR	3.0
D. Number of Dwelling Units	None
E. Building Height**	Not to exceed 70'-6"
F. Front setback	7'6"
G. Side setbacks	2'0" – North 3'0" – South
H. Rear Setback	16'
I. Automobile Parking	10 parking spaces
J. Bicycle Parking*	24 bike spaces

* as per Type I Section 17-13-0303-D, an adjustment to reduce the number of bicycle parking spaces from 48 spaces to 24 spaces in accordance with Section 17-13-1003-GG.

** as per Section 17-3-0408-B(1), an increase in maximum building height for projects in the C3 district that are within 1,320 feet of a CTA bus line corridor.



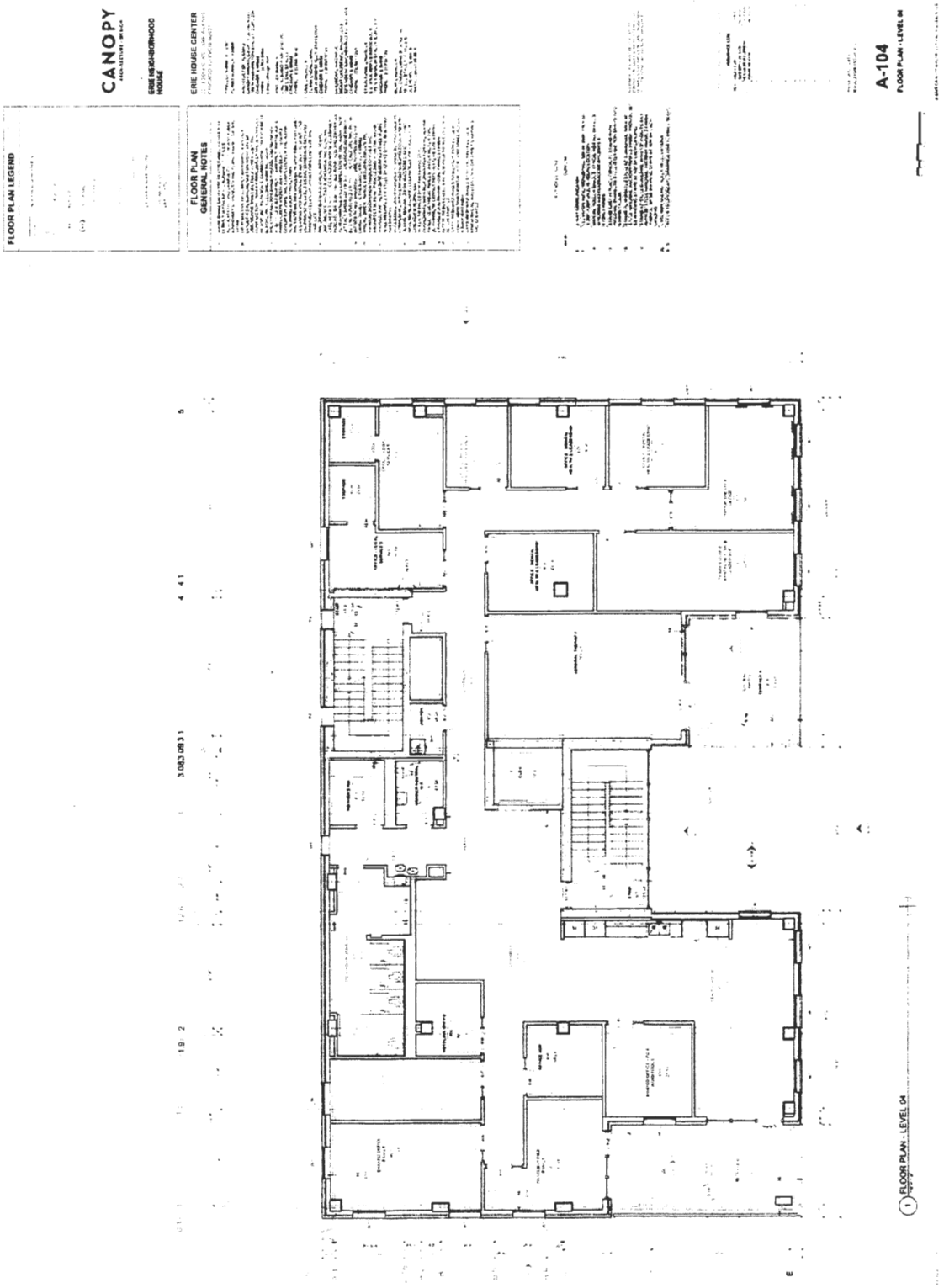
Final for Publication



Final for Publication

CANOPY
ERIE NEIGHBORHOOD HOUSE
ERIE HOUSE CENTER
FLOOR PLAN LEGEND
FLOOR PLAN GENERAL NOTES
A-102
FLOOR PLAN - LEVEL 02
1 FLOOR PLAN - LEVEL 02
Final for Publication

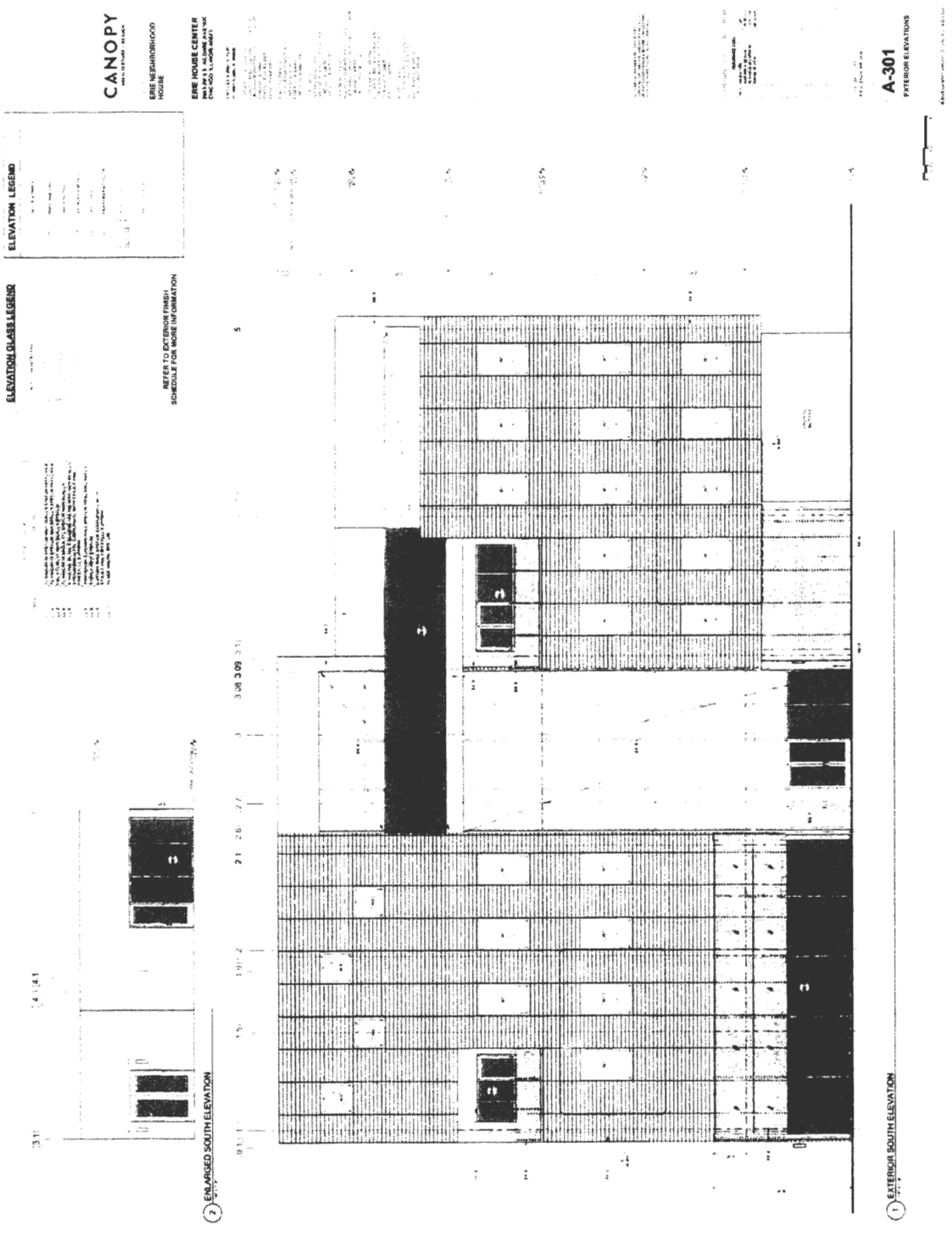
Final for Publication


CANOPY
ERIE NEIGHBORHOOD HOUSE
ERIE HOUSE CENTER
FLOOR PLAN LEGEND
FLOOR PLAN GENERAL NOTES
A-104
FLOOR PLAN - LEVEL 04
FLOOR PLAN - LEVEL 04
Final for Publication

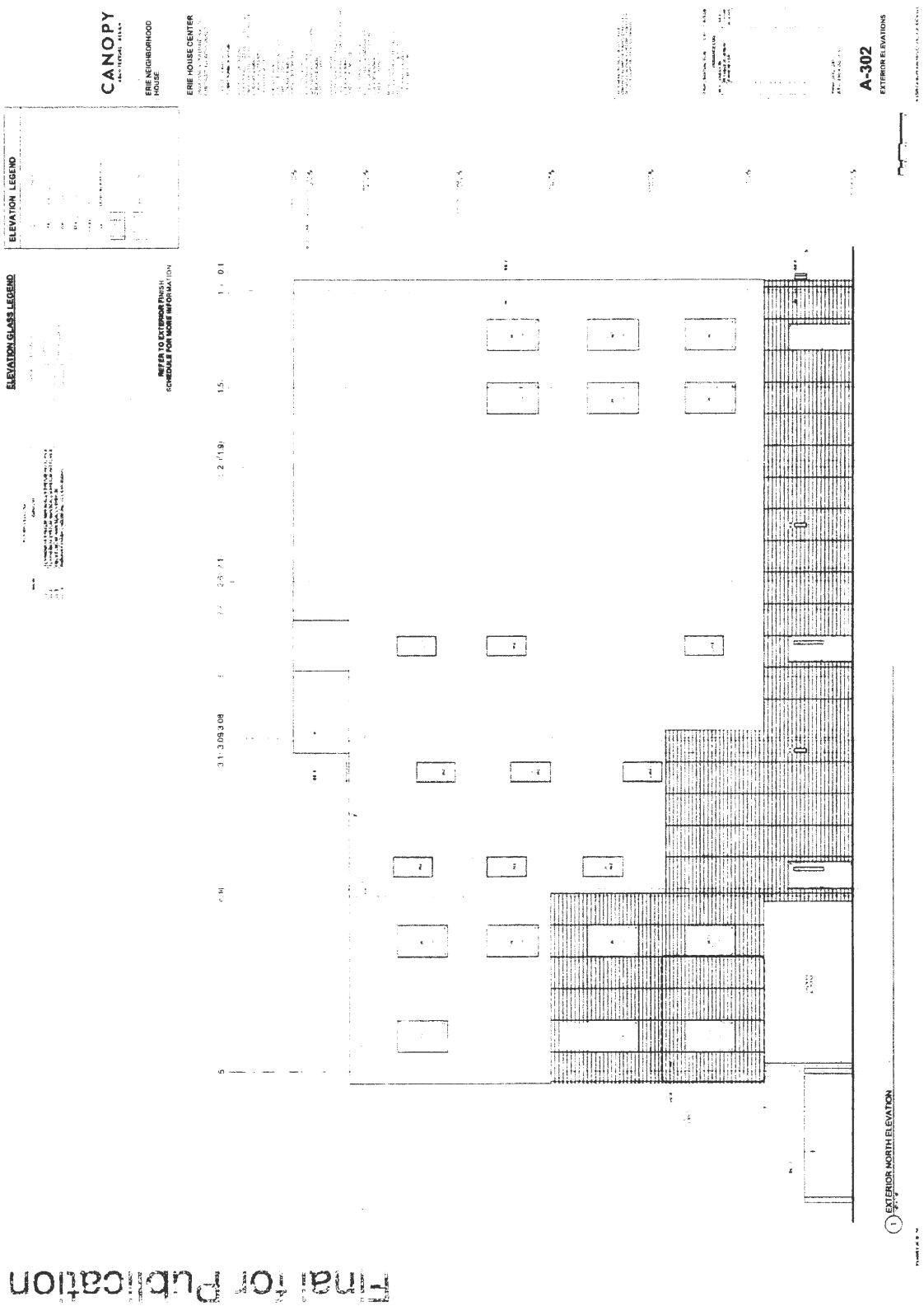
Final for Publication

CANOPY
ERIE NEIGHBORHOOD HOUSE
ERIE HOUSE CENTER
FLOOR PLAN LEGEND
FLOOR PLAN GENERAL NOTES
A-106
ROOF PLAN - LEVEL 05
1 ROOF PLAN - LEVEL 05
Final for Publication

Final for Publication

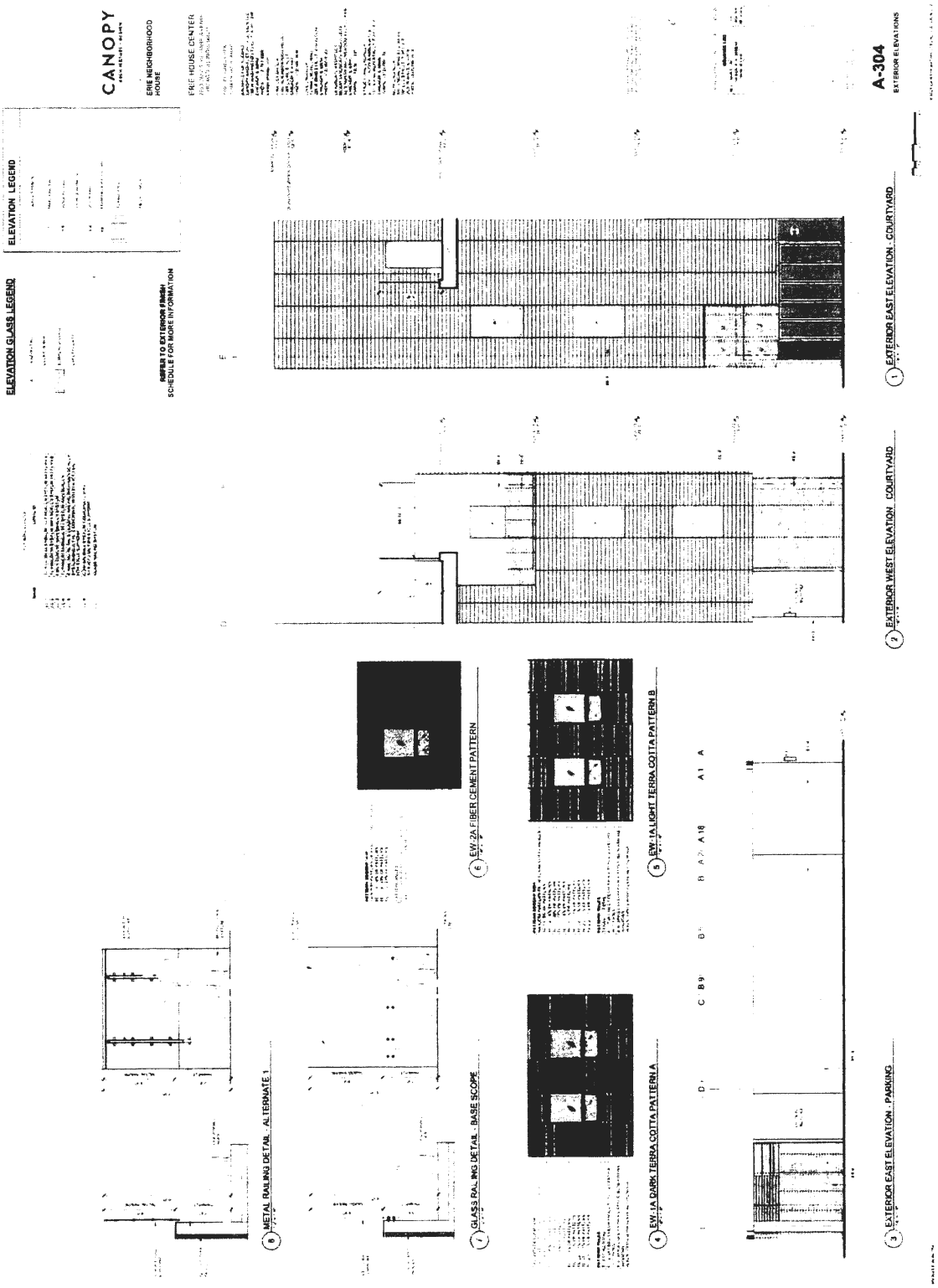


Final for Publication

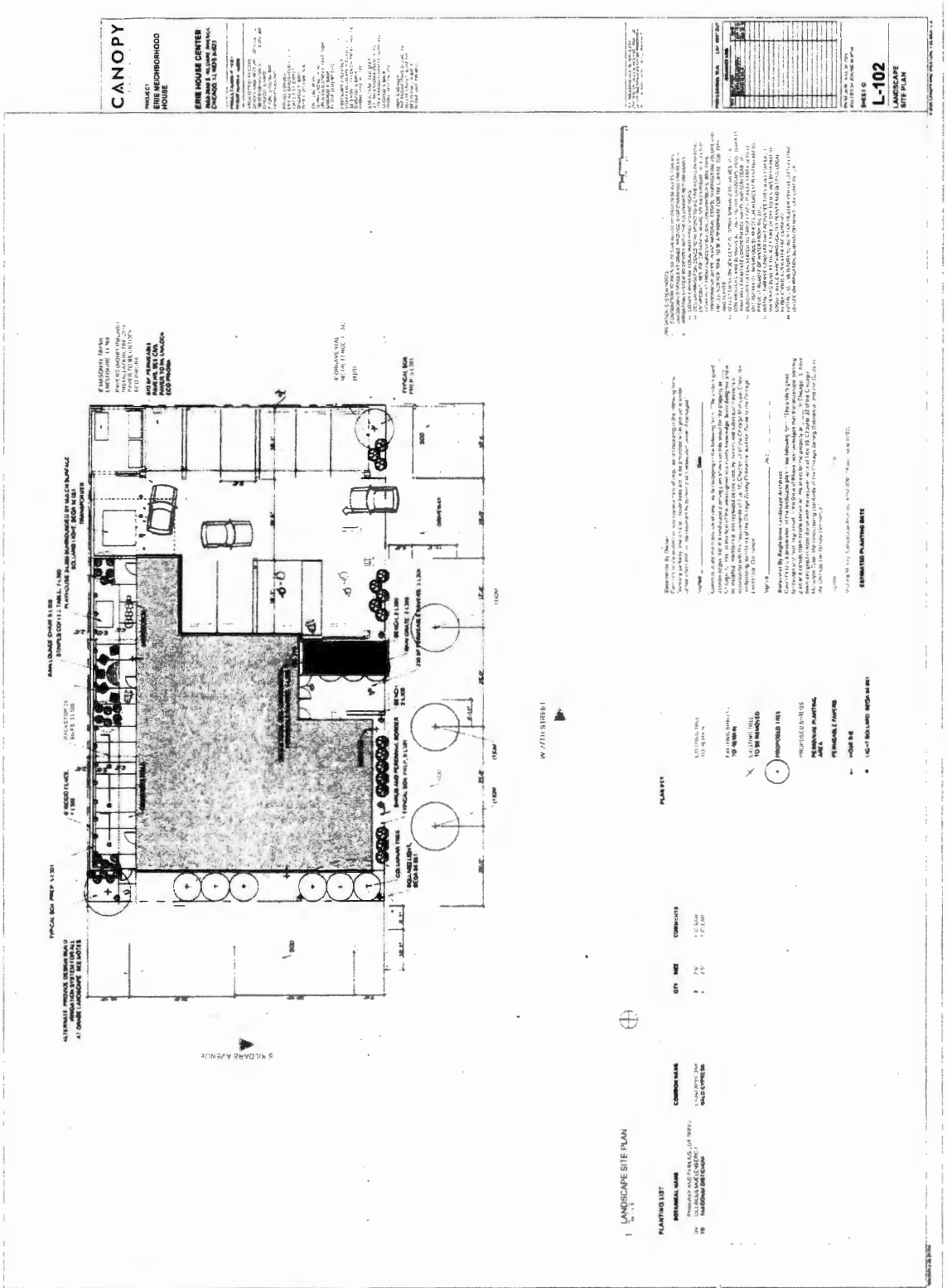


Final for Publication

Final for Publication



Final for Publication



Final for Publication

Reclassification Of Area Shown On Map No. 7-G.
(Application No. 22830T1)
(Common Address: 3039 N. Kenmore Ave.)

[O2025-0019551]

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

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 7-G in the area bounded by:

a line 174.4 feet south of and parallel to West Barry Avenue; a public alley next east of and parallel to North Kenmore Avenue; a line 211.9 feet south of and parallel to West Barry Avenue; and North Kenmore 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 Location/Zoning Map; Site Plan; Basement, 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 34459 through 34467 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 – 3039 North Kenmore Avenue, Chicago, IL

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 4,654 sq. ft.

Proposed Land Use: The Applicant is seeking a zoning change to redevelop the subject property with a new three-story residential building that will contain three (3) residential dwelling units. The proposed building will measure 38 ft. The subject property is a Transit Seved Location and will be supported by four (4) off-street parking spaces within a detached garage at the rear. Pursuant to Secs. 17-13-0303-D and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking requirement for a Transit Served Location from two (2) parking spaces to four (4) parking spaces and is seeking all additional relief to permit the attached Type 1 Plan Set.

(A) The Project's Floor Area Ratio: 5,581 square feet (1.2 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,551.33 square feet per D.U. (3 residential units)

(C) *The amount of off-street parking: 4 parking spaces (proposed)

*Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking for a Transit Served Location from the required two (2) parking spaces to four (4) parking spaces.

(D) Setbacks:

a. Front Setback: 15 feet
b. Side Setbacks:
North Side: 4 feet
South Side: 3 feet-6 inches
c. Rear Setback: 34 feet-9 inches

*Pursuant to Secs. 17-13-0303-D and 17-13-1101-B, the Applicant is seeking all additional relief to permit the attached Type 1 Plan Set.

(E) Building Height: 38 feet

Final for Publication

Abbreviations

Legend

Kenmore Development

New Three Unit Multi-Family Building

3039 N Kenmore Ave.
Chicago,IL.

Besch Architecture
Architect

Kenmore-Barry LLC
Owners

Drawing Index

A0.0 Title Sheet
A0.1 Site Plan, Zoning & Building Data
A2.1 Basement & First Floor Plan
A2.2 Second & Third Floor Plan
A2.3 Roof Plan
A4.1 Exterior Elevations
A4.2 Exterior Elevation
A4.3 Exterior Elevation
A5.1 Building Section

Site Location / Zoning Map

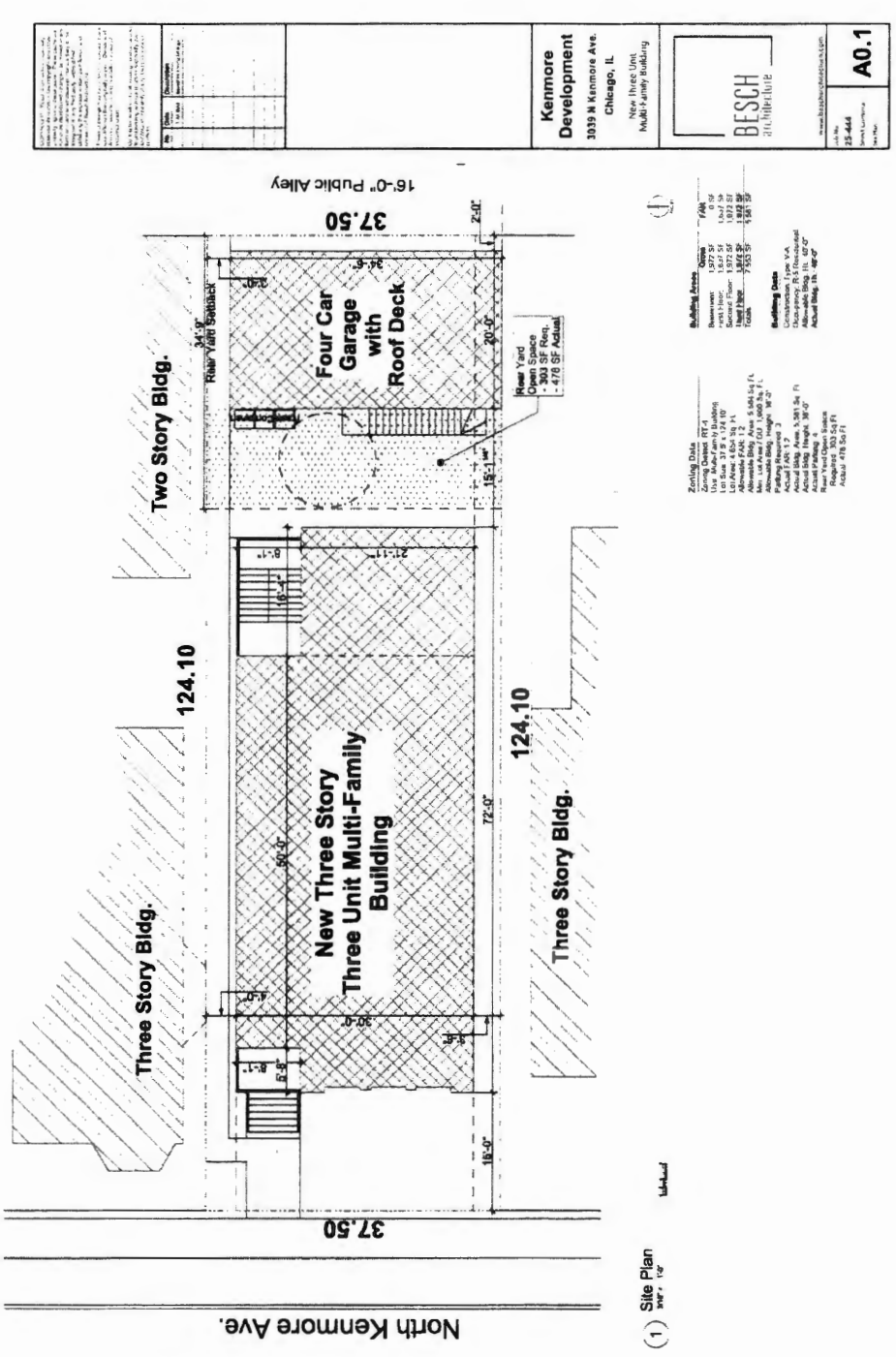
IL Design Firm
Lic.# 184.007942.0001
Expires 4-30-27

Kenmore Development
3039 N Kenmore Ave.
Chicago, IL
New Three Unit Multi-Family Building

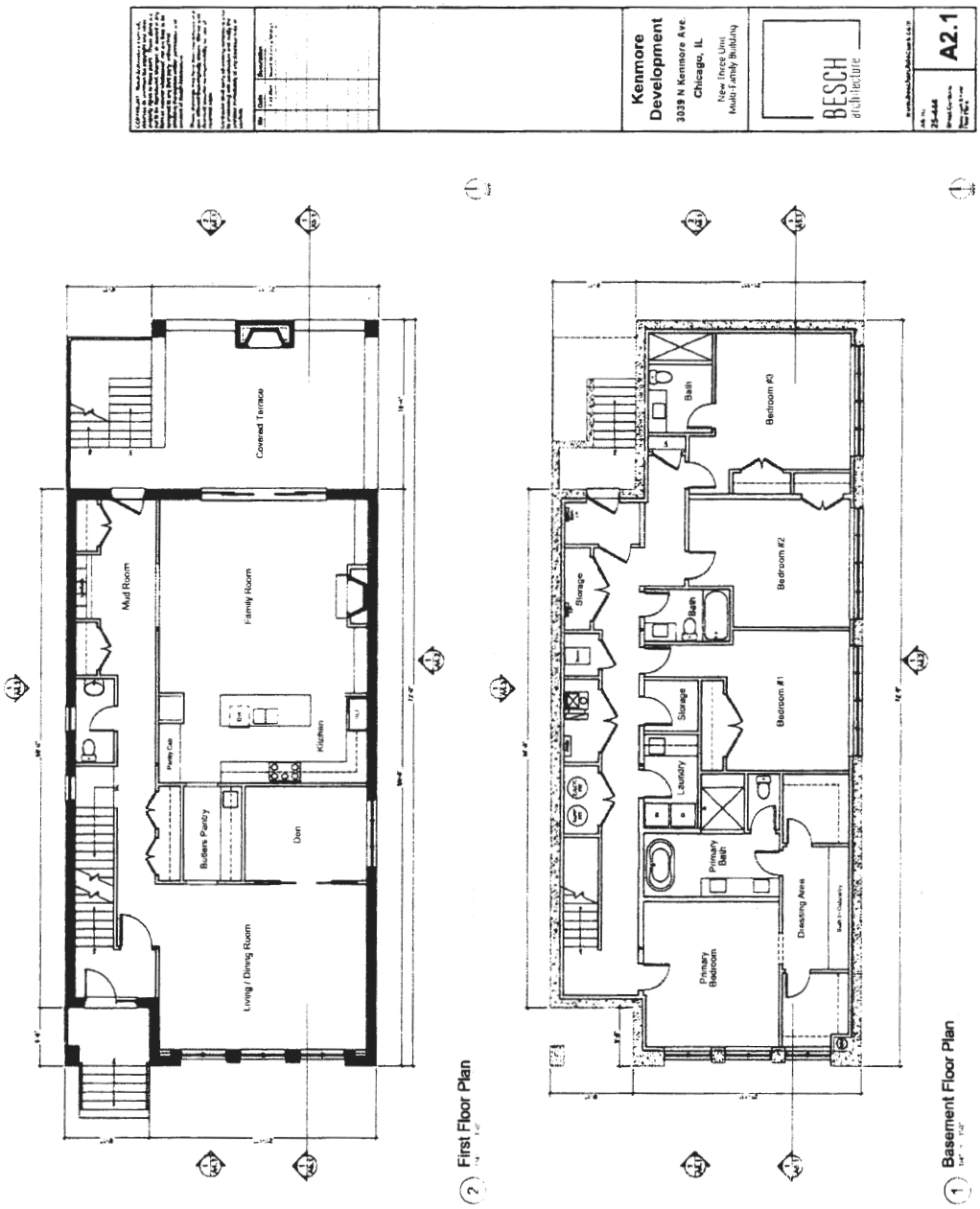
BESCH architecture

23-444

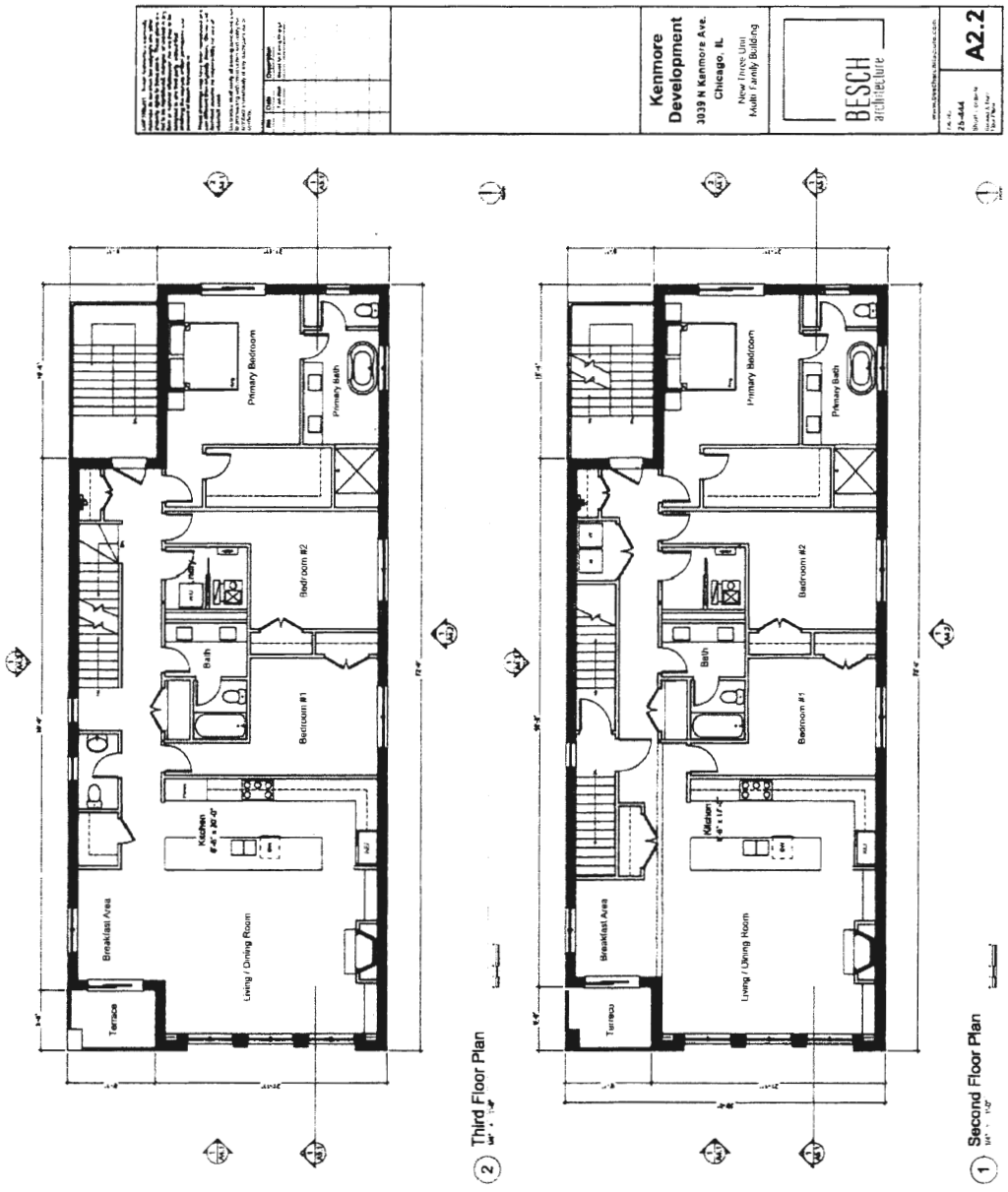
A0.0



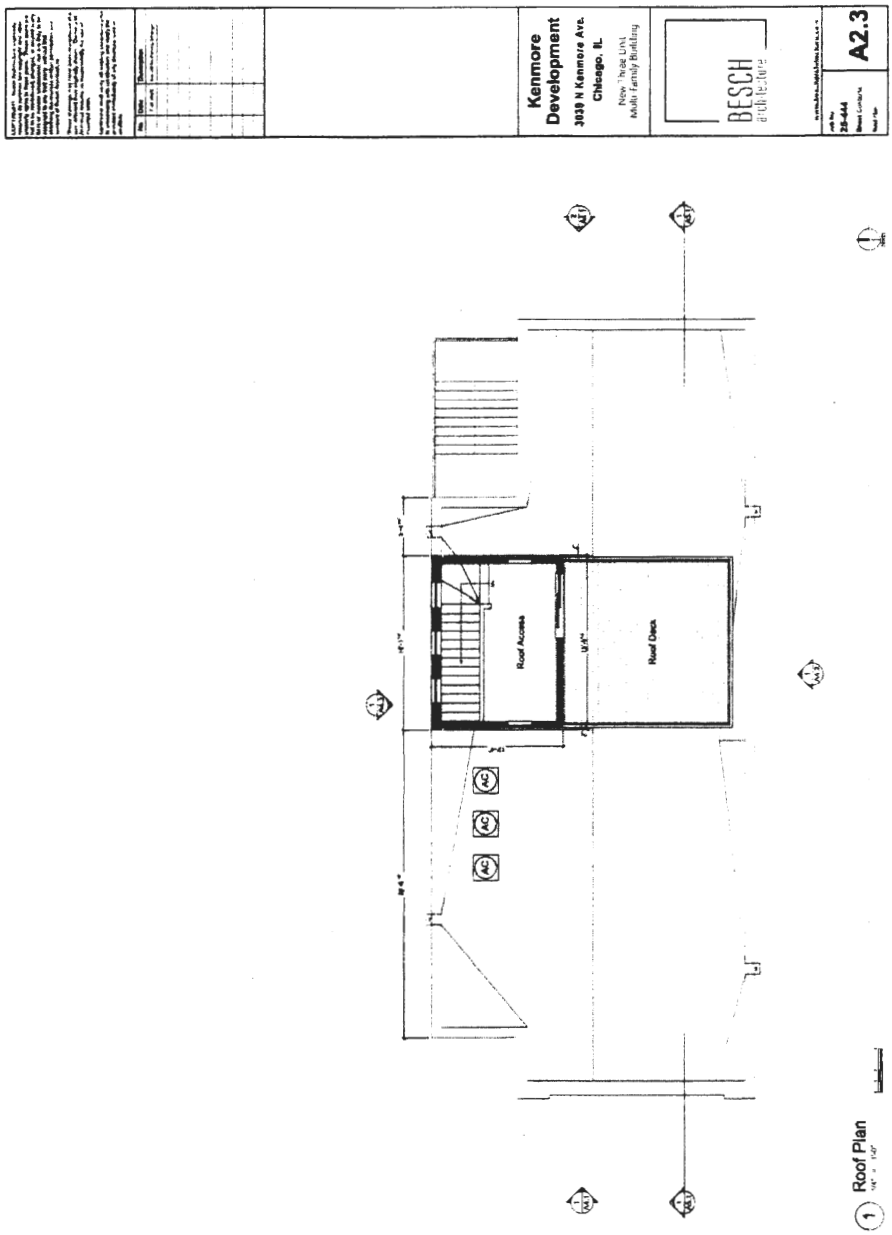
Final for Publication



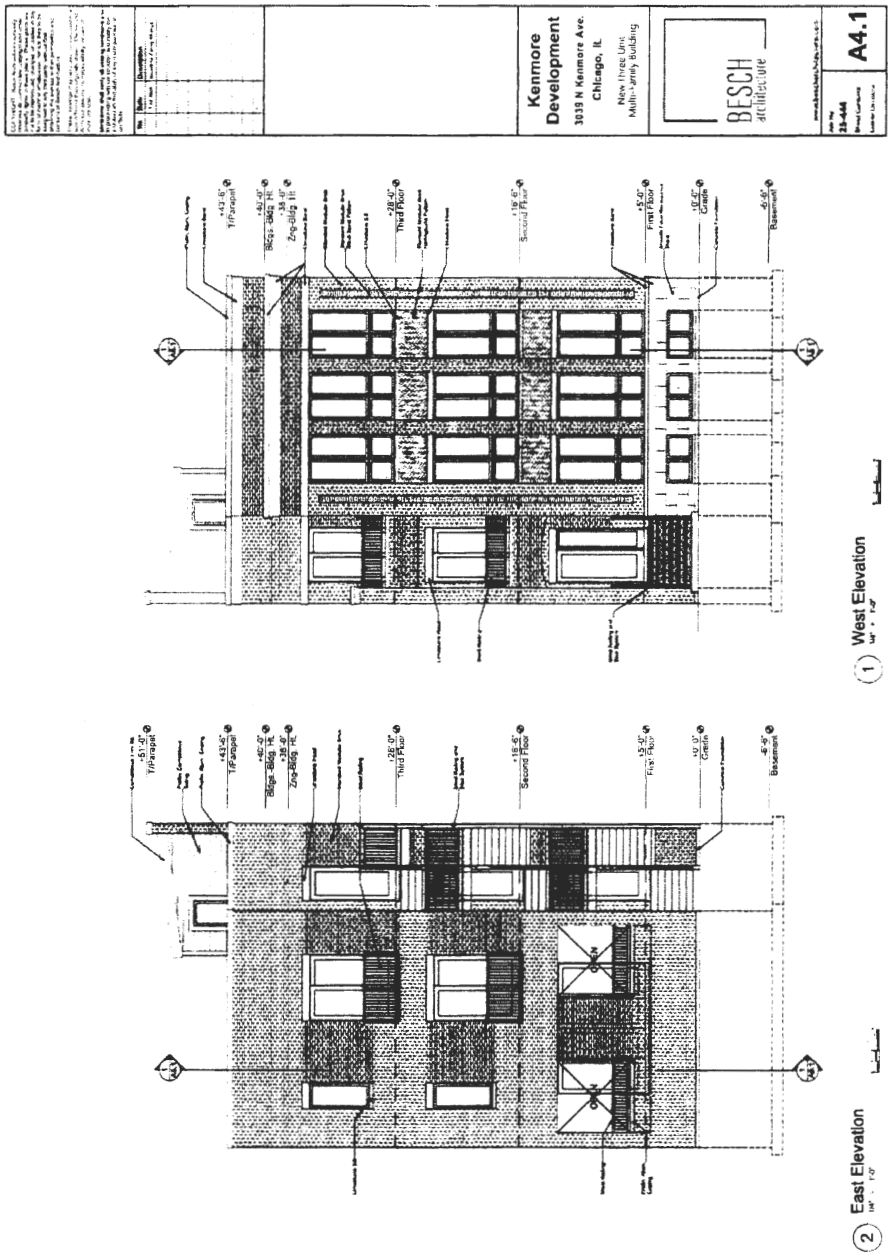
Final for Publication



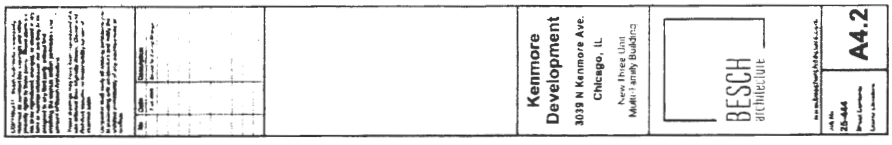
Final for Publication

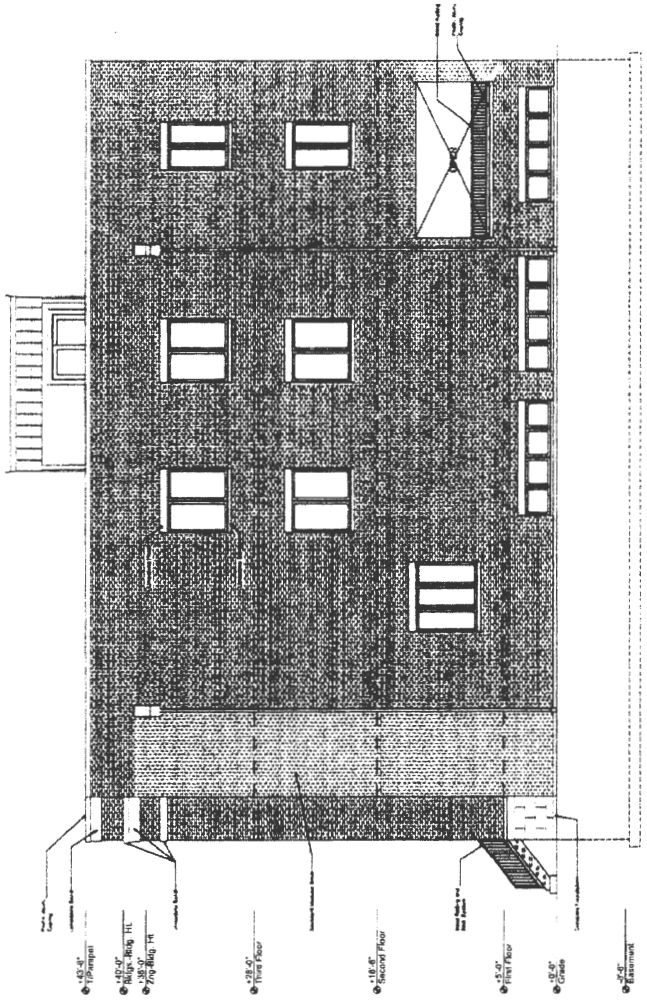


Final for Publication

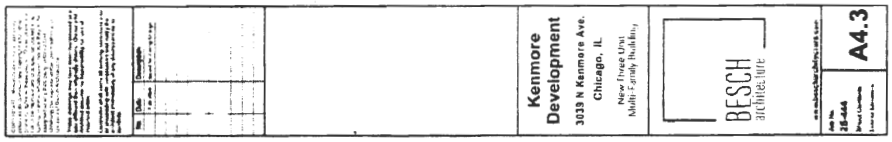


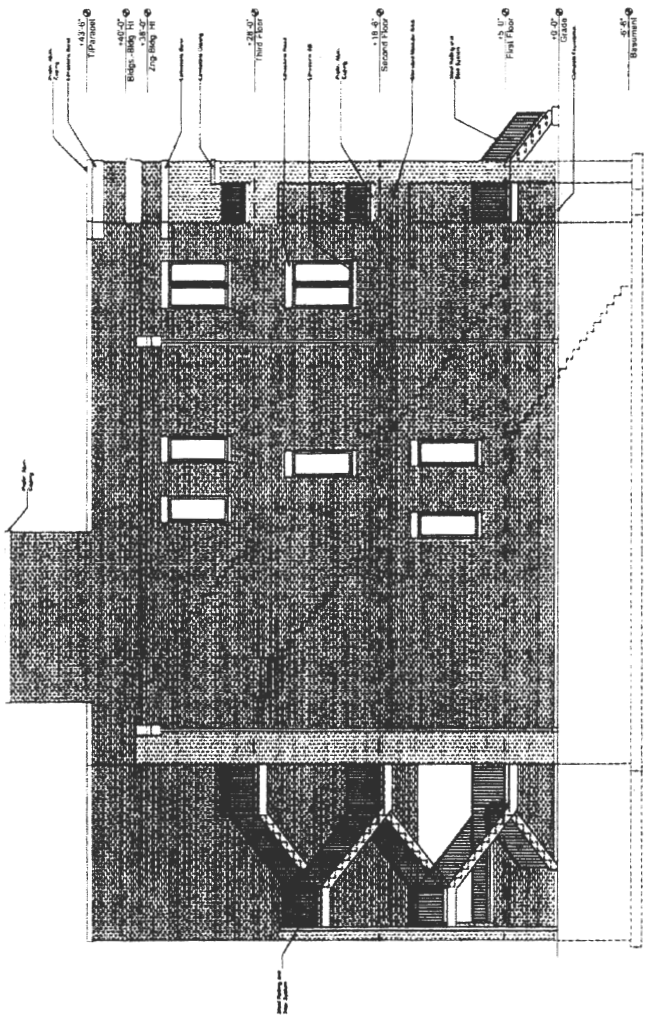
Final for Publication



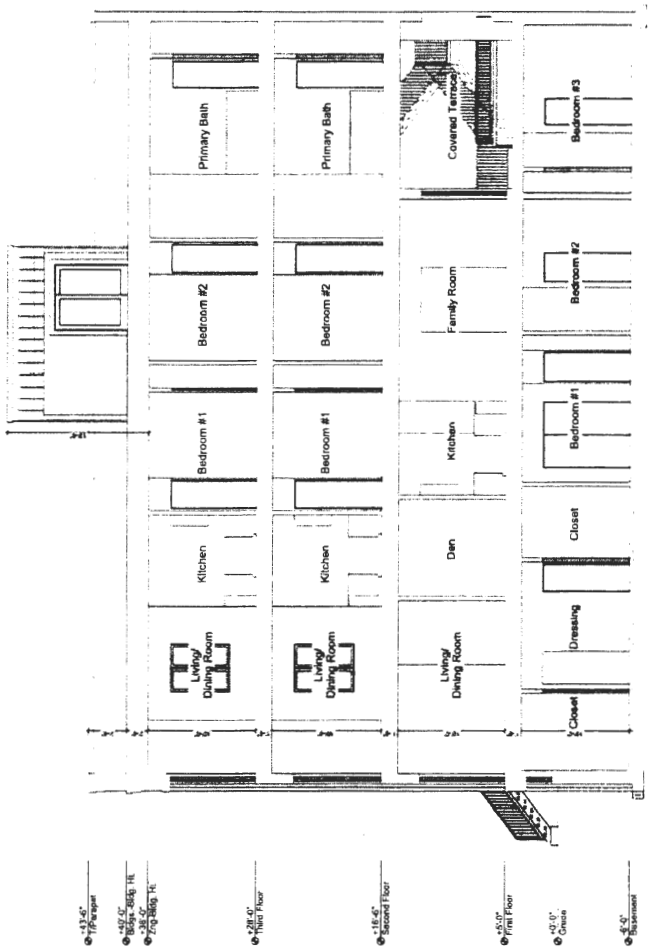


Final for Publication





Final for Publication



1 Building Section

Final for Publication

Reclassification Of Area Shown On Map No. 7-H.
(As Amended)
(Application No. 22844T1)
(Common Address: 3059 N. Leavitt St.)

[SO2025-0019639]

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-H in the area bounded by:

West Barry Avenue; the public alley next east of and parallel to North Leavitt Street; a line 25.00 feet south of and parallel to West Barry Avenue; and North Leavitt Street,

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; Existing Basement Floor Plan; ETOD Plan; Existing First, Second and Attic Floor Plan; and North, South, East and West Building Elevations attached to this ordinance printed on pages 34470 through 34479 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 #22844-T1
3059 North Leavitt Street
From RS-3 to RM-5

The Property

The subject property is improved with a 2-story, multi-unit residential building containing 4 legal conforming units, and 2 non-conforming units. The surrounding area is comprised of RS-3, RS 3.5, RT-4, and RM-5 zoning districts. The area is improved with buildings of various heights ranging from 1 to 4 stories that contain residential and commercial uses. 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 705 feet of the Belmont Avenue Bus Line Corridor Roadway Segment.

The Project

The subject property is improved with a 2-story, multi-unit residential building containing 4 legal conforming units, and 2 non-conforming units. The Applicant proposes to rezone the property to retain the 4 legal conforming units and make the 2 non-conforming units conforming for a total of 6 conforming units. 2 automobile parking spaces and 6 bicycle parking spaces are proposed. The zoning height of the building will remain unchanged at 32.5 feet. No other changes are proposed. To allow the proposed development, the Applicant seeks a zoning change for the subject property from an RS-3 Residential Single-Unit (Detached House) District to a RM-5 Residential Multi-Unit District. The Applicant is filing a Type 1 rezoning application and seeks all relief necessary and as allowed by the Chicago Zoning Code, for the proposed project, including. The Applicant seeks all relief necessary and as allowed by the Chicago Zoning Code, for the proposed project, including: 1) a variation under section 17-13-1101-B to reduce the south side setback from 2.5 feet to 1.92 feet; 2) a variation under section 17-13-1101-B to reduce the front yard setback from 14.82 feet to 4.5 feet; and 3) a variation under 17-13-1101-A and 17-13-1003-K to reduce the required rear yard open space from 216 square feet to 0 square feet.

The following are the relevant zoning parameters for the proposed project:

Lot Area	3,086.50 sq. ft.	
Floor Area:	3,128.23 sq. ft.	
FAR	2.0	
Residential Dwelling Units	6	
MLA Density:	514.50 sq. ft.	
Height	32.50 ft.	
Automobile Parking:	2	
Bicycle Parking	6	
Setbacks	Front (N. Leavitt St.)	0.45'
	Side (North)	0.40'
	Side (South)	1.92'
	Rear (Alley)	48.31'

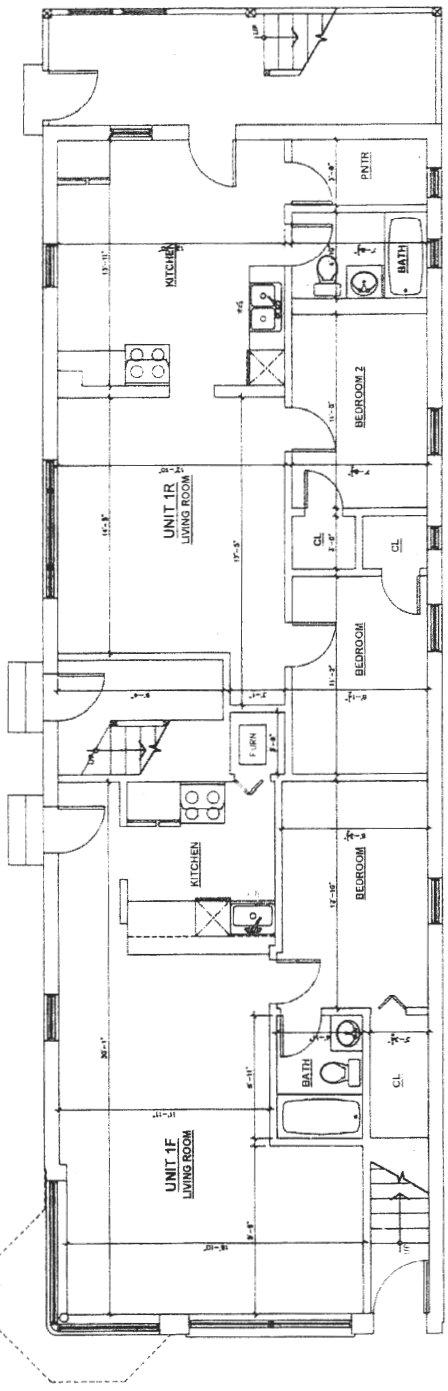
3059 N. LEAVITT ST.
PARKING
A-1
SITE PLAN
SCALE: N.T.S.
N. LEAVITT STREET
Final for Publication
16 FT PUBLIC ALLEY
25.00'
REC & MEAS
PARKING #2
PARKING #1
LOT 77
CURB
CONCRETE
WALK
22.68'
REC & MEAS
123.46'
REC & MEAS
123.49'
2 STORY BRICK AND FRAME
BUILDING #3059
74.64'
75.15'
CONCRETE
22.20'
25.00'
REC & MEAS
CONCRETE WALK
CURB

EXISTING BSMT FL. PLAN
SCALE: N.T.S.

3059 N. LEAVITT STREET
BASEMENT FLOOR PLANS
A-2

Final for Publication

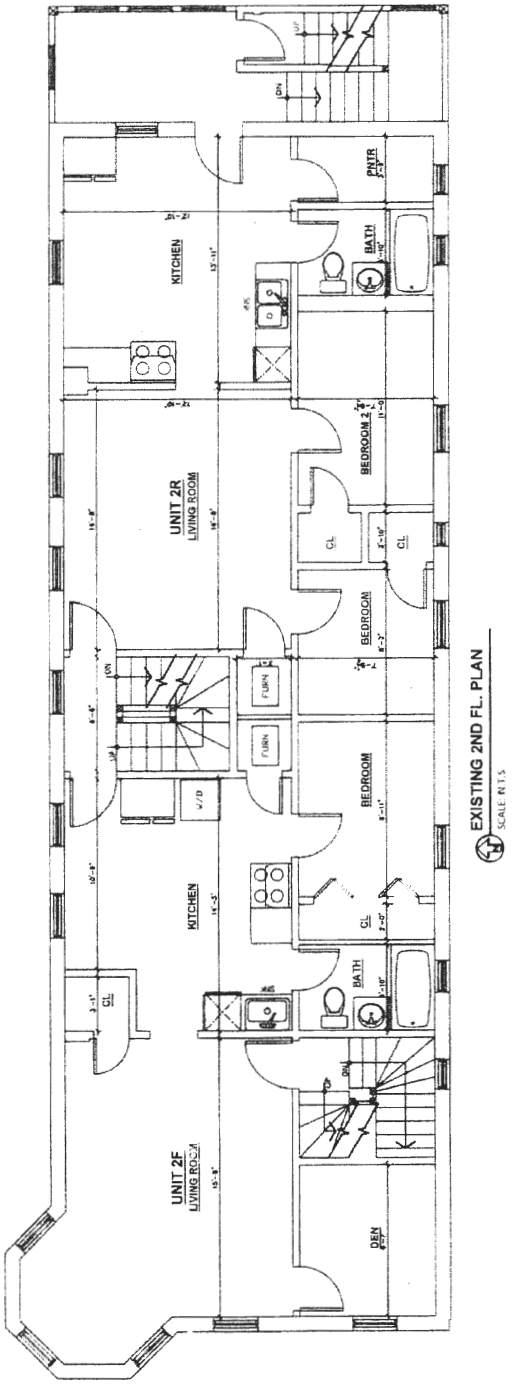
Final for Publication



EXISTING 1ST FL. PLAN
SCALE N.T.S.

3069 N. LEAVITT STREET
1ST FLOOR PLANS
A-3

Final for Publication



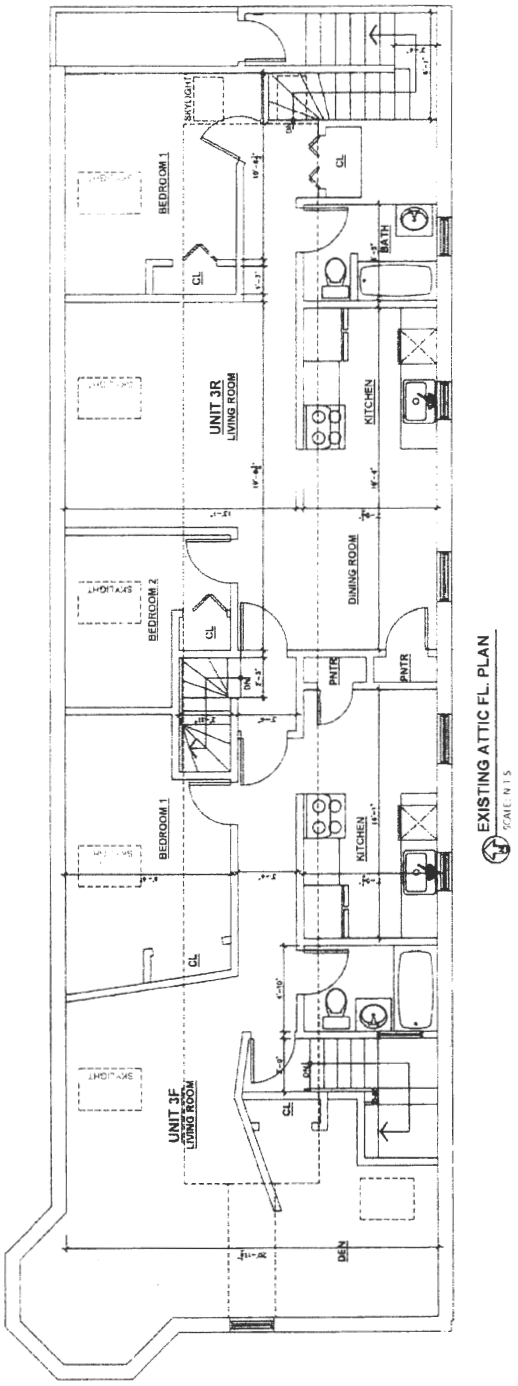
EXISTING 2ND FL. PLAN

SCALE: N.T.S.

3059 N. LEAVITT STREET
2ND FLOOR PLANS

A-4

Final for Publication



EXISTING ATTIC FL. PLAN
SCALE: N.T.S.

3059 N. LEAVITT STREET
3RD FLOOR PLANS
A-5

Final for Publication

Publication

Final for Publication

Final for Publication

Final for Publication

Reclassification Of Area Shown On Map No. 7-I.
(Application No. 22859T1)
(Common Address: 3144 W. Diversey Ave.)

[O2025-0020014]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map Number 7-I in the area bounded by:

the public alley next north of and parallel to West Diversey Avenue; a line 125 feet west of and parallel to North Troy Street; West Diversey Avenue; and a line 150 feet west of and parallel to North Troy Street.,

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

[Site Plan; Basement, First, Second and Third Floor Plans; and North, South, East and West Building Elevations attached to this ordinance printed on pages 34482 through 34485 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 Map Amendment for
3144 W. Diversey Avenue, Chicago
Rezoning from RS-3 to a B2-2

The subject property is improved with a 2 story frame multi-family residential building. The applicant to demo the existing building. He needs a zoning change to a B2-2 District to meet the bulk and density standards to build a new 3-unit residential building.

A. Proposed Land Use: A new 3 unit residential building

B. Project floor area ratio: 1.43 FAR

C. Project Density (Lot area per dwelling unit): lot area is 3,125 SF ÷3 units = 1,041 SF per dwelling unit.

D. The amount of off-street parking: 3 parking spaces

E. Setbacks:

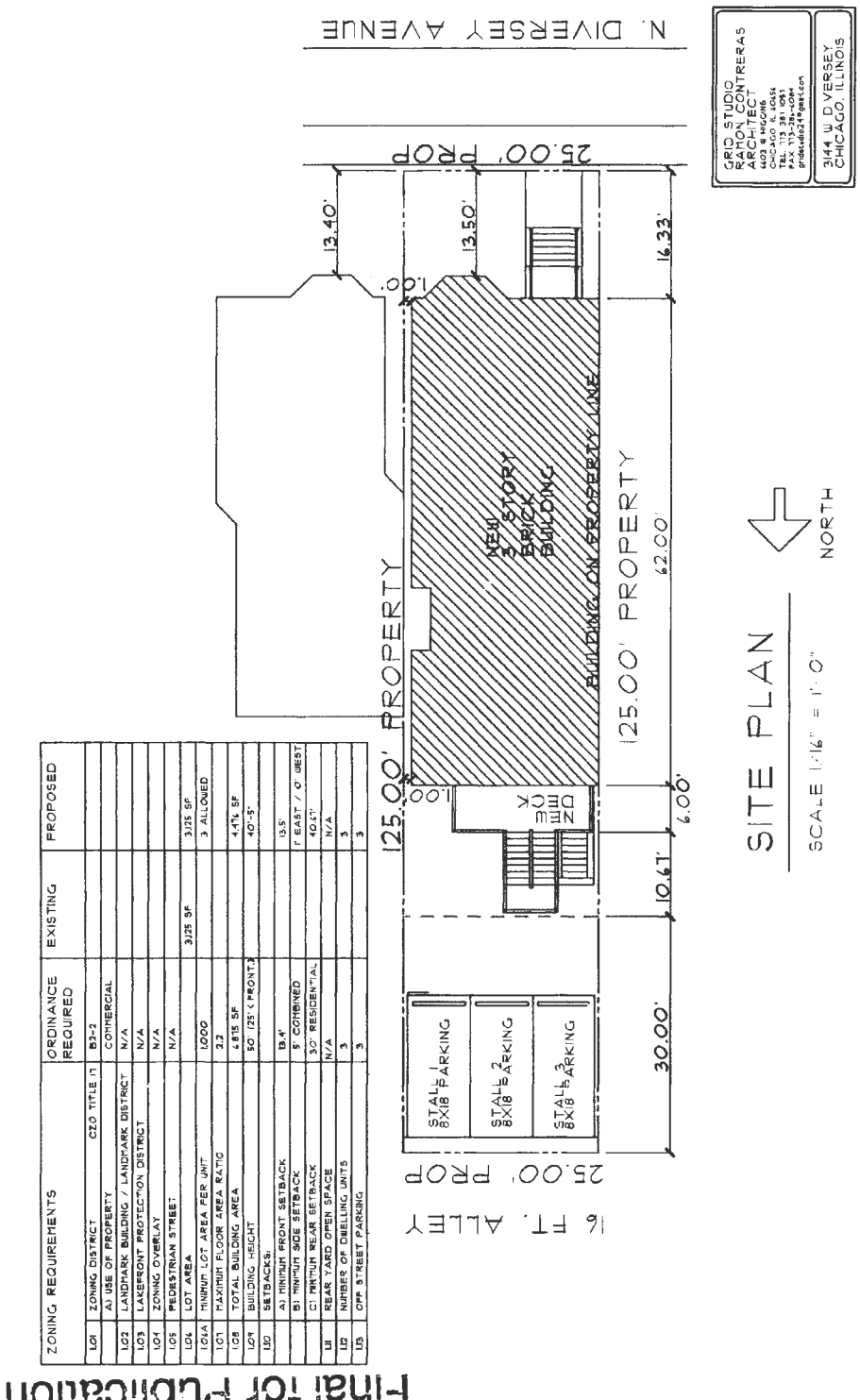
Front: 13.50'

East: 1'

Rear: 30.0'

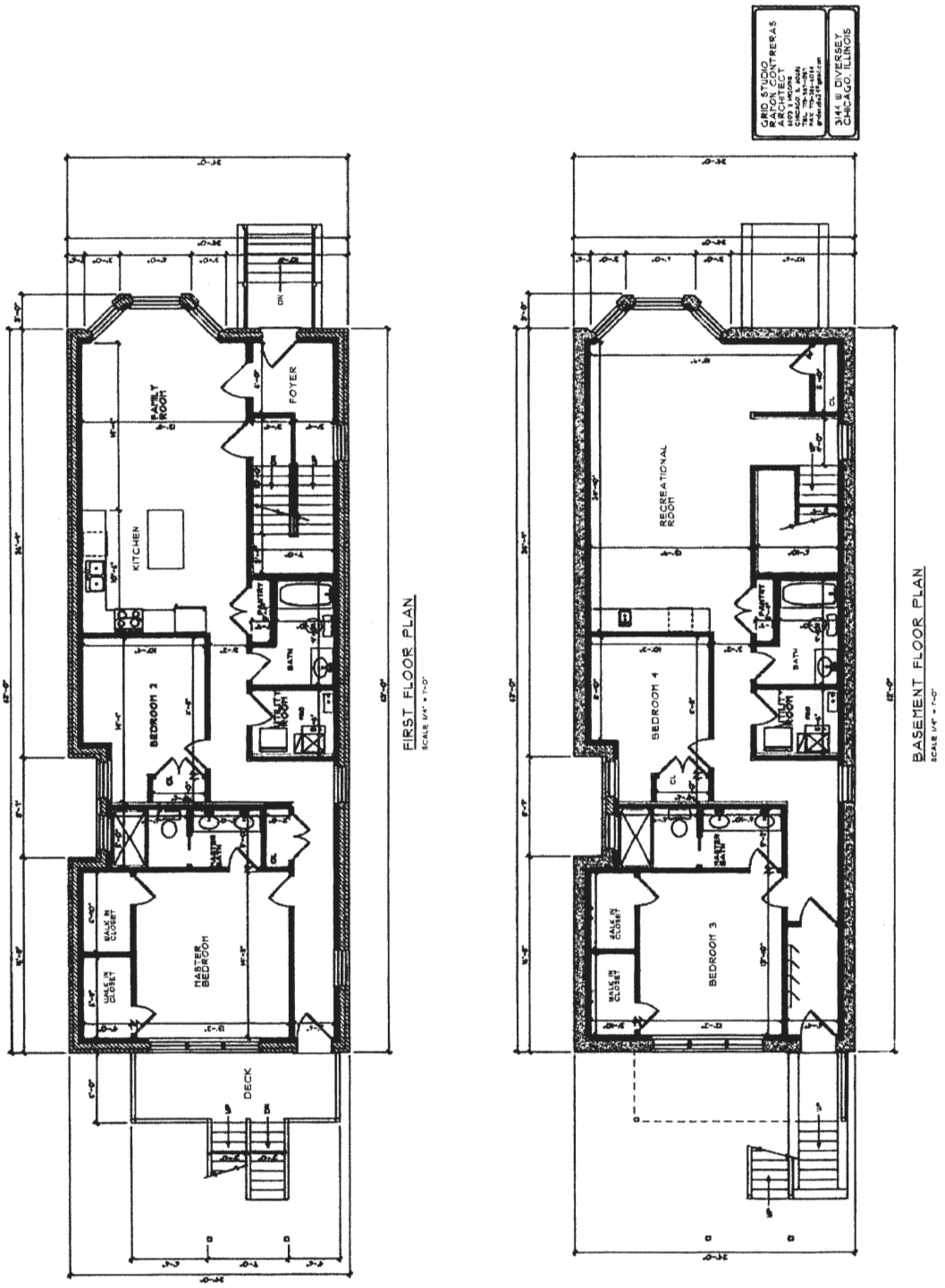
West: 0'

F. Building height: 40' – 5"



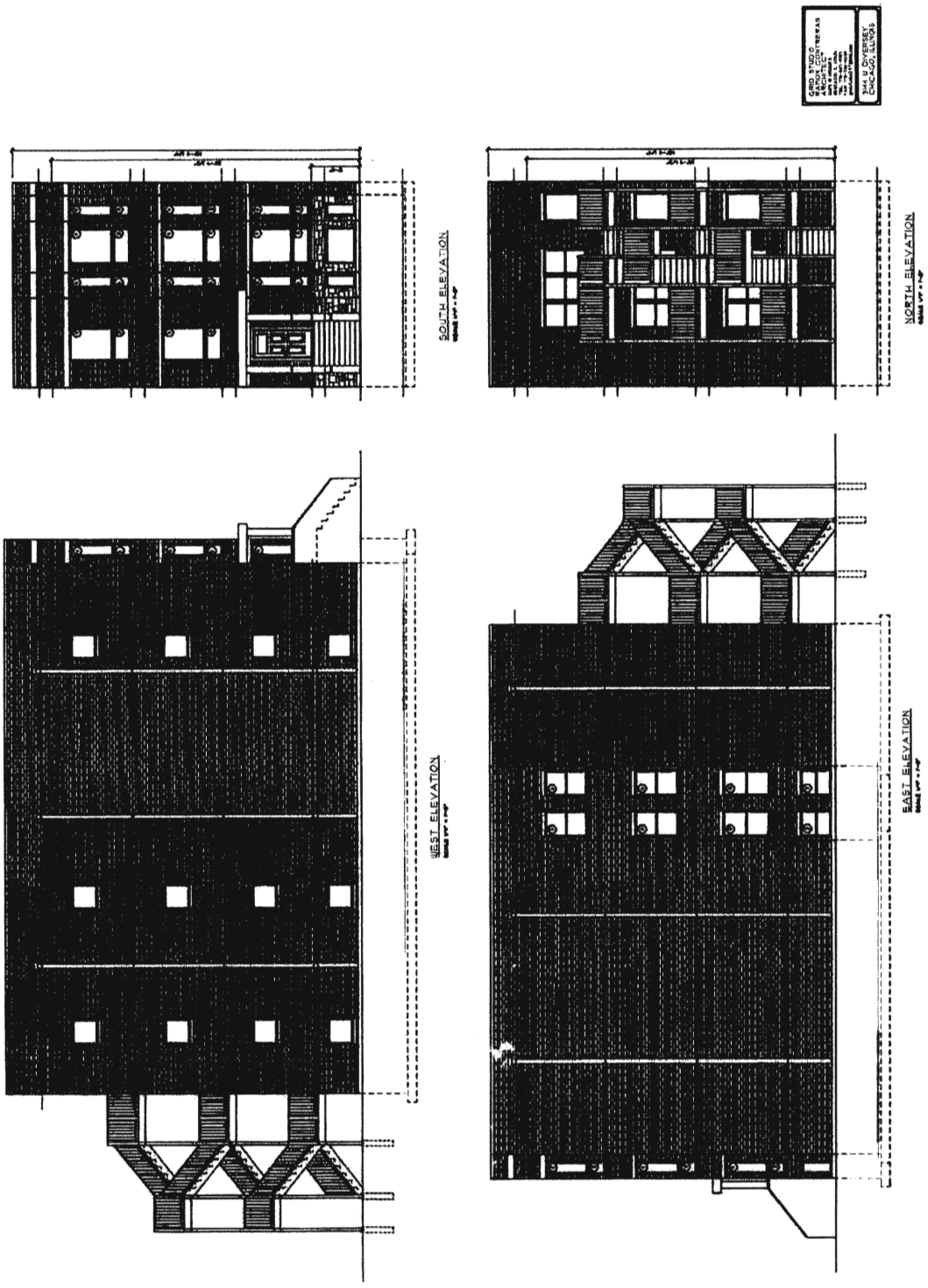
	ZONING REQUIREMENTS	ORDINANCE REQUIRED	EXISTING	PROPOSED
L01	ZONING DISTRICT CZO TITLE 17	B3-2		
	A1 USE OF PROPERTY	COMMERCIAL		
L02	LANDMARK BUILDING / LANDMARK DISTRICT	N/A		
L03	LAKEFRONT PROTECTION DISTRICT	N/A		
L04	ZONING OVERLAY	N/A		
L05	PEDESTRIAN STREET	N/A		
L06	LOT AREA		3125 SF	3125 SF
L06A	MINIMUM LOT AREA PER UNIT	1000		3 ALLOWED
L07	MAXIMUM FLOOR AREA RATIO	2.2		4,875 SF
L08	TOTAL BUILDING AREA	6875 SF		40'-5"
L09	BUILDING HEIGHT	50' (25' x FRONT.)		
L10	SETBACKS:			
	A1 MINIMUM FRONT SETBACK		13.4'	13.5'
	B1 MINIMUM SIDE SETBACK	5' COMBINED		1' EAST / 0' WEST
	C1 MINIMUM REAR SETBACK	30' RESIDENTIAL		40.67'
L11	REAR YARD OPEN SPACE	N/A		N/A
L12	NUMBER OF DWELLING UNITS	3		3
L13	OFF STREET PARKING	3		3

Final for Publication



Final for Publication

Final for Publication



Final for Publication

Reclassification Of Area Shown On Map No. 7-K.
(Application No. 22865)
(Common Address: 2426 N. Lowell Ave.)

[O2025-0020022]

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 amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 7-K of the District Map in the area bounded by:

a line 326.08 feet north of and parallel to West Fullerton Avenue; North Lowell Avenue; a line 301.08 feet north of and parallel to West Fullerton Avenue; and the public alley next west of and parallel to North Lowell 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 publication.

Reclassification Of Area Shown On Map No. 7-L.
(Application No. 22853)
(Common Address: 4815 W. Wolfram St.)

[O2025-0019794]

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 7-L in the area bounded by:

West Wolfram Street; the alley next west of and parallel to North Cicero Avenue; the alley next south of and parallel to West Wolfram Street; and a line 168.16 feet west of and parallel to North Cicero Avenue,

to those of a B3-1 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 8-E.
(Application No. 22835T1)
(Common Address: 3341 S. Prairie Ave.)

[O2025-0019616]

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-E in the area bounded by:

a line 399.44 feet south of and parallel to East 33rd Street; a public alley next east of and parallel to South Prairie Avenue; a line 416.44 feet south of and parallel to East 33rd Street; and South Prairie 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.

[Site Plan; Basement, First and Second Floor Demolition Plan; Basement, First and Second Floor Plans; and Left, Right, Front and Rear Building Elevations attached to this ordinance printed on pages 34489 through 34492 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS
3341 S. Prairie Avenue

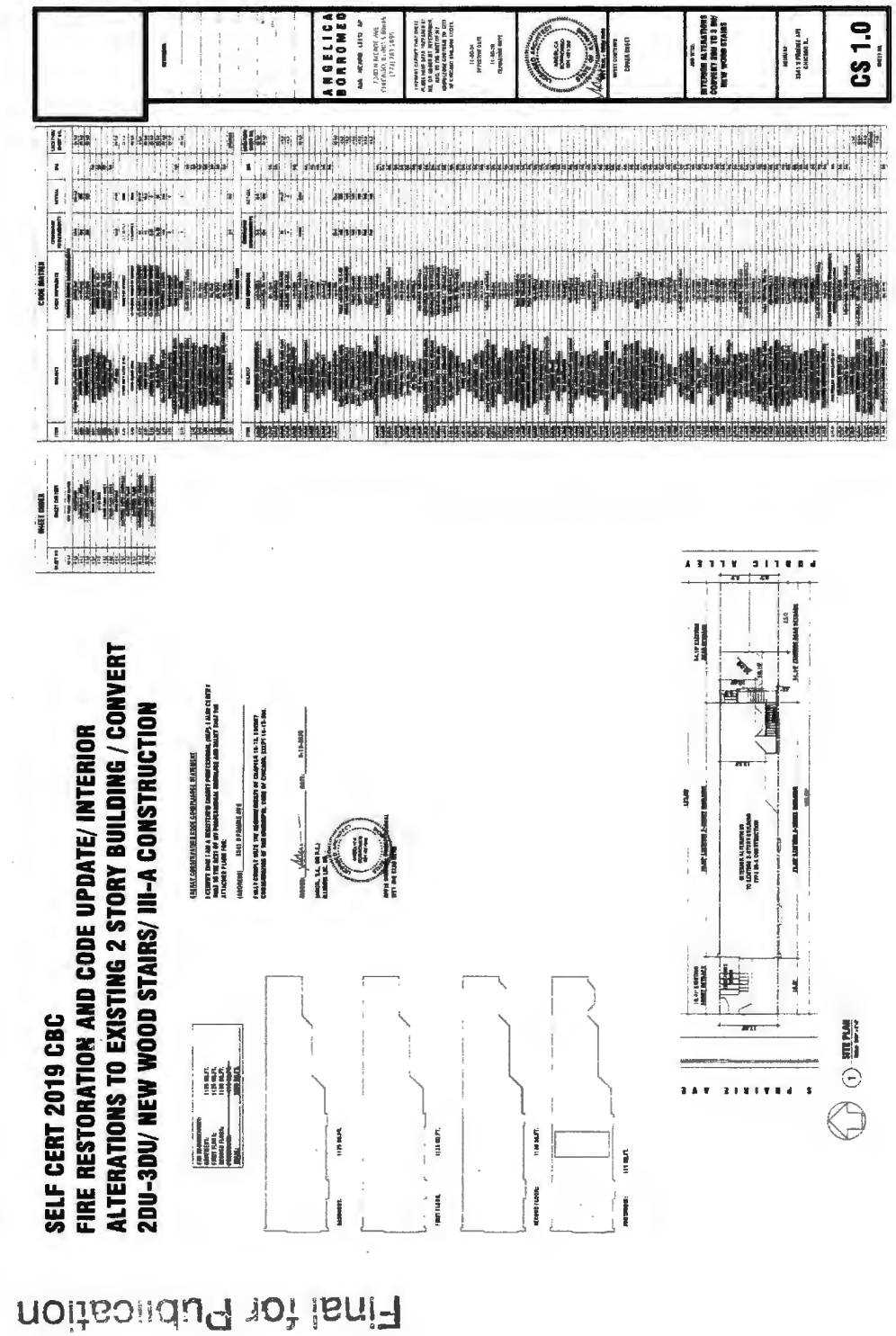
The Applicant seeks to rezone 3341 South Prairie Avenue from an RS-3 Residential Single-Unit (Detached House) District to a RM-4.5 Residential Multi-Unit District in order to legalize the existing basement unit for a total density of three (3) dwelling units. The subject property is improved with a two-story, two-flat residential building and provides 0 parking spaces. The Applicant recently purchased the property in July and seeks to legalize the basement unit to allow the owner's family members to live in the home. The residential use will remain unchanged, and no commercial space will be provided.

Pursuant to Section 17-13-0303-D, the Applicant seeks the following variation relief to reduce the required rear setback from 37.09 feet to 35 54 feet, and to reduce the north, south, and combine side setbacks from 3.4 feet to 0 feet under Section 17-13-1101-B.

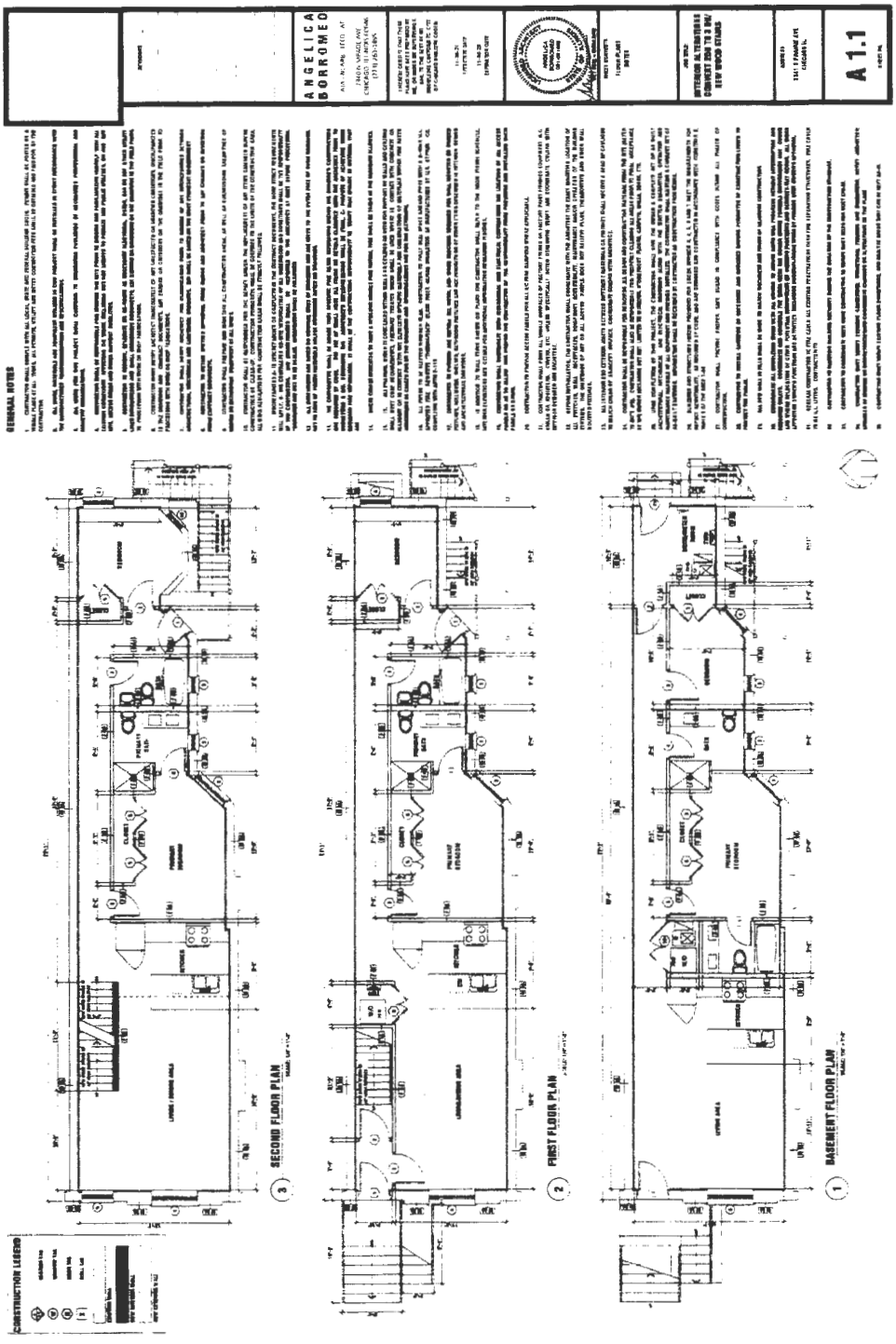
Project Bulk and Density

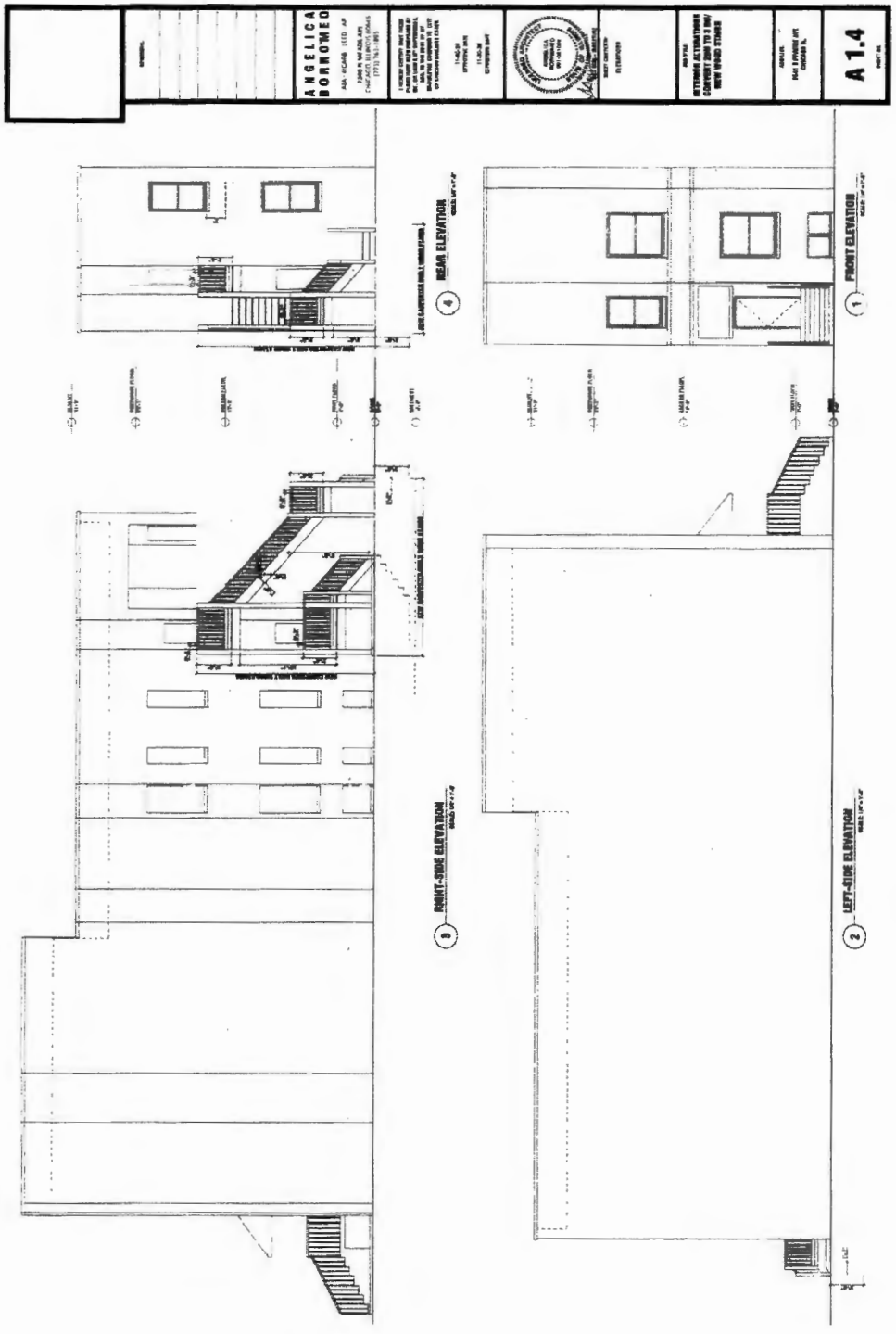
Lot Area	2,106 SF
Density MLA (Lot area per unit)	3 DUs
Off Street Parking	0 spaces
Loading Space	0 spaces
Front Setback	16 feet
Rear Setback	35.54 feet*
Side Setback (North)	0 feet*
Side Setback (South)	0 feet*
Rear Yard Open Space	__ SF
Building SF	____ SF
FAR	___
Building Height	__ feet

* Pursuant to 17-13-0303-D, the Applicant seeks a variation to reduce the required rear setback from 37.09 feet to 35.54 feet, and to reduce the north, south, and combined side setbacks from 3.4 feet to 0 feet under Section 17-13-1101-B


SELF CERT 2019 CBC
FIRE RESTORATION AND CODE UPDATE/ INTERIOR
ALTERATIONS TO EXISTING 2 STORY BUILDING / CONVERT
2DU-3DU/ NEW WOOD STAIRS/ III-A CONSTRUCTION
ANGELICA BORROMEO
CS 1.0
Final for Publication

D 1.0
SECOND FLOOR DEMO PLAN
FIRST FLOOR DEMO PLAN
BASEMENT DEMO PLAN
Final for Publication


GENERAL NOTES
ANGELICA BORROMEO
A 1.1
SECOND FLOOR PLAN
FIRST FLOOR PLAN
BASEMENT FLOOR PLAN
CONSTRUCTION LEGEND
Final for Publication



Final for Publication

Reclassification Of Area Shown On Map No. 8-I.
(Application No. A-9057)
(Common Address: 2445 W. 34th St. And 2438 -- 2444 W. 34th St.)
[O2025-0019588]

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 RS1 Residential Single-Unit (Detached House) District and M2-3 Light Industry District symbols and indications as shown on Map Number 8-I in the area bounded by:

West 34th Street; a line 300 feet west of and parallel to the alley next west of and parallel to South Western Avenue; the alley next south of and parallel to West 34th Street; a line 241.75 feet west of and parallel to the alley next west of and parallel to South Western Avenue; West 34th Place; and the east right-of-way line of the Baltimore and Ohio Chicago Terminal Railroad,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map Nos. 10-D And 10-E.
(As Amended)
(Application No. A-9056)
(Common Address: 731 -- 841 E. 43rd St., 4300 -- 4352 S. Cottage Grove Ave., 4301 -- 4719 S. Cottage Grove Ave., 4500 -- 4526 S. Cottage Grove Ave., 4532 S. Cottage Grove Ave., 4544 -- 4638 S. Cottage Grove Ave. And 732 -- 818 E. 47th St.)
[SO2025-0018928]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-1 Neighborhood Shopping District, B1-5 Neighborhood Shopping District, B3-1 Community Shopping District and B3-2 Community Shopping District symbols and indications as shown on Map Numbers 10-D and 10-E in the area bounded by:

East 43rd Street; the alley next west of and parallel to South Drexel Boulevard; the alley next north of and parallel to East 44th Street; the alley next west of and parallel to South Cottage Grove Avenue; East 44th Street; the alley next east of and parallel to South Cottage Grove Avenue; East 45th Street; the alley next east of and parallel to South Cottage Grove Avenue; East 46th Street; the alley next east of and parallel to South Cottage Grove Avenue; the alley next north of and parallel to East 47th Street; the alley next west of and parallel to South Drexel Boulevard; a line 260 feet north of and parallel to East 47th Street; South Drexel Boulevard; East 47th Street; the alley next west of and parallel to South Drexel Boulevard; the alley next south of and parallel to East 47th Street; the alley next east of and parallel to South Cottage Grove Avenue;

East 47th Place; South Cottage Grove Avenue; East 47th Street; South Evans Avenue; the alley next north of and parallel to East 47th Street; the alley next west of and parallel to South Cottage Grove Avenue; the alley next north of and parallel to East 46th Street; the alley next west of and parallel to South Cottage Grove Avenue; a line 188 feet north of and parallel to East 46th Street; South Cottage Grove Avenue; a line 236 feet north of and parallel to East 46th Street; the alley next west of and parallel to South Cottage Grove Avenue; a line 260 feet north of and parallel to East 46th Street; South Cottage Grove Avenue; a line 325 feet north of and parallel to East 46th Street; the alley next west of and parallel to South Cottage Grove Avenue; East 45th Street; South Cottage Grove Avenue; East 44th Street; the alley next west of and parallel to South Cottage Grove Avenue; the alley next south of and parallel to East 43rd Street; and South Evans Avenue,

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 10-E.
(Application No. 22832T1)
(Common Address: 4325 S. Dr. Martin Luther King, Jr. Dr.)
[O2025-0019560]

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 B3-3 Community Shopping District symbols and indications as shown on Map Number 10-E in the area bounded by:

a line 222.2 feet south of and parallel to East 43rd Street; the alley next east of and parallel to South Dr. Martin Luther King, Jr. Drive; a line 247.2 feet south of and parallel to East 43rd Street; and South Dr. Martin Luther King, Jr. Drive,

to those of an RM5 Residential Mult-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; TSL Qualifying CTA -- Availability of Public Transport (Site Plan and Front Setback Calculation); Basement, First, Second and Third Floor Demolition Plans; and Proposed Basement, First, Second, Third and Fourth Floor Plans attached to this ordinance printed on pages 34497 through 34504 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

PROJECT NARRATIVE

The real property that is the subject of the application for a zoning map amendment is 4325 S. King Drive, Chicago, IL 60653 ("4325 S. King Drive"). The owner of 4325 S. King Drive is JRD LLC-4325 (the "Owner-Applicant"). The Owner-Applicant owns the adjacent property commonly known as 4327 S. King Drive (4327 S. King Drive together with the Subject Property, collectively herein the "Property"). The Owner-Applicant purchased both properties on August 8, 2024.

The following is a table of information about the Subject Property and Adjacent Property:

	4325 S. King Drive	**4327 S. King Drive**
Land Area	3,760.98	3,444.57
Building Area	7,404 SF (est.)	6,676 SF (est.)
Building Height	46'9"	46'-9"
Number of Stories	3	4
Improvements	Brick building	Brick building
Zoning Classification	B3-3	RM-5

The Property is located on one *zoning lot* (as that term is defined in the Zoning Ordinance) and one property index number (i.e., 20-03-400-005).

The building on the 4325 S. King Drive and the building on the 4327 S. King Drive are attached along the center portion of the buildings. The past use of the Property has been multi-unit residential with no off-street parking.

The Owner-Applicant seeks to rezone the 4325 S. King Drive from B3-3 to RM-5 to match the zoning of the 4327 S. King Drive to rehab the interior of both buildings into 13 residential dwelling units. Additionally, the Owner-Applicant seeks Administrative Adjustments and Variations needed per plans prepared by Red Architects dated June 26, 2025, including but not limited to Section 17-13-1003-EE-1 (Parking Reduction for Transit-Served Locations) and 17-13-1101-B (reduction in any setback required). The Property is located 1,117' of the 43rd Street Green Line Station and, thus, is located within the radius of a Transit-Served Location. The total building area of both buildings is 13,991 SF. New exterior wood porches attached to the rear of the buildings will be constructed in the same size and location as the existing porch. There will be 13 bike stalls locate in the rear yard along the southside of the building. There will be a 582 VSQ FT open space in the rear yard. A new trash enclosure will be located at the northeast corner of the Property in the rear yard area. There will be no off-street parking. Applicant will seek all relief needed, as allowed by the Chicago Zoning Code, for the attached plans.

No changes are proposed to the existing building height. No changes are proposed to expand the existing building square footage.

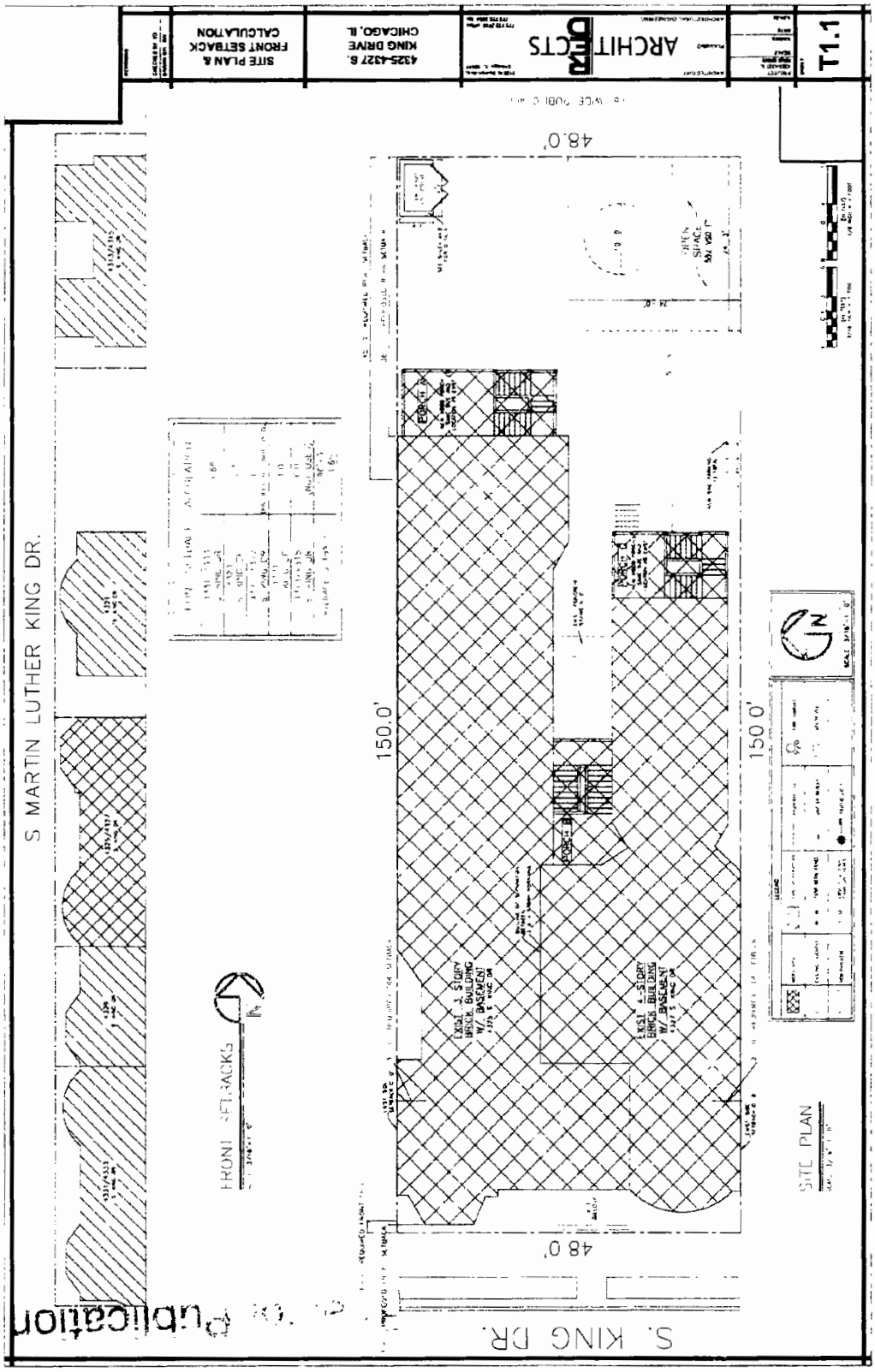
Final for Publication

The following is the narrative zoning and development analysis for the proposed development on the Subject Property. The proposed FAR will be 1.94. The maximum FAR in the RM-5 district is 2.0. The proposed density is 13 units. The maximum allowed density is 18 units based on the minimum lot area of 400 SF per dwelling unit. The Subject Property will not have any off-street parking. The minimum requirement is 1 space per unit, thus 13 spaces for the proposed 13 units and 1 bike space per 2 auto spaces, thus 6 bike spaces. However, because the Subject Property is located within a Transit-Served Location the application seeks an *administrative adjustment* reducing off-street parking requirements from the otherwise applicable standards by more than 50% as expressly authorized in Section 17-10-0102-B. The proposed side setback along the northern property and the southern property line will be 0'. The minimum is 3.84 feet (i.e., 20% of Lot Width = 9.6 feet). The application seeks a variation from the minimum side setback requirement. The proposed front setback will be the existing setback of 2 feet. Because the Subject Property's frontage is located on a *primary boulevard*, as defined in Sec. 17-17-02124 (i.e., 4325 S. King Drive), the minimum is 3.45 feet, which is the average front yard depth that exists on the nearest 2 lots on either side of subject property (i.e., 4313 S. King Drive [i.e., 2.31 feet], 4321 S. King Drive [i.e., 0 feet], 4327 S. King Drive [i.e., 6.27 feet] and 4329 S. King Drive [i.e., 5.22 feet]). The application seeks a variation from the minimum front setback requirement. The rear set back will be 38.83 feet. The minimum is 45 feet. The application seeks a variation from the minimum rear setback requirement. The existing building height is 46 feet-9 inches. No changes are proposed to the existing building height. The maximum building height is 47 feet. The applicant will seek all relief as needed, as allowed by the Chicago Zoning Code, for the attached plans.

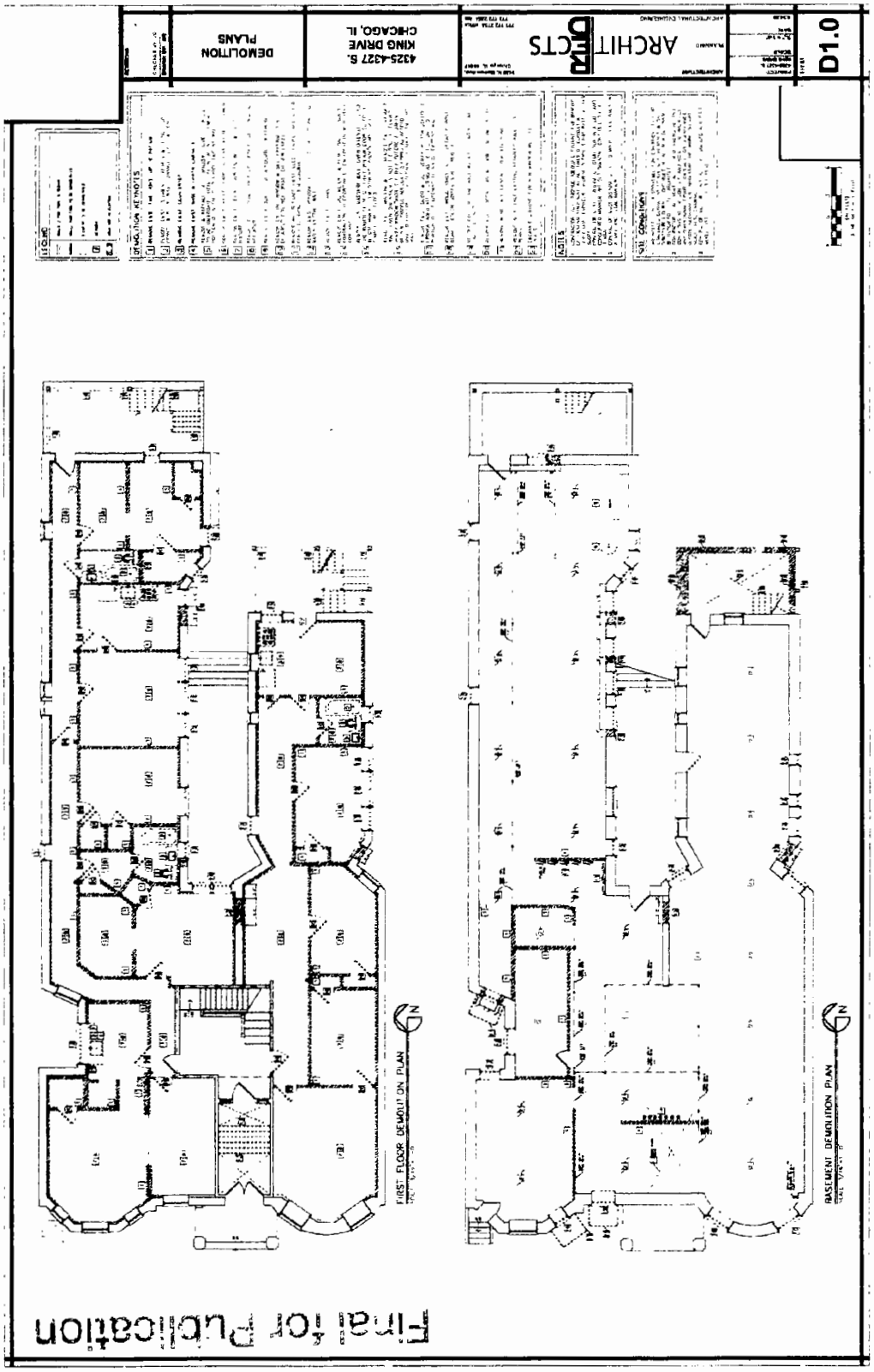
The following is the unit mix for the Property:

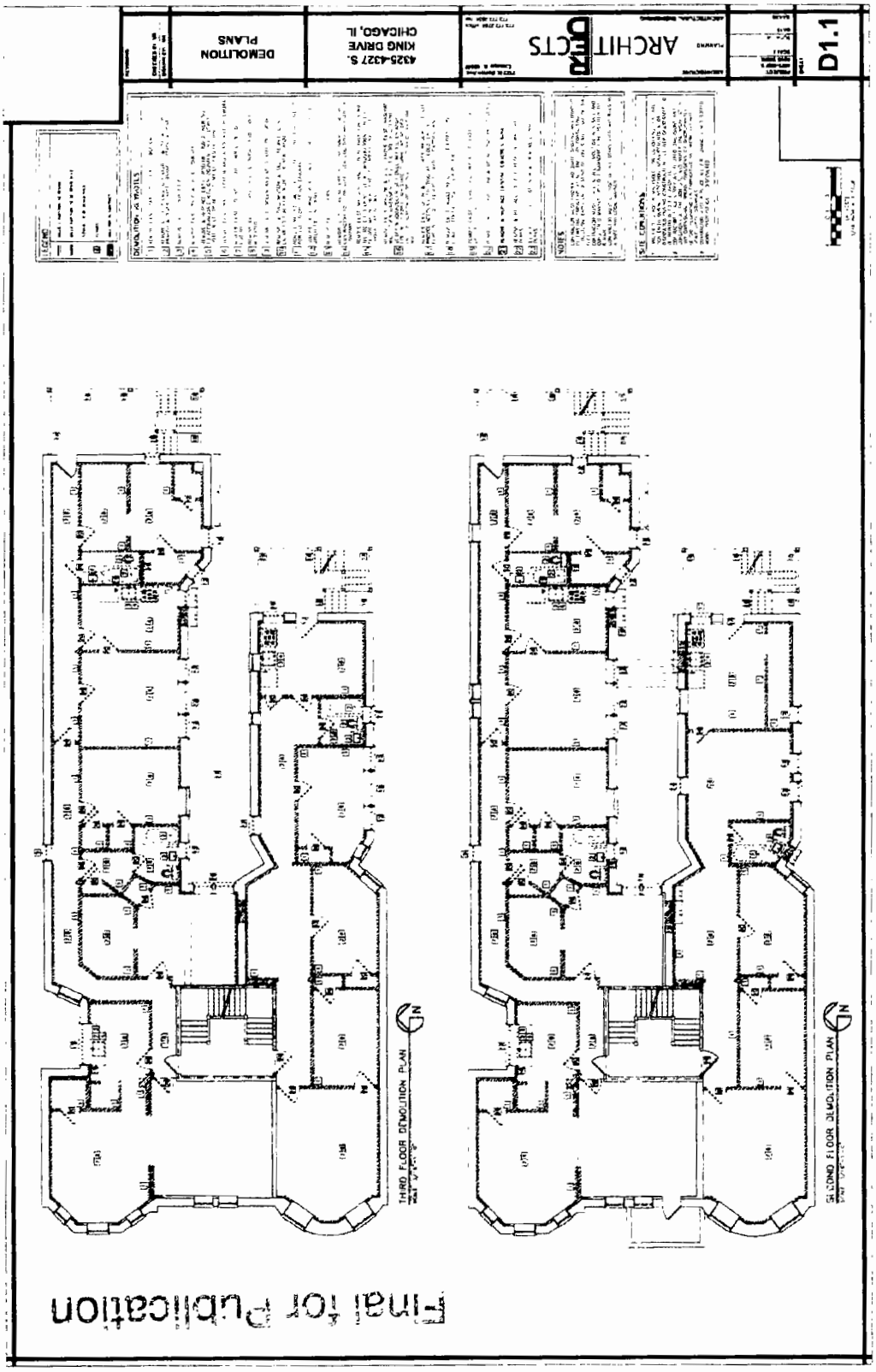
		4325 and 4327 S. King Drive
Basement	Unit 001	2-bedroom
	Unit 002	2-bedroom
	Unit 003	3-bedroom
First Floor	Unit 101	2-bedroom
	Unit 102	3-bedroom
	Unit 103	Studio
Second Floor	Unit 201	2-bedroom
	Unit 202	3-bedroom
	Unit 203	3-bedroom
Third Floor	Unit 301	2-bedroom
	Unit 302	3-bedroom
	Unit 303	2-bedroom
Fourth Floor	Unit 401	3-bedroom

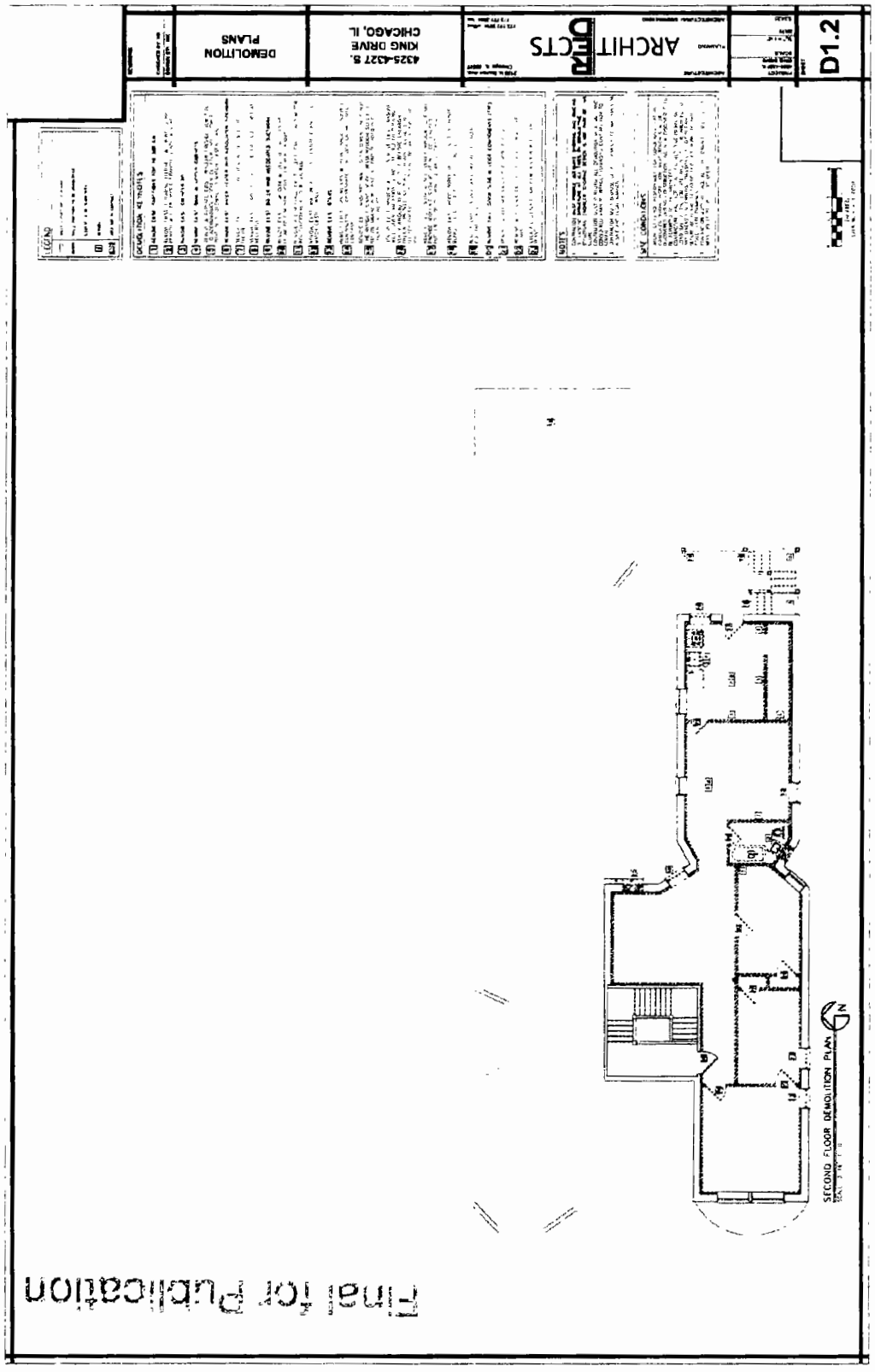
See the Code Matrix, which is Sheet T1.0 of the plan set dated June 26, 2025, with respect to the floor area ratio, density (lot area per dwelling unit), off-street parking, setbacks and building height regulations information required under Attachment A (Supplement Submissions Type 1 Rezonings) to the Zoning Amendment Application & Information Packet (updated as of May 28, 2025).

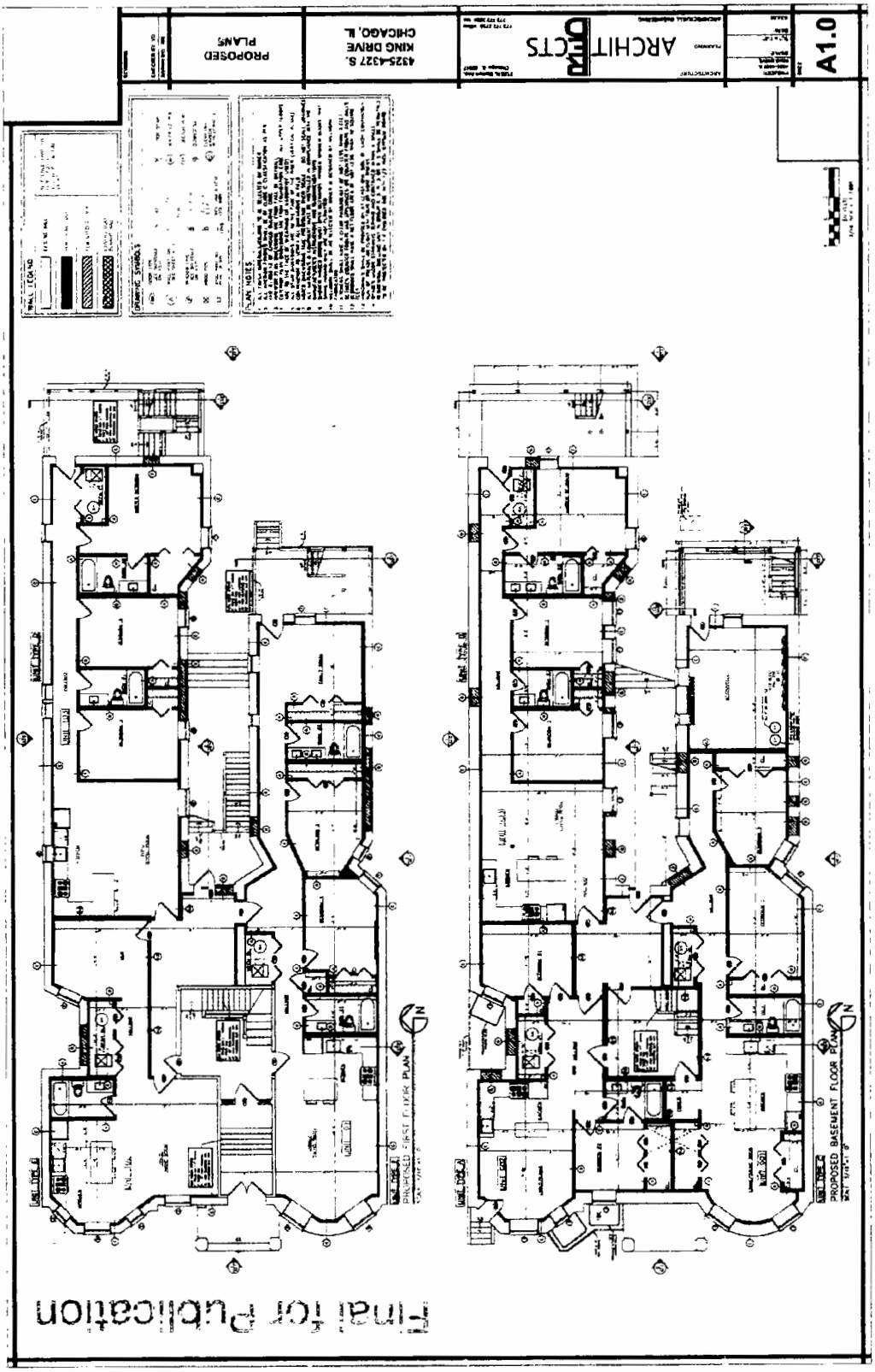

T1.1
ARCHITECTS
4325-4327 S.
KING DRIVE
CHICAGO, IL
SITE PLAN &
FRONT SETBACK
CALCULATION
48.0'
150.0'
150.0'
48.0'
S MARTIN LUTHER KING DR.
S. KING DR.
FRONT SETBACKS
SITE PLAN
EXIST. 4-STORY
BRICK BUILDING
W/ BASEMENT
EXIST. 4-STORY
BRICK BUILDING
W/ BASEMENT
OPEN
SPACE

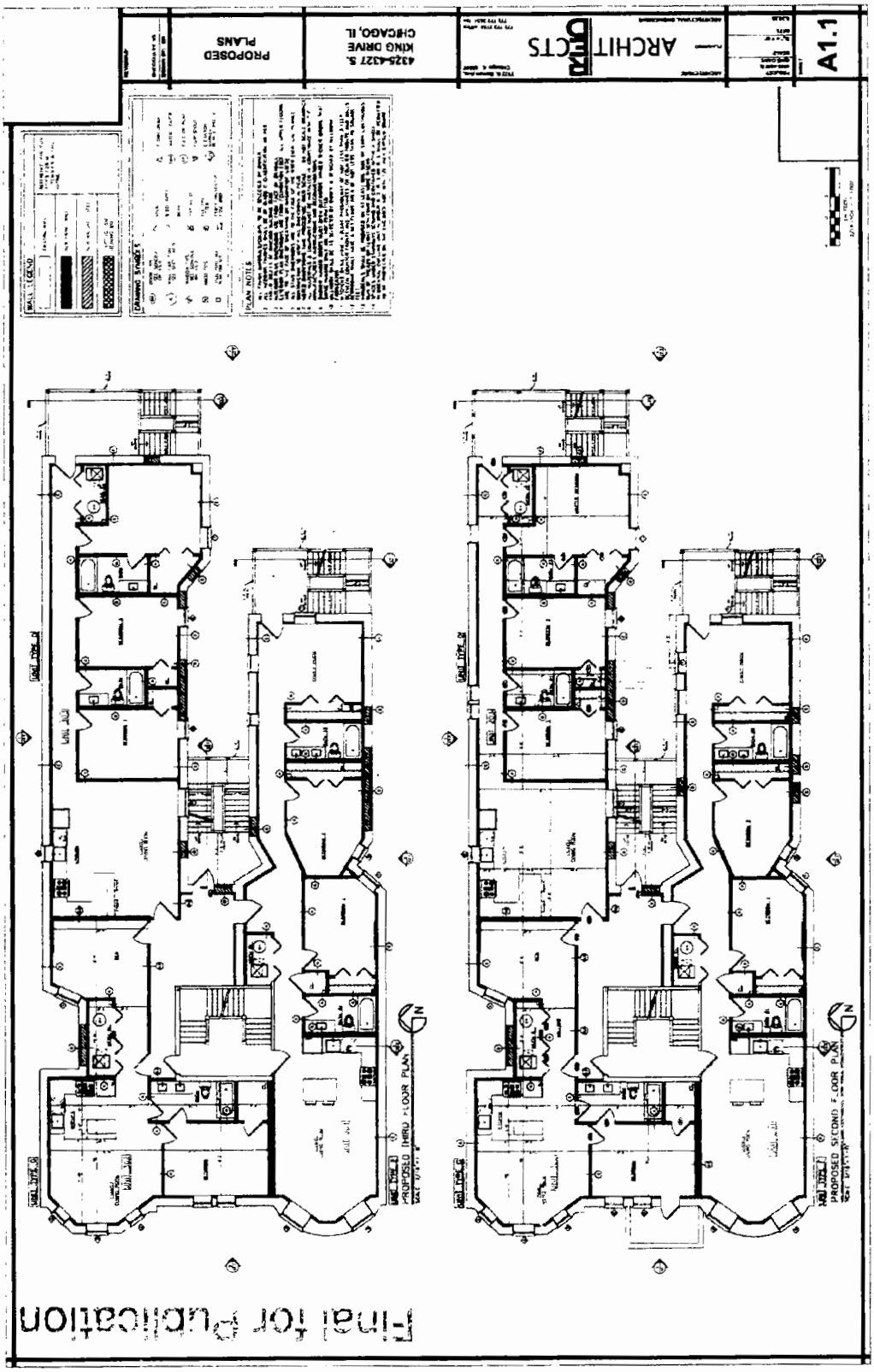
SITE PLAN &
FRONT SETBACK
CALCULATION
4325-4327 S.
KING DRIVE
CHICAGO, IL
ARCHITECTS
T1.3
CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT THIS PLAN AND THE DIMENSION FROM THE SUBJECT PROPERTY TO THE ENTRANCE OF THE NEAREST TRANSIT SERVED LOCATION (1,117') WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE.
VICTOR DRAPEZO
S MARTIN LUTHER KING DR
E 43RD ST
S. CALUMET AVE
43RD GREEN LINE STATION (GREEN LINE)
TSL QUALIFYING CTA
-AVAILABILITY OF PUBLIC TRANSPORT
Final for Publication


D1.0
ARCHITECTS
4325-4327 S.
KING DRIVE
CHICAGO, IL
DEMOLITION
PLANS
FIRST FLOOR DEMOLITION PLAN
BASEMENT DEMOLITION PLAN
Final for Publication


D1.1
DEMOLITION PLANS
4325-4327 S. KING DRIVE CHICAGO, IL
ARCHITECTS
DEMOLITION AS NOTED
LEGEND
NOTES
SITE CONDITIONS
THIRD FLOOR DEMOLITION PLAN
SECOND FLOOR DEMOLITION PLAN
Final for Publication


D1.2
ARCHITECTS
4325-4327 S.
KING DRIVE
CHICAGO, IL
DEMOLITION
PLANS
SECOND FLOOR DEMOLITION PLAN
Final for Publication


A1.0
ARCHITECTS
4325-4327 S.
KING DRIVE
CHICAGO, IL
PROPOSED
PLANS
PROPOSED FIRST FLOOR PLAN
PROPOSED BASEMENT FLOOR PLAN
Final for Publication


A1.1
ARCHITECTS
4325-4327 S.
KING DRIVE
CHICAGO, IL
PROPOSED
PLANS
PROPOSED THRU FLOOR PLAN
PROPOSED SECOND FLOOR PLAN
Final for Publication

A1.2
ARCHITECTS
4325-4327 S.
KING DRIVE
CHICAGO, IL
PROPOSED
PLANS
PLAN NOTES
Final for Publication

Reclassification Of Area Shown On Map Nos. 10-E And 12-E.
(Application No. A-9055)
(Common Address: 436 -- 558 E. 47th St. And 431 -- 451 E. 47th St.)
[O2025-0019060]

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 RM5 Residential Multi-Unit District, B1-3 Neighborhood Shopping District, B1-5 Neighborhood Shopping District, B3-2 Community Shopping District, B3-5 Community Shopping District, and C2-1 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Numbers 10-E and 12-E in the area bounded by:

the alley next north of and parallel to East 47th Street; the alley next west of and parallel to South Vincennes Avenue; a line 125.2 feet south of and parallel to East 46th Place; South Vincennes Avenue; a line 95 feet south of and parallel to East 46th Place; the alley next east of and parallel to South Vincennes Avenue; the alley next north of and parallel to East 47th Street; the alley next west of and parallel to South St. Lawrence Avenue; a line 120 feet north of and parallel to East 47th Street; East 47th Street; South Vincennes Avenue; a line 100 feet south of and parallel to East 47th Street; a line 300 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; East 47th Street; and a line 200 feet east of and parallel to the alley next east of and parallel to South Dr. Martin Luther King Drive, Jr. Drive,

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 10-K.
(Application No. 22860)
(Common Address: 4438 -- 4448 S. Knox Ave.)
[O2025-0020015]

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 10-K in the area bounded by:

a line 230 feet north of and parallel to 45th Street; South Knox Avenue; a line 100 feet north of and parallel to West 45th Street; and the alley next west of and parallel to South Knox Avenue,

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Reclassification Of Area Shown On Map No. 11-H.
(Application No. 22878)
(Common Address: 4401 -- 4411 N. Hamilton Ave. And 2114 -- 2118 W. Montrose Ave.)
[O2025-0020109]

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 11-H in the area bounded by:

a line 125.00 feet north of and parallel to West Montrose Avenue; a line 62.00 feet east of and parallel to North Hamilton Avenue; West Montrose Avenue; and North Hamilton Avenue,

to those of a B2-1.5 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-M.
(Application No. 22854)
(Common Address: 4512 N. Central Ave.)
[O2025-0019912]

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 11-M in the area bounded by:

a line 90 feet south of and parallel to West Windsor Avenue; North Central Avenue; a line 120 feet south of and parallel to West Windsor Avenue; and the alley next west of and parallel to North Central 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. 12-D.
(As Amended)
(Application No. 22867T1)
(Common Address: 933 E. 48th St.)

[SO2025-0020024]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the RS1 Residential Single-Unit (Detached House) District symbols and indications on Map Number 12-D in the area bounded by:

East 48th Street; a line 187 feet west of and parallel to South Ellis Avenue; a line 98 feet south of and parallel to East 48th Street; and a line 250 feet west of and parallel to South Ellis Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in effect upon passage and publication.

[Existing First and Second Floor Plans
attached to this ordinance
printed on page 34509
of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

933 E 48th Street Type 1 Narrative

The applicant is seeking a Type 1 Zoning Map Amendment in order to convert the existing grade level garage space into living space and establish a second dwelling unit in the existing 1 ½ story brick building. There will be no additions to the building and the building will follow all existing setbacks. In addition, this Type 1 amendment includes relief in the nature of a Variation (§17-13-1101-C) to reduce the off-street parking requirement by two spaces from two (2) to zero (0), in accordance with Section 17-13-0303-D of the Chicago Zoning Ordinance.

Proposed Zoning: RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 6,186 Square Feet

Existing Number of Dwelling Units: One (2nd Floor)

Proposed Number of Dwelling Units: Two (1st and 2nd Floors)

Proposed Floor Area: 3,862.76 Square Feet

Proposed Off-street Parking: Zero (0)

Proposed Setbacks: Existing

Proposed Building Height: Existing

*Seeking all relief as needed as allowed by the Chicago Zoning Code for the attached plans

Final for Publication

Reclassification Of Area Shown On Map No. 12-G.
(Application No. 22858)
(Common Address: 1134 -- 1158 W. Garfield Blvd.)

[O2025-0019926]

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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map Number 12-G in the area bounded by:

the public alley next north of and parallel to West Garfield Boulevard; South May Street; West Garfield Boulevard; and South Racine Avenue,

to those of a C1-1 Neighborhood Commercial District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Reclassification Of Area Shown On Map No. 13-I.
(Application No. 22828T1)
(Common Address: 4936 N. Lincoln Ave. No. 1S)

[O2025-0019486]

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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 13-I in the area bounded by:

beginning at a line 58 feet southeast of the intersection of West Argyle Street and the public alley next southwest of and parallel to North Lincoln Avenue, as measured at the southeast right-of-way line of West Argyle Street and perpendicular to North Lincoln Avenue; North Lincoln Avenue; a line 108 feet southeast of the intersection of West Argyle Street and the public alley next southwest of and parallel to North Lincoln Avenue, as measured at the southeast right-of-way line of West Argyle Street and perpendicular to North Lincoln Avenue; and the public alley next southwest of and parallel to 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.

[Existing Site Plan and Notes; Code Matrix and Demolition Plan; First Floor Plan and Wall Section; and First Floor Mechanical Plan attached to this ordinance printed on pages 34512 through 34515 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 – 4936 North Lincoln Avenue #1S, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Shopping District

Lot Area: 6,250 sq. ft.

Proposed Land Use: The Applicant is proposing convert the existing ground floor retail unit within the existing mixed-use building into a business live/work unit. When complete, the resulting building will contain two (2) business live/work units at grade and six (6) dwelling units above. No changes are proposed to the height or footprint of the existing building. The subject property is a Transit Served Location and will continue to be supported by six (6) off-street parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking requirement for a Transit Served Location from 50% (four (4) parking spaces) to 75% (six (6) parking spaces) and is seeking all relief necessary, as allowed by the code, for the attached Type 1 Plan Set.

(A) The Project's Floor Area Ratio: 18,750 square feet (0.56 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 781.25 square feet per D.U. (6 residential units and 2 live/work units)

(C) The amount of off-street parking: 6 parking spaces

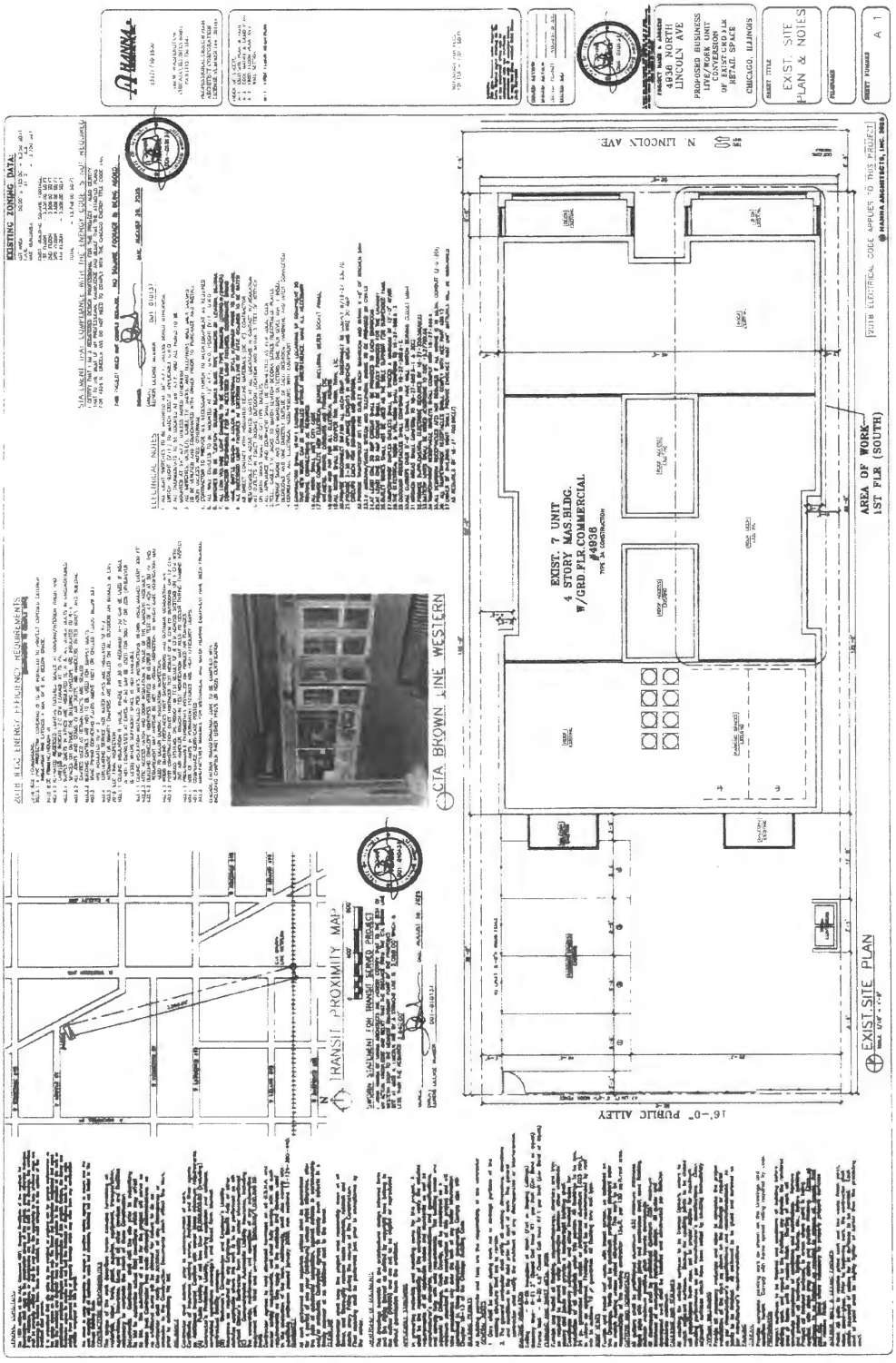
*The subject property is a designated Transit Served Location (CTA Brown Line Western station).

(D) Setbacks:

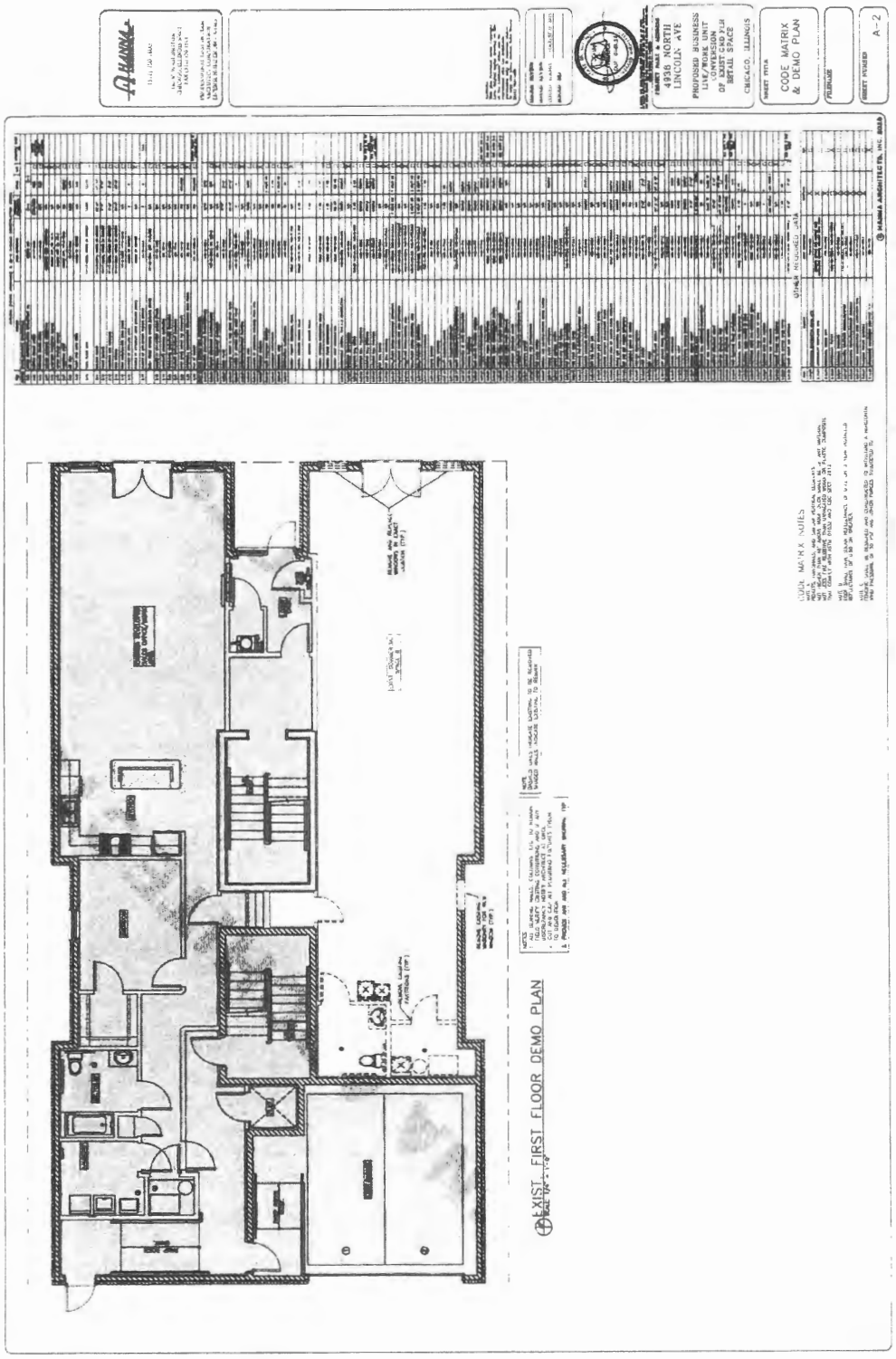
a. Front Setback: zero (existing)
b. Side Setbacks:
Northwest Side: 2 feet-6 inches (existing)
Southeast Side: 2 feet-6 inches (existing)
c. Rear Setback: 39 feet (existing)

(E) Building Height: 54 feet (existing)

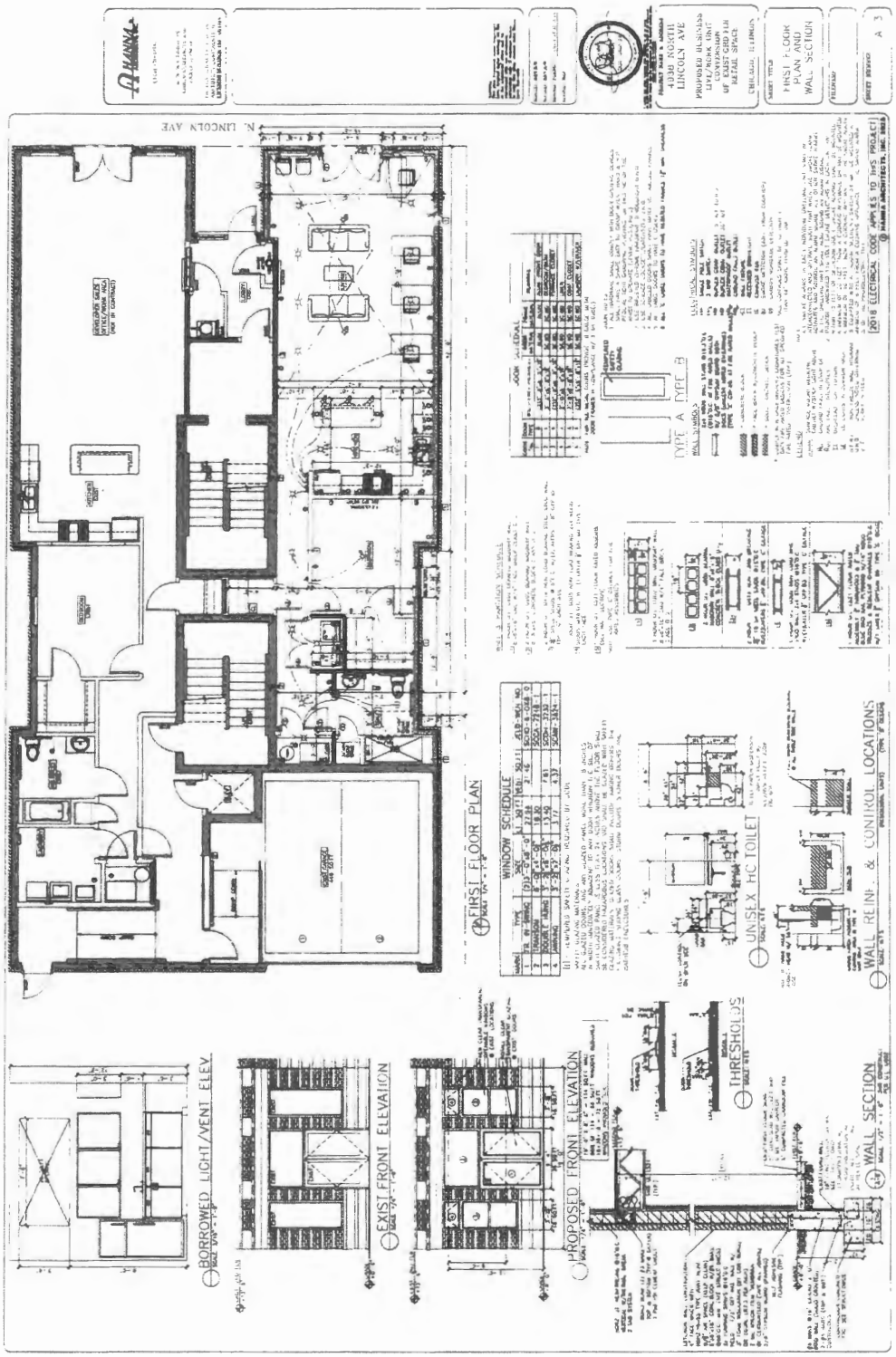
Final for Publication



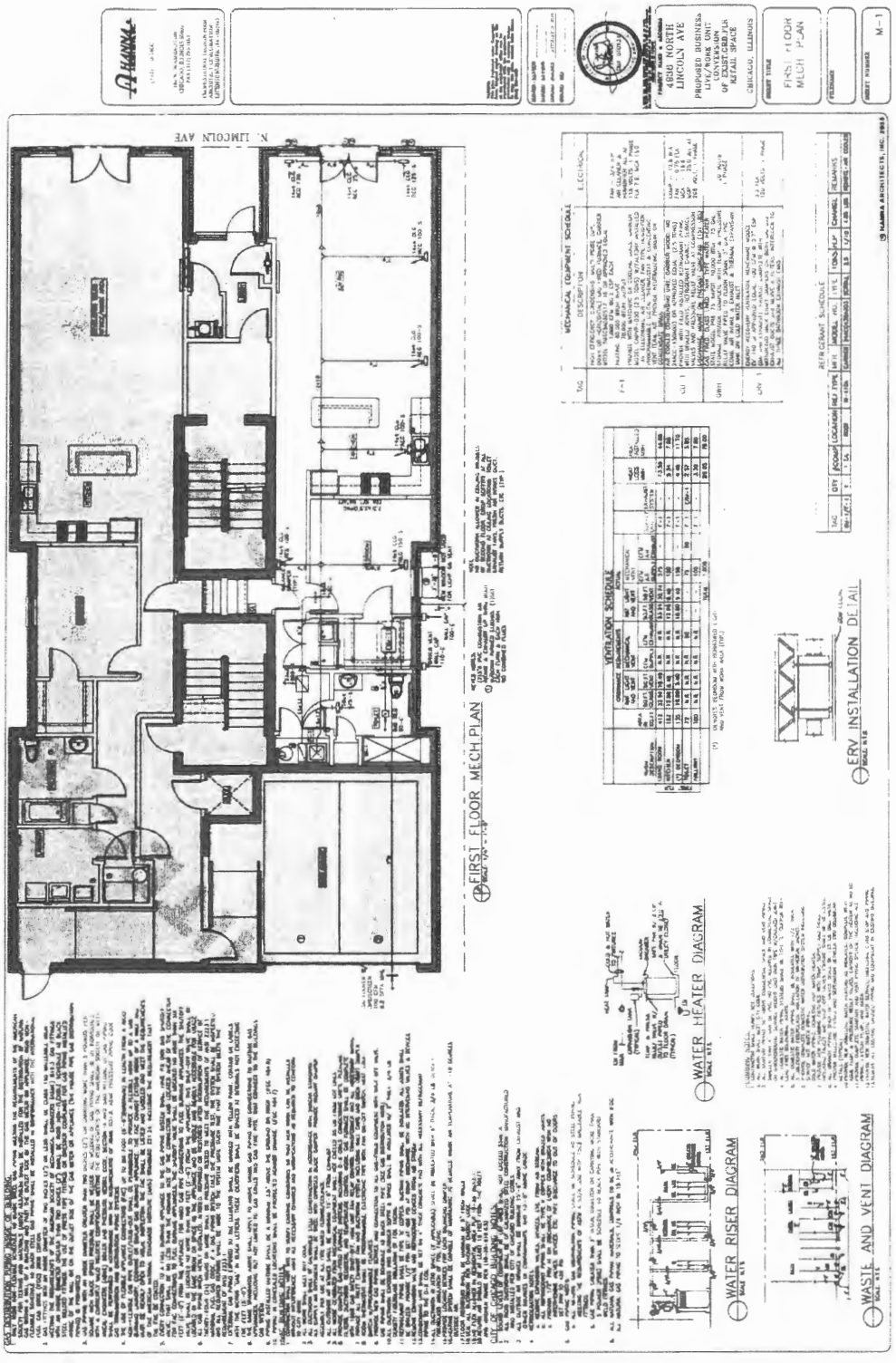
Final for Publication



Final for Publication



Final to Publication



Reclassification Of Area Shown On Map No. 14-M.
(As Amended)
(Application No. 22837T1)
(Common Address: 6353 -- 6355 W. 55th St.)

[SO2025-0019622]

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 14-M in the area bounded by:

West 55th Street; South Mulligan Avenue; a public alley next south of and parallel to West 55th Street; and South Narragansett Avenue,

to those of a B3-1 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Proposed Basement, Proposed First and Proposed Second Floor Plans attached to this ordinance printed on pages 34518 through 34520 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

22837-T1

SUBSTITUTE TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE
6353-55 West 55th Street

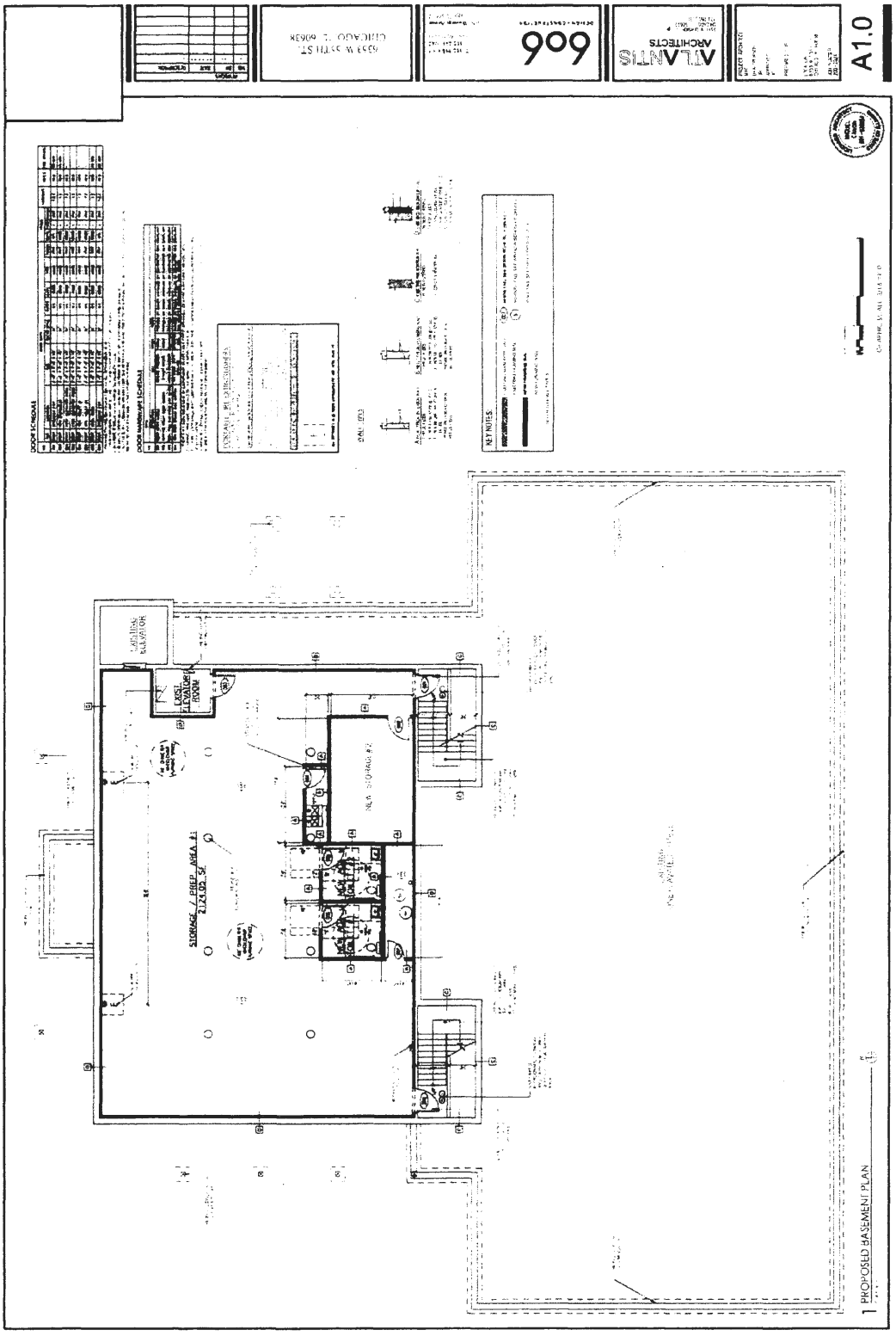
The Applicant seeks to rezone 6353-55 West 55th Street from a RS-2 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District in order to establish a restaurant at the subject property. The existing commercial building has sat vacant for over 20 years. Moreover, the property was originally a B3-1 zoning district, but in 2017 the subject property was downzoned to an RS-2 by the alderman's office. The Applicant is simply seeking to bring the property back to its original zoning district and activate the lot with a restaurant use.

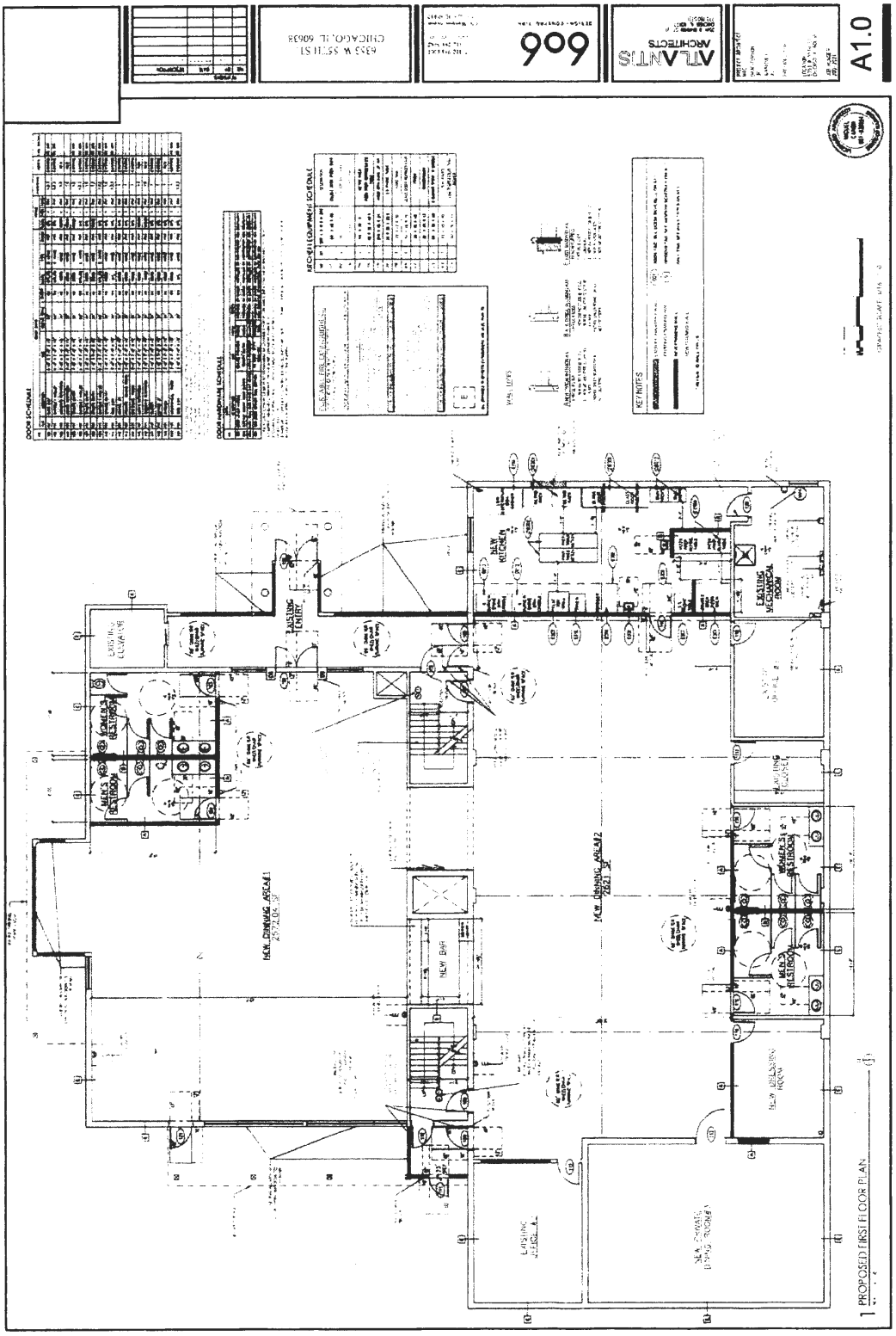
The subject property is improved with a vacant two-story commercial building and provides 37 parking spaces. The restaurant use will occupy approximately 14,169.58 square feet of commercial space. The existing building's height of 30 7 feet will remain unchanged. There will be no dwelling units provided.

Applicant seeks all relief available under the Chicago Zoning Code, as needed, for the attached plans

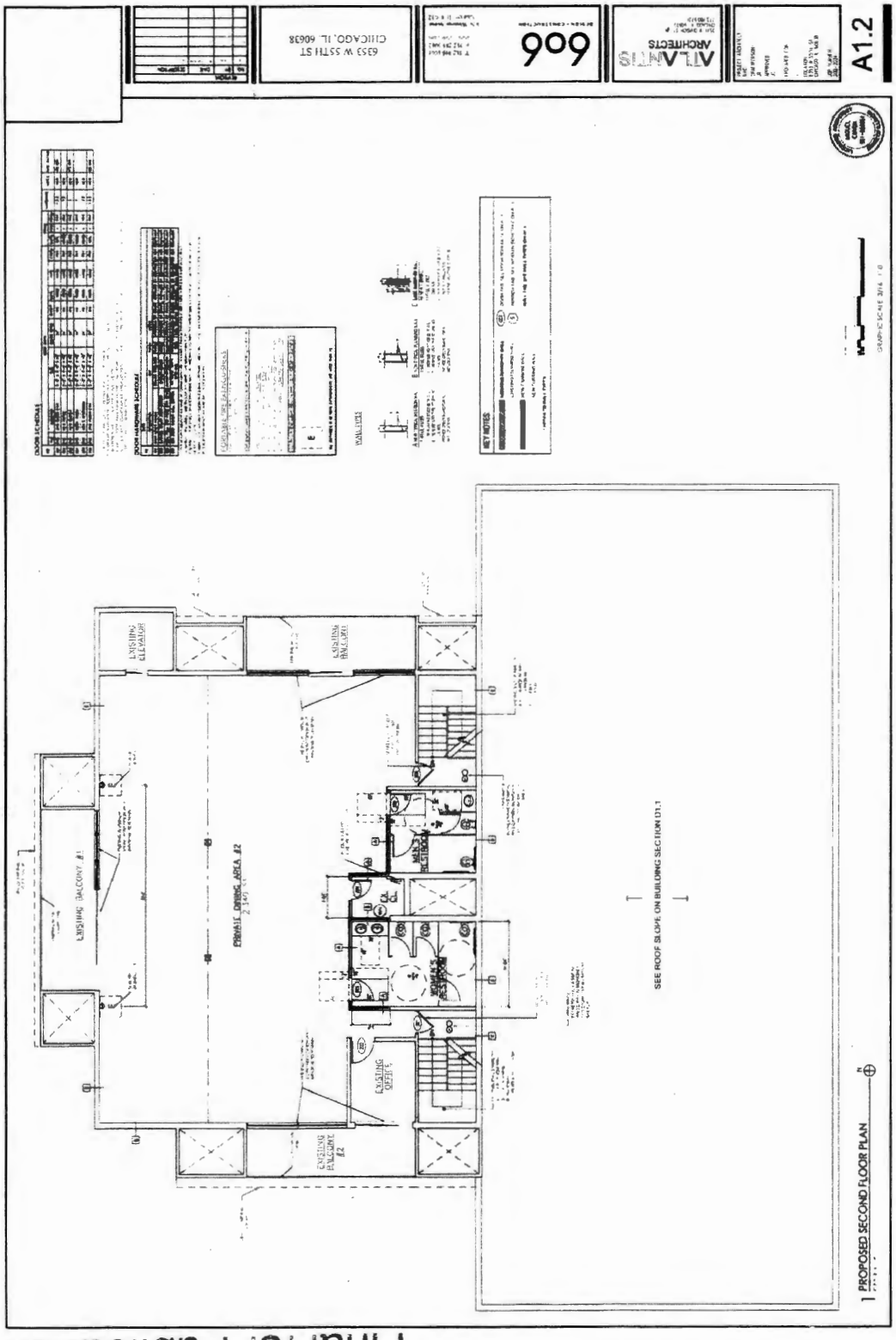
Project Bulk and Density

Lot Area	33,218.51 SF
Density MLA (Lot area per unit)	0 DU (Commercial Building)
Off Street Parking	37 spaces
Loading Space	0 spaces
Front Setback	0 feet
Rear Setback	0 feet
Side Setback (North)	0 feet
Side Setback (South)	0 feet
Rear Yard Open Space	0 SF
Building SF	14,169.58 SF
FAR	N/A
Building Height	30 feet 8.4 inches


A1.0
606
ATLANTIS
ARCHITECTS
1 PROPOSED BASEMENT PLAN
Final for Publication



Final for Publication


A1.2
6353 W 55TH ST
CHICAGO, IL 60638
606
ATLANTIS
ARCHITECTS
KEY NOTES
EXISTING ELEVATOR
EXISTING STAIRS
EXISTING BALCONY #1
PRIVATE DRIVE AISLE #2
EXISTING BALCONY #2
EXISTING STAIRS
SEE ROOF SLOPE ON BUILDING SECTION D1.1
1 PROPOSED SECOND FLOOR PLAN
Final for Publication

Reclassification Of Area Shown On Map No. 15-H.
(Application No. 22825T1)
(Common Address: 1948 W. Peterson Ave.)

[O2025-0019475]

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 C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 15-H in the area bounded by:

a line 156 feet north of and parallel to West Peterson Avenue; North Winchester Avenue; West Peterson Avenue; and the public alley next west of and parallel to North Winchester 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 Plan; First, Second, Third, Fourth and Fifth Floor Plans; Roof Plan; and North, South, East and West Building Elevations attached to this ordinance printed on pages 34524 through 34532 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 – 1948 West Peterson Avenue, Chicago, IL

Proposed Zoning: B2-5 Neighborhood Mixed-Use District

Lot Area: 22,151.9 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new five-story residential building containing fifty-six (56) dwelling units. The proposed building will measure 70 feet in height (65 feet-4 inches measured to the parapet). The subject property is a Transit Served Location. The proposed building will be supported by fifty-one (51) off-street parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio for a Transit Served Location to 91.1% (fifty-one (51) parking spaces for fifty-six (56) residential units), reduce the rear setback for floors containing residential units from 30 feet to 4 feet-4 inches, and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 65,353.8 square feet (2.95 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 395.57 square feet per D.U. (56 residential units)

(C) The amount of off-street parking: 51 parking spaces

*The subject property is a designated Transit Served Location (Peterson Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from 28 parking spaces (50%) to 51 parking spaces (91.1%).

(D) Setbacks:

a.	Front Setback:	zero
b.	Side Setbacks:	
	East Side:	zero
	West Side:	2 feet-4 inches
c.	Rear Setback:	4 feet-4 inches

(E) Building Height: 70 feet (65 feet-4 inches measured to the parapet)

Final for Publication

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

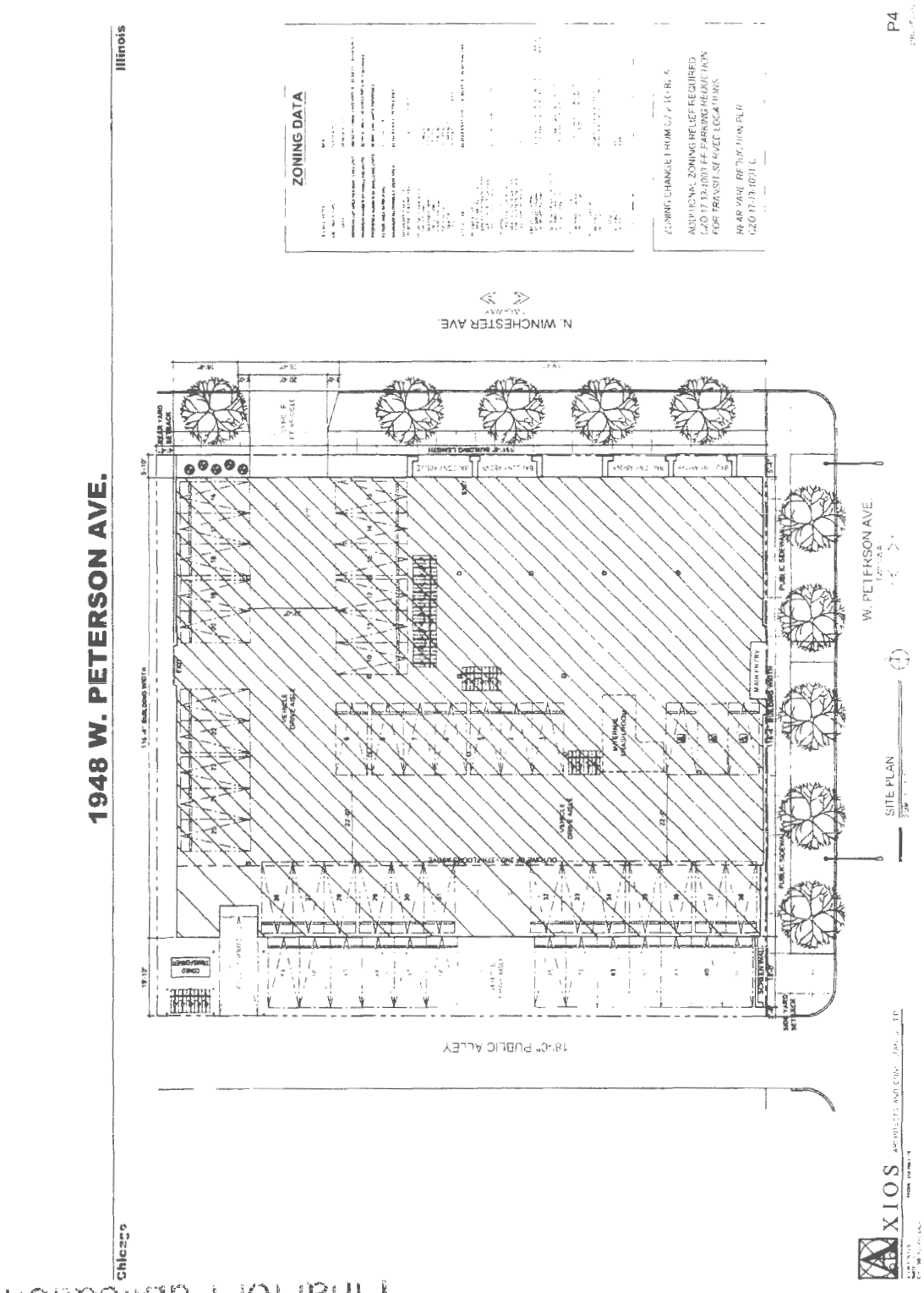
1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 299 linear feet of the Peterson Avenue CTA Bus Line Corridor roadway segment. The proposed residential building containing fifty-six (56) residential units will be supported by fifty-one (51) off-street parking spaces and twenty-eight (28) bicycle 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 twenty-eight (28) parking spaces to fifty-one (51) 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 have a front setback of zero feet from the subject lot's front property line along West Peterson Avenue 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 Peterson Avenue and North Winchester Avenue.

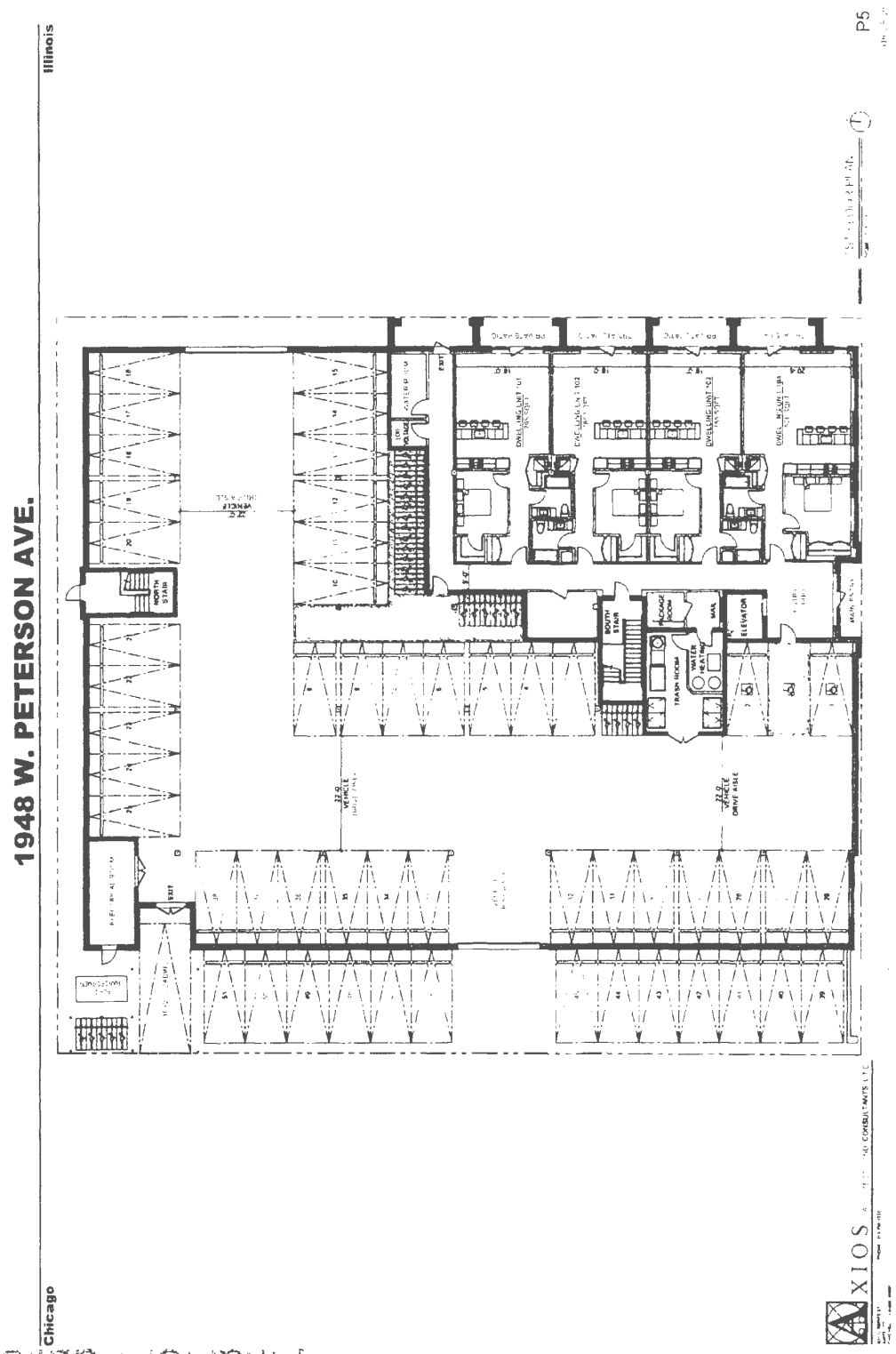
3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed residential building incorporates accessibility and connectivity to mass transit based on its location along the Peterson CTA bus route. The Applicant believes the development of a vacant corner lot will improve conditions in the subject area for residents and other commuters traveling in the subject area.

4. The proposed residential building will contain a total of fifty-six (56) residential units. Twelve (12) of the proposed units will be affordable units. The proposed building will be supported by fifty-one (51) off-street parking spaces and twenty-eight (28) parking spaces. The Applicant is seeking administrative approval to permit the off-street parking increase pursuant to the eTOD Ordinance.

5. The Applicant believes the proposed residential building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a vacant corner lot with a new multi-unit residential building, which will provide new residential housing to meet multi-unit market demand. Based on the subject property's proximity to a designated CTA bus route (Peterson CTA Bus Line), 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


1948 W. PETERSON AVE.
Chicago
Illinois
P5
AXIOS
Final for Publication

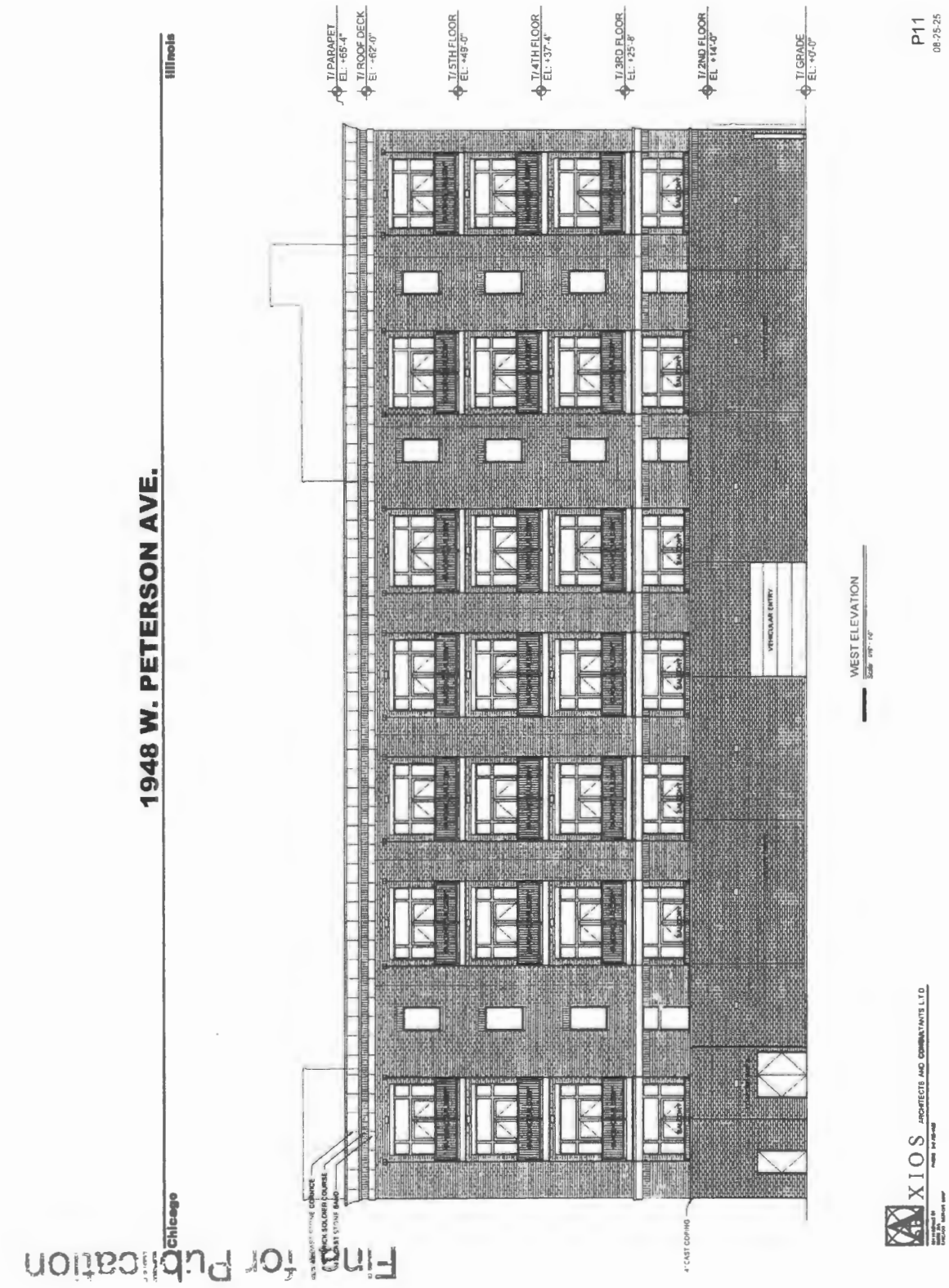
1948 W. PETERSON AVE.
Illinois
Chicago
Final for Publication
2ND FLOOR PLAN
P6
08 26 25
XIOS ARCHITECTS AND CONSULTANTS LTD.

1948 W. PETERSON AVE.
Illinois
Chicago
Final for Publication
3RD - 5TH FLOOR PLAN
P7
08-26-25
XIOS ARCHITECTS AND CONSULTANTS LTD

1948 W. PETERSON AVE.
Illinois
Chicago
Final for Publication
ROOF PLAN
P8
08.25.25
NORTH STAIR
ROOF DECK
ROOF TOP PENTHOUSE
ELEVATOR
SOUTH STAIR
XIOS
ARCHITECTS AND CONSULTANTS LTD

1948 W. PETERSON AVE.
Chicago
Illinois
T/ PARAPET EL. +65'-4"
T/ ROOF DECK EL. +62'-0"
T/ 5TH FLOOR EL. +49'-0"
T/ 4TH FLOOR EL. +37'-4"
T/ 3RD FLOOR EL. +25'-8"
T/ 2ND FLOOR EL. +14'-0"
T/ GRADE EL. +0'-0"
VEHICULAR ENTRY/EXIT
EAST ELEVATION
XIOS ARCHITECTS AND CONSULTANTS, LTD.
P9
08-25-25
Final for Publication

Final for Publication


1948 W. PETERSON AVE.
Chicago
Illinois
T/ PARAPET
EL: +65'-4"
T/ ROOF DECK
EL: +62'-0"
T/ 5TH FLOOR
EL: +49'-0"
T/ 4TH FLOOR
EL: +37'-4"
T/ 3RD FLOOR
EL: +25'-8"
T/ 2ND FLOOR
EL: +14'-0"
T/ GRADE
EL: +0'-0"
VEHICULAR ENTRY
WEST ELEVATION
XIOS ARCHITECTS AND CONSULTANTS LTD
P11
08-25-25
Final for Publication

Final Publication

1948 W. PETERSON AVE.

Chicago Illinois

NORTH ELEVATION

AXIOS

Reclassification Of Area Shown On Map No. 15-J.
(Application No. 22834)
(Common Address: 3256 W. Bryn Mawr Ave.)

[O2025-0019590]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 15-J in an area bounded by:

the alley next north of and parallel to West Bryn Mawr Avenue; a line 28.74 feet east of and parallel to North Spaulding Avenue; West Bryn Mawr Avenue; and North Spaulding Avenue,

to those of a B3-2 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 15-O.
(Application No. 22890T1)
(Common Address: 5701 N. Oriole Ave.)

[O2025-0020119]

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 RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 15-O in the area bounded by:

a line from a point located 46.56 feet north of West Higgins Avenue, extending east and perpendicular to North Oriole Avenue; a line 89.81 feet east of and parallel to North Oriole Avenue; West Higgins Avenue; and North Oriole Avenue,

to those of an RS2 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance shall be effective after its passage and publication.

[Architectural Site Plan; Grade Level Plan; First Floor Plan; and North and West Building Elevation attached to this ordinance printed on pages 34535 and 34536 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

Type 1 Rezoning Narrative – 5701 N. Oriole Ave.

The Property

The property commonly referred to as: 5701 N. Oriole Ave, Chicago, IL 60631 with a Grid Index Number of 15-0 on Zoning Map Page 20B, is a single-family home with a detached 2 car garage in a "city-suburban" neighborhood surrounded by similar single family homes. The proposed land in question (roughly 89.91' x 75.80' corner lot) shall remain the residence of property owner Brendan Madden, and his family. The building found on the property will remain the same height at roughly 24' tall, with a working area of 146sqft in front of the original structure. There will be no private off street parking additions. There currently stands a 2-car garage in the southeast corner of the property, with no additions or modifications proposed.

The Project

The Applicant is seeking to improve the property with the addition of a front porch to the existing structure. To allow for the proposed, a variation per 17-13-1101-B to reduce the front setback (off N. Oriole Ave.) from 20.24' to 15.00' is requested. In doing so the applicant also requests to rezone the current property from RS2 to RS2 Type 1. The setback adjustment requested, also included in the ordinance page provided in part by Patrick Murphey, is a point located 46.56 feet north of W. Higgins Ave, extending east and perpendicular to N. Oriole Ave; a line 89.91 feet east of and parallel to N. Oriole Ave, W. Higgins Ave, and N. Oriole Avenue.

The following are relevant zoning parameters for the proposed project:

Lot Area: 5568.3sqft

Floor Area: 1664.26sqft

FAR: 0.298

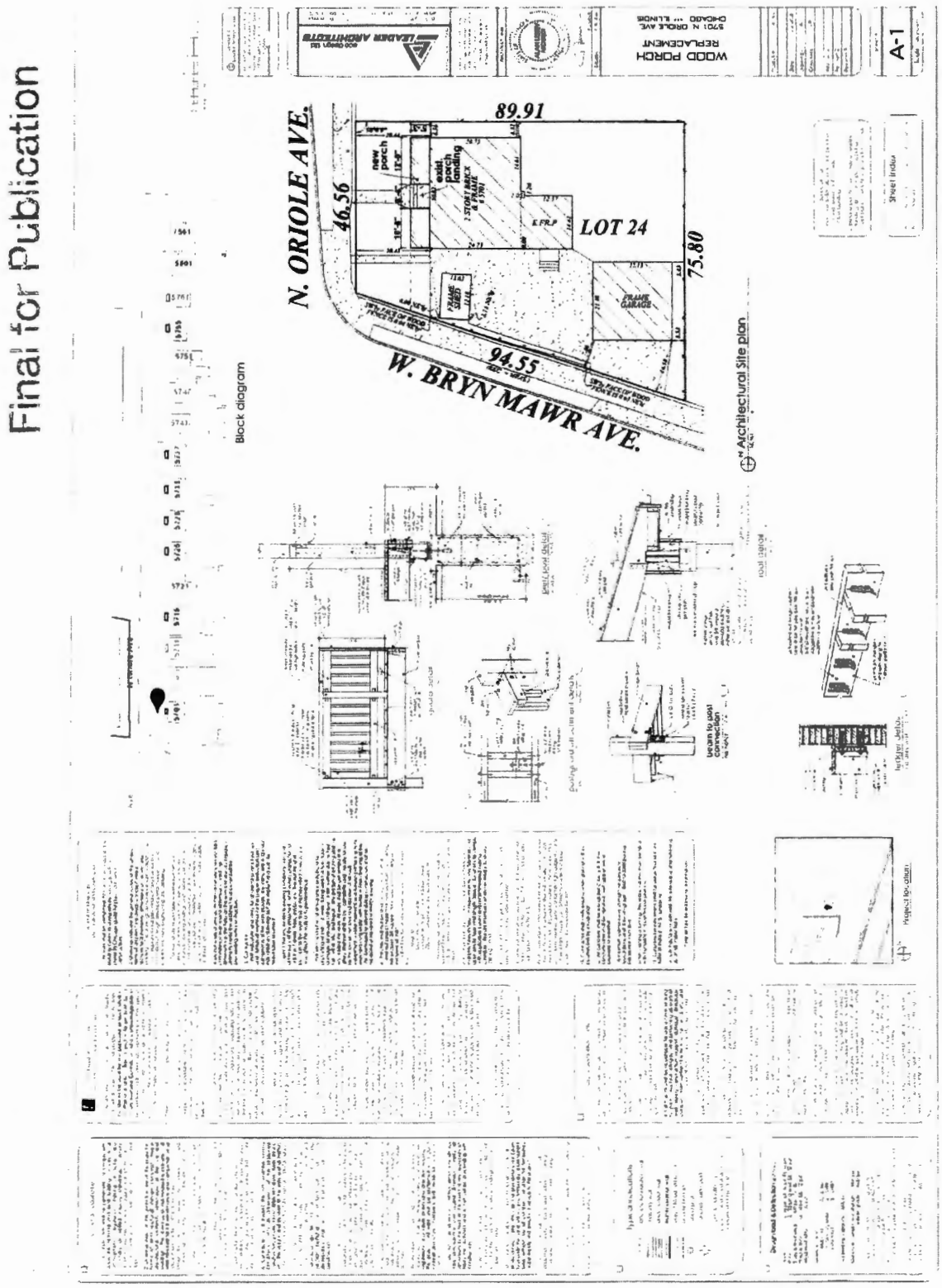
Residential Dwelling Units: 1

MLA Density: 5,000sqft per dwelling unit

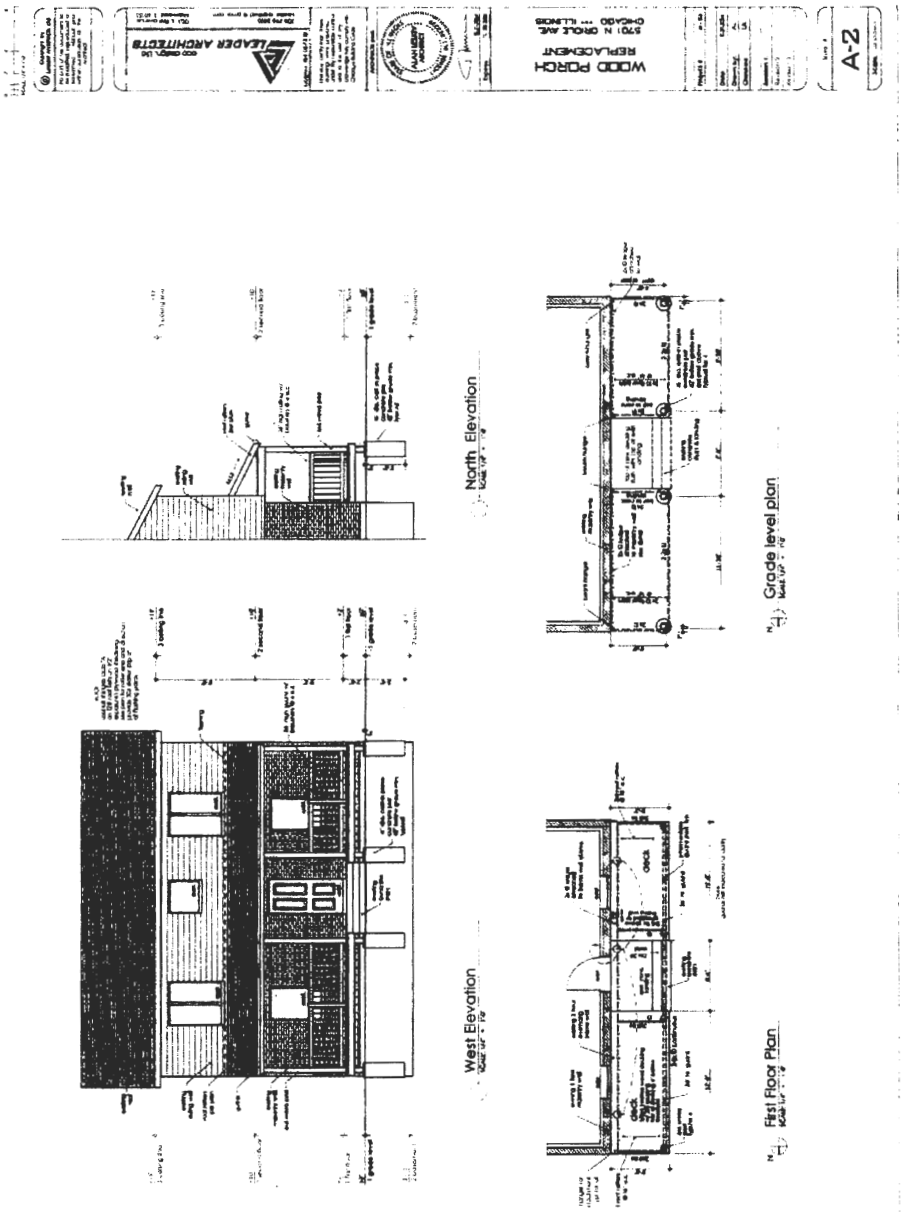
Height: 24.00

Automobile Parking: 2

Setbacks: Front (Oriole Ave.) 20.42 requesting change to15.00; Rear (single family home) 0' side (North) 4.36; side (South) 0'


Final for Publication
WOOD PORCH
REPLACEMENT
5701 N. ORIOLE AVE.
CHICAGO — ILLINOIS
LEADER ARCHITECTS
A-1
Sheet Index
N. ORIOLE AVE.
W. BRYN MAWR AVE.
89.91
46.56
75.80
94.55
LOT 24
new porch
addl. porch landing
1 STORY BRICK & FRAME
BRICK GARAGE
FRAME GARAGE
Block diagram
Architectural Site plan
Project location
beam to post connection

Final for Publication



Reclassification Of Area Shown On Map No. 16-G.
(Application No. A-9031)
(Common Address: 6925 -- 7059 S. Ashland Ave.)

[O2025-0018671]

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 RS2 Residential Single-Unit (Detached House) District and B3-2 Community Shopping District symbols and indications as shown on Map Number 16-G in the area bounded by:

a line 241 feet south of and parallel to West 69th Street; the alley next west of and parallel to South Ashland Avenue; West 71st Street; and South Ashland Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 16-G.
(Application No. A-9028)
(Common Address: 6800 -- 6842 S. Justine St., 6801 -- 6847 S. Justine St., 6800 -- 6844 S. Laflin St., 6801 -- 6843 S. Laflin St., 6800 -- 6842 S. Bishop St., 6801 -- 6843 S. Bishop St., 6800 -- 6844 S. Loomis Blvd., 6715 -- 6847 S. Loomis Blvd., 6714 -- 6846 S. Ada St., 6715 -- 6847 S. Ada St., 6714 -- 6844 S. Throop St., 6715 -- 6845 S. Throop St., 6714 -- 6846 S. Elizabeth St., 6739 -- 6843 S. Elizabeth St., 6730 -- 6812 S. Racine Ave. And 1235 -- 1359 W. Marquette Rd.)

[O2025-0018682]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 16-G in the area bounded by:

West 68th Street; South Loomis Boulevard; West Marquette Road; South Elizabeth Street; a line 372.24 feet south of and parallel to West Marquette Road; the alley next west of and parallel to South Racine Avenue; the alley next north of and parallel to West 68th Street; South Racine Avenue; a line 150 feet south of and parallel to West 68th Street; the alley next west of and parallel to South Racine Avenue; a line 122.2 feet north of and parallel to West 69th Street; South Elizabeth Street; the alley next

north of and parallel to West 69th Street; the alley next west of and parallel to South Elizabeth Street; a line 122.26 feet north of and parallel to West 69th Street; the alley next west of and parallel to South Throop Street; a line 122.3 feet north of and parallel to West 69th Street; the alley next west of and parallel to South Ada Street; a line 122.4 feet north of and parallel to West 69th Street; South Loomis Boulevard; the alley next north of and parallel to West 69th Street; and the alley next west of and parallel to South Justine Street,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 16-G.
(Application No. A-9029)
(Common Address: 6914 -- 7044 S. Justine St., 6915 -- 7043 S. Justine St., 6914 -- 7042 S. Laflin St., 6915 -- 7043 S. Laflin St., 6914 -- 7042 S. Bishop St., 6915 -- 7043 S. Bishop St., 6914 -- 7042 S. Loomis Blvd., 6913 -- 7017 S. Loomis Blvd., 6912 -- 7020 S. Ada St., 6913 -- 7047 S. Ada St., 6912 -- 7058 S. Throop St., 6913 -- 7045 S. Throop St., 6916 -- 7056 S. Elizabeth St., 6911 -- 7047 S. Elizabeth St., 1213 -- 1545 W. 71st St., 1214 -- 1224 W. 71st St., 1248 -- 1258 W. 71st St. And 1314 -- 1544 W. 71st St.)

[O2025-0018680]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 16-G in the area bounded by:

the alley next south of and parallel to West 69th Street, South Loomis Street; a line 125 feet south and parallel to West 69th Street; the alley next west of and parallel to South Ada Street; the alley next west of and parallel to South Throop Street; West 69th Street; a line 125 feet south of and parallel to West 69th Street; the alley next west of and parallel to South Racine Avenue; West 71st Street; the alley next south of and parallel to West 71st Street; the alley next east of and parallel to South Ashland Avenue; and the alley next south of and parallel to West 69th Street,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 16-G.
(Application No. A-9026)
(Common Address: 1214 -- 1416 W. 69th St., 1500 -- 1524 W. 69th St.,
1215 -- 1519 W. 69th St. And 6905 S. Justine St.)

[O2025-0018661]

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 RS2 Residential Single-Unit (Detached House) and B3-2 Community Shopping District symbols and indications as shown on Map Number 16-G in the area bounded by:

South Justine Street; the alley next north of and parallel to West 69th Street; South Laflin Street; West 69th Street; a line 190.13 feet west of and parallel to South Loomis Boulevard; the alley next north of and parallel to West 69th Street; South Loomis Boulevard; a line 122.4 feet north of and parallel to West 69th Street; the alley next west of and parallel to South Ada Street; a line 122.3 feet north of and parallel to West 69th Street; the alley next west of and parallel to South Throop Street; a line 122.26 feet north of and parallel to West 69th Street; the alley next west of and parallel to South Elizabeth Street; the alley next north of and parallel to West 69th Street; South Elizabeth Street; a line 122.2 feet north of and parallel to West 69th Street; the alley next west of and parallel to South Racine Avenue; a line 125 feet south of and parallel to West 69th Street; the alley next west of and parallel to South Throop Street; West 69th Street; the alley next west of and parallel to South Ada Street; a line 125 feet south of and parallel to West 69th Street; South Loomis Street; and the alley next south of and parallel to West 69th Street,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 16-H.
(Application No. 22868)
(Common Address: 1841 W. 63rd St.)

[O2025-0020027]

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 16-H in the area bounded by:

West 63rd Street; a line 78.54 feet west of and parallel to South Honore Street; the public alley next south of and parallel to West 63rd Street; and then a line 104.72 feet west of and parallel to South Honore Street,

to those of a B1-1 Neighborhood Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 16-H.
(Application No. A-9030)
(Common Address: 1624 -- 1924 W. 69th St. And 1635 -- 2015 W. 69th St.)
[O2025-0018660]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the RS3 Residential Single-Unit (Detached House) and B3-1 Community Shopping District symbols and indications as shown on Map Number 16-H in the area bounded by:

South Winchester Avenue; the alley next north of and parallel to West 69th Street; South Marshfield Avenue; a line 125 feet north of and parallel to West 69th Street; the alley next east of and parallel to South Marshfield Avenue; West 69th Street; South Marshfield Avenue; the alley next south of and parallel to West 69th Street; South Wolcott Avenue; a line 75 feet south of and parallel to West 69th Street; the alley next west of and parallel to South Wolcott Avenue; the alley next south of and parallel to West 69th Street; the alley next east of and parallel to South Damen Avenue; a line 80 feet south of and parallel to West 69th Street; South Damen Avenue; the alley next south of and parallel to West 69th Street; a line 174.02 feet west of and parallel to South Damen Avenue; and West 69th Street,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map Nos. 16-G And 16-H.
(Application No. A-9027)
(Common Address: 6808 -- 6858 S. Ashland Ave., 6801 -- 6925 S. Ashland Ave., 1534 -- 1558 W. 69th St. And 1527 -- 1553 W. 69th St.)

[O2025-0018663]

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 RS2 Residential Single-Unit (Detached House) District, B3-1 Community Shopping District, B3-2 Community Shopping District, B3-3 Community Shopping District and C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Numbers 16-G and 16-H in the area bounded by:

West 68th Street; the alley next east of and parallel to South Ashland Avenue; the alley next north of and parallel to West 69th Street; South Justine Street; the alley next south of and parallel to West 69th Street; the alley next west of and parallel to South Ashland Avenue; a line 241 feet south of and parallel to West 69th Street; South Ashland Avenue; West 69th Street; and the alley next west of and parallel to South Ashland Avenue,

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 16-H.
(Application No. A-9025)
(Common Address: 6909 -- 7045 S. Damen Ave., 6914 -- 7056 S. Winchester Ave., 6915 -- 7059 S. Winchester Ave., 6908 -- 7058 S. Wolcott Ave., 6915 -- 7059 S. Wolcott Ave., 6914 -- 7058 S. Honore St., 6915 -- 7041 S. Honore St., 6914 -- 7030 S. Wood St., 7001 -- 7043 S. Wood St., 6936 -- 7044 S. Hermitage Ave., 6915 -- 7043 S. Hermitage Ave., 6914 -- 7042 S. Paulina St., 6915 -- 7045 S. Paulina St., 6914 -- 7042 S. Marshfield Ave. And 1634 -- 1758 W. 71st St.)

[O2025-0018674]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the RS3 Residential Single-Unit (Detached House) District and B3-1 Community Shopping District symbols and indications as shown on Map Number 16-H in the area bounded by:

South Damen Avenue; a line 80 feet south of and parallel to West 69th Street; the alley next east of and parallel to South Damen Avenue; the alley next south of and parallel to West 69th Street; the alley next west of and parallel to South Wolcott Avenue; a line 75 feet south of and parallel to West 69th Street; South Wolcott Avenue; the alley next south of and parallel to West 69th Street; South Marshfield Avenue; West 71st Street; the alley next west of and parallel to South Ashland Avenue; the alley next south of and parallel to West 71st Street; South Wood Street; West 71st Street; a line 124.68 feet east of and parallel to South Damen Avenue; a line 123.3 feet north of and parallel to West 71st Street; South Damen Avenue; a line 400 feet south of and parallel to West 69th Street; the alley next east of and parallel to South Damen Avenue; and a line 300 feet south of and parallel to West 69th Street,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 16-H.
(Application No. A-9024)
(Common Address: 6801 -- 6845 S. Winchester Ave., 6800 -- 6844 S. Wolcott Ave., 6801 -- 6845 S. Wolcott Ave., 6800 -- 6844 S. Honore St., 6801 -- 6845 S. Honore St., 6800 -- 6842 S. Wood St., 6801 -- 6843 S. Wood St., 6800 -- 6844 S. Hermitage Ave., 6801 -- 6843 S. Hermitage Ave., 6800 -- 6842 S. Paulina St., 6801 -- 6845 S. Paulina St., 6800 -- 6842 S. Marshfield Ave. And 6801 -- 6845 S. Marshfield Ave.)

[O2025-0018678]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the RS3 Residential Single-Unit (Detached House) District and B3-1 Community Shopping District symbols and indications as shown on Map Number 16-H in the area bounded by:

West 68th Street; the alley next east of and parallel to South Marshfield Avenue; a line 125 feet north of and parallel to West 69th Street; South Marshfield Avenue; the alley next north of parallel to West 69th Street; and South Winchester Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 16-L.
(Application No. A-9054)
(Common Address: 6411 S. Central Ave.)

[O2025-0019317]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 16-L in the area bounded by:

a line 107.25 feet south of and parallel to West 64th Street; the alley next east of and parallel to South Central Avenue; a line 159.25 feet south of and parallel to West 64th Street; and South Central Avenue,

to those of an RS2 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 17-I.
(Application No. 22839T1)
(Common Address: 6506 -- 6512 N. California Ave.)

[O2025-0019627]

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

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B3-2 Community Shopping District symbols and RT4 Residential Two-Flat, Townhouse and Multi-Unit District indications as shown on Map Number 17-I in the area bounded by:

a line 173.3 feet north of and parallel to West Arthur Avenue; North California Avenue; West Aurthur Avenue; and the public alley next west of and parallel to North California 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.

[Cover Sheet; Property Survey; First Floor Life Safety Plan; Bollard Detail; Site Plan; First and Second Floor Construction Plan; and North, South, East and West Building Elevations attached to this ordinance printed on pages 34545 through 34552 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 – 6506-12 North California Avenue, Chicago, IL

Proposed Zoning: RT-4 Two-Flat, Townhouse and Multi-Unit District

Lot Area: 21,652.1 sq. ft.

Proposed Land Use: The Applicant is proposing to establish a uniform zoning district and construct a new two-story religious assembly building that will contain approximately 15,508 sq. ft. of floor area. The proposed building will measure 29 ft.-10 in. in height. The subject property is a Transit Served Location and will be supported by thirty-five (35) off-street surface parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1101-B and 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback from the required 50 ft. to 6 ft.-11 in., reduce the front setback, reduce the side setback, increase the off-street parking from the required twenty-three (23) parking spaces to thirty-five (35) parking spaces, and is seeking all relief necessary, as allowed by the Code, for the attached plans.

(A) The Project's Floor Area Ratio: 15,530 square feet (0.72 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): No dwelling units proposed

(C) The amount of off-street parking: 35 parking spaces

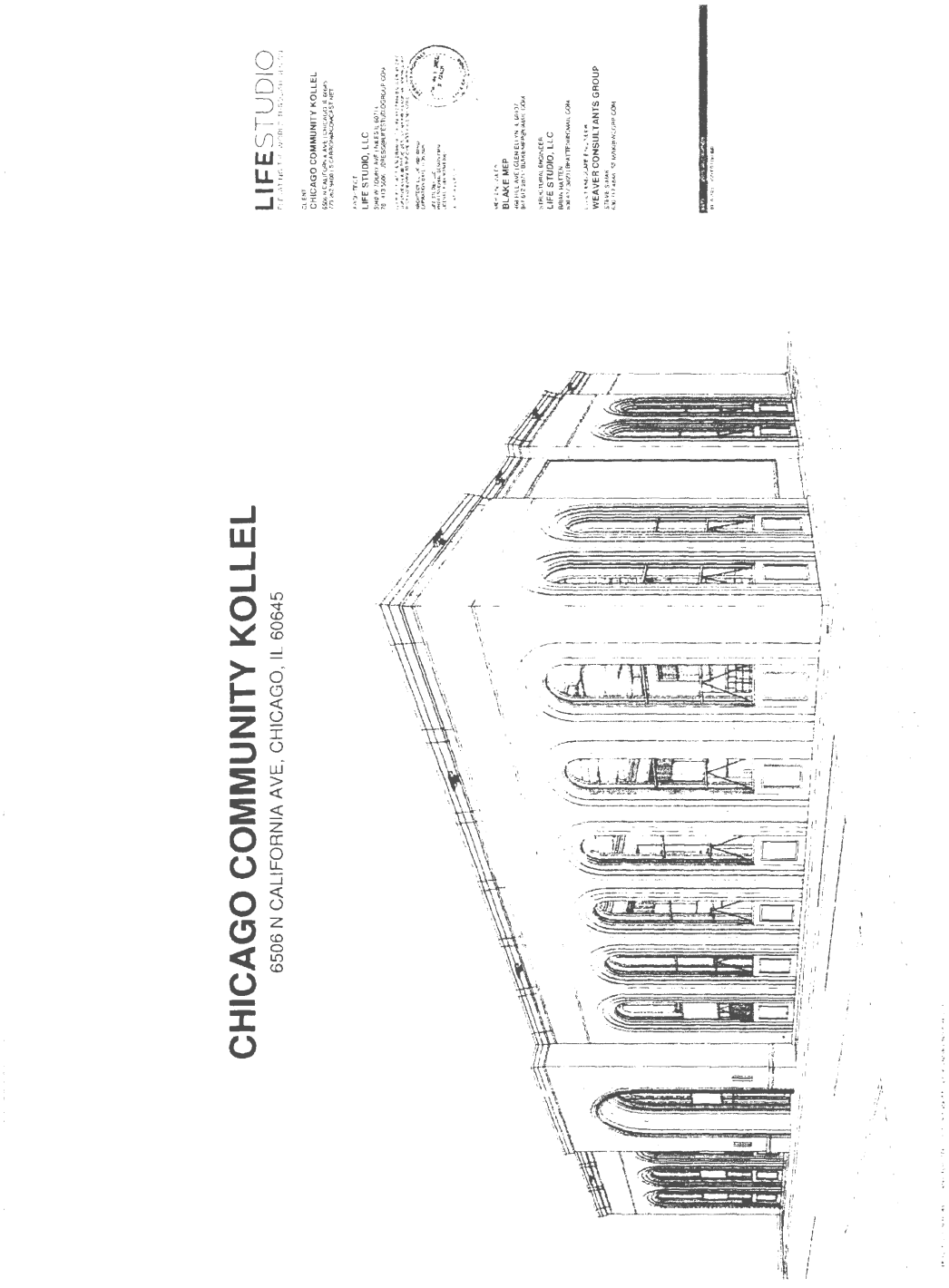
*The subject property is a designated Transit Served Location (Devon CTA Bus Line Corridor roadway segment). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from twenty-three (23) parking spaces to thirty-five (35) parking spaces.

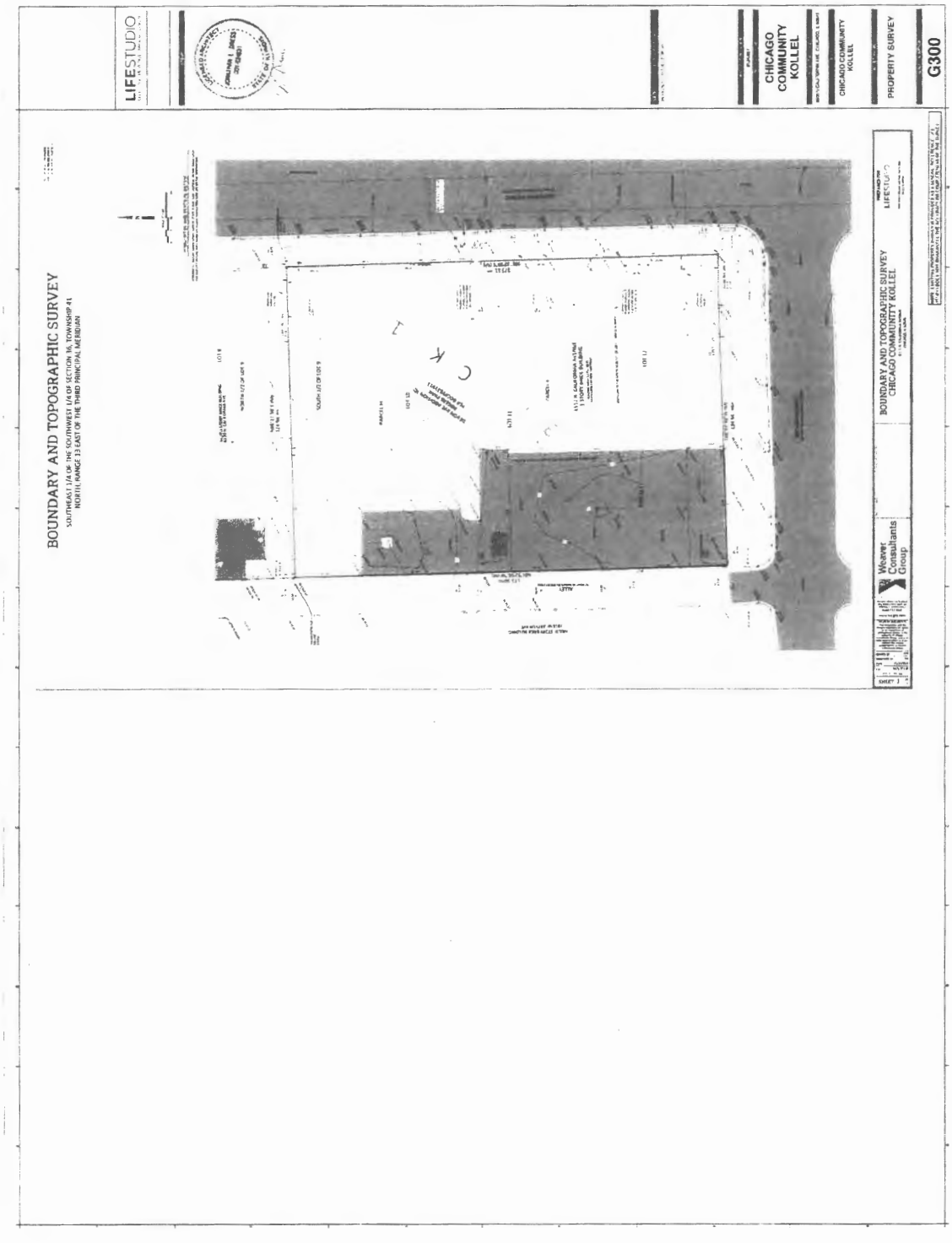
(D) Setbacks:

a.	Front Setback:	86 feet-5.5 inches
b.	Side Setbacks:	
	East Side:	3 feet-3.25 inches
	West Side:	3 feet
c.	Rear Setback:	6 feet-11 inches

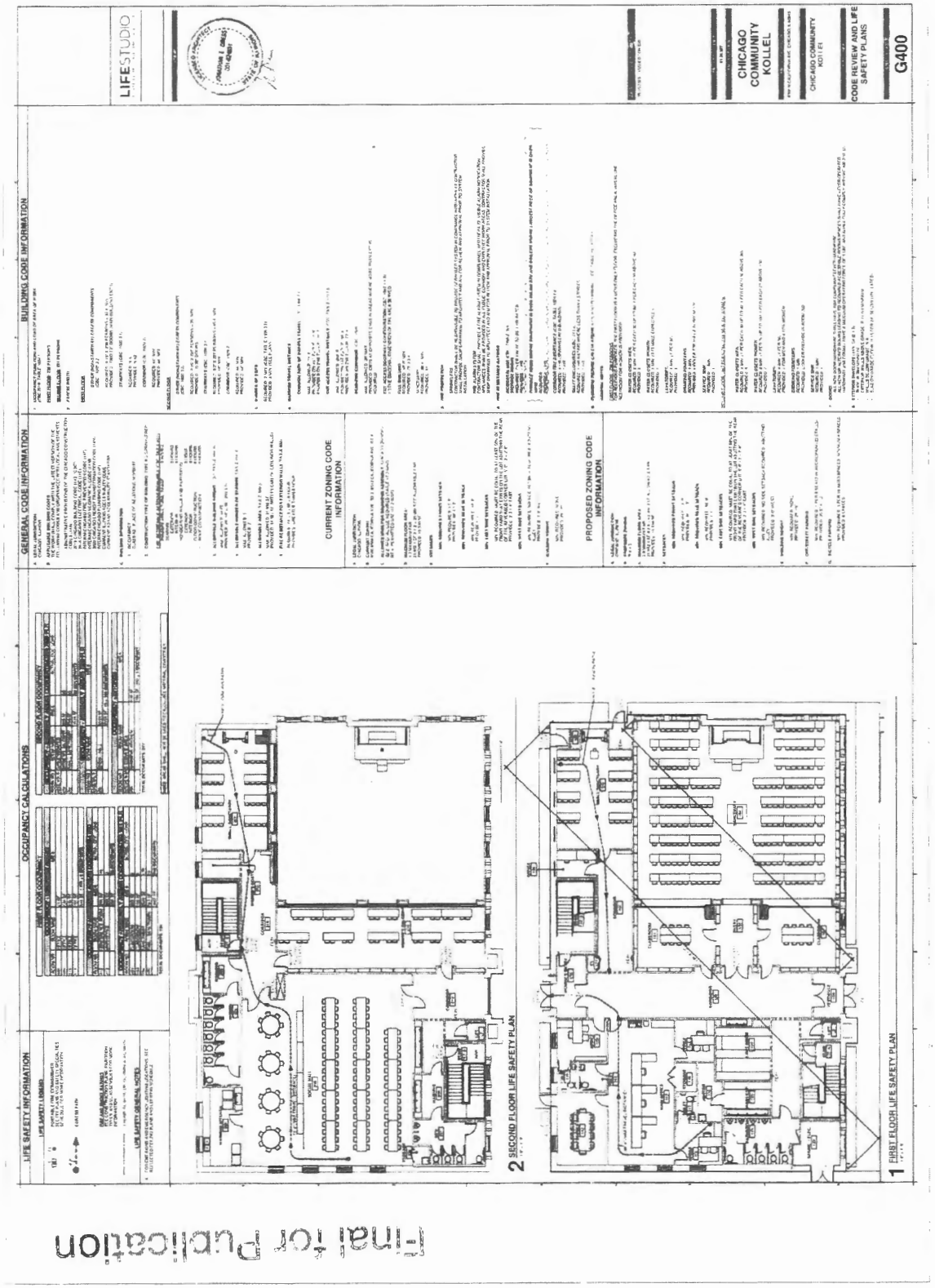
*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front, side, and rear setbacks.

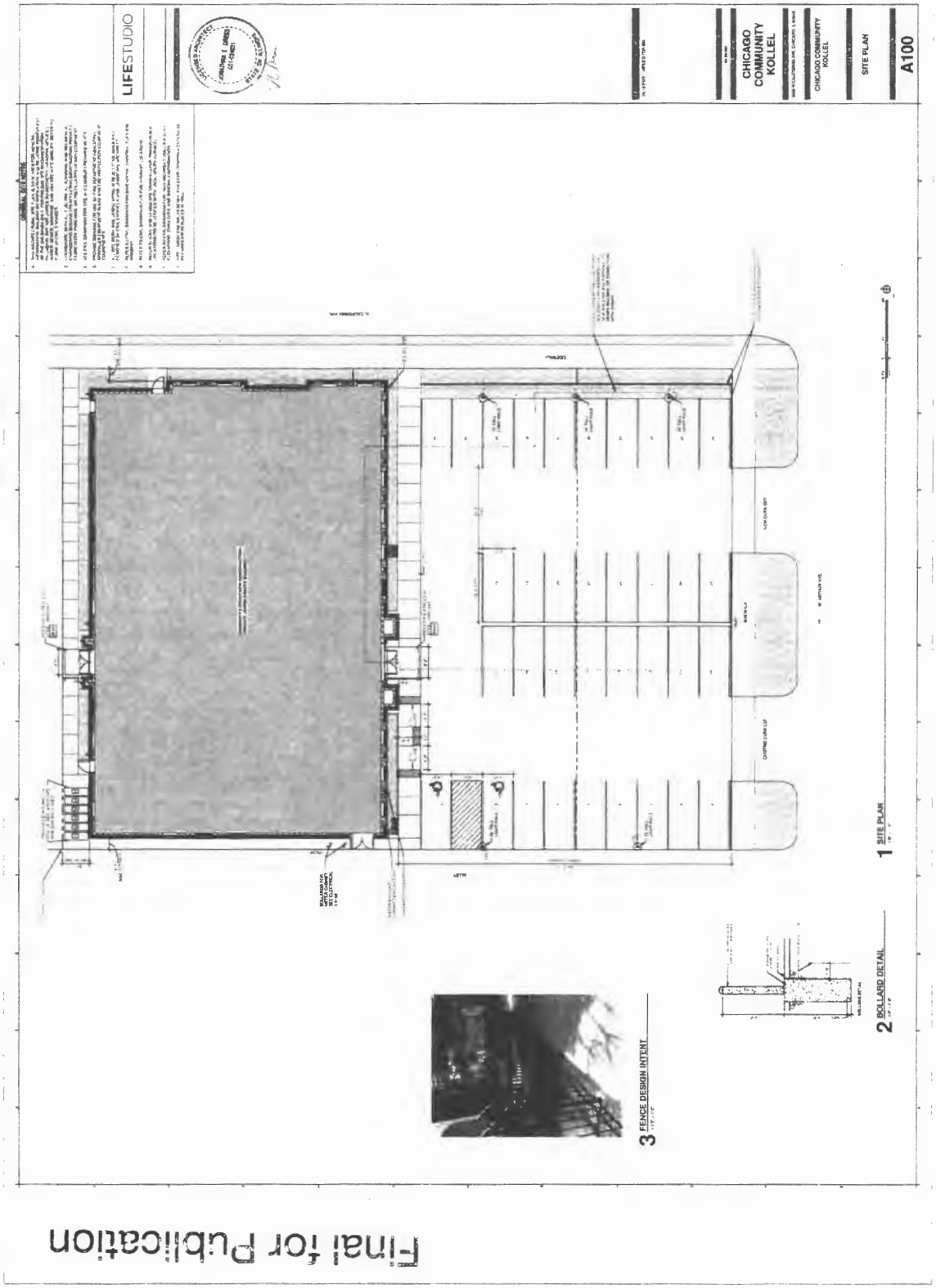
(E) Building Height: 29 ft.-10 inches


LIFESTUDIO
CHICAGO COMMUNITY KOLLEL
LIFE STUDIO, LLC
BLAKE MEP
LIFE STUDIO, LLC
WEAVER CONSULTANTS GROUP
CHICAGO COMMUNITY KOLLEL
6506 N CALIFORNIA AVE, CHICAGO, IL 60645
Final for Publication

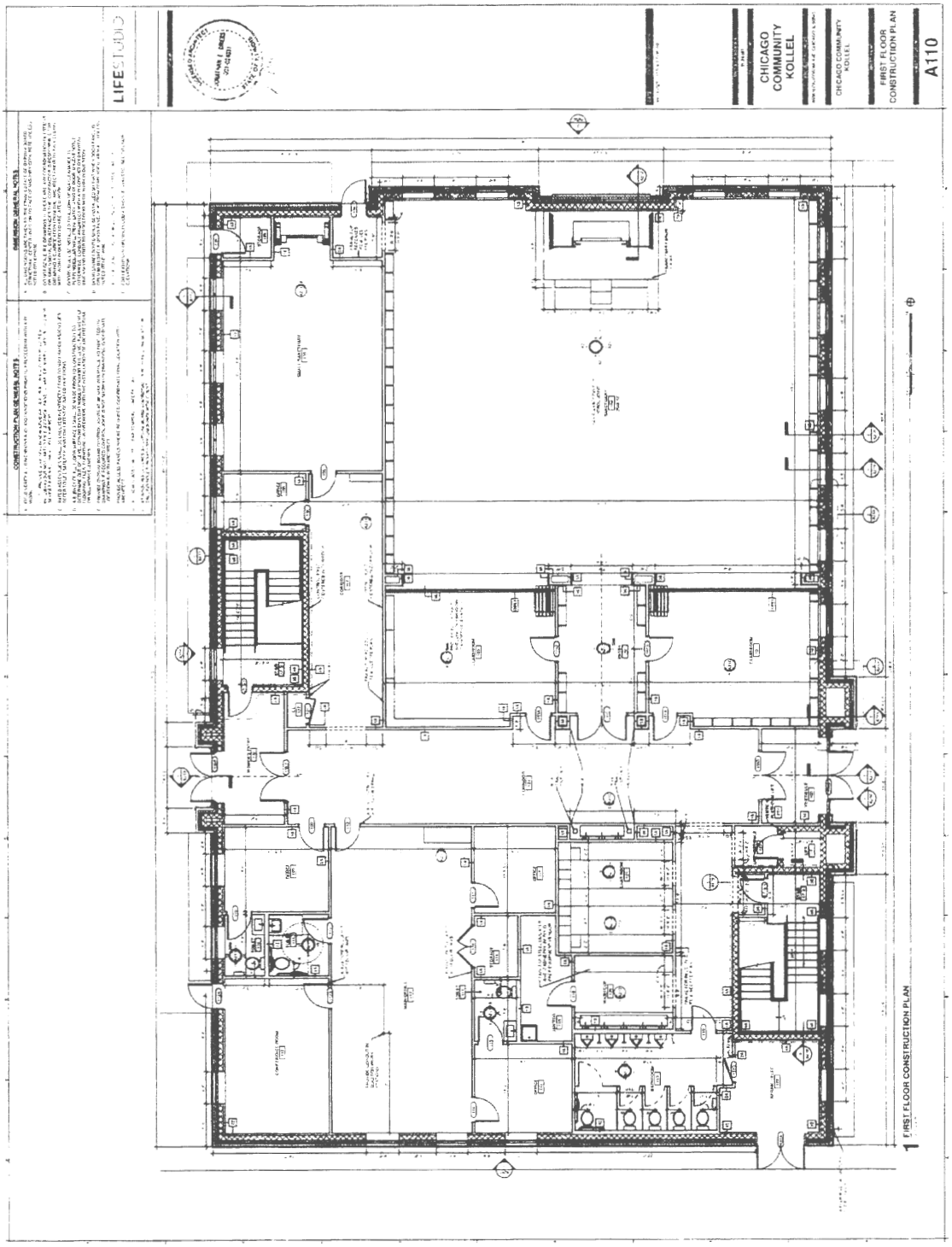


Final for Publication

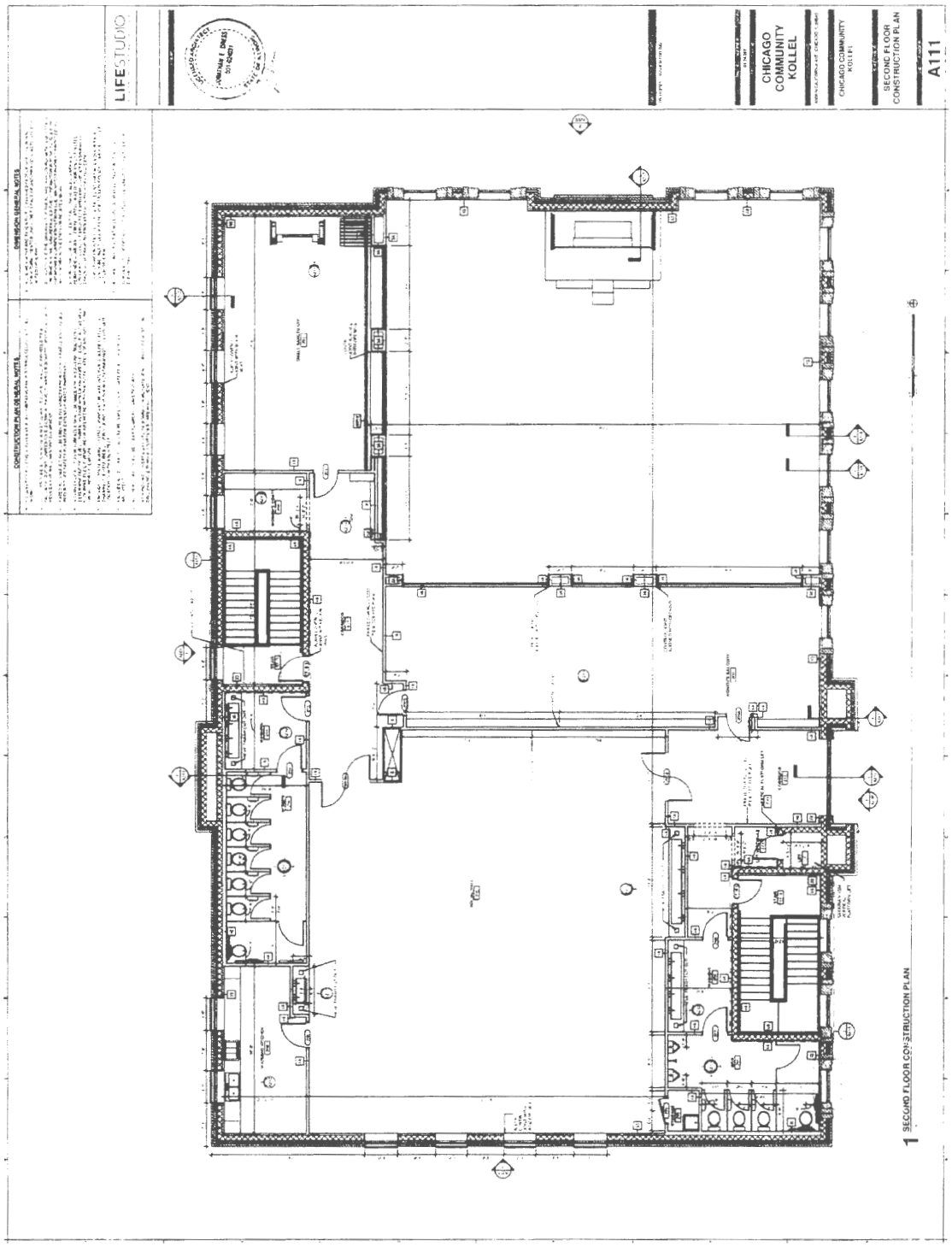

LIFE SAFETY INFORMATION
OCCUPANCY CALCULATIONS
BUILDING CODE INFORMATION
GENERAL CODE INFORMATION
CURRENT ZONING CODE INFORMATION
PROPOSED ZONING CODE INFORMATION
LIFESTUDIO
CHICAGO COMMUNITY KOLLEL
CHICAGO COMMUNITY KOLLEL
CODE REVIEW AND LIFE SAFETY PLANS
G400
1 FIRST FLOOR LIFE SAFETY PLAN
2 SECOND FLOOR LIFE SAFETY PLAN
Final for Publication



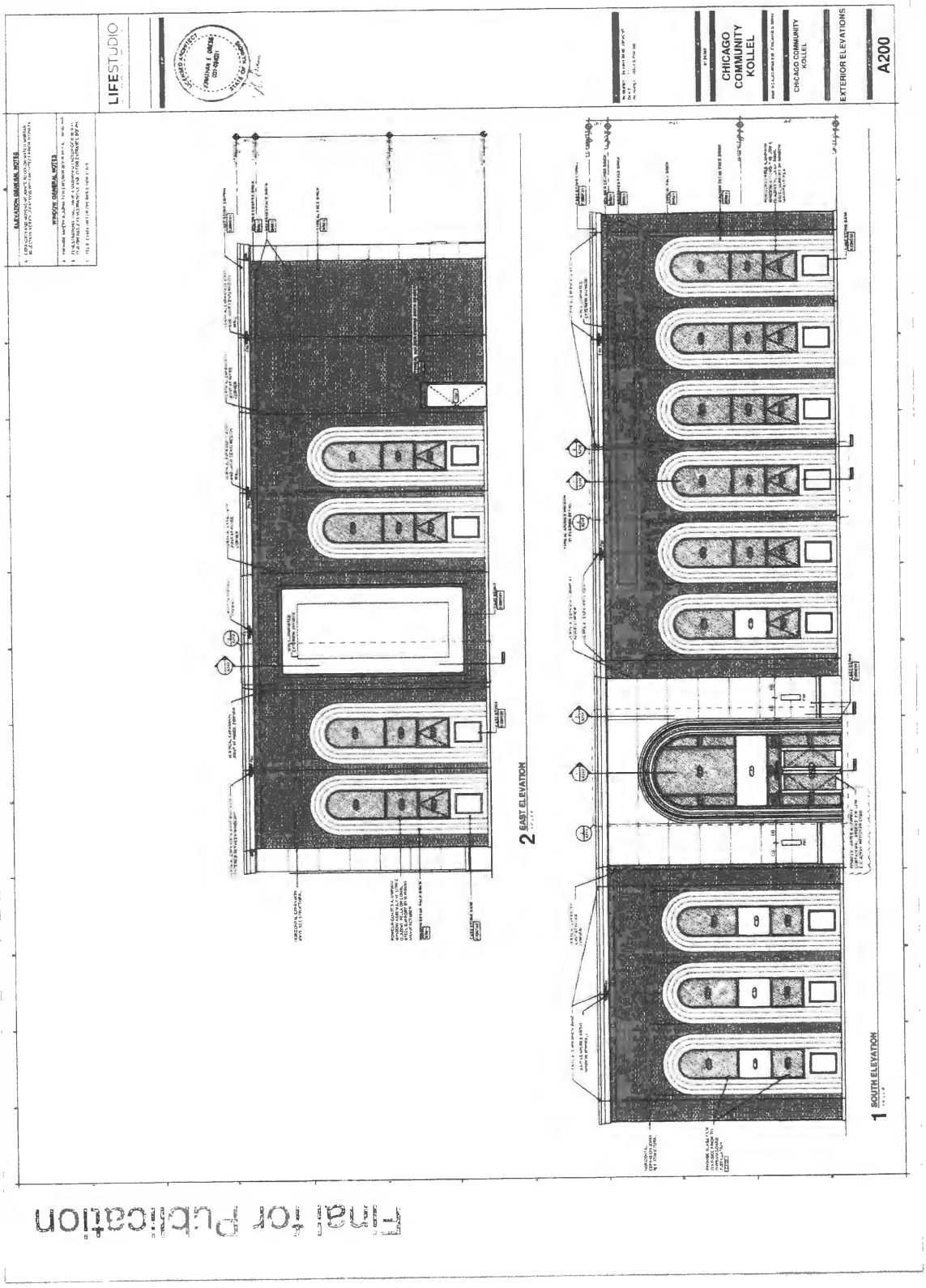
Final for Publication

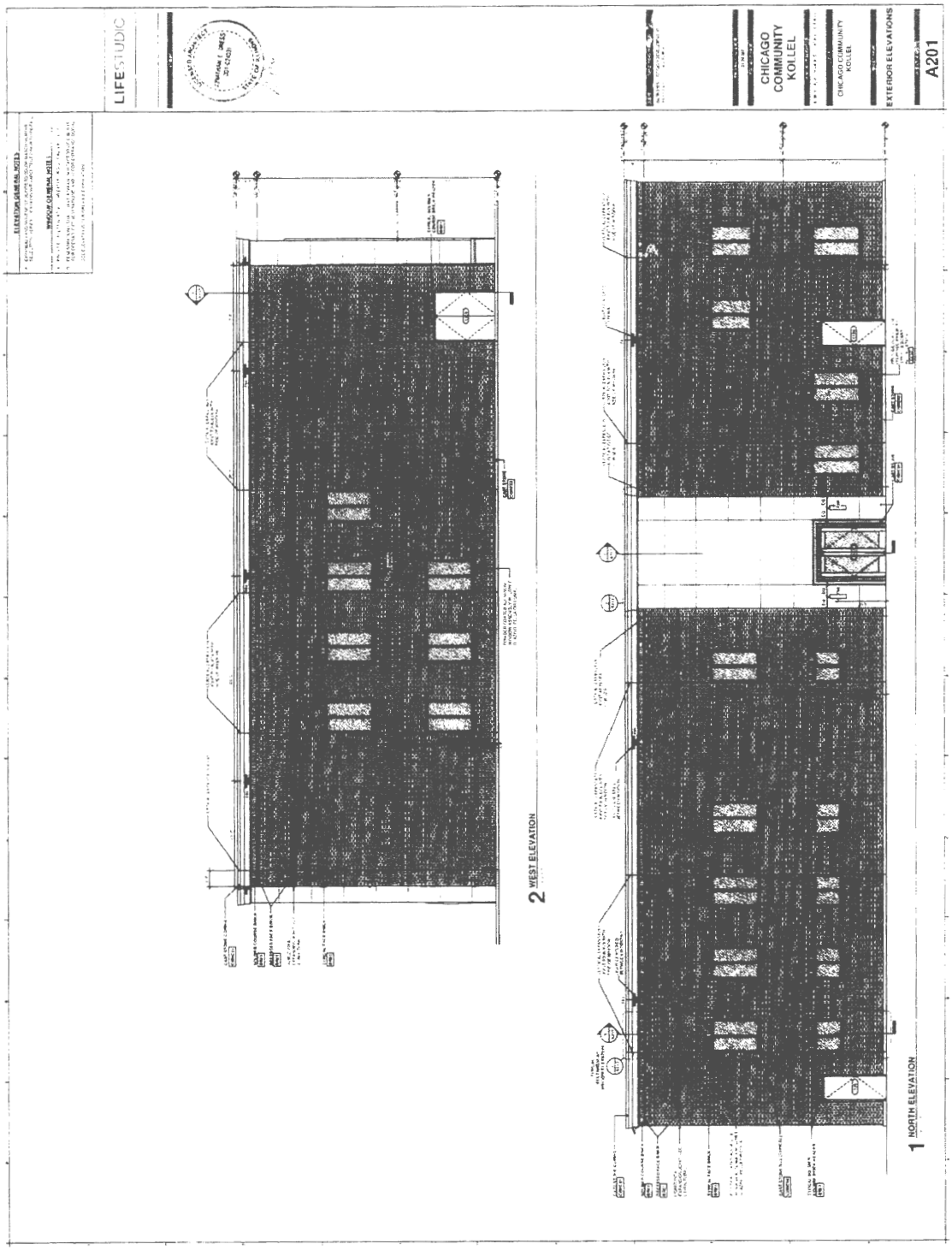


Final for Publication



Final for Publication


LIFESTUDIO
CHICAGO COMMUNITY KOLLEL
CHICAGO COMMUNITY KOLLEL
EXTERIOR ELEVATIONS
A200
2 EAST ELEVATION
1 SOUTH ELEVATION
Final for Publication


LIFESTUDIO
CHICAGO COMMUNITY KOLLEL
CHICAGO COMMUNITY KOLLEL
EXTERIOR ELEVATIONS
A201
2 WEST ELEVATION
1 NORTH ELEVATION
Final for Publication

Reclassification Of Area Shown On Map No. 19-H.
(Application No. 22889)
(Common Address: 2212 W. Touhy Ave.)

[O2025-0020116]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 19-H in the area bounded by:

the public alley next north of and parallel to West Touhy Avenue; a line 223.5 feet east of and parallel to North Oakley Avenue; West Touhy Avenue; and a line 200.0 feet east of and parallel to North Oakley Avenue,

to those of a C1-2 Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 20-A.
(Application No. 22841)
(Common Address: 8521 S. Burley Ave.)

[O2025-0019633]

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 20-A in the area bounded by:

a line 198.5 feet south of and parallel to East 85th Street; the public alley next east of and parallel to South Burley Avenue; a line 248.5 feet south of and parallel to East 85th Street; and South Burley 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. 24-F.
(Application No. A-9050)
(Common Address: 135 W. 95th St.)

[O2025-0019312]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 24-F in the area bounded by:

West 95th Street; South LaSalle Street; the alley next south of and parallel to West 95th Street; and a line 27.48 feet west of and parallel to South LaSalle Street,

to those of an RS2 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 24-F.
(Application No. A-9048)
(Common Address: 4 -- 8 W. 103rd St.)

[O2025-0019310]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 24-F in the area bounded by:

the alley next north of and parallel to West 103rd Street; a line 30 feet west of South State Street; West 103rd Street; and a line 105 feet west of and parallel to South State Street,

to those of an RS2 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 26-F.
(Application No. A-9051)
(Common Address: 10957 S. Wentworth Ave.)

[O2025-0019313]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map Number 26-F in the area bounded by:

a line 45.82 feet north of and parallel to West 110th Street; the alley next east of and parallel to South Wentworth Avenue; West 110th Street; and South Wentworth Avenue,

to those of an RS2 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 28-E.
(Application No. A-9049)
(Common Address: 28 E. 112th Pl. And 31 E. 112th Pl.)

[O2025-0019311]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 28-E in the area bounded by:

the alley next north of and parallel to East 112th Place; a line 24.2 feet west of and parallel to the alley next west of and parallel to South Michigan Avenue; East 112th Place; a line 24.2 feet west of and parallel to the alley next west of and parallel to South Michigan Avenue; the alley next south of and parallel to East 112th Place; a line 49.2 feet west of and parallel to the alley next west of and parallel to South Michigan Avenue; East 112th Place; and a line 25 feet east of and parallel to South State Street,

to those of an RS2 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 28-G.
(Application No. 22870T1)
(Common Address: 11351 -- 11355 S. Aberdeen St.)
[O2025-0020093]

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 RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 28-G in the area bounded by:

a line 158.50 feet south of and parallel to West 113th Place; the public alley next east of and parallel to South Aberdeen Street; a line 208.50 feet south of and parallel to West 113th Place; and South Aberdeen Street,

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.

[Proposed Site Plans; Proposed Basement, First and Second Floor Plans; Proposed South, East (Front) and West (Rear) Building Elevations; and Building Section attached to this ordinance printed on pages 34559 through 34576 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 – 11351-11355 South Aberdeen Avenue, Chicago, IL

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 6,250.5 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with two (2) new three-story residential buildings. Each building will contain two (2) dwelling units. The proposed buildings will measure 27 ft. in height and will each be supported by two (2) off-street parking spaces. The subject property is a Transit Served Location. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking requirement for a Transit Served Location from 50% (one (1) parking space) to 100% (two (2) parking spaces) for 11355 South Aberdeen Avenue, increase the off-street parking requirement from 50% (one (1) parking space) to 100% (two (2) parking spaces) for 11351 South Aberdeen Avenue, and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio:
   a. 11351 South Aberdeen Avenue: 2,511 square feet (0.8 FAR)
   b. 11355 South Aberdeen Avenue: 2,511 square feet (0.8 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):
   a. 11351 South Aberdeen Avenue: 1,562.63 square feet per D.U. (2 residential units)
   b. 11355 South Aberdeen Avenue: 1,562.63 square feet per D.U. (2 residential units)

(C) *The amount of off-street parking:
   a. 11351 South Aberdeen Avenue: 2 parking spaces
   b. 11355 South Aberdeen Avenue: 2 parking spaces

*The Applicant is seeking to increase the off-street parking requirement for a Transit Served Location from 50% (one (1) parking space) 100% (two (2) parking spaces) for 11355 South Aberdeen Avenue, and increase the off-street parking requirement from 50% (one (1) parking space) to 100% (two (2) parking spaces) for 11351 South Aberdeen Avenue.

(D) Setbacks:
   a. 11351 South Aberdeen Avenue:
      i. Front Setback: 15 feet
      ii. Side Setbacks:
         North Side: 2.5 feet
         South Side: 3 feet

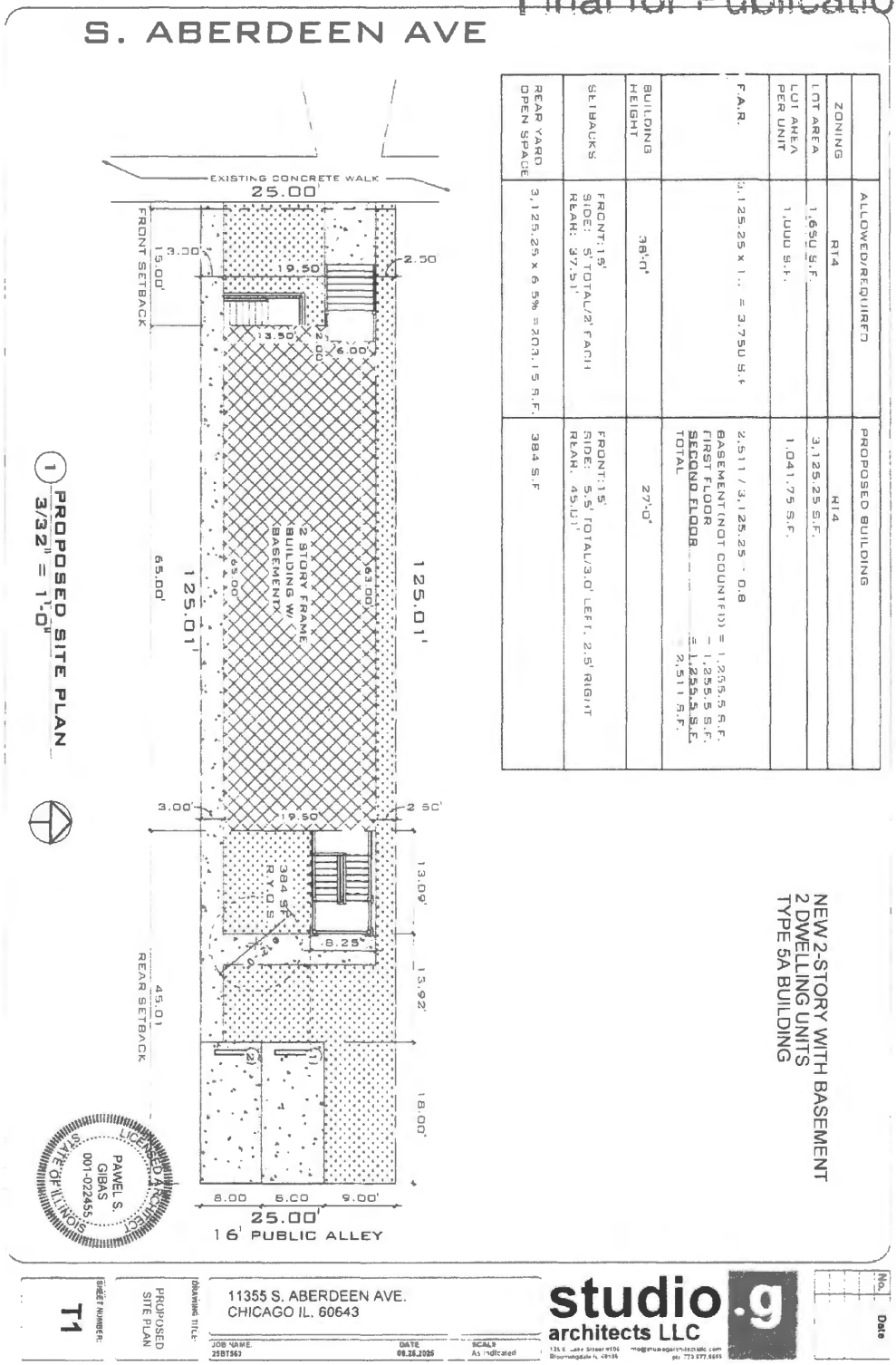
Final for Publication

iii. Rear Setback: 45.01 feet

b. 11355 South Aberdeen Avenue:
i. Front Setback: 15 feet
ii. Side Setbacks:
North Side: 2.5 feet
South Side: 3 feet
iii. Rear Setback: 45.01

(E) Building Height:
a. 11351 South Aberdeen Avenue: 27 feet
b. 11355 South Aberdeen Avenue: 27 feet

Final for Publication



	ALLOWED/REQUIRED	PROPOSED BUILDING
ZONING	RT4	RT4
LOT AREA	1,650 S.F.	3,125.25 S.F.
LOT AREA PER UNIT	1,000 S.F.	1,041.75 S.F.
F.A.R.	3,125.25 x 1.. = 3,750 S.F.	2,511 / 3,125.25 = 0.8 BASEMENT(NOT COUNTED) = 1,255.5 S.F. FIRST FLOOR = 1,255.5 S.F. SECOND FLOOR = 1,255.5 S.F. TOTAL 2,511 S.F.
BUILDING HEIGHT	38'-0"	27'-0"
SETBACKS	FRONT: 15' SIDE: 5' TOTAL/2' EACH REAR: 37.51'	FRONT: 15' SIDE: 5.5' TOTAL/3.0' LEFT, 2.5' RIGHT REAR: 45.01'
REAR YARD OPEN SPACE	3,125.25 x 6.5% = 203.15 S.F.	384 S.F

NEW 2-STORY WITH BASEMENT
2 DWELLING UNITS
TYPE 5A BUILDING

11355 S. ABERDEEN AVE.
CHICAGO IL. 60643

JOB NAME: 25BT563
DATE: 09.26.2025
SCALE: As indicated

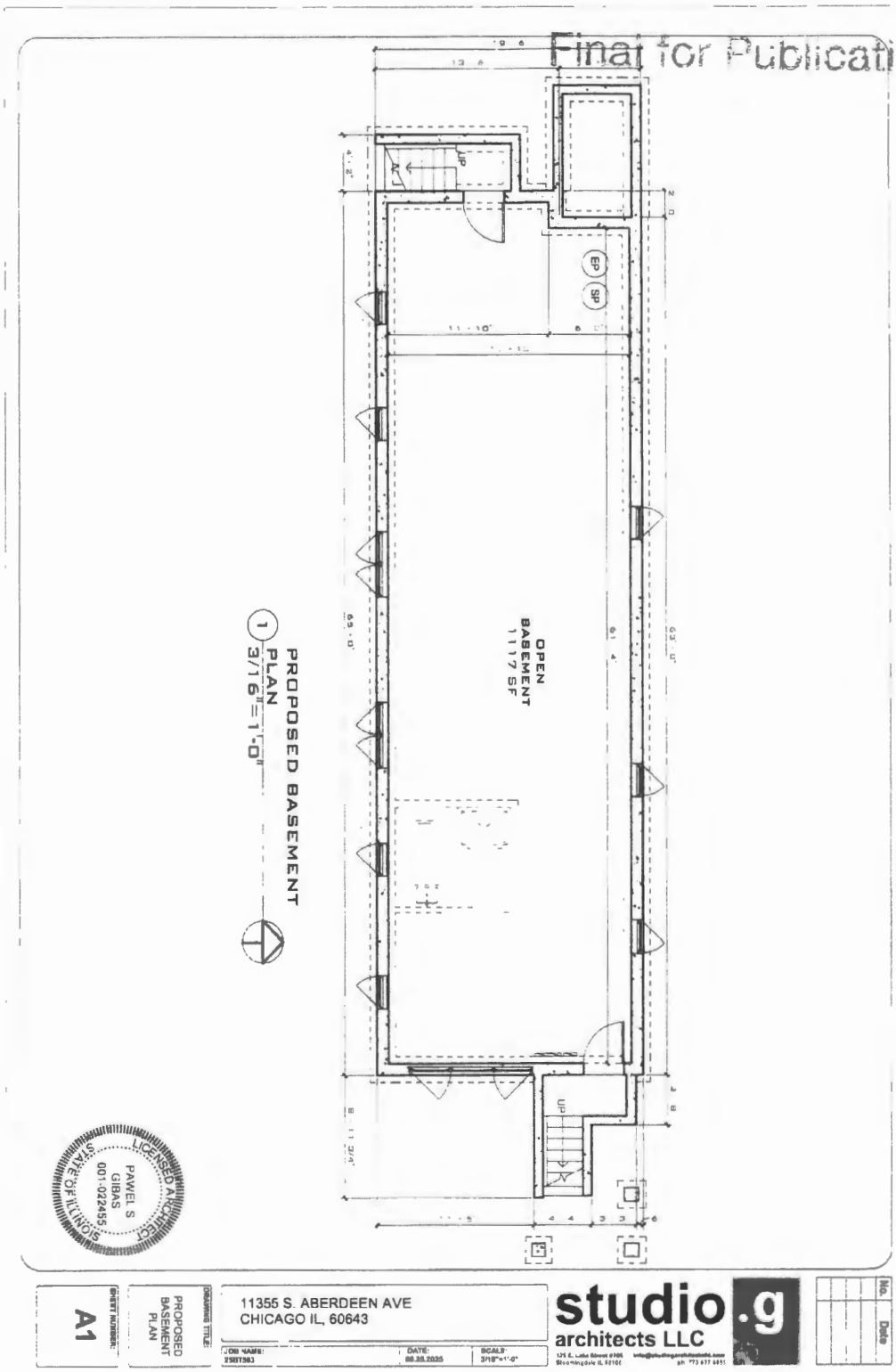
studio.g architects LLC

No.	Date

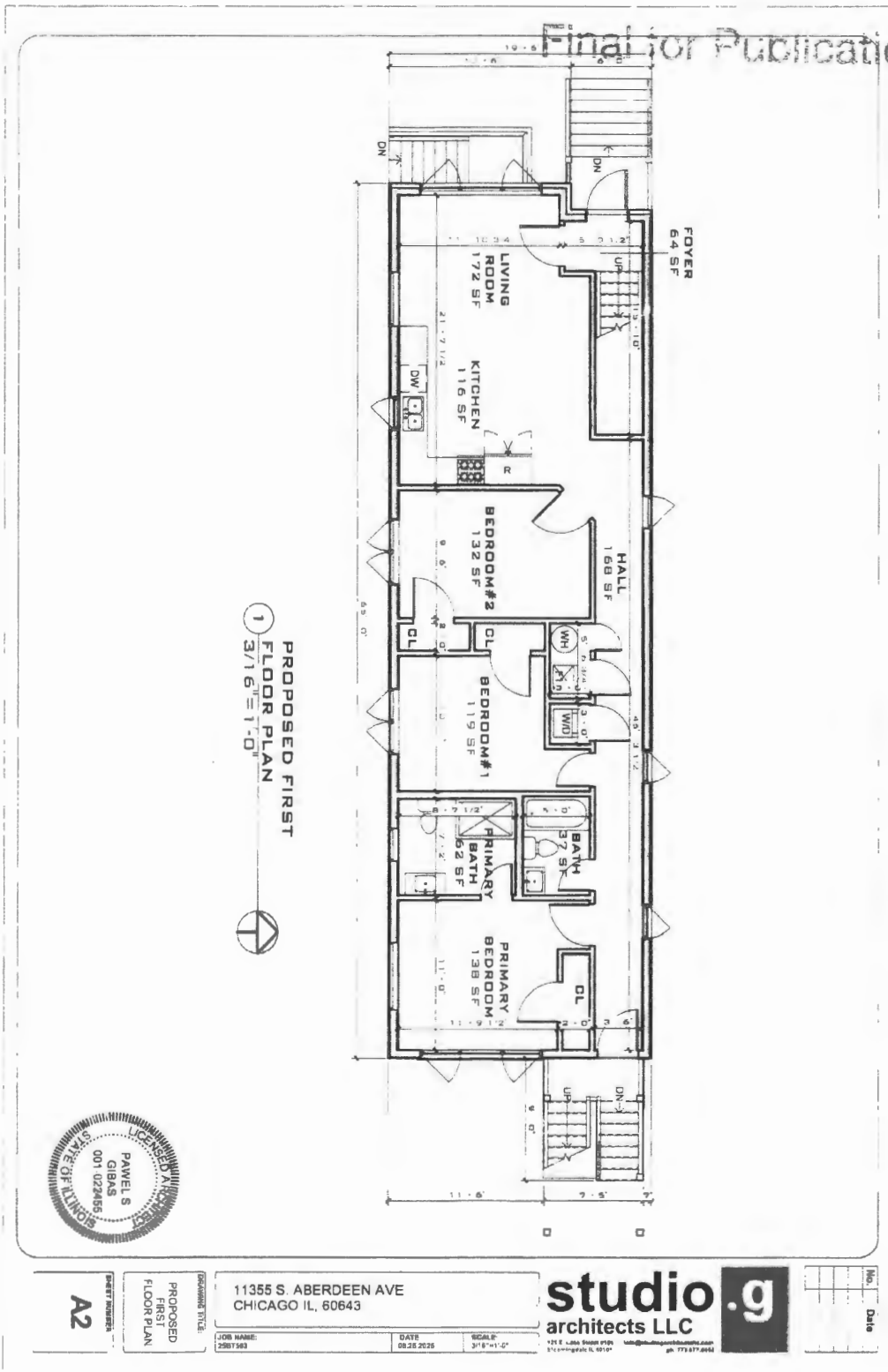
DRAWING TITLE: PROPOSED SITE PLAN

SHEET NUMBER: T1

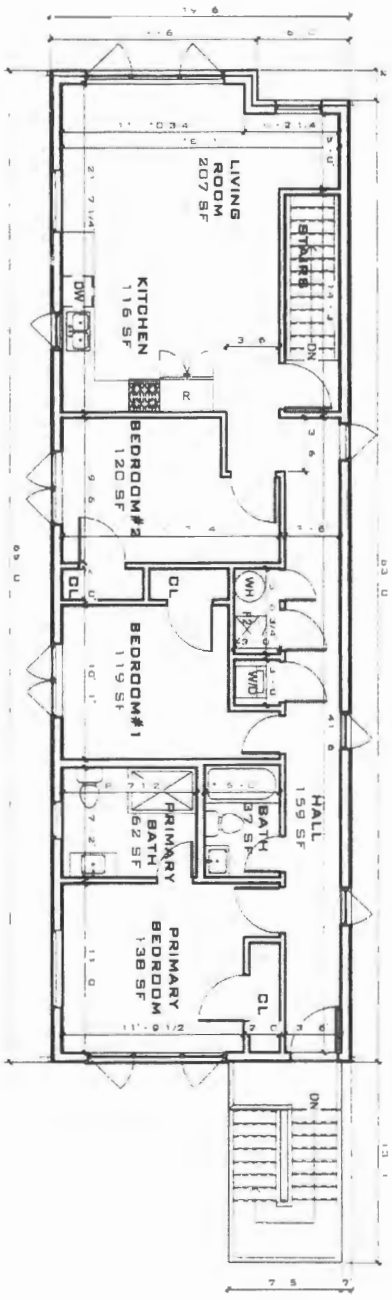
Final for Publication



Final for Publication



Final for Publication

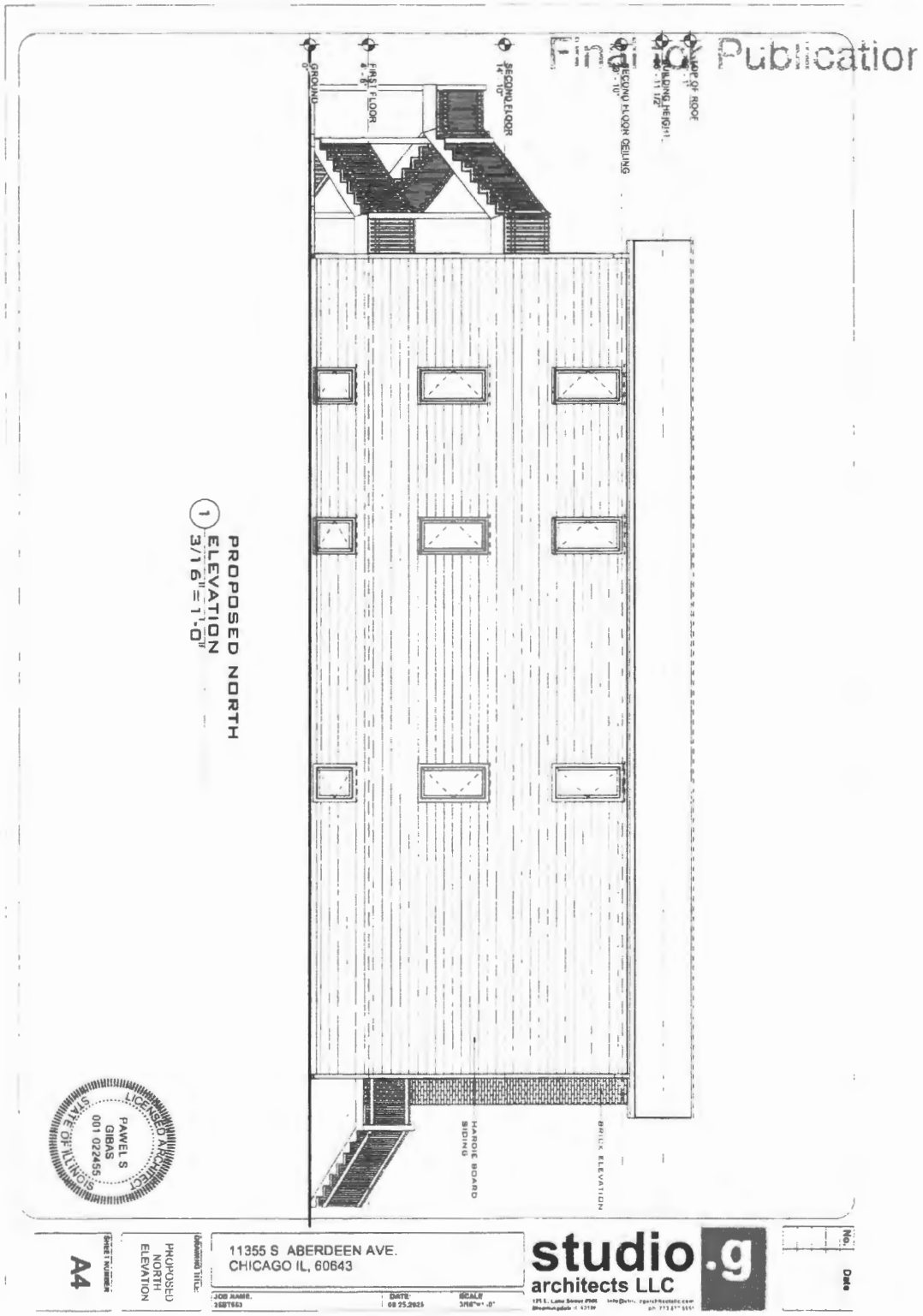


PROPOSED SECOND FLOOR PLAN
1 3/16" = 1'-0"

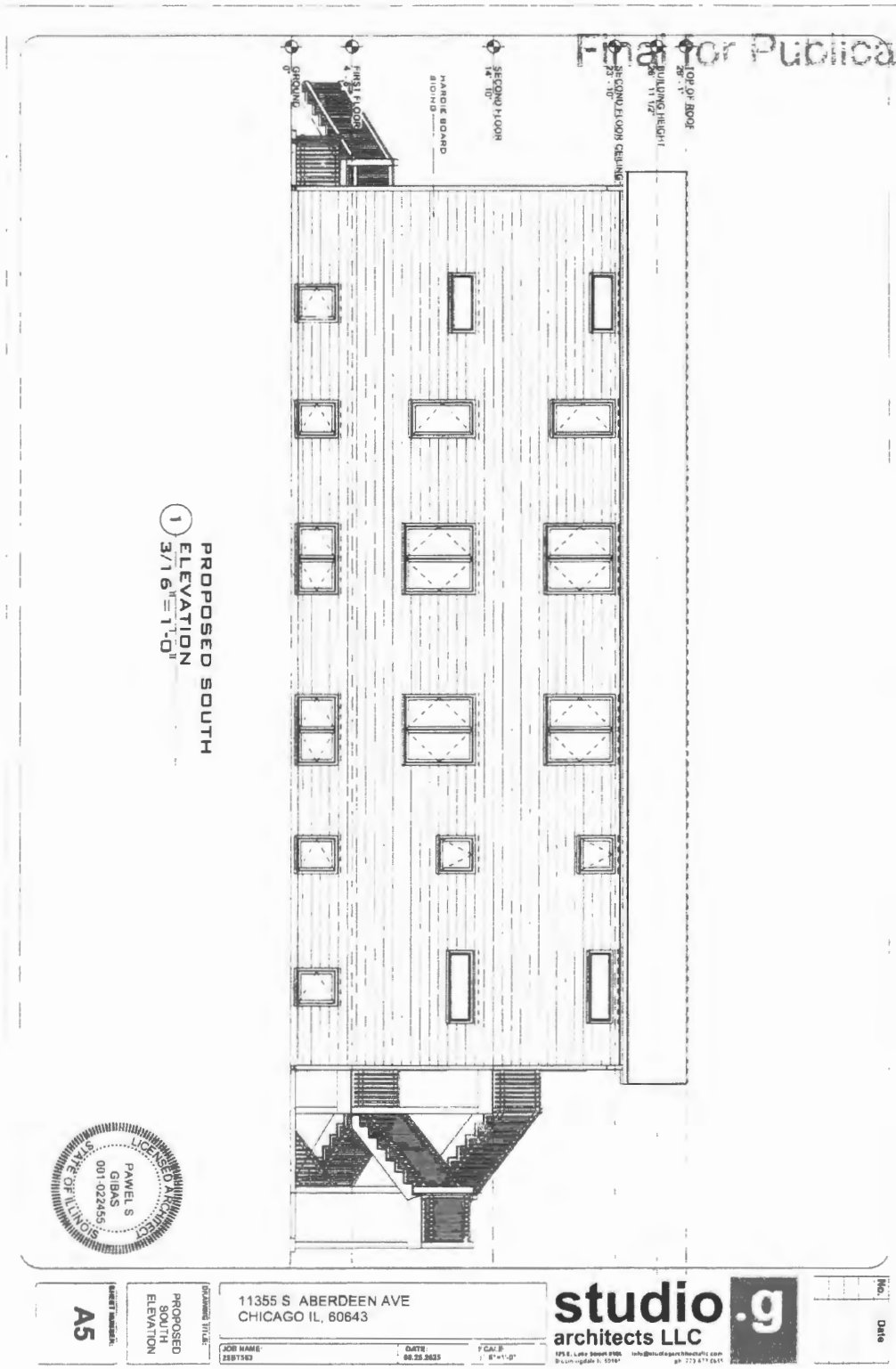
LICENSED ARCHITECT
STATE OF ILLINOIS
PAWEL S GIBAS
001-022455

SHEET NUMBER A3	DRAWING TITLE PROPOSED SECOND FLOOR PLAN	11355 S. ABERDEEN AVE CHICAGO IL, 60643	studio.g architects LLC	No.	Date
		JOB NAME: 25BT380 DATE 08 26 2025 SCALE 3/16"=1'-0"			

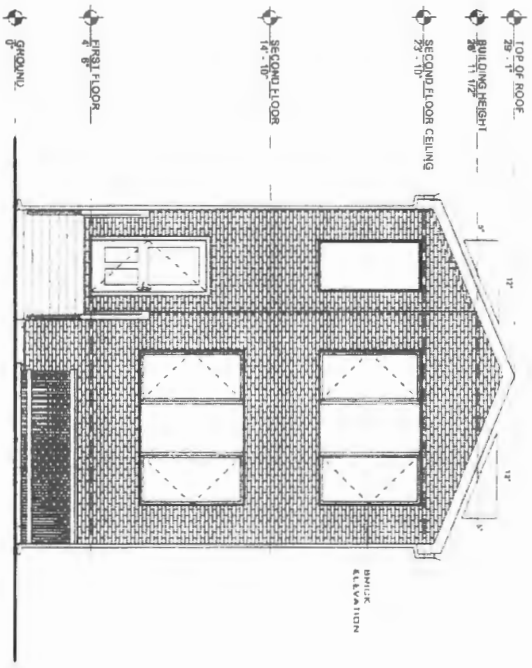
Final Publication



Final for Publicatio



Final for Publication



1 PROPOSED EAST (FRONT) ELEVATION
3/16" = 1'-0"

LICENSED ARCHITECT
STATE OF ILLINOIS
PAWEL S GIBAS
001.022455

A6

PROPOSED EAST (FRONT) ELEVATION

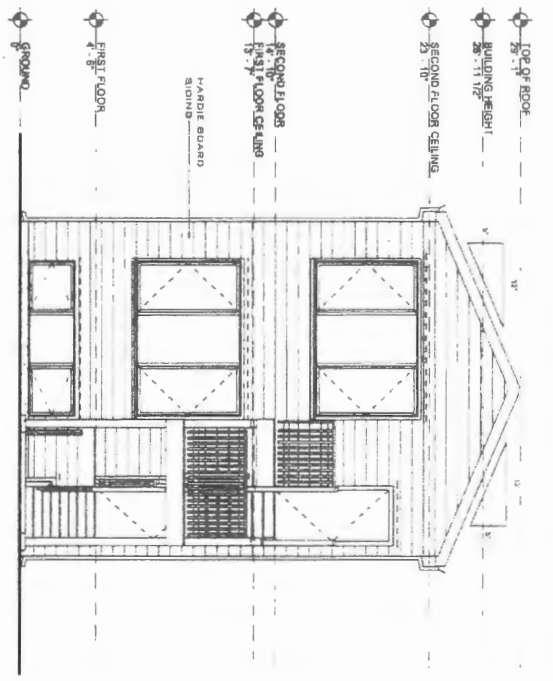
11355 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME 25BT363
DATE 09.25.2025
SCALE 3/16" = 1'-0"

studio.g architects LLC

No. Date

Final for Publication



1 PROPOSED WEST (REAR) ELEVATION
3/16" = 1'-0"

LICENSED ARCHITECT
STATE OF ILLINOIS
PAWEL S. GIBAS
001-022455

A7

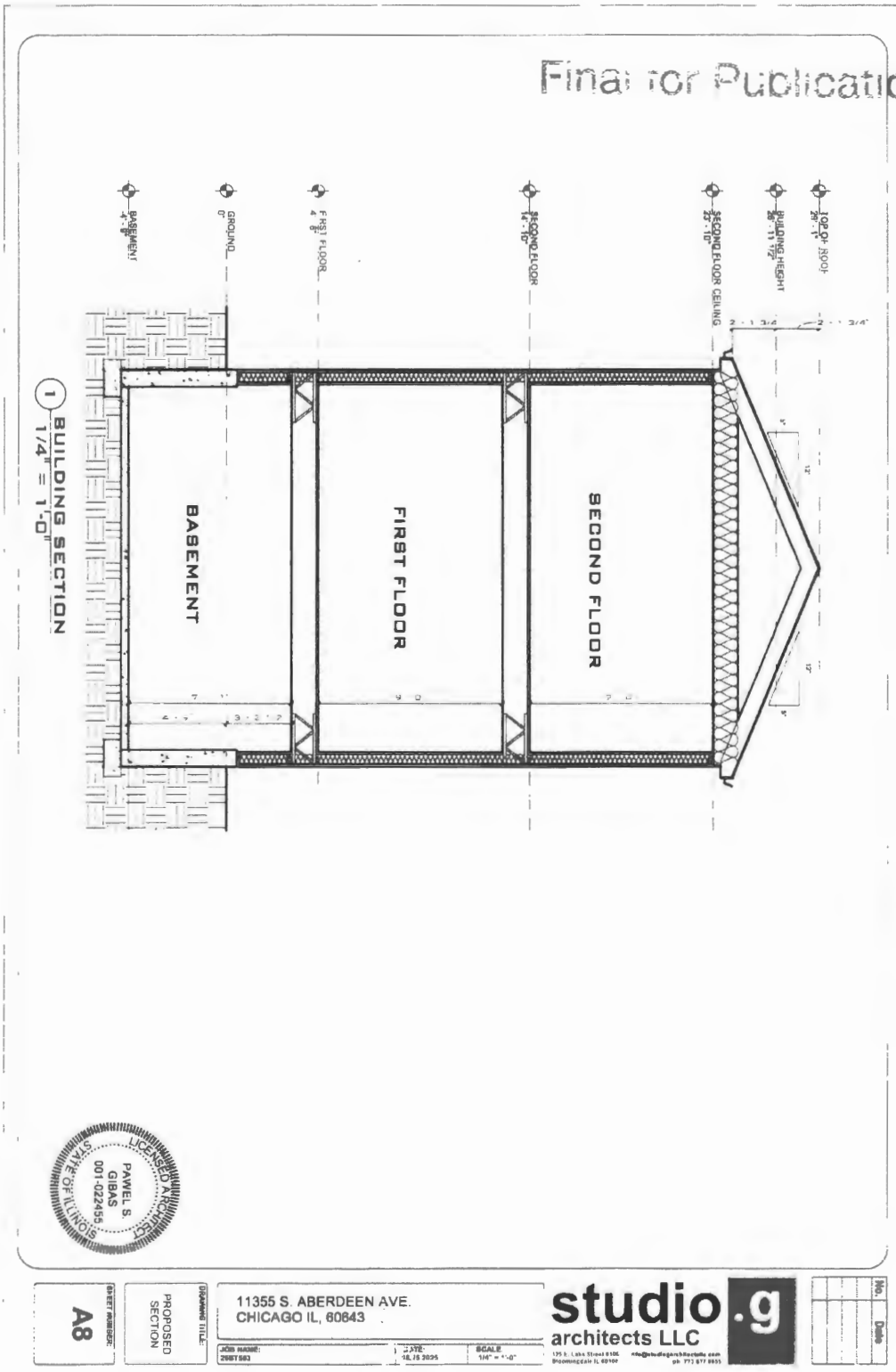
PROPOSED WEST (REAR) ELEVATION

11355 S. ABERDEEN AVE.
CHICAGO IL, 60843

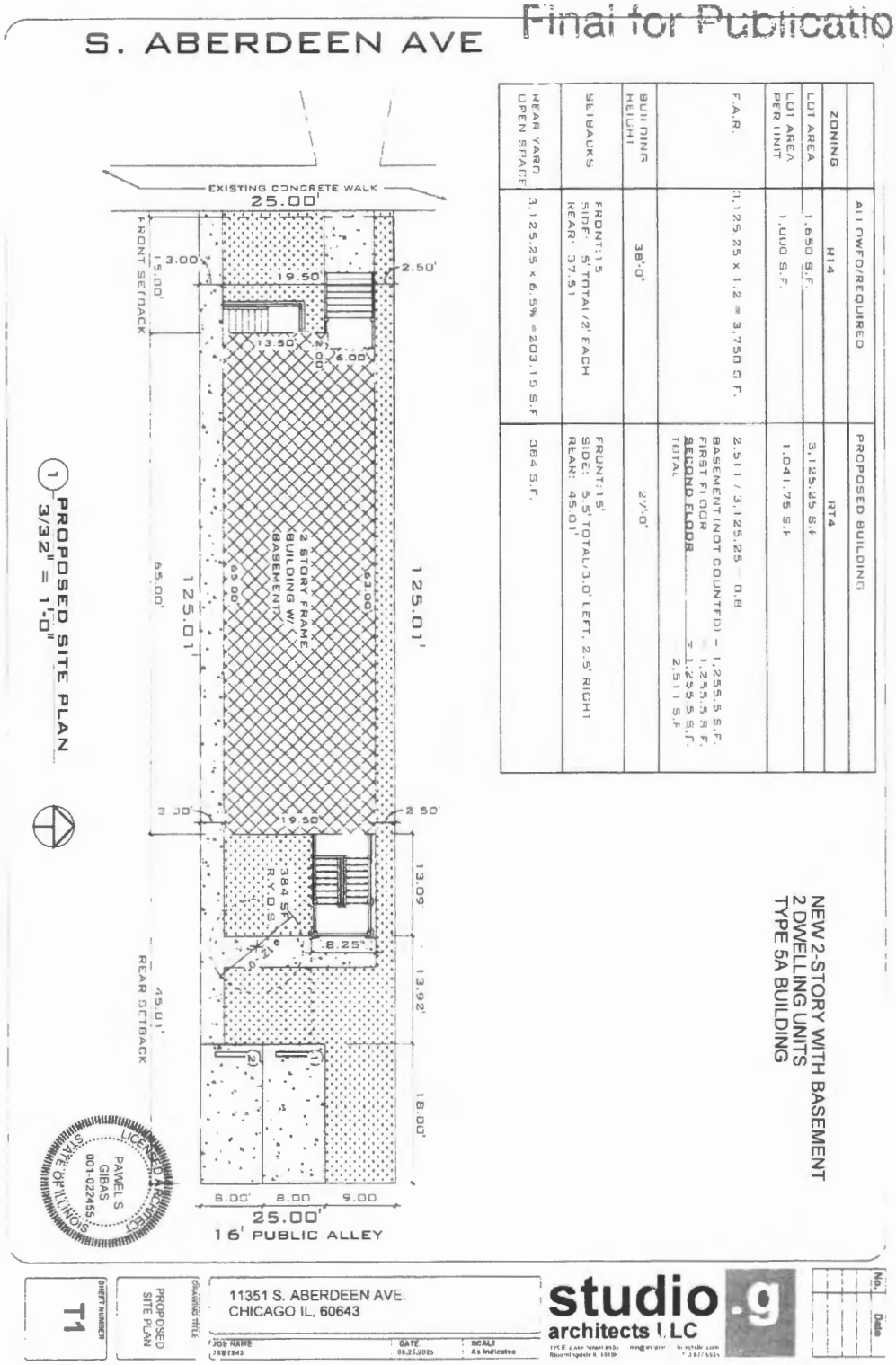
JOB NAME: 2507.003
DATE: 08.26.2025
SCALE: 3/16" = 1'-0"

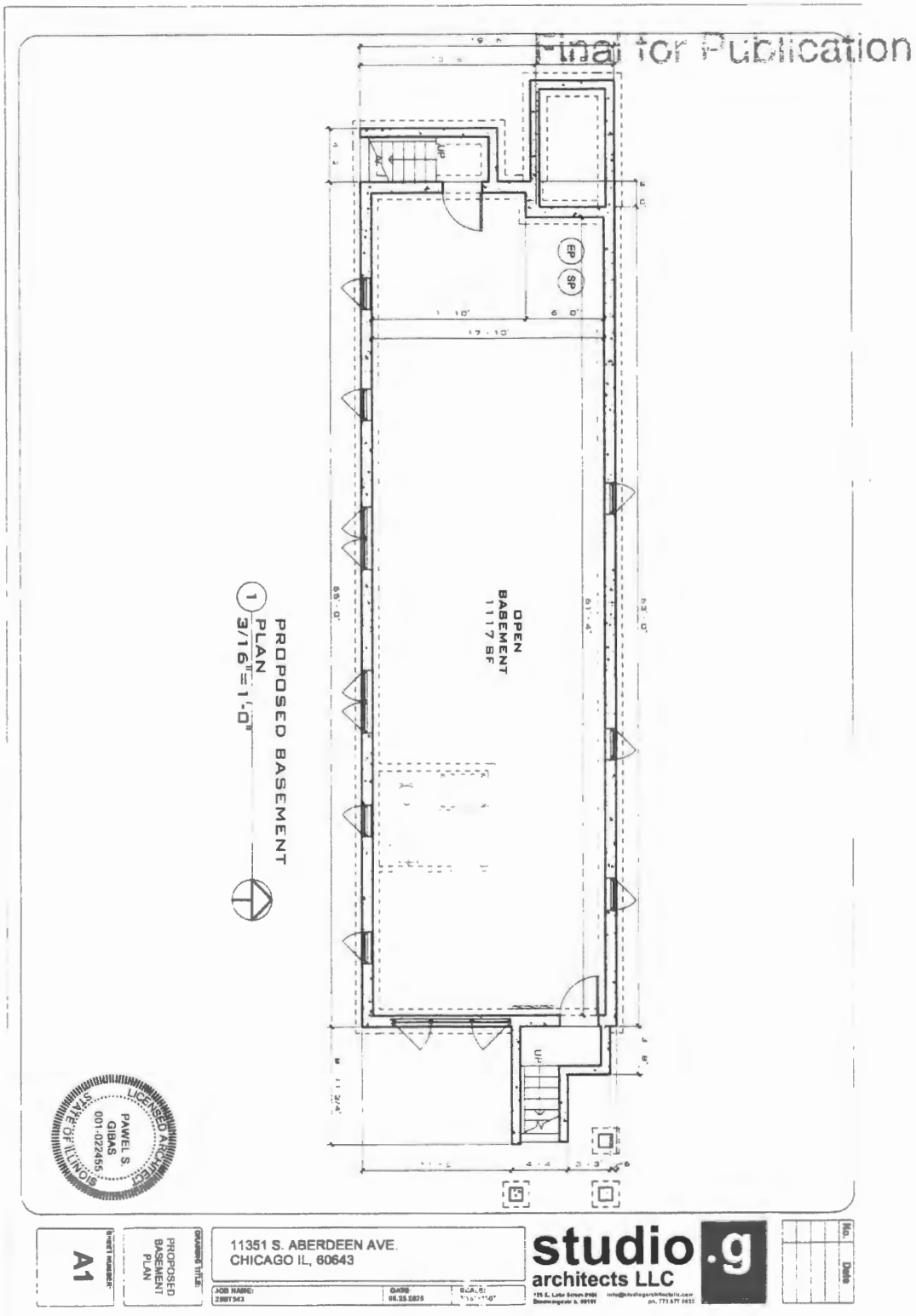
studio.g architects LLC

No. Date

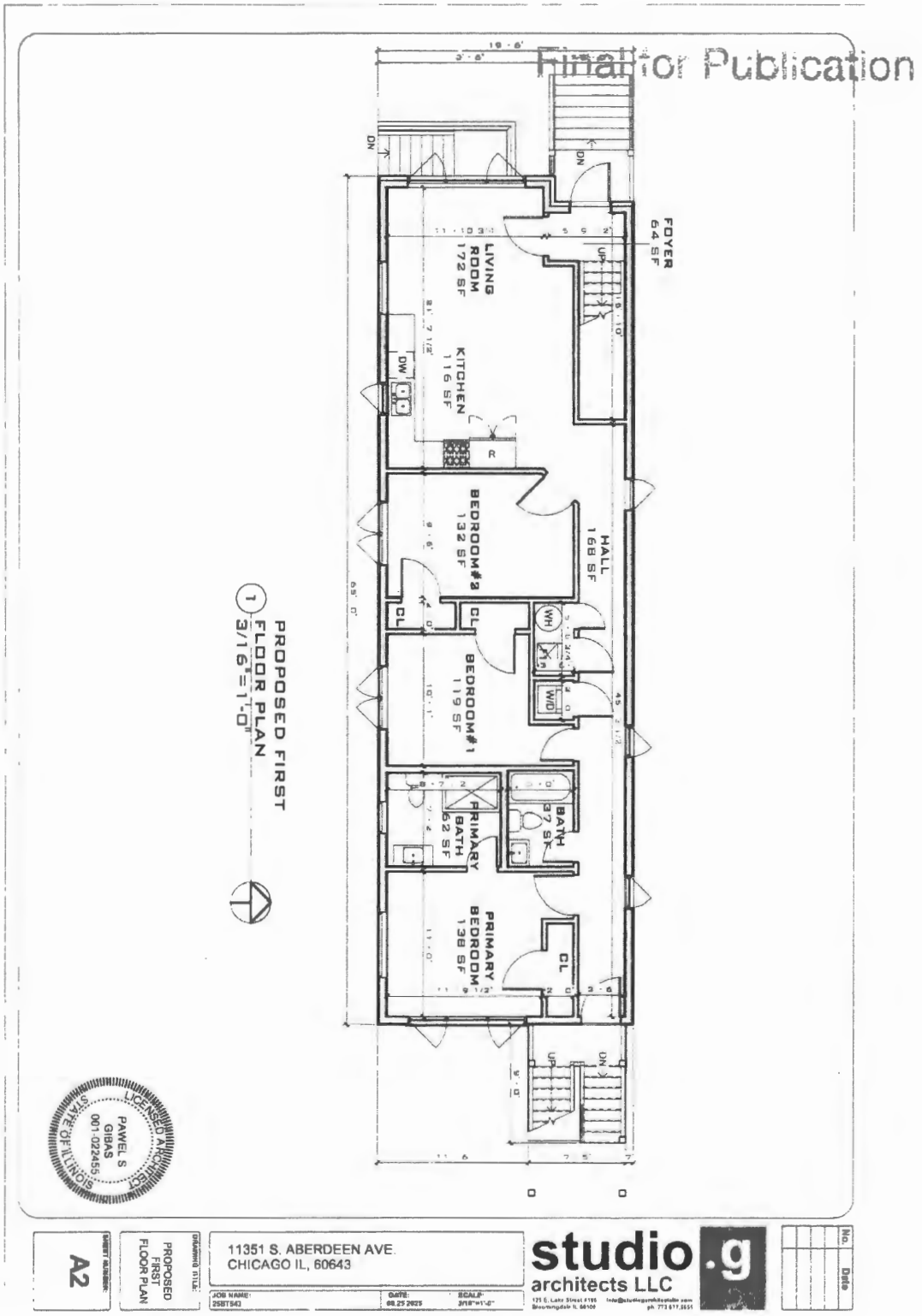

Final for Publication
BASEMENT
-4' - 0"
GROUND
0"
FIRST FLOOR
4' - 8"
SECOND FLOOR
14' - 10"
SECOND FLOOR CEILING
22' - 10"
BUILDING HEIGHT
28' - 11 1/2"
TOP OF ROOF
29' - 1"
BASEMENT
FIRST FLOOR
SECOND FLOOR
1 BUILDING SECTION
1/4" = 1'-0"
LICENSED ARCHITECT
PAWEL S. GIBAS
001-022455
STATE OF ILLINOIS
11355 S. ABERDEEN AVE.
CHICAGO IL, 60843
studio.g
architects LLC
A8
PROPOSED SECTION

Final for Publication

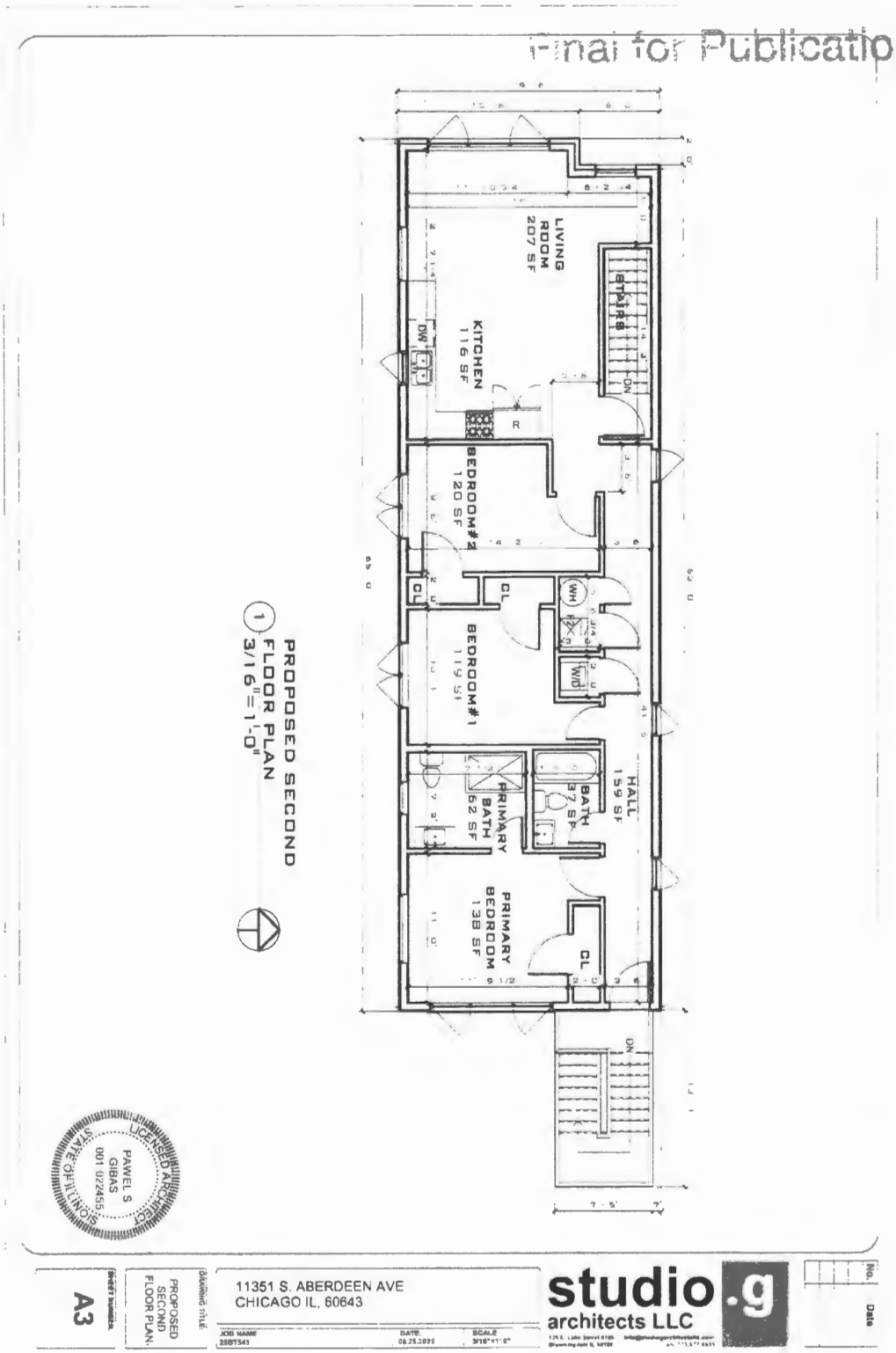



Final for Publication
OPEN BASEMENT 1117 SF
UP
EP
SP
PROPOSED BASEMENT PLAN
3/16" = 1'-0"
STATE OF ILLINOIS LICENSED ARCHITECT PAWEL S. GIBAS 001-022455
A1
PROPOSED BASEMENT PLAN
11351 S. ABERDEEN AVE.
CHICAGO IL, 60643
studio .g architects LLC

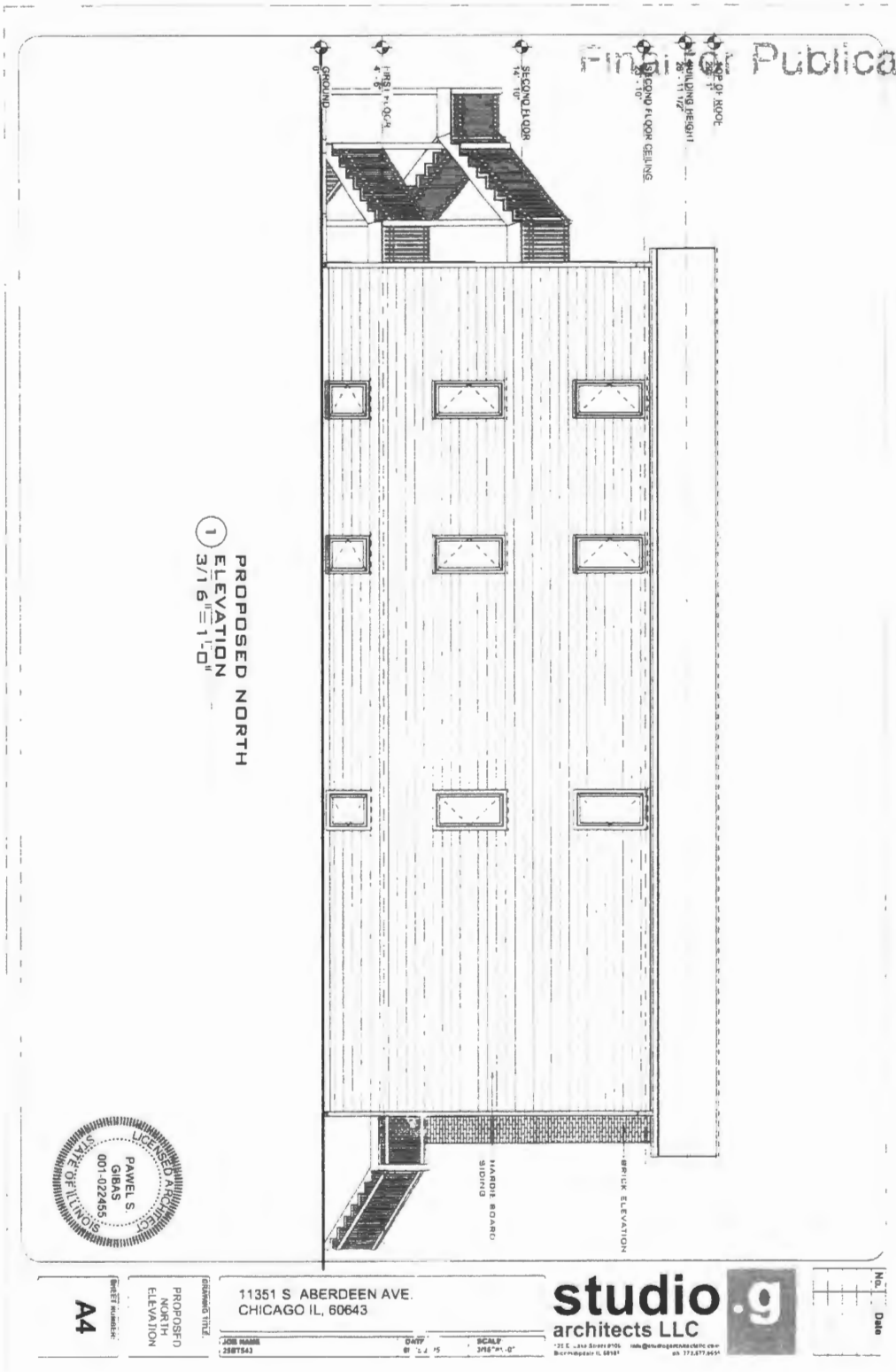
Final for Publication



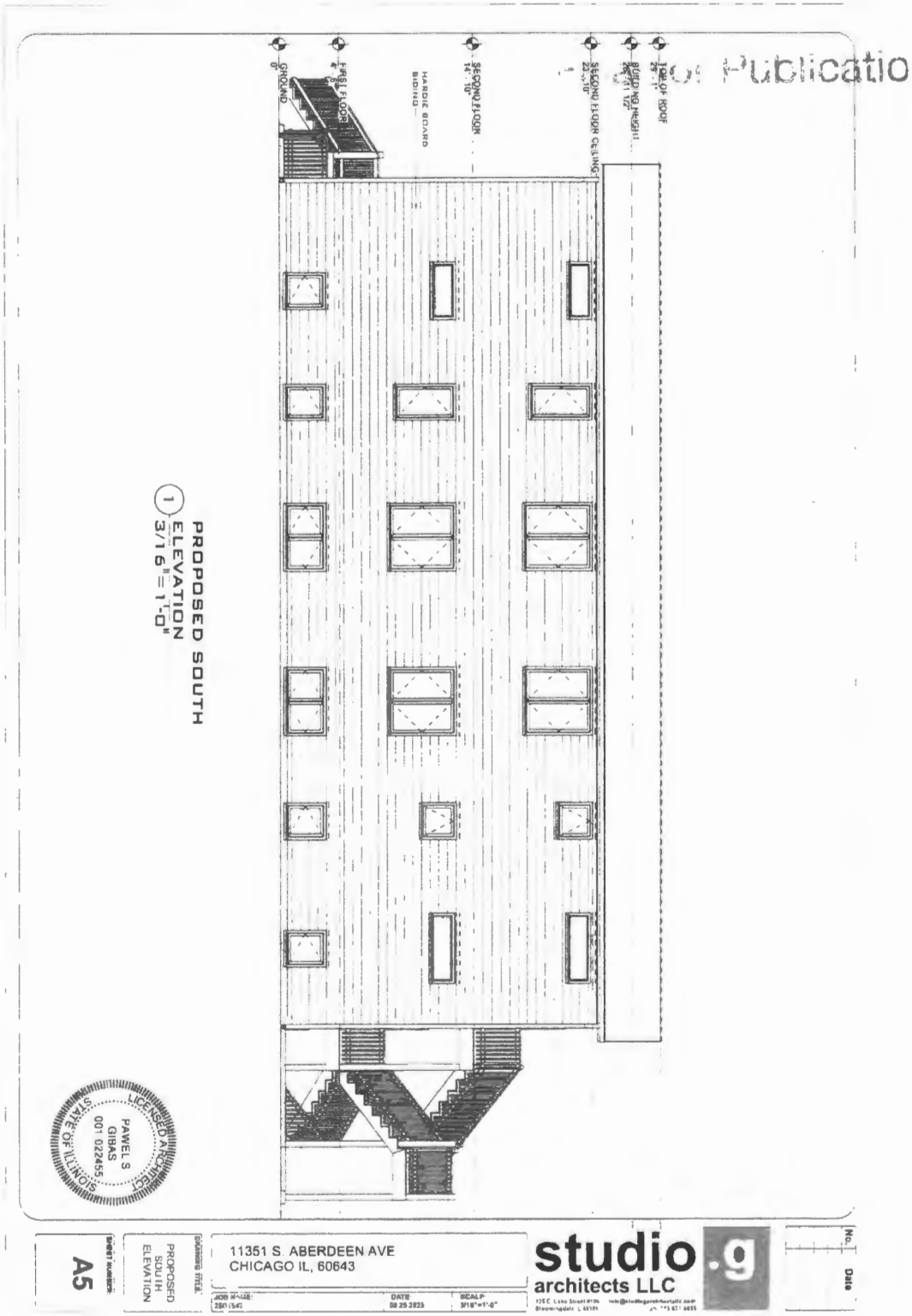
Final for Publication



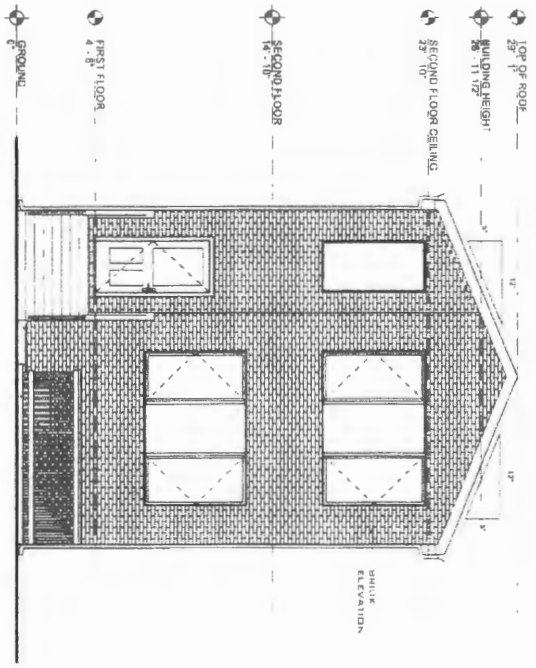
Final for Publicatio



Not Publicatio



Final for Publication



1 PROPOSED EAST (FRONT) ELEVATION
3/16" = 1'-0"

LICENSED ARCHITECT
PAWEL S GIBAS
001 022455
STATE OF ILLINOIS

A6

PROPOSED EAST (FRONT) ELEVATION

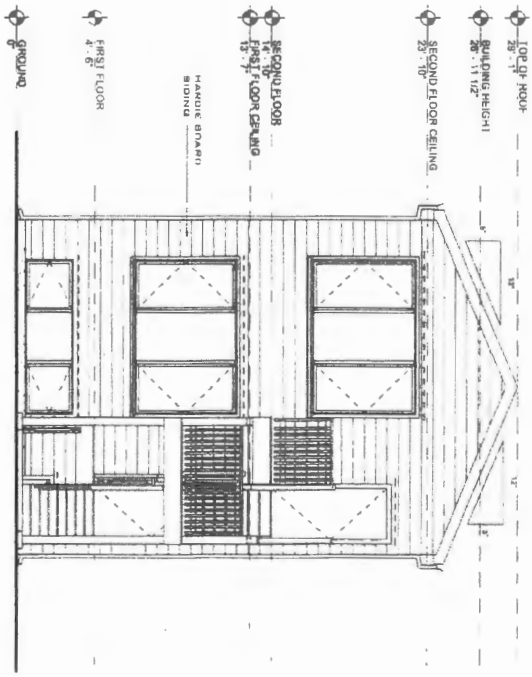
11351 S. ABERDEEN AVE.
CHICAGO IL, 60643

JOB NAME: 2501343
DATE: 08 25 2025
SCALE: 3/16" = 1'

studio.g architects LLC
125 E. Lake Street #105
Bloomingdale, IL 60108
ph: 773 671 6455

No. Date

Final for Publication

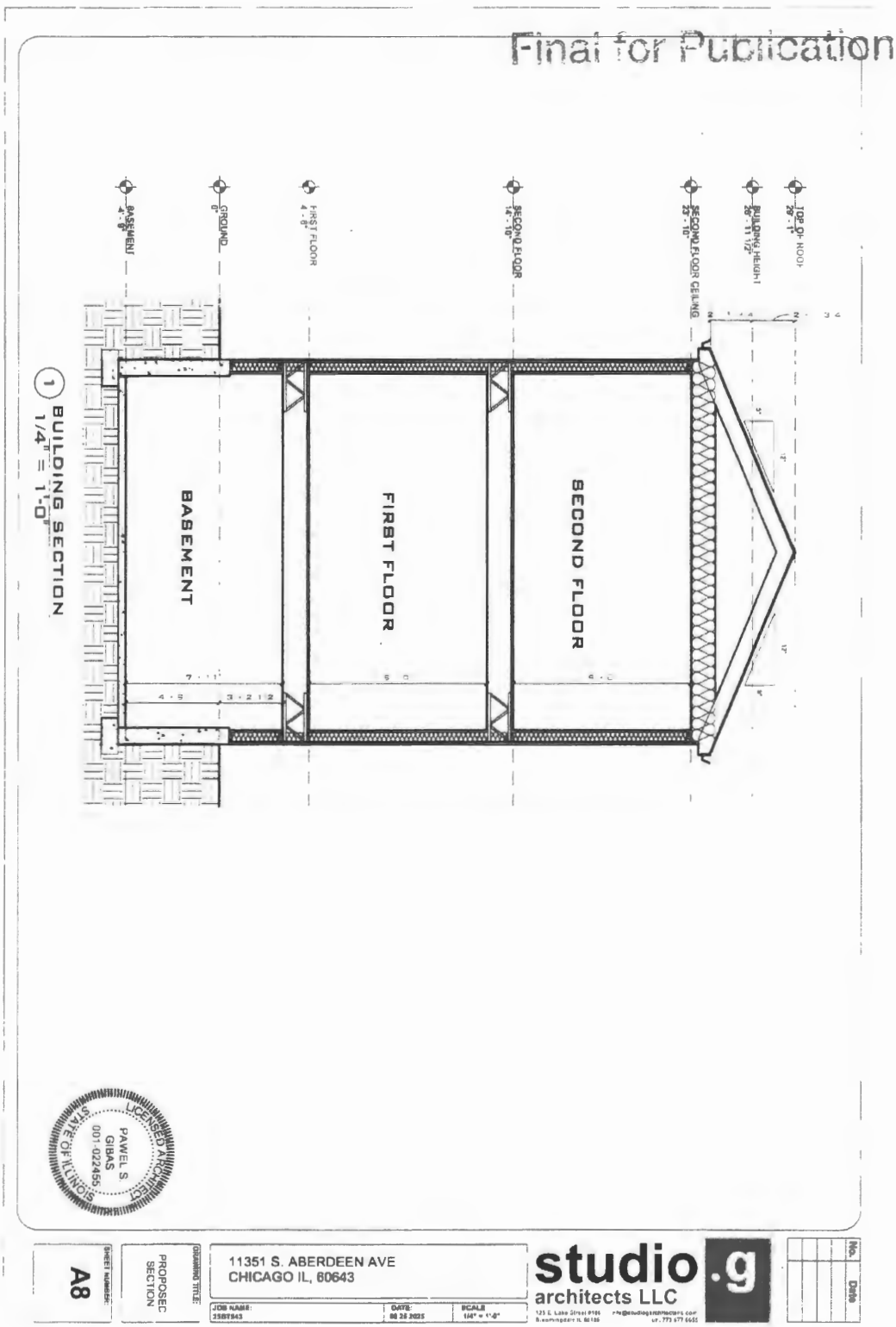


PROPOSED WEST (REAR) ELEVATION
1
3/16" = 1'-0"

LICENSED ARCHITECT
PAWEL S GIBAS
001.022455
STATE OF ILLINOIS

SHEET NUMBER: A7	DRAWING TITLE: PROPOSED WEST (REAR) ELEVATION	11351 S. ABERDEEN AVE. CHICAGO IL, 60643	studio.g architects LLC
		JOB NAME: PERT543	DATE: 08.25.2025
			SCALE: 3/16" = 1'-0"

No.	Date


Final for Publication
BASEMENT
FIRST FLOOR
SECOND FLOOR
1 BUILDING SECTION
1/4" = 1'-0"
LICENSED ARCHITECT
PAWEL S GIBAS
001-022455
STATE OF ILLINOIS
A8
PROPOSED SECTION
11351 S. ABERDEEN AVE
CHICAGO IL, 60643
studio.g
architects LLC

AMENDMENT OF ZONING RECLASSIFICATION ORDINANCE O2025-0017849 (APP. NO. 22773T1) TO CORRECT BOUNDARY LINES AND MAP NUMBER.
[O2025-0019918]

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 October 14, 2025, the following items were passed by a majority of the members present:

Page 1 contains the following three Mayoral appointments: the appointment of Alicia Blakely as a member of the Commission on Chicago Landmarks as well as the appointments of Nakisha Hobbs and Pasquale Giana as members of the Zoning Board of Appeals.

Page 1 also contains Document Number O2025-0019918 for a correction of the *Journal of the Proceedings of the City Council of the City of Chicago* for File Number 22773T1 to correct the zoning boundary lines and map number.

Page 1 also contains Document Number O2025-0019672 for amendment of Municipal Code Section 17-3-0408 allowing for building height increases in certain areas of B-3 and C-3 Zoning Districts if a project is subject to the affordable requirements ordinance.

Page 1 further contains the historical landmark designation of New Genesis Assembly of God Baptist Church, located in the 37th Ward and Erie Street Row located in the 42nd Ward.

Moving on, pages 1 through 27 contain various map amendments in Wards 1, 2, 3, 4, 9, 10, 11, 12, 13, 15, 16, 17, 21, 22, 24, 25, 26, 27, 28, 31, 32, 35, 36, 38, 39, 40, 41, 43, 44, 46, 47, 48, 49 and 50 noting that Alderperson Dowell and Alderperson Beale would like to be recorded as voting "No" on all ordinances associated with the Broadway Land Use Framework found on pages 4 through 8 known as A-8973 to A-8984, A-8986 and A-8994 to A-9002.

Lastly, pages 27 and 28 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 3, 27, 28, 29, 32, 34, 36 and 42.

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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

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

The following are said ordinances as passed:

WHEREAS, On June 18, 2025, City Council passed O2025-0017489, reclassifying the Zoning Map in relation to 6241 North Rockwell Street; and

WHEREAS, The applicant for this zoning reclassification followed the correct notice procedure for the reclassification of 6241 North Rockwell Street as required by the City of Chicago Zoning Code Section 17-13-0107; and

WHEREAS, The version of O2025-0017489 that passed mistakenly included an instruction to reclassify an incorrect portion of North Rockwell Street; and

WHEREAS, All other portions of O2025-0017489, including the narrative and plans, economic disclosure statements, and zoning application number 22773T1 remain correct; now, therefore,

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

SECTION 1. On June 18, 2025, the City Council of the City of Chicago passed an ordinance, referenced as O2025-0017489, published at pages 29906 through 29915 of the *Journal of the Proceedings of the City Council of the City of Chicago* of that date, amending Title 17 of Municipal Code to change relevant zoning maps ("Ordinance"). Section 1 of the ordinance, which appears on page 29906 of the *Journal*, is hereby amended by deleting the language struck through, and by inserting the language underscored, as follows:

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 15-I in the area bounded by:

a line of ~~175~~ 164.26 feet south of and parallel to West ~~Wabansia~~ Rosemont Avenue; a public alley next east of and parallel to North Rockwell Street; a line ~~200~~ 197.26 feet south of and parallel to West ~~Wabansia~~ Rosemont Avenue; and North Rockwell Street,

to those of an RS3 Residential Single-Unit (Detached House) District.

SECTION 2. The Department of Planning and Development shall revert the portions of Map Number 5-I changed pursuant to O2025-0017489 to the symbols and indications in place prior to the passage of O2025-0017489. Further, the Department of Planning and Development shall change the symbols and indications on Map Number 15-I pursuant to the corrected zoning map amendments listed in Section 1 of this ordinance.

SECTION 3. This ordinance shall take effect upon its passage and approval and shall be retroactive to July 16, 2025.

DESIGNATION OF ERIE STREET ROW AT 161 E. ERIE ST. AS CHICAGO LANDMARK.

[O2025-0019121]

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 October 14, 2025, the following items were passed by a majority of the members present:

Page 1 contains the following three Mayoral appointments: the appointment of Alicia Blakely as a member of the Commission on Chicago Landmarks as well as the appointments of Nakisha Hobbs and Pasquale Giana as members of the Zoning Board of Appeals.

Page 1 also contains Document Number O2025-0019918 for a correction of the *Journal of the Proceedings of the City Council of the City of Chicago* for File Number 22773T1 to correct the zoning boundary lines and map number.

Page 1 also contains Document Number O2025-0019672 for amendment of Municipal Code Section 17-3-0408 allowing for building height increases in certain areas of B-3 and C-3 Zoning Districts if a project is subject to the affordable requirements ordinance.

Page 1 further contains the historical landmark designation of New Genesis Assembly of God Baptist Church, located in the 37th Ward and Erie Street Row located in the 42nd Ward.

Moving on, pages 1 through 27 contain various map amendments in Wards 1, 2, 3, 4, 9, 10, 11, 12, 13, 15, 16, 17, 21, 22, 24, 25, 26, 27, 28, 31, 32, 35, 36, 38, 39, 40, 41, 43, 44, 46, 47, 48, 49 and 50 noting that Alderperson Dowell and Alderperson Beale would like to be recorded as voting "No" on all ordinances associated with the Broadway Land Use Framework found on pages 4 through 8 known as A-8973 to A-8984, A-8986 and A-8994 to A-9002.

Lastly, pages 27 and 28 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 3, 27, 28, 29, 32, 34, 36 and 42.

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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 Erie Street Row (the "Building"), located at 161 East Erie 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), (3) and (4) of the Municipal Code; and

WHEREAS, The Building was built around 1877 when the Near North Side was being rebuilt as a desirable residential neighborhood after it was devastated by the Great Chicago Fire of 1871; and

WHEREAS, From the 1870s to the 1910s, the families of successful merchants and professionals lived in the Erie Street Row, reflecting the social fabric of the Near North Side; and

WHEREAS, The Erie Street Row is a visually distinctive group of row houses, a building type of importance to Chicago architectural history. Built around 1877, this set of row houses is a particularly early, surviving group; and

WHEREAS, The building is distinctive in its fine use of the Italianate architectural style, a style of importance to Chicago architecture in the 1850s through early 1880s; and

WHEREAS, The Building exhibits fine detailing and craftsmanship in Joliet limestone, a historically significant building material in the context of Chicago architecture and the most popular building stone used for Chicago buildings from the 1830s until the 1880s; and

WHEREAS, The development of North Michigan Avenue as a commercial boulevard in the 1920s transformed the Near North Side from a residential to commercial district. During this time the Erie Street Row was converted to offices for small creative businesses like advertising, publishing, architecture and commercial and fine arts; and

WHEREAS, Alterations to the building, including added bay windows and the consolidated entrance at grade reflect its transition from residential to commercial use in 1920 and these changes are significant in their own right; and

WHEREAS, The Building is significant for its association with Johnson O'Connor and Eleanor Manning O'Connor, husband and wife, who in 1952 opened the Chicago branch of the Human Engineering Laboratory of the Johnson O'Connor Research Foundation, a nonprofit educational and scientific organization; and

WHEREAS, Trained as an engineer, Johnson O'Connor developed a testing program for the General Electric Company in 1922 that proved successful in placing employees in the positions that matched their inherent aptitudes; and

WHEREAS, In 1938, O'Connor expanded his testing program to the general public, opening branches across the country to help young people and adults make informed decisions about their education and career; and

WHEREAS, Eleanor Manning O'Connor was a pioneering woman architect who specialized in historic preservation, public housing and urban planning; and

WHEREAS, Beginning in the 1930s, Eleanor Manning O'Connor influenced Johnson O'Connor to publish his research on women's aptitude that encouraged women to pursue careers in architecture, engineering and the sciences; 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; 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.

The three-story common brick boiler house addition and one-story common brick garage at the rear (south) elevation of the Building are devoid of architectural treatment. The Commission may approve demolition of these additions to support new uses of the Building. The foregoing is not intended to limit the Commission's discretion to approve other changes.

For the purposes of Section 2-120-740 of the Municipal Code governing permit review, the following additional guidelines shall also apply:

In recognition of the Building's location in the urban core with some of the city's highest building density including high-rises adjacent and within close proximity of the Building, the Commission may approve visible additions to the Building. The Commission's review of proposed work should ensure that the historic features and form of the Building are preserved long-term while allowing reasonable change and flexibility to meet continuing and new needs, whether related to the continued current uses of the Building or accommodating future uses.

Visible additions may be approved that are substantially set back from the front facade so that the historic Building retains sufficient depth to read as a whole structure. Any visible addition should appear distinct from the historic building when viewed from a pedestrian perspective along the public way. The overall setback, height and mass of any proposed addition shall be evaluated based on its visibility and resulting impact on the historic structure.

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".

Property.

(Subject To Final Survey And Title Commitment)

Legal Description:

Lot 15 (except the east 8 inches thereof), Lot 16 and all of Lot 17 (except the west 50 feet thereof) in Assessor's Division of Block 33 in Kinzie's Addition to Chicago, said premises being also described as that part of the north half of Block 33 in Kinzie's Addition, aforesaid, lying west of the east 8 inches of Lot 15 aforesaid and east of the west 50 feet of Lot 17 aforesaid, said Kinzie's Addition being in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Building Address:

161 East Erie Street
Chicago, Illinois.

Permanent Index Number ("PIN"):

17-10-114-004.

DESIGNATION OF NEW GENESIS OF GOD BAPTIST CHURCH AT 1400 N. LARAMIE AVE. AS CHICAGO LANDMARK.

[O2025-0019626]

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 October 14, 2025, the following items were passed by a majority of the members present:

Page 1 contains the following three Mayoral appointments: the appointment of Alicia Blakely as a member of the Commission on Chicago Landmarks as well as the appointments of Nakisha Hobbs and Pasquale Giana as members of the Zoning Board of Appeals.

Page 1 also contains Document Number O2025-0019918 for a correction of the *Journal of the Proceedings of the City Council of the City of Chicago* for File Number 22773T1 to correct the zoning boundary lines and map number.

Page 1 also contains Document Number O2025-0019672 for amendment of Municipal Code Section 17-3-0408 allowing for building height increases in certain areas of B-3 and C-3 Zoning Districts if a project is subject to the affordable requirements ordinance.

Page 1 further contains the historical landmark designation of New Genesis Assembly of God Baptist Church, located in the 37th Ward and Erie Street Row located in the 42nd Ward.

Moving on, pages 1 through 27 contain various map amendments in Wards 1, 2, 3, 4, 9, 10, 11, 12, 13, 15, 16, 17, 21, 22, 24, 25, 26, 27, 28, 31, 32, 35, 36, 38, 39, 40, 41, 43, 44, 46, 47, 48, 49 and 50 noting that Alderperson Dowell and Alderperson Beale would like to be recorded as voting "No" on all ordinances associated with the Broadway Land Use Framework found on pages 4 through 8 known as A-8973 to A-8984, A-8986 and A-8994 to A-9002.

Lastly, pages 27 and 28 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 3, 27, 28, 29, 32, 34, 36 and 42.

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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 New Genesis Assembly of God Baptist Church (the "Building"), located at 1400 North Laramie Avenue, Chicago, Illinois, as more fully described in Exhibit A, attached hereto and incorporated herein, satisfies two criteria for landmark designation as set forth in Section 2-120-620 (1) and (4) of the Municipal Code; and

WHEREAS, Originally home to the Trinity Evangelical Lutheran Church, which was established in 1870, the Building reflects the city's social history and specifically, its German American ethnic and immigrant history as well as German American residential migration throughout various Chicago neighborhoods over time; and,

WHEREAS, An important figure in the history of Trinity Evangelical Lutheran Church was Reverend Carl H. Rembold who assumed the pastorate in 1923. Reverend Rembold would lead the church congregation to its new location on North Laramie Avenue and oversaw the construction of the Building seen today over multiple decades, while substantially increasing the size of the congregation, its programming and its community impact; and

WHEREAS, In 1997, the church Building would once again become a center of community life as the home of New Genesis Assembly of God Baptist Church. While serving an Austin community that underwent significant racial change, the new church congregation has anchored the corner for over 25 years; and

WHEREAS, The Building is an excellent example of early 20th century church architecture in an eclectic Neo-Gothic style that was built in multiple phases between 1924 and 1949, as the Building's original congregation encountered delays in the building campaign due to the Great Depression and World War II; and

WHEREAS, The Building is clad with Lannon Stone on its primary elevations along with various Gothic elements such as lancet windows and multiple crenellated parapets giving it a commanding appearance; and

WHEREAS, The Building's unique bell tower, which is four stories in height, includes the church's bells cast in 1898 and brought from the church's original location on Ada Street. It is topped by an unusual octagonal lantern framed by stepped gables at each of the tower's four sides; and

WHEREAS, The overall design detailing and detailed interior oak framing displays the Viennese training of the building's architect, Moritz Strauch; and

WHEREAS, The Building meets two criteria for landmark designation set forth in Section 2-120-620 (1) and (4) 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 July 10, 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.

Property.

(Subject To Final Survey And Title Commitment)

Legal Description:

Southwestern 4.66 by 52.8 feet of Lot 21 and Lots 22, 23 and 24 in Block 1 in Clifford and Wadleigh's Subdivision of the south half of the northeastern quarter of the northwestern quarter of Section 4, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Building Address:

1400 North Laramie Avenue
Chicago, Illinois.

Permanent Index Number ("PIN"):

16-04-115-041-0000.

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 October 14, 2025, the following items were passed by a majority of the members present:

Page 1 contains the following three Mayoral appointments: the appointment of Alicia Blakely as a member of the Commission on Chicago Landmarks as well as the appointments of Nakisha Hobbs and Pasquale Giana as members of the Zoning Board of Appeals.

Page 1 also contains Document Number O2025-0019918 for a correction of the *Journal of the Proceedings of the City Council of the City of Chicago* for File Number 22773T1 to correct the zoning boundary lines and map number.

Page 1 also contains Document Number O2025-0019672 for amendment of Municipal Code Section 17-3-0408 allowing for building height increases in certain areas of B-3 and C-3 Zoning Districts if a project is subject to the affordable requirements ordinance.

Page 1 further contains the historical landmark designation of New Genesis Assembly of God Baptist Church, located in the 37th Ward and Erie Street Row located in the 42nd Ward.

Moving on, pages 1 through 27 contain various map amendments in Wards 1, 2, 3, 4, 9, 10, 11, 12, 13, 15, 16, 17, 21, 22, 24, 25, 26, 27, 28, 31, 32, 35, 36, 38, 39, 40, 41, 43, 44, 46, 47, 48, 49 and 50 noting that Alderperson Dowell and Alderperson Beale would like to be recorded as voting "No" on all ordinances associated with the Broadway Land Use Framework found on pages 4 through 8 known as A-8973 to A-8984, A-8986 and A-8994 to A-9002.

Lastly, pages 27 and 28 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 3, 27, 28, 29, 32, 34, 36 and 42.

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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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):

305 N. Ada St.

[Or2025-0019597]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Micheal Stanke
(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 305 North Ada Street, Chicago, Illinois 60607

Zoning District: Planned Development Number 1306

DOB Sign Permit Application Number: 101069794

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, 29 feet, 3 inches; height, 17 feet, 1 inch

   Total square feet in area: 500 feet, 0 inches
6. Height above grade: 22 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): East
8. Name of Sign Contractor/Erector: ImageSign & Design LLC

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.

1600 W. Adams St.

[Or2025-0019795]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: SRS Chicago Circle
(* 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: 1600 West Adams Street, Chicago, Illinois 60612

Zoning District: Planned Development Number 890

DOB Sign Permit Application Number: 101072229

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2146753
5. Dimensions: length, 12 feet, 0 inches; height, 3 feet, 0 inches

   Total square feet in area: 36 feet, 0 inches
6. Height above grade: 10 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): East
8. Name of Sign Contractor/Erector: Elevate Sign 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.

808 N. Cleveland Ave.

[Or2025-0018914]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Image Studios
(* 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: 808 North Cleveland Avenue, Chicago, Illinois 60610

Zoning District: Planned Development Number 447

DOB Sign Permit Application Number: 101069639

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2078769
5. Dimensions: length, 28 feet, 8 inches; height, 3 feet, 6 inches

   Total square feet in area: 104 feet, ___ inches
6. Height above grade: 30 feet, 7 inches
7. Elevation (side of building or lot where the sign will be erected): South
8. Name of Sign Contractor/Erector: Doyle Signs, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

1714 N. Damen Ave.

[Or2025-0019643]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Rapha Racing 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: 1714 North Damen Avenue, Chicago, Illinois 60647

Zoning District: C2-2

DOB Sign Permit Application Number: 101073138

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): ___

   If yes, Public Way Use Number: BACP2153688
5. Dimensions: length, 3 feet, 6 inches; height, 8 feet, 6 inches

   Total square feet in area: 30 feet, __ inches
6. Height above grade: 28 feet, 6 inches
7. Elevation (side of building or lot where the sign will be erected): East
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.

3661 W. Division St.

[Or2025-0020579]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: CVS Pharmacy
(* 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: 3661 West Division Street, Chicago, Illinois 60651

Zoning District: C2-1

DOB Sign Permit Application Number: 101074305

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): No

   If yes, Public Way Use Number: _____
5. Dimensions: length, 14 feet, 0 inches; height, 8 feet, 1 inch

   Total square feet in area: 113 feet, __ inches
6. Height above grade: 24 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): East side of lot
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.

1011 S. Delano Ct. E
(Permit No. 101068056)

[Or2025-0019106]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: American Multi-Cinema, Inc.
(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 1011 South Delano Court E, Chicago, Illinois 60605

Zoning District: Planned Development Number 523

DOB Sign Permit Application Number: 101068056

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): _____

   If yes, Public Way Use Number: _____
5. Dimensions: length, 30 feet, __ inches; height, 8 feet, __ inches

   Total square feet in area: 240 feet, __ inches
6. Height above grade: 30 feet, __ inches
7. Elevation (side of building or lot where the sign will be erected): North
8. Name of Sign Contractor/Erector: Neon Art LLC

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.

1011 S. Delano Ct. E
(Permit No. 101068134)

[Or2025-0019107]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: American Multi-Cinema, Inc.
(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 1011 South Delano Court E, Chicago, Illinois 60605

Zoning District: Planned Development Number 523

DOB Sign Permit Application Number: 101068134

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):

   If yes, Public Way Use Number: _____
5. Dimensions: length, 45 feet, __ inches; height, 12 feet, __ inches

   Total square feet in area: 540 feet, __ inches
6. Height above grade: 30 feet, __ inches
7. Elevation (side of building or lot where the sign will be erected): West
8. Name of Sign Contractor/Erector: Neon Art LLC

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.

1357 N. Elston Ave.
(Permit No. 101070849)

[Or2025-0018912]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Reverb
(* 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: 1357 North Elston Avenue, Chicago, Illinois 60642

Zoning District: Planned Development Number 1493

DOB Sign Permit Application Number: 101070849

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): No

   If yes, Public Way Use Number: _____
5. Dimensions: length, 3 feet, 8 inches; height, 4 feet, 0 inches

   Total square feet in area: 15 feet
6. Height above grade: 28 feet, 0 inches to top of sign or sign structure
7. Elevation (side of building or lot where the sign will be erected): Courtyard elevation
8. Name of Sign Contractor/Erector: Right Way Signs (TGC139424)

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.

1357 N. Elston Ave.
(Permit No.101070850)

[Or2025-0018911]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Reverb
(* 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: 1357 North Elston Avenue, Chicago, Illinois 60642

Zoning District: Planned Development Number 1493

DOB Sign Permit Application Number: 101070850

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, 8 feet, 0 inches; height, 4 feet, 0 inches

   Total square feet in area: 32 feet, 0 inches
6. Height above grade: 28 feet, 0 inches to top of sign or sign structure
7. Elevation (side of building or lot where the sign will be erected): Courtyard elevation
8. Name of Sign Contractor/Erector: Right Way Signs (TGC139424)

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.

1829 W. Fullerton Ave.

[Or2025-0019123]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Fullerton Plaza
(* 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: 1829 West Fullerton Avenue, Chicago, Illinois 60614

Zoning District: Planned Development Number 619

DOB Sign Permit Application Number: 101072998

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): No

   If yes, Public Way Use Number: _____
5. Dimensions: length, 15 feet, __ inches; height, 38 feet, 8 inches

   Total square feet in area: 580 feet, __ inches
6. Height above grade: 40 feet, __ inches
7. Elevation (side of building or lot where the sign will be erected): North
8. Name of Sign Contractor/Erector: Parvin-Clauss 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.

919 W. Fulton Market.
(Permit No. 101073797)

[Or2025-0019601]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Harrison Street
(* 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: 919 West Fulton Market, Chicago, Illinois 60607

Zoning District: Planned Development Number 1510

DOB Sign Permit Application Number: 101073797

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): No

   If yes, Public Way Use Number: Not Appliable
5. Dimensions: length, 26 feet, 4 inches; height, 2 feet, 0 inches

   Total square feet in area: 53 feet, 0 inches
6. Height above grade: 140 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): East
8. Name of Sign Contractor/Erector: Ziken 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.

919 W. Fulton Market
(Permit No. 101073798)

[Or2025-0019603]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Harrison Street
(* 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: 919 West Fulton Market Chicago, Illinois 60607

Zoning District: Planned Development Number 1510

DOB Sign Permit Application Number: 101073798

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): Not Applicable

   If yes, Public Way Use Number: _____
5. Dimensions: length, 26 feet, 4 inches; height, 2 feet, 0 inches

   Total square feet in area: 53 feet, 0 inches
6. Height above grade: 150 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): East
8. Name of Sign Contractor/Erector: Ziken 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.

925 W. Fulton Market

[Or2025-0019599]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: GRG Fulton Market LLC, doing business as Gibsons Tavern
(* 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: 925 West Fulton Market, Chicago, Illinois 60607

Zoning District: Planned Development Number 1510

DOB Sign Permit Application Number: 1010733372

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2151625
5. Dimensions: length, 5 feet, 0 inches; height, 14 feet, 0 inches

   Total square feet in area: 70 feet, 0 inches
6. Height above grade: 10 feet, 6 inches
7. Elevation (side of building or lot where the sign will be erected): Northwest corner
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.

1117 W. Grand Ave.

[Or2025-0019594]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Randy Buescher | James Martin -- BrokenSpanish 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: 1117 West Grand Avenue, Chicago, Illinois 60642

Zoning District: M2-2

DOB Sign Permit Application Number: 101072073

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2143851
5. Dimensions: length, 21 feet, 6 inches; height, 5 feet, 6 inches

   Total square feet in area: 118 feet, 0 inches
6. Height above grade: 11 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): West
8. Name of Sign Contractor/Erector: The First Ad 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.

1123 W. Grand Ave.

[Or2025-0019578]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Frank Damato
(* 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: 1123 West Grand Avenue, Chicago, Illinois 60642

Zoning District: M2-2 Light Industry District

DOB Sign Permit Application Number: 101072347

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): No

   If yes, Public Way Use Number: _____
5. Dimensions: length, 20 feet, 0 inches; height, 20 feet, 0 inches

   Total square feet in area: 400 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: 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.

1124 W. Grand Ave.

[Or2025-0019577]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Frank Damato
(* 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: 1124 West Grand Avenue, Chicago, Illinois 60642

Zoning District: M2-2 Light Industry District

DOB Sign Permit Application Number: 101072346

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): No

   If yes, Public Way Use Number: _____
5. Dimensions: length, 20 feet, 0 inches; height, 20 feet, 0 inches

   Total square feet in area: 400 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: 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.

333 N. Green St.

[Or2025-0018852]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Adyen
(* 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 North Green Street, Chicago, Illinois 60607

Zoning District: Planned Development Number 1403

DOB Sign Permit Application Number: 101071968

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, 28 feet, 4 inches; height, 9 feet, 2 inches

   Total square feet in area: 260 feet, ____ inches
6. Height above grade: 40 feet, _____ inches
7. Elevation (side of building or lot where the sign will be erected): North
8. Name of Sign Contractor/Erector: Landmark Sign Partners

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.

360 N. Green St.

[Or2025-0018834]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Greenberg Traurig
(* 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: 360 North Green Street, Chicago, Illinois 60607

Zoning District: Planned Development Number 1470

DOB Sign Permit Application Number: _____

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, 13 feet, 9 inches; height, 3 feet, 7 inches

   Total square feet in area: 49 feet, 3 inches
6. Height above grade: 49 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): North
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.

5454 N. Harlem Ave.

[Or2025-0019947]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Good Taste Three, Inc., doing business as Cozy Corner Restaurant
(* 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: 5454 North Harlem Avenue, Chicago, Illinois 60656

Zoning District: B3-1

DOB Sign Permit Application Number: 101071882

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): No

   If yes, Public Way Use Number: _____
5. Dimensions: length, 10 feet, 0 inches; height, 10 feet, 0 inches

   Total square feet in area: 100 feet, 0 inches
6. Height above grade: 16 feet, 0 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.

30 W. Huron St.
(Permit No. 101070675)

[Or2025-0019043]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: ALDI, Inc.
(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 30 West Huron Street, Chicago, Illinois 60654

Zoning District: Planned Development Number 237

DOB Sign Permit Application Number: 101070675

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2088209
5. Dimensions: length, 3 feet, 9 inches; height, 15 feet, __ inches

   Total square feet in area: 56 feet, __ inches
6. Height above grade: 27 feet, __ inches
7. Elevation (side of building or lot where the sign will be erected): South
8. Name of Sign Contractor/Erector: Doyle Signs, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

30 W. Huron St.
(Permit No. 101070677)

[Or2025-0019044]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: ALDI, Inc.
(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 30 West Huron Street, Chicago, Illinois 60654

Zoning District: Planned Development Number 237

DOB Sign Permit Application Number: 101070677

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2088420
5. Dimensions: length, 3 feet, 9 inches; height, 15 feet, __ inches

   Total square feet in area: 56 feet, __ inches
6. Height above grade: 27 feet, __ inches
7. Elevation (side of building or lot where the sign will be erected): West
8. Name of Sign Contractor/Erector: Doyle Signs, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

30 W. Huron St.
(Permit No. 101070678)

[Or2025-0019045]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: ALDI, Inc.
(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 30 West Huron Street, Chicago, Illinois 60654

Zoning District: Planned Development Number 237

DOB Sign Permit Application Number: 101070678

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2088420
5. Dimensions: length, 10 feet, 1 inch; height, 12 feet, __ inches

   Total square feet in area: 121 feet, __ inches
6. Height above grade: 13 feet, __ inches
7. Elevation (side of building or lot where the sign will be erected): West
8. Name of Sign Contractor/Erector: Doyle Signs, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

4305 W. Madison St.
(Permit No. 101072406)

[Or2025-0019695]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Sankofa Village Wellness 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: 4305 West Madison Street, Chicago, Illinois 60624

Zoning District: B3-2

DOB Sign Permit Application Number: 101072406

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2147291
5. Dimensions: length, 6 feet, 5 inches; height, 7 feet, 0 inches

   Total square feet in area: 46 feet, 0 inches
6. Height above grade: 40 feet, __ inches
7. Elevation (side of building or lot where the sign will be erected): East elevation
8. Name of Sign Contractor/Erector: Design Group Signage Corp.

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.

4305 W. Madison St.
(Permit No. 101072426)

[Or2025-0019696]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Sankofa Village Wellness 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: 4305 West Madison Street, Chicago, Illinois 60624

Zoning District: B3-2

DOB Sign Permit Application Number: 101072426

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, 0 inches; height, 4 feet, 0 inches

   Total square feet in area: 108 feet, 0 inches
6. Height above grade: 42 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): North elevation
8. Name of Sign Contractor/Erector: Design Group Signage Corp.

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.

4305 W. Madison St.
(Permit No. 101072430)

[Or2025-0019697]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Sankofa Village Wellness 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: 4305 West Madison Street, Chicago, Illinois 60624

Zoning District: B3-2

DOB Sign Permit Application Number: Permit No. 101072430

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, 21 feet, 7 inches; height, 23 feet, 6 inches

   Total square feet in area: 507 feet, 3 inches
6. Height above grade: 2 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): North elevation
8. Name of Sign Contractor/Erector: Design Group Signage Corp.

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.

4305 W. Madison St.
(Permit No. 101072464)

[Or2025-0019698]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Sankofa Village Wellness 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: 4305 West Madison Street, Chicago, Illinois 60624

Zoning District: B3-2

DOB Sign Permit Application Number: 101072464

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2148604
5. Dimensions: length, 60 feet, 1 inch; height, 6 feet, 6 inches

   Total square feet in area: 390 feet, 54 inches
6. Height above grade: 40 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): North elevation
8. Name of Sign Contractor/Erector: Design Group Signage Corp.

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.

830 N. Michigan Ave.
(Permit No. 101073979)

[Or2025-0019431]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: J.P. 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: 830 North Michigan Avenue, Chicago, Illinois 60611

Zoning District: DX-12

DOB Sign Permit Application Number: Permit No. 101073979

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): No

   If yes, Public Way Use Number: _____
5. Dimensions: length, 14 feet, 0 inches; height, 2 feet, 11 inches

   Total square feet in area: 41 feet
6. Height above grade: 30 feet, 11 inches (to top of sign or sign structure)
7. Elevation (side of building or lot where the sign will be erected): South (East Pearson Street)
8. Name of Sign Contractor/Erector: Olympik Signs (TGC101361)

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.

830 N. Michigan Ave.
(Permit No. 101073980)

[Or2025-0019432]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: J.P. 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: 830 North Michigan Avenue, Chicago, Illinois 60611

Zoning District: DX-12

DOB Sign Permit Application Number: 101073980

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): No

   If yes, Public Way Use Number: _____
5. Dimensions: length, 14 feet, 0 inches; height, 2 feet, 11 inches

   Total square feet in area: 41 feet
6. Height above grade: 30 feet, 11 inches to top of sign or sign structure
7. Elevation (side of building or lot where the sign will be erected): East North Michigan Avenue
8. Name of Sign Contractor/Erector: Olympik Signs (TGC101361)

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.

1619 N. Neva Ave.
(Permit No. 101072415)

[Or2025-0018950]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Galewood Residences
(* 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: 1619 North Neva Avenue, Chicago, Illinois 60607

Zoning District: Planned Development Number 1448

DOB Sign Permit Application Number: 101072415

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, 41 feet, __ inches; height, 3 feet, 5 inches

   Total square feet in area: 140 feet, __ inches
6. Height above grade: 41 feet, __ inches
7. Elevation (side of building or lot where the sign will be erected): West
8. Name of Sign Contractor/Erector: Doyle Signs, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

1619 N. Neva Ave.
(Permit No. 101072416)

[Or2025-0018951]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Galewood Residences
(* 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: 1619 North Neva Avenue, Chicago, Illinois 60607

Zoning District: Planned Development Number 1448

DOB Sign Permit Application Number: 101072416

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, 41 feet, __ inches; height, 3 feet, 5 inches

   Total square feet in area: 140 feet, __ inches
6. Height above grade: 41 feet, __ inches
7. Elevation (side of building or lot where the sign will be erected): South
8. Name of Sign Contractor/Erector: Doyle Signs, Inc.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

51 E. Ohio St.

[Or2025-0019046]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Activate River North 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: 51 East Ohio Street Chicago, Illinois 60611

Zoning District: Planned Development Number 124

DOB Sign Permit Application Number: 101070939

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2091090
5. Dimensions: length, 3 feet, 6 inches; height, 18 feet, 9 inches

   Total square feet in area: 66 feet, __ inches
6. Height above grade: 55 feet, __ inches
7. Elevation (side of building or lot where the sign will be erected): South
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.

310 S. Racine Ave.
(Permit No. 101072677)

[Or2025-0019752]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: BBUS Operating I Co. 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: 310 South Racine Avenue, Chicago, Illinois 60607

Zoning District: C2-5

DOB Sign Permit Application Number: 101072677

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2151113
5. Dimensions: length, 15 feet, 2 inches; height, 7 feet, 2 inches

   Total square feet in area: 109 feet, 0 inches
6. Height above grade: 25 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): East
8. Name of Sign Contractor/Erector: Elevate Sign 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.

310 S. Racine Ave.
(Permit No. 101072678)

[Or2025-0019786]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: BBUS Operating I Co. 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: 310 South Racine Avenue, Chicago, Illinois 60607

Zoning District: C2-5

DOB Sign Permit Application Number: 101072678

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2151113
5. Dimensions: length, 15 feet, 2 inches; height, 7 feet, 2 inches

   Total square feet in area: 109 feet, 0 inches
6. Height above grade: 25 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): North
8. Name of Sign Contractor/Erector: Elevate Sign 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.

1371 W. Randolph St.

[Or2025-0019579]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Union Parking 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: 1371 West Randolph Street, Chicago, Illinois 60607

Zoning District: Planned Development Number 1489

DOB Sign Permit Application Number: 101074242

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2164432
5. Dimensions: length, 10 feet, 0 inches; height, 10 feet, 0 inches

   Total square feet in area: 100 feet, 0 inches
6. Height above grade: 48 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): North
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.

1051 N. Rush St.

[Or2025-0019179]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Wintrust
(* 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: 1051 North Rush Street, Chicago, Illinois 60611

Zoning District: DX-7

DOB Sign Permit Application Number: 101072344

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2147951
5. Dimensions: length, 64 feet, 0 inches; height, 2 feet, 11 inches

   Total square feet in area: 187 feet, 0 inches
6. Height above grade: 15 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): West
8. Name of Sign Contractor/Erector: Parvin-Clauss 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.

222 S. Riverside Plz.

[Or2025-0019066]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Fifth Third
(* 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: 222 South Riverside Plaza, Chicago, Illinois 60606

Zoning District: Planned Development Number 27

DOB Sign Permit Application Number: 101073215

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, 39 feet, 4 inches; height, 10 feet, 8 inches

   Total square feet in area: 420 feet
6. Height above grade: 44 feet, 8 inches to top of sign or sign structure
7. Elevation (side of building or lot where the sign will be erected): North (West Adams Street)
8. Name of Sign Contractor/Erector: Kdn Signs (TGC105410)

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.

360 N. State St.

[Or2025-0019059]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Holocaust Memorial Foundation of Illinois, Inc.
(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 360 North State Street, Chicago, Illinois 60654

Zoning District: DX-12

DOB Sign Permit Application Number: 101072530

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, 7 feet, 4.2 inches; height, 17 feet, 6 inches

   Total square feet in area: 128 feet, 6 inches
6. Height above grade: 36 feet, 7 inches
7. Elevation (side of building or lot where the sign will be erected): North (Kinzie Street)
8. Name of Sign Contractor/Erector: Cushing 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.

2101 S. State St.

[Or2025-0018921]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Lily Du
(* 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: 2101 South State Street, Chicago, Illinois 60616

Zoning District: _____

DOB Sign Permit Application Number: _____

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: _____
5. Dimensions: length, 49 feet, 6 inches; height, 4 feet, 0 inches

   Total square feet in area: 198 feet, 0 inches
6. Height above grade: 10 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): West
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.

2361 S. State St.
(Permit No. 101070074)

[Or2025-0018924]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Brian Thomas
(* 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: 2361 South State Street, Chicago, Illinois 60616

Zoning District: DX-3

DOB Sign Permit Application Number: 101070074

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, 13 feet, ½ inches; height, 11 feet, 8½ inches

   Total square feet in area: 152.7 feet, __ inches
6. Height above grade: 59 feet, 8½ inches
7. Elevation (side of building or lot where the sign will be erected): Southwest elevation
8. Name of Sign Contractor/Erector: Kdn 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.

2361 S. State St.
(Permit No. 101070080)

[Or2025-0018923]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Brian Thomas
(* 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: 2361 South State Street, Chicago, Illinois 60616

Zoning District: DX-3

DOB Sign Permit Application Number: (Permit No. 101070080)

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2083543
5. Dimensions: length, 3 feet, 3 inches; height, 20 feet, 1 inch

   Total square feet in area: 65.3 feet, __ inches
6. Height above grade: 46 feet, 1 inch
7. Elevation (side of building or lot where the sign will be erected): West elevation
8. Name of Sign Contractor/Erector: Kdn 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.

2361 S. State St.
(Permit No. 101070082)

[Or2025-0018922]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Brian Thomas
(* 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: 2361 South State Street, Chicago, Illinois 60616

Zoning District: DX-3

DOB Sign Permit Application Number: 101070082

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2083543
5. Dimensions: length, 4 feet, 1 inch; height, 5 feet, 3 inches

   Total square feet in area: 21 feet, __ inches
6. Height above grade: 25 feet, 3 inches
7. Elevation (side of building or lot where the sign will be erected): South elevation
8. Name of Sign Contractor/Erector: Kdn 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.

1124 W. Washington Blvd.

[Or2025-0019050]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: The Original Pancake House
(* 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: 1124 West Washington Boulevard, Chicago, Illinois 60607

Zoning District: Planned Development Number 1391

DOB Sign Permit Application Number: 101069002

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes

   If yes, Public Way Use Number: BACP2074217
5. Dimensions: length, 22 feet, 8 inches; height, 5 feet, 8 inches

   Total square feet in area: 128 feet
6. Height above grade: 14 feet, 8 inches to top of sign or sign structure
7. Elevation (side of building or lot where the sign will be erected): South (West Washington Boulevard)
8. Name of Sign Contractor/Erector: Integrity Sign Company (TGC104482)

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.

JOINT COMMITTEE.

COMMITTEE ON PEDESTRIAN AND TRAFFIC SAFETY

AND

COMMITTEE ON TRANSPORTATION AND PUBLIC WAY.

Do Not Pass -- AMENDMENT OF TITLES 2 AND 10 OF MUNICIPAL CODE TO DIRECT COMMISSIONER OF TRANSPORTATION TO IMPLEMENT "PLOW THE SIDEWALKS PILOT PROGRAM" AND EXTEND END DATE OF WORKING GROUP TO DECEMBER 31, 2026.

[O2025-0015574]

A Joint Committee, comprised of the members of the Committee on Pedestrian and Traffic Safety and the members of the Committee on Transportation and Public Way, submitted the following report:

CHICAGO, October 16, 2025.

To the President and Members of the City Council:

Your Joint Committee on Pedestrian and Traffic Safety and the Committee on Transportation and Public Way, for which a meeting was held on October 3, 2025, recommends *Do Not Pass* the ordinance amending Titles 2 and 10 of the Municipal Code directing the Commissioner of Transportation to implement "Plow the Sidewalks Pilot Program" and extend end date of program working group to December 31, 2026 introduced by Alderperson La Spata on February 19, 2025 (O2025-0015574).

This do not pass recommendation was concurred in by a roll call vote of the members of the joint committee present on October 3, 2025.

Respectfully submitted,

(Signed) DANIEL LA SPATA,
Committee on Pedestrian and Traffic Safety,
Chair.

(Signed) GREGORY I. MITCHELL,
Committee on Transportation and Public Way,
Chair.

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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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

ALDERPERSON DOWELL (3rd Ward):

TRIBUTE TO LATE JUSTICE SHELVIN LOUISE MARIE HALL.

[R2025-0020436]

WHEREAS, It is with great sadness that the members of this chamber have been informed of the passing of Illinois Appellate Court Justice Shelvin Louise Marie Hall on October 8, 2025; and

WHEREAS, Shelvin was born on June 15, 1948 in Cuero, Texas and moved with her family to the West Side of Chicago in the early 1950s, before graduating from Hampton University and Boston University School of Law; and

WHEREAS, Guided by her parents who instilled in her the strong values of justice, equality, and service, Hall trained in civil rights law with the NAACP Legal Defense and Educational Fund, and then co-founded the first Black female-owned law firm in the nation in Houston, Texas, specializing in civil rights cases; and

WHEREAS, In 1982, Hall returned to Chicago to serve as the general counsel for the Illinois Department of Human Rights, overseeing civil rights, labor, and legislative matters. In 1991, Justice Hall was appointed to the Cook County Circuit Court where she presided over the Domestic Relations Division for four years, and in 1999, Justice Hall was appointed to the Illinois Appellate Court, First District, where she served until her retirement in 2020; and

WHEREAS, Justice Hall also served as chair of the Illinois Judicial Court, and became the first woman judge on the executive committee of the Illinois Judicial Conference, and held leadership roles with the Cook County Bar Association; and

WHEREAS, Outside of the courtroom, Justice Hall was an engaged member of the Delta Sigma Theta Sorority, Inc. and was a lifelong member of Friendship Baptist Church. She was the daughter of the late Reverend Dr. Shelvin Jerome Hall, who served as pastor of Friendship for 55 years, and who advised Reverend Dr. Martin Luther King, Jr. during his Chicago civil rights efforts. Influenced by Reverends Hall and King, Justice Hall devoted her life to civil law and public service, a legacy shared by her sister, retired Justice Priscilla L. Hall of the New York Supreme Court. Justice Hall is survived by her husband, Dr. Ephraim Martin, her daughter Dana Martin, her sister, and niece; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here in assembly this 16th day of October 2025 A.D., do hereby honor the life and service of Justice Shelvin Louise Marie Hall for her contributions to the legal profession, and commitments to equality, inclusion, and social justice; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to the family of Justice Shelvin Louise Marie Hall.

Presented By

ALDERPERSON YANCY (5th Ward):

CONGRATULATIONS EXTENDED TO ADELAIDE BLUE ON 100TH BIRTHDAY.
[R2025-0020290]

WHEREAS, The City of Chicago proudly honors and celebrates the extraordinary life and legacy of Ms. Adelaide Blue, who marked her 100th birthday on October 13, 2025; and

WHEREAS, Ms. Blue was born in Macon, Georgia, and lived in Alabama before moving to Chicago with her beloved husband of 57 years, who passed away in 2003. She has been a proud resident of Chicago for 82 years and a current resident of the 5th Ward, contributing richly to the life of this city; and

WHEREAS, Throughout her life, Ms. Blue has exemplified strength, grace, and an unwavering commitment to her family, profession, and community; and

WHEREAS, She retired from the Chicago Board of Education, having served with distinction and as a delegate for the Chicago Teachers Union -- Career Service Personnel, advocating for fairness, equity, and excellence in education; and

WHEREAS, Ms. Blue has been a passionate and effective community leader, serving as an Executive Board Member for the South Side Branch of the NAACP, working to advance civil rights and equality for all; and

WHEREAS, She has also contributed to Chicago's economic and social fabric as a business owner in the Englewood and Auburn Gresham communities, helping to strengthen local neighborhoods and support Black entrepreneurship; and

WHEREAS, Her faith and devotion are reflected in over 70 years of active membership at Progressive Baptist Church, where she has served as a spiritual anchor and guiding light for generations; and

WHEREAS, Ms. Blue is the proud mother of four, grandmother of three, and great-grandmother of three -- a testament to the deep love and enduring legacy she has created for her family; and

WHEREAS, We recognize that Ms. Adelaide Blue's 100th birthday is not only a personal milestone, but a moment of civic pride and celebration for a woman whose life has uplifted countless others; now, therefore,

Be It Resolved, That we, Alderperson Desmon C. Yancy of the 5th Ward, fellow members of the City Council of the City of Chicago, and Mayor Brandon Johnson, assembled this day, the 16th of October in 2025, do extend heartfelt congratulations and best wishes to Adelaide Blue on this centennial celebration, and express deep appreciation for the lifelong contributions and legacy; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Ms. Adelaide Blue as a token of our gratitude and highest esteem.

Presented By

ALDERPERSON HARRIS (8th Ward):

TRIBUTE TO LATE JOSEPH CALDWELL.

[R2025-0020532]

WHEREAS, Almighty God, in His infinite wisdom and judgment, has called Joseph Caldwell, an outstanding citizen of the City of Chicago, to his everlasting reward and returned to the heavenly realm; and

WHEREAS, This august Chicago City Council body has been informed of his passing by the Honorable Michelle A. Harris, Alderperson of the 8th Ward; and

WHEREAS, The one and only warmhearted son, husband, father, grandfather, brother, uncle, friend, and confidant was born Joseph Caldwell on Monday December 19, 1932 to Florence Wilson Walker and Joe Nathan Caldwell in Marvel, Arkansas; and

WHEREAS, Joseph lived his life earnestly, learning at an early age how to secure the value of education and the importance of character. He attended Tate High School in Marvel, Arkansas, before continuing his higher education at Wells High School while residing on the Northwest Side of Chicago; and

WHEREAS, In the late 1950s, Joseph met Barbara Jean King, whom he married in 1958. Through this union, they had four children: Vernon Caldwell, Karen Caldwell, Veta Charles, and Joseph Caldwell. Not to mention, Joseph demonstrated his love for his family by being benevolent to his mother, siblings, nieces, and nephews. The core values that were instilled in Joseph at a young age by his grandparents, he carried with him throughout his last days, leaving behind a trail of cherished memories; and

WHEREAS, He had a track record for never settling for less. From helping family in his early years of adolescence with sharecropping, to serving our country as a Korean War veteran, and even establishing his own tailoring business, completing an 18-month course at the Metropolitan School of Tailoring, earning the rank of Master Custom Tailor. Through his great work ethic and entrepreneurship, Joseph proved he was determined to achieve anything he set his mind on, and started the Gentlemen's Tailor Club in 1956 alongside lifelong friends, which soon turned into leaving behind a legacy of servicing some of Chicago's most influential leaders and loyal community members; and

WHEREAS, Joseph studied business at the Illinois Institute of Technology, and in 1960, he completed his pursuit of education at Marion Business College. He believed in the power of community, and served on boards like Seaway Bank and the Chatham Business Association. He also believed in supporting community leaders and was active in many congressional, senatorial, aldermanic, and mayoral campaigns; and

WHEREAS, In his final years, many showed him kindness through cards, phone calls, visits, and prayer, especially his nephew Johnny. His two caregivers, Joi and Vivian, also contributed to his peaceful transition; and

WHEREAS, Joseph is described as being hard working and impressive by others, but was known to demonstrate the utmost love and care for his family and friends. He liked to have a good time and cherished the friendships he built along his journey of life. He was preceded in death by his mother, father, and siblings, Benny Lee, Louis Clarence, Joe, Nathan, Juanita Robinson, and Florence Mae; and

WHEREAS, He leaves behind his loving wife, Barbara Caldwell, alongside their four proudest accomplishments, Vernon, Karen, Veta, and Joseph; nine grandchildren, Latoya, Monee, Jeremy, Kevin, Lauren, Kyle, Joseph, Morgan, Payton, and Joseph III. He also leaves to cherish his memory five siblings, Charles, Lee, Benjamin, Francis, and Antionette; seven sisters and brothers-in-law; a nephew, Johnny; and a cousin, Flora. More importantly, he leaves behind a host of nieces, nephews, cousins, and friends. His love and light will surely be missed by all; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, do hereby express our deep sorrow on the passing of Joseph Caldwell and extend to his family our sincere condolences; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to the family of Mr. Joseph Caldwell.

CONGRATULATIONS EXTENDED TO BAHEEJAH ALI ON 85TH BIRTHDAY.
[R2025-0020387]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Baheejah Ali in honor of her 85th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Baheejah Ali on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Baheejah Ali belongs to our 8th 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 16th of October 2025, do hereby congratulate Baheejah Ali on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Baheejah Ali for her continued good health, happiness and success following this, her 85th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Baheejah Ali in honor of her 85th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO GLORIA BARNES ON 80TH BIRTHDAY.
[R2025-0020396]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Gloria Barnes in honor of her 80th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Gloria Barnes on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Gloria Barnes belongs to our 8th 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 16th of October 2025, do hereby congratulate Gloria Barnes on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Gloria Barnes for her continued good health, happiness and success following this, her 80th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Gloria Barnes in honor of her 80th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ROBERT C. BEARDEN ON 85TH BIRTHDAY.
[R2025-0020409]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Robert C. Bearden in honor of his 85th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Robert C. Bearden on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Robert C. Bearden belongs to our 8th 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 16th of October 2025, do hereby congratulate Robert C. Bearden on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Robert C. Bearden for his continued good health, happiness and success following this, his 85th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Robert C. Bearden in honor of his 85th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO CARLTON D. BROWN ON 65TH BIRTHDAY.
[R2025-0020392]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Carlton D. Brown in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Carlton D. Brown on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Carlton D. Brown belongs to our 8th 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 16th of October 2025, do hereby congratulate Carlton D. Brown on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Carlton D. Brown for his continued good health, happiness and success following this, his 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Carlton D. Brown in honor of his 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO GWENDOLYN BRYANT ON 65TH BIRTHDAY.

[R2025-0020397]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Gwendolyn Bryant in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Gwendolyn Bryant on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Gwendolyn Bryant belongs to our 8th 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 16th of October 2025, do hereby congratulate Gwendolyn Bryant on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Gwendolyn Bryant for her continued good health, happiness and success following this, her 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Gwendolyn Bryant in honor of her 65th birthday as a token of our esteem and good wishes.

———

CONGRATULATIONS EXTENDED TO BRENDA CHATMAN ON 80TH BIRTHDAY.

[R2025-0020390]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Brenda Chatman in honor of her 80th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Brenda Chatman on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Brenda Chatman belongs to our 8th 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 16th of October 2025, do hereby congratulate Brenda Chatman on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Brenda Chatman for her continued good health, happiness and success following this, her 80th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Brenda Chatman in honor of her 80th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO HOUSTON COAKLEY ON 95TH BIRTHDAY.
[R2025-0020398]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Houston Coakley in honor of her 95th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Houston Coakley on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Houston Coakley belongs to our 8th 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 16th of October 2025, do hereby congratulate Houston Coakley on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Houston Coakley for her continued good health, happiness and success following this, her 95th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Houston Coakley in honor of her 95th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO JOHNATHAN CRAIG ON 75TH BIRTHDAY.

[R2025-0020401]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Johnathan Craig in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Johnathan Craig on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Johnathan Craig belongs to our 8th 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 16th of October 2025, do hereby congratulate Johnathan Craig on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Johnathan Craig for his continued good health, happiness and success following this, his 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Johnathan Craig in honor of his 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO KATHRYN E. CRAWFORD ON 75TH BIRTHDAY.

[R2025-0020402]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Kathryn E. Crawford in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Kathryn E. Crawford on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Kathryn E. Crawford belongs to our 8th 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 16th of October 2025, do hereby congratulate Kathryn E. Crawford on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Kathryn E. Crawford for her continued good health, happiness and success following this, her 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Kathryn E. Crawford in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO MICHAEL FELTON ON 65TH BIRTHDAY.
[R2025-0020405]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Michael Felton in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Michael Felton on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Michael Felton belongs to our 8th 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 16th of October 2025, do hereby congratulate Michael Felton on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Michael Felton for his continued good health, happiness and success following this, his 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Michael Felton in honor of his 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO JANET L. GANDY ON 80TH BIRTHDAY.
[R2025-0020400]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Janet L. Gandy in honor of her 80th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Janet L. Gandy on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Janet L. Gandy belongs to our 8th 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 16th of October 2025, do hereby congratulate Janet L. Gandy on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Janet L. Gandy for her continued good health, happiness and success following this, her 80th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Janet L. Gandy in honor of her 80th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO MICHAEL B. GIBSON ON 85TH BIRTHDAY.
[R2025-0020406]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Michael B. Gibson in honor of his 85th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Michael B. Gibson on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Michael B. Gibson belongs to our 8th 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 16th of October 2025, do hereby congratulate Michael B. Gibson on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Michael B. Gibson for his continued good health, happiness and success following this, his 85th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Michael B. Gibson in honor of his 85th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO NORA J. GREEN ON 70TH BIRTHDAY.
[R2025-0020407]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Nora J. Green in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Nora J. Green on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Nora J. Green belongs to our 8th 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 16th of October 2025, do hereby congratulate Nora J. Green on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Nora J. Green for her continued good health, happiness and success following this, her 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Nora J. Green in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO BRUCE A. HARRIS ON 70TH BIRTHDAY.
[R2025-0020391]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Bruce A. Harris in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Bruce A. Harris on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Bruce A. Harris belongs to our 8th 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 16th of October 2025, do hereby congratulate Bruce A. Harris on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Bruce A. Harris for his continued good health, happiness and success following this, his 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Bruce A. Harris in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO BARBARA HARVEY ON 75TH BIRTHDAY.
[R2025-0020389]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Barbara Harvey in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Barbara Harvey on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Barbara Harvey belongs to our 8th 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 16th of October 2025, do hereby congratulate Barbara Harvey on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Barbara Harvey for her continued good health, happiness and success following this, her 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Barbara Harvey in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO BARBARA ANN HURT ON 70TH BIRTHDAY.
[R2025-0020388]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Barbara Ann Hurt in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Barbara Ann Hurt on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Barbara Ann Hurt belongs to our 8th 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 16th of October 2025, do hereby congratulate Barbara Ann Hurt on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Barbara Ann Hurt for her continued good health, happiness and success following this, her 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Barbara Ann Hurt in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO STANLEY R. HURT ON 70TH BIRTHDAY.
[R2025-0020414]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Stanley R. Hurt in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Stanley R. Hurt on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Stanley R. Hurt belongs to our 8th 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 16th of October 2025, do hereby congratulate Stanley R. Hurt on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Stanley R. Hurt for his continued good health, happiness and success following this, his 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Stanley R. Hurt in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO SHEILA JOHNSON ON 65TH BIRTHDAY.
[R2025-0020410]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Sheila Johnson in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Sheila Johnson on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Sheila Johnson belongs to our 8th 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 16th of October 2025, do hereby congratulate Sheila Johnson on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Sheila Johnson for her continued good health, happiness and success following this, her 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Sheila Johnson in honor of her 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO CAROLYN A. JONES ON 70TH BIRTHDAY.
[R2025-0020394]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Carolyn A. Jones in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Carolyn A. Jones on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Carolyn A. Jones belongs to our 8th 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 16th of October 2025, do hereby congratulate Carolyn A. Jones on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Carolyn A. Jones for her continued good health, happiness and success following this, her 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Carolyn A. Jones in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO DENNIS M. JONES, SR. ON 75TH BIRTHDAY.

[R2025-0020395]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Dennis M. Jones, Sr. in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Dennis M. Jones, Sr. on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Dennis M. Jones, Sr. belongs to our 8th 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 16th of October 2025, do hereby congratulate Dennis M. Jones, Sr. on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Dennis M. Jones, Sr. for his continued good health, happiness and success following this, his 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Dennis M. Jones, Sr. in honor of his 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO SHIRLEY JONES ON 80TH BIRTHDAY.

[R2025-0020412]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Shirley Jones in honor of her 80th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Shirley Jones on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Shirley Jones belongs to our 8th 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 16th of October 2025, do hereby congratulate Shirley Jones on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Shirley Jones for her continued good health, happiness and success following this, her 80th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Shirley Jones in honor of her 80th birthday as a token of our esteem and good wishes.

Presented By

ALDERPERSON LEE (11th Ward):

CONGRATULATIONS EXTENDED TO ST. THERESE CHINESE CATHOLIC SCHOOL ON RECEIVING NATIONAL BLUE RIBBON SCHOOL OF EXCELLENCE AWARD FOR YEAR 2025.

[R2025-0020263]

WHEREAS, St. Therese Chinese Catholic School is one of a few elementary schools in the nation to have earned the National Blue Ribbon School of Excellence award three times: 2011, 2018, and this year 2025, demonstrating consistency in its school excellence; and

WHEREAS, The Chicago City Council has been informed of the significance bestowed on this noteworthy school by the Honorable Nicole Lee, Alderperson of the 11th Ward; and

WHEREAS, St. Therese Chinese Catholic School, located at 247 West 23rd Street, was one of 56 private schools nationwide -- 14 in Illinois, and 3 in Chicago -- selected as a National Blue Ribbon School of Excellence in 2025. This recognition is based on St. Therese Chinese Catholic School's rigorous programs and exceptional academic student performance; and

WHEREAS, The coveted National Blue Ribbon Schools of Excellence award affirms the hard work of educators, families, and communities in creating safe and welcoming schools where students master challenging and engaging content; and

WHEREAS, St. Therese Chinese Catholic School curriculum pre-kindergarten through 8th grade include 90 minutes of daily instruction in math and 90 minutes of daily instruction in reading, writing, and English Language Arts as well as Mandarin instruction. It is the hard work of the entire school community and exceptional academic student performance that made this award recognition possible; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, gathered here this 16th day of October 2025, do hereby salute the success of St. Therese Chinese Catholic School and extend our heartiest congratulations upon attaining the National Blue Ribbon of School Excellence Award; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to St. Therese Chinese Catholic School Principal Ms. Lisa Deborah Oi and Pastor Francis Li.

Presented By

ALDERPERSON QUINN (13th Ward):

TRIBUTE TO LATE ROSE H. FERRARINI.

[R2025-0020384]

WHEREAS, God, in His infinite wisdom, has called Rose H. Ferrarini to her eternal reward; and

WHEREAS, The Chicago City Council has been informed of her passing by the Honorable Marty Quinn, Alderperson of the 13th Ward; and

WHEREAS, Rose H. Ferrarini (nee Heimberg) passed away at the age of 93. She was the beloved wife of the late Thomas Ferrarini; beloved mother of Craig (Joyce) Ferrarini, Deborah (Bob) Schab, Janice (Tony) Jorge, Dawn Ferrarini, the late Tom (Julie) Ferrarini and the late Mary (Scot) Simik; cherished grandmother of 13; great-grandmother of 13; and great-great-grandmother of one. Rose was an Avon Sales Rep for 57 years, a court advocate for the 8th District for many years, and the recipient of the 2024 Golden Spirit Award by 13th Ward Alderperson Marty Quinn; and

WHEREAS, Rose H. Ferrarini leaves a legacy of faith, dignity, compassion and love; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 16th day of October 2025, hereby express our sorrow on the death of Rose H. Ferrarini and extend to her family and friends our deepest sympathy; and

Be It Further Resolved, That a suitable copy of this resolution be presented to the family of Rose H. Ferrarini.

TRIBUTE TO LATE THOMAS E. HAVLICEK.

[R2025-0020383]

WHEREAS, God, in His infinite wisdom, has called Thomas E. Havlicek to his eternal reward; and

WHEREAS, The Chicago City Council has been informed of his passing by the Honorable Marty Quinn, Alderperson of the 13th Ward; and

WHEREAS, Thomas E. "Tom" Havlicek passed away peacefully with his loving family at his side. He was the loving husband of Virginia, nee Alvarez; dear father of Andrew (Kaytee) Havlicek; fond brother of Kenneth (Laura) Havlicek and Karen (Troy) Guthrie; uncle to Carl, Mark and Kelly; cherished son of Marjorie and the late Richard C. Havlicek; and much loved brother-in-law and uncle to many; and

WHEREAS, Tom was a longtime resident of Chicago's Clearing community. He worked for the City of Chicago for many years, and his current position was at Midway Airport. Tom was a hardworking, compassionate and friendly person who had the greatest smile. He was always willing to help anyone in need. Friends and family will hold him in their hearts forever; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 16th day of October 2025, hereby express our sorrow on the death of Thomas E. Havlicek and extend to his family and friends our deepest sympathy; and

Be It Further Resolved, That a suitable copy of this resolution be presented to the family of Thomas E. Havlicek.

Presented By

ALDERPERSON LOPEZ (15th Ward):

CONGRATULATIONS EXTENDED TO MARICELA GALLEGOS ON 65TH BIRTHDAY.

[R2025-0020259]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Maricela Gallegos in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgment to Maricela Gallegos on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2025; and

WHEREAS, Maricela Gallegos now joins our 15th Ward community of senior adults whom we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 16th of October 2025 A.D., do hereby extend our warmest and heartfelt best wishes to Maricela Gallegos for her continued good health, happiness, and success following this 65th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Maricela Gallegos in honor of her 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ADAUTO LAGUNAS SANCHEZ ON 65TH BIRTHDAY.

[R2025-0020443]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Adauto Lagunas Sanchez in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderperson Raymond Lopez would like to extend his personal acknowledgment to Adauto Lagunas Sanchez on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2025; and

WHEREAS, Adauto Lagunas Sanchez now joins our 15th Ward community of senior adults whom we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 16th of October 2025 A.D., do hereby extend our warmest and heartfelt best wishes to Adauto Lagunas Sanchez for his continued good health, happiness, and success following this 65th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Adauto Lagunas Sanchez in honor of his 65th birthday as a token of our esteem and good wishes.

Presented By

ALDERPERSON COLEMAN (16th Ward):

CONGRATULATIONS EXTENDED TO OCIE COLEMAN ON 70TH BIRTHDAY.
[R2025-0020167]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Ocie Coleman on his 70th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Ocie Coleman to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Ocie Coleman has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 16th day of October 2025, do hereby celebrate Ocie Coleman's 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Ocie Coleman as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO LAVERNE DAVIS ON 75TH BIRTHDAY.

[R2025-0020175]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Laverne Davis on her 75th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Laverne Davis to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Laverne Davis has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 16th day of October 2025, do hereby celebrate Laverne Davis' 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Laverne Davis as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO JAN JONES ON 70TH BIRTHDAY.

[R2025-0020169]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Jan Jones on her 70th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Jan Jones to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Jan Jones has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 16th day of October 2025, do hereby celebrate Jan Jones' 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Jan Jones as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO FREDDIE MAYS ON 65TH BIRTHDAY.

[R2025-0020162]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Freddie Mays on his 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Freddie Mays to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Freddie Mays has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 16th day of October 2025, do hereby celebrate Freddie Mays' 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Freddie Mays as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO BIRDIE PRYOR ON 80TH BIRTHDAY.

[R2025-0020179]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Birdie Pryor on her 80th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Birdie Pryor to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Birdie Pryor has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 16th day of October 2025, do hereby celebrate Birdie Pryor's 80th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Birdie Pryor as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO RAMONA STEWART ON 65TH BIRTHDAY.

[R2025-0020166]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Ramona Stewart on her 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Ramona Stewart to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Ramona Stewart has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 16th day of October 2025, do hereby celebrate Ramona Stewart's 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Ramona Stewart as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO MELBA STOWERS ON 80TH BIRTHDAY.

[R2025-0020177]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Melba Stowers on her 80th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Melba Stowers to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Melba Stowers has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 16th day of October 2025, do hereby celebrate Melba Stowers' 80th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Melba Stowers as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO JAMES THOMAS ON 75TH BIRTHDAY.
[R2025-0020176]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to James Thomas on his 75th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage James Thomas to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, James Thomas has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 16th day of October 2025, do hereby celebrate James Thomas' 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to James Thomas as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO ELIZABETH TILMON ON 65TH BIRTHDAY.
[R2025-0020160]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Elizabeth Tilmon on her 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Elizabeth Tilmon to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Elizabeth Tilmon has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 16th day of October 2025, do hereby celebrate Elizabeth Tilmon's 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Elizabeth Tilmon as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO MARIA VALDEZ ON 85TH BIRTHDAY.

[R2025-0020180]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Maria Valdez on her 85th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Maria Valdez to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Maria Valdez has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 16th day of October 2025, do hereby celebrate Maria Valdez's 85th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Maria Valdez as a token of our appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO MELVIN WASHINGTON ON 65TH BIRTHDAY.

[R2025-0020154]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Melvin Washington on his 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderperson Stephanie D. Coleman would like to encourage Melvin Washington to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Melvin Washington has continued to be an abundance of wisdom, and we value all the gems and treasures you have bestowed here in the 16th Ward; now, therefore,

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago, gathered this 16th day of October 2025, do hereby celebrate Melvin Washington's 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Melvin Washington as a token of our appreciation and blessed wishes.

Presented By

ALDERPERSON CURTIS (18th Ward):

TRIBUTE TO LATE NOREEN M. KRUSE.

[R2025-0020385]

WHEREAS, Noreen M. Kruse (née Stewart), beloved wife, mother, sister, aunt, neighbor, and friend to many, passed away peacefully on October 6, 2025, at the age of 62; and

WHEREAS, The Chicago City Council has been informed of her passing by the Honorable Alderperson Derrick G. Curtis of the 18th Ward; and

WHEREAS, A lifelong South Sider, Noreen proudly grew up in the Ashburn neighborhood in St. Dennis Parish, and she often said she had lived her whole life on 85th Street; and

WHEREAS, Noreen attended Owen Elementary School and St. Dennis Church, and continued her education at Queen of Peace High School, where she built lasting friendships and developed the strong sense of compassion and service that guided her throughout life; and

WHEREAS, She was deeply active in civic life through her involvement in the 18th Ward Democratic Organization and the Ashburn Civic Association, volunteering tirelessly to support local initiatives by circulating petitions, staffing polling stations, and assisting with fundraisers; and

WHEREAS, Noreen's life was filled with simple joys and deep devotion to family -- from baking cookies, cakes, and Irish soda bread for her children to crafting beautifully crocheted baby blankets for newborns among her friends and relatives; and

WHEREAS, She loved her time in the Northwoods of Wisconsin, where she could be found boating, fishing, or walking through the fields searching for deer; and

WHEREAS, At home, Noreen was known for her green thumb, tending lovingly to her flower garden -- especially her favorite peonies and sweet alyssums; and

WHEREAS, Noreen's humor and wit were legendary, encapsulated in her self-proclaimed title as "the meanest mom on 85th Street", a line her children remember fondly as the opposite of her true nature as she was kind, loving, and endlessly patient; and

WHEREAS, Noreen was the cherished daughter of the late William and Rosemary Stewart; devoted wife of Donald Kruse; loving mother of Shawn Kruse, Regina Kruse, Casey Kruse, and Kyle (Jenikka) Kruse; the treasured sister of Terry (Janice) Stewart, Phillip Stewart and the late William (Ellen) Stewart; a proud aunt to many nieces and nephews; and companion to her puppy, Willy -- all of whom will remember her warmth, humor, and generosity; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby honor the life and memory of Noreen M. Kruse, whose love of family, commitment to her community, and joyful spirit touched all who knew her; and

Be It Further Resolved, That a suitable copy of this resolution be presented to the family of Noreen M. Kruse as a token of our deepest sympathy and respect.

Presented By

ALDERPERSON O'SHEA (19th Ward):

TRIBUTE TO LATE WILLIAM P. WILSON.

[R2025-0020442]

WHEREAS, William P. Wilson, Sr., a longtime Chicagoan and community member, passed away at the age of 100 on September 6, 2025; and

WHEREAS, The Chicago City Council has been informed of William's passing by the Honorable Matthew J. O'Shea, Alderperson of the 19th Ward; and

WHEREAS, William was born in Helena, Arkansas on December 2, 1924; and

WHEREAS, At the age of five, William moved to Chicago and later attended DuSable High School; and

WHEREAS, William joined the U.S. Army and served from 1943 to 1945, and was later employed at Wilson Lab for 20 years; and

WHEREAS, William also constructed, owned, and operated Pete's Place Cocktail Lounge on Chicago's Westside as well as constructed various projects as a mirror designer and installer for businesses and homes throughout Illinois; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of City of Chicago, do hereby honor the life and memory of William P. Wilson, Sr. and extend our deepest condolences to his family and loved ones; and

Be It Further Resolved, That a copy of this resolution be presented to the family of William P. Wilson, Sr. as a token of our honor and respect.

Presented By

ALDERPERSON SIGCHO-LOPEZ (25th Ward):

RECOGNITION OF MONTELL "ICE" GRIFFIN ON ATHLETIC ACHIEVEMENTS AND "WINDY CITY BOXING" ORGANIZATION.

[R2025-0020434]

WHEREAS, Montell J. Griffin, a Chicago-native, born June 6, 1970, went on to become an accomplished Olympic boxer, proudly representing Chicago in the 1992 Barcelona Olympic Games; and

WHEREAS, Montell's professional boxing career is anchored in a rich heritage deeply ingrained in the sport that started when his father, Clarence Griffin, took over the iconic Johnny Coulon's boxing gym at 5411 East 63rd Street, rebranding it as the "Windy City Boxing Gym"; and

WHEREAS, During this period, renowned professional boxer Muhammad Ali regularly trained at this facility while in Chicago. Montell's father and Ali cultivated a close relationship, which opened the doors for Montell to visit Ali's home and his renowned boxing training camp at Deer Lake, Pennsylvania; and

WHEREAS, After the passing of his father and a long stint from training, at age 21, Montell had made the pivotal decision to return to the ring. Montell's passion for the sport and the invaluable time spent with legendary Ali lead him to secure a spot on the 1992 United States Olympic Boxing Team for the Barcelona Games; and

WHEREAS, Griffin compiled an amateur record of 36 -- 5, later winning the 1993 United States Amateur Light Heavyweight title and following his bout in Barcelona, Griffin, nicknamed "Ice", began his pro career in 1993; and

WHEREAS, With a record of 50 -- 8 during his historic boxing career, winning two titles in 1996 and 1997 as WBC Light Heavyweight Champion, Montell "Ice" Griffin was inducted into the Rochester Boxing Hall of Fame Class of '22 in October 2022, in Rochester, New York; and

WHEREAS, Today, his mission is to revive the historic prominence of boxing in Chicago, and in 2018, he re-launched "Windy City Boxing" in the Pilsen neighborhood, where his extensive and diverse experience in both the amateur and professional arenas provided an outlet to impart valuable knowledge and insight to boxers of all ages; and

WHEREAS, Over the last few years, "Windy City Boxing" had the opportunity to host The Art of Boxing Program through the Chicago Park District After School Matters Program, allowing youth from various parts of the south side of Chicago, including the Bridgeport and Pilsen neighborhoods, to get the chance to learn how to box, overcome adversity and improve their self-confidence; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby recognize and honor the outstanding athletic performance and community contributions of Montell "Ice" Griffin; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Montell J. Griffin as a gesture of our sincere admiration.

Presented By

ALDERPERSON CONWAY (34th Ward),
ALDERPERSON TALIAFERRO (29th Ward) And
ALDERPERSON VILLEGAS (36th Ward):

CONGRATULATIONS EXTENDED TO UNITED STATES NAVY ON 250TH ANNIVERSARY.

[R2025-0020314]

WHEREAS, The members of the City Council of Chicago wish to recognize October 13, 2025 as the 250th anniversary of the establishment of the U.S. Navy; and

WHEREAS, On October 13, 1775, the Second Continental Congress established the Continental Navy, America's naval fighting force with a legacy of excellence that continues through today; and

WHEREAS, The U.S. Navy has grown into the world's foremost maritime force, providing unparalleled warfighting power and humanitarian support throughout the globe; and

WHEREAS, The City of Chicago has played an integral role in the operations and advancement of the U.S. Navy and continues to do so today; and

WHEREAS, One of Chicago's most significant landmarks, Navy Pier, served as a training center for naval aviators and sailors from 1942 through 1946, during which thousands of Chicagoans served at the naval station and helped lead the Allies to victory in World War II; and

WHEREAS, Naval Station Great Lakes, located just north of Chicago, serves as the Navy's sole recruit training station where countless Chicagoans have selflessly answered the call of duty; and

WHEREAS, Chicago has provided many of the U.S. Navy's finest sailors including Admiral Hyman G. Rickover, a Presidential Medal of Freedom recipient who was instrumental in developing the U.S. Navy's nuclear propulsion fleet, and Admiral Rickover's legacy lives on through Chicago's prestigious naval high school, Rickover Naval Academy; and

WHEREAS, The City of Chicago recognizes the Navy's contributions both at home and abroad, in times of conflict and peace, and the generations of Chicagoans who have served; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this day of October 16, 2025, do hereby recognize the 250th anniversary of the establishment of the U.S. Navy, and extend our gratitude to the brave sailors who have served our country.

Presented By

ALDERPERSON NUGENT (39th Ward) And
ALDERPERSON GARDINER (45th Ward):

CONGRATULATIONS EXTENDED TO EDGEBROOK WOMAN'S CLUB ON 100TH ANNIVERSARY.

[R2025-0020113]

WHEREAS, This year marks the 100th anniversary of the Edgebrook Woman's Club; and

WHEREAS, The City Council has been informed of this special occasion by the Honorable Samantha Nugent, Alderperson of the 39th Ward and the Honorable James Gardiner, Alderperson of the 45th Ward; and

WHEREAS, On February 26, 1952, the Edgebrook Woman's Club applied for and was granted a Certificate of Incorporation from Edward J. Barrett, Secretary of State of the State of Illinois; and

WHEREAS, The first Board of Directors of the Edgebrook Woman's Club were: Mrs. Gustav Swanson, Mrs. G. F. Hibbert, Mrs. Howard S. Wayman, Mrs. Clarence Wechselberger, Mrs. Martin Rauscher, Mrs. Roy L. Johnson, Mrs. Albert W. Seidel, Mrs. John M. Hock, Mrs. William Haddow and Mrs. Henry H. Garner; and

WHEREAS, The purpose of the Edgebrook Woman's Club is to promote the welfare of the home and community and to engage in philanthropic activities, earning them a very well-respected place in the community; and

WHEREAS, The Edgebrook Woman's Club has a long history of supporting servicemen and veterans -- during World War II, they planted trees in honor of soldiers and knitted afghans for veterans; the club also worked with organizations like the Red Cross, providing aid to hospital patients and veterans; and

WHEREAS, Beyond their incredible history, the Edgebrook Woman's Club continues to give back today, with recent donations to various organizations, including the Edgebrook, Wildwood and St. Mary of the Woods Schools; Edgebrook Library; Sarah's Circle; Well of Mercy; Anixter Center; Danny Did Foundation; Henry Schuler Foundation; Paint Edgebrook Pink sponsor for Breast Cancer Awareness; Edgebrook Lutheran Church Youth Group; The Edge of the Wood Theater; Everyday Edgebrook; Edgebrook Community Association; Chicago Fire Department Engine 79; and Louie G Pantry; and

WHEREAS, From veterans services and sewing baby caps to providing pandemic services and donations, the women of Edgebrook continue to serve and remain relevant in a fast-changing world; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby extend our heartiest congratulations to the Edgebrook Woman's Club on their 100th anniversary, and wish them every success in any and all of their future endeavors; and

Be It Further Resolved, That a suitable copy of this resolution be presented to the Edgebrook Woman's Club as a token of our gratitude.

Presented By

ALDERPERSON GARDINER (45th Ward):

CONGRATULATIONS EXTENDED TO JOHN AMATO ON 80TH BIRTHDAY.
[R2025-0020311]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to John Amato in honor of his 80th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to John Amato 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 16th day of October 2025, do hereby congratulate John Amato on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to John Amato.

CONGRATULATIONS EXTENDED TO THERESA BRATKO ON 95TH BIRTHDAY.
[R2025-0020353]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Theresa Bratko in honor of her 95th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Theresa Bratko 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 16th day of October 2025, do hereby congratulate Theresa Bratko on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Theresa Bratko.

CONGRATULATIONS EXTENDED TO MOSES CAJIGAS ON 70TH BIRTHDAY.
[R2025-0020366]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Moses Cajigas in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Moses Cajigas 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 16th day of October 2025, do hereby congratulate Moses Cajigas on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Moses Cajigas.

CONGRATULATIONS EXTENDED TO ELAINE CELLA ON 80TH BIRTHDAY.
[R2025-0020352]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Elaine Cella in honor of her 80th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Elaine Cella 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 16th day of October 2025, do hereby congratulate Elaine Cella on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Elaine Cella.

CONGRATULATIONS EXTENDED TO DAVID CONDON ON 70TH BIRTHDAY.
[R2025-0020349]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to David Condon in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to David Condon 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 16th day of October 2025, do hereby congratulate David Condon on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to David Condon.

CONGRATULATIONS EXTENDED TO JOHN CORNELL ON 70TH BIRTHDAY.

[R2025-0020310]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to John Cornell in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to John Cornell 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 16th day of October 2025, do hereby congratulate John Cornell on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to John Cornell.

CONGRATULATIONS EXTENDED TO BOGUSLAW DERLAGA ON 65TH BIRTHDAY.

[R2025-0020330]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Boguslaw Derlaga in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Boguslaw Derlaga 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 16th day of October 2025, do hereby congratulate Boguslaw Derlaga on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Boguslaw Derlaga.

CONGRATULATIONS EXTENDED TO HA DUONG ON 93RD BIRTHDAY.

[R2025-0020309]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Ha Duong in honor of her 93rd birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Ha Duong 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 16th day of October 2025, do hereby congratulate Ha Duong on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Ha Duong.

CONGRATULATIONS EXTENDED TO ARLENE DUSENBERY ON 91ST BIRTHDAY.

[R2025-0020329]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Arlene Dusenbery in honor of her 91st birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Arlene Dusenbery 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 16th day of October 2025, do hereby congratulate Arlene Dusenbery on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Arlene Dusenbery.

CONGRATULATIONS EXTENDED TO RICHARD GONZALEZ ON 75TH BIRTHDAY.
[R2025-0020328]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Richard Gonzalez in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Richard Gonzalez 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 16th day of October 2025, do hereby congratulate Richard Gonzalez on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Richard Gonzalez.

CONGRATULATIONS EXTENDED TO JAMES GORDON ON 65TH BIRTHDAY.
[R2025-0020327]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to James Gordon in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to James Gordon 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 16th day of October 2025, do hereby congratulate James Gordon on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to James Gordon.

CONGRATULATIONS EXTENDED TO GORDON HAWKES ON 75TH BIRTHDAY.
[R2025-0020368]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Gordon Hawkes in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Gordon Hawkes 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 16th day of October 2025, do hereby congratulate Gordon Hawkes on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Gordon Hawkes.

CONGRATULATIONS EXTENDED TO JILL HAWKES ON 70TH BIRTHDAY.
[R2025-0020326]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Jill Hawkes in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Jill Hawkes 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 16th day of October 2025, do hereby congratulate Jill Hawkes on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Jill Hawkes.

CONGRATULATIONS EXTENDED TO FRANK HUTTON ON 70TH BIRTHDAY.
[R2025-0020307]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Frank Hutton in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Frank Hutton 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 16th day of October 2025, do hereby congratulate Frank Hutton on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Frank Hutton.

CONGRATULATIONS EXTENDED TO JOAN KOPKOWSKI ON 91ST BIRTHDAY.
[R2025-0020325]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Joan Kopkowski in honor of her 91st birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Joan Kopkowski on this momentous occasion as recognition for being a stellar resident of the City of Chicago; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this 16th day of October 2025, do hereby congratulate Joan Kopkowski on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Joan Kopkowski.

CONGRATULATIONS EXTENDED TO ALISON KRAUSS ON 65TH BIRTHDAY.
[R2025-0020323]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Alison Krauss in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Alison Krauss 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 16th day of October 2025, do hereby congratulate Alison Krauss on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Alison Krauss.

CONGRATULATIONS EXTENDED TO ALFREDA LEMMER ON 95TH BIRTHDAY.
[R2025-0020308]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Alfreda Lemmer in honor of her 95th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Alfreda Lemmer on this momentous occasion as recognition for being a stellar resident of the City of Chicago; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this 16th day of October 2025, do hereby congratulate Alfreda Lemmer on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Alfreda Lemmer.

CONGRATULATIONS EXTENDED TO ROBERT LONG ON 75TH BIRTHDAY.
[R2025-0020322]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Robert Long in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Robert Long 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 16th day of October 2025, do hereby congratulate Robert Long on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Robert Long.

CONGRATULATIONS EXTENDED TO WILLIAM MEISTER ON 75TH BIRTHDAY.

[R2025-0020305]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to William Meister in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to William Meister 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 16th day of October 2025, do hereby congratulate William Meister on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to William Meister.

CONGRATULATIONS EXTENDED TO SANDRA MILLER ON 75TH BIRTHDAY.

[R2025-0020306]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Sandra Miller in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Sandra Miller 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 16th day of October 2025, do hereby congratulate Sandra Miller on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Sandra Miller.

CONGRATULATIONS EXTENDED TO TERRENCE MULLIGAN ON 70TH BIRTHDAY.

[R2025-0020321]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Terrence Mulligan in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Terrence Mulligan 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 16th day of October 2025, do hereby congratulate Terrence Mulligan on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Terrence Mulligan.

CONGRATULATIONS EXTENDED TO FRANZ PERFECT ON 80TH BIRTHDAY.
[R2025-0020319]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Franz Perfect in honor of his 80th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Franz Perfect 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 16th day of October 2025, do hereby congratulate Franz Perfect on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Franz Perfect.

CONGRATULATIONS EXTENDED TO GREGORY PILECKI ON 65TH BIRTHDAY.
[R2025-0020364]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Gregory Pilecki in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Gregory Pilecki 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 16th day of October 2025, do hereby congratulate Gregory Pilecki on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Gregory Pilecki.

CONGRATULATIONS EXTENDED TO GENOWEFA RADOMSKA ON 92ND BIRTHDAY.

[R2025-0020360]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Genowefa Radomska in honor of her 92nd birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Genowefa Radomska 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 16th day of October 2025, do hereby congratulate Genowefa Radomska on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Genowefa Radomska.

CONGRATULATIONS EXTENDED TO MARGARET SCAGGS ON 85TH BIRTHDAY.

[R2025-0020318]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Margaret Scaggs in honor of her 85th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Margaret Scaggs 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 16th day of October 2025, do hereby congratulate Margaret Scaggs on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Margaret Scaggs.

CONGRATULATIONS EXTENDED TO DOLORES STEMPER ON 90TH BIRTHDAY.
[R2025-0020315]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Dolores Stemper in honor of her 90th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Dolores Stemper 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 16th day of October 2025, do hereby congratulate Dolores Stemper on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Dolores Stemper.

CONGRATULATIONS EXTENDED TO HADIYE STEWARD ON 75TH BIRTHDAY.
[R2025-0020355]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Hadiye Steward in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Hadiye Steward 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 16th day of October 2025, do hereby congratulate Hadiye Steward on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Hadiye Steward.

CONGRATULATIONS EXTENDED TO GEORGE VLAHOS ON 106TH BIRTHDAY.
[R2025-0020369]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to George Vlahos in honor of his 106th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to George Vlahos 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 16th day of October 2025, do hereby congratulate George Vlahos on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to George Vlahos.

CONGRATULATIONS EXTENDED TO RIMA ZANAYED ON 75TH BIRTHDAY.

[R2025-0020304]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Rima Zanayed in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderperson James M. Gardiner would like to extend his personal tribute to Rima Zanayed 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 16th day of October 2025, do hereby congratulate Rima Zanayed on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Rima Zanayed.

Presented By

ALDERPERSON CLAY (46th Ward):

TRIBUTE TO LATE ANGELINA TURLEY.

[R2025-0020449]

WHEREAS, Angelina "Angela" Turley was born on July 27, 1927, in the coal-mining town of Yorkville, Ohio and was born Angelina Piazza, the daughter of Dominick and Josephina Piazza; and

WHEREAS, Turley's father was a coal miner, and from an early age, Turley experienced both the hardships of the Great Depression and the prejudice faced by working-class immigrant families, forging within her a resilient spirit and lifelong commitment to justice; and

WHEREAS, At Yorkville High School, Turley was known as "Champ" for her feisty, indomitable energy, cementing her reputation as an advocate for justice; and

WHEREAS, After World War II, Turley moved with her family to Tampa, Florida because her father, Dominick Piazza contracted black lung disease; and

WHEREAS, While in Florida, Turley met her husband of 57 years, Navy veteran and architect Jack Turley. Angela and Jack Turley moved to Chicago with only $1.37 and the shared dream of building a life of purpose and service; and

WHEREAS, Together, the Turleys raised five children -- Dominic, Angela, Jennifer, Christopher, and Jonathan -- instilling in them the values of compassion, courage, and commitment to community; and

WHEREAS, To support her family, Turley worked as a waitress, took courses in social work at what is now known as Mundelein College, and worked at Marillac House, a settlement house on the West Side of Chicago operated by an order of Catholic nuns; and

WHEREAS, Turley's greatest interests were volunteering in politics and social services. In the late 1960s, Turley became involved with the Independent Precinct Organization (IPO), which had been founded in 1969 and later merged with Independent Voters of Illinois (IVI) to become IVI/IPO, working alongside leaders who sought to bring integrity and accountability to city government; and

WHEREAS, Turley was also a pioneering figure in Chicago's Uptown neighborhood, co-founding and leading organizations that advanced social justice, affordable housing, education, and safety for working families; and

WHEREAS, Turley served as President of Jane Addams Hull House, helped establish one of the first shelters for survivors of domestic abuse and co-founded the Uptown-based Whistlestop program to combat crime on city streets with whistles; and

WHEREAS, In the early 1970s, Turley chaired the school council at Brennemann School and co-founded in Uptown's Tri-Faith organization, an employment center; and

WHEREAS, Turley and her husband helped create one of Chicago's earliest community credit unions, expanding access to financial resources for small businesses and residents in Uptown; and

WHEREAS, In addition to her activism, Turley championed the arts and culture, helping to establish the St. Nicholas Theatre with playwright David Mamet and actor William H. Macy, enriching Chicago's artistic landscape; and

WHEREAS, Turley was a fierce protector of families and children, known to confront criminals, slumlords, and anyone who threatened the safety and dignity of her neighbors, often described by family and friends as "fearless; the embodiment of pure will"; and

WHEREAS, Even in her later years, Turley continued to mentor, volunteer, and support countless organizations, opening her home to students, families in need, and visitors from around the world; and

WHEREAS, Turley's decades of service reflected the best of Chicago's civic spirit -- unyielding in adversity, generous in compassion, and unrelenting in the pursuit of equity; and

WHEREAS, Angelina "Angela" Turley passed away peacefully at home just before her 98th birthday, leaving behind a powerful legacy of love, activism, and faith in community that continues to inspire all who knew her; and

WHEREAS, Her life serves as a testament to the belief that one person's courage and conviction can transform an entire neighborhood and leave an indelible mark on a city; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of Chicago, gathered here this 16th day of October 2025, do hereby celebrate a life well-lived in the service of her community; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to the family of Angelina "Angela" Turley.

CONGRATULATIONS EXTENDED TO TRISTAN CHIRUVOLU AND ALEX HAWLEY ON MARRIAGE.

[R2025-0020437]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations to Tristan Chiruvolu and Alex Hawley for their recent nuptials on October 11, 2025; and

WHEREAS, On behalf of the entire 46th Ward, Alderperson Angela Clay would like to extend her personal tribute to Tristan Chiruvolu and Alex Hawley on this momentous occasion as recognition for being both stellar residents of the City of Chicago and 46th Ward neighbors; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of Chicago, gathered here this 16th day of October 2025, do hereby congratulate Tristan Chiruvolu and Alex Hawley on the occasion of their recent wedding; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Tristan Chiruvolu and Alex Hawley.

DECLARATION OF SEPTEMBER 12, 2025 AS "THE CHECKOUT DAY" IN CHICAGO.

[R2025-0020316]

WHEREAS, Access Contemporary Music is a valuable nonprofit organization led by Seth Boustead that has championed contemporary classical music in Chicago for over 20 years; and

WHEREAS, Access Contemporary Music will, today, officially open the city's newest venue for live music performance, The CheckOut, located at 4116 North Clark Street; and

WHEREAS, The CheckOut includes a flexible performance space with a pristine grand piano and space for up to 60 audience members, a bar, and four teaching rooms for music lessons -- all designed to create an important cultural hub for the community; and

WHEREAS, The CheckOut will feature a diverse roster of live performances and events that range from classical music concerts with an emphasis on new music, plus cabaret, album listening parties, film screenings and more; and

WHEREAS, The CheckOut will revitalize a long-abandoned lot that was formerly a convenience store, turning a neighborhood blight into a valuable community resource; and

WHEREAS, The CheckOut will commit to programming events for a range of tastes, maintaining a welcoming atmosphere, and keeping ticket prices affordable, thereby ensuring its continued benefit to the community; and

WHEREAS, The CheckOut will present an ambitious Opening Festival, September 13 -- 28, 2025, featuring performances by some of Chicago's most acclaimed chamber music groups; now, therefore,

Be It Resolved, That the Chicago City Council, does hereby proclaim September 12, 2025 to be "The CheckOut Day" and encourage all Chicagoans to visit this latest addition to our city's vibrant arts scene.

MATTERS PRESENTED BY THE ALDERPERSONS.

(Presented By Wards, In Order, Beginning With The 50th Ward)

Arranged under the following subheadings:

1. Traffic Regulations, Traffic Signs and Traffic-Control Devices.
2. Zoning Ordinance Amendments.
3. Unclassified Matters (arranged in order according to ward numbers).

---

1. TRAFFIC REGULATIONS, TRAFFIC SIGNS AND TRAFFIC-CONTROL DEVICES.

Referred -- ESTABLISHMENT OF LOADING ZONE AT 1300 W. MONROE ST.
[O2025-0020557]

Alderperson Burnett (27th Ward) presented a proposed ordinance to establish a loading zone on the south side of West Monroe Street, from a point 20 feet east of South Throop Street to a point 125 feet east thereof (1300 West Monroe Street) to be in effect at all times, all days, which was *Referred to the Committee on Pedestrian and Traffic Safety.*

Referred -- PROHIBITION OF PARKING AT ALL TIMES.
(Except For Disabled)

The alderpersons named below presented proposed ordinances to prohibit the parking of vehicles at all times at the locations designated and for the distances specified, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Alderperson	Location And Permit Number
HALL (6th Ward)	South Eberhart Avenue, at 8239 (handicapped permit parking); [O2025-0020137]
	South Langley Avenue, at 7226 (handicapped permit parking); [O2025-0020195]
MITCHELL (7th Ward)	South Coles Avenue, at 7223 (Handicapped Parking Permit 137123); [O2025-0020155]
HARRIS (8th Ward)	South St. Lawrence Avenue, at 7925 (Handicapped Parking Permit 136581); [O2025-0020262]
	East 89th Street, at 502 (Handicapped Parking Permit 137302); [O2025-0020458]
BEALE (9th Ward)	South Yale Avenue, at 9741 (Handicapped Parking Permit 136936); [O2025-0020537]
CHICO (10th Ward)	South Avenue N, at 10529 (Handicapped Parking Permit 136044); [O2025-0020362]
LEE (11th Ward)	South May Street, at 3327 (Handicapped Parking Permit 135783); [O2025-0020267]
	South Normal Avenue, at 2940 (Handicapped Parking Permit 136092); [O2025-0020293]

Alderperson	Location And Permit Number
RAMIREZ (12th Ward)	South Claremont Avenue, at 3319 (Handicapped Parking Permit 136960); [O2025-0020466]
	South Washtenaw Avenue, at 4600 (signs to be posted at 2715 West 46th Street) (Handicapped Parking Permit 121785); [O2025-0020247]
	South Whipple Street, at 4621 (Handicapped Parking Permit 136972); [O2025-0020464]
QUINN (13th Ward)	South Keating Avenue, at 6034 (Handicapped Parking Permit 137415); [O2025-0020545]
	South Kilbourn Avenue, at 5607 (Handicapped Parking Permit 137049); [O2025-0020541]
	South Knox Avenue, at 6449 (Handicapped Parking Permit 136928); [O2025-0020540]
	South Melvina Avenue, at 6017 (Handicapped Parking Permit 137459); [O2025-0020546]
	South Menard Avenue, at 5722 (Handicapped Parking Permit 136896); [O2025-0020539]
	South Narragansett Avenue, at 6133 (Handicapped Parking Permit 137668); [O2025-0020547]
	South Nashville Avenue, at 5653 (Handicapped Parking Permit 137247); [O2025-0020544]
	South Normandy Avenue, at 5552 (Handicapped Parking Permit 137076); [O2025-0020542]

Alderperson	Location And Permit Number
	South Nottingham Avenue, at 5845 (Handicapped Parking Permit 137125); [O2025-0020543]
	West 59th Street, at 4546 (Handicapped Parking Permit 134624); [O2025-0020538]
GUTIÉRREZ (14th Ward)	South Campbell Avenue, at 5225 (Handicapped Parking Permit 136710); [O2025-0020552]
	West 54th Place, at 3116 (Handicapped Parking Permit 130908); [O2025-0020550]
	West 63rd Place, at 3429 (Handicapped Parking Permit 135720); [O2025-0020551]
LOPEZ (15th Ward)	South Mozart Street, at 6440 (Handicapped Parking Permit 136813); [O2025-0020453]
	South Richmond Street, at 6332 (signs to be posted at 6334 South Richmond Street) (Handicapped Parking Permit 131550); [O2025-0020117]
COLEMAN (16th Ward)	West Lithuanian Plaza Court, at 2511 (handicapped permit parking); [O2025-0020120]
	South Maplewood Avenue, at 6114 (handicapped permit parking); [O2025-0020149]
CURTIS (18th Ward)	South Mozart Street, at 7224 (Handicapped Parking Permit 126175); [O2025-0020382]
	South Wolcott Avenue, at 8555 (Handicapped Parking Permit 132194); [O2025-0020371]

Alderperson	Location And Permit Number
O'SHEA (19th Ward)	South Hoyne Avenue, at 9550 (handicapped permit parking); [O2025-0020358]
TABARES (23rd Ward)	South Mobile Avenue, at 5149 (Handicapped Parking Permit 135292); [O2025-0020433]
	West 53rd Place, at 5333 (Handicapped Parking Permit 137171); [O2025-0020339]
	West 57th Place, at 3622 (Handicapped Parking Permit 136923); [O2025-0020432]
	West 61st Place, at 3916 (Handicapped Parking Permit 136056); [O2025-0020431]
FUENTES (26th Ward)	North Monticello Avenue, at 1308 (Handicapped Parking Permit 134423); [O2025-0020249]
BURNETT (27th Ward)	West Adams Street, at 2347 (Handicapped Parking Permit 137044); [O2025-0020556]
	West Maypole Avenue, at 2018 (Handicapped Parking Permit 136068); [O2025-0020555]
	North St. Louis Avenue, at 914 (Handicapped Parking Permit 136659); [O2025-0020558]
WAGUESPACK (32nd Ward)	North Wolcott Avenue, at 2925 (signs to be posted at 1851 West Oakdale Avenue) (handicapped permit parking); [O2025-0020456]

Alderperson	Location And Permit Number
VILLEGAS (36th Ward)	West Homer Street, at 4871 (Handicapped Parking Permit 136408); [O2025-0020467]
MITTS (37th Ward)	West Kamerling Avenue, at 5505 (Handicapped Parking Permit 103745); [O2025-0020375]
	West Wabansia Avenue, at 4875 (Handicapped Parking Permit 133656); [O2025-0020374]
KNUDSEN (43rd Ward)	North Clifton Avenue, at 2034 (Handicapped Parking Permit 137396); [O2025-0020296]
GARDINER (45th Ward)	North Melvina Avenue, at 5248 (Handicapped Parking Permit 134541); [O2025-0020285]
SILVERSTEIN (50th Ward)	West Arthur Avenue, at 2025 (signs to be posted at 6447 North Seeley Avenue) (Handicapped Parking Permit 137111); [O2025-0020365]
	West Glenlake Avenue, at 2755 (Handicapped Parking Permit 137458). [O2025-0020363]

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:

Alderperson	Location And Permit Number
LEE (11th Ward)	Repeal Handicapped Parking Permit 100217 at 2923 South Elias Court; [O2025-0020265]
	Repeal Handicapped Parking Permit 130931 at 2825 South Union Avenue; [O2025-0020266]
	Repeal Handicapped Parking Permit 126430 at 2842 South Union Avenue; [O2025-0020386]
	Repeal Handicapped Parking Permit 73294 at 3126 South Lowe Avenue; [O2025-0020337]
	Repeal Handicapped Parking Permit 125793 at 3320 South Lowe Avenue; [O2025-0020294]
GUTIÉRREZ (14th Ward)	Repeal Handicapped Parking Permit 118890 at 5850 South Sacramento Avenue; [O2025-0020549]
TABARES (23rd Ward)	Amend ordinance by striking: "South Tripp Avenue, at 5355 (Handicapped Parking Permit 106506)"; [O2025-0020340]
MITTS (37th Ward)	Repeal Handicapped Parking Permit 127886 at 1430 North Lavergne Avenue. [O2025-0020261]

Referred -- TWO-HOUR PARKING LIMITATION ON SPECIFIED STREETS.

The alderpersons named below presented proposed ordinances 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:

Alderperson	Location And Type Of Sign
LOPEZ (15th Ward)	2600 -- 2800 West 51st Street (north side) -- 2-hour parking limitation -- 7:00 A.M. to 10:00 P.M. -- Monday through Friday; [O2025-0020106]
GARDINER (45th Ward)	North Avondale Avenue (east side) from a point 30 feet south of West Ainslie Street to a point 658 feet south thereof -- 2-hour parking limitation -- at all times -- all days. [O2025-0020291]

Referred -- ESTABLISHMENT OF STANDING ZONE ON PORTION OF W. 31ST ST.
[O2025-0020553]

Alderperson Rodríguez (22nd Ward) presented a proposed ordinance to establish a 30-minute standing/tow-away zone requiring the use of flashing lights on the north side of West 31st Street, from South Lawndale Avenue to the alley east thereof, to be in effect from 9:00 A.M. to 5:00 P.M., Monday through Saturday, which was *Referred to the Committee on Pedestrian and Traffic Safety*.

Referred -- ESTABLISHMENT OF RESIDENTIAL PERMIT PARKING ZONES.

The alderpersons named below presented a proposed ordinance and an order 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:

Alderperson	Location, Distance And Time
LOPEZ (15th Ward)	5914 to 5959 South Richmond Street (both sides) and 5901 to 5915 South Richmond Street (east side) -- at all times -- Sunday through Saturday -- residential permit parking zone; [Or2025-0020359]
TABARES (23rd Ward)	3900 to 3945 West 67th Place (both sides) -- at all times -- all days -- residential permit parking zone. [O2025-0020472]

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:

Alderperson	Location, Distance And Time
LA SPATA (1st Ward)	Amend Residential Permit Parking Zone 204 which reads: "1100 -- 1198 North Paulina Street (evens) and 1101 -- 1199 North Paulina Street (odds)" by striking: "1198" and "1199" and inserting: "1114" and "1119", respectively, in lieu thereof; [O2025-0020174]
	Amend ordinance which was passed July 26, 2017, *Journal of the Proceedings of the City Council of the City of Chicago*, page 53488, which reads: "1100 -- 1198 North Marshfield Avenue (west side) and 1101 -- 1199 North Marshfield Avenue (east side) -- Residential Permit Parking Zone 204 -- at all times -- all days" by striking: "1100 -- 1198" and inserting: "1100 -- 1112" in lieu thereof; and by striking: "1101-- 1199" and inserting: "1101 -- 1103" in lieu thereof; [O2025-0020178]

Alderperson	Location, Distance And Time
VILLEGAS (36th Ward)	Amend ordinance which was passed February 19, 2025, *Journal of the Proceedings of the City Council of the City of Chicago*, page 24584, which reads: "Residential Permit Parking Zone 2467 at 2100 -- 2150 West Iowa Street (both sides of street) -- at all times -- all days" by striking "(both sides of street)" and inserting: "2100 -- 2150 West Iowa Street (even side of street)" in lieu thereof. [O2025-0020297]

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:

Alderperson	Location And Type Of Sign
CHICO (10th Ward)	East 133rd Street (north side) from a point 97 feet west of South Baltimore Avenue to a point 90 feet west thereof -- no parking/tow-away zone -- at all times -- all days; [O2025-0020459]
LEE (11th Ward)	South Canal Street (east and west sides) from West Pershing Road to a point 400 feet south thereof -- no parking/tow-away zone -- at all times -- all days; [O2025-0020264]
NUGENT (39th Ward)	North Pulaski Road (west side) from West Belle Plaine Avenue to a point 74 feet south thereof -- no parking/tow-away zone -- at all times -- all days. [O2025-0020223]

Referred -- INSTALLATION OF TRAFFIC WARNING SIGNS.

The alderpersons named below presented proposed ordinances and an order 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:

Alderperson	Location And Type Of Sign
ROBINSON (4th Ward)	South Harper Avenue and East Hyde Park Boulevard -- "All-Way Stop"; [O2025-0020536]
CHICO (10th Ward)	South Avenue D and East 111th Street -- "All-Way Stop"; [O2025-0020450]
MOSLEY (21st Ward)	South Morgan Street and West 103rd Place -- "All-Way Stop"; [O2025-0020312]
TABARES (23rd Ward)	South Central Park Avenue and West 62nd Street (west leg) -- "All-Way Stop"; [Or2025-0020470]
CARDONA (31st Ward) And *CRUZ* (30th Ward)	West Belmont Avenue and North Karlov Avenue -- "All-Way Stop"; [O2025-0020279]
KNUDSEN (43rd Ward)	North Sheffield Avenue and West Montana Street -- "All-Way Stop"; [O2025-0020452]
GARDINER (45th Ward)	West Irving Park Road and North Kolmar Avenue -- "No Left Turn" -- 7:00 A.M. to 9:00 A.M. -- Monday through Friday. [O2025-0020251]

2. ZONING ORDINANCE AMENDMENTS.

Referred -- ZONING RECLASSIFICATIONS OF PARTICULAR AREAS.

The alderpersons named below presented proposed ordinances amending the Chicago Zoning Ordinance for the purpose of reclassifying particular areas, which were *Referred to the Committee on Zoning, Landmarks and Building Standards*, as follows:

BY ALDERPERSON ROBINSON (4th Ward):

To classify as a B2-3 Neighborhood Mixed-Use District instead of a B3-3 Community Shopping District the area shown on Map Number 10-E bounded by:

a line 70 feet south of and parallel to East 45th Street; South Cottage Grove Avenue; a line 95 feet south of and parallel to East 45th Street; and the public alley next west of and parallel to South Cottage Grove Avenue (common address: 4508 South Cottage Grove Avenue).

[O2025-0020495]

BY ALDERPERSON COLEMAN (16th Ward):

To classify as a B2-3 Neighborhood Mixed-Use District instead of a C1-2 Neighborhood Commercial District the area shown on Map Number 16-G bounded by:

South Peoria Drive; West 63rd Street; South Halsted Street; and the north right-of-way line of the Chicago Transit Authority Railway (common address: 815 -- 859 West 63rd Street and 6300 -- 6312 South Halsted Street).

[O2025-0020462]

To classify as a B2-3 Neighborhood Mixed-Use District instead of a B3-2 Community Shopping District, C1-2 Neighborhood Commercial District, and RS3 Residential Single-Unit (Detached House) District shown on Map Numbers 14-G and 16-G bounded by:

South Ada Street; the alley next north of and parallel to West 63rd Street; the alley next east of and parallel to South Ada Street; a line 94.6 feet north of and parallel to West 63rd Street; South Throop Street; the alley next north of and parallel to West 63rd Street; South Morgan Street; the alley next north of and parallel to West 63rd Street; the northwest right-of-way line of West 63rd Parkway, if extended southwest where no street exists; South Sangamon Street; and the alley next south of and parallel to West 63rd Street (common address: 935 -- 1323 West 63rd Street, 946 -- 1322 West 63rd Street, and 6249 South Sangamon Avenue).

[O2025-0020461]

To classify as a B2-3 Neighborhood Mixed-Use District instead of a B3-2 Community Shopping District the area shown on Map Numbers 14-G and 16-G bounded by:

South Ashland Avenue; the alley next north of and parallel to West 63rd Street; South Laflin Street; West 63rd Street; a line 182 feet east of and parallel to South Laflin Street; and the alley next south of and parallel to West 63rd Street (common address: 1443 -- 1547 West 63rd Street, 1500 -- 1546 West 63rd Street and 6247 -- 6301 South Ashland Avenue).

[O2025-0020460]

---

3. UNCLASSIFIED MATTERS.

(Arranged In Order According To Ward Number)

Proposed ordinances, orders and resolutions were presented by the alderpersons named below, respectively, and were acted upon by the City Council in each case in the manner noted, as follows:

Presented By

ALDERPERSON LA SPATA (1st Ward):

Referred -- EXEMPTION OF SINCHAL SUPTAVEEYING, DBA WEST TOWN AUTO REPAIR FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2025-0020102]

A proposed ordinance to exempt Sinchal Suptaveeying, doing business as West Town Auto Repair, from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 2424 West North Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way.*

Presented By

ALDERPERSON HOPKINS (2nd Ward):

Referred -- ISSUANCE OF PERMITS, FREE OF CHARGE, FOR LANDMARK PROPERTY AT 310 W. CONCORD PL.

[Or2025-0020288]

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 removal of rear flat roof portion to replace it with new gabled roof to match height and pitch of existing gable roof at front of house; providing new flat skylights per drawing and as approved by Landmarks staff for the historic property located at 310 West Concord Place, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Presented By

ALDERPERSON DOWELL (3rd Ward):

Referred -- AMENDMENT OF CHAPTER 2-32 OF MUNICIPAL CODE BY ADDING NEW SECTION 2-32-076 TO AUTHORIZE COMPTROLLER TO ENTER INTO AGREEMENTS TO INSTALL ATMs ON CITY PROPERTY.

[O2025-0020451]

A proposed ordinance to amend Title 2, Chapter 32 of the Municipal Code of Chicago by adding a new Section 2-32-076 to authorize the Comptroller, in consultation with the Commissioner of Fleet and Facility Management, to enter into one or more agreements with one or more financial institutions to install automated teller machines at locations on city property, which provide a benefit to the public, which was *Referred to the Committee on Finance.*

Referred -- AMENDMENT OF CHAPTER 4-60 OF MUNICIPAL CODE BY ADDING NEW SUBSECTIONS 4-60-022 (36.1) AND 4-60-023 (36.5) TO DISALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR AND PACKAGE GOODS LICENSES ON PORTION OF E. 47TH ST.

[O2025-0020324]

Also, a proposed ordinance to amend Title 4, Chapter 60 of the Municipal Code of Chicago

by adding new subsections 4-60-022 (36.1) and 4-60-023 (3.65) to disallow the issuance of additional alcoholic liquor and package goods licenses, respectively, on East 47th Street, from South Dr. Martin Luther King, Jr. Drive to South St. Lawrence Avenue, which was *Referred to the Committee on License and Consumer Protection.*

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:

Google Fiber, Inc. -- 2130 South Michigan Avenue;
[O2025-0020342]

Top Wash LLC -- 2701 South Wabash Avenue;
[O2025-0020345]

1620 South Michigan Avenue Condo Association -- 1620 South Michigan Avenue; and
[O2025-0020332]

2235 South Michigan Avenue Parking LLC -- 2235 -- 2237 South Michigan Avenue.
[O2025-0020343]

Presented By

ALDERPERSON YANCY (5th Ward):

Referred -- ISSUANCE OF PERMITS, FREE OF CHARGE, FOR LANDMARK PROPERTY AT 5700 S. JEAN BAPTISTE POINT DU SABLE LAKE SHORE DR. (GRIFFIN MUSEUM OF SCIENCE AND INDUSTRY).
[Or2025-0020320]

A proposed order authorizing the Commissioners of Buildings, Finance, and Fire, and the

Zoning Administrator to issue all necessary permits, free of charge, for interior and exterior alterations to restore South Portico Entry at Museum, as well as interior alterations and exhibit buildouts for several proposed museum exhibits at the historic property known as Griffin Museum of Science and Industry located at 5700 South Jean Baptiste Point DuSable Lake Shore Drive, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Presented By

ALDERPERSON CHICO (10th Ward):

Referred -- TRANSFER OF YEAR 2025 FUNDS FROM 10TH WARD ALDERMANIC EXPENSE ACCOUNT TO WAGE ALLOWANCE ACCOUNT.

[O2025-0020448]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds from the 10th Ward 9008 Aldermanic Expense Account to the 0017 Wage Expense 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.*

Referred -- STANDARDIZATION OF PORTION OF S. BRAINARD AVE. AS "HONORARY ASSUMPTION GREEK ORTHODOX CHURCH WAY".

[O2025-0020477]

Also, a proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of South Brainard Avenue, between East 136th Street and East 137th Street, as "Honorary Assumption Greek Orthodox Church Way", which was *Referred to the Committee on Transportation and Public Way.*

Presented By

ALDERPERSON RAMIREZ (12th Ward):

Referred -- TRANSFER OF YEAR 2025 FUNDS FROM 12TH WARD ALDERMANIC EXPENSE ACCOUNT TO WAGE ALLOWANCE ACCOUNT.

[O2025-0020331]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds from the 12th Ward 9008 Aldermanic Expense Account to the 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 QUINN (13th Ward):

Referred -- TRANSFER OF YEAR 2025 FUNDS FROM 13TH WARD WAGE ALLOWANCE ACCOUNT TO ALDERMANIC EXPENSE ACCOUNT.

[O2025-0020509]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds from the 13th Ward 0017 Wage Allowance Account to the 9008 Aldermanic Expense 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.*

Referred -- AMENDMENT OF SECTION 4-60-022 OF MUNICIPAL CODE BY ADDING NEW SUBSECTION 13.388 TO DISALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTION OF S. CENTRAL AVE.

[O2025-0020507]

Also, a proposed ordinance to amend Title 4, Chapter 60, Section 022 of the Municipal Code of Chicago by adding new subsection 13.388 to disallow the issuance of additional alcoholic liquor licenses on the east side of South Central Avenue, from West 63rd Street to West 65th Street, which was *Referred to the Committee on License and Consumer Protection.*

Referred -- EXEMPTION OF ALL CITY AUTO COLLISIONS, INC. FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2025-0020548]

Also, a proposed ordinance to exempt All City Auto Collisions, Inc. from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 5750 West 63rd Street, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way.*

Presented By

ALDERPERSON LOPEZ (15th Ward):

Referred -- CALL ON UNITED STATES PRESIDENT DONALD TRUMP TO GRANT PARDONS TO ANY NON-DANGEROUS, NON-CRIMINAL NONCITIZENS AND GRANT AMNESTY AND PATHWAYS TO CITIZENSHIP TO ALL QUALIFIED FOR PARDONS.

[R2025-0020520]

A proposed resolution calling on President Donald Trump to grant pardons to any non-dangerous, non-criminal noncitizens without any legal status in the United States of America, including those that have come to, lived in, or were brought to this country without proper authorization; and to lead a bipartisan effort in Congress to grant amnesty and pathways for citizenship to all that qualified for this pardon, which was *Referred to the Committee on Immigrant and Refugee Rights.*

Referred -- AMENDMENT OF SECTION 4-60-022 OF MUNICIPAL CODE BY DELETING SUBSECTION 15.90 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTION OF S. MC DOWELL AVE.

[O2025-0020317]

Also, a proposed ordinance to amend Title 4, Chapter 60, Section 022 of the Municipal Code of Chicago by deleting subsection 15.90 which restricted the issuance of additional alcoholic liquor licenses on South McDowell Avenue, from South Loomis Street to South Ashland Avenue, which was *Referred to the Committee on License and Consumer Protection.*

Presented By

ALDERPERSON COLEMAN (16th Ward):

Referred -- STANDARDIZATION OF PORTION OF S. PEORIA ST. AS "HONORARY MOTHER MABLE YANCY-IRVING WAY".

[O2025-0020300]

A proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of South Peoria Street, from West 66th Street to West 67th Street, as "Honorary Mother Mable Yancy-Irving Way", which was *Referred to the Committee on Transportation and Public Way.*

Presented By

ALDERPERSON O'SHEA (19th Ward):

Referred -- STANDARDIZATION OF PORTIONS OF PUBLIC WAY.

Two proposed ordinances authorizing the Commissioner of Transportation to take the necessary action for the standardization of portions of the public way specified, which were *Referred to the Committee on Transportation and Public Way,* as follows:

South Bell Avenue, between West 91st Street and West 92nd Place -- to be known as "Honorary George Wendt Way"; and

[O2025-0020248]

South Central Park Avenue, between West 116th Street and West 116th Place -- to be known as "Honorary Paul Reynolds Way".

[O2025-0020246]

Presented By

ALDERPERSON RODRÍGUEZ (22nd Ward):

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 4000 W. 26TH ST.

[Or2025-0020504]

A proposed order for the issuance of a permit to install a sign/signboard at 4000 West 26th Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Presented By

ALDERPERSON FUENTES (26th Ward):

Referred -- EXEMPTION OF RINCON FAMILY SERVICES FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2025-0020105]

A proposed ordinance to exempt Rincon Family Services from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 4010 -- 4024 West North Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way.*

Presented By

ALDERPERSON BURNETT (27th Ward):

Referred -- EXEMPTION OF 2214 HUBBARD LLC FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2025-0020554]

A proposed ordinance to exempt 2214 Hubbard LLC from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 2214 -- 2216 West Hubbard 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 -- AMENDMENT OF SECTION 17-6-0403-F OF MUNICIPAL CODE REQUIRING BY-RIGHT PERMITS FOR RESIDENTIAL STORAGE WAREHOUSES IN PLANNED MANUFACTURING DISTRICT 4B.

[O2025-0020510]

Also, a proposed ordinance to amend Title 17, Chapter 6, Section 0403-F of the Municipal Code of Chicago to require that Residential Storage Warehouses in Planned Manufacturing District 4B be permitted by right, which was *Referred to the Committee on Zoning, Landmarks, and Building Standards.*

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 134 S. CALIFORNIA AVE.

[Or2025-0020505]

Also, a proposed order for the issuance of a permit to install a sign/signboard at 134 South California Avenue, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Presented By

ALDERPERSON ERVIN (28th Ward):

Referred -- STANDARDIZATION OF PORTION OF S. HAMLIN BLVD. AS "NEW MORNING STAR MB CHURCH WAY".

[O2025-0020523]

A proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of South Hamlin Boulevard, between West Adams Street and West Jackson Boulevard, as "New Morning Star MB Church Way", which was *Referred to the Committee on Transportation and Public Way.*

Presented By

ALDERPERSON TALIAFERRO (29th Ward):

Referred -- EXEMPTION OF PAT'S AUTO REPAIR, INC. FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2025-0020302]

A proposed ordinance to exempt Pat's Auto Repair, Inc. from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 7051 West Belmont Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way.*

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 6609 W. FULLERTON AVE.

[Or2025-0020474]

Also, a proposed order for the issuance of a permit to install a sign/signboard at 6609 West Fullerton Avenue, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Presented By

ALDERPERSON CRUZ (30th Ward):

Referred -- EXEMPTION OF APPLICANTS FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

Two proposed ordinances to exempt the applicants listed from the physical barrier requirement pertaining to alley accessibility for the parking facilities adjacent to the locations

specified, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which were *Referred to the Committee on Transportation and Public Way,* as follows:

Cappo Management LV LLC -- 3255 North Cicero Avenue; and

[O2025-0020112]

Smart Minds, Inc. -- 6144 West Belmont Avenue.

[O2025-0020114]

Presented By

ALDERPERSON CARDONA (31st Ward):

Referred -- AMENDMENT OF SECTION 4-60-022 OF MUNICIPAL CODE BY DELETING SUBSECTION 30.3 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTION OF W. FULLERTON AVE.

[O2025-0020502]

A proposed ordinance to amend Title 4, Chapter 60, Section 022 of the Municipal Code of Chicago by deleting subsection 30.3 which restricted the issuance of additional alcoholic liquor licenses on West Fullerton Avenue, from North Linder Avenue to North Long Avenue, which was *Referred to the Committee on License and Consumer Protection.*

Presented By

ALDERPERSON WAGUESPACK (32nd Ward):

Referred -- EXEMPTION OF APPLICANTS FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

Two proposed ordinances to exempt the applicants listed from the physical barrier requirement pertaining to alley accessibility for the parking facilities adjacent to the locations

specified, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which were *Referred to the Committee on Transportation and Public Way,* as follows:

LAB 3445 LLC -- 3445 North Western Avenue; and

[O2025-0020298]

Ramiro Auto Repair -- 2439 North Ashland Avenue.

[O2025-0020260]

Presented By

ALDERPERSON CONWAY (34th Ward):

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 130 S. JEFFERSON ST.

[Or2025-0020517]

A proposed order for the issuance of a permit to install a sign/signboard at 130 South Jefferson Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Presented By

ALDERPERSON VILLEGAS (36th Ward):

Referred -- CONDEMNATION OF UNITED STATES SECRETARY OF TRANSPORTATION'S NEW RULES FOR FEDERAL DISADVANTAGED BUSINESS ENTERPRISE (DBE) AND AIRPORT CONCESSION DBE PROGRAMS AND CALL FOR CITY COUNCIL COMMITTEE HEARING REGARDING IMPACTS TO CITY AND SISTER AGENCY PROJECTS AND GRANTS.

[R2025-0020503]

A proposed resolution condemning the United States Secretary of Transportation's

new rules for the federal Disadvantaged Business Enterprise and Airport Concession Disadvantaged Business Enterprise programs; to call on appropriate city official(s) to submit comments in opposition to such proposed rules no later than the November 3, 2025 deadline; and to call for a subject matter hearing regarding the impacts of these rule changes on city and sister agency's projects and grants, which was *Referred to the Committee on Contracting Oversight and Equity.*

Referred -- STANDARDIZATION OF INTERSECTION OF N. NATCHEZ AVE. AND W. BELMONT AVE. AS "HONORARY ALHAJJ JAMAL SUHWEIL WAY".

[O2025-0020512]

Also, a proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of the intersection of North Natchez Avenue and West Belmont Avenue as "Honorary Alhajj Jamal Suhweil Way", which was *Referred to the Committee on Transportation and Public Way.*

Presented By

ALDERPERSON VASQUEZ (40th Ward):

Referred -- EXEMPTION OF DEVONCLARK BUSINESS, INC. FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2025-0020468]

A proposed ordinance to exempt DEVONCLARK BUSINESS, INC. from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 6346 North Clark Street, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way.*

Presented By

ALDERPERSON REILLY (42nd Ward):

Referred -- AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING SUBSECTION 42.394 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTIONS OF N. LASALLE ST. AND W. HADDOCK PL.

[O2025-0020521]

A proposed ordinance to amend Title 4, Chapter 60, Section 023 of the Municipal Code of Chicago by deleting subsection 42.394 which restricted the issuance of additional package goods licenses on the west side of North LaSalle Street, from West Wacker Drive to West Haddock Place; and on the north side of West Haddock Place, from North LaSalle Street to North Wells Street, which was *Referred to the Committee on License and Consumer Protection.*

Referred -- ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS.

Also, two proposed orders for the issuance of permits to install signs/signboards at the locations specified, which were *Referred to the Committee on Zoning, Landmarks and Building Standards,* as follows:

one sign/signboard at 22 East Hubbard Street; and

[Or2025-0020292]

one sign/signboard at 171 North LaSalle Street.

[Or2025-0020226]

Presented By

ALDERPERSON KNUDSEN (43rd Ward):

Referred -- TRANSFER OF YEAR 2025 FUNDS FROM 43RD WARD ALDERMANIC EXPENSE ACCOUNT TO WAGE ALLOWANCE ACCOUNT.

[O2025-0020351]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025

funds from the 43rd Ward 9008 Aldermanic Expense Account to the 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 KNUDSEN (43rd Ward)
And OTHERS:

Referred -- AMENDMENT OF TITLES 2, 4 AND 7 OF MUNICIPAL CODE BY MODIFYING VARIOUS SECTIONS AND ADDING NEW SECTION 4-384-080 ESTABLISHING REGULATIONS AND LICENSING REQUIREMENT REGARDING BACKYARD BREEDING.

[O2025-0020500]

A proposed ordinance, presented by Alderpersons Knudsen, La Spata, Hopkins, Yancy, Harris, Chico, Ramirez, O'Shea, Mosley, Scott, Fuentes, Burnett, Ervin, Cruz, Cardona, Waguespack, Quezada, Sposato, Vasquez, Lawson, Gardiner, Manaa-Hoppenworth and Hadden, to amend Titles 2, 4, and 7 of the Municipal Code of Chicago by modifying Section 4-5-010 to impose license fees for: animal care -- $275.00; backyard breeder -- $100 annually; intact companion animal -- $100 per animal; and litter permit -- $150 per litter; by modifying Section 4-384-010 to add definitions for "Backyard Breeder", "Household", and "Intact Companion Animal"; by modifying Section 4-384-015 to permit any licensed backyard breeder to sell or otherwise exchange a dog born to a properly permitted intact companion animal as long as: the dog is sold no later than six months after birth; the dog has been dewormed prior to separation from the intact companion animal; the purchaser is provided a veterinary certificate of health and proof of current vaccinations and free from intestinal parasites; and the breeder reports the sale to the Department; by modifying Chapter 4-384 to add new Section 4-384-080 to require that backyard breeders maintain a backyard breeder license unless the person surrenders the litter and breeding mother to a rescue group within 30 days of puppies' birth or have the puppies and breeding mother spayed/neutered and microchipped by an Illinois-licensed veterinary professional; to require that owners of intact animal companions obtain permit for ownership which include copy of the backyard breeding license, evidence that the animal has been microchipped, veterinary certificate of health, and current veterinary certificate that the dog is free from intestinal parasites; to require that each backyard breeder be required to obtain a litter permit no later than one week after birth of the applicable litter and no more than one permit may be issued per intact companion animal and no more than two per backyard breeder for any consecutive 12-month period; to prohibit any abuse or negligence by backyard breeders including: knowingly causing harm to be done;

failing to provide proper food, water, air, or sanitary shelter; cruelly forcing into undue physical exertion; leaving any animal unattended in a motor vehicle long enough to threaten its life of health; keeping an infected animal not under the care of a veterinarian; or abandoning any intact companion animal where it may suffer or become a public charge; and by modifying Section 7-12-065 to allow reclamation of any dog or cat, by its owner, impounded if the owner holds a valid intact companion animal permit for such dog; if the dog is a registered or competition animal for a recognized dog show or competition; and if the dog is a service dog, which was *Referred to the Committee on Health and Human Relations.*

Presented By

ALDERPERSON LAWSON (44th Ward):

Referred -- TRANSFER OF YEAR 2025 FUNDS WITHIN COMMITTEE ON ZONING, LANDMARKS, AND BUILDING STANDARDS.

[O2025-0020514]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds within the Committee on Zoning, Landmarks, and Building Standards 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.*

Referred -- TRANSFER OF YEAR 2025 FUNDS FROM 44TH WARD ALDERMANIC EXPENSE ACCOUNT TO WAGE ALLOWANCE ACCOUNT.

[O2025-0020313]

Also, a proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds from the 44th Ward 9008 Aldermanic Expense Account to the 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.*

Referred -- ONE TIME EXCEPTION TO WRIGLEY FIELD NIGHT GAME ORDINANCE TO ALLOW FOR CHICAGO CUBS TO HOLD MAJOR LEAGUE BASEBALL GAME ON JULY 17, 2026.

[O2025-0020303]

Also, a proposed ordinance allowing the Chicago Cubs to hold a Major League Baseball game at Wrigley Field at 7:05 P.M. on July 17, 2026 as one of the night games allowed under Municipal Code Section 4-156-430(B)(2)(a), which was *Referred to the Committee on License and Consumer Protection.*

Presented By

ALDERPERSON LAWSON (44th Ward)
And OTHERS:

Referred -- AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY MODIFYING SECTION 17-7-0574 TO ALLOW ADDITIONAL DWELLING UNITS IN SPECIFIED AREAS AND BY MODIFYING CHAPTER 17-9 TO PROHIBIT PERMITS FOR NEW CONVERSION UNITS AND COACH HOMES WITHIN RS ZONING DISTRICTS.

[O2025-0020513]

A proposed ordinance, presented by Alderpersons Lawson, La Spata, Robinson, Hall, Ramirez, Gutíerrez, Rodríguez, Sigcho-Lopez, Fuentes, Cruz, Waguespack, Rodríguez-Sanchez, Quezada, Vasquez, Knudsen Clay, Martin and Hadden, to amend Title 17 of the Municipal Code of Chicago by modifying Section 17-7-0574 to establish additional dwelling unit-allowed RS areas in various boundaries within the City of Chicago; and to amend Sections 17-9-0131 and 17-90-201-F to prohibit the issuance of building permits for conversion unit or coach house, respectively, within an RS Zoning district unless in compliance with Section 17-7-0570, which was *Referred to the Committee on Zoning, Landmarks, and Building Standards.*

Presented By

ALDERPERSON MARTIN (47th Ward):

Referred -- TRANSFER OF YEAR 2025 FUNDS FROM 47TH WARD ALDERMANIC EXPENSE ACCOUNT TO WAGE ALLOWANCE ACCOUNT.

[O2025-0020559]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025

funds from the 47th Ward 9008 Aldermanic Expense Account to 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 MANAA-HOPPENWORTH (48th Ward):

Referred -- ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS AT 5318 N. BROADWAY.

Two proposed orders for the issuance of permits to install signs/signboards at 5318 North Broadway, which were *Referred to the Committee on Zoning, Landmarks and Building Standards,* as follows:

one sign/signboard under Permit Number 101072993; and

[Or2025-0020508]

one sign/signboard under Permit Number 101073093.

[Or2025-0020511]

Presented By

ALDERPERSON HADDEN (49th Ward):

Referred -- TRANSFER OF YEAR 2025 FUNDS WITHIN COMMITTEE ON ENVIRONMENTAL PROTECTION AND ENERGY.

[O2025-0020454]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds within the Committee on Environmental Protection and Energy 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.*

APPROVAL OF JOURNAL OF PROCEEDINGS.

JOURNAL (September 25, 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 Thursday, September 25, 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.

PRESENCE OF VISITORS NOTED.

The following individuals were in attendance and recognized by the City Council:

Department of Family and Support Services staff attending as guests for the appointment of Angela Green as Commissioner of the Department of Family and Support Services: Marital Ciezczak, Deputy Commissioner of Finance; Linsey Maughan, Director of Public Affairs; Andrea Chatman, Deputy Commissioner of Homeless Services; Kathy Cullick, Deputy Commissioner of Youth Services; Harley Jones, First Deputy Commissioner; and Julie Guilling, Director of Policy and Advocacy;

Kennedy Bartely, Director of External Affairs; Jason Lee, Senior Advisor; Sheila Bedi, Chief Operating Officer; Jung Yoon, Chief of Policy; Sara Mathers, Director of Community Engagement; Ugo Okere, Director of External Affairs; Erin Connelly, Communications Director; Cassio Mendoza, Press Secretary; Annette Guzman, Director of the Office of Budget Management; Jill Joworski, Chief Financial Officer; Michael Belsky, City Comptroller; Jonathan Ernst, Deputy Budget Director; Noor Shaikh, Deputy Comptroller; and Cristina Pacione-Zayas, Chief of Staff;

Latasha R. Thomas, former Alderperson of the 17th Ward.

Time Fixed For Next Succeeding Regular Meeting.

[O2025-0020531]

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 Friday, November 14, 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, O'Shea, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

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 Friday, November 14, 2025, at 10:00 A.M., in the Council Chamber in City Hall.

ANDREA M. VALENCIA,
City Clerk.