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COPY

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

Regular Meeting -- Wednesday, December 10, 2025

at 10:00 A.M.

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

OFFICIAL RECORD.

BRANDON JOHNSON
Mayor

ANDREA M. VALENCIA
City Clerk

JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL
Regular Meeting -- Wednesday, December 10, 2025

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Attendance At Meeting.

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

Absent -- Alderperson Hadden.

Call To Order.

On Wednesday, December 10, 2025 at 10:15 A.M. (the hour appointed for the meeting was 10:00 A.M.), the Honorable Brandon Johnson, Mayor, called the City Council to order. The Honorable Anna M. Valencia, City Clerk, called the roll of members and it was found that there were present at that time: Alderpersons La Spata, Hopkins, Dowell, Yancy, Hall, Mitchell, Harris, Chico, Lee, Ramirez, Quinn, Coleman, Curtis, O'Shea, Taylor, Rodríguez, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Rodríguez-Sánchez, Conway, Quezada, Sposato, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Martin, Manaa-Hoppenworth, Silverstein -- 37.

Quorum present.

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

Thereupon, the members physically present in the Chamber accepted by unanimous viva voce vote the requests by Alderpersons Ramirez, Coleman and Fuentes to attend the meeting remotely, pursuant to Rule 59 of the City Council's Rules of Order and Procedure, resulting in a quorum of 40 persons.

Pledge Of Allegiance.

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

Invocation.

Father Ryan Brady of St. Christina Roman Catholic Church and chaplain for the Chicago Fire Department opened the meeting with prayer.

PUBLIC COMMENT.

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

Dennis White

David Borboza

Dominik Kapins

Brandon Ebert

Danielle Carter

Jimmy Rothschild

Alex Goldenberg

P. Rae Eastey

In accordance with the City Council's Rules of Order and Procedure, the following members of the general public registered to address the City Council but did not testify:

Julie Dworkin

Ishan Daya

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

Mariah Mata

Unorthodox Gamer

John Paul Jones

Nik Ritchie

Judy King

REPORTS AND COMMUNICATIONS FROM CITY OFFICERS.

Referred -- REDEVELOPMENT AGREEMENT WITH AND ISSUANCE OF TAX INCREMENT FINANCING ASSISTANCE FUNDS TO 30 N. LASALLE MF REDEVELOPMENT LLC.

[O2025-0021691]

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

OFFICE OF THE MAYOR
CITY OF CHICAGO

December 10, 2025.

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

LADIES AND GENTLEMEN -- At the request of the Commissioner of Housing, I transmit herewith an ordinance authorizing the issuance of TIF funds for 30 N. LaSalle MF Redevelopment LLC.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,
Mayor.

Referred -- SALE AND TRANSFER OF RENAISSANCE SAINT LUKE SENIOR LIVING BUILDING AT 1501 -- 1515 W. BELMONT AVE.

[O2025-0021658]

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

OFFICE OF THE MAYOR
CITY OF CHICAGO

December 10, 2025.

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

LADIES AND GENTLEMEN -- At the request of the Commissioner of Housing, I transmit herewith an ordinance authorizing the sale and transfer of Renaissance Saint Luke, a senior living building, located at 1501 West Belmont Avenue.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,
Mayor.

Referred -- FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT WITH SINAI HEALTH SYSTEM TO PROVIDE TAX INCREMENT FINANCING ASSISTANCE FUNDS FOR PROPERTY AT 3100 -- 3158 W. OGDEN AVE. AND 3142 W. 16TH ST.

[O2025-0021656]

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

OFFICE OF THE MAYOR
CITY OF CHICAGO

December 10, 2025.

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

LADIES AND GENTLEMEN -- At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing the execution of a redevelopment agreement with Sinai Health System, a not-for-profit corporation, to issue TIF funds.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,
Mayor.

Referred -- SALE AND TRANSFER OF WICKER PARK RENAISSANCE, SINGLE-ROOM OCCUPANCY BUILDING AT 1527 TO 1531 N. WICKER PARK.
[O2025-0021657]

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

OFFICE OF THE MAYOR
CITY OF CHICAGO

December 10, 2025.

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

LADIES AND GENTLEMEN -- At the request of the Commissioner of Housing, I transmit herewith an ordinance authorizing the sale and transfer of Wicker Park Renaissance, a Single-Room Occupancy building, located at 1527 to 1531 North Wicker Park.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,
Mayor.

Referred -- AMENDMENT OF SECTIONS 10-36-351, 10-36-355, 10-36-356 AND 10-36-358 OF MUNICIPAL CODE REGARDING FINES FOR VIOLATIONS THAT OCCUR AT AIRPORTS.

[O2025-0021682]

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

OFFICE OF THE MAYOR
CITY OF CHICAGO

December 10, 2025.

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

LADIES AND GENTLEMEN -- At the request of the Commissioner of Aviation, I transmit herewith an ordinance amending the Municipal Code regarding fines for violations that occur at the airports.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,
Mayor.

Referred -- APPOINTMENT OF JOHN DALE (J.D.) VAN SLYKE AS MEMBER OF CHICAGO PUBLIC LIBRARY BOARD.

[A2025-0021674]

The Honorable Brandon Johnson, Mayor, submitted the following communication which was *Referred to the Committee on the Budget and Government Operations:*

OFFICE OF THE MAYOR
CITY OF CHICAGO

December 10, 2025.

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

LADIES AND GENTLEMEN – I have appointed John Dale (J.D.) Van Slyke as a member of the Chicago Public Library Board for a term expiring June 30, 2029, such period allocated as follows: a term effective immediately and expiring June 30, 2026, to succeed the late Barbara T. Bowman, followed immediately by a full three-year term.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,
Mayor.

Referred -- APPOINTMENT OF JACQUELYN ROSA AS MEMBER OF CHICAGO PUBLIC LIBRARY BOARD.

[A2025-0021676]

The Honorable Brandon Johnson, Mayor, submitted the following communication which was *Referred to the Committee on the Budget and Government Operations:*

OFFICE OF THE MAYOR
CITY OF CHICAGO

December 10, 2025.

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

LADIES AND GENTLEMEN -- I have appointed Jacquelyn Rosa as a member of the Chicago Public Library Board for a term effective immediately and expiring June 30, 2027, to succeed Ivy Walker, who has resigned.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,
Mayor.

Referred -- APPOINTMENT OF SERGIO CANDELARIA AS MEMBER OF COMMUNITY DEVELOPMENT COMMISSION.

[A2025-0021662]

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

OFFICE OF THE MAYOR
CITY OF CHICAGO

December 10, 2025.

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

LADIES AND GENTLEMEN -- I have appointed Sergio Candelaria as a member of the Community Development Commission for a term effective immediately and expiring February 26, 2030, to succeed Loretta Ivette Trevino, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,
Mayor.

Referred -- APPOINTMENT OF JASON ESTREMERA AS MEMBER OF COMMUNITY DEVELOPMENT COMMISSION.

[A2025-0021664]

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

OFFICE OF THE MAYOR
CITY OF CHICAGO

December 10, 2025.

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

LADIES AND GENTLEMEN -- I have appointed Jason Estremera as a member of the Community Development Commission for a term effective immediately and expiring February 26, 2027, to succeed Adela M. Cepeda, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,
Mayor.

Referred -- REAPPOINTMENT OF TIMOTHY S. KLUMP AS MEMBER OF SPECIAL SERVICE AREA NO. 18, NORTH HALSTED COMMISSION.

[A2025-0021670]

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

OFFICE OF THE MAYOR
CITY OF CHICAGO

December 10, 2025.

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

LADIES AND GENTLEMEN -- I have reappointed Timothy S. Klump as a member of Special Service Area Number 18, the North Halsted Commission, for a term effective immediately and expiring February 10, 2027.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,
Mayor.

Referred -- REAPPOINTMENT OF EVE MORAN AS MEMBER OF SPECIAL SERVICE AREA NO. 16, GREEKTOWN/HALSTED COMMISSION.

[A2025-0021665]

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

OFFICE OF THE MAYOR
CITY OF CHICAGO

December 10, 2025.

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

LADIES AND GENTLEMEN -- I have reappointed Eve Moran as a member of Special Service Area Number 16, the Greektown/Halsted Commission, for a term effective immediately and expiring December 31, 2027.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,
Mayor.

Referred -- REAPPOINTMENT OF A. THOMAS PASPALAS AS MEMBER OF SPECIAL SERVICE AREA NO. 16, GREEKTOWN/HALSTED COMMISSION.
[A2025-0021669]

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

OFFICE OF THE MAYOR
CITY OF CHICAGO

December 10, 2025.

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

LADIES AND GENTLEMEN -- I have reappointed A. Thomas Paspalas as a member of Special Service Area Number 16, the Greektown/Halsted Commission, for a term effective immediately and expiring December 31, 2027.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,
Mayor.

Referred -- REAPPOINTMENT OF CONSTANTINOS VITOGIANNIS AS MEMBER OF SPECIAL SERVICE AREA NO. 16, GREEKTOWN/HALSTED COMMISSION.

[A2025-0021668]

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

OFFICE OF THE MAYOR
CITY OF CHICAGO

December 10, 2025.

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

LADIES AND GENTLEMEN -- I have reappointed Constantinos Vitogiannis as a member of Special Service Area Number 16, the Greektown/Halsted Commission, for a term effective immediately and expiring December 31, 2027.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,
Mayor.

Referred -- REAPPOINTMENT OF JAMYRON WHITAKER AS MEMBER OF SPECIAL SERVICE AREA NO. 56, BRONZEVILLE COMMISSION.

[A2025-0021671]

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

OFFICE OF THE MAYOR
CITY OF CHICAGO

December 10, 2025.

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

LADIES AND GENTLEMEN -- I have reappointed Jamyron Whitaker as a member of Special Service Area Number 56, the Bronzeville Commission, for a term effective immediately and expiring December 10, 2027.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,
Mayor.

Referred -- APPOINTMENT OF FERNANDO DIAZ AS MEMBER OF BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508.

[A2025-0021675]

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

OFFICE OF THE MAYOR
CITY OF CHICAGO

December 10, 2025.

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

LADIES AND GENTLEMEN -- I have appointed Fernando Diaz as a member of the Board of Trustees of Community College District Number 508, for a term effective immediately and expiring June 30, 2027, to succeed Elizabeth F. Swanson, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,
Mayor.

Referred -- SALE OF CITY-OWNED PROPERTIES AT VARIOUS LOCATIONS.
[O2025-0021684, O2025-0021685, O2025-0021686,
O2025-0021687, O2025-0021688,
O2025-0021689,O2025-0021690]

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

OFFICE OF THE MAYOR
CITY OF CHICAGO

December 10, 2025.

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

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

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

(Signed) BRANDON JOHNSON,
Mayor.

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

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

Placed On File -- DETERMINATION CERTIFICATE OF CITY OF CHICAGO REGARDING REVOLVING LINE OF CREDIT AGREEMENT BY AND BETWEEN CITY OF CHICAGO AND WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TO NOTE OF NOVEMBER 25, 2025.

[F2025-0021454]

A communication from Jill Jaworski, Chief Financial Officer, under the date of November 25, 2025, received in the Office of the City Clerk on November 25, 2025, transmitting a determination certificate of the City of Chicago regarding a Revolving Line of Credit Agreement by and between the City of Chicago and Wells Fargo Bank, National Association, as to a Line of Credit Note of November 25, 2025, which was *Placed on File*.

Placed On File -- NOTIFICATION OF SALE OF CITY OF CHICAGO SALES TAX SECURITIZATION BONDS, REFUNDING SERIES 2025A AND 2025B AND SECOND LIEN SALES TAX SECURITIZATION BONDS, REFUNDING SERIES 2025A.

[F2025-0021581]

A communication from Jill Jaworski, Chief Financial Officer, under the date of December 4, 2025, received in the Office of the City Clerk on December 4, 2025, transmitting, pursuant to Section 5(j) of the ordinance establishing the Sales Tax Securitization Corporation, a notification of sale of Sales Tax Securitization Bonds, refunding Series 2025A and 2025B and second lien Sales Tax Securitization Bonds, refunding Series 2025A, together with the series designation, aggregate principal amount and maturity schedule and authorized denominations and redemption provisions summary of the series 2025 bonds purchase agreement, summary of refinanced obligations, identity of the underwriters for the bonds, and the purpose for which the bonds were issued, which was *Placed on File*.

Placed On File -- OFFICE OF INSPECTOR GENERAL'S FOLLOW-UP AUDIT REPORT OF CHICAGO DEPARTMENT OF PUBLIC HEALTH'S CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING ENFORCEMENT.

[F2025-0021655]

A communication from the Office of the Inspector General, under the date of December 9, 2025, received in the Office of the City Clerk on December 9, 2025, transmitting the Office of the Inspector General's follow-up audit report of the Department of Public Health's enforcement of the City's construction and demolition debris recycling ordinance, which was *Placed on File.*

City Council Informed As To Certain Actions Taken.

PUBLICATION OF JOURNALS.

November 14, 2025.

The City Clerk informed the City Council that all those ordinances, et cetera, which were passed by the City Council on November 14, 2025 and which were required by statute to be published in book or pamphlet form or in one or more newspapers, were published in pamphlet form on December 10, 2025 by being printed in full text in printed pamphlet copies of the *Journal of the Proceedings of the City Council of the City of Chicago* of the regular meeting held on November 14, 2025, published by authority of the City Council, in accordance with the provisions of Title 2, Chapter 12, Section 050 of the Municipal Code of Chicago, as passed on June 27, 1990.

November 18, 2025.

The City Clerk informed the City Council that all those ordinances, et cetera, which were passed by the City Council on November 18, 2025 and which were required by statute to be published in book or pamphlet form or in one or more newspapers, were published in pamphlet form on December 10, 2025 by being printed in full text in printed pamphlet copies of the *Journal of the Proceedings of the City Council of the City of Chicago* of the regular meeting held on November 18, 2025, published by authority of the City Council, in accordance with the provisions of Title 2, Chapter 12, Section 050 of the Municipal Code of Chicago, as passed on June 27, 1990.

PUBLICATION OF SPECIAL PAMPHLETS.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 1-2015.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 1-2015, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 2.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 2, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 4.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 4, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 5.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 5, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 7.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 7, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 8.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 8, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 10.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider

agreement for Special Service Area Number 10, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 13.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 13, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 16.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 16, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Establishment Of Special Service Area No. 17-2025, Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement.

The City Clerk informed the City Council that the ordinance authorizing the establishment of Special Service Area Number 17-2025, imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 19.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 19, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 20.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 20, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 21-2016.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 21-2016, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 22 And Amendment Of Year 2024 Appropriation, Levy And Agreement Ordinance And Year 2025 Service Provider Agreement.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 22 and amendment of year 2024 appropriation, levy and agreement ordinance and year 2025 service provider agreement, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 24.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 24, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 25.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 25, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Term Extension, Boundary Expansion And Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 27.

The City Clerk informed the City Council that the ordinance authorizing the term extension, boundary expansion and imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 27, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 28-2014.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 28-2014, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 29-2014.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 29-2014, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 31.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider

agreement for Special Service Area Number 31, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 32-2024.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 32-2024, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 33.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 33, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 38.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 38, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 39.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 39, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 42.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 42, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 43.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 43, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 44.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider

agreement for Special Service Area Number 44, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 45.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 45, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 47.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 47, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 48.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 48, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 50.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 50, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 51.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 51, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 52-2021.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 52-2021, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 54.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider

agreement for Special Service Area Number 54, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 55.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 55, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 56-2022.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 56-2022, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 60.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 60, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 61-2023.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 61-2023, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 63.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 63, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 69.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 69, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 71.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider

agreement for Special Service Area Number 71, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Extension Of Term, Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 72.

The City Clerk informed the City Council that the ordinance authorizing the extension of the term, imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 72, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 75.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 75, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 76-2024.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 76-2024, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 77.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 77, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 80.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 80, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 81.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider agreement for Special Service Area Number 81, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

Imposition Of Tax Levy, Approval Of Year 2026 Budget And Execution Of Service Provider Agreement For Special Service Area No. 82.

The City Clerk informed the City Council that the ordinance authorizing the imposition of a tax levy, approval of a year 2026 budget and execution of a service provider

agreement for Special Service Area Number 82, which was passed by the City Council on November 14, 2025, and which was requested to be published in pamphlet form, was published in pamphlet form on November 26, 2025.

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

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

Referred -- ZONING RECLASSIFICATIONS OF PARTICULAR AREAS.

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

Arkwright Construction LLC (Application Number 22950T1) -- to classify as a C3-1 Commercial, Manufacturing and Employment District instead of a B3-1 Community Shopping District the area shown on Map Number 9-K bounded by:

North Milwaukee Avenue; a line 175.00 feet northwest of and parallel to North Keystone Avenue; the alley southwest of and parallel to North Milwaukee Avenue; and a line 212.50 feet northwest of and parallel to North Milwaukee Avenue (common address: 3352 North Milwaukee Avenue).

[O2025-0021651]

Belle Lucre LLC (Application Number 22946T1) -- to classify as a B3-2 Community Shopping District instead of a B3-2 Community Shopping District the area shown on Map Number 16-G bounded by:

the public alley next north of and parallel to West 69th Street; a line 125 feet east of and parallel to South Bishop Street; West 69th Street; and a line 75 feet east of and parallel to South Bishop Street (common address: 1414 -- 1416 West 69th Street).

[O2025-0021647]

Brand & Company of Illinois LLC, Stephanie Rosenberg and Erik Bene (Application Number 22953T1) -- to classify as an RM5 Residential Multi-Unit District instead of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District the area shown on Map Number 9-G bounded by:

a line 53.20 feet east of and parallel to West Byron Street; the public alley next north of North Lakewood Avenue; a line 103.20 feet east of and parallel to West Byron Street; and North Lakewood Avenue (common address: 3841 -- 3843 North Lakewood Avenue).

[O2025-0021727]

CorEtt Builders Corp. (Application Number 22944T1) -- to classify as a B2-3 Neighborhood Mixed-Use District instead of a B3-1 Community Shopping District the area shown on Map Number 11-I bounded by:

the public alley next north of and parallel to West Irving Park Road; North Richmond Street; West Irving Park Road; and a line 25 feet west of and parallel to North Richmond Street (common address: 2934 West Irving Park Road).

[O2025-0021642]

Peter Christopher DeSalvo Revocable Trust and Emily Elizabeth Lange-Novak Revocable Trust (Application Number 22952) -- to classify as an RS3 Residential Single-Unit (Detached House) District instead of an RM4.5 Residential Multi-Unit District the area shown on Map Number 5-H bounded by:

a line 192.08 feet north of and parallel to West North Avenue; the alley next east of and parallel to North Honore Street; a line 168 feet north of and parallel to West North Avenue; and North Honore Street (common address: 1617 North Honore Street).

[O2025-0021725]

Foundry Park Properties KP7 LLC (Application Number 22957) -- to classify as a C2-3 Motor Vehicle-Related Commercial District instead of an M3-3 Heavy Industry District, and further, to classify as Waterway Residential-Business Planned Development 1439, as amended, instead of Waterway Residential-Business Planned Development 1439 and C2-3 Motor Vehicle-Related District the area shown on Map Number 5-G bounded by:

West Cortland Street; North Kingsbury Street; a line beginning at a point 173.77 feet south of West Cortland Street, as measured along the southwesterly line of North Kingsbury Street, such line extending north 64 degrees, 09 minutes, 00 seconds east, a distance of 42.14 feet; a line 174.84 feet along the arc of a circle having a radius of 697.00 feet concave southerly and whose chord bears south 81 degrees, 32 minutes,

13 seconds east, a distance of 174.38 feet; a line extending south 01 degree, 41 minutes, 57 seconds east, a distance of 9.30 feet; a line 100.02 feet south of and parallel to West Cortland Street, such line extending north 88 degrees, 16 minutes, 19 seconds east, a distance of 327.92 feet; and a line extending south 03 degrees, 50 minutes, 39 seconds west, a distance of 100.63 feet and also bounded by: a line beginning at a point 203.01 feet south of West Cortland Street and intersecting with the North Branch of the Chicago River, such line extending south 01 degree, 41 minutes, 57 seconds east, a distance of 56.00 feet; a line 186.09 feet along the arc of a circle having a radius of 676.33 feet concave southerly and whose chord bears south 84 degrees, 04 minutes, 26 seconds west, a distance of 185.50 feet; a line 220.45 feet along the arc of a circle having a radius of 673.00 feet concave southerly and whose chord bears north 79 degrees, 14 minutes, 01 second west, a distance of 219.46 feet to a point 37.96 feet southwest of North Kingsbury Street, on a line traveling south 43 degrees, 16 minutes, 53 seconds west; a line beginning at the last described point, such line extending south 43 degrees, 16 minutes, 53 seconds west, a distance of 256.34 feet; and the North Branch of the Chicago River and also bounded by: West Dickens Avenue; North Southport Avenue; North Kingsbury Street; a line beginning at a point 217.66 feet south of West Cortland Street, as measured along the southwesterly line of North Kingsbury Street, such line extending south 43 degrees, 16 minutes, 53 seconds west, a distance of 294.30 feet; the North Branch of the Chicago River; a line beginning at a point 577.07 feet south of West Cortland Street, as measured along the east line of North Elston Avenue extending south 59 degrees, 10 minutes, 40 seconds west, a distance of 479.57 feet; North Elston Avenue; a line beginning at a point 79.5 feet south of West Cortland Street, as measured along the east line of North Elston Avenue and perpendicular thereto; the public alley east of and parallel to North Elston Avenue; West Cortland Street; the North Branch of the Chicago River; West Webster Avenue; and North Dominick Street (common address: 1300 -- 1422 and 1301 -- 1511 West Cortland Street/1940 -- 2076 North Kingsbury Street/2046 -- 2068 and 2041 -- 2047 North Southport Avenue/1401 -- 1443 West Dickens Avenue/2084 -- 2166 North Dominick Street/1736 -- 2082 and 1739 -- 2077 North Throop Street/1400 -- 1440 and 1401 -- 1433 West Armitage Avenue/1503 -- 1523 West Webster Avenue/1801 -- 1853 North Elston Avenue). *All address ranges are estimated.

[O2025-0021731]

Jon Frank (Application Number 22949) -- to classify as a B2-3 Neighborhood Mixed-Use District instead of a B3-3 Community Shopping District the area shown on Map Number 4-I bounded by:

the alley north of and parallel to West 21st Street; a line 120 feet east of and parallel to South Washtenaw Avenue; West 21st Street; and a line 96 feet east of and parallel to South Washtenaw Avenue (common address: 2648 West 21st Street).

[O2025-0021650]

Grand & Cicero Auto Service, Inc. (Application Number 22956T1) -- to classify as a C1-1 Neighborhood Commercial District instead of a B1-1 Neighborhood Shopping District the area shown on Map Number 7-K bounded by:

West Deming Place; a line 50.03 feet east of and parallel to North Cicero Avenue; the alley next south of and parallel to West Deming Place; and North Cicero Avenue (common address: 2531 North Cicero Avenue).

[O2025-0021730]

Michael Hammad (Application Number 22954) -- to classify as a B2-2 Neighborhood Mixed-Use District instead of a B3-1 Community Shopping District the area shown on Map Number 12-J bounded by:

a line 133.47 feet south of and parallel to West 54th Street; South Kedzie Avenue; a line 233.47 feet south of and parallel to West 54th Street; and the public alley next west of South Kedzie Avenue (common address: 5414 -- 5422 South Kedzie Avenue).

[O2025-0021728]

Leyooni Ltd. (Application Number 22958) -- to classify as a B1-2 Neighborhood Shopping District instead of a B1-1 Neighborhood Shopping District the area shown on Map Number 12-K bounded by:

South Kildare Avenue; the alley next north of West 55th Street and perpendicular to South Kildare Avenue; a line 59.12 feet east of and parallel to South Kildare Avenue; and West 55th Street (common address: 4254 West 55th Street).

[O2025-0021732]

Smart Property Management LLC (Application Number 22951) -- to classify as an RM5 Residential Multi-Unit District instead of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District the area shown on Map Number 4-H bounded by:

a public alley next north of and parallel to West 21st Street; a line 121 feet west of and parallel to South Oakley Avenue; West 21st Street; and a line 145 feet west of and parallel to South Oakley Avenue (common address: 2312 West 21st Street).

[O2025-0021695]

1030 Oakdale View LLC (Application Number 22948) -- to classify as an RT4 Residential Two-Flat, Townhouse and Multi-Unit District instead of an RS3 Residential Single-Unit (Detached House) District the area shown on Map Number 7-G bounded by:

starting at the alley next north of and parallel to West Oakdale Avenue; a line 291.00 feet west of and parallel to North Sheffield Avenue; West Oakdale Avenue; and a line 316.00 feet west of and parallel to North Sheffield Avenue (common address: 1030 West Oakdale Avenue).

[O2025-0021649]

1137 S. Western LLC (Application Number 22945) -- to classify as a B2-3 Neighborhood Mixed-Use District instead of a C1-2 Neighborhood Commercial District the area shown on Map Number 2-H bounded by:

a line 25 feet south of West Grenshaw Street; a line 82.5 feet east of South Western Avenue; a line 50 feet south of West Grenshaw Street; and South Western Avenue (common address: 1137 South Western Avenue).

[O2025-0021643]

1600 Property LLC (Application Number 22955T1) -- to classify as a B2-3 Neighborhood Mixed-Use District instead of a C1-2 Neighborhood Commercial District the area shown on Map Number 4-H bounded by:

West 16th Street; South Ashland Avenue; a line 187.04 feet south of and parallel to West 16th Street; and the alley west of and parallel to South Ashland Avenue (common address: 1606 South Ashland Avenue).

[O2025-0021729]

1805 N Campbell LLC (Application Number 22947T1) -- to classify as a B2-3 Neighborhood Mixed-Use District instead of an M1-1 Limited Manufacturing/Business Park District the area shown on Map Number 5-I bounded by:

the public alley next north of and parallel to West Bloomingdale Avenue; a line 72 feet east of and parallel to North Campbell Avenue; West Bloomingdale Avenue; and North Campbell Avenue (common address: 1805 North Campbell Avenue).

[O2025-0021648]

3611-25 N Halsted, Inc. (Application Number 22943) -- to classify as a C1-5 Neighborhood Commercial District and then to Plan Development Number _____ instead of a C1-2 Neighborhood Commercial District the area shown on Map Number 9-F bounded by:

beginning along a line 266 feet north of and parallel to West Addison Street; the alley next southwest of and parallel to North Broadway; a line 166 feet north of and parallel to West Addison Street; a line 250 feet east of and parallel to North Halsted Street; a line 150 feet north of and parallel to West Addison Street; and North Halsted Street (common address: 3611 -- 3625 North Halsted Street).

[O2025-0021639]

Referred -- CLAIMS AGAINST CITY OF CHICAGO.

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

Bisceglia, Elizabeth H.	[CL2025-0021513]
Buny, Edward M.	[CL2025-0021515]
Chisholm, Rachael	[CL2025-0021458]
Corona, Marysa K.	[CL2025-0021463]
Curry, Louis M.	[CL2025-0021471]
Day, Desirae A.	[CL2025-0021505]
Diggs, Eleanor T.	[CL2025-0021473]
Elenbaas, Christian D.	[CL2025-0021514]
Everhart, Kailey L.	[CL2025-0021521]
Garcia, Natalia V.	[CL2025-0021510]
Gavin, Zoe E.	[CL2025-0021475]
Hale, Derrie K., Sr.	[CL2025-0021456]
Hayes, Charlie W.	[CL2025-0021467]
Hernandez Dominguez, Cecilio	[CL2025-0021502]
Jones, Nailah S.	[CL2025-0021472]
Karels, Neil A.	[CL2025-0021461]
Kelecich, Lynette	[CL2025-0021457]

Khan, Asif U.	[CL2025-0021125]
Medina, Carlos J.	[CL2025-0021476]
Nick, Ronald and Susan	[CL2025-0021503]
Onyirimba, Linda U.	[CL2025-0021504]
Progressive Insurance and Mizrakkaya, Dilsa	[CL2025-0021470]
Sarowatz, Jack R.	[CL2025-0021506]
Sedgwick and National Express LLC (2)	[CL2025-0021500, CL2025-0021501]
Shurpeta, Lesia	[CL2025-0021477]
Tatavosian, Gregory A. (2)	[CL2025-0021511, CL2025-0021512]
Taylor, Evaland A.	[CL2025-0021520]
Tomaszewski, Lukasz	[CL2025-0021459]

Referred -- RECOMMENDATION BY COMMISSION ON CHICAGO LANDMARKS FOR DESIGNATION OF HUMBOLDT AND SACRAMENTO EXTENSION TO THE LOGAN SQUARE BOULEVARDS AS CHICAGO LANDMARK.

[O2025-0021479]

A communication from Dijana Cuvalo, AIA, Assistant Commissioner, Bureau of Citywide Planning and Department of Planning and Development under the date of December 7, 2025, and received in the Office of the City Clerk on December 1, 2025, transmitting the Commission on Chicago Landmarks' recommendation, together with a proposed ordinance for designation of Humboldt and Sacramento extension to the Logan Square Boulevards as a Chicago landmark, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

REPORTS OF COMMITTEES.

COMMITTEE ON FINANCE.

INTERGOVERNMENTAL AGREEMENT WITH CHICAGO BOARD OF EDUCATION FOR ALLOCATION OF TAX INCREMENT FINANCING ASSISTANCE FUNDS FOR IMPROVEMENTS AT MARCUS MOZIAH GARVEY ELEMENTARY SCHOOL AT 10309 S. MORGAN ST.

[O2025-0020981]

The Committee on Finance submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Finance, to which was referred an ordinance concerning the authority to execute an intergovernmental agreement with the Chicago Board of Education for allocation of Tax Increment Financing (TIF) funds from the 105th Street and Vincennes Avenue TIF District for the improvements at Marcus Moziah Garvey Elementary School, located at 10309 South Morgan Street (21st Ward) (O2025-0020981), in an amount not to exceed $200,000 TIF, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present, with no dissenting votes on December 4, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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 municipal corporation and home rule unit of government under 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 Board of Education of the City of Chicago (the "Board") is a body politic and corporate, organized under and existing pursuant to Article 34 of the School Code of the State of Illinois, 105 ILCS 5/1-1, et seq.; and

WHEREAS, Pursuant to the provisions of an act to authorize the creation of public building commissions and to define their rights, powers and duties under the Public Building Commission Act (50 ILCS 20/1, et seq.), the City Council of the City (the "City Council") created the Public Building Commission of Chicago to facilitate the acquisition and construction of public buildings and facilities; and

WHEREAS, The City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended from time to time (the "Act"), to finance projects that eradicate blight conditions through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, Under 65 ILCS 5/11-74.4-3(q)(7), such ad valorem taxes which pursuant to the Act have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used to pay all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs; and

WHEREAS, The Board is a taxing district under the Act; and

WHEREAS, The Board operates a school identified in Exhibit A (the "School") located at the Property identified in Exhibit A (the "Property"); and

WHEREAS, The Board desires to undertake certain improvements at the School as described in Exhibit A (the "Project"); and

WHEREAS, In accordance with the provisions of the Act, the City Council: (i) approved and adopted a redevelopment plan and project (the "Plan") for a portion of the City identified on Exhibit A (the "Redevelopment Area"); (ii) designated the Redevelopment Area as a "redevelopment project area"; and (iii) adopted tax increment allocation financing for the Redevelopment Area, pursuant to ordinances (collectively, the "TIF Ordinances") adopted on the date (or dates, if subsequently amended) and published in the *Journal* for such date(s), identified on Exhibit A; and

WHEREAS, All of the Property lies wholly within the boundaries of the Redevelopment Area; and

WHEREAS, Increment collected from the Redevelopment Area shall be known as the "Redevelopment Area Increment"; and

WHEREAS, The Department of Planning and Development of the City desires to use a portion of the Redevelopment Area Increment in an amount not to exceed the amount identified in Exhibit A for the purpose of wholly or partially funding certain costs of the Project (the "TIF-Funded Improvements") to the extent and in the manner provided in this ordinance and the Agreement (as hereinafter defined); and

WHEREAS, A detailed budget for the Project (the "Project Budget") and an itemized list of the TIF-Funded Improvements are each incorporated into Exhibit A; and

WHEREAS, The Plan contemplates that tax increment financing assistance would be provided for public improvements, such as the Project, within the boundaries of the Redevelopment Area; and

WHEREAS, In accordance with the Act, the TIF-Funded Improvements are and shall be such of the Board's capital costs necessarily incurred or to be incurred in furtherance of the objectives of the Plan, and the City hereby finds that the TIF-Funded Improvements consist of the cost of the Board's capital improvements for the Project that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-03(u) of the Act; and

WHEREAS, Pursuant to an ordinance adopted by the City Council on April 21, 2021, and published in the Journal of Proceedings for the City Council for such date at pages 29530 through 29549, the City Council approved a form of an intergovernmental agreement attached thereto for a project at Jacob Beidler Elementary School (the "Form Agreement"); and

WHEREAS, The City and the Board wish to enter into an intergovernmental agreement in substantially similar form to the Form Agreement, substituting the Project-specific terms with the information contained in Exhibit A, whereby the City shall pay for or reimburse the Board for the TIF-Funded Improvements related to the Project (the "Agreement"); now, therefore,

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

SECTION 1. The above recitals and the statements of fact and findings made therein are incorporated herein and made a material part of this ordinance.

SECTION 2. The City hereby finds that the TIF-Funded Improvements, among other eligible redevelopment project costs under the Act approved by the City, consist of the cost of the Board's capital improvements for the Project that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-03(u) of the Act.

SECTION 3. The Commissioner of Planning and Development and a designee are each hereby authorized, subject to approval by the City's Corporation Counsel, to negotiate, execute and deliver the Agreement and such other documents as may be necessary to carry out and comply with the provisions of the Agreement, with such changes, deletions and insertions as shall be approved by the persons executing the Agreement on behalf of the City.

SECTION 4. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provisions of this ordinance.

SECTION 5. This ordinance takes effect upon passage and approval.

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

Exhibit "A".

1. School:

   Marcus Moziah Garvey Elementary School.

2. Property:

   a. Common Address: 10309 South Morgan Street, Chicago, Illinois 60643.

b. Permanent Index Numbers ("PINs"):

School:

25-17-204-003-0000; 25-17-204-004-0000;

25-17-204-054-0000; 25-17-204-055-0000;

25-17-204-056-0000; and 25-17-204-057-0000.

Parking Lot:

25-17-205-003-0000; 25-17-205-039-0000;

25-17-205-040-0000; and 25-17-205-041-0000.

3. Project:

Installation of a new marquee sign.

4. Amount Of Redevelopment Area Increment:

Not to exceed $200,000.

5. Project Budget:

Scope	Project Budget	TIF Request
Hard Costs	$159,000	$159,000
Soft Costs	41,000	41,000
Total:	$200,000	$200,000

Sources:

Sources	Amount
105th/Vincennes TIF	$200,000
Total:	$200,000

6. TIF-Funded Improvements:

   Installation of new marquee sign.

7. Redevelopment Area:

   105th Street and Vincennes Avenue Redevelopment Project Area.

8. TIF Ordinances (Including Any Amendments):

   Under ordinances adopted on October 3, 2001, the City Council: (i) approved a redevelopment plan and project (the "Plan") for the Redevelopment Area; (ii) designated the Redevelopment Area as a "redevelopment project area" within the requirements of the Act; and (iii) adopted tax increment financing for the Redevelopment Area. The Plan was amended by ordinances adopted on April 26, 2006, and November 13, 2013.

INTERGOVERNMENTAL AGREEMENT WITH CHICAGO BOARD OF EDUCATION FOR ALLOCATION OF TAX INCREMENT FINANCING ASSISTANCE FUNDS FOR IMPROVEMENTS AT LANGSTON HUGHES ELEMENTARY SCHOOL AT 240 W. 104TH ST.

[O2025-0020982]

The Committee on Finance submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Finance, to which was referred an ordinance concerning the authority to execute an intergovernmental agreement with the Chicago Board of Education for allocation of Tax Increment Financing (TIF) funds from the 105th Street and Vincennes Avenue TIF District for the improvements at Langston Hughes Elementary School, located at 240 West 104th Street (21st Ward) (O2025-0020982), in an amount not to exceed $200,000 TIF, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present, with no dissenting votes on December 4, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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 municipal corporation and home rule unit of government under 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 Board of Education of the City of Chicago (the "Board") is a body politic and corporate, organized under and existing pursuant to Article 34 of the School Code of the State of Illinois, 105 ILCS 5/1-1, et seq.; and

WHEREAS, Pursuant to the provisions of an act to authorize the creation of public building commissions and to define their rights, powers and duties under the Public Building Commission Act (50 ILCS 20/1, et seq.), the City Council of the City (the "City Council") created the Public Building Commission of Chicago to facilitate the acquisition and construction of public buildings and facilities; and

WHEREAS, The City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended from time to time (the "Act"), to finance projects that eradicate blight conditions through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, Under 65 ILCS 5/11-74.4-3(q)(7), such ad valorem taxes which pursuant to the Act have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used to pay all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs; and

WHEREAS, The Board is a taxing district under the Act; and

WHEREAS, The Board operates a school identified in Exhibit A (the "School") located at the Property identified in Exhibit A (the "Property"); and

WHEREAS, The Board desires to undertake certain improvements at the School as described in Exhibit A (the "Project"); and

WHEREAS, In accordance with the provisions of the Act, the City Council: (i) approved and adopted a redevelopment plan and project (the "Plan") for a portion of the City identified on Exhibit A (the "Redevelopment Area"); (ii) designated the Redevelopment Area as a "redevelopment project area"; and (iii) adopted tax increment allocation financing for the Redevelopment Area, pursuant to ordinances (collectively, the "TIF Ordinances") adopted on the date (or dates, if subsequently amended) and published in the *Journal* for such date(s), identified on Exhibit A; and

WHEREAS, All of the Property lies wholly within the boundaries of the Redevelopment Area; and

WHEREAS, Increment collected from the Redevelopment Area shall be known as the "Redevelopment Area Increment"; and

WHEREAS, The Department of Planning and Development of the City desires to use a portion of the Redevelopment Area Increment in an amount not to exceed the amount identified in Exhibit A for the purpose of wholly or partially funding certain costs of the Project (the "TIF-Funded Improvements") to the extent and in the manner provided in this ordinance and the Agreement (as hereinafter defined); and

WHEREAS, A detailed budget for the Project (the "Project Budget") and an itemized list of the TIF-Funded Improvements are each incorporated into Exhibit A; and

WHEREAS, The Plan contemplates that tax increment financing assistance would be provided for public improvements, such as the Project, within the boundaries of the Redevelopment Area; and

WHEREAS, In accordance with the Act, the TIF-Funded Improvements are and shall be such of the Board's capital costs necessarily incurred or to be incurred in furtherance of the objectives of the Plan, and the City hereby finds that the TIF-Funded Improvements consist of the cost of the Board's capital improvements for the Project that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-03(u) of the Act; and

WHEREAS, Pursuant to an ordinance adopted by the City Council on April 21, 2021, and published in the Journal of Proceedings for the City Council for such date at pages 29530 through 29549, the City Council approved a form of an intergovernmental agreement attached thereto for a project at Jacob Beidler Elementary School (the "Form Agreement"); and

WHEREAS, The City and the Board wish to enter into an intergovernmental agreement in substantially similar form to the Form Agreement, substituting the Project-specific terms with the information contained in Exhibit A, whereby the City shall pay for or reimburse the Board for the TIF-Funded Improvements related to the Project (the "Agreement"); now, therefore,

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

SECTION 1. The above recitals and the statements of fact and findings made therein are incorporated herein and made a material part of this ordinance.

SECTION 2. The City hereby finds that the TIF-Funded Improvements, among other eligible redevelopment project costs under the Act approved by the City, consist of the cost of the Board's capital improvements for the Project that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-03(u) of the Act.

SECTION 3. The Commissioner of Planning and Development and a designee are each hereby authorized, subject to approval by the City's Corporation Counsel, to negotiate, execute and deliver the Agreement and such other documents as may be necessary to carry out and comply with the provisions of the Agreement, with such changes, deletions and insertions as shall be approved by the persons executing the Agreement on behalf of the City.

SECTION 4. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provisions of this ordinance.

SECTION 5. This ordinance takes effect upon passage and approval.

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

Exhibit "A".

1. School:

   Langston Hughes Elementary School.

2. Property:

   a. Common Address: 240 West 104th Street, Chicago, Illinois 60628.

   b. Permanent Index Numbers ("PINs"):

      School:

      25-16-203-046-0000; and

      25-16-203-047-0000.

      Field and Parking Lot:

      25-16-201-050-0000; and

      25-16-201-051-0000.

3. Project:

   Installation of a new marquee sign.

4. Amount Of Redevelopment Area Increment:

   Not to exceed $200,000.

5. Project Budget:

Scope	Project Budget	TIF Request
Hard Costs	$159,000	$159,000
Soft Costs	41,000	41,000
Total:	$200,000	$200,000

Sources:

Sources	Amount
105th/Vincennes TIF	$200,000
Total:	$200,000

6. TIF-Funded Improvements:

Installation of new marquee sign.

7. Redevelopment Area:

105th Street and Vincennes Avenue Redevelopment Project Area.

8. TIF Ordinances (Including Any Amendments):

Under ordinances adopted on October 3, 2001, the City Council: (i) approved a redevelopment plan and project (the "Plan") for the Redevelopment Area; (ii) designated the Redevelopment Area as a "redevelopment project area" within the requirements of the Act; and (iii) adopted tax increment financing for the Redevelopment Area. The Plan was amended by ordinances adopted on April 26, 2006, and November 13, 2013.

INTERGOVERNMENTAL AGREEMENT WITH CHICAGO PARK DISTRICT FOR ALLOCATION OF TAX INCREMENT FINANCING ASSISTANCE FUNDS FOR IMPROVEMENTS AT JACKIE ROBINSON PARK AT 10540 S. MORGAN ST.

[O2025-0020987]

The Committee on Finance submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Finance, to which was referred an ordinance concerning the authority to execute an intergovernmental agreement with the Chicago Park District for allocation of Tax Increment Financing (TIF) funds from the 105th Street and Vincennes Avenue TIF District for the improvements at Jackie Robinson Park, located at 10540 South Morgan Street (21st Ward) (O2025-0020987), in an amount not to exceed $2,000,000 TIF, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present, with no dissenting votes on December 4, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

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

WHEREAS, The Chicago Park District (the "Park District"), is an Illinois municipal corporation and a unit of local government under Article VII, Section 1 of the 1970 Constitution of the State of Illinois and, as such, is authorized to exercise control over and supervise the operation of all parks within the corporate limits of the City; and

WHEREAS, The City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended from time to time (the "Act"), to finance projects that eradicate blight conditions and conservation factors that could lead to blight through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, Under 65 ILCS 5/11-74.4-3(q)(7), incremental ad valorem taxes, which pursuant to the Act, have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used to pay all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of a redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs; and

WHEREAS, The Park District is a taxing district under the Act; and

WHEREAS, The Park District is engaged in an ongoing program of construction and renovation projects at its parks and other Park District facilities ("Park Projects"); and

WHEREAS, Pursuant to an ordinance adopted by the City Council of the City (the "City Council") on February 24, 2021, and published in the Journal of Proceedings for the City Council for such date at pages 27586 through 27604, the City Council approved a form of an intergovernmental agreement attached thereto for a project at Donovan Park (the "Form Agreement"); and

WHEREAS, The Park District owns a park identified in Exhibit A (the "Park") located on the property identified in Exhibit A (the "Property"); and

WHEREAS, The Park District desires to undertake certain improvements to the Park as identified in Exhibit A (the "Project"); and

WHEREAS, The Property lies wholly within the boundaries of the Redevelopment Area (as hereinafter defined); and

WHEREAS, In accordance with the provisions of the Act, the City Council: (i) approved and adopted a redevelopment plan and project (the "Plan") for a portion of the City identified on Exhibit A (the "Redevelopment Area"); (ii) designated the Redevelopment Area as a "redevelopment project area"; and (iii) adopted tax increment allocation financing for the Redevelopment Area, pursuant to ordinances (collectively, the "TIF Ordinances") adopted

on the date (or dates, if subsequently amended) and published in the *Journal* for such date(s), identified on Exhibit A; and

WHEREAS, Increment collected from the Redevelopment Area shall be known as the "Redevelopment Area Increment"; and

WHEREAS, The Department of Planning and Development of the City desires to use a portion of the Redevelopment Area Increment in an amount not to exceed the amount identified in Exhibit A for the purpose of wholly or partially funding certain costs of the Project (the "TIF-Funded Improvements") to the extent and in the manner provided in this ordinance and the Agreement (as hereinafter defined); and

WHEREAS, A detailed budget for the Project (the "Project Budget") and an itemized list of the TIF-Funded Improvements are each incorporated into Exhibit A; and

WHEREAS, The Plan contemplates that tax increment financing assistance would be provided for public improvements, such as the Project, within the boundaries of the Redevelopment Area; and

WHEREAS, In accordance with the Act, the TIF-Funded Improvements shall include such of the Park District's capital costs necessarily incurred or to be incurred in furtherance of the objectives of the Plan, and the City has found that the TIF-Funded Improvements consist of the cost of the Park District's capital improvements that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-3(u) of the Act; and

WHEREAS, The City and the Park District wish to enter into an intergovernmental agreement in substantially similar form to the Form Agreement, substituting the Project-specific terms with the information contained in Exhibit A, whereby the City shall pay for or reimburse the Park District for the TIF-Funded Improvements related to the Project (the "Agreement"); now, therefore,

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

SECTION 1. The above recitals are expressly incorporated in and made a part of this ordinance as though fully set forth herein.

SECTION 2. The City hereby finds that the TIF-Funded Improvements, among other eligible redevelopment project costs under the Act approved by the City, consist of the cost of the Park District's capital improvements that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-3(u) of the Act.

SECTION 3. The Commissioner of Planning and Development and a designee are each hereby authorized, subject to approval by the City's Corporation Counsel, to negotiate,

execute and deliver the Agreement and such other documents as may be necessary to carry out and comply with the provisions of the Agreement, with such changes, deletions and insertions as shall be approved by the persons executing the Agreement on behalf of the City.

SECTION 4. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provisions of this ordinance.

SECTION 5. This ordinance shall be in full force and effect from and after the date of its passage and approval.

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

Exhibit "A".

1. Park:

   Jackie Robinson Park.

2. Property:

   10540 South Morgan Street, Chicago, Illinois 60643.

3. Project:

   Jackie Robinson Park will be developed with a new 18,000-square-foot fieldhouse that includes a full-sized gym, clubrooms, fitness center, teen room, restrooms, and storage space. This new fieldhouse will be constructed on property acquired from Chicago Public Schools, creating a campus with the existing park and the adjacent Mt. Vernon School.

4. Amount Of Redevelopment Area Increment:

   Not to exceed $2,000,000.

5. Project Budget:

Sources	Amount
105th Street and Vincennes Avenue TIF	$2,000,000
Total:	$2,000,000

Uses	Amount
Construction of new fieldhouse	$2,000,000
Total:	$2,000,000

6. TIF-Funded Improvements:

Construction of the new fieldhouse.

7. Redevelopment Area:

105th Street and Vincennes Avenue TIF.

8. Date Of Adoption And *Journal* Page Numbers Of TIF Ordinances (Including Any Amendments):

Under ordinances adopted on October 3, 2001 (the "TIF Ordinances"), and published in the Journal of Proceedings (the "Journal") of the City Council of the City (the "City Council") for such date at pages 67581 through 67675 and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1, et seq., as amended (the "Act"), the City Council: (i) approved a redevelopment plan and project for a portion of the City known as the "105th Street and Vincennes Avenue Redevelopment Project Area" (the "Redevelopment Area"); (ii) designated the Redevelopment Area as a "redevelopment project area" within the requirements of the Act; and (iii) adopted tax increment financing for the Area. The TIF Ordinances were amended by ordinances adopted on April 26, 2006, and November 13, 2013, and published at pages 74796 through 74886 and pages 63298 through 63487, respectively, of the *Journal* for such date.

INTERGOVERNMENTAL AGREEMENT WITH CHICAGO PARK DISTRICT FOR ALLOCATION OF TAX INCREMENT FINANCING ASSISTANCE FUNDS FOR IMPROVEMENTS AT MATHER PARK AT 5941 N. RICHMOND ST.

[O2025-0020990]

The Committee on Finance submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Finance, to which was referred an ordinance concerning the authority to execute an intergovernmental agreement with the Chicago Park District for allocation of Tax Increment Financing (TIF) funds from the Lincoln Avenue TIF District for improvements at Mather Park, located at 5941 North Richmond Street (40th Ward) (O2025-0020990), in an amount not to exceed $2,750,000 TIF, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present, with no dissenting votes on December 4, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

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

WHEREAS, The Chicago Park District (the "Park District"), is an Illinois municipal corporation and a unit of local government under Article VII, Section 1 of the 1970 Constitution of the State of Illinois and, as such, is authorized to exercise control over and supervise the operation of all parks within the corporate limits of the City; and

WHEREAS, The City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended from time to time (the "Act"), to finance projects that eradicate blight conditions and conservation factors that could lead to blight through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, Under 65 ILCS 5/11-74.4-3(q)(7), incremental ad valorem taxes, which pursuant to the Act, have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used to pay all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of a redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs; and

WHEREAS, The Park District is a taxing district under the Act; and

WHEREAS, The Park District is engaged in an ongoing program of construction and renovation projects at its parks and other Park District facilities ("Park Projects"); and

WHEREAS, Pursuant to an ordinance adopted by the City Council of the City (the "City Council") on February 24, 2021, and published in the Journal of Proceedings for the City Council for such date at pages 27586 through 27604, the City Council approved a form of an intergovernmental agreement attached thereto for a project at Donovan Park (the "Form Agreement"); and

WHEREAS, The Park District owns a park identified in Exhibit A (the "Park") located on the property identified in Exhibit A (the "Property"); and

WHEREAS, The Park District desires to undertake certain improvements to the Park as identified in Exhibit A (the "Project"); and

WHEREAS, The Property lies wholly within the boundaries of the Redevelopment Area (as hereinafter defined); and

WHEREAS, In accordance with the provisions of the Act, the City Council: (i) approved and adopted a redevelopment plan and project (the "Plan") for a portion of the City identified on Exhibit A (the "Redevelopment Area"); (ii) designated the Redevelopment Area as a "redevelopment project area"; and (iii) adopted tax increment allocation financing for the Redevelopment Area, pursuant to ordinances (collectively, the "TIF Ordinances") adopted

on the date (or dates, if subsequently amended) and published in the Journal for such date(s), identified on Exhibit A; and

WHEREAS, Increment collected from the Redevelopment Area shall be known as the "Redevelopment Area Increment"; and

WHEREAS, The Department of Planning and Development of the City desires to use a portion of the Redevelopment Area Increment in an amount not to exceed the amount identified in Exhibit A for the purpose of wholly or partially funding certain costs of the Project (the "TIF-Funded Improvements") to the extent and in the manner provided in this ordinance and the Agreement (as hereinafter defined); and

WHEREAS, A detailed budget for the Project (the "Project Budget") and an itemized list of the TIF-Funded Improvements are each incorporated into Exhibit A; and

WHEREAS, The Plan contemplates that tax increment financing assistance would be provided for public improvements, such as the Project, within the boundaries of the Redevelopment Area; and

WHEREAS, In accordance with the Act, the TIF-Funded Improvements shall include such of the Park District's capital costs necessarily incurred or to be incurred in furtherance of the objectives of the Plan, and the City has found that the TIF-Funded Improvements consist of the cost of the Park District's capital improvements that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-3(u) of the Act; and

WHEREAS, The City and the Park District wish to enter into an intergovernmental agreement in substantially similar form to the Form Agreement, substituting the Project-specific terms with the information contained in Exhibit A, whereby the City shall pay for or reimburse the Park District for the TIF-Funded Improvements related to the Project (the "Agreement"); now, therefore,

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

SECTION 1. The above recitals are expressly incorporated in and made a part of this ordinance as though fully set forth herein.

SECTION 2. The City hereby finds that the TIF-Funded Improvements, among other eligible redevelopment project costs under the Act approved by the City, consist of the cost of the Park District's capital improvements that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-3(u) of the Act.

SECTION 3. The Commissioner of Planning and Development and a designee are each hereby authorized, subject to approval by the City's Corporation Counsel, to negotiate, execute and deliver the Agreement and such other documents as may be necessary to carry out and comply with the provisions of the Agreement, with such changes, deletions and insertions as shall be approved by the persons executing the Agreement on behalf of the City.

SECTION 4. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provisions of this ordinance.

SECTION 5. This ordinance shall be in full force and effect from and after the date of its passage and approval.

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

Exhibit "A".

1. Park:

   Mather Park.

2. Property:

   5941 North Richmond Street, Chicago, Illinois 60659.

3. Project:

   The project will consist of site work throughout the park. Electrical upgrades to add power capacity for new athletic field lighting to the baseball and softball diamonds. New turf infield along with outfield restoration and regrading is included. In addition, the pathways will be repaved with bench replacements, tennis court and basketball court reconstruction, and redevelopment of the existing garden area.

4. Amount Of Redevelopment Area Increment:

   Not to exceed $2,750,000.

5. Project Budget:

Sources	Amount
Lincoln Avenue TIF	$2,750,000
Total:	$2,750,000

Uses	Amount
Design A/E	$ 150,000
Ballfield lightning and required electrical upgrade	700,000
Ballfield rehab with turf infield installation, outfield restoration	950,000
Basketball and tennis court reconstruction	600,000
Pathway paving with benches and garden site redevelopment	350,000
Total:	$2,750,000

6. TIF-Funded Improvements:

Site work including electrical upgrades, installation of athletic field lighting, ballfield rehab with new turf infield, basketball and tennis court reconstruction, pathway paving with benches and garden site redevelopment.

7. Redevelopment Area:

Lincoln Avenue TIF.

8. Date Of Adoption And *Journal* Page Numbers Of TIF Ordinances (Including Any Amendments):

Under ordinances adopted on November 3, 1999 (the "TIF Ordinances"), and published in the Journal of Proceedings (the "Journal") of the City Council of the City (the "City Council") for such date at pages 13229 through 13333 and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1, et seq., as amended (the "Act"), the City Council: (i) approved a redevelopment plan and project for a portion of the City known as the "Lincoln Avenue Redevelopment Project Area" (the "Redevelopment Area"); (ii) designated the Redevelopment Area as a "redevelopment project area" within the requirements of the Act; and (iii) adopted tax increment financing for the Redevelopment Area. The TIF Ordinances were amended by ordinances adopted on May 17, 2000, and published at pages 31902 through 31998, of the *Journal* for such date.

AUTHORIZATION OF FEE WAIVERS FOR CHICAGO BOARD OF EDUCATION OR ITS CONTRACTORS FOR BUILDINGS AND FACILITIES USED FOR PUBLIC OR GOVERNMENTAL PURPOSES WITH ANNUAL REPORTING OF FEE WAIVERS TO OFFICE OF BUDGET MANAGEMENT.

[O2025-0021009]

The Committee on Finance submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Finance, to which was referred an ordinance authorizing fee waivers for the Chicago Board of Education or its contractors for buildings and facilities used for public or governmental purposes with annual reporting of fee waivers to the Office of Budget Management (O2025-0021009), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present, with no dissenting votes on December 4, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

WHEREAS, Section 2-8-065 of the Municipal Code of Chicago prohibits individual fee waivers for any person, including, but not limited to, any not-for-profit corporation, except as provided in Section 2-8-065(c); and

WHEREAS, Section 2-8-065(c) provides that individual fee waivers are permitted for "governmental entities" as defined in Section 2-8-065(a); and

WHEREAS, The Board of Education of the City of Chicago is a governmental entity created pursuant to State statute, 105 ILCS 5/34, et seq.; now, therefore,

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

SECTION 1. Notwithstanding any provision of the Municipal Code of Chicago to the contrary, all permits for demolition, construction, alteration, repair, renovation, rehabilitation and inspection filed by the Chicago Board of Education ("Board") or its contractors for buildings and facilities used for public or governmental purposes shall be issued without charge. This section shall also exempt the Board and its contractors from the payment of all permit fees, inspection fees, annual inspection fees, application fees, plan review fees, license fees, fees to cut off or reconnect water and sewer lines, fees to occupy or use the public way, and fees to install or maintain temporary driveways, canopies, barricades or other structures on the public way, in connection with any of the foregoing work, for all buildings, facilities and improvements operated by the Board or its contractors for public or governmental use.

The fee waivers authorized under this section shall not apply in connection with any monies owed by the City to any third party for any service provided to the City by such third party under the Department of Buildings' developer services program or under any other City program.

As a continuing condition to the grant of this waiver, all work requiring the submission of plans shall be done in accordance with plans submitted to and approved by the Department of Buildings or other appropriate City department, all required permits and licenses shall be obtained, and said building, land and facilities, and all appurtenances thereto, shall be constructed and maintained in compliance with the applicable provisions of this Code and any rules duly promulgated thereunder.

SECTION 2. The Board shall submit to the Office of Budget and Management ("OBM"), on an annual basis, a written report summarizing the number and type of fee waivers granted to the Board and its contractors under Section 1 of this ordinance, and the amount of each fee so waived. Such written report shall be submitted in the manner and form acceptable to OBM.

SECTION 3. The Board and its contractors shall be entitled to a refund of City fees which it has paid and from which it is exempt under Section 1 of this ordinance during the time period in Section 4 of this ordinance.

SECTION 4. After passage and approval, this ordinance shall take effect on January 1, 2026 and shall remain in effect until December 31, 2026.

AMENDMENT OF ORDINANCE WHICH ESTABLISHED ENTERPRISE ZONE 2.
[O2025-0021111]

The Committee on Finance submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Finance, to which was referred an ordinance amending Enterprise Zone 2 to reflect the expanded boundaries (O2025-0021111), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present, with no dissenting votes on December 4, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

WHEREAS, Pursuant to an ordinance adopted by the City Council (the "City Council") of the City on November 5, 2014, and published in the Journal of the Proceedings of the City Council for such date at pages 95105 -- 95111 (the "Designation Ordinance"), and under the provisions of the Illinois Enterprise Zone Act, 20 ILCS 655/1, et seq. ("Illinois Enterprise Zone Act"), and the Chicago Enterprise Zone Ordinance, Chapter 16-12 of the Municipal Code of Chicago (the "Chicago Enterprise Zone Ordinance"), the City designated an area of the City as Enterprise Zone 2 ("Zone 2") and the State of Illinois through its Department of Commerce and Economic Opportunity (the "State") certified that Zone 2 qualified for State enterprise zone status; and

WHEREAS, The City is permitted under the Illinois Enterprise Zone Act to amend or modify the boundaries of enterprise zones subject to the approval of the State; and

WHEREAS, The City has determined that the expansion of Zone 2 will increase the development and rehabilitation of four depressed areas on the south and southwest sides of the City; and

WHEREAS, All required procedures have been followed in the modification of the boundaries of Zone 2 as required under the Illinois Enterprise Zone Act and the Chicago Enterprise Zone Ordinance; and

WHEREAS, It is desirable and in the best interests of the citizens of the City for the City to amend the Designation Ordinance to expand the boundaries of Zone 2; now, therefore,

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

SECTION 1. The above recitals are incorporated herein and made a part hereof and are adopted as findings of the City Council.

SECTION 2. Section 3 of the Designating Ordinance is hereby amended by deleting the struck-through language and inserting the language in italics, as follows: "2. it comprises [~~12~~][*12.77*] square miles, which is within the range allowed by the Illinois Enterprise Zone Act."

SECTION 3. The Designation Ordinance is hereby amended by replacing Exhibit A to the Designation Ordinance with Schedule 1 attached hereto, which reflects the expanded boundary of Zone 2.

SECTION 4. If any provision of this ordinance shall be held invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 5. 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.

[Enterprise Zone 2 Expansion Map referred to in this ordinance printed on page 35960 of this *Journal*.]

Schedule 1 referred to in this ordinance reads as follows:

Schedule 1.

Amended Enterprise Zone 2.

Legal Description:

Beginning at the intersection of Western Avenue and the north side of Pershing Road; thence running east on the north side of Pershing Road to Ashland Avenue; thence running north on Ashland Avenue to 30th Street; thence running east on 30th Street to Wabash Avenue; thence running north on Wabash Avenue to 28th Street; thence running east on 28th Street to Michigan Avenue; thence running south on Michigan Avenue to 30th Street; thence running east on 30th Street to Dr. Martin Luther King, Jr. Drive; thence running north on Dr. Martin Luther King, Jr. Drive to 26th Street; thence running west on 26th Street to the first alleyway west of Michigan Avenue; thence north on said alleyway to 25th Street; thence east on 25th Street to the west line of Antonio's Subdivision; thence running south on the west line of Antonio's Subdivision to a point 132.4 feet, more or less, south of the south line of 25th Street; thence running east to a point 135.4 feet, more or less, south of the south line of 25th Street and a line drawn 370.13 feet west of the west side of Dr. Martin Luther King, Jr. Drive; thence running south on said parallel line to the north line of Lot 3 in Antonio's Subdivision; thence running east on the north line of Lot 3 in Antonio's Subdivision to the east line of Lot 3 in Antonio's Subdivision; thence running south on the east line of Lot 3 in Antonio's Subdivision to the north line of Lot 4 in Antonio's Subdivision; thence running east on the north line of Lot 4 in Antonio's Subdivision to the west side of Dr. Martin Luther King, Jr. Drive; thence running south on the west side of Dr. Martin Luther King, Jr. Drive to the north side of 26th Street;

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* Editor's Note; Section 6 is missing in original document.

thence running west on the north side of 26th Street to a line drawn 203 feet east of the west line of Antonio's Subdivision; thence running north on said parallel line to a line drawn 135 feet north of the north line of 26th Street; thence running west on said parallel line to the east side of Lot 7 in Antonio's Subdivision; thence running north on the east side of Lot 7 in Antonio's Subdivision to the north side of Lot 7 in Antonio's Subdivision; thence running west on the north side of Lot 7 in Antonio's Subdivision to the west line of Antonio's Subdivision; thence running south on the west line of Antonio's Subdivision to a line drawn 2 feet south of and parallel with the north line of 26th Street; thence running east on said parallel line to Dr. Martin Luther King, Jr. Drive; thence running north on Dr. Martin Luther King, Jr. Drive to the south side of 25th Street; thence running east on 25th Street to the southwest side of Lake Park Avenue; thence running southeast on the southwest side of Lake Park Avenue to a line drawn 150 feet south of and parallel with the south line of 25th Street; thence running east on said parallel line to the northeast side of Lake Park Avenue; thence running northwest on the northeast side of Lake Park Avenue 201.6 feet, more of less, to its intersection with the south line of Parcel 0HQ003-PEB extended according to Document 1501345001; thence running southeast on the south line of Parcel 0HQ003-PEB extended 295.7 feet, more or less, to a point of curvature; thence running southeast on an arc to the right with a length of 446.39 feet and a radius of 533.42 feet to the east line of Illinois Central Railroad (also being the west line of Burnham Park as described in City of Chicago ordinance passed July 21, 1919); thence running south on the east line of Illinois Central Railroad and the west line of Burnham Park to 31st Street; thence running west on 31st Street to Dr. Martin Luther King, Jr. Drive; thence running south on Dr. Martin Luther King, Jr. Drive to 35th Street; thence running east on 35th Street to Cottage Grove Avenue; thence running south on Cottage Grove Avenue to 51st Street; thence running west on 51st Street to the centerline of Shields Avenue; thence north on said centerline of Shields Avenue to the centerline of 47th Street; thence west along the centerline of 47th Street to the centerline of Wallace Street; thence south on the centerline of Wallace Street to 49th Street; thence continue south on vacated Wallace Street right-of-way to 51st Street; thence west along 51st Street to Ashland Avenue; thence running north on Ashland Avenue to the south line of 47th Street; thence running west on the south line of 47th Street to the west line of Hoyne Avenue; thence running south on the west line of Hoyne Avenue to 49th Street; thence west along 49th Street to the east berm of the Conrail Railroad line; thence north along the east berm of the Conrail Railroad line to the south line of 47th Street; thence running west on the south line of 47th Street to Western Avenue; thence running north on Western Avenue to the south line of Pershing Road; thence west along the south line of Pershing Road to Kedzie Avenue; thence south along Kedzie Avenue, a distance of 742.84 feet, more or less; thence due west to the east boundary of the Santa Fe Railway property (Homan Avenue extended); thence north along the east boundary of the Santa Fe Railway property (Homan Avenue extended) to the south line of Pershing Road; thence west along the south line of Pershing Road to Central Park Avenue extended; thence south on Central Park Avenue extended to 47th Street; thence east on 47th Street to the first alleyway west of Kedzie Avenue; thence north along said alleyway to 46th Street;

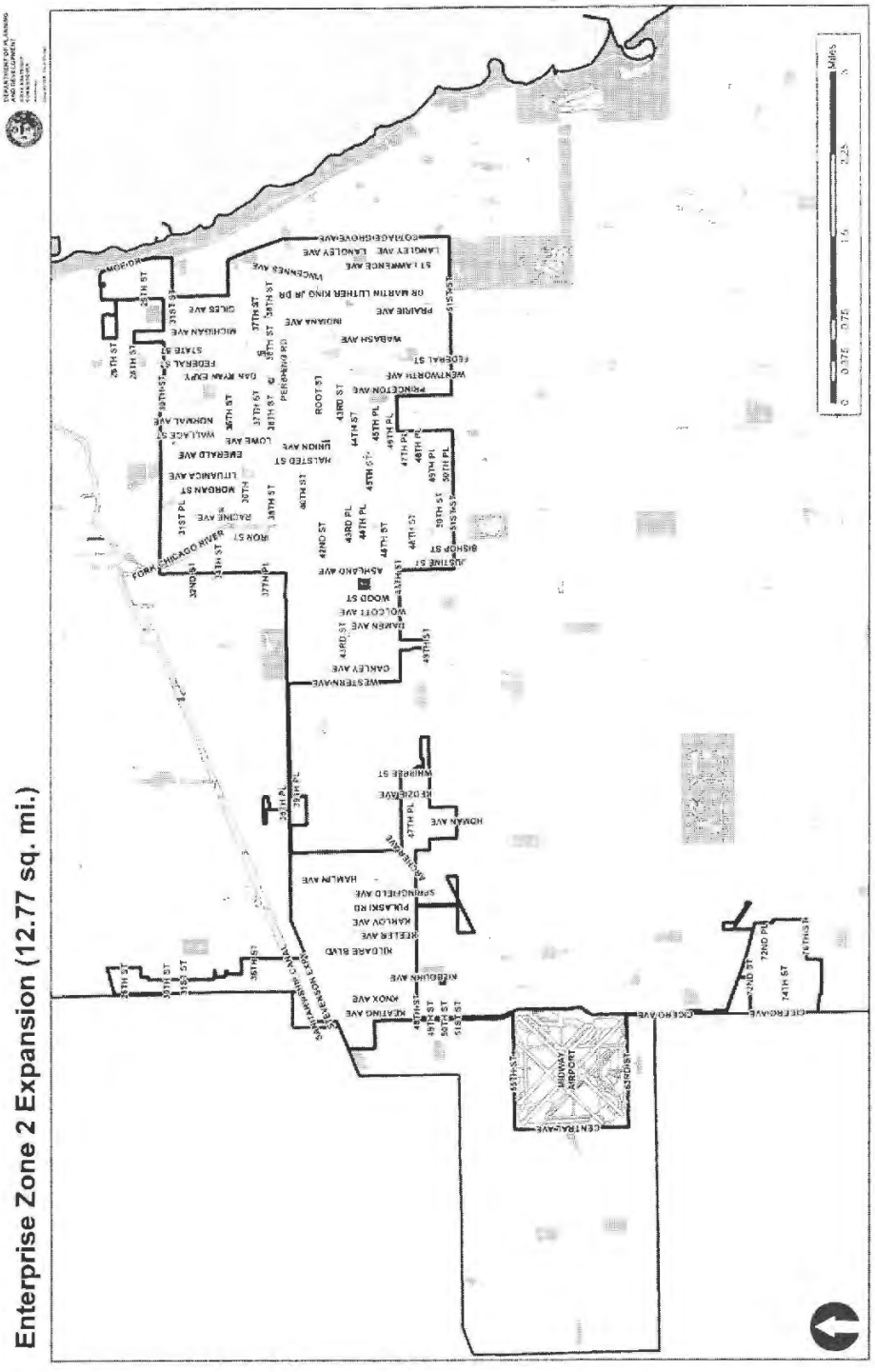
thence east along 46th Street to Kedzie Avenue; thence south on Kedzie Avenue to 47th Street; thence east on 47th Street to the east line of Whipple Street; thence south along the east line of Whipple Street to a line drawn 583 feet south of and parallel with the south line of 47th Street; thence east along said parallel line 157.14 feet; thence southeasterly along the arc of a circle convex to the southeast and having a radius of 279 feet, a distance of 167.43 feet to a said point being 756.52 feet south of the south line of 47th Street and 231.06 feet east of the east line of Whipple Street; thence west 28 feet, more or less, to a point of reverse curve; thence southeasterly along the arc of a circle; thence southwesterly along the arc of a circle, convex to the southeast and having a radius of 241 feet, a distance of 108.3 feet to the point of intersection with a line drawn 984.78 feet south of and parallel with the south on the east line of Whipple Street to 48th Place; thence east along 48th Place extended to the centerline of Richmond Street extended south; thence north along said centerline to the centerline of 48th Place; thence east along 48th Place to California Avenue; thence south on California Avenue to 49th Street extended; thence west on 49th Street extended to Spaulding Avenue extended; thence south on Spaulding Avenue extended to 51st Street; thence west along 51st Street to a line which is 155 feet west of and parallel to the centerline of St. Louis Avenue; thence north along said line to 49th Street extended; thence west along 49th Street extended to Central Park Avenue; thence north on Central Park Avenue to 48th Street extended; thence west on 48th Street extended to the east line of Pulaski Road; thence south along the east line of Pulaski Road to a line 1.5 feet north of the centerline of 51st Street; thence east along said line to the south boundary line of the Chicago Union Transfer Railroad (Belt); thence northeast along the south boundary line of the Chicago Union Transfer Railroad (Belt) to the east side of Hamlin Avenue extended; thence south along the east side of Hamlin Avenue extended to the centerline of 51st Street; thence west along said centerline of 51st Street to the south boundary line of the Chicago Union Transfer Railroad (Belt); thence southwest along said boundary line to the east side of Keeler Avenue; thence north along the east side of Keeler Avenue to the centerline of 51st Street; thence east along 51st Street to the centerline of Pulaski Road; thence north along the centerline of Pulaski Road to 48th Street; thence west along 48th Street to its intersection with a line 3 feet east of and parallel with the centerline of Kilbourn Avenue, said centerline also being the east line of the west half of the east half of the northwest quarter of Section 10, Township 38 North, Range 13, East of the Third Principal Meridian; thence south along said parallel line to its intersection with a line 650 feet north of the south line of the northwest quarter of said Section 10, said south line of the northwest quarter also being the westerly extension of the centerline of 51st Street; thence west parallel with the south line of the northwest quarter of said Section 10 to the east line of the west 333 feet to the west half of the east half of the northwest quarter of said Section 10; thence north along the east line of the west 333 feet to its intersection with a line 850 feet north of the south line of the northwest quarter of said Section 10; thence east parallel with the south line of the northwest quarter of said Section 10 to the centerline of said Kilbourn Avenue as occupied; thence north along the centerline of Kilbourn Avenue to 48th Street; thence west along 48th Street to the east line of Cicero Avenue; thence south on the east line of Cicero Avenue to the south boundary of the Chicago Belt Line Railroad property, said boundary being 551 feet, more or less, north of the centerline of 71st Street extended;

thence southeasterly along the south boundary of the Chicago Belt Railroad property to a point in the northeast quarter of Section 27, Township 38 North, Range 13, East of the Third Principal Meridian, said point being a concrete monument with a bronze rod located at an approximate distance of 3,536 feet east of the west line of Section 27; thence continuing southeasterly to its intersection with the west line of the east half of the northeast quarter of Section 27, Township 38 North, Range 13, East of the Third Principal Meridian; thence north along the west line of the east half of the northeast quarter of Section 27 aforesaid and its northerly extension to its intersection with the south line of Hannibal Heights; thence east along the westerly extension of the centerline of 70th Street, 318.94 feet, more or less; thence south along a said line, 577.97 feet to its intersection with a line 93.95 feet northeasterly of and parallel with the northeasterly line of the Chicago Belt Railway property; thence southeasterly along said parallel line 891.13 feet, more or less; thence east 212.13 feet, more or less, to the west line of Pulaski Road as widened; thence south along the west line of Pulaski Road aforesaid 242.20 feet, more or less, to the northeasterly line of the Chicago Belt Railway property; thence northwesterly along said northeasterly line of the Chicago Belt Railway property 1,525 feet, more or less, to its intersection with a line 3 feet east of and parallel with the northerly extension of the west line of the east half of the northeast quarter of Section 27 aforesaid; thence southerly along said parallel line to its intersection with the southwesterly line of the Chicago Belt Railway property; thence southeasterly along the southwesterly line of the Chicago Belt Railway property 295 feet, more or less, the south, a distance of 840.06 feet; thence southeasterly, a distance of 56.57 feet; thence east along a line, a distance of 110 feet south to 76th Street extended; thence west along 76th Street extended to a line drawn 2,506 feet east of and parallel with Cicero Avenue; thence running south on said parallel line to a line drawn to 77th Street extended; thence running west along 77th Street extended to Kenton Avenue; thence running north along Kenton Avenue to the north side of 77th Street; thence running west on the north side of 77th Street to a line drawn 815 feet east of and parallel with Cicero Avenue; thence running north on said parallel line to the northeast side of Keller Avenue; thence running northwest on the northeast side of Keller Avenue to Cicero Avenue; thence north along Cicero Avenue to the north line of 72nd Street; thence east along 72nd Street, a distance of approximately 1,697.04 feet; thence north, a distance of approximately 529.83 feet, more or less, to a point which is 3 feet southwesterly of the Chicago Belt Line Railroad property; thence running parallel to the south boundary of Chicago Belt Line Railroad property on a northwesterly direction to the median of Cicero Avenue; thence running north along Cicero Avenue to 63rd Street; thence west on 63rd Street to Central Avenue; thence north on Central Avenue to 55th Street; thence east on 55th Street to the west line of Cicero Avenue; thence north on the west line of Cicero Avenue to the north side of 45th Street; thence running west on 45th Street to the west side of Lavergne Avenue; thence running north on the west side of Lavergne Avenue extended to the southeast side of the Canadian National Railroad; thence running northeast on the southeast side of the Canadian National Railroad to the west line of Cicero Avenue; thence north on the west line of Cicero Avenue to the Sanitary and Ship Canal of Chicago; thence northeasterly along the Sanitary and Ship Canal of Chicago to the west line of the Belt Railroad line; thence north along the Belt Railroad line and the City boundary to the southeast side of the Burlington Northern Santa Fe Railroad;

thence running northeast on the southeast side of the Burlington Northern Santa Fe Railroad to the west line of Kostner Avenue; thence running south on the west line of Kostner Avenue to a line drawn 639.35 feet south of and parallel with the south line of 26th Street; thence running west along said parallel line to a line drawn 460 feet west of and parallel with the west line of Kostner Avenue; thence running south on said parallel line to the south line of Lawndale Industrial District Subdivision; thence running west on the south line of Lawndale Industrial District Subdivision to the east side of Kilbourn Avenue; thence running south on the east side of Kilbourn Avenue extended to a line drawn 50 feet south of and parallel to the south line of the original 100-foot Chicago and Illinois Western Railroad; thence running east along said parallel line to the east side of vacated Kilbourn Avenue; thence running south on the east side of vacated Kilbourn Avenue to a line drawn 150 feet south of and parallel to the south line of the original 100-foot Chicago and Illinois Western Railroad; thence running east along said parallel line to a point 221 feet west of the east line of the east half of the northwest quarter of Section 34, Township 39 North, Range 13, East of the Third Principal Meridian; thence running southwest 322.24 feet, more or less, to a line drawn 529 feet west of and parallel to the east line of the east half of the northwest quarter of said Section 34; thence running south along said parallel line to a line 532.70 feet north of the south line of the north half of the northwest quarter of said Section 34; thence running east on said parallel line to a line drawn 264 feet west of and parallel to the east line of the east half of the northwest quarter of said Section 34; thence running south along said parallel line to a line 460.70 feet north of the south line of the north half of the northwest quarter of said Section 34; thence running west along said parallel line to a line drawn 416.8 feet west of and to the east line of the east half of the northwest quarter of said Section 34; thence running south along said parallel line to 35th Street extended; thence running east on 35th Street extended to Kolin Avenue extended; thence south along Kolin Avenue extended to the centerline of Stevenson Expressway; thence northeast along the Stevenson Expressway to the north line of Pershing Road; thence east along the north line of Pershing Road extended to its intersection with a line 3 feet west of and parallel with the southerly extension of the east line of Spaulding Avenue; thence north along said parallel line to its intersection with said parallel line also being the easterly extension of the north line of Lot 9 in Bartley's 38th Street Addition in Blocks 14 and 15 in J. H. Rees' Subdivision; thence west along said parallel line to the east line of Homan Avenue; thence north along the east line of Homan Avenue 121.90 feet, more or less, to the centerline of vacated 37th Street, said centerline also being a line 20 feet south of the south right-of-way line of the Gulf Mobile and Ohio Railroad; thence east along the centerline of vacated 37th Street to the west line of Kedzie Avenue; thence south along the west line of Kedzie Avenue to the north line of 37th Place; thence west along the north line of 37th Place to its intersection with a line 300.63 feet, more or less, east of and parallel with the east line of Spaulding Avenue; thence south along said parallel line 49 feet, more or less, to its intersection with a line 283 feet, more or less, north of and parallel with the north line of 38th Street; thence west along said parallel line 300.63 feet, more or less, to the east line of Spaulding Avenue; thence south along the line of Spaulding Avenue to the north line of Pershing Road; thence east along the north line of Pershing Road to Western Avenue and the place of beginning.

Schedule 1.

Map.



SETTLEMENT AGREEMENT REGARDING CASE OF *SHANAE FLOWERS JAMES V. CITY OF CHICAGO.*

[Or2025-0021480]

The Committee on Finance submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Finance, to which was referred a proposed order authorizing the Corporation Counsel to enter into and execute a settlement order for the following case: *Shanae Flowers James v. City of Chicago,* Case Number 2023 L 6913 (Or2025-0021480), in the amount of $1,000,000, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed order transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present, with one (1) dissenting vote made by Alderperson Raymond Lopez (15th Ward) on December 4, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Nugent, Vasquez, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 46.

Nays -- Alderpersons Lopez, Napolitano -- 2.

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

Alderperson Sposato abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he has a personal relationship to the party involved in this settlement.

The following is said order as passed:

Ordered, That the Corporation Counsel is hereby authorized and directed to enter into and execute a settlement agreement in the following matter: *Shanae Flowers James v. City of Chicago,* cited as Case Number 2023 L 6913, in the amount of $1,000,000.

SETTLEMENT AGREEMENT REGARDING CASE OF *ROBERT SMITH, JR. V. CITY OF CHICAGO, ET AL.*

[Or2025-0021482]

The Committee on Finance submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Finance, to which was referred a proposed order authorizing the Corporation Counsel to enter into and execute a settlement order for the following case: *Robert Smith, Jr. v. City of Chicago,* Case Number 21-cv-1159 (Or2025-0021482) (Northern District of Illinois), in the amount of $15,376,742.37, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed order transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present, with no dissenting votes on December 4, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,
Chair.

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

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

Nays -- None.

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

Alderperson Lopez abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he has a personal relationship to the party involved in this settlement.

The following is said order as passed:

Ordered, That the Corporation Counsel is hereby authorized and directed to enter into and execute a settlement agreement in the following matter: *Robert Smith, Jr. v. City of Chicago,* cited as Case Number 21-cv-1159, in the amount of $15,376,742.37.

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

[SOr2025-0021484]

The Committee on Finance submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Finance, small claims division, to which was referred a substitute order for payments of various small claims against the City of Chicago (SOr2025-0021484),

having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute order transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present with no dissenting votes on December 4, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

The following is said order as passed:

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

[List of claimants printed on page 35965
of this *Journal*.]

City Of Chicago

Journal Report for City Council GL Claims

Last Name	First Name	Address	City	State	Zip Code	DOL	Total Paid	Payee	Location of Accident
Claimant Type Desc: Property(7)									
SZAFLARSKI	TOMASZ	5419 S. NAGLE AVE.	CHICAGO	IL	60638	01/30/2025	$2,400.00	Claimant	5419 S. NAGLE AVE.
	Number	Amount							
Total of Split Claims:	1	$2,400.00							
Claimant Type Desc: Vehicle(8)									
ALEXOPOULOS	KATERINA	1111 S. WABASH AVE.	CHICAGO	IL	60605	06/30/2025	$234.82	Claimant	4700 W. DIVERSEY AVE.
CHEN	JAY	2543 S. WALLACE ST.	CHICAGO	IL	60616	06/12/2025	$410.00	Claimant	2701 N. LINCOLN AVE.
FISCHER	ANN	5424 N. LIEB AVE.	CHICAGO	IL	60630	08/08/2025	$153.38	Claimant	5400 N. LARNED AVE.
GUERRERO	MIRIAM	1830 N. KARLOV AVE.	CHICAGO	IL	60639	05/22/2025	$126.37	Claimant	1830 N. KARLOV AVE.
HENDERSON	ANDREA	2231 E. 67TH ST.	CHICAGO	IL	60649	08/23/2025	$67.70	DEPARTMENT OF REVENUE	6700 S. STONY ISLAND
HILL	BARNER	5334 W. VAN BUREN ST.	CHICAGO	IL	60644	06/12/2025	$289.41	Claimant	801 S. CENTRAL AVE.
HUDSON	JOSEPH	2970 N. SHERIDAN RD. #320	CHICAGO	IL	60657	05/06/2025	$233.61	Claimant	3864 W. IOWA ST.
HUERTA	MONICA	5555 N. MAJOR AVE.	CHICAGO	IL	606301203	05/08/2025	$75.00	Claimant	3602 N. CENTRAL AVE.
HUYNH	LIEN	1225 W GREENLEAF AVE APT 1W	CHICAGO	IL	60626	06/26/2025	$234.92	Claimant	6644 N WESTERN AVE
NICHOLSON	DARRYL	5034 N. NATCHEZ AVE.	CHICAGO	IL	60656	05/22/2025	$261.39	Claimant	7226 W. LUNT AVE.
NICHOLSON	DARRYL	5034 N. NATCHEZ AVE.	CHICAGO	IL	60656	05/22/2025	$244.00	DEPARTMENT OF REVENUE	7226 W. LUNT AVE.
ROHRER	KELSEY	5531 W. ROSCOE ST.	CHICAGO	IL	60641	07/12/2025	$474.75	Claimant	3600 N. CENTRAL AVE.
SELLIS	PETER	2111 W. CUYLER AVE.	CHICAGO	IL	60618	03/14/2025	$325.04	Claimant	3200 S. LAKE SHORE DR.
WILLIAMS	JAVON	2052 W. 82ND PLACE	CHICAGO	IL	60620	05/27/2025	$142.50	Claimant	67TH AND S. CORNELL
	Number	Amount							
Total of Split Claims:	14	$3,272.89							
	Number	Amount							
Total of Split Claims:	15	$5,672.89							

Do Not Pass -- CLAIMS FOR VARIOUS REFUNDS.

[SCL2025-0021486]

The Committee on Finance submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Finance, small claims division, to which was referred on subsequent dates sundry claims for various refunds (SCL2025-0021486), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Do Not Pass* the said claims for payment.

This recommendation was concurred in by a vote of the members of the committee, with no dissenting votes, on December 4, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,
Chair.

On motion of Alderperson Dowell, the committee's recommendation was *Concurred In* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

[List of denied claimants printed on page 35967 of this *Journal*.]

City Of Chicago

Denied Claims by Claim Name

Denied Date: 12/10/2025

Claimant Name	Claimant Address	Incident Date	Introduced to City Council	Claim Number	Denial Reason
ALLSTATE INS. A/S/O IBRAHIM,		5/26/25 12:00 AM	11/14/2025	2025371780	PLEASE CONTACT THE CHICAGO PARK DISTRICT
ANDERSON, STANLEY C.		9/3/25 12:00 AM	11/14/2025	2025371804	DUPLICATE CLAIM# 2025371750
BOYLE, AUSTIN T.		4/22/25 12:00 AM	11/14/2025	2025371796	CHICAGO TRANSIT AUTHORITY
BROWN, CHRISTOPHER JC		6/20/25 12:00 AM	11/18/2025	2025371811	THE DAMAGE IN THE CLAIM WAS NOT A RESULT OF TREE
BROWN, LAWANDA		6/30/25 12:00 AM	11/18/2025	2025371815	THE DAMAGE IN THE CLAIM WAS NOT A RESULT OF TREE
CHANDLER, MEGAN S.		9/24/25 12:00 AM	11/18/2025	2025371808	VEHICLE IN CLAIM WAS TOWED AND IMPOUNDED BY THE 3RD
CHISM, ANTAVIS M.		9/5/25 12:00 AM	11/18/2025	2025371783	OPEN AND OBVIOUS
COLLINS, CAROL		9/21/25 12:00 AM	11/18/2025	2025371812	TORT LIABILITY/OPEN AND OBVIOUS
COYOTL, HADET		7/4/25 12:00 AM	11/18/2025	2025371813	TORT LIABILITY - DEBRIS FALLING FROM BRIDGE
DAVENPORT, LINDA		6/22/25 12:00 AM	11/14/2025	2025371793	THE DAMAGE IN THE CLAIM WAS NOT A RESULT OF TREE
DEVONISH, ADA L.		7/26/25 12:00 AM	11/14/2025	2025371798	THE DAMAGE IN THE CLAIM WAS NOT A RESULT OF TREE
FRENKEL, MICHELLE E.		6/23/25 12:00 AM	11/14/2025	2025371788	THE DAMAGE IN THE CLAIM WAS NOT A RESULT OF TREE
GRIGSBY, TAMMY		8/18/25 12:00 AM	11/14/2025	2025371785	TORT LIABILITY
HATCHER, PHILLIP L.		10/30/24 12:00 AM	11/18/2025	2024371807	THE DAMAGE IN THE CLAIM WAS NOT A RESULT OF TREE
HERNANDEZ, ELIAS		8/25/25 12:00 AM	10/16/2025	2025371751	THE BUREAU OF TRAFFIC SERVICES HAS REVIEWED THE
INNOCENTC, MJOKU		8/30/25 12:00 AM	11/18/2025	2025371810	PLEASE CONTACT: CTA (CHICAGO TRANSIT AUTHORITY) - (312)
JABBARI, MALIHEH S.		8/9/25 12:00 AM	11/14/2025	2025371787	THE DAMAGE IN THE CLAIM WAS NOT A RESULT OF TREE
JOSEPH, CRYSTAL L.		7/9/25 12:00 AM	09/25/2025	2025371664	WHILE THE REPORTED DAMAGE TO THE FENCE WAS A RESULT
KUEHN, JOSEPH P.		8/20/25 12:00 AM	11/14/2025	2025371784	THE DAMAGE IN THE CLAIM WAS NOT A RESULT OF TREE
MAIZELS, MAX		5/21/25 12:00 AM	11/14/2025	2025371803	TORT LIABILITY
MATHEWS, CHRISTOPHER J		8/11/25 12:00 AM		2025371659	RELIABLE CONTRACTING & EQUIPMENT, 4100 S EMARLD AVE,
MATTHEWS, TYRONE		7/24/25 12:00 AM	11/14/2025	2025371777	THE DAMAGE IN THE CLAIM WAS NOT A RESULT OF TREE
MILLER, NELLIE L.		2/16/25 12:00 AM	09/25/2025	2025371665	THE REPORTED DAMAGE TO THE WINDOW OCCURRED PRIOR
MJASIRI, JUANFANG		7/25/25 12:00 AM	11/14/2025	2025371779	THE DAMAGE IN THE CLAIM WAS NOT A RESULT OF TREE
NEWCOMB, BERNARD C.		7/24/25 12:00 AM	11/14/2025	2025371778	THE DAMAGE IN THE CLAIM WAS NOT A RESULT OF TREE
PAUL, HEATHER D		5/23/25 12:00 AM		2025371776	TORT LIABILITY
PEREZ GROSS, ALEXIS C.		4/11/25 12:00 AM	07/16/2025	2025371564	THE BUREAU OF TRAFFIC SERVICES HAS REVIEWED THE
POLANSKI, MONIKA W.		5/15/25 12:00 AM	11/18/2025	2025371806	THE DAMAGE IN THE CLAIM WAS NOT A RESULT OF TREE
PROGRESSIVE UNIVERSAL		8/4/24 12:00 AM	12/02/2024	2024371105	NO RESPONSE
TAYLOR, AUSTIN F.		10/5/25 12:00 AM	11/18/2025	2025371809	THE DAMAGE IN THE CLAIM WAS NOT A RESULT OF TREE

Placed On File -- ISSUANCE OF CITY OF CHICAGO CHARITABLE SOLICITATION (TAG DAY) PERMIT FOR AMERICAN CIVIL LIBERTIES UNION.

[F2025-0021487]

The Committee on Finance submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Finance, to which was referred a proposed order authorizing Charitable Solicitation on the public way (tag day) permit for American Civil Liberties Union, citywide, from January 1, 2026 through December 31, 2026 (F2025-0021487), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Place on File* the proposed order transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present, with no dissenting votes on December 4, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,
Chair.

On motion of Alderperson Dowell, the said proposed order transmitted with the foregoing committee report was *Placed on File.*

Placed On File -- ISSUANCE OF CITY OF CHICAGO CHARITABLE SOLICITATION (TAG DAY) PERMIT FOR THE NATURE CONSERVANCY.

[F2025-0021488]

The Committee on Finance submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Finance, to which was referred a proposed order authorizing Charitable Solicitation on the public way (tag day) permit for The Nature Conservancy, citywide, from January 1, 2026 through December 31, 2026 (F2025-0021488), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Place on File* the proposed order transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present, with no dissenting votes on December 4, 2025.

Respectfully submitted,

(Signed) PAT DOWELL,
Chair.

On motion of Alderperson Dowell, the said proposed order transmitted with the foregoing committee report was *Placed on File.*

COMMITTEE ON ECONOMIC, CAPITAL AND TECHNOLOGY DEVELOPMENT.

IMPOSITION OF YEAR 2025 TAX LEVY, APPROVAL OF YEAR 2026 BUDGET AND EXECUTION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREA NO. 3 (63RD STREET).

[SO2025-0020631]

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

CHICAGO, December 9, 2025.

To the President and Members of the City Council:

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on December 9, 2025, having had under consideration an ordinance for a scope of services, budget and management agreement for Special Service Area Number 3, 63rd Street (O2025-0020631), introduced on November 10, 2025 by the Honorable Brandon Johnson, Mayor, begs leave to recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith.

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

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

WHEREAS, Special service areas may be established pursuant to: (i) Article VII, Sections 6(l) and 7(6) of the Constitution of the State of Illinois; (ii) the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, et seq., as amended from time to time (the "Act"); and (iii) the Property Tax Code, 35 ILCS 200/1-1, et seq., as amended from time to time; and

WHEREAS, The City Council (the "City Council") of the City of Chicago (the "City") has previously enacted a certain ordinance on the date specified on Exhibit A attached hereto and hereby made a part hereof and published in the *Journal of Council Proceedings* (the "*Journal*") for such date at the pages specified on Exhibit A hereto, and amended on the date(s) specified on Exhibit A hereto and published in the *Journal* for such date(s) as specified on Exhibit A hereto (as amended from time to time, the "Establishment Ordinance") which established a certain special service area as indicated therein and as identified on Exhibit A hereto (the "Area") and authorized the levy of certain annual taxes, not to exceed the annual rate (the "Levy Cap") indicated therein and as described on Exhibit A hereto, of the equalized assessed value of the taxable property therein (the "Services Tax") to provide certain special services in and for the Area in addition to the services provided by and to the City generally as specified in the Establishment Ordinance (the "Special Services"); and

WHEREAS, The Establishment Ordinance provided for the appointment of a certain special service area commission for the Area (the "Commission") to advise the City Council regarding the amount of the Services Tax for the Area to be levied and for the purpose of recommending to the City Council for the Area: (i) a yearly budget based upon the costs of providing the Special Services; (ii) an agreement between the City and an entity to be determined later to serve as service provider (the "Service Provider") for the provision of Special Services to the Area (the "Service Provider Agreement"); and (iii) a budget to be included in the Service Provider Agreement (the "Budget") (the aforementioned items (i) through (iii) shall be known collectively herein as the "Recommendations"); and

WHEREAS, The Commission identified on Exhibit A hereto has heretofore prepared and transmitted to the Commissioner of Planning and Development (the "Commissioner") their Recommendations to the City Council, including the Budget attached hereto as Exhibit A; now, therefore,

Be It Ordained by the City Council of the City of Chicago, as follows:

SECTION 1. Incorporation Of Preambles. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. Appropriations. (a) There is hereby appropriated the sum in the amount and for the purposes necessary to provide the Special Services in and for the Area,

the estimated amount of miscellaneous income and the amount required to be raised by the levy of the Services Tax indicated on Exhibit A hereto: Collectable Levy, Estimated Loss Collection, Carryover Funds, TIF Rebate Fund, and Estimated Late Collections and Interest.

(b) No funds shall be spent in 2026 from the "Total Requested Levy" (indicated on Exhibit A hereto) under the direction of the 2025 Special Service Area Provider; the City of Chicago Department of Planning and Development ("DPD") shall be authorized to contract directly with vendors for Special Services utilizing the "Total Requested Levy" indicated on Exhibit A hereto. The Commissioner, or a designee of the Commissioner (each, an "Authorized Officer"), are each hereby authorized to enter into, execute and deliver any such contracts with vendors.

SECTION 3. Levy Of Taxes. There is hereby levied pursuant to the provisions of: (i) Article VII, Sections 6(a) and 6(l)(2) of the Constitution of the State of Illinois; (ii) the Act; and (iii) the Establishment Ordinance, the sum of the "Total Requested Levy" indicated on Exhibit A hereto as the amount of the Services Tax for the Area for the tax year 2025.

SECTION 4. Filing. The City Clerk of the City (the "City Clerk") is hereby ordered and directed to file in the Office of the County Clerk of Cook County, Illinois (the "County Clerk") a certified copy of this ordinance on or prior to December 30, 2025, and the County Clerk shall thereafter extend for collection together with all other taxes to be levied by the City, the Services Tax herein provided for, said Services Tax to be extended for collection by the County Clerk for the tax year 2025 against all the taxable property within the Area, the amount of the Services Tax herein levied to be in addition to and in excess of all other taxes to be levied and extended against all taxable property within the Area.

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

SECTION 6. Conflict. This ordinance shall control over any provision of any other ordinance, resolution, motion or order in conflict with this ordinance, to the extent of such conflict.

SECTION 7. Publication. This ordinance shall be published by the City Clerk, in special pamphlet form, and made available in her office for public inspection and distribution to members of the public who may wish to avail themselves of a copy of this ordinance.

SECTION 8. Effective Date. This ordinance shall take effect 10 days after its passage and publication.

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

Exhibit "A".

Special Service Area No. 3.

Area	Levy Cap	Total Requested Levy	Commission	Service Provider
3	1.25%	$1,107,685	Southwest Business Growth Area Service Area Commission	N/A

Establishment Ordinance:

Date: October 31, 1983
Journal pages: pages 2777 through 2872.

Amendment(s) to Establishment Ordinance:

Date: May 30, 1984
Journal pages: pages 6559 through 6618.

Date: July 13, 1988
Journal pages: pages 14938 through 14989.

Date: September 14, 1988
Journal pages: pages 17199 through 17200.

Date: December 2, 1998
Journal pages: pages 86018 through 86081.

Date: December 2, 2009
Journal pages: pages 79866 through 79954.

Attached Budget reads as follows:

SSA No. 3.

Budget

	Special Service Area #	3
SSA Name:	63rd Street	

2026 BUDGET SUMMARY

Budget and Services Period: January 1, 2026 through December 31, 2026

CATEGORY (Funded Categories Comprise Scope of Services)		2025 Levy: Collectable Levy	2025 Levy: Estimated Loss Collection	Carryover Funds	TIF Rebate Fund #328	Estimated Late Collections and Interest	Total All Sources
1.00 Customer Attraction		$180,800	$0	$50,000	$0	$0	$230,800
2.00 Public Way Aesthetics		$579,970	$0	$199,000	$0	$0	$778,970
3.00 Sustainability and Public Places		$1,000	$0	$3,000	$0	$0	$4,000
4.00 Economic/ Business Development		$20,500	$0	$20,000	$0	$0	$40,500
5.00 Public Health and Safety Programs		$70,000	$0	$80,000	$0	$0	$150,000
6.00 SSA Management		$62,600	$0	$0	$0	$0	$62,600
7.00 Personnel		$192,815	$0		$0	$0	$192,815
	Sub-total	$1,107,685	$0				
GRAND TOTALS	Levy Total	**$1,107,685**		**$352,000**	**$0**	**$0**	**$1,459,685**

LEVY ANALYSIS	
Estimated 2025 EAV:	**$115,017,448**
Authorized Tax Rate Cap:	**1.250%**
Maximum Potential Levy limited by Rate Cap:	**$1,437,718**
Requested 2025 Levy Amount:	**$1,107,685**
Estimated Tax Rate to Generate 2025 Levy:	**0.9631%**

IMPOSITION OF YEAR 2025 TAX LEVY, APPROVAL OF YEAR 2026 BUDGET AND EXECUTION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREA NO. 59-2022 (59TH STREET).

[SO2025-0020648]

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

CHICAGO, December 9, 2025.

To the President and Members of the City Council:

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on December 9, 2025, having had under consideration an ordinance for a scope of services, budget and management agreement for Special Service Area Number 59-2022, 59th Street (O2025-0020648), introduced on November 10, 2025 by the Honorable Brandon Johnson, Mayor, begs leave to recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith.

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

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

WHEREAS, Special service areas may be established pursuant to: (i) Article VII, Sections 6(l) and 7(6) of the Constitution of the State of Illinois; (ii) the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, et seq., as amended from time to time (the "Act"); and (iii) the Property Tax Code, 35 ILCS 200/1-1, et seq., as amended from time to time; and

WHEREAS, The City Council (the "City Council") of the City of Chicago (the "City") has previously enacted a certain ordinance on the date specified on Exhibit A attached hereto and hereby made a part hereof and published in the *Journal of Council Proceedings* (the "*Journal*") for such date at the pages specified on Exhibit A hereto, and amended on the date(s) specified on Exhibit A hereto and published in the *Journal* for such date(s) as specified on Exhibit A hereto (as amended from time to time, the "Establishment Ordinance") which established a certain special service area as indicated therein and as identified on Exhibit A hereto (the "Area") and authorized the levy of certain annual taxes, not to exceed the annual rate (the "Levy Cap") indicated therein and as described on Exhibit A hereto, of the equalized assessed value of the taxable property therein (the "Services Tax") to provide certain special services in and for the Area in addition to the services provided by and to the City generally as specified in the Establishment Ordinance (the "Special Services"); and

WHEREAS, The Establishment Ordinance provided for the appointment of a certain special service area commission for the Area (the "Commission") to advise the City Council regarding the amount of the Services Tax for the Area to be levied and for the purpose of recommending to the City Council for the Area: (i) a yearly budget based upon the costs of providing the Special Services; (ii) an agreement between the City and an entity to be determined later to serve as service provider (the "Service Provider") for the provision of Special Services to the Area (the "Service Provider Agreement"); and (iii) a budget to be included in the Service Provider Agreement (the "Budget") (the aforementioned items (i) through (iii) shall be known collectively herein as the "Recommendations"); and

WHEREAS, The Commission identified on Exhibit A hereto has heretofore prepared and transmitted to the Commissioner of Planning and Development (the "Commissioner") their Recommendations to the City Council, including the Budget attached hereto as Exhibit A; now, therefore,

Be It Ordained by the City Council of the City of Chicago, as follows:

SECTION 1. Incorporation Of Preambles. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. Appropriations. (a) There is hereby appropriated the sum in the amount and for the purposes necessary to provide the Special Services in and for the Area, the estimated amount of miscellaneous income and the amount required to be raised by the levy of the Services Tax indicated on Exhibit A hereto: Collectable Levy, Estimated Loss Collection, Carryover Funds, TIF Rebate Fund, and Estimated Late Collections and Interest.

(b) No funds shall be spent in 2026 from the "Total Requested Levy" (indicated on Exhibit A hereto) under the direction of the 2025 Special Service Area Provider; the City of Chicago Department of Planning and Development ("DPD") shall be authorized to contract directly with vendors for Special Services utilizing the "Total Requested Levy" indicated on Exhibit A hereto. The Commissioner, or a designee of the Commissioner (each, an "Authorized Officer"), are each hereby authorized to enter into, execute and deliver any such contracts with vendors.

SECTION 3. Levy Of Taxes. There is hereby levied pursuant to the provisions of: (i) Article VII, Sections 6(a) and 6(l)(2) of the Constitution of the State of Illinois; (ii) the Act; and (iii) the Establishment Ordinance, the sum of the "Total Requested Levy" indicated on Exhibit A hereto as the amount of the Services Tax for the Area for the tax year 2025.

SECTION 4. Filing. The City Clerk of the City (the "City Clerk") is hereby ordered and directed to file in the Office of the County Clerk of Cook County, Illinois (the "County Clerk") a certified copy of this ordinance on or prior to December 30, 2025, and the County Clerk shall thereafter extend for collection together with all other taxes to be levied by the City, the Services Tax herein provided for, said Services Tax to be extended for collection by the County Clerk for the tax year 2025 against all the taxable property within the Area, the amount of the Services Tax herein levied to be in addition to and in excess of all other taxes to be levied and extended against all taxable property within the Area.

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

SECTION 6. Conflict. This ordinance shall control over any provision of any other ordinance, resolution, motion or order in conflict with this ordinance, to the extent of such conflict.

SECTION 7. Publication. This ordinance shall be published by the City Clerk, in special pamphlet form, and made available in her office for public inspection and distribution to members of the public who may wish to avail themselves of a copy of this ordinance.

SECTION 8. Effective Date. This ordinance shall take effect 10 days after its passage and publication.

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

Exhibit "A".

Special Service Area No. 59-2022.

Area	Levy Cap	Total Requested Levy	Commission	Service Provider
59-2022	0.50%	$185,033	59th Street Special Service Area Commission	TBD

Establishment Ordinance:

Date: December 14, 2022
Journal pages: pages 57972 through 57991.

Attached Budget reads as follows:

SSA No. 59-2022.

Budget

[redacted] Special Service Area # 59-2022

SSA Name: 59th Street

2026 BUDGET SUMMARY

Budget and Services Period: January 1, 2026 through December 31, 2026

CATEGORY (Funded Categories Comprise Scope of Services)		2025 Levy: Collectable Levy	2025 Levy: Estimated Loss Collection	Carryover Funds	TIF Rebate Fund #0D10	Estimated Late Collections and Interest	Total All Sources
1.00 Customer Attraction		$17,000	$0	$12,000	$0	$0	$29,000
2.00 Public Way Aesthetics		$100,997	$0	$45,000	$0	$0	$145,997
3.00 Sustainability and Public Places		$2,500	$0	$0	$0	$0	$2,500
4.00 Economic/ Business Development		$5,000	$0	$0	$0	$0	$5,000
5.00 Public Health and Safety Programs		$14,000	$0	$2,000	$0	$0	$16,000
6.00 SSA Management		$18,750	$0	$0	$0	$0	$18,750
7.00 Personnel		$26,786	$0		$0	$0	$26,786
	Sub-total	$185,033	$0				
GRAND TOTALS	**Levy Total**	**$185,033**		**$59,000**	**$0**	**$0**	**$244,033**

LEVY ANALYSIS	
Estimated 2025 EAV:	**$55,074,063**
Authorized Tax Rate Cap:	**0.500%**
Maximum Potential Levy limited by Rate Cap:	**$275,370**
Requested 2025 Levy Amount:	**$185,033**
Estimated Tax Rate to Generate 2025 Levy:	**0.3360%**

COMMITTEE ON HOUSING AND REAL ESTATE.

AMENDMENT OF SECTIONS 2-44-080, 2-44-085 AND 2-44-135 OF MUNICIPAL CODE TO DISSOLVE CHICAGO COMMUNITY LAND TRUST (A.K.A., CHICAGO HOUSING TRUST) AND ALLOW FORMATION AS BUREAU WITHIN DEPARTMENT OF HOUSING.

[SO2025-0018827]

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

CHICAGO, December 5, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on December 3, 2025 and to which was referred a substitute ordinance from the Department of Housing for an amendment of Municipal Code Sections 2-44-080, 2-44-085 and 2-44-135 to dissolve Chicago Community Land Trust (a.k.a. Chicago Housing Trust) and allow formation as bureau within the Department of Housing (SO2025-0018827), 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 a 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, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City") is a home rule unit of government pursuant to Section 6(a), Article VII 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, On January 11, 2006, the City Council adopted Ordinance Number _____ (C.J.P. 6799 -- 68024) (as amended, the "Original CHT Ordinance"), which authorized the City's Department of Housing ("DOH") to create the Chicago Community Land Trust as an Illinois not-for-profit corporation, a/k/a the Chicago Housing Trust (the "CHT"); and

WHEREAS, The CHT was established to preserve the long-term affordability of housing units created through City programs; and

WHEREAS, The Original Ordinance and subsequent ordinances relating to the CHT's role and functions (collectively, the "CHT Ordinances") authorized DOH to provide City resources to the CCHT in order to accomplish its mission, including, without limitation, internal staff support, office space, equipment, and supplies; and

WHEREAS, The executive director of the CHT is now and has been a DOH employee, and DOH recently hired two additional employees to support the CHT; and

WHEREAS, The CHT Ordinances authorized the Commissioner of DOH (the "Commissioner") to determine the scope of city resources to be provided to the CHT, and authorized the City Comptroller to determine the scope of finance-related services and resources to be provided to the CHT; and

WHEREAS, The CHT is governed by a fifteen (15)-member board of directors, including the Commissioner of DOH and the Department of Planning and Development as *ex-officio* members and other members appointed by the Mayor with the advice and consent of the City Council; and

WHEREAS, Currently, the CHT board of directors has nine (9) members; and

WHEREAS, At the time of its creation in 2006, it was anticipated that the CHT would eventually have additional revenue streams aside from city resources, but the CHT continues to rely upon City staff and resources, in part because of the reluctance of foundations and other grant-making individuals and organizations to support government-created nonprofits (since it is assumed the government will fund the nonprofit), and in part because the CHT, unlike most community land trusts, does not collect monthly fees from homeowners (in order to reduce the costs of homeownership); and

WHEREAS, Due to the CHT's close alignment with DOH and its increasing role within the department, the City has determined that the CHT's functions can be as or more efficiently performed as a bureau within the department under a single governance structure, and that its continuing existence as a non-profit organization is not necessary; and

WHEREAS, It is the desire of the Mayor and the City Council to dissolve the CHT and to assume responsibility for all services provided by the CHT; 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. DOH is authorized and directed to take such steps as may be necessary to dissolve the CHT, and the Commissioner of DOH, the Chief Financial Officer and the Budget Director, and their designees (each, an "Authorized Party", and collectively, the "Authorized Parties"), are jointly authorized and directed to execute one or more agreements with the Executive Director and the Board of Directors of the CHT, providing for the orderly dissolution of the CHT and the proper distribution of its assets. Such agreements shall include, without limitation, provisions governing:

(a) disposition (by assignment, payment, termination, transfer, or otherwise) of CLT contracts, obligations, procurements, and projects;

(b) transfer to the City all monies and funds held by or for the CHT;

(c) transfer to the City all real and personal property and tangible and intangible assets of the CHT;

(d) transfer to the City all accounts and other records of the CHT; and

(e) City indemnification of the covered individuals for official acts undertaken within the scope of their duties for and on behalf of the CHT. Covered individuals shall mean Board members, the executive director, and persons employed by the CLT between.

SECTION 3. The City shall assume responsibility for the payment of all lawful debts and obligations of the CHT and the City hereby covenants and agrees to comply with and perform all covenants, obligations and agreements of the CHT, except as may be modified between the City and said creditors and obligees.

SECTION 4. Section 2-44-080 of the Municipal Code of Chicago, known as the 2015 Affordable Requirements Ordinance or 2015 ARO, is hereby amended by deleting the language struck-through and inserting the language underscored, as follows:

2-44-080 2015 Affordable Requirements.

(Omitted text is unaffected by this ordinance.)

(B) Definitions. For purposes of this section, the following definitions shall apply:

(Omitted text is unaffected by this ordinance.)

~~"Chicago Community Land Trust" means the Illinois not-for-profit corporation established by ordinance adopted on January 11, 2006, and published at pages 67997 through 68004 in *the Journal of Proceedings of the City Council* of such date, as amended, and having as its primary mission the preservation of long-term affordability of housing units, or any successor organization.~~

(Omitted text is unaffected by this ordinance.)

(M) ~~Chicago Community Land Trust. The Department may delegate to the Chicago Community Land Trust the administration of this section~~ Reserved.

SECTION 5. Section 2-44-085 of the Municipal Code of Chicago, known as the 2021 Affordable Requirements Ordinance or 2021 ARO, is hereby amended by deleting the language struck-through and inserting the language underscored, as follows:

2-44-085 2021 Affordable Requirements.

(Omitted text is unaffected by this ordinance.)

(B) Definitions. For purposes of this section, the following definitions shall apply:

(Omitted text is unaffected by this ordinance.)

~~"Chicago Community Land Trust" means the Illinois not-for-profit corporation established by ordinance adopted on January 11, 2006, and published at pages 67997 through 68004 in the *Journal of the Proceedings of the City Council of the City of Chicago* of such date, as amended, and having as its primary mission the preservation of long-term affordability of dwelling units, or any successor organization.~~

(Omitted text is unaffected by this ordinance.)

(O) ~~Chicago Community Land Trust; h~~Homebuyer execution and recording of affordable housing covenant and agreement. ~~The Department may delegate to the Chicago Community Land Trust the administration and monitoring of owner-occupied affordable units created under this section.~~ Concurrently with the initial sale of an affordable owner-occupied unit to an eligible household, the eligible household shall execute and record an affordable housing covenant and agreement against the unit. Each affordable housing covenant and agreement shall:

(Omitted text is unaffected by this ordinance.)

(4) grant an option to purchase the unit to the City ~~or the CCLT~~ at the maximum price that could be charged to an eligible household whenever the unit is offered for resale.

SECTION 6. Section 2-44-135 of the Municipal Code of Chicago, known as the Demolition Permit Surcharge Ordinance, is hereby amended by deleting the language struck through and inserting the language underscored, as follows:

2-44-135 Demolition Permit Surcharge Ordinance.

(Omitted text is unaffected by this ordinance.)

(b) Definitions. As used in this section:

(Omitted text is unaffected by this ordinance.)

~~"CCLT" means the Chicago Community Land Trust, as defined in Section 2-44-080(B).~~

(Omitted text is unaffected by this ordinance.)

(f) Deposit And Use Of Revenue. The revenue generated by the surcharge shall be deposited in the Affordable Housing Opportunity Fund described in Section 2-44-085(I) unless such revenue is required to be deposited into another fund pursuant to federal or state law. Such revenue shall be reserved and utilized to pay the administrative costs and expenses of implementing this section and, after subtracting such costs and expenses, transferred to the Department of Housing and allocated to the ~~CCLT. The CCLT shall apply such revenue toward~~ the construction, rehabilitation, or preservation of affordable housing in direct proportion to the revenue collected in each pilot area.

SECTION 7. The Authorized Parties are hereby authorized and directed, subject to the review and approval of the City's Corporation Counsel as to form and legality, to undertake any and all such acts and execute any and all such documents or instruments as may be necessary to effectuate and accomplish the purposes of this ordinance, including, without limitation, the Purchase, Sale, Assignment and Assumption Agreement, attached hereto and incorporated herewith as Exhibit A. Such documents may contain terms and provisions that the Authorized Parties deem appropriate, including indemnification, releases, affidavits and other documents as may be reasonably necessary to acquire legal title to any and all real property, personal property, contracts and funds of the CHT. Notwithstanding the foregoing, the City may not sell any real property acquired from the CHT without City Council approval. The Purchase, Sale, Assignment and Assumption Agreement shall become effective upon the execution by the authorized representatives of the City and CHT.

SECTION 8. The City and CHT shall make best efforts to effectuate the winding-up of the CHT's corporate business and transfer of assets by December 31, 2025.

SECTION 9. 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 10. All ordinances of the City which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 11. This ordinance shall take effect upon its passage and approval.

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

Exhibit "A"
(To Ordinance)

Purchase, Sale, Assignment And Assumption Agreement.

PURCHASE, SALE, ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS **PURCHASE, SALE, ASSIGNMENT AND ASSUMPTION AGREEMENT** (this "Agreement") is made and entered into as of _____, 2025 (the "Effective Date"), by and between the **CHICAGO COMMUNITY LAND TRUST**, d/b/a the Chicago Housing Trust, an Illinois not-for-profit corporation ("Seller"), and the **CITY OF CHICAGO**, an Illinois municipal corporation ("Purchaser"). Seller and Purchaser are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

WHEREAS, Seller desires to sell, convey, assign and transfer ("Transfer"), and Purchaser desires to purchase and assume, all of Seller's assets, tangible and intangible, and the other Property (as hereafter defined), on the terms set forth in this Agreement; and

WHEREAS, on October 17, 2024, the Board of Directors of the Seller passed a resolution authorizing the Seller's Executive Director and Board President to take any and all action necessary to effectuate the transfer of Seller's assets and liabilities to Purchaser and to wind-up and cease operations of the Seller; and

WHEREAS, the Parties have also agreed to conduct the Transfer through mutual cooperation, which requires the Parties to work together in good faith to fulfill the terms of the Agreement, including sharing information and providing necessary support to each other to effectuate the terms of the Agreement; and

WHEREAS, the Parties shall make best efforts to effectuate the winding-up of the CHT's corporate business and Transfer by December 31, 2025, including without limitation the tasks identified in Exhibit E (the "Winding-up Tasks"); and

WHEREAS, it is the intent of the Parties to complete as many Winding-up Tasks as practicable prior to the Closing; and

WHEREAS, pursuant to an ordinance adopted by the City Council of the City of Chicago on _____, 2025, the Chief Financial Officer and the Budget Director of the Purchaser are each authorized to execute this Agreement; and

WHEREAS, pursuant to a duly-authorized resolution of the Board of Directors of the Seller passed on June _____, 2025, the Seller's Board President and Secretary are authorized to execute and attest to this Agreement; and

WHEREAS, the City, through the Commissioner of the Department of Housing ("DOH"), agrees to create an advisory board, which shall initially include the current members of the CHT board, to advise the Commissioner on matters relating to community land trusts, the shared equity approach to long-term affordability and other CHT programming consistent with the CHT mission.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

ARTICLE 1
INCORPORATION OF RECITALS; DEFINITIONS

1.1 Incorporation of Recitals. The recitals set forth above are, by this reference, fully incorporated into and made a part of this Agreement.

1.2 Defined Terms. For purposes of this Agreement, in addition to the terms defined in the foregoing recitals and elsewhere in this Agreement, the following terms, capitalized as shown, shall have the following meanings:

"Bank Accounts" means (i) that particular checking account at Providence Bank and Trust and held in Seller's name, and (ii) that particular savings account at Providence Bank and Trust and held in Seller's name.

"Cash" means all funds remaining in the Bank Accounts as of the Closing Date, reduced to cash, less any amount of funds that the Parties agree to hold back past the Closing Date to pay for final dissolution expenses.

"Closing Date" or "Closing" are defined in Article 8 of this Agreement.

"Contracts" means the contracts listed on Exhibit A attached hereto.

"Restrictive Covenant" means an Affordable Housing Restrictive Covenant and Agreement, Including Resale, Refinancing and Leasing Covenants, Conditions and Restrictions, and Purchase Option Rights between Seller and a buyer of an affordable housing unit created under Section 2-44-085 or Section 2-44-080 of the Municipal Code of Chicago (respectively, the 2021 Affordable Requirements Ordinance and the 2015 Affordable Requirements Ordinance) to preserve the affordability of the affordable unit.

"Intangible and Intellectual Property Rights" means all the Seller's intellectual property and similar tangible and intangible rights, including but not limited to websites, publications, procurements, copyrights, trademarks and patents.

"Personal Property" means the Seller's computers, office equipment, other equipment and files, regardless of where stored.

"Real Property" means the real property listed on Exhibit B attached hereto.

"Seller Indemnitees" means (i) current and former employees of the Seller; and (ii) all current and former Board members of the Seller.

ARTICLE 2
PROPERTY

At the Closing, and subject to the terms set forth in this Agreement, Seller shall sell, convey, transfer and assign to Purchaser, and Purchaser shall purchase and assume from Seller, all right, title and interest of Seller in and to the following (collectively, the "Property"):

(a) the Real Property;
(b) the Restrictive Covenants identified on Exhibit C attached hereto;
(c) the Contracts;
(d) the Personal Property;
(e) the Intangible and Intellectual Property Rights; and
(f) the Cash.

ARTICLE 3
PURCHASE PRICE

For tax and audit purposes, the Parties agree that the purchase price for the Property is Zero Dollars ($00.00).

ARTICLE 4
CONDITION OF THE PROPERTY

4.1 Purchaser acknowledges and agrees that:

(a) the purchase of the Property shall be on an "as is," "where is," "with all faults" basis, subject to wear and tear from the effective date until Closing, and

(b) Seller has no obligation to repair any damage to or defect in the Property.

(c) Upon Closing, Purchaser shall assume the risk that adverse matters may not have been revealed by Purchaser's investigations, and Purchaser, upon Closing, shall be deemed to have waived, relinquished and released Seller and the Seller Indemnitees from and against any and all claims, demands, causes of action (including causes of action in tort), losses, damages, liabilities, costs and expenses (including attorneys' fees and court costs) of any and every kind or character, known or unknown, which Purchaser might have asserted or alleged against Seller and the Seller Indemnitees at any time by reason of or arising out of any defects or physical conditions, violations of any applicable laws (including, without limitation, any environmental laws) and any and all other acts, omissions, events, circumstances or matters regarding the Property.

4.2 Purchaser does hereby forever release and discharge the Seller Indemnitees from any and all liabilities of any and every kind or character, on account of or in any way, directly or indirectly, relating to, concerning, arising out of or founded upon, whether now known or unknown to Purchaser, violations of applicable law including, without limitation, violations of the Americans with Disabilities Act of 1990 and all environmental claims and environmental liabilities.

4.3 This Article 4 shall survive the Closing.

ARTICLE 5
REPRESENTATIONS AND WARRANTIES

5.1 Seller's Representations and Warranties. Seller hereby represents and warrants that:

(a) it is duly formed, validly existing, in good standing in the State of Illinois, and has all requisite power and authority to carry on its business as currently being conducted;

(b) the execution, delivery and performance of this Agreement by it and its consummation of the Closing does not conflict with, result in a breach of, or constitute a default under any applicable law, any of its organizational documents, or any indenture, mortgage, deed of trust or other instrument or agreement to which it is a party or by which it or any of its assets may be bound;

(c) the execution, delivery and performance of this Agreement by it and its consummation of the Closing have been duly authorized by all necessary action on its part, and no further consent, authorization or approval of, or exemption by, or notice to, registration with or any other action by, any Governmental Entity or other governmental authority or agency, is required for its execution, delivery and performance of this Agreement;

(d) assuming due authorization, execution and delivery by the other Party hereto, this Agreement constitutes its legal, valid and binding obligation and is enforceable against it in accordance with its terms, except as such enforceability may be limited by bankruptcy, insolvency, moratorium and other similar laws affecting the rights of creditors generally;

(e) it has the corporate and other legal power and authority (i) to enter into and exercise its rights and perform and comply with its obligations under this Agreement and all other documents relating hereto, and (ii) to take all actions relating to this Agreement and all other documents relating hereto;

(f) there are no unauthorized liens (such as mechanic's liens) on the Property;

(g) there is no current or threatened litigation against the Seller; and

(g) (i) Exhibit D sets forth a true and complete list, as of the Effective Date, of all material insurance policies in force with respect to the Seller, (ii) Seller is not in material default with respect to any provision contained in any such insurance policy, and (iii) there is no material claim pending under any such insurance policy that would reasonably be expected to be denied.

5.2 Purchaser's Representations and Warranties. Purchaser hereby represents and warrants that:

(a) the execution, delivery and performance of this Agreement by it and its consummation of the Closing have been duly authorized by all necessary action on its part, and no further consent, authorization or approval of any other governmental authority or agency is required for the execution, delivery and performance of this Agreemcnt by it;

(b) assuming due authorization, execution and delivery by the other Party hereto, this Agreement constitutes its legal, valid and binding obligation and is enforceable against it in accordance with its terms, except as such enforceability may be limited by bankruptcy, insolvency, moratorium and other similar laws affecting the rights of creditors generally; and

(c) it has the legal power and authority (i) to enter into and exercise its rights and perform and comply with its obligations under this Agreement and all other documents relating hereto, and (ii) to take all actions relating to this Agreement and all other documents relating hereto.

ARTICLE 6
COVENANTS

6.1 Seller's Covenants. Seller covenants that:

(a) it shall make good faith efforts to complete as many Winding-up Tasks as practicable prior to the Closing; and

(b) promptly upon the completion of the Closing, it will complete the winding up of the corporation and, other than Winding-Up Tasks , shall permanently cease doing business;

(b) it will provide Purchaser a copy of the Illinois Secretary of State dissolution notice within 30 days after dissolution occurs;

(c) prior to the Closing, it shall operate the Property in the ordinary course of business;

(d) prior to the Closing, Seller shall not, without Purchaser's prior written consent which shall not be unreasonably withheld, conditioned or delayed, amend, extend, renew or terminate any contracts, except to the extent that such amendment, extension, renewal or termination would not reasonably be expected to have a material adverse effect on the Property or Seller's business, financial condition or results of operation;

(e) prior to the Closing, Seller shall not, without Purchaser's prior written consent, which consent shall not be unreasonably withheld or delayed, make any material capital expenditures with respect to the Property in excess of $1,000 in the aggregate, except for (i) expenditures required by existing contracts that have been disclosed to Purchaser prior to the Effective Date, (ii) expenditures made in response to any emergency, whether caused by war, terrorism, weather events, public health events, outages or otherwise; (iii) expenditures required by applicable law and (iv) expenditures required to effectuate the winding-up of the Seller's organization, including, without limitation, payment of legal and accounting fees;

(f) prior to the Closing, Seller shall maintain (or cause to be maintained) in full force and effect any material insurance policies covering the Property in effect on the Effective Date or replacement policies providing substantially similar coverage in respect thereof; and

(g) prior to Closing, it has provided to Purchaser a complete copy of the Seller's audited financial statements for the fiscal year ended December 31, 2024, prepared in accordance with GAAP applied on a consistent basis, and including a written Management Discussion and Analysis providing a narrative overview and analysis of the Seller's financial activities for the fiscal year ended December 31, 2024.

6.2 Purchaser covenants that

(a) upon the Closing, all Property (including Cash) shall be used by Purchaser for the same purposes for which the Seller was originally incorporated and established;

(b) it shall pay for all final dissolution expenses incurred by Seller to the extent there is insufficient Cash; and

(c) it shall complete all winding-up activities, including the Winding-up Tasks identified on Exhibit E, to the extent Seller is unable to complete such tasks.

6.3 This Article 6 shall survive the Closing.

ARTICLE 7
CLOSING CONDITIONS

7.1 Mutual Closing Conditions.

7.1.1. Satisfaction of Mutual Closing Conditions. The respective obligations of Seller and Purchaser to close the transaction contemplated in this Agreement are subject to the satisfaction at or prior to Closing of the following conditions precedent (the "Mutual Closing Conditions"):

(a) Adverse Proceedings. No litigation or other court action shall have been commenced seeking to obtain an injunction or other relief from such court to enjoin the

consummation of the transaction described in this Agreement, and no preliminary or permanent injunction or other order, decree or ruling shall have been issued by a court of competent jurisdiction or by any governmental authority that would make illegal or invalid or otherwise prevent the consummation of the transaction described in this Agreement.

(b) Adverse Law. No law shall have been enacted that would make illegal or invalid or otherwise prevent the consummation of the transaction described in this Agreement.

(c) Casualty Loss. If any part of the Property is materially damaged or destroyed by fire or any other casualty, Seller shall have given prompt written notice of such casualty to Purchaser.

7.1.2. Failure of Mutual Closing Condition. If any of the Mutual Closing Conditions is not satisfied at Closing, then each Party shall have the right to terminate this Agreement by providing written notice to the other Party, in which case the Parties shall have no further rights or obligations under this Agreement, except for those which expressly survive such termination.

7.2 Purchaser Closing Conditions.

7.2.1. Satisfaction of Purchaser Closing Conditions. In addition to the Mutual Closing Conditions, Purchaser's obligation to close the transaction described in this Agreement is subject to the satisfaction at or prior to Closing of the following conditions precedent (the "Purchaser Closing Conditions"):

(a) Seller's Deliveries. All the Seller Closing Deliveries shall have been delivered to Purchaser.

(b) Representations and Warranties. The representations and warranties of Seller shall remain true and correct as if remade on the Closing Date.

(c) Covenants and Obligations. The material covenants and obligations of Seller in this Agreement shall have been performed in all respects.

7.2.2. Failure of Purchaser Closing Condition. If any of the Purchaser Closing Conditions is not satisfied at Closing, then Purchaser shall have the right, subject to Seller's right to cure under Section 11.2, (i) to terminate this Agreement by providing written notice to Seller, in which case the Parties shall have no further rights or obligations under this Agreement, except those which expressly survive such termination, or (ii) to waive any of the Purchaser Closing Conditions at or prior to Closing.

7.3 Seller Closing Conditions.

7.3.1. Satisfaction of Seller Closing Conditions. In addition to the Mutual Closing Conditions, Seller's obligation to close the transaction contemplated in this Agreement is subject

to the satisfaction at or prior to Closing of the following conditions precedent (the "Seller Closing Conditions"):

(a) Representations and Warranties. The representations and warranties of Purchaser in this Agreement shall be true and correct in all material respects as of the Closing.

(b) Covenants and Obligations. The covenants and obligations of Purchaser in this Agreement shall have been performed in all respects.

7.3.2. Failure of Seller Closing Condition. If any of the Seller Closing Conditions is not satisfied at Closing, then Seller shall have the right (i) to terminate this Agreement by providing written notice to Purchaser, in which case the Parties shall have no further rights or obligations under this Agreement, except those which expressly survive such termination, or (ii) to waive any of the Seller Closing Conditions at or prior to Closing.

ARTICLE 8
CLOSING

8.1 Closing Date. The closing of the transaction described in this Agreement (the "Closing") shall take place on such date, time and place as is agreed to in writing by the Parties hereto. The date on which the Closing occurs is referred to herein as the "Closing Date."

8.2 Closing Deliveries.

8.2.1. Seller's Deliveries. At the Closing, Seller shall deliver or cause to be delivered to Purchaser at Closing, all of the (i) documents set forth in this Section 8.2.1, each of which shall have been duly executed by Seller and acknowledged (if required), and (ii) other items set forth in this Section 8.2.1 (collectively, the "Seller Closing Deliveries"), as follows:

(a) Deeds, in a form agreed to by the Parties, for the Real Property;

(b) Assignment and Assumption of the Restrictive Covenants;

(c) Assignment and Assumption of the Contracts;

(d) Bill of Sale, in a form agreed to by the Parties, for (i) the Personal Property, and (ii) the Intangible and Intellectual Property Rights;

(e) Proof of wire transfer of the Cash to Purchaser's designated account; Purchaser will provide payment for any of Seller's expenses pursuant to Article 6, Section 6.2(b) herein;

(f) Opinion of counsel on such matters as are agreed to by the Parties; and

(g) Such other documents and instruments as may be reasonably requested by Purchaser in order to consummate the transaction described in this Agreement.

8.2.2. Purchaser's Deliveries. At the Closing, Purchaser shall deliver or cause to be delivered to Seller:

(a) A receipt, in a form agreed to by the Parties, evidencing receipt of the Cash by the Purchaser's designated account;

(b) A counterpart of each of the documents and instruments to be delivered by Seller under Section 8.2.1 which require execution by Purchaser; and

(c) Such other documents and instruments as may be reasonably requested by Seller in order to consummate the transaction described in this Agreement.

8.3 Notice to Others. At Seller's option, Seller shall send an announcement or notification, in form and substance reasonably acceptable to Purchaser, to interested parties as of the Closing informing such persons or entities of the change in ownership of the Property.

ARTICLE 9
REMEDIES

9.1 Remedies. Each of the Parties hereto acknowledges that the rights of each Party to consummate the transactions contemplated hereby are unique and recognizes and affirms that, in the event of a breach of this Agreement by any Party, money damages may be inadequate, and the other Party may have no adequate remedy at law. Accordingly, the Parties agree that such other Party shall have the right, in addition to any other rights and remedies existing in their favor at law or in equity, to enforce their rights and the other Party's obligations hereunder not only by an action or actions for damages but also by an action or actions for specific performance, injunctive and/or other equitable relief (without posting of bond or other security) instituted in any court of the United States or any state thereof having jurisdiction over the Parties and the matter.

9.2 Seller's Right to Cure. Purchaser shall not have the right to exercise its remedies under Section 9.1 for a Seller default or Section 7.2.2 for a failure of a Purchaser Closing Condition (a "Purchaser Closing Condition Failure") unless Purchaser has provided written notice to Seller specifying in reasonable detail the nature of the Seller default or Purchaser Closing Condition Failure (as the case may be), and Seller has not cured such Seller default or Purchaser Closing Condition Failure (as the case may be) within 15 days after Seller's receipt of such notice, in which case the Closing shall be postponed until such later date agreed to by the Parties in writing.

ARTICLE 10
DEFENSE; INDEMNIFICATION

Immediately upon the occurrence of the Closing, the Purchaser shall defend, indemnify and hold harmless the Seller and the Seller Indemnitees from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of actions, expenses and settlements suffered or incurred by the Seller or the Seller Indemnitees arising from or in connection with official acts undertaken within the scope of their duties for and on behalf of the Seller. The defense and indemnification obligations under this Article 10 shall survive the expiration or termination of this Agreement.

ARTICLE 11
MISCELLANEOUS PROVISIONS

11.1 Notices. All notices, requests, demands and other communications required to be provided by any Party under this Agreement shall be in writing and delivered, at the sending Party's cost and expense, by (i) personal delivery, (ii) certified U.S. mail, with postage prepaid and return receipt requested, (iii) overnight courier service, or (iv) in PDF format by electronic mail transmission, with a verification copy sent on the same day by any of the methods set forth in clauses (i), (ii) or (iii), to the recipient Party at the following address or facsimile number:

If to Seller:

Chicago Housing Trust
c/o City of Chicago Department of Housing
121 N. LaSalle Street, Room 1006
Chicago, IL 60602
Attention: Executive Director
(312) 744-2582

With a copy to:

Elrod Friedman LLP
350 N. Clark St., Second Floor
Chicago, IL 60654
Attention: Kelley A. Gandurski
[redacted]
312-528-5199

If to Purchaser:

City of Chicago
Department of Finance
121 North LaSalle Street, Room 700
Chicago, Illinois 60602
Attention: Chief Financial Officer

With Copies To:

City of Chicago
Department of Law
121 North LaSalle Street, Room 600
Chicago, Illinois 60602
Attention: Real Estate Division

11.2 Cooperation. Each Party agrees to cooperate fully with the other Party, execute such further instruments, documents and agreements as are necessary or appropriate to give effect to the Agreement, and give such further written assurances as may be reasonably requested by the other Party to evidence and reflect and to carry out and effectuate the provisions and purposes of this Agreement.

11.3 Third Party Beneficiaries. This Agreement shall not confer any rights or remedies on any Person other than (i) the Parties and their respective successors and assigns, and (ii) any Seller Indemnitee to the extent such Seller Indemnitee is expressly provided any right of defense or indemnification in this Agreement.

11.4 Governing Law. This Agreement shall be governed by the laws of the state of Illinois, without giving effect to any principles regarding conflict of laws.

11.5 Severability. If any term or provision of this Agreement is held to be or rendered invalid or unenforceable at any time in any jurisdiction, such term or provision shall not affect the validity or enforceability of any other terms or provisions of this Agreement, or the validity or enforceability of such affected term or provision at any other time or in any other jurisdiction.

11.6 Incorporation of Recitals. Exhibits and Schedules. The recitals to this Agreement, and all exhibits and schedules referred to in this Agreement, are incorporated herein by such reference and made a part of this Agreement. Any matter disclosed in any schedule to this Agreement shall be deemed to be incorporated in all other schedules to this Agreement.

11.7 Entire Agreement. This Agreement sets forth the entire understanding and agreement of the Parties hereto and shall supersede any agreements and understandings (written or oral) between the Parties on or prior to the Effective Date with respect to the transaction described in this Agreement.

11.8 Amendments, Waivers and Termination of Agreement. No amendment or modification to any terms or provisions of this Agreement, waiver of any covenant, obligation, breach or default under this Agreement or termination of this Agreement (other than as expressly provided in this Agreement), shall be valid unless in writing and executed and delivered by each of the Parties.

11.9 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute one agreement with the same effect as if the Parties had signed the same signature page.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their respective duly authorized officers as of the day and year first above written.

CITY OF CHICAGO, a municipal corporation

By: _____
Jill Jawarski
Chief Financial Officer

CHICAGO HOUSING TRUST, an Illinois not-for-profit corporation

By: _____
Joy Aruguete
Board President

Attested to by:

_____
Kathy Tholin, Secretary

[(Sub)Exhibit "C" referred to in this Purchase, Sale, Assignment and Assumption Agreement unavailable at time of printing.]

(Sub)Exhibits "A", "B", "D" and "E" referred to in this Purchase, Sale, Assignment and Assumption Agreement read as follows:

(Sub)Exhibit "A".
(To Purchase, Sale, Assignment And Assumption Agreement)

Contracts.

1. ORBA
2. Prado & Renteria
3. Elrod Friedman LLP
4. Digital Communities
5. Eventbrite
6. GSN Annual Membership
7. Hostgator
8. Elementor
9. QR Chimp
10. Zoom Subscription
11. Herrera Landscape & Snow Removal -- 6633 South St. Lawrence Avenue and 2330 South Drake Avenue.
12. DAWGS -- vacant property security for 6633 South St. Lawrence Avenue.
13. Exit Strategy Realty
14. Grant Agreement between Chicago Housing Trust, as Grantor, and Pilsen Housing Cooperative, as grantee
15. Grant Agreement between Chicago Housing Trust, as Grantor, and Community for Affordable Housing, as grantee
16. Grant Agreement between US Bank, as Grantor, and Chicago Housing Trust, as grantee.

(Sub)Exhibit "B".
(To Purchase, Sale, Assignment And Assumption Agreement)

Real Property.

Fee:

1. 6631 -- 6633 South St. Lawrence Avenue, Chicago, Illinois 60637
   Permanent Index Numbers: 20-22-228-012 and -013
   Improved with a 2-flat.

2. 6632 -- 6634 South St. Lawrence Avenue, Chicago, Illinois 60637
   Permanent Index Numbers: 20-22-227-037 and -038
   Vacant lots.

3. 2330 South Drake Avenue, Chicago, Illinois 60623
   Permanent Index Number: 16-26-208-031-0000
   Improved with a 3-bedroom worker's cottage.

Leasehold Estate:

4. 1439 North Springfield Avenue, Chicago, Illinois 60651
   Permanent Index Number: 16-02-110-009-0000
   99-year leasehold estate
   Improved with a bungalow.

(Sub)Exhibit "D".
(To Purchase, Sale, Assignment And Assumption Agreement)

Insurance Policies In Effect As Of The Closing Date.

Philadelphia Insurance -- Business Owner's Property

Philadelphia Insurance -- Directors and Officers

Byrne & Byrne -- Property Insurance -- 2330 South Drake Avenue

Byrne & Byrne -- Property Insurance -- 6633 South St. Lawrence Avenue

(Sub)Exhibit "E".
(To Purchase, Sale, Assignment And Assumption Agreement)

Winding-Up Tasks.

The Parties agree to cooperate to complete the following tasks:

-- Preparing, completing, reporting, and sending to the IRS any required filings of Seller for the year 2025;

-- Transferring, accounting and reporting of any assets as required by law;

-- Cancelling or transferring any existing contracts as noted in (Sub)Exhibits A and D;

-- Preparing, finalizing, and sending any necessary documentation to formally dissolve the Seller's corporate status with the State of Illinois as it may occur, no later than March 31, 2026;

-- Preparing, completing, finalizing, and sending any other documentation as required law.

-- Payment of legal and accounting fees;

-- Current Seller program administration;

-- Creating an advisory board initially consisting of the members of Seller's current Board of Directors to provide advice and guidance to Seller's Department of Housing and creating guidelines, processes and procedures for the advisory board;

-- Notifying all participants of the CHT programming of the transfer of assets and agreements to the City of Chicago; and

-- Transferring from CHT any and all open legal matters, including, without limitation, enforcement actions.

SALE OF CITY-OWNED PROPERTY AT 5413 S. CALUMET AVE. TO LAKE PARK ASSOCIATES, INC. UNDER REAL ESTATE EXCHANGE AGREEMENT.
[O2025-0020526]

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

CHICAGO, December 5, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on December 3, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 5413 South Calumet Avenue to Lake Park Associates, Inc. under real estate exchange agreement (20th Ward) (O2025-0020526), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the said proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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 owns the real property located at 5413 South Calumet Avenue, Chicago, Illinois, as legally described on Exhibit A attached hereto and made a part hereof (the "City Exchange Property"); and

WHEREAS, The City Property is a vacant, approximately 3,971 square foot lot; and

WHEREAS, The appraised fair market value of the City Property, as of September 27, 2023, is $23,826; and

WHEREAS, Lake Park Associates, Inc., an Illinois corporation ("LPA"), owns the real property located at 5526 South Dr. Martin Luther King, Jr. Drive, Chicago, Illinois, as legally described on Exhibit B attached hereto and made a part hereof (the "LPA Property"); and

WHEREAS, The LPA Property is a vacant, approximately 4,350 square foot lot; and

WHEREAS, The appraised fair market value of the LPA Property, as of September 27, 2023, is $43,500; and

WHEREAS, The City has agreed to sell the City Exchange Property to LPA, and, in exchange, LPA has agreed to sell the LPA Property to the City. The City currently owns the vacant parcels of land located at 5520, 5532 and 5538 South Dr. Martin Luther King, Jr. Drive, Chicago, Illinois 60637, as legally described on Exhibit C attached hereto (the "Current City-owned Property"); and

WHEREAS, The Current City-owned Property and the LPA Property, after the City acquires title to the LPA Property, are hereinafter referred to as the "Development Property," and legally described on Exhibit D attached hereto; and

WHEREAS, The Development Property consists of approximately 24,204 square feet and is located in the Washington Park Community Area; and

WHEREAS, Chicago Torture Justice Memorials Foundation, an Illinois not-for-profit corporation (the "Developer"), desires to purchase the Property to construct a memorial site to honor victims of abuse by the Chicago Police Department (the "Project"); and

WHEREAS, Pursuant to ordinances adopted by the City Council of the City (the "City Council") on October 8, 2014 and published in the Journal of the Proceedings of the City Council of such date, the City Council: (i) approved a certain redevelopment plan and project ("Redevelopment Plan") for the Washington Park Tax Increment Financing Redevelopment Project Area ("Redevelopment Area") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1, et seq.) (the "Act"); (ii) designated the Redevelopment Area as a redevelopment project area pursuant to the Act; and (iii) adopted tax increment financing pursuant to the Act as a means of financing certain Redevelopment Area redevelopment project costs (as defined in the Act) incurred pursuant to the Redevelopment Plan; and

WHEREAS, The Redevelopment Plan and the use of tax increment financing provide a mechanism to support new growth through leveraging private investment, and helping to finance land acquisition, demolition, remediation, site preparation and infrastructure for new development in the Redevelopment Area; and

WHEREAS, The use of the Development Property for the Project is consistent with the Redevelopment Plan for the Redevelopment Area; and

WHEREAS, The Development Property is located in the Redevelopment Area; and

WHEREAS, The Project is consistent with the Redevelopment Plan; and

WHEREAS, The Development Property has an appraised value of $277,981; and

WHEREAS, The City has agreed to sell the Development Property to the Developer for One Dollar ($1.00) per parcel, for an aggregate purchase price of Four Dollars ($4.00) (such aggregate dollar amount, the "Purchase Price"); and

WHEREAS, Public notices advertising the City's intent to exchange the City Exchange Property for the LPA Property and to convey the LPA property to the Developer were published in the *Chicago Tribune* on April 1, 8, 15 and 29, 2025; and

WHEREAS, Public notices advertising the City's intent to enter into a negotiated sale of the Current City-owned Property with the Developer and requesting alternative proposals appeared in the *Chicago Tribune* on April 1, 8, 15 and 29, 2025; and

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

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

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. The City Council hereby approves the City's conveyance of the City Exchange Property to LPA in exchange for LPA's conveyance of the LPA Property to the City. This approval is expressly conditioned upon the City entering into a real estate exchange agreement with LPA substantially in the form attached hereto as Exhibit E (the "Real Estate Exchange Agreement"). The Commissioner of the 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 the Real Estate Exchange Agreement, with such changes, deletions and insertions as shall be approved by the Commissioner, and such other supporting documents as may be necessary or appropriate to carry out and comply with the provisions of this ordinance and the Real Estate Exchange Agreement, including but not limited to indemnification, releases, affidavits and other documents to remove exceptions from title.

SECTION 3. The City Council hereby approves the sale of the Development Property to the Developer or a Developer Entity (as defined below) for the Purchase Price. This approval is expressly conditioned upon the City entering into a redevelopment agreement with the Developer or the Developer Entity substantially in the form attached hereto as Exhibit F (the "Redevelopment Agreement"). 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 Redevelopment Agreement, with such changes, deletions and insertions as shall be approved by the Commissioner, and such other supporting documents as may be necessary or appropriate to carry out and comply with the provisions of this ordinance and the Redevelopment Agreement, including but not limited to indemnification, releases, affidavits and other documents to remove exceptions from title.

SECTION 4. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, one or more quitclaim deed(s) conveying the Property to the Developer, or to a land trust of which the Developer is the sole beneficiary, or to an entity of which the Developer is the sole controlling party, or to an entity which is comprised of the same principal parties (each, a "Developer Entity"), subject to those covenants, conditions and restrictions set forth in the Redevelopment Agreement.

SECTION 5. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, one or more quitclaim deed(s) conveying the City Exchange Property to LPA, or to a land trust of which LPA is the sole beneficiary, or to an entity of which LPA is the sole controlling party, or to an entity which is comprised of the same principal parties, subject to those covenants, conditions and restrictions set forth in the Real Estate Exchange Agreement.

SECTION 6. 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 7. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby superseded to the extent of such conflict.

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

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Exchange Property.

(Subject To Final Commitment And Survey)

The north 21.4 feet of Lot 22 and Lot 23 (except the north 44.6 feet) in Jenning's Subdivision of Block 7 in Jenning's and Moffat's Subdivision of the south 60 acres of the east 1/2 of the southwest 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As:

5413 South Calumet Avenue
Chicago, Illinois 60615.

Permanent Index Number:

20-10-316-003-0000.

Exhibit "B".
(To Ordinance)

Legal Description Of LPA Property.

(Subject To Final Commitment And Survey)

Lot 6 in Edgar M. Snow and Co.'s Subdivision of Lots 16 and 15 (except the east 37 feet of Lot 15) in Block 2 of Yerby's Subdivision of the north 1/2 of the north 1/2 of the northwest 1/4 and the west 1/2 of the northeast 1/4 of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As:

5526 South Dr. Martin Luther King, Jr. Drive
Chicago, Illinois 60637.

Permanent Index Number:

20-15-106-019-0000.

Exhibit "C".
(To Ordinance)

Legal Description Of Current City-Owned Property.

(Subject To Final Commitment And Survey)

Parcel 1:

Lots 7 and 8 in Edgar M. Snow and Co.'s Subdivision of Lots 16 and 15 (except the east 37 feet of Lot 15) of Block 2 of Yerby's Subdivision of the north 1/2 of the north 1/2 of the northwest 1/4 and the west 1/2 of the northeast 1/4 of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

5520 South Dr. Martin Luther King, Jr. Drive
Chicago, Illinois 60637.

Permanent Index Number:

20-15-106-018-0000.

Parcel 2:

Lot 5 in Edgar M. Snow and Co.'s Subdivision of Lots 16 and 15 (except the east 37 feet of Lot 15) in Block 2 of Yerby's Subdivision of the north 1/2 of the north 1/2 of the northwest 1/4 and the west 1/2 of the northeast 1/4 of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

5532 South Dr. Martin Luther King, Jr. Drive
Chicago, Illinois 60637.

Permanent Index Number:

20-15-106-020-0000.

Parcel 3:

Lot 4 in Edgar M. Snow and Co.'s Subdivision of Lots 16 and 15 (except the east 37 feet of Lot 15) in Block 2 of Yerby's Subdivision of the north 1/2 of the north 1/2 of the northwest 1/4 and the west 1/2 of the northeast 1/4 of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

5538 South Dr. Martin Luther King, Jr. Drive
Chicago, Illinois 60637.

Permanent Index Number:

20-15-106-021-0000.

Exhibit "D".
(To Ordinance)

Legal Description Of Development Property.

(Subject To Final Commitment And Survey)

Parcel 1:

Lots 7 and 8 in Edgar M. Snow and Co.'s Subdivision of Lots 16 and 15 except the east 37 feet of Lot 15 of Block 2 of Yerby's Subdivision of the north 1/2 of the north 1/2 of the northwest 1/4 and the west 1/2 of the northeast 1/4 of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

5520 South Dr. Martin Luther King, Jr. Drive
Chicago, Illinois 60637.

Permanent Index Number:

20-15-106-018-0000.

Parcel 2:

Lot 6 in Edgar M. Snow and Co.'s Subdivision of Lots 16 and 15 (except the east 37 feet of Lot 15) in Block 2 of Yerby's Subdivision of the north 1/2 of the north 1/2 of the northwest 1/4 and the west 1/2 of the northeast 1/4 of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

5526 South Dr. Martin Luther King, Jr. Drive
Chicago, Illinois 60637.

Permanent Index Number:

20-15-106-019-0000.

Parcel 3:

Lot 5 in Edgar M. Snow and Co.'s Subdivision of Lots 16 and 15 (except the east 37 feet of Lot 15) in Block 2 of Yerby's Subdivision of the north 1/2 of the north 1/2 of the northwest 1/4 and the west 1/2 of the northeast 1/4 of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

5532 South Dr. Martin Luther King, Jr. Drive
Chicago, Illinois 60637.

Permanent Index Number:

20-15-106-020-0000.

Parcel 4:

Lot 4 in Edgar M. Snow and Co.'s Subdivision of Lots 16 and 15 (except the east 37 feet of Lot 15) in Block 2 of Yerby's Subdivision of the north 1/2 of the north 1/2 of the northwest 1/4 and the west 1/2 of the northeast 1/4 of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

5538 South Dr. Martin Luther King, Jr. Drive
Chicago, Illinois 60637.

Permanent Index Number:

20-15-106-021-0000.

Exhibit "E".
(To Ordinance)

Real Estate Exchange Agreement.

This REAL ESTATE EXCHANGE AGREEMENT ("**Agreement**") is entered as of _____, 2025 ("**Effective Date**"), by and between THE CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of government ("**City**"), acting by and through its Department of Planning and Development ("**DPD**"), with a principal place of business at 121 N. LaSalle Street, Room 1000, Chicago, Illinois 60602, and LAKE PARK ASSOCIATES, INC., an Illinois corporation ("**LPA**"), with a principal place of business at 5235 S. Harper Court, Suite 927, Chicago, IL 60615. Each of City, DPD, and LPA may be referred to herein as a "**Party**" or, collectively, as the "**Parties.**"

RECITALS

WHEREAS, the City owns the real property located at 5413 S. Calumet Avenue, Chicago, Illinois, as legally described on **Exhibit A** attached hereto and made a part hereof (the "**City Property**"); and

WHEREAS, the City Property is a vacant, approximately 3,971 square foot lot; and

WHEREAS, the appraised fair market value of the City Property, as of September 27, 2023, is $23,826; and

WHEREAS, LPA owns the real property located at 5526 S. Dr. Martin Luther King Jr. Drive, Chicago, Illinois, as legally described on **Exhibit B** attached hereto and made a part hereof (the "**LPA Property**"); and

WHEREAS, the LPA Property is a vacant, approximately 4,350 square foot lot; and

WHEREAS, the appraised fair market value of the LPA Property, as of September 27, 2023, is $43,500; and

WHEREAS, the City has agreed to sell the City Property to LPA, and, in exchange, LPA has agreed to sell the LPA Property to the City, all in accordance with the terms and conditions of this Agreement; and

WHEREAS, the City Council of the City (the "**City Council**"), pursuant to an ordinance adopted on _____, 2025, and published at pages _____ through _____ in the Journal of the Proceedings of the City Council for such date, authorized, subject to the execution, delivery, and recording of this Agreement, the City's sale of the City Property to LPA, and the City's acquisition of the LPA Property from LPA;

NOW, THEREFORE, in consideration of the above recitals and for the mutual covenants and consideration set forth herein, City agrees to sell the City Property to LPA, LPA agrees to purchase the City Property from the City, LPA agrees to sell to the LPA Property to the City, and the City agrees to purchase the LPA Property from LPA, on the terms and conditions set forth herein:

Section 1. Incorporation of Recitals.

The foregoing recitals constitute an integral part of this Agreement and are incorporated herein by this reference with the same force and effect as if set forth herein as agreements of the parties.

Section 2. Consideration.

The City's consideration for its purchase of the LPA Property is the City's conveyance of the City Property to LPA. LPA's consideration for its purchase of the City Property is LPA's conveyance of the LPA Property to the City.

Section 3. Closings. The closing of the conveyance of the City Property from the City to LPA (the "**5413 Calumet Closing**"), and the closing of the conveyance of the LPA Property from LPA to the City (the "**5226 MLK Closing**") (the 5413 Calumet Closing, together with the 5226 MLK Closing, the "**Closings**"), shall occur within 15 days after the later of the expiration or waiver by LPA and the City in writing of the contingencies in Section 13 hereof at the offices of the Commercial Division of Greater Illinois Title Insurance Company (the "**Title Company**"), 120 N. Lasalle Street, Suite 900, Chicago, Illinois 60602. At the Closings, the City and LPA shall each deliver into escrow the documents provided for under this Agreement. The Closings shall be through an escrow with the Title Company. LPA shall pay the cost of the closing escrow, recording and all other closing costs for the 5226 MLK Closing. The City shall pay the cost of the closing escrow, recording and all other closing costs for the 5413 Calumet Closing. The date on which the 5413 Calumet Closing and the 5226 MLK Closing occur is the "**Closing Date**."

Section 4. Transfer Taxes. The real estate transactions contemplated by this Agreement are exempt from transfer taxes as a transfer to or from a governmental body.

Section 5. Deed and Closing Documents.

(a) At the 5413 Calumet Closing, the City shall execute and deliver to LPA, or cause to be executed and delivered to LPA, a recordable quit claim deed for the City Property, in customary form reasonably acceptable to the parties. The City shall also deliver to the Title Company at the 5413 Calumet Closing all necessary state, county and municipal real estate transfer tax declarations, a City of Chicago water certification, a non-foreign certification, an ALTA statement, and a settlement statement which is consistent with this Agreement. The City will not provide an affidavit of title or personal undertaking. At or prior to the 5413 Calumet Closing, LPA shall deliver all documents and instruments, each executed and acknowledged (where appropriate) by LPA, which the City may reasonably determine are necessary to evidence the authority of LPA to enter into and perform this Agreement.

(b) At the 5226 MLK Closing, which shall occur contemporaneously with the 5413 Calumet Closing, LPA shall execute and deliver to the City, or cause to be executed and delivered to LPA, a recordable special warranty deed, in customary form reasonably acceptable to the parties. LPA shall also deliver to the Title Company at the 5226 MLK Closing all necessary state, county and municipal real estate transfer tax declarations, a City of Chicago water certification, a non-foreign certification, an ALTA statement and a settlement statement which is consistent with this Agreement. LPA will not provide an affidavit of title or personal

undertaking. At or prior to 5226 MLK Closing, the City shall deliver to LPA a copy of the City ordinance that authorizes the City's execution of this Agreement.

Section 6. As-Is Sale.

(a) LPA acknowledges that it has had or will have adequate opportunity to inspect and evaluate the structural, physical and environmental condition and risks of the City Property and accepts the risk that any inspection may not disclose all material matters affecting the City Property. The City acknowledges that it has had or will have adequate opportunity to inspect and evaluate the structural, physical and environmental condition and risks of the LPA Property and accepts the risk that any inspection may not disclose all material matters affecting the LPA Property. Notwithstanding anything to the contrary contained in this Agreement, it is expressly understood and agreed that LPA is buying the City Property, and the City is buying the LPA Property, each in its "as is" and "where is" condition as of the time of closing, and with all faults and defects, latent or otherwise, and that neither the City nor LPA has made or does make any covenant, representation or warranty, express or implied, of any kind, or give any indemnification of any kind to the City or to LPA, respectively, regarding the physical, structural or environmental condition or value of the City Property or the LPA Property, respectively, or its compliance with any statute, ordinance or regulation, its habitability, suitability, merchantability or fitness for any purpose whatsoever. LPA and the City each acknowledges that it is relying solely upon its own inspection and other due diligence activities 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, or LPA or its agents or employees with respect thereto, respectively. LPA agrees that it is LPA's sole responsibility and obligation to perform any work and take such other action as is necessary to put the City Property in a condition which is suitable for its intended use. The City agrees that it is the City's sole responsibility and obligation to perform any work and take such other action as is necessary to put the LPA Property in a condition which is suitable for its intended use.

(b) LPA acknowledges that the City is not liable for, or bound in any manner by, any express or implied warranties, guarantees, promises, statements, inducements, representations or information pertaining to the City Property made or furnished by any real estate agent, broker, employee, or other person representing or purporting to represent the City, including, without limitation, with respect to the physical condition, size, zoning, income potential, expenses or operation thereof, the uses that can be made of the same or in any manner or thing with respect thereof. The City acknowledges that LPA is not liable for, or bound in any manner by, any express or implied warranties, guarantees, promises, statements, inducements, representations or information pertaining to the LPA Property made or furnished by any real estate agent, broker, employee, or other person representing or purporting to represent LPA, including, without limitation, with respect to the physical condition, size, zoning, income potential, expenses or operation thereof, the uses that can be made of the same or in any manner or thing with respect thereof.

(c) LPA, on behalf of itself and its successors and assigns, and their respective officers, directors, employees, members, managers, agents and representatives (collectively, **"LPA Parties"**), expressly releases, renounces and waives any claims or causes of action it may have against the City, its officers, agents and employees, under any existing or future theory of law (federal, state or local, or by common law), 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, based upon, arising out of or in any way connected with, directly or indirectly, the structural, physical or

environmental condition of the City Property, including, without limitation, the presence or suspected presence of hazardous or toxic materials, substances, wastes or other environmentally regulated substances, or other contaminants or pollutants in, on, under or about the City Property, and shall undertake and discharge all liabilities of the City arising from any structural, physical or environmental condition that existed on the City Property prior to the Closing.

(d) The City, on behalf of itself and its successors and assigns, and their respective officers, directors, employees, members, managers, agents and representatives (collectively, "**City Parties**"), expressly releases, renounces and waives any claims or causes of action it may have against LPA, its officers, agents and employees, under any existing or future theory of law (federal, state or local, or by common law), 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, based upon, arising out of or in any way connected with, directly or indirectly, the structural, physical or environmental condition of the LPA Property, including, without limitation, the presence or suspected presence of hazardous or toxic materials, substances, wastes or other environmentally regulated substances, or other contaminants or pollutants in, on, under or about the LPA Property, and shall undertake and discharge all liabilities of the City arising from any structural, physical or environmental condition that existed on the LPA Property prior to the Closing.

(e) This Section 6 shall survive the closing.

Section 7. Environmental Matters

(a) LPA provided the City with a Phase I Environmental Site Assessment ("**Phase I ESA**") compliant with ASTM E-1527-13 conducted or updated within 180 days prior to the conveyance of the City Property. The City was named in a reliance letter for the Phase I ESA.

(b) LPA acknowledges that, except in the case of information specifically designated by LPA to be treated confidentially as a trade secret or secret process, the City may make environmental assessments, hazardous material building surveys, Illinois Environmental Protection Agency site remediation program submittals, or similar environmental documents relating to the property publicly available, and Applicant/Grantee consents to the City's publication of those documents.

Section 8. City Representations and Warranties. The City represents and warrants to LPA as follows, which representations and warranties shall be deemed to be remade as of the closing and shall survive the closing for a period of one (1) year:

(a) The City is authorized by the Illinois Constitution and/or Illinois law to enter into this Agreement and consummate the transaction contemplated by this Agreement.

(b) There are no other contracts of sale or leases or, to the Commissioner of DPD's actual knowledge, license agreements or other agreements granting any third parties the right to purchase, use or occupy the City Property.

(c) After the Effective Date, the City shall not enter into any new leases, license agreements or other contracts with respect to the City Property that will survive the 5413 Calumet Closing without the prior written consent of LPA.

(d) To the Commissioner of DPD's actual knowledge, there are no unresolved citations or violations relating to the City Property under any applicable governmental laws, ordinances, codes, rules and regulations, including, without limitation, zoning ordinances, building codes and environmental laws. If the City receives notice of any such citation or violation, it shall promptly notify LPA, and any amounts due shall be paid in full by the City at or prior to the 5413 Calumet Closing, but not the costs of cure of the underlying condition that occasioned the citation or violation.

(e) To the Commissioner of DPD's actual knowledge, there is no pending or threatened condemnation or eminent domain action or proceeding relating to the City Property.

Section 9. LPA Representations and Warranties. LPA represents and warrants to the City as follows, which representations and warranties shall be deemed to be remade as of the closing and shall survive the closing for a period of one (1) year:

(a) LPA is an Illinois corporation duly organized, validly existing, and qualified to do business in the state of Illinois. LPA has the right, power and authority to execute, deliver and perform this Agreement. The execution, delivery and performance by LPA of its obligations under this Agreement has been duly authorized by all necessary corporate action, and does not violate LPA's articles of incorporation or by-laws, as the same may be amended and supplemented, nor any applicable provision of law, nor does it constitute a material breach of, default under or require any consent under any agreement, instrument or document to which LPA is now a party or by which it is now or may become bound.

(b) There are no other contracts of sale or leases or, to LPA's actual knowledge, license agreements or other agreements granting any third parties the right to purchase, use or occupy the LPA Property.

(c) After the Effective Date, LPA City shall not enter into any new leases, license agreements or other contracts with respect to the LPA Property that will survive the 5226 MLK Closing without the prior written consent of the City.

(d) To LPA's actual knowledge, there are no unresolved citations or violations relating to the LPA Property under any applicable governmental laws, ordinances, codes, rules and regulations, including, without limitation, zoning ordinances, building codes and environmental laws. If LPA receives notice of any such citation or violation, it shall promptly notify the City, and any amounts due shall be paid in full by LPA at or prior to the 5226 MLK Closing, but not the costs of cure of the underlying condition that occasioned the citation or violation.

(e) To LPA's actual knowledge, there is no pending or threatened condemnation or eminent domain action or proceeding relating to the LPA Property.

(f) LPA has not made or caused to be made, directly or indirectly, any payment, gratuity or offer of employment in connection with this 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 this Agreement or any City Contract with LPA in violation of Chapter 2-156-120 of the Municipal Code of Chicago (the "**Municipal Code**").

(g) All certifications and statements contained in the Economic Disclosure Statement and Affidavit submitted to the City by LPA (and any legal entity holding an interest in LPA) are

true, accurate and complete as of the date of certification and the date of the 5226 MLK Closing. LPA represents that it does not have any outstanding water bills, traffic or parking tickets, or other obligations to the City.

Section 10. Possession; Condition of Property at Closing.

(a) The City agrees to surrender possession of the City Property at the 5413 Calumet Closing. If the City Property is not materially in the same condition on the date of the 5413 Calumet Closing as it was on the Effective Date, ordinary wear and tear excepted, LPA shall have as its sole remedy the right to terminate this Agreement; provided, however, LPA shall first deliver written notice to the City of the objectionable condition and allow the City thirty (30) days (or such longer period as shall be reasonably necessary) to restore the City Property to its prior condition. Notwithstanding anything to the contrary contained in this Agreement, the City shall have no obligation in the event of casualty or other loss or destruction to restore the City Property to its prior condition.

(b) LPA agrees to surrender possession of the LPA Property at the 5226 MLK Closing. If the LPA Property is not materially in the same condition on the date of the 5226 MLK Closing as it was on the Effective Date, ordinary wear and tear excepted, the City shall have as its sole remedy the right to terminate this Agreement; provided, however, the City shall first deliver written notice to LPA of the objectionable condition and allow LPA thirty (30) days (or such longer period as shall be reasonably necessary) to restore the LPA Property to its prior condition. Notwithstanding anything to the contrary contained in this Agreement, LPA shall have no obligation in the event of casualty or other loss or destruction to restore the LPA Property to its prior condition.

Section 11. Title and Survey.

(a) LPA shall be solely responsible for and shall pay all costs associated with obtaining a title commitment for an owner's policy of title insurance for the City Property issued by the Title Company (including all search, continuation and later-date fees), and obtaining title insurance, extended coverage or any other endorsements it deems necessary. LPA shall be responsible for obtaining any utility letters or other documents needed to obtain extended coverage.

(b) The City shall be solely responsible for and shall pay all costs associated with obtaining a title commitment for an owner's policy of title insurance for the LPA Property issued by the Title Company (including all search, continuation and later date fees), and obtaining title insurance, extended coverage or any other endorsements it deems necessary. The City shall be responsible for obtaining any utility letters or other documents needed to obtain extended coverage.

Section 12. Brokerage Commissions. The City and LPA represent and warrant to each other that there are no real estate sales or brokerage commissions or like commissions that are or may be due in connection with this transaction. Each Party shall indemnify, defend (with legal counsel reasonably acceptable to the other Party) and hold harmless the other Party for, from and against any claims by third parties made by or through the acts of such Party, for real estate or brokerage commissions, or a finder's fee, in connection with the transactions provided herein, and all costs and expenses incurred by the other Party in connection therewith including, but not limited to, reasonable attorneys' fees.

Section 13. Non-Foreign Person. The City and LPA each represents and warrants that it is not a foreign person as defined in Section 1445 of the Internal Revenue Code of 1986, as amended, and is therefore exempt from the withholding requirements of said Section 1445. At closing, if required by the Title Company to issue the Title Policy, the City and LPA shall each furnish to the Title Company at the Closings a non-foreign certification in a form reasonably acceptable to the Title Company. The City agrees to indemnify LPA from any liability, loss, cost and expense, including reasonable attorney's fees and expenses, which result from any inaccuracy in representation and warranty set forth above or in the City's said non-foreign certification. LPA agrees to indemnify the City from any liability, loss, cost and expense, including reasonable attorney's fees and expenses, which result from any inaccuracy in representation and warranty set forth above or in the LPA's said non-foreign certification.

Section 14. Days and Time. Any reference in this Agreement to a "day" or "days" shall mean a calendar day or days, and not a business day or days, unless the provision expressly refers to a "business" day or day. In the event that a day or date or the last day of a period provided for or referred to in this Agreement shall fall on a Saturday, Sunday or legal holiday in the City of Chicago, then such day or date or the last day of such period shall be automatically extended to the next day which is not a Saturday, Sunday or legal holiday in the City of Chicago. If the term "business day" is used in this Agreement, such term means any day which is not a legal holiday in the City of Chicago.

Section 15. Time of Essence. Time is of the essence of this Agreement and of each and every provision hereof.

Section 16. Notices. All notices and other communications provided for in this Agreement ("**Notices**") shall be in writing. A Notice may be given by a Party or by a Party's attorney. The "**Notice Addresses**" of the Parties for purposes of this Agreement are the respective addresses set forth on the signature page of this Agreement. A Notice to a Party shall be effective when delivered during normal business hours to such Party's Notice Address by any means, including, without limitation, personal delivery by the Party giving the Notice, delivery by a commercial courier or delivery service or delivery by facsimile or other electronic transmission. If delivery of a Notice is refused, it shall be deemed to have been delivered at the time of such refusal of delivery. The Party giving a Notice shall have the burden of establishing the fact and date of delivery or refusal of delivery of a Notice.

Section 17. Entire Agreement; No Reliance. This Agreement sets forth the entire agreement of the Parties and supersedes all prior agreements and understandings of the Parties. Each Party acknowledges that it is executing this Agreement without relying on any statements, representations or warranties, either oral or written, that are not expressly set forth herein.

Section 18. Assignability. Neither Party may assign its rights under this Agreement without the consent of the other Party hereto, which consent may be given or withheld by such consenting Party in its sole discretion.

Section 19. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 20. Modifications and Amendments. This Agreement may be modified or amended only by a written instrument signed by the Party sought to be bound by such modification or amendment.

Section 21. Counterparts; Electronic Signatures. This Agreement and any modification or amendment to this Agreement may be executed in any number of counterparts and by the different parties hereto on separate counterparts and each such counterpart shall be deemed to be an original, but all such counterparts shall together constitute but one and the same document. Receipt of an executed signature page to this Agreement or any modification or amendment of this Agreement by facsimile or other electronic transmission shall constitute effective delivery thereof.

Section 22. Governing Law. This Agreement shall be governed by the law of the State of Illinois, without regard to its choice of laws principles.

Section 23. City's Representatives Not Individually Liable. No agent, official or employee of the City shall be personally liable to LPA, or any successor in interest to LPA, in the event of any default or breach by the City under the terms of this Agreement.

Section 24. Conflict of Interest. LPA represents and warrants that, to its knowledge: no agent, official or employee of the City shall have any personal interest, direct or indirect, in LPA, LPA's rights under this Agreement, the LPA Property or the intended use of the LPA Property, nor shall any such agent, official or employee participate in any decision of LPA relating to this Agreement which affects his or her personal interests or the interests of any corporation, partnership, association or other entity in which he or she is directly or indirectly interested.

Section 25. Business Relationships. LPA acknowledges (a) receipt of a copy of Section 2-156-030 (b) of the Municipal Code, (b) that it has read such provision and understands that pursuant to such Section 2-156-030 (b) it is illegal for any elected official of the City, or any person acting at the direction of such official, to contact, either orally or in writing, any other City official or employee with respect to any matter involving any person with whom the elected City official or employee has a "**Business Relationship**" (as described in Section 2-156-080 of the Municipal Code), or to participate in any discussion in any City Council committee hearing or in any City Council meeting or to vote on any matter involving the person with whom an elected official has a Business Relationship, and (c) notwithstanding anything to the contrary contained in this Agreement, that a violation of Section 2-156-030 (b) by an elected official, or any person acting at the direction of such official, with respect to any transaction contemplated by this Agreement shall be grounds for termination of this Agreement and the transactions contemplated hereby. LPA hereby represents and warrants that no violation of Section 2-156-030 (b) by LPA has occurred with respect to this Agreement or the transactions contemplated hereby.

Section 26. Patriot Act Certification. LPA represents and warrants that neither LPA 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. An "**Affiliate**" shall be deemed to be a person or entity that, directly or indirectly, through one or more intermediaries, controls, is controlled by or is under common

control with LPA, and a person or entity shall be deemed to be controlled by another person or entity, if controlled in any manner whatsoever that results in control in fact by that other person or entity (or that other person or entity and any persons or entities with whom that other person or entity is acting jointly or in concert), whether directly or indirectly and whether through share ownership, a trust, a contract or otherwise.

Section 27. Prohibition on Certain Contributions (Executive Order No. 2005-1).

27.1 LPA agrees that LPA, any person or entity who directly or indirectly has an ownership or beneficial interest in LPA of more than 7.5 percent ("**Owners**"), spouses and domestic partners of such Owners, LPA's contractors (i.e., any person or entity in direct contractual privity with LPA regarding the subject matter of this Agreement) ("**Contractors**"), any person or entity who directly or indirectly has an ownership or beneficial interest in any Contractor of more than 7.5 percent ("**Sub-owners**") and spouses and domestic partners of such Sub-owners (LPA and all the other preceding classes of persons and entities are together (the "**Identified Parties**"), shall not make a contribution of any amount to the Mayor of the City of Chicago (the "**Mayor**") or to his political fundraising committee (a) after execution of this Agreement by LPA through the Closing Date, (b) while any Other Contract (as hereinafter defined) is executory, (c) during the term of this Agreement or any Other Contract, or (d) during any period while an extension of this Agreement or any Other Contract is being sought or negotiated. This provision shall not apply to contributions made prior to February 10, 2005, the effective date of Executive Order 2005-1.

27.2 LPA represents and warrants that from the later of (a) February 10, 2005, or (b) the date the City approached LPA, or the date LPA approached the City, as applicable, regarding the formulation of this Agreement, no Identified Parties have made a contribution of any amount to the Mayor or to the Mayor's political fundraising committee.

27.3 LPA 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.

27.4 LPA agrees that the Identified Parties must not engage in any conduct whatsoever designed to intentionally violate this provision or Mayoral Executive Order No. 2005-1 or to entice, direct or solicit others to intentionally violate this provision or Mayoral Executive Order No. 2005-1.

27.5 Notwithstanding anything to the contrary contained herein, LPA agrees that a violation of, non-compliance with, misrepresentation with respect to, or breach of any covenant or warranty under this Section 27 or violation by LPA or Owner of Mayoral Executive Order No. 2005-1 constitutes a breach and default under this Agreement, and under any Other Contract for which no opportunity to cure will be granted, unless the City, in its sole discretion, elects to grant such an opportunity to cure. Such breach and default entitles the City to all remedies (including, without limitation, termination for default) under this Agreement, and under any Other Contract, at law and in equity. This provision amends any Other Contract and supersedes any inconsistent provision contained therein.

27.6 If LPA intentionally violates this provision or Mayoral Executive Order No. 2005-1 prior to the closing, the City may elect to decline to close the transaction contemplated by this Agreement.

27.7 For purposes of this provision:

(a) "**Bundle**" means to collect contributions from more than one source, which contributions are then delivered by one person to the Mayor or to his political fundraising committee.

(b) "**Other Contract**" means any other agreement with the City to which LPA 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.

Section 28. Failure to Maintain Eligibility to Do Business with the City. Failure by LPA or any controlling person (as defined in Section 1-23-010 of the Municipal Code) thereto to maintain eligibility to do business with the City as required by Section 1-23-030 of the Municipal

Code shall be grounds for termination of this Agreement. LPA shall at all times comply with Section 2-154-020 of the Municipal Code.

Section 29. Inspector General. It is the duty of every officer, employee, department, agency, contractor, subcontractor, developer and licensee of the City, and every applicant for certification of eligibility for a City contract or program, to cooperate with the City's Inspector General in any investigation or hearing undertaken pursuant to Chapter 2-56 of the Municipal Code. LPA understands and will abide by all provisions of Chapter 2-56 of the Municipal Code.

LPA:

By UNIVERSITY OF CHICAGO,
an Illinois not-for-profit corporation,
Its Sole Shareholder

By:_____

Name: _____

Its: _____

Date:_____

Address:
_____
_____
_____
Attn: Executive Director

City:

CITY OF CHICAGO,
an Illinois municipal corporation

By:_____
Ciere Boatright
Commissioner
Department of Planning and Development

Date:_____

Address:
City of Chicago
Department of Planning and Development
121 N. LaSalle Street, 10th Floor
Chicago, IL 60602
Attn: Commissioner

[(Sub)Exhibit "A" referred to in this Real Estate Exchange Agreement constitutes Exhibit "A" to ordinance and printed on pages 36003 and 36004 of this *Journal*.]

[(Sub)Exhibit "B" referred to in this Real Estate Exchange Agreement constitutes Exhibit "B" to ordinance and printed on page 36004 of this *Journal*.]

Exhibit "F".
(To Ordinance)

Agreement For The Sale And Redevelopment Of Land.

This **AGREEMENT FOR THE SALE AND REDEVELOPMENT OF LAND** ("Agreement") is made on or as of _____, 2025 (the "Effective Date"), by and between the **CITY OF CHICAGO**, an Illinois municipal corporation ("City"), acting by and through its Department of Planning and Development ("DPD"), having its principal offices at City Hall, 121 North LaSalle Street, Chicago, Illinois 60602, and **CHICAGO TORTURE JUSTICE MEMORIALS FOUNDATION**, an Illinois not-for-profit corporation ("Developer"), whose business address is 6337 S. Woodlawn Avenue, Chicago, Illinois 60637.

RECITALS

WHEREAS, the City is the owner of a vacant parcels of land located at 5520, 5526, 5532 and 5538 South Dr. Martin Luther King Jr. Drive, Chicago, Illinois 60637, as legally described on Exhibit A attached hereto (the "Property"); and

WHEREAS, the Property consists of approximately 24,204 square feet and is located in the Washington Park Community Area; and

WHEREAS, the Developer desires to purchase the Property to construct a memorial site to honor victims of abuse by the Chicago Police Department (the "Project"); and

WHEREAS, the Property is located in the Washington Park Redevelopment Project Area (the "Redevelopment Area"), as created by ordinance adopted on October 8, 2014; and

WHEREAS, the Project is consistent with the redevelopment plan and project for the Redevelopment Area (as amended, the "Redevelopment Plan"); and

WHEREAS, the Property has an appraised value of $277,981; and

WHEREAS, the City has agreed to sell the Property to the Developer for One Dollar ($1.00) per parcel, for an aggregate purchase price of Four Dollars ($4.00) (such aggregate dollar amount, the "Purchase Price"); and

WHEREAS, the City has agreed to sell the Property to the Developer for the Purchase Price in consideration of the Developer's obligations to remediate the Property and construct and operate the Project in accordance with the terms and conditions of this Agreement; and

WHEREAS, as security for the Developer's completion of construction of the Project and compliance with the restrictions set forth herein, the Developer has agreed to execute a reconveyance deed for the Property in a form acceptable to the Corporation Counsel (the "Reconveyance Deed"); and

WHEREAS, the City Council, pursuant to an ordinance adopted on _____, 2025, and published at pages _____ through _____ in the Journal of the Proceedings of the City Council of such date (the "Project Ordinance"), authorized the sale of the Property to the Developer, subject to the execution, delivery and recording of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS.

The foregoing recitals constitute an integral part of this Agreement and are incorporated herein by this reference with the same force and effect as if set forth herein as agreements of the Parties.

SECTION 2. DEFINITIONS AND RULES OF CONSTRUCTION.

2.1 Defined Terms. For purposes of this Agreement, in addition to the terms defined in the foregoing recitals and elsewhere in this Agreement, the following terms shall have the following meanings:

"2014 City Hiring Plan" is defined in Section 30.1.

"2FM" means the Department of Fleet and Facility Management.

"Affiliate(s)" when used to indicate a relationship with a specified person or entity, means a person or entity that, directly or indirectly, through one or more intermediaries, controls, is controlled by or is under common control with such specified person or entity, 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 person 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.

"Agent(s)" means any agents, employees, contractors, subcontractors, or other persons acting under the control or at the request of the Developer, or its contractors or Affiliates.

"Agreement" means this Agreement as may be amended in accordance with the terms hereof.

"Architect" means JAQ Corp. Int., P.C.

"Budget" is defined in Section 9.

"Bundle" is defined in Section 27.7(a).

"Business Day" means any day other than Saturday, Sunday or a legal holiday in the City.

"Certificate of Completion" is defined in Section 14.1.

"City" is defined in the preamble to the recitals.

"City Contract" is defined in Section 24.1(j).

"City Council" means the City Council of the City of Chicago as defined in the recitals.

"Claims" means liens (including, without limitation, lien removal and bonding costs), liabilities, obligations, damages, losses, demands, penalties, assessments, payments, fines, claims, actions, suits, judgments, settlements, costs, expenses and disbursements (including, without limitation, reasonable legal fees and expenses and costs of investigation) of any kind and nature whatsoever.

"Closing" is defined in Section 5.

"Closing Date" is defined in Section 5.

"Commissioner" means the individual holding the office and exercising the responsibilities of the commissioner or acting commissioner of DPD or any successor City department, and any authorized designee.

"Construction Program" is defined in Section 23.3(a).

"Contaminant" means 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.

"Contractors" is defined in Section 27.1.

"Contribution" is defined in Section 27.7(c).

"Corporation Counsel" means the City's Department of Law.

"Deed" is defined in Section 6.1.

"Developer" is defined in the recitals.

"Developer Parties" means 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.

"Domestic partners" is defined in Section 27.7(d).

"DPD" is defined in the preamble to the recitals.

"EDS" means the City's Economic Disclosure Statement and Affidavit, on the City's then-current form, whether submitted on paper or via the City's on-line submission process.

"Effective Date" is defined in the preamble to the recitals.

"Employer(s)" is defined in Section 23.1.

"Environmental Documents" means all reports, surveys, field data, correspondence and analytical results prepared by or for the Developer (or otherwise obtained by the Developer) regarding the condition of the Property or any portion thereof, including, without limitation, the SRP Documents.

"Environmental Laws" means any federal, state, or local law, statute, ordinance, code, rule, permit, plan, regulation, license, authorization, order, or injunction which pertains 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; and any other local, state, or federal environmental statutes, 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" means funds of the Developer (other than funds derived from Lender Financing) irrevocably available for the Project and unencumbered by any other obligation.

"Event of Default" means any event or occurrence as defined in Section 19.2.

"Final Plans" means the final construction plans and specifications prepared by the Architect, as submitted to the Department of Buildings as the basis for obtaining Governmental Approvals for the Project, as such plans and specifications may be amended, revised or supplemented from time to time with the prior written approval of the City.

"Final Comprehensive Residential NFR Letter" means a final comprehensive residential "No Further Remediation" letter issued by the IEPA approving the use of the Property for the construction, development and operation of the Project in accordance with the site plan approved by the City and the terms and conditions of the SRP Documents, as amended or supplemented from time to time. The Final Comprehensive Residential NFR Letter shall state that the Property meets remediation objectives for residential properties and the construction worker exposure route as set forth in 35 Ill. Adm. Code Part 742, but may be reasonably conditioned upon use and maintenance of engineered barriers and other institutional or engineering controls acceptable to the IEPA.

"General Contractor" means _____, or any subsequent general contractor working on the Project.

"Governmental Approvals" is defined in Section 8.2.

"Hazardous Substance(s)" has the meaning set forth in 415 ILCS 5/3.215, as amended from time to time.

"Human Rights Ordinance" is defined in Section 23.1(a).

"Identified Parties" is defined in Section 27.1.

"IEPA" means the Illinois Environmental Protection Agency.

"Indemnitee" and "Indemnitees" have the respective meanings defined in Section 21.

"Laws" means all applicable federal, state, county, municipal or other laws (including common law), statutes, codes, ordinances, rules, regulations, executive orders 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 or judgments.

"Lender(s)" means any provider of Lender Financing approved pursuant to Section 9 hereof, which shall be limited to funds necessary to construct the Project.

"Lender Financing" means funds borrowed by the Developer from Lenders, available to pay for the costs of the Project (or any portion thereof).

"Losses" means any and all debts, liens, claims, causes of action, demands, complaints, 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 and court costs).

"Municipal Code" means the Municipal Code of the City of Chicago as presently in effect and as hereafter amended from time to time.

"OIG" is defined in Section 30.4.

"Other Contract" is defined in Section 27.7(b).

"Other Regulated Material" shall mean any Waste, Contaminant, 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, or synthetic gas usable for fuel or mixtures of natural gas and such synthetic gas, asbestos, radon, any polychlorinated biphenyl, urea, formaldehyde foam insulation, explosive or radioactive material, materials known to contain per- and polyfluoroalkyl substances, i.e. PFAS, or (b) is a hazard to the environment or to the health or safety of persons.

"Outside Closing Date" is defined in Section 5.

"Owners" is defined in Section 27.1.

"Party(ies)" means the City or the Developer, or both the City and Developer, as applicable.

"Phase I ESA" means a Phase I Environmental Site Assessment of the Property in accordance with ASTM E-1527-13.

"Phase II ESA" means a Phase II Environmental Site Assessment of the Property in accordance with ASTM E-1903-19.

"Political fundraising committee" is defined in Section 27.7(e).

"Profit" is defined in Section 16.

"Project" is defined in the recitals.

"Project Ordinance" is defined in the recitals.

"Proof of Financing" is defined in Section 9.

"Property" is defined in the recitals.

"Purchase Price" is defined in the recitals.

"Purchase Price Escrow Account" is defined in Section 3.2.

"RACR" is defined in Section 22.3.

"RAP" means the Remedial Action Plan required by the IEPA in order to receive a Final Comprehensive Residential NFR Letter.

"RAP Approval Letter" is defined in Section 22.3.

"RECs" is defined in Section 22.3.

"Reconveyance Deed" is defined in the recitals.

"Redevelopment Area" is defined in the recitals.

"Redevelopment Plan" is defined in the recitals.

"Released Claims" is defined in Section 22.4.

"Remediation Milestones" is defined in Section 3.3.

"Remediation Work" means all investigation, sampling, monitoring, testing, removal, response, disposal, storage, remediation, treatment and other activities necessary to obtain a Final Comprehensive Residential NFR Letter for the Property, or any portion thereof, in accordance with the terms and conditions of the RAP Approval Letter for the Property, or the

applicable portion thereof, issued by IEPA, the SRP Documents, all requirements of the IEPA and all applicable Laws, including, without limitation, all applicable Environmental Laws.

"Scope Drawings" means the preliminary construction documents for the Project, including a site plan, landscape plan, floor plan and exterior elevation drawings, as such plans and drawings may be amended, revised or supplemented from time to time with the prior written approval of DPD.

"SRP" means the IEPA's Site Remediation Program as set forth in Title XVII of the Illinois Environmental Protection Act, 415 ILCS 5/58 et seq., and the regulations promulgated thereunder.

"SRP Documents" means all documents submitted to the IEPA under the SRP program, as amended or supplemented from time to time, including, without limitation, the Comprehensive Site Investigation and Remediation Objectives Report, the RAP, the RACR, and any and all related correspondence, data and other information prepared by either party pursuant to Section 22.

"Sub-owners" is defined in Section 27.1.

"Survey" means a Class A plat of survey in the most recently revised form of ALTA/ACSM urban survey of the Property dated within 45 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 Project as required by the City or Lender(s) providing Lender Financing.

"Title Commitment" is defined in Section 7.1.

"Title Company" means _____.

"Title Policy" means a title insurance policy issued by the Title Company in the most recently revised ALTA or equivalent form, showing the Developer as the named insured with respect to the Property, noting the recording of this Agreement and a subordination agreement with respect to any Lender Financing for the Project as encumbrances against the Property.

"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.

"Waste Sections" is defined in Section 29.

2.2 Rules of Construction. For all purposes of this Agreement, except as otherwise expressly provided or unless the context otherwise requires, the following rules of construction apply in construing the provisions of this Agreement:

(a) The terms defined in this Section 2 and elsewhere in this Agreement include the plural as well as the singular.

(b) All references in this instrument to designated "Articles," "Sections" and other subdivisions are to be the designated Articles, Sections and other subdivisions of this instrument as originally executed.

(c) The words "herein," "hereof" and "hereunder" and other words of similar import refer to this Agreement as a whole and not to any Section or other subdivision.

(d) The Section and subsection headings herein are for convenience only and shall not affect the construction hereof.

SECTION 3. PURCHASE PRICE.

3.1 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 Purchase Price, which will be paid by the Developer to the City at the Closing. Except as specifically provided herein to the contrary, the Developer shall pay all escrow fees and other title insurance fees and closing costs.

SECTION 4. EARNEST MONEY AND PERFORMANCE DEPOSIT. [Intentionally omitted.]

SECTION 5. CLOSING.

The transfer of the Property to the Developer (the "Closing," which occurs on the "Closing Date") shall take place at the downtown offices of the Title Company. In no event shall the Closing occur (i) until and unless each of the conditions precedent set forth in Section 10 are satisfied, unless DPD, in its sole discretion, waives one or more of such conditions; and (ii) any later than 90 days after the City Council of Chicago's passage and approval of the ordinance authorizing the sale of the Property to the Developer (the "Outside Closing Date"); provided, however, DPD, in its sole discretion, may extend the Outside Closing Date. On or before the Closing Date, the City shall deliver to the Title Company the Deed, an ALTA statement, and all necessary state, county and municipal real estate transfer tax declarations.

SECTION 6. CONVEYANCE OF TITLE.

6.1 Form of City Deed. The City shall convey the Property 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:

(a) the Redevelopment Plan for the Redevelopment Area;

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

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

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

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

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

6.2 Recording. The Developer shall pay to record the Deed, 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, the Developer shall immediately transmit to the City an executed original of this Agreement showing the date and recording number.

6.3 Reconveyance Deed. On the Closing Date, the Developer shall execute and deliver a Reconveyance Deed in a form acceptable to the City to be held in trust. The Developer acknowledges and agrees that the City shall have the right to record the Reconveyance Deed and revest title to the Property and all improvements thereon in the City in accordance with Section 19 hereof.

SECTION 7. TITLE AND SURVEY.

7.1 Title Commitment and Insurance. Not less than ten (10) Business Days before the Closing, the Developer shall obtain a commitment for an owner's policy of title insurance for the Property, issued by the Title Company (the "Title Commitment"). The 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.

7.2 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, the 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 the Developer elects not to terminate this Agreement as aforesaid, the Developer shall be deemed to have accepted title subject to all exceptions.

7.3 Survey. The Developer shall obtain a Survey at the Developer's sole cost and expense and deliver a copy of the Survey to the City not less than ten (10) Business Days before the Closing.

SECTION 8. PLANS AND SPECIFICATIONS; GOVERNMENTAL APPROVALS.

8.1 Plans and Specifications. The Developer has delivered the Scope Drawings for the Project to DPD and DPD has approved the same. A list of the Scope Drawings is attached hereto as Exhibit B. No material deviation from the Scope Drawings may be made without the prior written approval of DPD. Not less than ten (10) Business Days prior to applying for its first building

permit, the Developer shall submit to DPD for approval the Final Plans for the Project, which shall conform to the approved Scope Drawings and all applicable Laws.

8.2 Governmental Approvals. The Developer shall apply for all necessary building permits and other required permits and approvals ("Governmental Approvals") for the Project within one hundred eighty (180) days after passage and approval of the Project Ordinance, unless DPD, in its sole discretion, extends such application date, and shall pursue such Governmental Approvals in good faith and with all due diligence. The Developer shall submit all necessary documents to the City's Department of Buildings, Department of Transportation and such other City departments or governmental authorities as may be necessary to acquire Governmental Approvals for the Project.

SECTION 9. PROJECT BUDGET AND PROOF OF FINANCING.

The Developer has furnished to DPD, and DPD has approved, a preliminary budget showing total costs for construction of the Project in the amount of $4,695,488. The Developer hereby certifies to the City that the preliminary project budget is true, correct and complete in all material respects. Not less than ten (10) Business Days prior to the Closing Date, the Developer shall submit to DPD for approval a final budget for the Project (the "Budget") and proof reasonably acceptable to the City that the Developer has Equity and/or Lender Financing in amounts adequate to complete the Project and satisfy its obligations under this Agreement ("Proof of Financing"). The Proof of Financing shall include 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 of any gap in financing.

SECTION 10. CONDITIONS PRECEDENT TO CLOSING.

The obligation of the City to convey the Property to the Developer is contingent upon the delivery or satisfaction of each of the following items (unless waived by DPD in its sole discretion) at least ten (10) Business Days prior to the Closing Date, unless another time period is specified below:

10.1 Budget. The Developer has submitted to DPD, and DPD has approved, the Budget in accordance with the provisions of Section 9 hereof.

10.2 Proof of Financing; Simultaneous Loan Closing. [Intentionally omitted.]

10.3 Subordination Agreement. The Developer has provided to the Corporation Counsel a subordination agreement in a form reasonably acceptable to the City, to be executed and recorded on or prior to the Closing Date, subordinating any liens against the Property related to any Lender Financing.

10.4 Final Plans. The Developer has submitted to DPD, and DPD has approved, the Final Plans for the Project in accordance with the provisions of Section 8.1 hereof.

10.5 Governmental Approvals. The Developer has received all Governmental Approvals necessary to construct and operate the Project, other than a building permit, and has submitted evidence thereof to DPD.

10.6 Title. On the Closing Date, the Developer shall furnish the City with a copy of the pro forma Title Policy for the Property, certified by the Title Company, showing the Developer as

the named insured. The Title Policy shall be dated as of the Closing Date and shall evidence the recording of this Agreement. The Title Policy shall also contain such endorsements as the Corporation Counsel shall request, including, but not limited to, an owner's comprehensive endorsement and satisfactory endorsements regarding contiguity, location, access, and survey.

10.7 Survey. The Developer has furnished the City with a copy of the Survey.

10.8 Insurance. The Developer shall provide and maintain, and cause its Agents to procure and maintain, at the Developer's own expense (or the expense of its Agents as applicable) through the date the City issues the Certificate of Completion, the insurance coverages and requirements specified in Exhibit C attached hereto and incorporated herein, insuring all operations related to the Project, including, the Remediation Work. This Section 10.8 shall survive the expiration or termination of this Agreement (regardless of the reason for such termination).

10.9 Due Diligence. The Developer has submitted to the Corporation Counsel the following due diligence searches in its name, showing no unacceptable liens, litigation, judgments, or filings, as reasonably determined by the Corporation Counsel:

(a) Bankruptcy Search, U. S. Bankruptcy Court for the N.D. Illinois;
(b) Pending Suits and Judgments, U. S. District Court for the N.D. Illinois;
(c) Federal Tax Lien Search, Illinois Secretary of State;
(d) UCC Search, Illinois Secretary of State;
(e) UCC Search, Cook County Recorder;
(f) Federal Tax Lien Search, Cook County Recorder;
(g) State Tax Lien Search, Cook County Recorder;
(h) Memoranda of Judgments Search, Cook County; and
(i) Pending Suits and Judgments, Circuit Court of Cook County.

In addition, the Developer has provided to the Corporation Counsel a written description of all pending or threatened litigation or administrative proceedings involving such corporation, specifying, in each case, the amount of each claim, an estimate of probable liability, the amount of any reserves taken in connection therewith and whether (and to what extent) such potential liability is covered by insurance.

10.10 Organization and Authority Documents. The Developer has submitted to the Corporation Counsel its articles of incorporation, including all amendments thereto, as furnished and certified by the Illinois Secretary of State; a copy of its by-laws, as certified by the corporation's secretary; the board's resolutions authorizing it to execute and deliver this Agreement and any other documents required to complete the transaction contemplated by this Agreement and to perform its obligations under this Agreement; a certificate of good standing from the Illinois Secretary of State dated no more than thirty (30) days prior to the Closing Date; and such other corporate authority and organizational documents as the City may reasonably request.

10.11 Economic Disclosure Statement. The Developer has provided to the Corporation Counsel an Economic Disclosure Statement in the City's then current form, dated as of the Closing Date.

10.12 MBE/WBE and City Residency Hiring Compliance Plan. [Intentionally omitted.]

10.13 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 19 below.

10.14 Phase I ESA Update; Reliance Letter. The Developer has submitted to the City, and 2FM has approved, a Phase I ESA (or update to a Phase I ESA) of the Property dated no more than 180 days prior to the Closing Date and a reliance letter authorizing the City to reply upon and use all Phase I and Phase II ESAs of the Property and any addendums and updates thereto.

10.15 SRP and RAP. The Developer shall have enrolled the Property in the SRP and the City shall have reviewed and approved the Developer's RAP.

10.16 Representations and Warranties. On the Closing Date, each of the representations and warranties of the Developer in Section 24 and elsewhere in this Agreement shall be true and correct, and shall survive Closing.

10.17 Other Obligations. On the Closing Date, the Developer shall have performed all of the other obligations required to be performed by the Developer under this Agreement as and when required under this Agreement, including the applicable requirements of Section 23.

If any of the conditions in this Section 10 have not been satisfied to DPD's reasonable satisfaction within the time periods provided for herein, or waived by DPD, DPD may, at its option, upon prior written notice to the Developer of at least five (5) days, terminate this Agreement at any time after the expiration of the applicable time period, in which event this Agreement shall be null and void and, except as otherwise specifically provided, neither party shall have any further right, duty or obligation hereunder; provided, however, that if within said five (5) day notice period the Developer satisfies said condition(s), then the termination notice shall be deemed to have been withdrawn. Any forbearance by DPD in exercising its right to terminate this Agreement upon a default hereunder shall not be construed as a waiver of such right.

SECTION 11. CONSTRUCTION REQUIREMENTS.

11.1 Sustainable Features. The Project must comply with landscape and stormwater ordinance requirements.

11.2 Performance and Payment Bonds. Prior to the commencement of construction of any portion of the Project involving work in the public way or work that constitutes a "public work" under applicable state law and is required to be bonded under such state law, the Developer shall require that the General Contractor be bonded for its performance and 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.

11.3 Employment Opportunity; Progress Reports. [Intentionally omitted.]

11.4 Relocation of Utilities, Curb Cuts and Driveways. The Developer shall be solely responsible for and shall pay all costs associated with: (a) the relocation, installation or construction of public or private utilities, curb cuts and driveways; (b) the repair or reconstruction of any curbs, vaults, sidewalks or parkways required in connection with or damaged as a result of the Developer's construction of the Project; (c) the removal of existing pipes, utility equipment or building foundations; and (d) the termination of existing water or other utility services. The City

shall have the right to approve any streetscaping provided by the Developer as part of the Project, including, without limitation, any paving of sidewalks, landscaping and lighting.

11.5 City's Right to Inspect Property. For the period commencing on the Closing Date and continuing through the date the City issues the Certificate of Completion, any authorized representative of the City shall have access to the relevant portions of the Project and the Property at all reasonable times for the purpose of determining whether the Developer is constructing the Project in accordance with the terms of this Agreement, the Final Plans, the Budget, and all applicable Laws and covenants and restrictions of record.

11.6 Barricades and Signs. The Developer shall, at its sole cost and expense, erect and maintain such signs as the City may reasonably require during the Project, identifying the site as a City redevelopment project. The City reserves the right to include the name, photograph, artistic rendering of the Project and other pertinent information regarding the Developer, the Property and the Project in the City's promotional literature and communications. Prior to the commencement of any construction activity requiring barricades, the Developer shall install barricades of a type and appearance satisfactory to the City and constructed in compliance with all applicable Laws. DPD shall have the right to approve the maintenance, appearance, color scheme, painting, nature, type, content, and design of all barricades. The Developer shall erect all signs and barricades so as not to interfere with or affect any bus stop or train station in the vicinity of the Property.

11.7 Survival. The provisions of this Section 11 shall survive the Closing.

SECTION 12. LIMITED APPLICABILITY.

Any approval given by DPD pursuant to this Agreement is for the purpose of this Agreement only and does not constitute the approval required by the City's Department of Buildings or any other City department, nor does such approval constitute an approval of the quality, structural soundness or safety of any improvements located or to be located on the Property, or the compliance of said improvements with any Laws, private covenants, restrictions of record, or any agreement affecting the Property or any part thereof.

SECTION 13. COMMENCEMENT AND COMPLETION OF PROJECT.

The Developer shall commence construction of the Project no later than six (6) months after the Closing Date, and shall complete the Project (as evidenced by the issuance of the Certificate of Completion) no later than thirty-six (36) months after the commencement of construction; provided, however, DPD, in its sole discretion, may extend the construction commencement and completion dates. The Developer shall give written notice to the City within five (5) days after it commences construction. The Developer shall construct the Project in accordance with this Agreement, the Final Plans, the Budget, and all applicable Laws and covenants and restrictions of record.

SECTION 14. CERTIFICATE OF COMPLETION OF CONSTRUCTION.

14.1 Upon satisfaction of the requirements set forth in this Section 14 for the Project, and upon the Developer's written request, DPD shall issue to the Developer a certificate of completion for the Project ("Certificate of Completion") in recordable form certifying that the Developer has fulfilled its obligation to complete the Project in accordance with the terms of this Agreement. The Developer's written request shall include:

(a) a copy of the Landscape Inspection Approval Form;

(b) a copy of the recorded Final Comprehensive Residential NFR Letter for the Property pursuant to Section 22 hereof.

14.2 Within forty-five (45) days after receipt of a written request by the Developer for a Certificate of Completion, the City shall provide the Developer with either the Certificate of Completion or a written statement indicating in adequate detail how the Developer has failed to complete the Project in compliance with this Agreement, or is otherwise in default, and what measures or acts are necessary, in the sole opinion of the City, for the Developer to take or perform in order to obtain the Certificate of Completion. If the City requires additional measures or acts to assure compliance, the Developer shall resubmit a written request for the Certificate of Completion upon compliance with the City's response. The Certificate of Completion shall be in recordable form, and shall, upon recording, constitute a conclusive determination of satisfaction and termination of the covenants in this Agreement and the Deed with respect to the Developer's obligations to construct the Project. The Certificate of Completion shall not, however, constitute evidence that the Developer has complied with any Laws relating to the construction of the Project, and shall not serve as any "guaranty" as to the quality of the construction. Nor shall the Certificate of Completion release the Developer from its obligation to comply with any on-going covenants as referenced in Section 19.

14.3 The Reconveyance Deed shall be returned to the Developer after the issuance of the Certificate of Completion.

SECTION 15. RESTRICTIONS ON USE.

The Developer, for itself and its successors and assigns, covenants and agrees as follows:

15.1 Compliance with Redevelopment Plan. The Developer shall use the Property in compliance with the Redevelopment Plan.

15.2 Non-Discrimination. The 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 sale, lease, rental, use or occupancy of the Property or the Project or any part thereof.

The Developer, for itself and its successors and assigns, acknowledges and agrees that the development and use restrictions set forth in this Section 15 constitute material, bargained-for consideration for the City and are intended to further the City's public policies.

SECTION 16. PROHIBITION AGAINST SALE OR TRANSFER OF PROPERTY.

Prior to the issuance of the Certificate of Completion for the Project, the Developer may not, without the prior written consent of DPD, which consent shall be in DPD's sole and absolute discretion: (a) 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 that is not an Affiliate of the Developer; or (b) directly or indirectly assign this Agreement (other than to a lender for collateral assignment purposes as permitted under Section 17). The Developer acknowledges and agrees that DPD may withhold its consent under (a) or (b) above if, among other reasons, the proposed purchaser, transferee or assignee (or such entity's principal officers or directors) is

in violation of any Laws, or if the Developer fails to submit sufficient evidence of the financial responsibility, business background and reputation of the proposed purchaser, transferee or assignee. If the Developer is a business entity, no principal party of the Developer (e.g., a general partner, member, manager or shareholder) may sell, transfer or assign any of its interest in the entity prior to the issuance of the Certificate of Completion to anyone other than another principal party, without the prior written consent of DPD, which consent shall be in DPD's sole discretion. The Developer must disclose the identity of all limited partners to the City at the time such limited partners obtain an interest in the Developer.

SECTION 17. MORTGAGES AND OTHER LIENS.

17.1 Limitation upon Encumbrance of Property. Prior to the issuance of the Certificate of Completion for the Project, the Developer may not, without the prior written consent of DPD, which consent shall be in DPD's sole discretion, engage in any financing or other transaction which would create an encumbrance or lien on the Property, except for the Lender Financing, if any, approved pursuant to Section 9, which shall be limited to funds necessary to construct the Project.

17.2 Mortgagees Not Obligated to Construct. Notwithstanding any other provision of this Agreement or of the Deed, the holder of any mortgage authorized by this Agreement (or any affiliate of such holder) shall not itself be obligated to construct or complete the Project, or to guarantee such construction or completion, but shall be bound by the other covenants running with the land specified in Section 18 and, at the Closing, shall execute a subordination agreement in accordance with Section 10.10. If any such mortgagee or its affiliate succeeds to the Developer's interest in the Property (or any portion thereof) prior to the issuance of the Certificate of Completion, whether by foreclosure, deed-in-lieu of foreclosure or otherwise, and thereafter transfers its interest in the Property (or any portion thereof) to another party, such transferee shall be obligated to complete the Project, and shall also be bound by the other covenants running with the land specified in Section 18.

SECTION 18. COVENANTS RUNNING WITH THE LAND.

The Parties agree, and the Deed shall so expressly provide, that the covenants, agreements, releases and other terms and provisions contained in Section 13 (Commencement and Completion of Project), Section 15 (Restrictions on Use), Section 16 (Prohibition Against Sale or Transfer of Property), Section 17.1 (Limitation Upon Encumbrance of Property), and Section 22.4 (Environmental Release), touch and concern and shall be appurtenant to and shall run with the Property. Such covenants, agreements, releases and other terms and provisions shall be binding on the Developer and its respective successors and assigns (subject to the limitation set forth in Section 17 above as to any permitted mortgagee) to the fullest extent permitted by law and equity for the benefit and in favor of the City and shall be enforceable by the City. Such covenants, agreements, releases and other terms and provisions shall terminate as follows:

SECTION	COVENANT	TERMINATION
§13	Completion of Project	Upon issuance of Certificate of Completion
§15.1	Redevelopment Plan Compliance	Upon expiration of Redevelopment Plan
§15.2	Non-Discrimination	No limitation as to time

§16	Sale/Transfer Prohibition	Upon issuance of Certificate of Completion
§17	Limitation on Encumbrances	Upon issuance of Certificate of Completion
§22.4	Environmental Release	No limitation as to time

SECTION 19. PERFORMANCE AND BREACH.

19.1 Time of the Essence. Time is of the essence in the Developer's performance of its obligations under this Agreement.

19.2 Event of Default. The occurrence of any one or more of the following events or occurrences shall constitute an "Event of Default" under this Agreement:

(a) the failure of the Developer to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of the Developer under this Agreement;

(b) the making or furnishing by the Developer of any warranty, representation, statement, certification, schedule or report to the City (whether in this Agreement, an Economic Disclosure Statement, or another document) which is untrue or misleading in any material respect;

(c) except as otherwise permitted hereunder, the creation (whether voluntary or involuntary) of, or any attempt to create, any lien or other encumbrance upon the Property or the Project, or the making or any attempt to make any levy, seizure or attachment thereof;

(d) the commencement of any proceedings in bankruptcy by or against the Developer or the liquidation or reorganization of the Developer, or alleging that the Developer is insolvent or unable to pay its debts as they mature, or for the readjustment or arrangement of the Developer's debts, whether under the United States Bankruptcy Code or under any other state or federal law, now or hereafter existing, for the relief of debtors, 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 which is related to the Property and remains unsatisfied or undischarged and in effect for sixty (60) days after such entry without a stay of enforcement or execution;

(g) the occurrence of an event of default under the Lender Financing, which default is not cured within any applicable cure period; and

(h) the dissolution of the Developer.

19.3 Cure. If the Developer defaults in the performance of its obligations under this Agreement, the 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 the Developer promptly commences such cure and thereafter diligently pursues such cure to completion (so long as continuation of the default does not create material risk of damage to the improvements comprising the Project or injury to persons using the Project). Notwithstanding the foregoing or any other provision of this Agreement to the contrary, there shall be no notice requirement or cure period with respect to Events of Default described in Section 16 (Prohibition Against Transfer of Property).

19.4 Default Prior to Issuance of Certificate of Completion. If an Event of Default occurs prior to the issuance of the Certificate of Completion, and the default is not cured in the time period provided for in Section 19.3 above, the City may terminate this Agreement and pursue and secure any available remedy against the Developer in any court of competent jurisdiction by any action or proceeding at law or in equity, including, but not limited to, damages, injunctive relief, the specific performance of the agreements contained herein, and the right to revest title to the Property in the City pursuant to the Reconveyance Deed; provided, however, that the recording of the Reconveyance Deed shall not defeat, render invalid, or limit in any way, the lien of any mortgage authorized by this Agreement. If the Reconveyance Deed is recorded by the City, the Developer shall be responsible for all real estate taxes and assessments which accrued during the period the Property was owned by the Developer, and the Developer shall cause the release of all unpermitted liens or encumbrances placed on the Property during the period of time the Property was owned by the Developer. The Developer will cooperate with the City to ensure that if the City records the Reconveyance Deed, such recording is effective for purposes of transferring title to the Property to the City.

19.5 Resale of the Property. Upon the reconveyance of the Property to the City as provided in Section 19.4, the City may complete the Project at its own cost (if the Project has not been completed) or convey the Property to a qualified and financially responsible party reasonably acceptable to the first mortgagee (if any), who (at its own cost) shall assume the obligation of completing the Project or such other improvements as shall be satisfactory to DPD (if the Project has not been completed), and otherwise comply with the covenants that run with the land as specified in Section 18.

19.6 Disposition of Resale Proceeds. If the City sells the Property as provided for in Section 19.5, the net proceeds from the sale, after payment of all amounts owed under any mortgage liens authorized by this Agreement in order of lien priority, shall be utilized to reimburse the City for:

(a) the dollar amount by which the City wrote-down the value of the Property when the City conveyed the Property to the Developer, if any; and

(b) costs and expenses incurred by the City (including, without limitation, salaries of personnel) in connection with the recapture, management and resale of the Property (less any income derived by the City from the Property in connection with such management); and

(c) all costs to remediate the Property; and

(d) all unpaid taxes, assessments, and water and sewer charges assessed against the Property; and

(e) any payments made (including, without limitation, reasonable attorneys' fees and court costs) to discharge or prevent from attaching or being made any subsequent encumbrances or liens due to obligations, defaults or acts of the Developer; and

(f) any expenditures made or obligations incurred with respect to construction or maintenance of the Project; and

(g) any other amounts owed to the City by the Developer.

The Developer shall be entitled to receive any remaining proceeds.

SECTION 20. CONFLICT OF INTEREST; CITY'S REPRESENTATIVES NOT INDIVIDUALLY LIABLE.

The Developer represents and warrants that no agent, official or employee of the City shall have any personal interest, direct or indirect, in the Developer, this Agreement, the Property or the Project, nor shall any such agent, official or employee participate in any decision relating to this Agreement which affects his or her personal interests or the interests of any corporation, partnership, association or other entity in which he or she is directly or indirectly interested. No agent, official, director, officer, trustee or employee of the City or the Developer shall be personally liable in the event of any default under or breach of this Agreement or for any amount which may become due with respect to any commitment or obligation under the terms of this Agreement.

SECTION 21. INDEMNIFICATION.

The Developer agrees to indemnify, pay, defend and hold the City, and its elected and appointed officials, employees and agents (individually, an "Indemnitee," and collectively the "Indemnitees") harmless from and against any and all Losses in connection with any investigative, administrative or judicial proceeding commenced or threatened, whether or not such Indemnitees shall be designated a party thereto, that may be imposed upon, suffered, incurred by or asserted against the Indemnitees in any manner relating to or arising out of: (a) the failure of the Developer to comply with any of the terms, covenants and conditions applicable to the Developer and contained within this Agreement; (b) the failure of the Developer or any Agent of the Developer to pay contractors, subcontractors or material suppliers in connection with the construction and management of the Project; (c) any misrepresentation or omission made by the Developer or any Agent in connection with this Agreement; (d) the failure of the Developer to redress any misrepresentation or omission in this Agreement or any other document relating hereto; and (e) any activity undertaken by the Developer or any Agent or Affiliate of the Developer on the Property prior to or after the Closing. This indemnification shall survive the Closing and any termination of this Agreement (regardless of the reason for such termination).

SECTION 22. ENVIRONMENTAL MATTERS.

22.1 "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.

22.2 Environmental Investigation. The City shall grant the Developer the right, at its sole cost and expense, and in the City's customary form and subject to City's receipt from Developer of required documentation (e.g., evidence of insurance), to enter the Property to perform any surveys, environmental assessments, soil tests and other due diligence it deems necessary or desirable to satisfy itself as to the condition of the Property; provided, however, that the City shall have the right to review and approve the scope of work for any environmental testing. If the Developer determines that it is not satisfied, in its sole and absolute discretion, with the condition of the Property, it may terminate this Agreement by written notice to the City any time prior to the Closing Date, whereupon this Agreement shall be null and void and, except as otherwise specifically provided, neither Party shall have any further right, duty or obligation hereunder. If the Developer elects not to terminate this Agreement pursuant to this Section 22.2, the Developer shall be deemed satisfied with the condition of the Property.

22.3 Environmental Remediation. The Developer provided the City with a Phase I Environmental Site Assessment ("Phase I ESA") of the Property compliant with ASTM E-1527-13 dated December 13, 2023. The Phase I ESA identified a number of Recognized Environmental Conditions ("RECs"). As a result of these findings, the Developer performed a Phase II ESA on June 27, 2024, to ascertain the presence of any environmental impacts that may be associated with the RECs. The Phase II ESA identified contamination above residential remediation objectives as set forth in 35 Ill. Adm. Code Part 742, and, as such, the Developer shall enroll the Property (or the applicable portion thereof) in the SRP in order to obtain a Final Comprehensive Residential NFR Letter for the enrolled Property. The Developer acknowledges and agrees that it may not commence construction on the Property or commence any other activity on the Property that could interfere with the prompt start and completion of the Remediation Work until the IEPA issues a Remedial Action Plan Approval Letter ("RAP Approval Letter") for the Property. Upon receipt of the RAP Approval Letter, the Developer covenants and agrees to complete all Remediation Work necessary to obtain a Final Comprehensive Residential NFR Letter for the Property, using all reasonable means.

The City shall have the right to review in advance and approve all documents submitted to the IEPA under the SRP, as amended or supplemented from time to time, including, without limitation, the SRP Documents and any changes thereto, and the Developer's estimate of the cost to perform the Remediation Work. The City must be named in a reliance letter for all environmental assessments prepared for the Property. The Developer shall bear sole responsibility for all costs of the Remediation Work necessary to obtain the Final Comprehensive Residential NFR Letter, and the costs of any other investigative and cleanup associated with the Property, including, but not limited to, the removal of pre-existing building foundations, demolition debris, and soil or soil gas not meeting the requirements of 35 Ill. Adm. Code Part 742.305.

In addition, the Developer shall remove and close any identified underground storage tanks in accordance with applicable regulations, including 41 Ill. Adm. Code Part 175, and if leaking, in accordance with 35 Ill. Adm. Code Part 734. The Developer shall also abandon any permanent wells pursuant to the requirements provided in Section 920.120 of the Illinois Water Well Construction Code (77 Ill. Adm. Code Part 920). The Developer shall promptly transmit to the City copies of all Environmental Documents prepared or received with respect to the Remediation Work, including, without limitation, any written communications delivered to or received from the IEPA or other regulatory agencies. Further, the Developer acknowledges and agrees that the City will not issue a Certificate of Completion until the Developer has recorded a Final Comprehensive Residential NFR Letter for the Property with the Cook County Clerk's Office. If the Developer fails to obtain the Final Comprehensive Residential NFR Letter within nine (9) months of the submission of the Remedial Action Completion Report ("RACR") to the IEPA, unless the City, in its sole discretion, approves an extension of such time period, then the City shall have the right to record a notice of default of this RDA against the Property. The Developer, its successors and assigns, and any lessees must abide by the terms and conditions of the Final Comprehensive Residential NFR Letter.

Developer acknowledges that, except in the case of information specifically designated by the Developer to be treated confidentially as a trade secret or secret process, the City may make environmental assessments, hazardous material building surveys, Illinois Environmental Protection Agency Site Remediation Program submittals, or similar environmental documents relating to the property publicly available, and Developer consents to the City's publication of those documents.

22.4 Release and Indemnification. The Developer, on behalf of itself and its officers, directors, employees, successors, assigns and anyone claiming by, through or under them (collectively, the "Developer Parties"), hereby releases, relinquishes and forever discharges the City, its officers, agents and employees (collectively, the "Indemnified Parties"), 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 (i) 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; (ii) the structural, physical or environmental condition of the Property, including, without limitation, the presence or suspected presence of Hazardous Substances or Other Regulated Material in, on, under or about the Property or the migration of Hazardous Substances or Other Regulated Material from or to other property; (iii) any violation of, compliance with, enforcement of or liability under any Environmental Laws, including, without limitation, any governmental or regulatory body response

costs, natural resource damages or Losses arising under the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 6901 et seq; and (iv) 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 indemnify, defend (through an attorney reasonably acceptable to the City) and hold the Indemnified 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 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. Notwithstanding the foregoing, Developer Parties shall bear no liability for, and shall have no indemnification responsibilities with respect to, any Released Claims, violations of Environmental Laws, or presence or suspected presence of Hazardous Substances or Other Regulated Material arising solely from activities conducted by the City or by other parties after any reconveyance of the Property under the Reconveyance Deed pursuant to this Agreement.

22.5 Release Runs with the Land. The covenant of release in Section 22.4 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 22.4 contains a full, complete and final release of all such claims.

22.6 Survival. This Section 22 shall survive the Closing or any termination of this Agreement (regardless of the reason for such termination).

SECTION 23. DEVELOPER'S EMPLOYMENT OBLIGATIONS.

23.1 Employment Opportunity. The Developer agrees, and shall contractually obligate its various contractors, subcontractors and any Affiliate of the Developer operating on the Property (collectively, the "Employers" and individually, an "Employer") to agree, that with respect to the provision of services in connection with the construction of the Project:

(a) Neither the Developer nor any 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, Section 2-160-010 et seq. of the Municipal Code, as amended from time to time (the "Human Rights Ordinance"). The Developer and each Employer shall take affirmative action to ensure that applicants are hired and employed without discrimination based upon the foregoing grounds, and are treated in a non-discriminatory manner with regard to all job-related matters, including, without limitation: employment,

upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Developer and each Employer agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the City setting forth the provisions of this nondiscrimination clause. In addition, the Developer and each Employer, in all solicitations or advertisements for employees, shall state that all qualified applicants shall receive consideration for employment without discrimination based upon the foregoing grounds.

(b) To the greatest extent feasible, the Developer and each Employer shall (i) present opportunities for training and employment of low and moderate income residents of the City, and (ii) provide that contracts for work in connection with the construction of the Project be awarded to business concerns which are located in or owned in substantial part by persons residing in the City.

(c) The Developer and each Employer shall comply with all federal, state and local equal employment and affirmative action statutes, rules and regulations, including, without limitation, the Human Rights Ordinance and the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. (1993), both as amended from time to time, and any regulations promulgated thereunder.

(d) The Developer, in order to demonstrate compliance with the terms of this Section 23.1, 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) The Developer and each Employer shall include the foregoing provisions of subparagraphs (a) through (d) in every contract entered into in connection with the construction of 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 Section 23.1 shall be a basis for the City to pursue remedies under the provisions of Section 19.

23.2 City Resident Employment Requirement. [Intentionally omitted.]

23.3 Developer's MBE/WBE Commitment. [Intentionally omitted.]

23.4 Pre-Construction Conference and Post-Closing Compliance Requirements. Not less than ten (10) Business Days prior to the Closing Date, the Developer and the Developer's General Contractor and all major subcontractors shall meet with DPD monitoring staff regarding compliance with all Section 23 requirements. During this pre-construction meeting, the Developer shall present its plan to achieve its obligations under this Section 23, the sufficiency of which the City's monitoring staff shall approve as a precondition to the Closing. During the construction of the Project, the Developer shall submit all documentation required by this Section 23 to the City's monitoring staff, including, without limitation, the following, as applicable: (a) subcontractor's activity report; (b) contractor's certification concerning labor standards and prevailing wage requirements (if applicable); (c) contractor letter of understanding; (d) monthly utilization report; (e) authorization for payroll agent; (f) certified payroll; and (g) evidence of compliance with job

creation/job retention requirements (if any). Failure to submit such documentation on a timely basis, or a determination by the City's monitoring staff, upon analysis of the documentation, that the Developer is not complying with its obligations under this Section 23, shall, upon the delivery of written notice to the Developer, be deemed an Event of Default. Upon the occurrence of any such Event of Default, in addition to any other remedies provided in this Agreement, the City may: (x) issue a written demand to the Developer to halt construction of the Project, (y) withhold any further payment of any City funds to the Developer or the General Contractor (if applicable), or (z) seek any other remedies against the Developer available at law or in equity.

SECTION 24. REPRESENTATIONS AND WARRANTIES.

24.1 Representations and Warranties of the Developer. To induce the City to execute this Agreement and perform its obligations hereunder, the Developer represents, warrants and covenants as follows:

(a) The Developer is an Illinois not-for-profit corporation duly organized, validly existing, and in good standing under the laws of the State of Illinois. The Developer is in good standing and authorized to do business in the State of Illinois. The Developer has the full power and authority to acquire, own and redevelop the Property, and the person signing this Agreement on behalf of the Developer has the authority to do so.

(b) All certifications and statements contained in the Economic Disclosure Statement submitted to the City by the Developer are true, accurate and complete.

(c) The Developer has the right, power and authority to enter into, execute, deliver and perform this Agreement. The Developer's execution, delivery and performance of this Agreement, and all instruments and agreements contemplated hereby, have been duly authorized by all necessary action, and do not and will not violate the Developer's articles of incorporation or bylaws (as amended and supplemented), 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 the Developer, or any party affiliated with the Developer, is a party or by which the Developer or the Property is now or may become bound.

(d) No action, litigation, investigation or proceeding of any kind is pending or threatened against the Developer or any party affiliated with the Developer, by or before any court, governmental commission, board, bureau or any other administrative agency, and the Developer knows of no facts which could give rise to any such action, litigation, investigation or proceeding, which could: (i) affect the ability of the Developer to perform its obligations hereunder; or (ii) materially affect the operation or financial condition of the Developer.

(e) The Developer is now and for the term of this Agreement shall remain solvent and able to pay its debts as they mature.

(f) The Developer shall procure and maintain all Governmental Approvals necessary to construct, complete and operate the Project.

(g) The Developer is not in default in any material respect with respect to any indenture, loan agreement, mortgage, note or any other agreement or instrument related

to the borrowing of money to which the Developer is a party or by which the Developer is bound.

(h) The Project will not violate: (i) any applicable Laws, including, without limitation, any zoning and building codes; or (ii) any building permit, restriction of record or other agreement affecting the Property.

(i) The Developer has performed a Phase I ESA of the Property in accordance with the requirements of the ASTM E 1527-13 standard and other environmental studies sufficient to conclude that the Project may be completed and operated in accordance with all Environmental Laws and this Agreement.

(j) The Developer has not made or caused to be made, directly or indirectly, any payment, gratuity or offer of employment in connection with this 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 this Agreement or any City Contract with the Developer in violation of Chapter 2-156-120 of the Municipal Code of the City.

(k) Neither the Developer or any Affiliate of the Developer 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.

24.2 Representations and Warranties of the City. To induce the Developer to execute this Agreement and perform its obligations hereunder, the City hereby represents and warrants to the Developer that the City has authority under its home rule powers to execute and deliver this Agreement and perform the terms and obligations contained herein.

24.3 Survival of Representations and Warranties. Each of the Parties agrees that all warranties, representations, covenants and agreements contained in this Section 24 and elsewhere in this Agreement are true, accurate and complete as of the Effective Date and shall survive the Closing and shall be in effect until the issuance of the Certificate of Completion.

SECTION 25. NOTICES.

Any notice, demand or communication required or permitted to be given hereunder shall be given in writing at the addresses set forth below by any of the following means: (a) personal service; (b) 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 Planning & Development 121 North LaSalle Street, Room 1000 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 the Developer: Chicago Torture Justice Memorials Foundation
6337 S. Woodlawn Avenue
Chicago, Illinois 60637
Attn: _____

With a copy to: Edwin F. Mandel Legal Aid Clinic
6020 S. University Ave
Chicago IL 60637
Attn: Housing Initiative Transactional Clinic

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, respectively, provided that such email transmission is confirmed as having occurred at or 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. The parties, by notice given hereunder, may designate any further or different addresses to which subsequent notices, demands or communications shall be given. The refusal to accept delivery by any party or the inability to deliver any communication because of a changed address of which no notice has been given in accordance with this Section 25 shall constitute delivery.

SECTION 26. BUSINESS RELATIONSHIPS.

The Developer acknowledges (a) receipt of a copy of Section 2-156-030 (b) of the Municipal Code, (b) that it has read such provision and understands that pursuant to such Section 2-156-030 (b) it is illegal for any elected official of the City, or any person acting at the direction of such official, to contact, either orally or in writing, any other City official or employee with respect to any matter involving any person with whom the elected City official or employee has a "Business Relationship" (as described in Section 2-156-080 of the Municipal Code), or to participate in any discussion in any City Council committee hearing or in any City Council meeting or to vote on any matter involving the person with whom an elected official has a Business Relationship, and (c) notwithstanding anything to the contrary contained in this Agreement, that a violation of Section 2-156-030 (b) by an elected official, or any person acting at the direction of such 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 no violation of Section 2-145-030 (b) has occurred with respect to this Agreement or the transactions contemplated hereby.

SECTION 27. PROHIBITION ON CERTAIN CONTRIBUTIONS PURSUANT TO MAYORAL EXECUTIVE ORDER NO. 2011-4.

27.1 The Developer agrees that the Developer, any person or entity who directly or indirectly has an ownership or beneficial interest in the Developer of more than 7.5 percent ("Owners"), spouses and domestic partners of such Owners, the Developer's contractors (i.e.,

any person or entity in direct contractual privity with the Developer regarding the subject matter of this Agreement) ("Contractors"), any person or entity who directly or indirectly has an ownership or beneficial interest in any Contractor of more than 7.5 percent ("Sub-owners") and spouses and domestic partners of such Sub-owners (such Owners and all other preceding classes of persons and entities, collectively the "Identified Parties"), shall not make a contribution of any amount to the Mayor of the City of Chicago or to his political fundraising committee (a) after execution of this Agreement by the Developer, (b) while this Agreement or any Other Contract (as hereinafter defined) is executory, (c) during the term of this Agreement or any Other Contract, or (d) during any period while an extension of this Agreement or any Other Contract is being sought or negotiated. This provision shall not apply to contributions made prior to May 16, 2011, the effective date of Executive Order 2011-4.

27.2 The Developer represents and warrants that from the later of (a) May 16, 2011, or (b) the date the City approached the Developer, or the date the Developer approached the City, as applicable, regarding the formulation of this Agreement, no Identified Parties have made a contribution of any amount to the Mayor or to his political fundraising committee.

27.3 The Developer 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 his political fundraising committee.

27.4 The Developer agrees that the Identified Parties must not engage in any conduct whatsoever designed to intentionally violate this provision or Mayoral Executive Order No. 2011-4 or to entice, direct or solicit others to intentionally violate this provision or Mayoral Executive Order No. 05-1.

27.5 Notwithstanding anything to the contrary contained herein, the Developer agrees that a violation of, non-compliance with, misrepresentation with respect to, or breach of any covenant or warranty under this Section 27 or violation of Mayoral Executive Order No. 2011-4 constitutes a breach and default under this Agreement, and under any Other Contract for which no opportunity to cure will be granted, unless the City, in its sole discretion, elects to grant such an opportunity to cure. Such breach and default entitles the City to all remedies (including, without limitation, termination for default) under this Agreement, and under any Other Contract, at law and in equity. This provision amends any Other Contract and supersedes any inconsistent provision contained therein.

27.6 If the Developer intentionally violates this provision or Mayoral Executive Order No. 2011-4 prior to the Closing, the City may elect to decline to close the transaction contemplated by this Agreement.

27.7 For purposes of this provision:

(a) "Bundle" means to collect contributions from more than one source, which contributions are then delivered by one person to the Mayor or to his political fundraising committee.

(b) "Other Contract" means any other agreement with the City to which the Developer 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.

SECTION 28. INSPECTOR GENERAL.

It is the duty of every officer, employee, department, agency, contractor, subcontractor, developer and licensee of the City, and every applicant for certification of eligibility for a City contract or program, to cooperate with the City's Inspector General in any investigation or hearing undertaken pursuant to Chapter 2-56 of the Municipal Code. The Developer understands and will abide by all provisions of Chapter 2-56 of the Municipal Code.

SECTION 29. WASTE ORDINANCE PROVISIONS.

In accordance with Section 11-4-1600(e) of the Municipal Code, the Developer warrants and represents that it, and to the best of its knowledge, its contractors and subcontractors, have

not violated and are not in violation of any provisions of Section 7-28 or Section 11-4 of the Municipal Code (the "Waste Sections"). During the period while this Agreement is executory, any violation of the Waste Sections by the Developer, its General Contractor or any subcontractor, whether or not relating to the performance of this Agreement, constitutes a breach of and an event of default under this Agreement, for which the opportunity to cure, if curable, will be granted only at the sole discretion of the Commissioner of DPD. Such breach and default entitles the City to all remedies under this Agreement, at law or in equity. This section does not limit the duty of the Developer, the General Contractor and any subcontractors to comply with all applicable Laws, in effect now or later, and whether or not they appear in this Agreement. Non-compliance with these terms and conditions may be used by the City as grounds for the termination of this Agreement, and may further affect the Developer's eligibility for future contract awards.

SECTION 30. 2014 CITY HIRING PLAN.

30.1 The City is subject to the June 16, 2014 "City of Chicago Hiring Plan" (as amended, the "2014 City Hiring Plan") entered in Shakman v. Democratic Organization of Cook County, Case No 69 C 2145 (United States District Court for the Northern District of Illinois). Among other things, the 2014 City Hiring Plan prohibits the City from hiring persons as governmental employees in non-exempt positions on the basis of political reasons or factors.

30.2 The Developer is aware that City policy prohibits City employees from directing any individual to apply for a position with the Developer, either as an employee or as a subcontractor, and from directing the Developer to hire an individual as an employee or as a subcontractor. Accordingly, the Developer must follow its own hiring and contracting procedures, without being influenced by City employees. Any and all personnel provided by the Developer under this Agreement are employees or subcontractors of the Developer, not employees of the City of Chicago. This Agreement is not intended to and does not constitute, create, give rise to, or otherwise recognize an employer-employee relationship of any kind between the City and any personnel provided by the Developer.

30.3 The Developer will not condition, base, or knowingly prejudice or affect any term or aspect to the employment of any personnel provided under this Agreement, or offer employment to any individual to provide services under this Agreement, based upon or because of any political reason or factor, including, without limitation, any individual's political affiliation, membership in a political organization or party, political support or activity, political financial contributions, promises of such political support, activity or financial contributions, or such individual's political sponsorship or recommendation. For purposes of this Agreement, a political organization or party is an identifiable group or entity that has as its primary purpose the support of or opposition to candidates for elected public office. Individual political activities are the activities of individual persons in support of or in opposition to political organizations or parties or candidates for elected public office.

30.4 In the event of any communication to the Developer by a City employee or City official in violation of Section 30.2 above, or advocating a violation of Section 30.3 above, the Developer will, as soon as is reasonably practicable, report such communication to the Hiring Oversight Section of the City's Office of the Inspector General (the "OIG"), and also to the head of the relevant City department utilizing services provided under this Agreement. The Developer will also cooperate with any inquiries by the OIG.

SECTION 31. FAILURE TO MAINTAIN ELIGIBILITY TO DO BUSINESS WITH THE CITY.

Failure by the Developer or any controlling person (as defined in Section 1-23-010 of the Municipal Code) thereof to maintain eligibility to do business with the City of Chicago as required by Section 1-23-030 of the Municipal Code shall be grounds for termination of this Agreement and the transactions contemplated hereby. The Developer shall at all times comply with Section 2-154-020 of the Municipal Code.

SECTION 32. MISCELLANEOUS.

The following general provisions govern this Agreement:

32.1 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute a single, integrated instrument.

32.2 Cumulative Remedies. The remedies of any party hereunder are cumulative and the exercise of any one or more of such remedies shall not be construed as a waiver of any other remedy herein conferred upon such party or hereafter existing at law or in equity, unless specifically so provided herein.

32.3 Date for Performance. If the final date of any time period set forth herein falls on a Saturday, Sunday or legal holiday under the laws of Illinois or the United States of America, then such time period shall be automatically extended to the next Business Day.

32.4 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.

32.5 Entire Agreement; Modification. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any prior agreements, negotiations and discussions. This Agreement may not be modified or amended in any manner without the prior written consent of the parties hereto. No term of this Agreement may be waived or discharged orally or by any course of dealing, but only by an instrument in writing signed by the party benefited by such term.

32.6 Exhibits. All exhibits referred to herein and attached hereto shall be deemed part of this Agreement.

32.7 Force Majeure. None of the City, the Developer, nor any successor in interest to any of them shall be considered in breach of or in default of its obligations under this Agreement in the event of a delay due to unforeseeable 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, including, without limitation, fires, floods, strikes, shortages of material and unusually severe weather or delays of subcontractors due to such causes. The time for the performance of the obligations shall be extended only for the period of the delay and only if the party relying on this section requests an extension in writing within twenty (20) days after the beginning of any such delay.

32.8 Form of Documents. All documents required by this Agreement to be submitted, delivered or furnished to the City shall be in form and content satisfactory to the City.

32.9 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

32.10 Headings. The headings of the various sections and subsections of this Agreement have been inserted for convenience of reference only and shall not in any manner be construed as modifying, amending or affecting in any way the express terms and provisions hereof.

32.11 Limitation of Liability. No member, official, officer, director, trustee or employee of the City or the Developer shall be personally liable in the event of any default or breach under this Agreement or for any amount which may become due to any other party under the terms of this Agreement.

32.12 No Merger. The terms of this Agreement shall not be merged with the Deed, and the delivery of the Deed shall not be deemed to affect or impair the terms of this Agreement.

32.13 No Waiver. No waiver by the City with respect to any specific default by the Developer shall be deemed to be a waiver of the rights of the City with respect to any other defaults of the 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.

32.14 Severability. If any term of this Agreement or any application thereof is held invalid or unenforceable, the remainder of this Agreement shall be construed as if such invalid part were never included herein and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

32.15 Successors and Assigns. Except as otherwise provided in this Agreement, the terms and conditions of this Agreement shall apply to and bind the successors and assigns of the parties.

32.16 Venue and Consent to Jurisdiction. If there is a lawsuit under this Agreement, 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.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on or as of the date first above written.

CITY OF CHICAGO, an Illinois municipal corporation

By:_____
Ciere Boatright
Commissioner
Department of Planning and Development

CHICAGO TORTURE JUSTICE MEMORIALS FOUNDATION, an Illinois not-for-profit corporation

By:_____

Name: _____

Title: _____

STATE OF _____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____of Chicago Torture Justice Memorials Foundation, an Illinois not-for-profit corporation ("Developer"), personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and, being first duly sworn by me, acknowledged that such individual signed and delivered the foregoing instrument pursuant to authority given by the Developer, as the individual's free and voluntary act and as the free and voluntary act and deed of the Developer, for the uses and purposes therein set forth.

GIVEN under my notarial seal this ____ day of _____, 2025.

_____
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ciere Boatright, the Commissioner of the Department of Planning and Development of the City of Chicago, an Illinois municipal corporation ("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, being first duly sworn by me, acknowledged that, as said Commissioner, she signed and delivered the foregoing instrument pursuant to authority given by the City as her 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 notarial seal this ____ day of _____, 2025.

_____
NOTARY PUBLIC

[(Sub)Exhibit "A" referred to in this Agreement for the Sale and Redevelopment of Land constitute Exhibit "D" to ordinance and printed on pages 36006 and 36007 of this *Journal*.]

[(Sub)Exhibit "B" referred to in this Agreement for the Sale and Redevelopment of Land is printed on pages 36055 and 36056 of this *Journal*.]

(Sub)Exhibit "C" referred to in this Agreement for the Sale and Redevelopment of Land reads as follows:

(Sub)Exhibit "C".
(To Agreement for the Sale and Redevelopment of Land)

Insurance Requirements.

Developer shall provide and maintain, or cause its Agents to procure and maintain, at Developer's own expense (or the expense of its Agents as applicable) the types and amounts of insurance set forth with insurance companies authorized to do business in the State of Illinois, covering all work under the Project whether performed by or on behalf of Developer. All insurance policies shall remain in effect through the date the City issues the Certificate of Completion.

Workers' Compensation And Employer's Liability.

Workers' Compensation Insurance, as prescribed by applicable law covering all employees who are to provide work in connection with the Project, and Employer's Liability coverage with limits of not less than $1,000,000 each accident, illness or disease. Coverage must include other states endorsement, alternate employer and volunteer compensation endorsement.

Commercial General Liability (Primary And Umbrella).

Commercial General Liability Insurance, or equivalent, with limits of not less than $2,000,000 per occurrence for bodily injury, personal injury and property damage liability. Coverages must include the following: All premises and operations, products/completed operations (to be maintained for a minimum of two (2) years following project completion), independent contractors, separation of insureds, defense, and contractual liability (not to include Endorsement CG 21 39 or equivalent).

The City of Chicago is to be named as an additional insured under the Developer's and any subcontractor's policy. Such additional insured coverage shall be provided on ISO endorsement form CG 2010 for ongoing operations or on a similar additional insured form acceptable to the City. The additional insured coverage must not have any limiting endorsements or language under the policy such as but not limited to, Developer's sole negligence or the additional insured's vicarious liability. The Developer's liability insurance shall be primary without right of contribution by any other insurance or self-insurance maintained by or available to the City. The Developer must ensure that the City is an additional insured on insurance required from subcontractors.

Automobile Liability (Primary And Umbrella).

When any motor vehicles (owned, non-owned and hired) are used in connection with the Project, the Developer must provide Automobile Liability Insurance with limits of not less than $2,000,000 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.

When applicable, coverage extension must include: a) an MCS-90 endorsement where required by the Motor Carrier Act of 1980; and b) pollution coverage for loading, unloading and transportation of infectious waste, chemical waste, hazardous waste, special waste and radioactive waste.

Railroad Protective Liability.

When any work or service is to be done adjacent to or on railroad or transit property, The Developer or its contractor must provide, with respect to the operations that the Developer, its contractor or subcontractors perform, Railroad Protective Liability Insurance in the name of railroad or transit entity. The policy must have limits of not less than the requirement of the operating railroad for losses arising out of injuries to or death of all persons, and for damage to or destruction of property, including the loss of use thereof.

Professional Liability.

When any architects, engineers, construction managers or other professional consultants perform work or services in connection with the Project, Professional Liability Insurance covering acts, errors or omissions must be maintained with limits of not less than $2,000,000. Coverage must include but not be limited to, pollution liability. When policies are renewed or replaced, the policy retroactive date must coincide with, or precede start of work on the Agreement. A claims-made policy must have an extended reporting period of at least two (2) years, unless renewed or replaced by another policy with an extended reporting period of at least two years.

Valuable Papers.

When any plans, designs, drawings, media, data, specifications and other documents are produced or used under this Agreement, Valuable Papers Insurance must be maintained in an amount to insure against any loss whatsoever and must have limits sufficient to pay for the re-creation and reconstruction of such records.

Builders Risk.

When Developer undertakes any construction, including improvements, betterments and/or repairs, the Developer must provide All Risk Builders Risk Insurance at replacement cost for materials, supplies, fixtures that are or will be part of the Drainage Swale or Restoration Work. Coverages must include but are not limited to, the following: material stored off-site and in-transit, water including overflow, leakage, sewer backup or seepage, damage to adjoining and existing property, collapse, debris removal and faulty workmanship or materials.

Contractors Pollution Liability.

Contractors Pollution Liability must be provided covering bodily injury, property damage and other losses caused by pollution conditions that arise from the Project with limits of not less than $2,000,000 per occurrence. Coverage must include completed operations, contractual liability, defense, excavation, environmental cleanup, remediation, transportation and disposal. When policies are renewed or replaced, the policy retroactive date must coincide with or precede start of work on this Agreement. A claims-made policy must have an extended reporting period of at least two (2) years, unless renewed or replaced by another policy with an extended reporting period of at least two (2) years. The City of Chicago is to be named as an additional insured.

Property; Personal Property.

The Developer is responsible for all loss or damage to the Property at full replacement cost that results from the Project.

The Licensee is responsible for all loss or damage to personal property (including materials, equipment, tools and supplies) owned, rented or used by a Licensee and any Agent.

Additional Requirements.

The Developer must furnish, or cause its contractors or subcontractors to furnish, to the City of Chicago, Department of Planning and Development, 121 North LaSalle, Room 1000, Chicago, Illinois, 60602 original Certificates of Insurance, or such similar evidence, to be in force on the date of this Agreement, and Renewal Certificates of Insurance, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of this Agreement. The Developer must submit evidence of insurance on an Insurance Certificate Form prior to execution of this Agreement. The receipt of any certificate does not constitute agreement by the City that the insurance requirements in this Agreement have been fully met or that the insurance policies indicated on the certificate are in compliance with all requirements in this Agreement. The failure of the City to obtain certificates or other insurance evidence from the Developer (or its contractors or subcontractors as applicable) is not a waiver by the City of any requirements for the Developer to obtain and maintain the specified coverages. The Developer shall advise all insurers of the Agreement provisions regarding insurance and the nature of its use of the Site. Non-conforming insurance does not relieve the Developer of the obligation to provide insurance as specified herein. Nonfulfillment of the insurance conditions may constitute a default of the Agreement, and the City retains the right to order Developer to cease all activities on the Site until proper evidence of insurance is provided, or the Agreement may be terminated.

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

Any deductibles or self-insured retentions on referenced insurance coverages must be borne by Developer.

Developer hereby waives and agrees to require their insurers to waive their rights of subrogation against the City of Chicago, its employees, elected officials, agents, or representatives.

The coverages and limits furnished by Developer in no way limit the Developer's liabilities and responsibilities specified within the Agreement or by law.

Any insurance or self-insurance programs maintained by the City of Chicago do not contribute with insurance provided by the Developer under the Agreement.

The required insurance to be carried is not limited by any limitations expressed in the indemnification language in this Agreement or any limitation placed on the indemnity in this Agreement given as a matter of law.

If the Developer maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Developer. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

If Developer is a joint venture or limited liability company, the insurance policies must name the joint venture or limited liability company as a named insured.

The Developer must require all subcontractors to provide the insurance required herein, or the Developer may provide the coverages for subcontractors. All subcontractors are subject to the same insurance requirements of Developer unless otherwise specified in this Agreement. The Developer must ensure that the City is an additional insured on Endorsement CG 2010 of the insurance required from subcontractors.

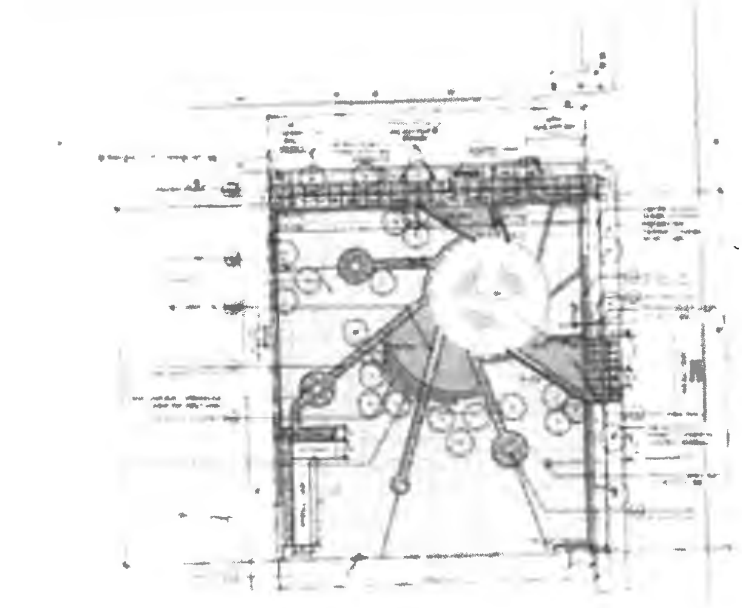
If Developer or subcontractor desires additional coverages, the party desiring the additional coverages is responsible for the acquisition and cost.

Notwithstanding any provision in the Agreement to the contrary, the City of Chicago Risk Management Department maintains the right to modify, delete, alter or change these requirements.

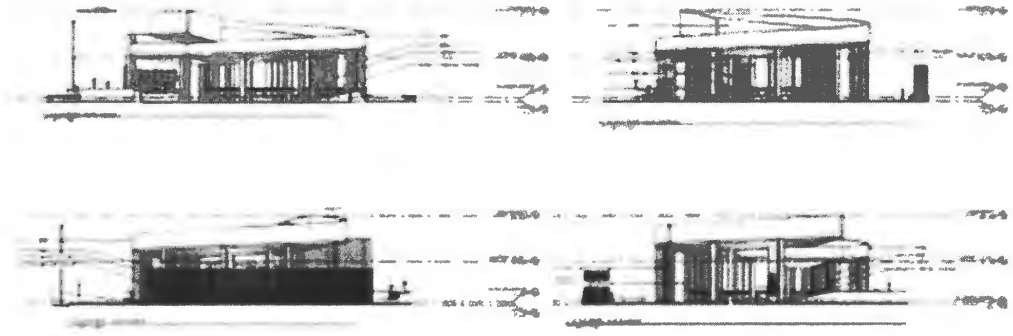
The City of Chicago is not responsible to provide insurance or security for the Site, or any vehicles, materials, equipment other personal property of Developer or any of its contractors, subcontractors or other agents related to or in connection with the Project or this Agreement.

(Sub)Exhibit "B".
(To Agreement For The Sale And Redevelopment of Land)

Scope Drawings.
(Page 1 of 2)



ELEVATIONS



(Sub)Exhibit "B".
(To Agreement For The Sale And Redevelopment of Land)

Scope Drawings.
(Page 2 of 2)



SALE OF CITY-OWNED PROPERTY AT 4018 S. ELLIS AVE. TO 4020 S. ELLIS CONDOMINIUM ASSOCIATION.

[O2025-0020974]

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

CHICAGO, December 5, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on December 3, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 4018 South Ellis Avenue to 4020 S. Ellis Condominium Association (4th Ward) (O2025-0020974), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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, through the Department of Planning and Development (the "Department") seeks to return these parcels of vacant land to private ownership and productive use; and

WHEREAS, The City is the owner of the vacant land located at 4018 South Ellis Avenue which is located in the Oakland Community Area and is legally described on Exhibit A attached hereto (the "Property"); and

WHEREAS, The market value of the Property based on a market valuation dated October 8, 2021, is $65,000 ("Market Value"); and

WHEREAS, 4020 S. Ellis Condominium Association, an Illinois not-for-profit corporation ("Grantee"), has offered to purchase the Property from the City for landscaped open space; and

WHEREAS, A Phase I Environmental Site Assessment ("ESA") of the Property dated February 21, 2023, obtained by Grantee, identified Recognized Environmental Conditions ("RECs") as that term is defined by the American Society for Testing and Materials (ASTM) E1527-21 standard for conducting Phase I ESAs; and

WHEREAS, At the request of the City, Grantee obtained a Limited Phase II ESA of the Property dated November 14, 2023, and such ESA did not identify any contamination above residential remediation objectives as determined by 35 Ill. Admin. Code Part 742; and

WHEREAS, The cost of obtaining the Phase II ESA was $10,687; and

WHEREAS, Grantee's costs incurred for the Phase II ESA will be credited against the Market Value of the Property, resulting in a purchase price of $54,313 (the "Purchase Price"); and

WHEREAS, Public notices advertising the Department's intent to sell the City Land to Grantee and requesting alternative proposals appeared on the City's ChiBlockBuilder website from October 1, 2025 to October 31, 2025, and in the *Chicago Tribune* on October 2, 16, 23 and 30, 2025; and

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

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

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. The City Council hereby approves the sale of the Property to Grantee or a Grantee Entity (as hereafter defined) in its "as is" condition for the Purchase Price.

SECTION 3. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or Deputy City Clerk is authorized to attest, a quitclaim deed in substantially the form attached hereto as Exhibit B ("Deed") conveying the Property to Grantee, or to a land trust of which Grantee is the sole beneficiary, or to an entity of which Grantee is the sole controlling party or which is comprised of the same principal parties (each, a "Grantee Entity").

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

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

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

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

Exhibit "A".
(To Ordinance)

Legal Description Of The Property.

(Subject To Final Survey And Title Commitment)

Lot 10 in Burdick and Campbell's Resubdivision of Lots 1, 2, 3, and 4 in Cleaverville in Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As:

4018 South Ellis Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-02-106-028-0000.

Exhibit "B".
(To Ordinance)

Form Of Deed.

The City of Chicago, an Illinois municipal corporation and home rule unit of government, having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 ("City" or "Grantor"), for and in consideration of $54,313, conveys and quitclaims all interest in the real property legally described and identified on (Sub)Exhibit A attached hereto (the "Property"), pursuant to ordinance [ordinance number _____] adopted by the City Council of the City of Chicago on _____, _____, and published in the Journal of the Proceedings of the City Council for such date at pages _____ through _____, to 4020 S. Ellis Condominium Association, an Illinois not-for-profit corporation ("Grantee"), which has a business address of 4020 South Ellis Avenue, Chicago, Illinois 60653.

Without limiting the quitclaim nature of this deed, this conveyance is subject to the following: (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, restrictions and liens 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 Grantee's agents.

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

1. Covenant To Improve Property; Restriction On Conveyance. Grantee: (a) shall improve and maintain the Property 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 Property without first obtaining the consent of the Department of Planning and Development; (c) shall maintain the Property in accordance with the provisions of the Municipal Code of Chicago; and (d) shall not convey, assign or otherwise transfer the Property. These conditions shall run with the land and be in full force and effect for a period of five 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 Property and shall have the right to exercise any and all remedies available to it at law or in equity, including the right to re-enter the Property and revest title in the City. Grantee, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the Property to further evidence such revesting of title. This right of reverter in favor of the City shall terminate five years following the date of this Deed.

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

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

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

Attest:

_____
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 _____, 2025.

_____
Notary Public

This Instrument Was Prepared By:

City of Chicago
Department of Law, Real Estate Division
121 North LaSalle Street, Room 600
Chicago, Illinois 60602

Mail Deed And Tax Bills To:

4020 S. Ellis Condominium Association
4020 South Ellis Avenue
Chicago, Illinois 60653

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 36059 and 36060 of this *Journal*.]

SALE OF CITY-OWNED PROPERTY AT 514 -- 516 E. 50TH ST. TO WALTON STREET BUILDERS LLC.

[O2025-0020978]

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

CHICAGO, December 5, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on December 3, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 514 -- 516 East 50th Street to Walton Street Builders LLC (20th Ward) (O2025-0020978), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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, through the Department of Planning and Development (the "Department") seeks to return these parcels of vacant land to private ownership and productive use; and

WHEREAS, The City is the owner of the vacant land located at 514 -- 516 East 50th Street, Chicago, Illinois 60615 (the "City Land"), which is located in the rear of several parcels fronting South Forrestville Avenue and separates these parcels from the alley behind the properties (the "No Alley Access Parcels"); and

WHEREAS, Walton Street Builders LLC, an Illinois limited liability company ("Grantee"), owns the property located at 4952 South Forrestville Avenue, PIN 20-10-217-045 (the "Grantee Property"), which is one of the No Alley Access Parcels; and

WHEREAS, A portion of the City Land consisting of approximately 1,067 square feet, PIN 20-10-217-063 (the "Rear Lot") separates the Grantee Property from the alley behind it; and

WHEREAS, The Rear Lot is legally described on Exhibit A attached hereto and identified as "Track D" in the survey attached hereto as Exhibit B; and

WHEREAS, The market value of the Rear Lot based on a market valuation dated October 18, 2025, is $28,773.84 (the "Purchase Price"); and

WHEREAS, Grantee has offered to purchase the Rear Lot for the Purchase Price to establish access to the alley and to provide parking to serve the property; and

WHEREAS, On June 6, 2022, the City completed limited environmental Phase II sampling, which identified contamination above residential remediation objectives; and

WHEREAS, Given the Phase II results, the City will convey the Rear Lot to Grantee subject to a deed restriction containing certain construction requirements and use restrictions; and

WHEREAS, Public notices advertising the Department's intent to enter into a negotiated sale of the Rear Lot with Grantee and requesting alternative proposals appeared on the City's ChiBlockBuilder website from October 1, 2025 to October 31, 2025 and in the *Chicago Tribune* on October 2, 16, 23 and 30, 2025; and

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

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

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. The City Council hereby approves the sale of the Rear Lot to Grantee in its "as is" condition for the Purchase Price.

SECTION 3. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or Deputy City Clerk is authorized to attest, a quitclaim deed conveying the Rear Lot to Grantee, or to a land trust of which Grantee is the sole beneficiary, or to an entity of which Grantee is the sole controlling party or which is comprised of the same principal parties, in substantially the form attached hereto as Exhibit C.

SECTION 4. The Commissioner of the Department (the "Commissioner"), or a designee of the Commissioner, is each hereby authorized, subject to the review and approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver such other documents and take such other actions as may be necessary or appropriate to carry out and comply with the provisions of this ordinance. 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 or otherwise may be reasonably necessary or appropriate to consummate the transaction contemplated hereby.

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

SECTION 6. 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 "B" referred to in this ordinance printed on page 36071 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of Rear Lot.

(Subject To Final Survey And Title Commitment)

The north 31 feet of the south 94 feet of Lot 5 in J.H. Steele's Addition to Hyde Park in the northeast quarter of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

514 -- 516 East 50th Street (portion of) (Rear Lot of 4952 South Forrestville Avenue) Chicago, Illinois 60615.

Permanent Index Number:

20-10-217-063-0000.

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 $28,773.84, conveys and quitclaims all interest in the real property legally described and identified on (Sub)Exhibit A attached hereto, including any improvements located thereon (the "Property") pursuant to Ordinance Number [O2025-_____] adopted by the City Council of the City of Chicago on _____, _____, and published in the Journal of the Proceedings of the City Council for such date at pages _____ through _____, to Walton Street Builders LLC, an Illinois limited liability company ("Grantee"), whose principal business is located at 221 East Cullerton Street, Unit 101A, Chicago, Illinois 60616.

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 the Grantee or its agents.

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

1. Use Restriction. Grantee acknowledges and agrees that the City is conveying the Property for its use as paved parking or a garage. Any buildings on the property must be constructed with full concrete slab-on grade floors or a full concrete basement. A sump pump may only be installed if it has a sealed lid and is vented to the outside. If Grantee wishes to develop the Property for any other use, then Grantee must notify the Department of Planning and Development (or any successor agency) (the "Department") prior to commencing construction and take all steps necessary, as determined by the Department, to put the Property in a condition which is suitable for its intended use. The City shall have the right to exercise all remedies available at law and in equity for violation of this use restriction, including the right to re-enter the Property and revest title in the City. Grantee, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the Property to further evidence such revesting of title. The City shall not be obligated to provide notice of default or an opportunity to cure for violations of this use restriction, although the City may record a notice of default against the Property.

2. Groundwater Restrictions. Grantee shall not use groundwater as a water source for any purpose or any use whatsoever.

3. Removal Work. If Grantee encounters any evidence of contamination that exceeds the requirements of 35 Ill. Adm. Code Section 742.305, Grantee shall remove such contamination from the Property ("Removal Work"). Grantee shall cooperate and consult with the City at all relevant times (and in all cases upon the City's request) with respect to the Removal Work. Grantee shall remove and close any underground storage tanks ("USTs") it may encounter in accordance with applicable regulations, including 41 Ill. Adm. Code Part 175, and shall properly address any leaking USTs in accordance with 35 Ill. Adm. Code Part 734.

4. "As Is", "Where Is" And "With All Faults" Conveyance. Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the Property and is relying solely upon Grantee's own inspection and other due diligence activities that Grantee may have conducted in determining whether to acquire the Property, and not upon any information provided by or on behalf of the City with respect thereto.

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

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

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 _____, 202__.

Attest:

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

_____
Andrea M. Valencia, City Clerk

By: _____
Brandon Johnson, Mayor

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Mary B. Richardson-Lowry, personally known to me to be the Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City") pursuant to proxy on behalf of Brandon Johnson, Mayor, and Andrea M. Valencia, the City Clerk of the City,

or her authorized designee, both personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, acknowledged that as said Corporation Counsel and City Clerk, respectively, each person signed and delivered the foregoing instrument and caused the corporate seal of the City to be affixed thereto, pursuant to authority given by the City, as each person's free and voluntary act, and as the free and voluntary act and deed of the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on _____, 202__.

_____
Notary Public

This Instrument Was Prepared By:

City of Chicago
Department of Law, Real Estate Division
121 North LaSalle Street, Room 600
Chicago, Illinois 60602

Mail Deed And Tax Bills To:

Walton Street Builders LLC
221 East Cullerton Street
Chicago, Illinois 60616

This Transfer Is Exempt Under The Provisions Of The Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(b); Cook County Ordinance Number 93-0-27(B); And The Chicago Real Property Transfer Tax, Municipal Code Section 3-33-060(B).

[(Sub)Exhibit "A" referred to in this Form of Deed constitutes Exhibit "A" to ordinance and printed on page 36066 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.

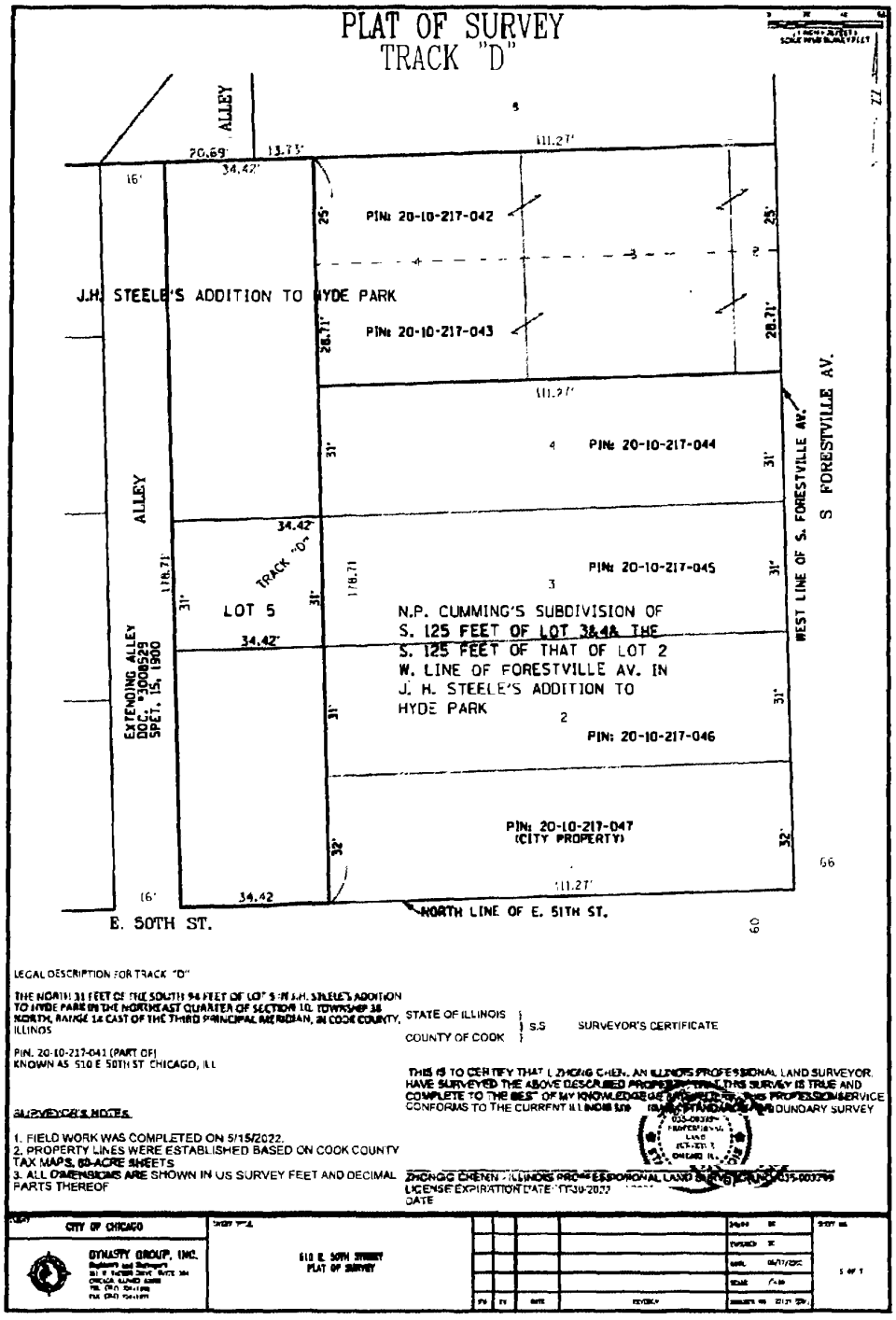
_____
Notary Public

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)

Plat Of Survey.



SALE OF CITY-OWNED PROPERTY AT 515 E. BOWEN AVE. TO LANDEX HOLDING COMPANY LLC.

[O2025-0020975]

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

CHICAGO, December 5, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on December 3, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 515 East Bowen Avenue to Landex Holding Company LLC (4th Ward) (O2025-0020975), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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 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, 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 1, 8, 15, 22, 29 and May 5 and 13, 2025; 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 Landex Holding Company LLC, a Delaware limited liability company authorized to conduct business in Illinois ("Buyer"), for the sale of the City Property for the construction of a three (3) unit masonry building containing 3-bedroom/2-bath units and a surface parking lot with three (3) parking spaces, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

WHEREAS, The Department's evaluation of the other application 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 October 18, 2025, as determined by CBRE, is $86,840, which is below the $90,000 the Buyer has agreed to pay the City for the City Property (the "Purchase Price"); and

WHEREAS, The estimated cost of the Project is $860,582; 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 proforma title policy, survey and corporate organization and authority documents; and

(e) Buyer Entity must submit 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 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 36083 through
36094 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	4th/Grand Boulevard
TIF Area	43rd Street/Cottage Grove Avenue
Size	Approximately 3,340 ft^2
Current Zoning	RT4
Proposed Zoning	No change requested
ZBA Approval	Not Applicable

Lot 1 in Greeley Carlson Co's plat of subdivision of Lots 4 to 12, inclusive, and the west $12^{64}/_{100}$ feet of Lot 3 in resubdivision of Block 1 in Jennings Subdivision of the south 1/2 of the north 1/2 of the southwest 1/4 of the northeast 1/4 of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

515 East Bowen Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-217-005-0000.

Exhibit "C".
(To Ordinance)

Competing Proposals.

Applicant	Status	Application Type	Decision
Landex Holding Company	Accepted	Market rate housing	Qualified, has experience developing City-owned lots, reasonable budget, good plans/design.
Applicant Number 2	Declined	Market rate housing	Fewer public benefits, less adherence to community plans, lower purchase offer.

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 $90,000, 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 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 for such date at pages _____ through _____, to Landex Holding Company LLC, a Delaware limited liability company authorized to conduct business in Illinois ("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 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 a three (3) unit masonry building containing 3-bedroom/2-bath units and a surface parking lot with three (3) parking spaces, 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 commence construction of the Project within sixty (60) days of the date of this deed, and complete construction of the Project within two hundred forty (240) days after the construction commencement date, provided that plantings may be delayed for an additional 6 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, 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 ("Authorized Mortgage"). 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; provided, however, the City's right of reverter shall not defeat, render invalid, or limit in any way, the lien of any Authorized Mortgage. 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 Instrument Was Prepared By:

City of Chicago
Department of Law, Real Estate Division
121 North LaSalle Street, Room 600
Chicago, Illinois 60602

Mail Deed And Subsequent Tax Bills To:

Landex Holding Company LLC
77 West Washington Street, Suite 1115
Chicago, Illinois 60602

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 36076 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.
(Subject To Change With Department Approval)
(Page 1 of 12)

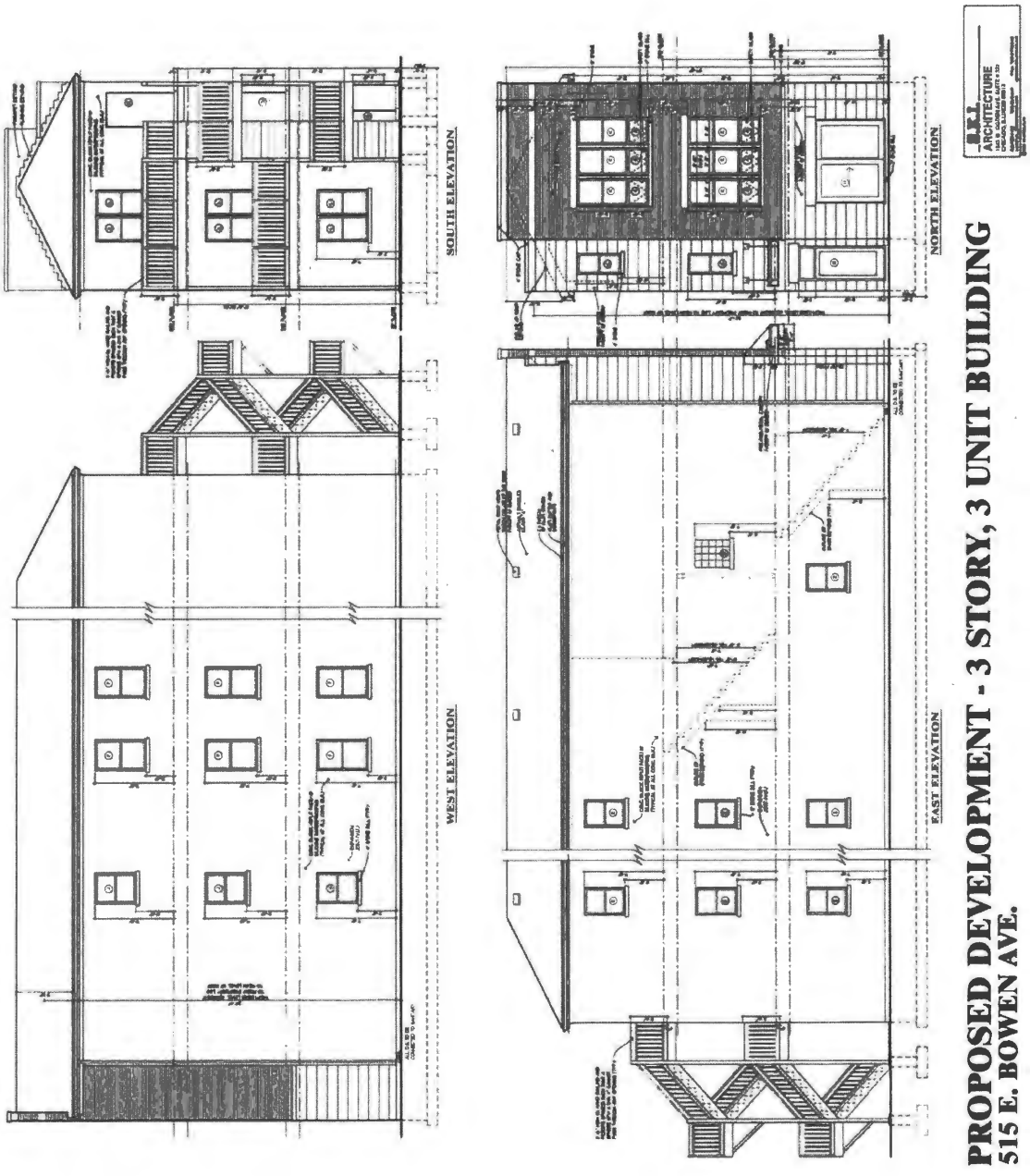


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 2 of 12)

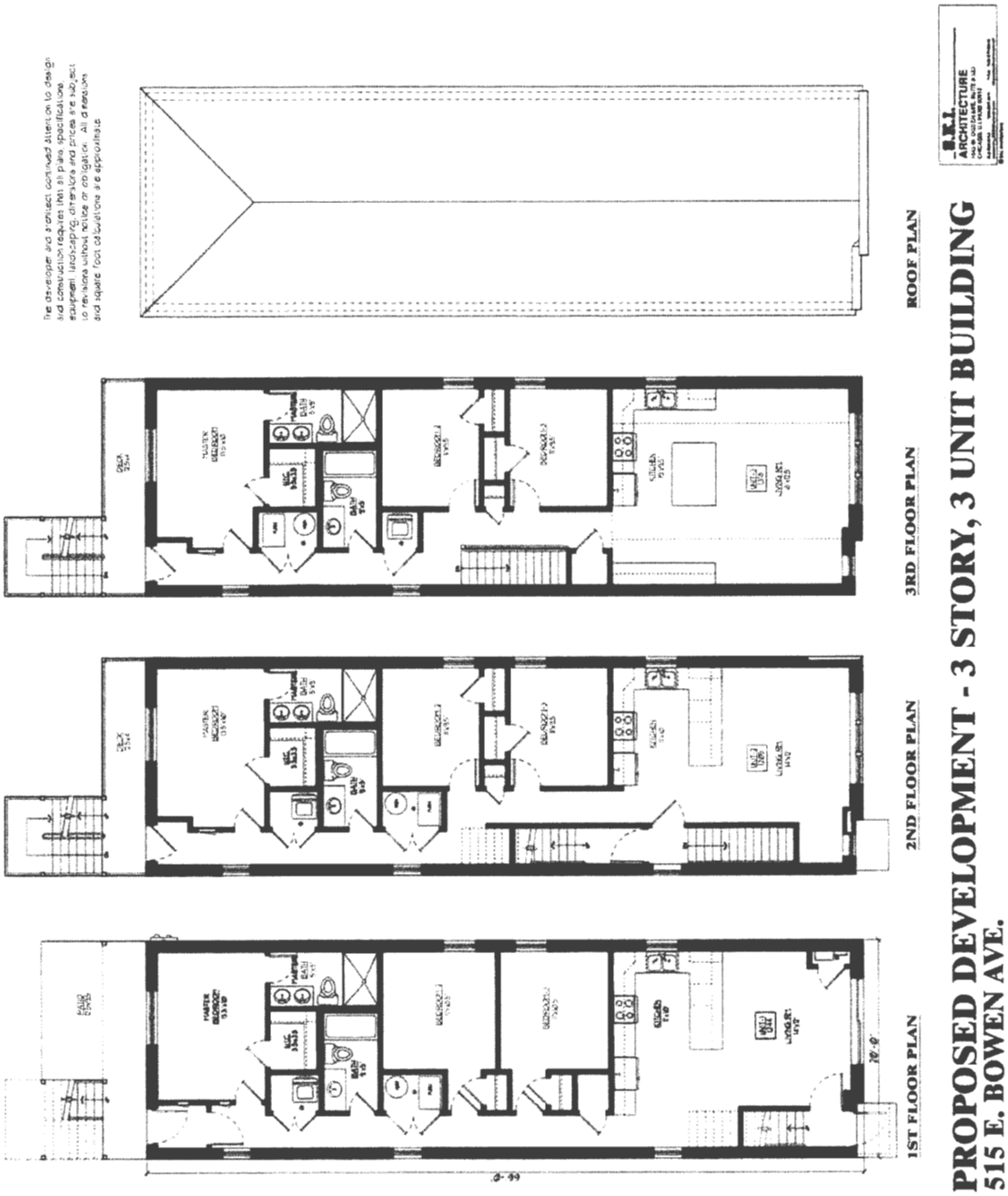
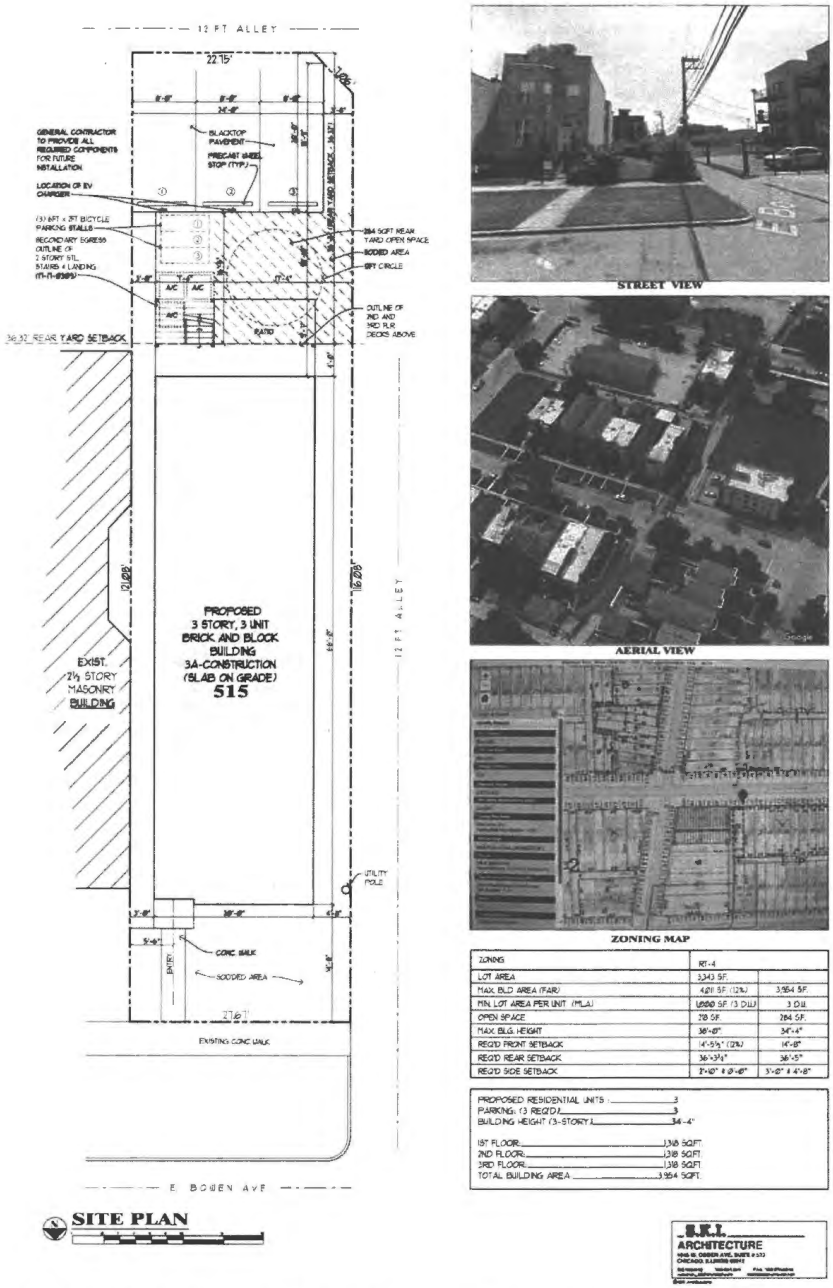


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 3 of 12)



ZONING	RT-4	
LOT AREA	3,343 S.F.	
MAX. BLD. AREA (FAR)	4,011 S.F. (12%)	3,954 S.F.
MIN. LOT AREA PER UNIT (MLA)	1,000 S.F. (3 D.U.)	3 D.U.
OPEN SPACE	278 S.F.	284 S.F.
MAX. BLG. HEIGHT	38'-0"	34'-4"
REQ'D FRONT SETBACK	14'-5½" (12%)	14'-8"
REQ'D REAR SETBACK	36'-3½"	36'-5"
REQ'D SIDE SETBACK	3'-10" & 0'-8"	3'-0" & 4'-8"

PROPOSED RESIDENTIAL UNITS :	3
PARKING: (3 REQ'D.)	3
BUILDING HEIGHT (3-STORY)	34'-4"
1ST FLOOR	1,318 SQFT.
2ND FLOOR	1,318 SQFT.
3RD FLOOR	1,318 SQFT.
TOTAL BUILDING AREA	3,954 SQFT.

S.R.I. ARCHITECTURE

PROPOSED DEVELOPMENT - 3 STORY, 3 UNIT BUILDING
515 E. BOWEN AVE.

Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 4 of 12)



Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 5 of 12)



Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 6 of 12)

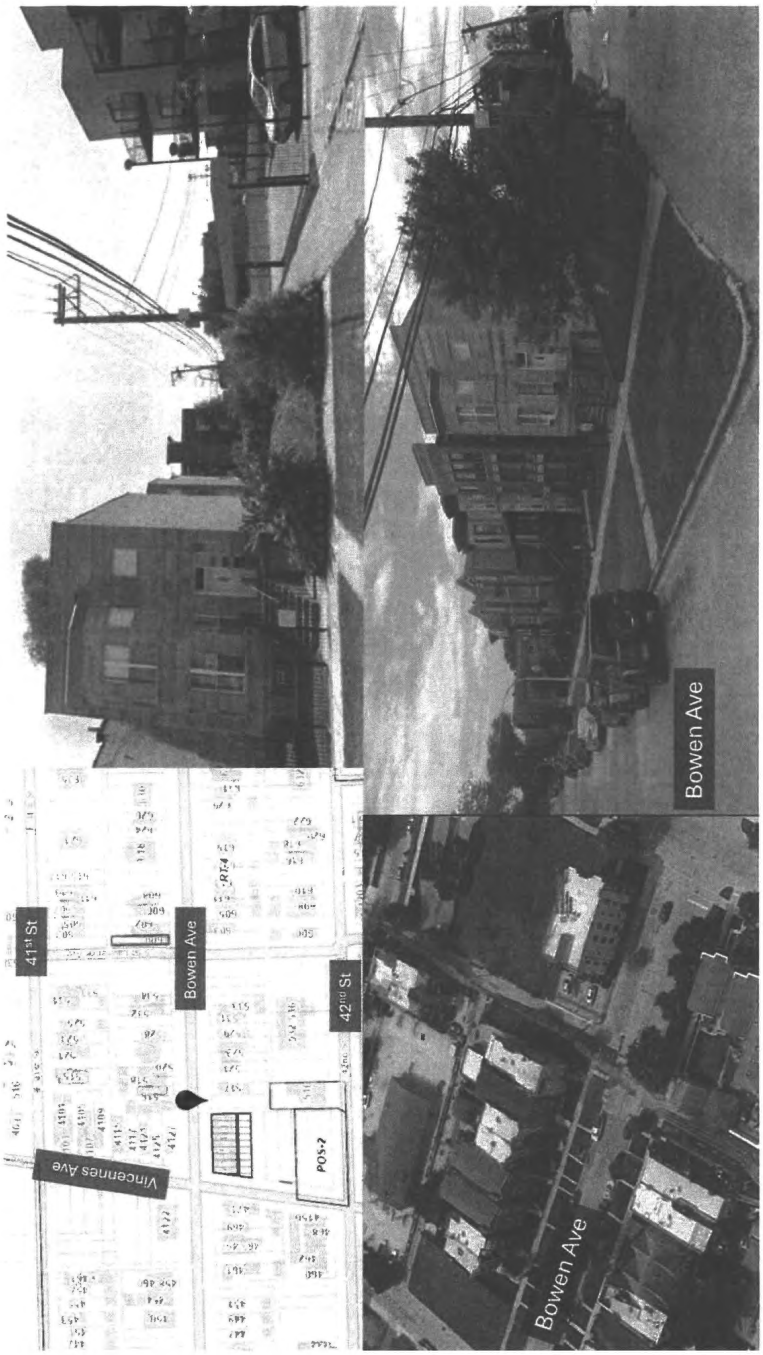


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 7 of 12)

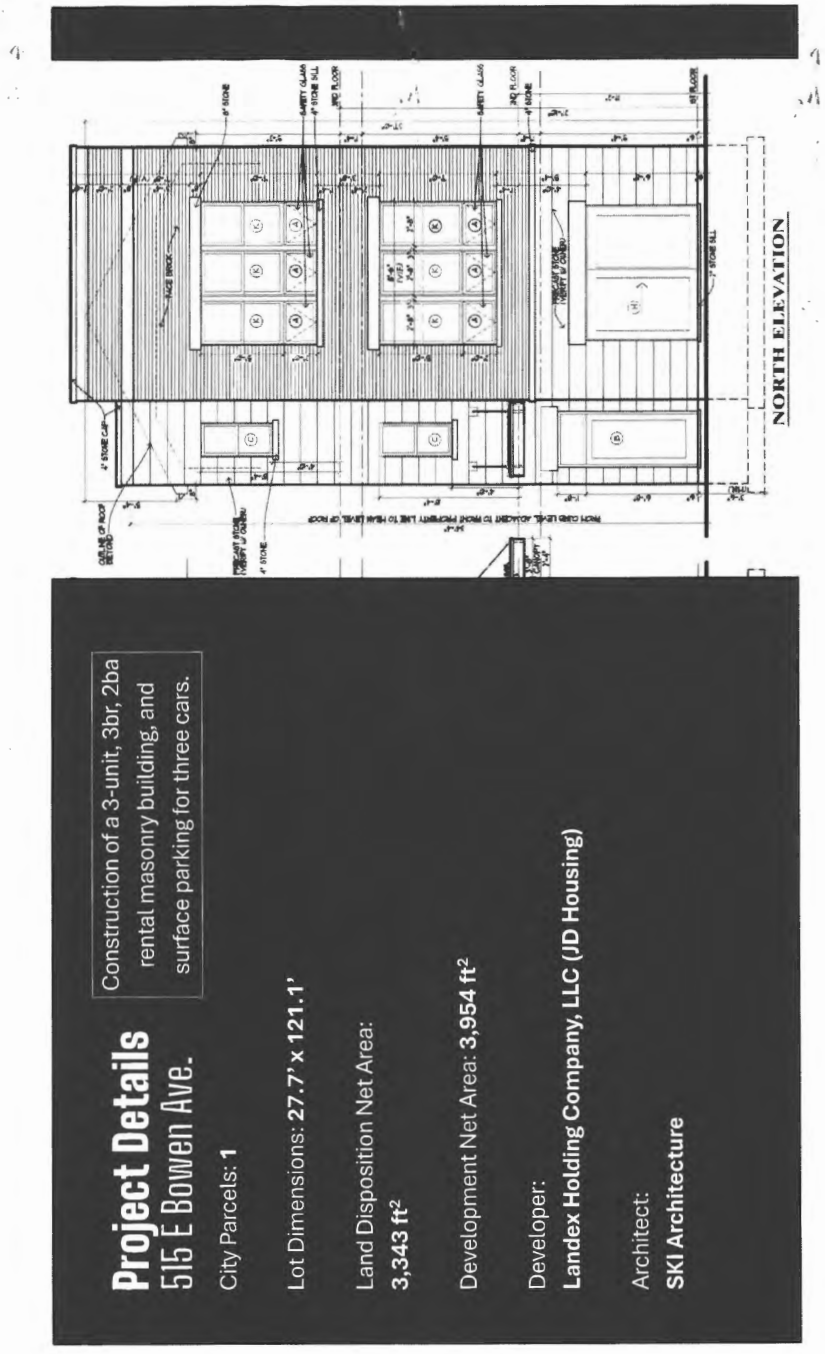
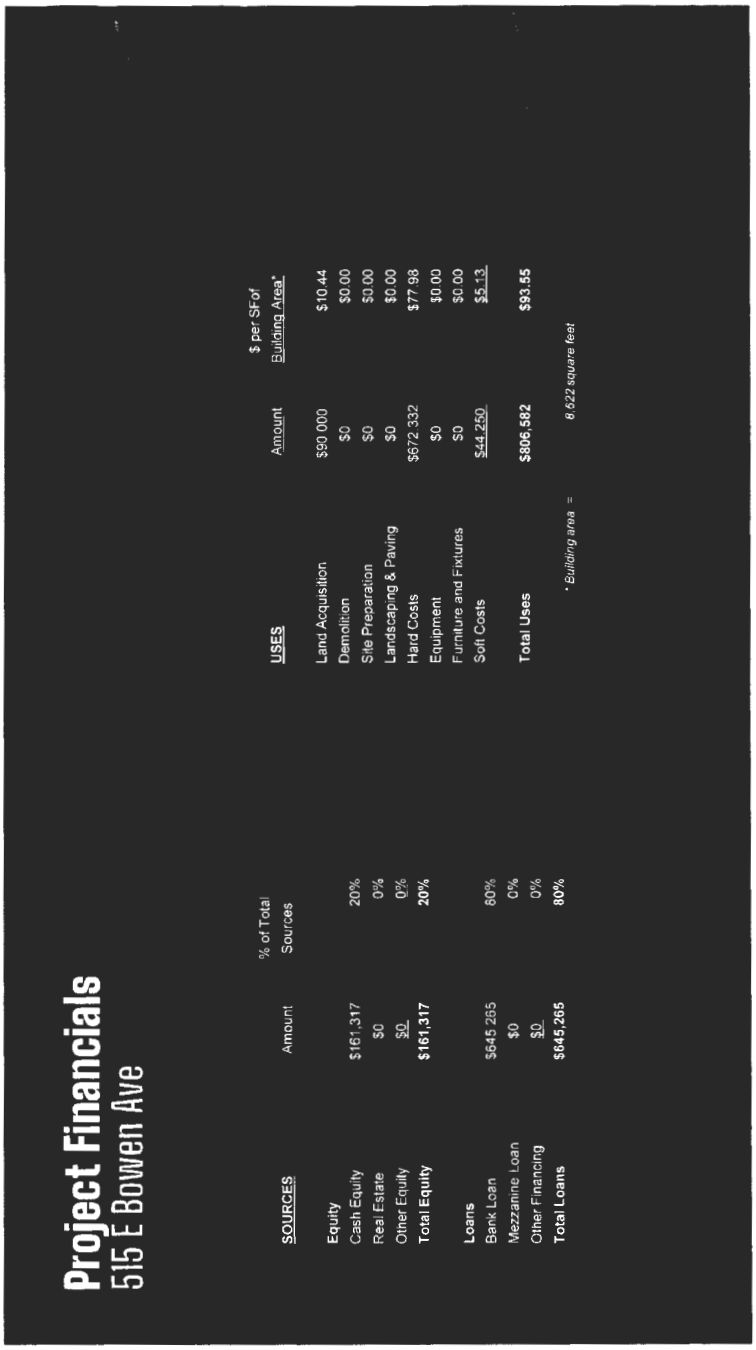


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 8 of 12)



Project Financials
515 E Bowen Ave

SOURCES	Amount	% of Total Sources
Equity		
Cash Equity	$161,317	20%
Real Estate	$0	0%
Other Equity	$0	0%
Total Equity	**$161,317**	**20%**
Loans		
Bank Loan	$645,265	80%
Mezzanine Loan	$0	0%
Other Financing	$0	0%
Total Loans	**$645,265**	**80%**

USES	Amount	$ per SF of Building Area*
Land Acquisition	$90,000	$10.44
Demolition	$0	$0.00
Site Preparation	$0	$0.00
Landscaping & Paving	$0	$0.00
Hard Costs	$672,332	$77.98
Equipment	$0	$0.00
Furniture and Fixtures	$0	$0.00
Soft Costs	$44,250	$5.13
Total Uses	**$806,582**	**$93.55**

* Building area = 8,622 square feet

Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 9 of 12)

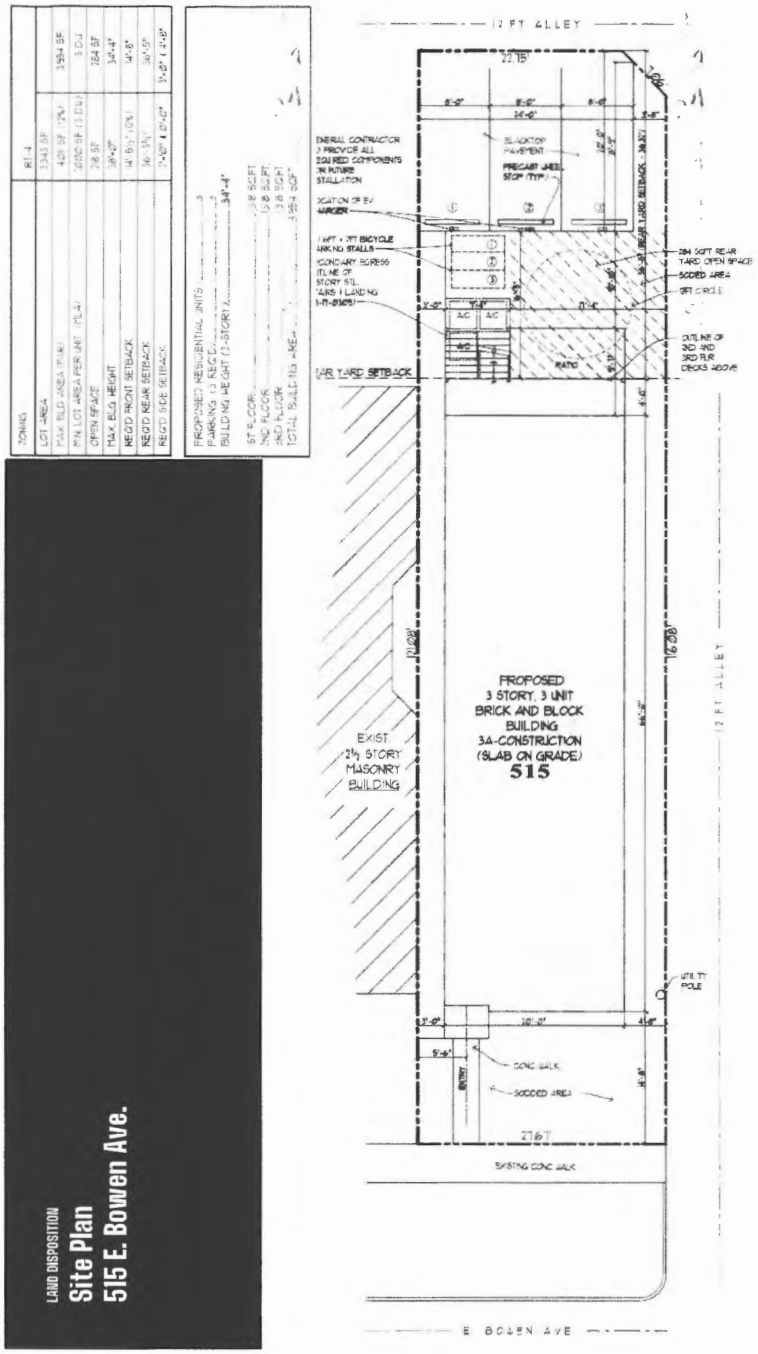


Exhibit "B".
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(Page 10 of 12)

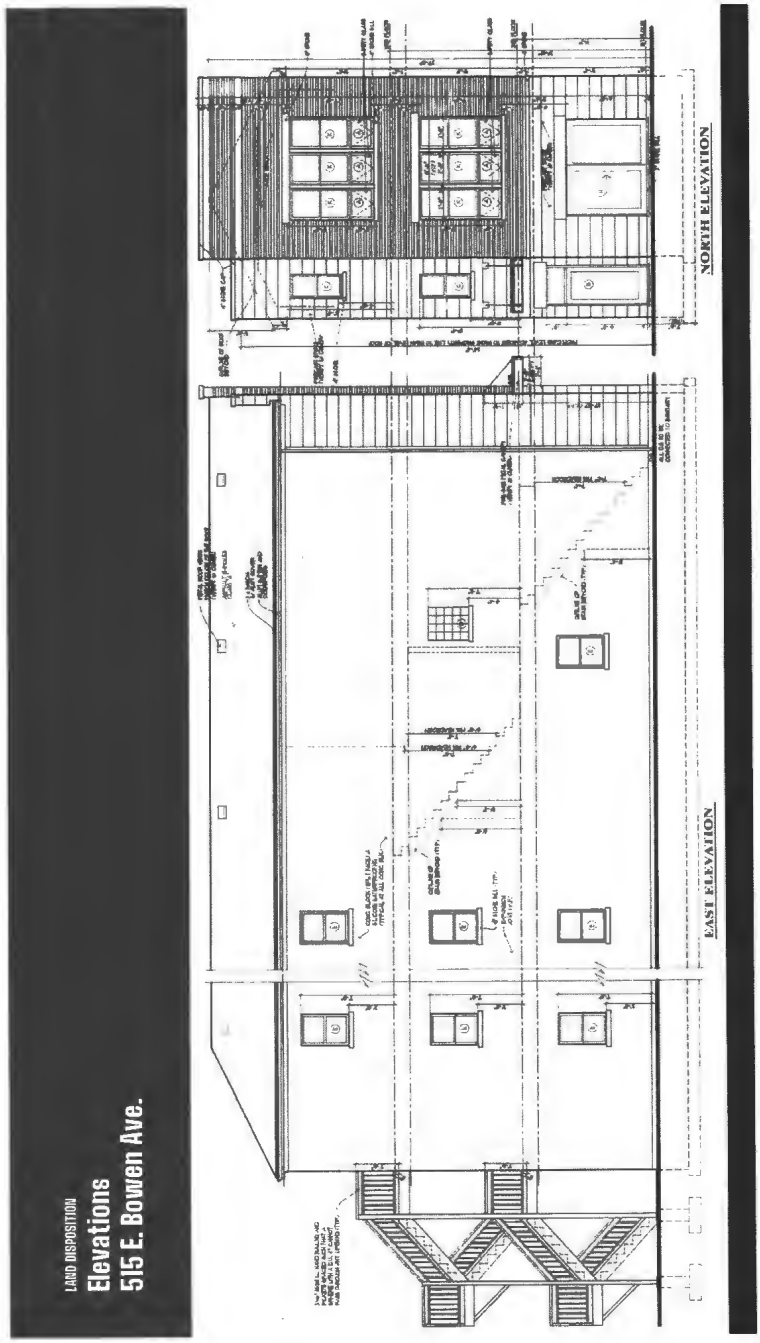


Exhibit "B".
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(Page 11 of 12)

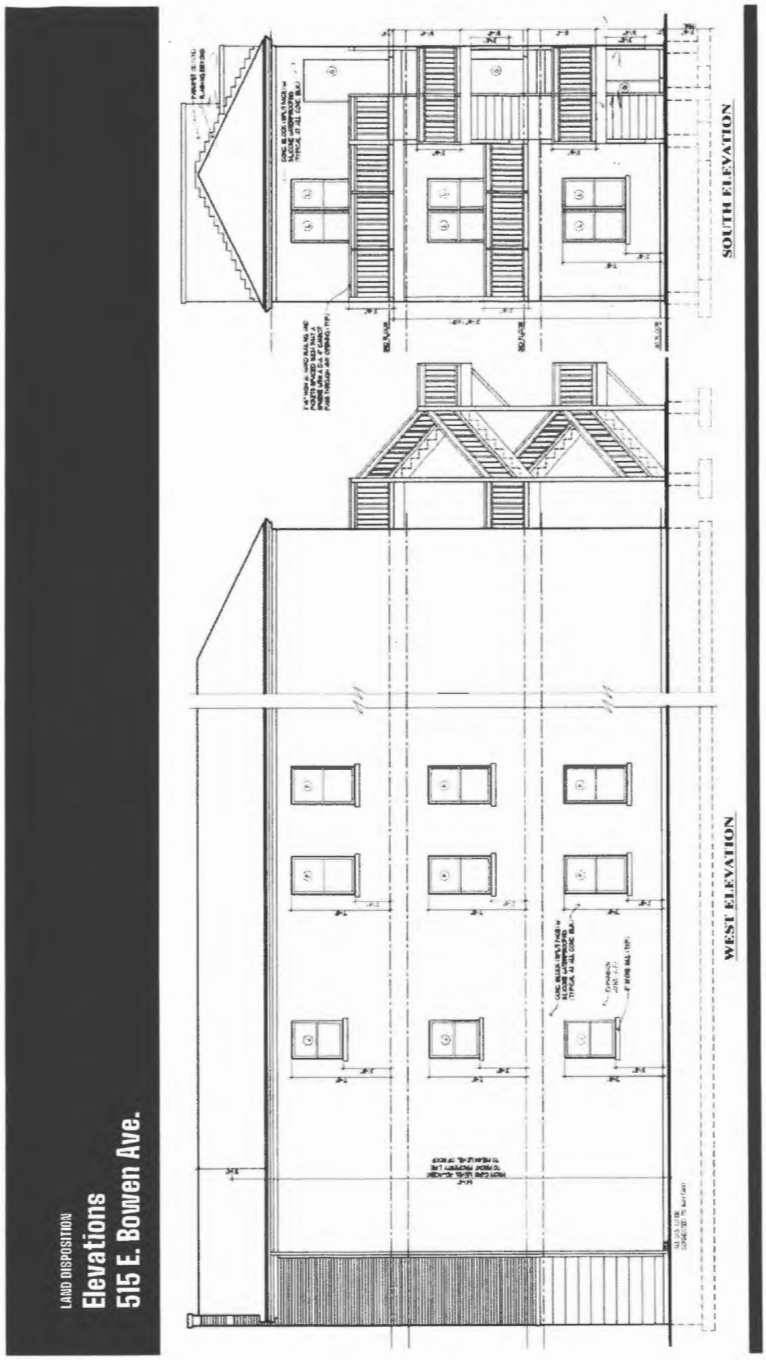
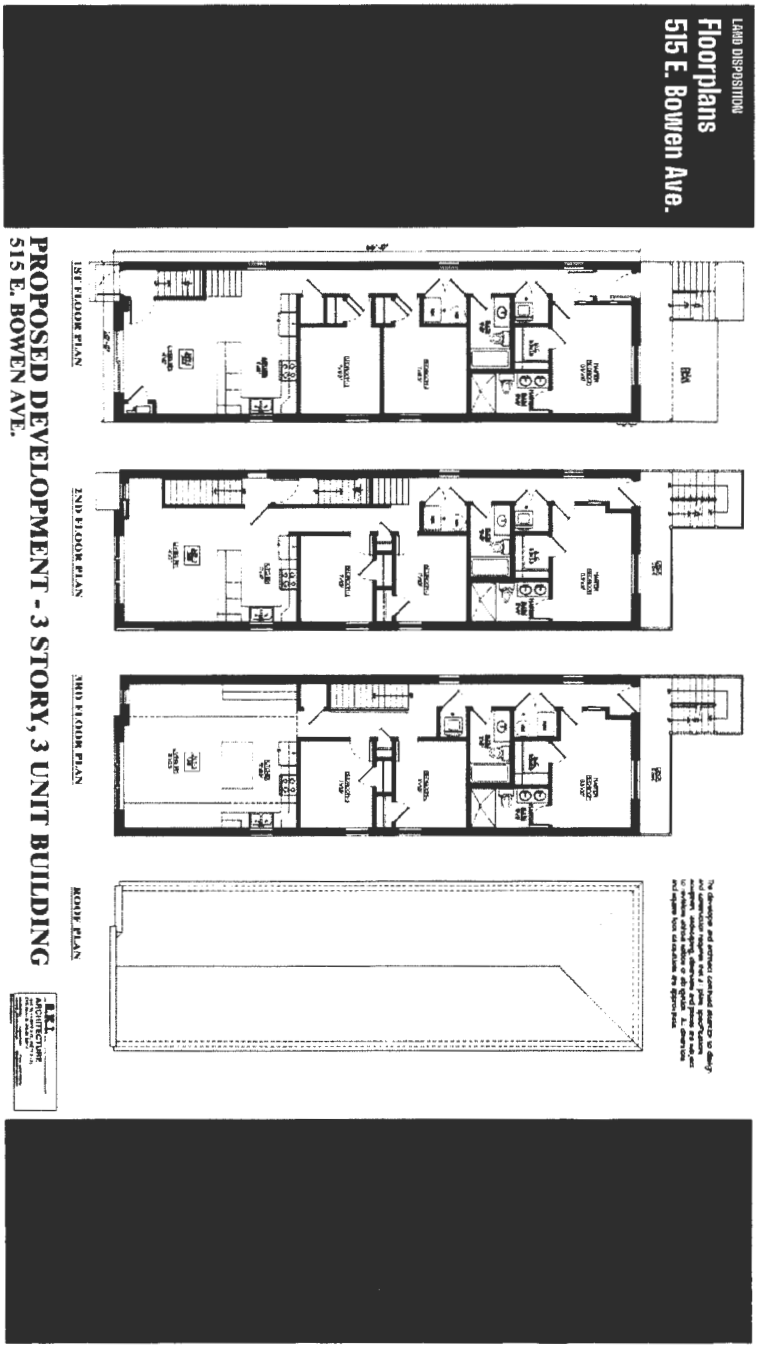


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 12 of 12)



SALE OF CITY-OWNED PROPERTY AT 6118 AND 6122 S. STEWART AVE. TO RITA WOODARD AS SIDE LOT BUYER UNDER CHIBLOCKBUILDER PLATFORM.
[O2025-0020976]

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

CHICAGO, December 5, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on December 3, 2025 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 6118 and 6122 South Stewart Avenue to Rita Woodard (20th Ward) (O2025-0020976), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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 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 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, January 27, and February 3, 2023; and

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

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

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

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

WHEREAS, The Department desires to convey the City Lots 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 period of five years after closing; and

WHEREAS, The Buyer has agreed to purchase the City Lot for the purchase price listed on Exhibit A (each, a "Purchase Price"), which represent 10% 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 Lot 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; (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)

Lots 1, 2, 3, and the south 18.00 feet of Lot 4, except the west 35.55 feet of said Lots 1 and 2, all inclusive, in the subdivision of Block 5 in Clough and Barney's Subdivision of Blocks 34 and 35 in Schools Trustee's Subdivision of Section 16, Township 38 North, Range 14, East of the Third Principal Meridian, taken as a tract of land; excepting therefrom; the east 70.00 feet of said Lots 1, 2, 3, and the south 8.00 feet of Lot 4, together with the north 10.00 feet of the south 18.00 feet of said Lot 4; all in Cook County, Illinois, said above described parcel containing 2,891 square feet, or 0.066 acre, more or less.

Address:

Portion of 6118 and 6122 South Stewart Avenue
Chicago, Illinois 60621.

Permanent Index Numbers:

Portion of 20-16-317-033-0000; and

20-16-317-035-0000.

Buyer:

Rita Woodard on behalf of Chicago Title Land Trust Company, a Corporation of Illinois whose address is 10 South LaSalle Street, Suite 2750, Chicago, Illinois 60603, as Trustee under the provisions of a certain Trust Agreement dated November 16, 2020, and known as Trust Number 800238477.

Buyer's Address:

410 West 61st Place
Chicago, Illinois 60621.

Market Value ("as is"):

$10,118.50 (2,891 ft^2 at $3.50 per sq. ft.).

Purchase Price (10% of Value):

$1,012.00.

TRANSFER OF CITY-OWNED PROPERTY AT 8385 S. BIRKHOFF AVE./ 8319 S. VINCENNES AVE. TO CHICAGO PARK DISTRICT.

[O2025-0020506]

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

CHICAGO, December 5, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on December 3, 2025 and to which was referred an ordinance from the Department of Planning and Development for the transfer of City-owned property at 8385 South Birkhoff Avenue/ 8319 South Vincennes Avenue to Chicago Park District (21st Ward) (O2025-0020506),

having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the said proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

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

WHEREAS, The Chicago Park District (the "Park District") is a body politic and corporate created pursuant to the Chicago Park District Act, 70 ILCS 1505/0.01, et seq., and a unit of local government under Article VII, Section 1 of the 1970 Constitution of the State of Illinois, and, as such, has the authority to exercise control over and supervise the operation of all parks within the corporate limits of the City; 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 Board is the beneficial owner of the real estate located at 8385 South Birkhoff Avenue/8319 South Vincennes Avenue in Chicago, which constitutes a portion of the park commonly known as Mahalia Jackson Park or Park Number 386 and is legally described on Exhibit A and depicted on Exhibit B attached hereto (the "Property"); and

WHEREAS, Pursuant to Section 34-21(b)(1) of the School Code, on December 5, 2018, by vote of no less than two-thirds (2/3) of its full membership, the Board by Resolution Number 18-1215-RS1 ("Resolution") approved the transfer of the Property to the Park District; and

WHEREAS, Title to the Property is held by the City, as Trustee, in Trust for the Use of Schools; and

WHEREAS, The Park District wishes to acquire the Property; and

WHEREAS, The Park District will use the Property for park purposes; and

WHEREAS, The Resolution includes a request to the City to convey the Property to the Park District in accordance with Section 34-21(d)(1) of the School Code; and

WHEREAS, The Local Government Property Transfer Act, 50 ILCS 605/0.01, et seq., authorizes and provides for municipalities to convey, grant or transfer real estate held by the municipality to any other municipality upon the agreement of the corporate authorities governing the respective parties; 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 hereby approves the conveyance of the Property to the Park District for park purposes.

SECTION 3. The interest of the Board and the City, as Trustee, in Trust for the Use of Schools, in and to the Property shall be conveyed in its "As Is -- Where Is" condition, and the deed conveying such interest shall provide that the City and the Board are to be released and discharged from any and all responsibility or liability with respect to the Property's physical, structural and environmental condition.

SECTION 4. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed conveying the Property to the Park District. The Commissioner of the Department of Planning and Development ("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.

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

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

[Exhibit "B" referred to in this ordinance
printed on pages 36105 and
36106 of this *Journal*.]

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

Exhibit "A".

Legal Description Of Property.

(Subject To Final Title Commitment And Survey)

Address:

8385 South Birkhoff Avenue/8319 South Vincennes Avenue
Chicago, Illinois 60620.

Property Index Number:

20-33-303-004-0000.

Exhibit "B".
(To Ordinance)

Depiction Of Property.
(Page 1 of 2)

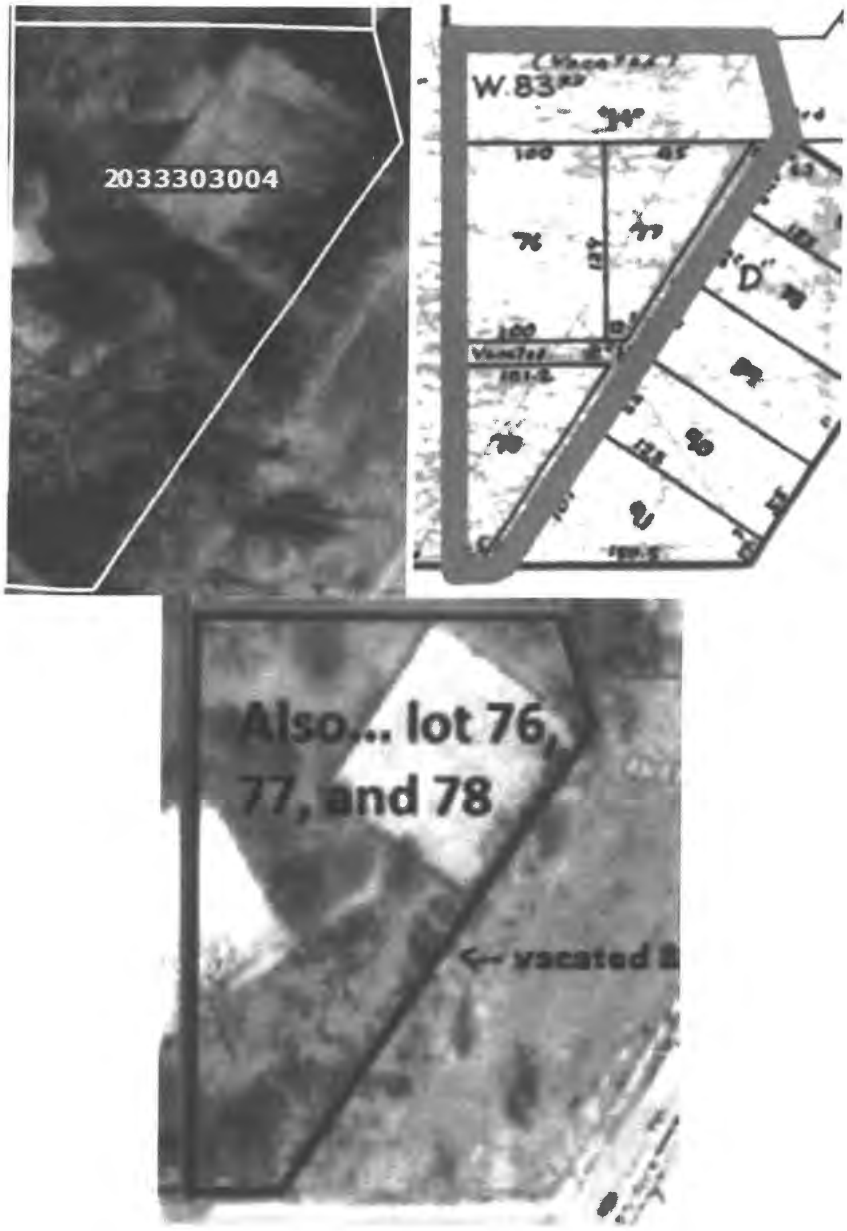
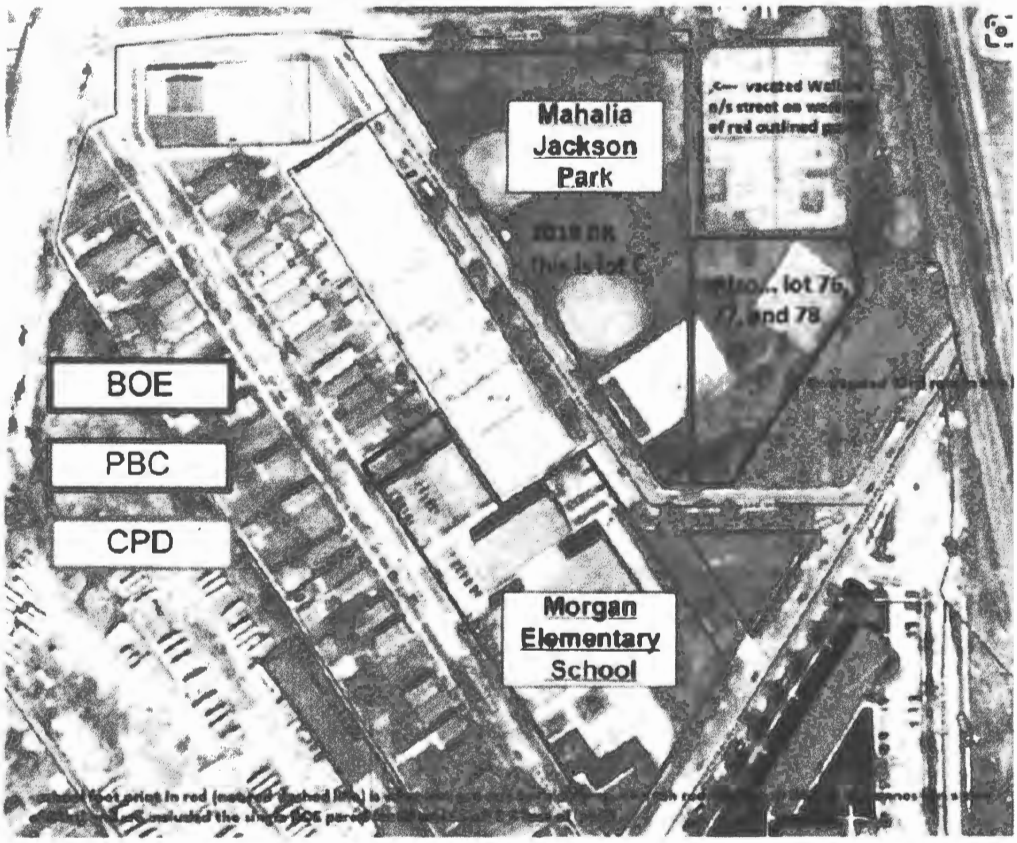


Exhibit "B".
(To Ordinance)

Depiction Of Property.
(Page 2 of 2)



RENEWED AND AMENDED LEASE AGREEMENT WITH 4615 HOMER LLC FOR PROPERTY AT 4615 W. HOMER ST.

[O2025-0020522]

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

CHICAGO, December 5, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on December 3, 2025 and to which was referred an ordinance from the Department of Fleet and Facility Management for a renewed and amended lease agreement with 4615 Homer LLC for property at 4615 West Homer Street (36th Ward) (O2025-0020522), 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 Mitchell, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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 13047 dated as of July 1, 2018 (the "Lease"), with 4615 Homer, LLC, d/b/a Enterprise Property Group, an Illinois limited liability company (the "Landlord"); and

WHEREAS, The Landlord leased to the City for its Department of Streets and Sanitation's use approximately 2,268 square feet of office space and approximately 15,618 square feet of garage/warehouse space, for a total of approximately 17,886 square feet of indoor space, approximately 5,000 square feet of adjacent vacant land for a loading dock area, approximately 12,806 square feet of adjacent vacant land for a parking area and approximately 12,500 square feet of adjacent vacant land for a salt station, all located at 4615 -- 4519 West Homer Street, Chicago, Illinois (the "Premises"); and

WHEREAS, The term of the Agreement commenced on July 1, 2018, and expired on December 31, 2024 (the "Term"), but the City continued to occupy the Premises under the holdover provision in Section 9.1 of the Lease; 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 $11,666.60 per month; and

WHEREAS, The City, through its Department of Fleet and Facility Management ("2FM"), and Landlord wish to extend the Term of the Agreement; now, therefore,

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

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. The 2FM Commissioner 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".
(To Ordinance)

First Amendment To Lease No. 13047.

This First Amendment to Lease Number 13047 ("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 4615 Homer, LLC, d/b/a Enterprise Property Group, an Illinois limited liability company (the "Landlord").

Recitals.

Whereas, Tenant and the Landlord are parties to that certain Lease Number 13047 dated July 1, 2018 (the "Agreement") for which the Tenant leased for its Department of Streets and Sanitation's use approximately 2,268 square feet of office space and approximately 15,618 square feet of garage/warehouse space for a total of approximately 17,886 square feet of indoor space, approximately 5,000 square feet of adjacent vacant land for a loading dock area, approximately 12,806 square feet of adjacent vacant land for a parking area and approximately 12,500 square feet of adjacent vacant land for a Salt Station, all located at 4615 -- 4619 West Homer Street, Chicago, Cook County, Illinois (the "Premises"); 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 deleted and replaced with the following: "The term of this Lease ("Term") shall be entered into effective as of Commencement Date, and shall end on December 31, 2029, unless sooner terminated as set forth in this Lease. Tenant, at its sole option, may extend the Term by five (5) years pursuant

to written notice to the Landlord. The rent applicable to such extension is set forth in Paragraph 4 of the First Amendment. The Term of the Lease, as extended, shall end on December 31, 2034, unless sooner terminated as set forth in this Lease."

3. Ratification Of Prior Payments And Responsibilities. Tenant and Landlord acknowledge that Tenant promptly paid all monthly payments 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 (d) through (h), which read as follows:

d) $11,902.18 from the Effective Date of the First Amendment through December 31, 2025.

e) $12,378.26 per month from January 1, 2026 through December 31, 2026;

f) $12,873.39 per month from January 1, 2027 through December 31, 2027;

g) $13,388.33 per month from January 1, 2028 through December 31, 2028;

h) $13,923.86 per month from January 1, 2029 through December 31, 2029;

Section 3.1 is further amended to include the following rent amounts that apply to an extension of the Term:

1) $14,480.82 per month from January 1, 2030 through December 31, 2030;

2) $15,060.05 per month from January 1, 2031 through December 31, 2031;

3) $15,662.45 per month from January 1, 2032 through December 31, 2032;

4) $16,288.95 per month from January 1, 2033 through December 31, 2033; and

5) $16,940.51 per month from January 1, 2034 through December 31, 2034.

5. Termination Of Lease. Section 10.10 of the Agreement is deleted and replaced with the following: "Tenant and Landlord shall have the right to terminate this Lease by providing the other party with one-hundred eighty (180) days' prior written notice. Such termination shall be for convenience with or without cause and without penalty or prepayment."

6. Counterparts. This First Amendment may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

7. Entire Agreement. The Agreement, as modified by this First Amendment, embodies the entire agreement and understanding between the parties and supersedes any prior oral or written agreements with respect to the matters stated herein.

8. Incorporation Of Amendment. 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.

9. 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:

4615 Horner LLC, an Illinois limited liability company

By: _____

Print Name: _____

Title _____

RENEWED AND AMENDED LEASE AGREEMENT WITH L.F.L. PROPERTIES, INC. FOR PROPERTY AT 4310 W. NORTH AVE.

[O2025-0020499]

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

CHICAGO, December 5, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on December 3, 2025 and to which was referred an ordinance from the Department of Fleet and Facility Management for a renewed and amended lease agreement with L.F.L. Properties, Inc. for property at 4310 West North Avenue (36th Ward) (O2025-0020499), 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 Mitchell, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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 11042 dated as of December 3, 2015 (the "Lease"), with L.F.L. Properties, Inc., an Illinois corporation (the "Landlord"); and

WHEREAS, The Landlord leased to the City, for its Department of Family and Support Services' use, approximately 4,115 square feet of space in the building located at 4310 West North Avenue, Chicago, Illinois, for use as the Trina Davila Community Center (the "Premises"); and

WHEREAS, The term of the Lease commenced on February 4, 2016 and is due to expire on December 31, 2025 (the "Term"); and

WHEREAS, The City has performed all obligations under the Lease during the Term of the Lease; and

WHEREAS, The City, through its Department of Fleet and Facility Management ("2FM"), and Landlord wish to extend the Term of the Lease; now, therefore,

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

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. The 2FM Commissioner, or a designee of the 2FM Commissioner, is 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 Lease 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 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".
(To Ordinance)

First Amendment To Lease No. 11042.

This First Amendment to Lease Number 11042 ("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 L.F.L. Properties, Inc., an Illinois corporation (the "Landlord").

Recitals.

Whereas, Tenant and the Landlord are parties to that certain Lease Number 11042 dated December 3, 2015 (the "Lease") for which the Tenant leased, for its Department of Family and Support Services' use, approximately 4,115 square feet of space in the building located at 4310 West North Avenue, Chicago, Cook County, Illinois, for use as the Trina Davila Community Center (the "Premises"); and

Whereas, Tenant and Landlord desire to renew and modify the terms of the Lease, 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 Lease, unless otherwise expressly provided herein.

2. Term. Section 2.1 of the Lease is hereby amended to replace "December 31, 2025" with "December 31, 2035".

3. Rent. Section 3.1 of the Lease is amended to include subsections (k) through (t), which read as follows:

k) $8,166.77 per month from January 1, 2026, through December 31, 2026;

l) $8,330.11 per month from January 1, 2027 through December 31, 2027;

m) $8,496.71 per month from January 1, 2028 through December 31, 2028;

n) $8,666.64 per month from January 1, 2029 through December 31, 2029;

o) $8,839.97 per month from January 1, 2030 through December 31, 2030;

p) $9,016.77 per month from January 1, 2031 through December 31, 2031;

q) $9,197.11 per month from January 1, 2032 through December 31, 2032;

r) $9,381.05 per month from January 1, 2033 through December 31, 2033;

s) $9,568.67 per month from January 1, 2034 through December 31, 2034;

t) $9,760.05 per month from January 1, 2035 through December 31, 2035.

4. Holding Over. Section 9.1 of the Lease is hereby amended to replace "January 1, 2026" with "January 1, 2036" and to replace "Section 3.1 (j)" with "Section 3.1 (t)".

5. 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.

6. Entire Agreement. The Lease, 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.

7. Incorporation Of Amendment. Landlord and Tenant hereby agree that (a) this First Amendment is incorporated into and made a part of the Lease, and (b) any and all references to the Lease hereinafter shall include this First Amendment.

8. Reaffirmation Of Lease Agreement. Except as provided in this First Amendment, the terms of the Lease 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:

L.F.L. Properties, Inc., an Illinois corporation

By: _____

Print Name _____

Title _____

Approved as to Form and Legality:

By: Department of Law

By: _____
Assistant Corporation Counsel,
Real Estate Division

AMENDMENT OF ORDINANCE WHICH AUTHORIZED ACQUISITION OF PROPERTY AT 11414 S. HALSTED ST. FROM ALBERTSONS LLC FOR USE BY CITY AS MIGRANT SHELTER.

[O2025-0019668]

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

CHICAGO, December 5, 2025.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on December 3, 2025 and to which was referred an ordinance from Alderperson Ronnie Mosley

for an amendment of ordinance passed on November 7, 2023 regarding acquisition of property at 11414 South Halsted Street from Albertsons LLC for use by City as migrant shelter (21st Ward) (O2025-0019668), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

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

Sincerely,

(Signed) BYRON SIGCHO-LOPEZ,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

WHEREAS, On October 4, 2023, Mayor Brandon Johnson introduced O2023-0005042, an ordinance authorizing the acquisition of property at 11414 South Halsted Street from Albertsons LLC to be used by the City as a migrant shelter; and

WHEREAS, At the October 30, 2023 meeting of the Committee on Housing and Real Estate, Alderperson Pat Dowell moved to substitute the ordinance and said motion was approved by voice vote; and

WHEREAS, Following deliberation by members of the Committee, Alderperson Carlos Ramirez-Rosa moved to recommend passage of the substitute ordinance and said motion was approved by voice vote; and

WHEREAS, The Committee's recommendation was reported to City Council at the November 1, 2023 meeting, and was deferred and published by Alderperson Byron Sigcho-Lopez and Alderperson Carlos Ramirez-Rosa, in accordance with State law; and

WHEREAS, After due notice pursuant to Rule 41 of the City Council Rules of Order and Procedure, the matter was taken up during Unfinished Business, at which time, Alderperson Byron Sigcho-Lopez offered a substitute ordinance, as amended, which was accepted by the body with no objections; and

WHEREAS, Thereafter, upon motion of Alderperson Byron Sighcho-Lopez, the City Council approved the substitute ordinance by a vote of 49 to 1; and

WHEREAS, The original substitute ordinance, rather than the amended substitute ordinance, was published on pages 5836 through 5841 of the *Journal of the Proceedings of the City Council of the City of Chicago, Illinois* for the regular meeting held on November 7, 2023; and

WHEREAS, It is necessary and appropriate to correct the aforementioned error, such that the substitute ordinance is reflected as the amended substitute ordinance approved by City Council on November 7, 2023; now, therefore,

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

SECTION 1. The *Journal of the Proceedings of the City Council of the City of Chicago* for the regular meeting held on November 7, 2023, is hereby corrected by replacing the ordinance text on pages 5836 through 5841 with the substitute ordinance text transmitted herewith as Exhibit A, such that the following section is added, reflecting the changes made by the amended substitute approved by City Council:

Section 5. On or before October 31, 2024, the Property shall be donated to the Far South Community Development Corporation (or Far South CDC), for redevelopment as the proposed 12.06-acre, mixed-use development commonly known as the Morgan Park Commons. Except as otherwise provided in this Section, the Property shall not be sold, assigned, transferred, conveyed, let, pledged, donated, or otherwise disposed of, whether directly or indirectly, without City Council approval. Any sale, assignment, transfer, conveyance, lease, pledge, donation, or other disposition, whether directly or indirectly, of the Property in violation of this Section shall be null and void. Additionally, the City of Chicago will transfer the Property free and clear of any restrictive uses, such as any existing restrictions recorded against the Property that may delay the development of Morgan Park Commons and shall expedite any zoning and permitting necessary for developing the Property. No member of the City Council or other municipal officer shall introduce, and no Committee of the City Council shall consider or recommend, any ordinance or order that is contrary in any way to any of the requirements of this Section. No member of the City Council shall propose, and no Committee of the City Council shall consider, any amendment to an ordinance which, if passed, would render the ordinance contrary to any of the requirements of this Section. No officer or employee of the City shall take any action that is contrary to any of the requirements of this Section.

SECTION 2. This ordinance shall be published by the City Clerk, in special pamphlet form, and made available in her office for public inspection and distribution to members of the public who may wish to avail themselves of a copy of this ordinance.

SECTION 3. This ordinance shall take effect upon passage and shall be deemed to apply retroactively to the effective date of SO2023-0005042.

The substitute ordinance as amended reads as follows:

WHEREAS, The City of Chicago ("City") is a duly constituted and existing municipality within the meaning of Section 1, Article VII, of the 1970 Constitution of the State of Illinois ("Constitution"), and is a home rule unit of local government under Section 6(a), Article VII, of the Constitution, and as such may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, Pursuant to ordinances adopted on February 6, 2002, and published in the *Journal of the Proceedings of the City Council* (the "*Journal*") for such date, the City Council of the City (the "City Council"): (i) approved a certain redevelopment plan and project (the "Original Redevelopment Plan") for a portion of the City known as the 119th and Halsted Redevelopment Project Area (as amended, the "Redevelopment Area"), pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1, et seq., as amended (the "Act"); (ii) designated the Redevelopment Area as a "redevelopment project area" within the requirements of the Act; and (iii) adopted tax increment financing as a means of financing certain Redevelopment Area redevelopment project costs (as defined in the Act) incurred pursuant to the Redevelopment Plan; and

WHEREAS, The City Council amended the Original Redevelopment Plan by ordinances adopted on April 9, 2003 ("Amendment Number 1") and April 30, 2014 ("Amendment Number 2" and together with the Original Redevelopment Plan and Amendment Number 1, the "Redevelopment Plan"); and

WHEREAS, Albertsons Companies, Inc., through its wholly-owned subsidiary, Jetco Properties ("Albertsons") is the owner of the property located at 11414 South Halsted Street, Chicago, Illinois 60628 (at the northwest corner of 115th and Halsted), as identified on Exhibit A attached hereto (the "Property"), which is located in the Redevelopment Area; and

WHEREAS, The Property consists of approximately 6.5 acres of land and is improved with a vacant commercial building consisting of approximately 67,797 square feet; and

WHEREAS, The City contacted Albertsons and requested that the City be allowed to use the Property for public purposes; and

WHEREAS, Albertsons has agreed to donate the Property to the City, and the City, acting by and through its Department of Assets, Information, and Services ("AIS"), desires to accept such donation in order to use the Property for public purposes and to implement the objectives of the Redevelopment Plan, subject to and in accordance with the terms of this ordinance, including, without limitation, Section 5; and

WHEREAS, The closing costs for the Property, including assumption of property taxes not yet due and payable, shall be paid from legally available funds of the City, which are hereby appropriated for such purpose; 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. It is hereby determined, declared, and found that it is useful, desirable, and necessary that the City acquire the Property for such public purposes as the City shall deem desirable from time to time to further the objectives of the Redevelopment Plan.

SECTION 3. The City's acquisition of the Property from Albertsons pursuant to the terms of the Donation Agreement (as hereafter defined), including, without limitation, the City's payment of closing costs and post-closing adjustments and other amounts due and payable under the Donation Agreement and the City's performance of its other obligations and indemnity undertakings under the Donation Agreement, are hereby approved, subject to and in accordance with the terms of this ordinance, including, without limitation, Section 5.

SECTION 4. The Commissioner of AIS (the "AIS Commissioner"), or a designee of the AIS 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 donation agreement for the Property ("Donation Agreement"), and to execute such other documents and take such other actions as may be necessary or appropriate to consummate the City's acquisition of the Property and to accept a deed to the Property, with such changes, deletions, insertions, terms and provisions, including indemnification, as the Commissioner deems appropriate.

SECTION 5. On or before October 31, 2024, the Property shall be donated to the Far South Community Development Corporation (or Far South CDC), for redevelopment as the proposed 12.06-acre, mixed-use development commonly known as the Morgan Park Commons. Except as otherwise provided in this Section, the Property shall not be sold, assigned, transferred, conveyed, let, pledged, donated, or otherwise disposed of, whether directly or indirectly, without City Council approval. Any sale, assignment, transfer, conveyance, lease, pledge, donation, or other disposition, whether directly or indirectly, of the Property in violation of this Section shall be null and void. Additionally, the City of Chicago will transfer the Property free and clear of any restrictive uses, such as any existing restrictions recorded against the Property that may delay the development of Morgan Park Commons and shall expedite any zoning and permitting necessary for developing the Property. No member of the City Council or other municipal officer shall introduce, and no Committee of the City Council shall consider or recommend, any ordinance or order that is

contrary in any way to any of the requirements of this Section. No member of the City Council shall propose, and no Committee of the City Council shall consider, any amendment to an ordinance which, if passed, would render the ordinance contrary to any of the requirements of this Section. No officer or employee of the City shall take any action that is contrary to any of the requirements of this Section.

SECTION 6. 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 7. All ordinances, resolutions, motions, or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 8. This ordinance shall be effective upon its passage and approval.

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

Exhibit "A".

Identification Of Property.

(Subject To Final Survey And Title Commitment)

Lot 1 in Jetco Resubdivision, being a resubdivision in the southeast quarter of the northeast quarter of Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded August 14, 2003 as Document Number 0322634033, in Cook County, Illinois.

Address:

11414 South Halsted Street
Chicago, Illinois 60628.

Property Index Numbers:

25-20-226-017-0000; and

25-20-226-018-0000.

COMMITTEE ON LICENSE AND CONSUMER PROTECTION.

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(S) OF S. CENTRAL AVE.

[O2025-0020507]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, December 10, 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 Marty Quinn (which was referred on October 16, 2025) to amend Municipal Code Section 4-60-022 (13.388) to disallow issuance of additional alcoholic liquor licenses on portion(s) of South Central 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 December 3, 2025.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

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

SECTION 1. The City Council finds that the areas described in Section 2 of this ordinance are adversely affected by the over-concentration of businesses licensed to sell alcoholic liquor within and near the areas.

SECTION 2. Section 4-60-022 of the Municipal Code of Chicago is hereby amended by replacing subsection 4-60-022 (13.388), which was previously deleted as shown in the *Journal of the Proceedings of the City Council of the City of Chicago* of July 30, 2008 at pages 34856 -- 34858 with the following underscored text:

4-60-022 (13.388) On the east side of Central Avenue Avenue, from 63rd Street to 65th Street.

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

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. MCDOWELL AVE.

[O2025-0020317]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderperson Raymond A. Lopez (which was referred on October 16, 2025) to amend Municipal Code Section 4-60-022 (15.90) to allow issuance of additional alcoholic liquor licenses on portion of South McDowell 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 December 3, 2025.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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.)

~~(15.90) On McDowell Avenue, from Loomis Street to Ashland 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 30.3 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTION OF W. FULLERTON AVE.

[O2025-0020502]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, December 10, 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 October 16, 2025) to amend Municipal Code Section 4-60-022 (30.3) to allow issuance of additional alcoholic liquor licenses on portion of West Fullerton Avenue, begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on December 3, 2025.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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.)

~~(30.3) On Fullerton Avenue, from Linder Avenue to Long 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 30.37 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTIONS OF W. DIVERSEY AVE. AND N. PARKSIDE AVE.

[O2025-0020664]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, December 10, 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 Ruth Cruz (which was referred on November 14, 2025) to amend Municipal Code Section 4-60-022 (30.37) to allow issuance of additional alcoholic liquor licenses on portions of West Diversey Avenue and North Parkside 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 December 3, 2025.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

WHEREAS, On September 25, 2025, the City Council of the City of Chicago voted to pass O2025-0018450; and

WHEREAS, O2025-0018450 was printed on pages 32045 through 32046 of the *Journal of the Proceedings of the City Council of the City of Chicago, Illinois* for the regular meeting held on Thursday, September 25, 2025, and published on October 16, 2025; and

WHEREAS, The text of the ordinance contained an error wherein the ordinance purported to strike language from Section 4-60-023 of the Municipal Code of Chicago that did not exist in said section of the Code; and

WHEREAS, The intention of the ordinance was to instead strike the listed text from Section 4-60-022 of the Code; now, therefore,

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.)

~~(30.37) On Diversey Avenue, from Central Avenue to Parkside Avenue (southside only); Diversey Avenue, from Parkside Avenue to Major Avenue; and on Parkside Avenue, from Diversey to Schubert.~~

(Omitted text is unaffected by this ordinance.)

SECTION 2. The ordinance referenced as O2025-0018450 passed by the City Council of the City of Chicago on September 25, 2025, and published on pages 32045 through 32046 of the *Journal of the Proceedings of the City Council of the City of Chicago* for that date, is hereby repealed in its entirety.

SECTION 3. Section 4-60-023 (30.37) of the Municipal Code of Chicago shall remain unchanged from its state prior to the passage and publication of O2025-0018450.

SECTION 4. This ordinance shall be in force and effect upon passage and publication, and Sections 2 and 3 of this ordinance shall be retroactive to October 16, 2025.

AMENDMENT OF SECTION 4-60-022 OF MUNICIPAL CODE BY DELETING SUBSECTION 33.44 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTION OF N. ELSTON AVE.

[O2025-0020843]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderperson Rossana Rodríguez-Sánchez (which was referred on November 14, 2025) to amend Municipal Code Section 4-60-022 (33.44) to allow issuance

of additional alcoholic liquor licenses on portion of North Elston Avenue, begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on December 3, 2025.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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.)

~~(33.44) On Elston Avenue, from Addison Street to Roscoe 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 4-60-023 OF MUNICIPAL CODE BY DELETING SUBSECTION 42.215 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTIONS OF E. HURON ST. AND N. LAKE SHORE DR.

[O2025-0020642]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, December 10, 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 Brian Hopkins (which was referred on November 14, 2025) to amend Municipal Code Section 4-60-023 (42.215) to allow issuance of additional package goods licenses on portions of East Huron Street and North Lake Shore Drive, 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 December 3, 2025.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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 Package Goods Licenses.

Subject to the provisions of subsection 4-60-021(c), no additional package goods license shall be issued for any premises located within the following areas:

(Omitted text is unaffected by this ordinance.)

(42.215) [*Reserved*]. ~~On the south side of Huron Street, from McClurg Court to Lake Shore Drive; and on the west side of Lake Shore Drive, from Huron Street to Erie 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 4-60-023 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]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, December 10, 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

October 16, 2025) to amend Municipal Code Section 4-60-023 (42.394) to allow issuance of additional package goods licenses on portions of North LaSalle Street and West Haddock Place, 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 December 3, 2025.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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 Package Goods Licenses.

Subject to the provisions of subsection 4-60-021(c), no additional package goods license shall be issued for any premises located within the following areas:

(Omitted text is unaffected by this ordinance.)

(42.394) [Reserved]. ~~On the west side of LaSalle Street from Wacker Drive to Haddock Place; and on the north side of Haddock Place from LaSalle Street to Wells Street.~~

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance shall take full force and effect upon passage and publication.

AMENDMENT OF CHAPTER 4-60 OF MUNICIPAL CODE BY ADDING NEW SUBSECTIONS 4-60-022 (3.61) AND 4-60-023 (3.65) TO DISALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR AND PACKAGE GOODS LICENSES ON PORTION OF E. 47TH ST.

[O2025-0020324]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, December 10, 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 Pat Dowell (which was referred on October 16, 2025) to amend Municipal Code Sections 4-60-022 (3.61) and 4-60-023 (3.65) to disallow issuance of additional alcoholic liquor and package goods licenses on portion of East 47th 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 December 3, 2025.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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 Sections 2 and 3 of this ordinance are adversely affected by the over-concentration of businesses licensed to sell alcoholic liquor within and near the areas.

SECTION 2. Section 4-60-022 of the Municipal Code of Chicago is hereby amended by inserting the underscored language as follows:

4-60-022 Restrictions On Additional Licenses.

Subject to the provisions of subsection 4-60-021(c), no additional license shall be issued for the sale of alcoholic liquor, for consumption on the premises within the following areas:

(Omitted text is unaffected by this ordinance.)

(3.61) On 47th Street, from Dr. Martin Luther King, Jr. Drive to St. Lawrence Avenue.

(Omitted text is unaffected by this ordinance.)

SECTION 3. Section 4-60-023 of the Municipal Code of Chicago is hereby amended by inserting the underscored language, as follows:

4-60-023 Restrictions On Additional Package Goods Licenses.

Subject to the provisions of subsection 4-60-021(c), no additional package goods license shall be issued for any premises located within the following area:

(Omitted text is unaffected by this ordinance.)

(3.65) On 47th Street, from Dr. Martin Luther King, Jr. Drive to St. Lawrence Avenue.

(Omitted text is unaffected by this ordinance.)

SECTION 4. This ordinance shall be in full force and effect from and after its passage and publication.

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]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, December 10, 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 Lawson (which was referred on October 16, 2025) to allow a One Time Exception to Wrigley Field Night Game Ordinance to allow for Chicago Cubs to hold Major League Baseball Game on July 17, 2026, 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 December 3, 2025.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

WHEREAS, Clear limits are set by the Municipal Code of Chicago and an associated contract with the Chicago Cubs on when, and how many, night games may be played each season at Wrigley Field; and

WHEREAS, A situation has arisen which calls for consideration of a one-time departure from the foregoing limitations; namely, the 2026 Major League All-Star Game is scheduled to take place from July 13 -- 16, 2026, with the Chicago Cubs scheduled to play their first game after the All-Star Break on Friday, July 17, 2026; and

WHEREAS, Rescheduling the game from the afternoon to the evening would give the Chicago Cubs additional time to travel, and thus they would be a team better prepared to win; and

WHEREAS, The one-game scheduling allowance provided by this ordinance is specifically and explicitly for one time only, and is of no precedential effect whatsoever; now, therefore,

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

SECTION 1. The Chicago Cubs may hold a Major League Baseball game at Wrigley Field at 7:05 P.M. on July 17, 2026. This shall count as one of the games allowed under Section 4-156-430(B)(2)(a).

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

Action Deferred -- REPEAL AND REPLACEMENT OF SECTION 4-4-331 OF MUNICIPAL CODE IN ITS ENTIRETY TO PROHIBIT SALE OF HEMP-DERIVED CANNABINOID PRODUCTS AT ANY LOCATION REQUIRED TO BE LICENSED UNDER MUNICIPAL CODE OF CHICAGO EXCEPT BY CANNABIS BUSINESS ESTABLISHMENTS AND REPEAL OF SECTION 4-4-333 IN ITS ENTIRETY.

[O2025-0021018]

The Committee on License and Consumer Protection submitted the following report which was, at the request of Alderperson Rodríguez-Sánchez and Alderperson Sigcho-Lopez, *Deferred* and ordered published:

CHICAGO, December 10, 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 Marty Quinn (which was referred on November 14, 2025) to amend Municipal Code Section 4-4-331 by replacing it in its entirety to prohibit the sale of any hemp-derived cannabinoid product on any location required to be licensed under the Municipal Code of Chicago except by cannabis business establishments and repeal of 4-4-333 in its entirety, 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 December 3, 2025.

Respectfully submitted,

(Signed) DEBRA SILVERSTEIN,
Chair.

The following is said proposed ordinance transmitted with the foregoing committee report:

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

SECTION 1. Section 4-4-331 of the Municipal Code of Chicago is hereby deleted in its entirety, and replaced with a new Section 4-4-331, as follows:

4-4-331 Prohibition On The Sale Of Certain Cannabinoid Products.

(a) As used in this section:

"Cannabis" has the meaning ascribed to that term in Section 1-10 of the Cannabis Regulation and Tax Act, codified at 410 ILCS 705/1-10.

"Cannabis business establishment" has the meaning ascribed to that term in Section 17-17-0106-E.

"Hemp-derived cannabinoid product" means any intermediate or final product derived from hemp, other than cannabis and industrial hemp, that contains cannabinoids in any form, including any synthetic or manufactured cannabinoid, intended for human or animal use through any means of application or administration, such as inhalation, ingestion, or topical application.

"Concealment" means to deliberately hide to prevent or evade discovery.

"Hemp" means the plant Cannabis sativa L. and any part of that plant, including the seeds thereof and all derivatives, extracts, cannabinoids, isomers, acids, salts, and salts of isomers, whether growing or not, with a total tetrahydrocannabinol concentration (including tetrahydrocannabinolic acid) of not more than 0.3 percent in the plant on a dry weight basis.

"Industrial hemp" means hemp: (A) grown for the use of the stalk of the plant, fiber produced from such a stalk, or any other non-cannabinoid derivative, mixture, preparation, or manufacture of such a stalk; (B) grown for the use of the whole grain, oil, cake, nut, hull, or any other noncannabinoid compound, derivative, mixture, preparation, or manufacture of the seeds of such plant; (C) grown for purposes of producing microgreens or other edible hemp leaf products intended for human consumption that are harvested from an immature hemp plant that is grown from seeds that do not exceed

the threshold for total tetrahydrocannabinol concentration specified in paragraph (1)(C)(i); (D) that is a plant that does not enter the stream of commerce and is intended to support hemp research at an institution of higher education (as defined in section 101 of the Higher Education Act of 1965 (20 U.S.C. 1001)) or an independent research institute; or (E) grown for the use of a viable seed of the plant produced solely for the production or manufacture of any material described in subparagraphs (A) through (D).

"Licensed premises" means the premises or location licensed or required to be licensed under this Code. The term "licensed premises" includes: (1) the building where the licensed premises is located; (2) all grounds, areas and facilities on, in or immediately adjacent to the licensed premises used by, or held out for use by, the licensee or their agent or employee, including, but not limited to, the licensed premises' parking facility; and (3) all vehicles used by the licensee or his agent or employee to conduct the activity licensed or required to be licensed under this chapter.

(b) No licensee, or their agent or employee, shall possess, sell, offer for sale, give away, barter, exchange, or otherwise furnish on the licensed premises any hemp-derived cannabinoid product, or engage in an act of concealment of any hemp-derived cannabinoid product on any licensed premises; provided, however, that this section shall not apply to any cannabis business establishment.

(c) Except as otherwise provided in this Code, any person who violates any of the requirements of this section or any rule or regulation promulgated thereunder shall be fined not less than $2,000.00 nor more than $5,000.00 for each offense. Each day that a violation continues shall constitute a separate and distinct offense to which a separate fine shall apply.

(d) Any violation of this section or any rule or regulation promulgated thereunder may result in license suspension or revocation in accordance with the requirements of Section 4-4-280.

SECTION 2. Section 4-4-333 of the Municipal Code of Chicago is hereby repealed in its entirety.

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

COMMITTEE ON PEDESTRIAN AND TRAFFIC SAFETY.

AMENDMENT OF SECTION 9-64-050 OF MUNICIPAL CODE TO AUTHORIZE ERECTION OF DISABLED PERMIT PARKING SIGNS IN CERTAIN RS, RT AND RM ZONING DISTRICTS.

[O2025-0019980]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, for which a meeting was held on December 3, 2025, recommends passage of the following item: amendment of Municipal Code Section 9-64-050 to authorize erection of disabled permit parking signs in certain RS, RT and RM zoning districts (O2025-0019980), introduced on September 25, 2025, by Alderperson Mosley (21st Ward).

A recommendation of do pass was concurred in by a viva voce vote of the members of the committee on December 3, 2025, with no dissenting votes.

Respectfully submitted,

(Signed) DANIEL LA SPATA,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

Alderman 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 9-64-050 of the Municipal Code of Chicago is hereby amended by inserting the language underscored, and by deleting the language struck through, as follows:

9-64-050 Parking Restrictions -- Parking For Persons With Disabilities.

(a) The Commissioner of Transportation, subject to the approval of City Council, is authorized to erect signs on any residential street in an ~~R1, R2, R3, R4 or R5~~ RS1, RS2, RS3, RT3.5, RT4, RM4.5, RM5, or RM5.5 district to prohibit parking except by vehicles displaying a person with a disability or disabled veterans state registration plate or a person with a disability parking decal or device issued pursuant to Sections 3-609, 3-616 or Section 11-1301.2 of the Illinois Vehicle Code. The Traffic Compliance Administrator is authorized to determine the specific times and days that the restrictions shall be in effect. Fees for the installation and maintenance of signs erected pursuant to this section shall be $35.00 for erection of the signs and maintenance for the first year; an annual surcharge of $3.50 per lineal foot of curb space in excess of 25 feet; and $12.50 annually for continued maintenance. These fees shall be paid in the same manner as fees charged pursuant to Section 9-68-030; provided, however, that the installation and maintenance fee shall be waived by the comptroller for any person holding a valid, current disabled veterans state registration plate.

(Omitted text is unaffected by this ordinance.)

(d) After introduction of an ordinance described in subsection (c), the comptroller shall arrange for a parking study if:

(1) the applicant has tendered the required fee for restricted parking, and

(2) the comptroller concludes that the above conditions (1) through (3) of subsection (b) of this section are met and the application is otherwise acceptable.

Such parking study shall be completed within 30 days after the conditions in subsections (d)(1) and (d)(2) are met and shall include a determination regarding the feasibility and, if appropriate, the proposed location of a proposed restricted parking space. The determination shall be based upon the number of restricted parking spaces currently installed on the residential street; the proximity of the requested restricted parking space to crosswalks, curb cuts, alleys, intersections and fire hydrants; and any other information concerning the applicant's needs and local traffic restrictions. However, an application for a restricted parking space shall only be rejected on the basis of the number of pre-existing

restricted parking spaces currently installed on the residential street if more than 15% of the residential street is already designated as restricted parking spaces. The determination may also be based upon the extent of the alternative accessible off-street parking at the applicant's primary residence; provided, however, that in the event that the applicant does not have access or cannot otherwise reasonably utilize alternative accessible off-street parking at the applicant's primary residence, the applicant may submit a certification from the owner of the property or other comparable evidence confirming that the applicant does not have access or cannot reasonably utilize such alternative accessible off-street parking.

(e) (1) Upon completion of the parking survey and the recommendation that a restricted parking space be installed, the comptroller shall inform the applicant of the proposed location of the proposed parking space and shall report such recommendation to the alderman of the ward in which the restricted parking space will be located and to the City Council Committee on Pedestrian and Traffic Safety. Upon determining that an application for a restricted parking space should not be recommended, the comptroller shall provide written notice to the person submitting the application ~~as well as~~ and shall report to the alderman of the ward in which the application was made. Any person whose application has not been recommended because the city has determined that a restricted parking space cannot be situated in a location accessible to the applicant's primary residence or was not recommended on the basis of the extent of the alternative accessible off-street parking at his or her primary residence may, within ~~ten~~ 30 days of the date of denial, respond in writing to the Mayor's Office for People with Disabilities requesting a review of the findings and stating reasons in support of reconsideration. The Mayor's Office for People with Disabilities shall conduct such review and shall make a determination within 30 days of the date the request for reconsideration was made. The mayor's office for people with disabilities shall report its determination to the comptroller, who shall follow, and, if appropriate, reevaluate the application in light of such determination.

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance takes effect upon passage and publication.

ESTABLISHMENT AND AMENDMENT OF PARKING METERS.

[SO2025-0021555]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, to which were referred proposed ordinances to establish and/or amend parking meters on portions of sundry streets, begs leave to recommend that Your Honorable Body do *Pass* the proposed substitute ordinance submitted herewith.

This recommendation was concurred in by all members of the committee present, with no dissenting votes.

Respectfully submitted,

(Signed) DANIEL LA SPATA,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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 hereby authorized and directed to install and/or amend parking meters at the below listed locations:

Ward	Location
3	Parking meters at South Wabash Street (east side of the street) from a point 90 feet south of East 13th Street to a point 250 feet south of East 13th Street; [O2025-0021239]

Ward	Location
12	Parking meters at South Kedzie Avenue (west side of the street) from West 47th Street to West 46th Street -- except for existing loading and standing zones and from West 45th Street to West 44th Street -- except for existing loading and standing zones; South Kedzie Avenue (east side of the street) from a point 49 feet north of West 46th Street to a point 268 feet north of West 46th Street, from a point 411 feet north of West 46th Street to a point 529 feet north of West 46th Street, and from West 45th Street to West 44th Street, except for existing loading and standing zones; West 44th Street (north side of the street) from South Kedzie Avenue to South Troy Street -- except for existing loading and standing zones; South Troy Street (east side of the street) from South Archer Avenue to the alley -- except for existing loading and standing zones; South Troy Street (west side of the street) from South Archer Avenue to West 44th Street -- except for existing loading and standing zones; [O2025-0021241]
27	Amend Parking Meters Pay Box 759305 on West Fulton Market Street (south side only) from 911 -- 923 West Fulton Market Street by relocating parking meters/Pay Box Number 759305 to West Wayman Street (north side) from South Halsted Street to North Sangamon Street; [O2025-0018929]
27	Amend Parking Meters Pay Box 539307 by removing parking meters at 1751 West Taylor Street (southwest corner) and relocating to 900 South Wood Street; [O2025-0021089]
47	Parking meters at West Wilson Avenue (north side) from North Wolcott Avenue to North Ravenswood Avenue and West Wilson Avenue (south side) from North Wolcott Avenue to North Ravenswood Avenue; [O2025-0021117]
50	Repeal parking meters at 2819 -- 2843 West Howard Street (south side of the street). [O2025-0020964]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

ESTABLISHMENT AND AMENDMENT OF PARKING RESTRICTIONS.
(Except For Disabled)

[SO2025-0021553]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, to which were referred proposed ordinances to establish and/or amend parking restrictions at all times -- disabled permits on portions of sundry streets, begs leave to recommend that Your Honorable Body do *Pass* the proposed substitute ordinance submitted herewith.

This recommendation was concurred in by all members of the committee present, with no dissenting votes.

Respectfully submitted,

(Signed) DANIEL LA SPATA,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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	2061 North Campbell Avenue -- Disabled Parking Permit Number 137732; [O2025-0021180]
4	5201 South Blackstone Avenue -- Disabled Permit Parking Number 136022; [O2025-0020858]
5	7122 South Ingleside Avenue -- Disabled Permit Parking Number 135321; [O2025-0021181]
6	6918 South Dr. Martin Luther King, Jr. Drive -- Disabled Permit Parking Number 136337; [O2025-0017625]
6	6522 South Yale Avenue -- Disabled Permit Parking Number 136952; [O2025-0019756]
6	8239 South Eberhart Avenue -- Disabled Permit Parking Number 137001; [O2025-0020137]
6	7305 South Wabash Avenue -- Disabled Permit Parking Number 137266; [O2025-0020663]
6	7111 South Dr. Martin Luther King, Jr. Drive -- Disabled Permit Parking Number 135918; [O2025-0020666]
6	8419 South Indiana Avenue -- Disabled Permit Parking Number 133785; [O2025-0020778]
6	105 East 89th Place -- Disabled Permit Parking Number 129842; [O2025-0021182]

Ward	Location And Permit Number
6	6815 South Calumet Avenue -- Disabled Permit Parking Number 136481; [O2025-0021183]
6	7406 South Rhodes Avenue -- Disabled Permit Parking Number 136744; [O2025-0021186]
6	231 East 70th Street -- Disabled Permit Parking Number 137200; [O2025-0021187]
7	7223 South Coles Avenue -- Disabled Permit Parking Number 137123; [O2025-0020155]
7	9316 South Marquette Avenue -- Disabled Permit Parking Number 137120; [O2025-0020734]
7	9633 South Jeffrey Avenue -- Disabled Permit Parking Number 134989; [O2025-0020954]
7	7515 South Oglesby Avenue -- Disabled Permit Parking Number 135671; [O2025-0021188]
7	9143 South Kingston Avenue -- Disabled Permit Parking Number 136675; [O2025-0021189]
7	2705 East 75th Place -- Disabled Permit Parking Number 136810; [O2025-0021190]
7	8430 South Essex Avenue -- Disabled Permit Parking Number 137026; [O2025-0021191]
7	9012 South Oglesby Avenue -- Disabled Permit Parking Number 137205; [O2025-0021192]
8	7925 South St. Lawrence Avenue -- Disabled Permit Parking Number 136581; [O2025-0020262]
8	502 East 89th Street -- Disabled Permit Parking Number 137302; [O2025-0020458]
8	7418 South Bennett Avenue -- Disabled Permit Parking Number 137756; [O2025-0020730]
8	736 East 92nd Street -- Disabled Permit Parking Number 137384; [O2025-0020838]

Ward	Location And Permit Number
8	1738 East 84th Street (signs to be posted at 1737 East 84th Street) -- Disabled Permit Parking Number 137784; [O2025-0020840]
8	7946 South Avalon Avenue -- Disabled Permit Parking Number 137873; [O2025-0020857]
8	527 East 88th Place -- Disabled Permit Parking Number 136395; [O2025-0021193]
8	8721 South Euclid Avenue -- Disabled Permit Parking Number 137154; [O2025-0021194]
8	9150 South Greenwood Avenue -- Disabled Permit Parking Number 137166; [O2025-0021195]
8	8723 South Dante Avenue -- Disabled Permit Parking Number 137181; [O2025-0021196]
8	8833 South Blackstone Avenue -- Disabled Permit Parking Number 137190; [O2025-0021197]
8	8935 South Dante Avenue -- Disabled Permit Parking Number 137229; [O2025-0021198]
8	8827 South Blackstone Avenue -- Disabled Permit Parking Number 137532; [O2025-0021199]
8	8613 South Maryland Avenue -- Disabled Permit Parking Number 137562; [O2025-0021200]
8	8751 South Paxton Avenue -- Disabled Permit Parking Number 137641; [O2025-0021201]
8	1636 East 85th Street -- Disabled Permit Parking Number 137897; [O2025-0021202]
8	7716 South Maryland Avenue -- Disabled Permit Parking Number 137915; [O2025-0021203]
9	9741 South Yale Avenue -- Disabled Permit Parking Number 136936; [O2025-0020537]

Ward	Location And Permit Number
9	9632 South Princeton Avenue -- Disabled Permit Parking Number 134091; [O2025-0021204]
9	10336 South Corliss Avenue -- Disabled Permit Parking Number 135724; [O2025-0021205]
9	9236 South Normal Avenue -- Disabled Permit Parking Number 135928; [O2025-0021206]
9	11336 South Forest Avenue -- Disabled Permit Parking Number 136135; [O2025-0021207]
9	9533 South Indiana Avenue -- Disabled Permit Parking Number 136430; [O2025-0021208]
9	9627 South Wentworth Avenue -- Disabled Permit Parking Number 136590; [O2025-0021209]
9	12036 South State Street -- Disabled Permit Parking Number 136716; [O2025-0021210]
9	10012 South Lasalle Street -- Disabled Permit Parking Number 136786; [O2025-0021211]
9	345 West 101st Street -- Disabled Permit Parking Number 136791; [O2025-0021212]
9	624 East 101st Street -- Disabled Permit Parking Number 136860; [O2025-0021213]
9	218 West 90th Place -- Disabled Permit Parking Number 137107; [O2025-0021214]
9	10616 South Rhodes Avenue -- Disabled Permit Parking Number 137066; [O2025-0021216]
10	10529 South Avenue N -- Disabled Permit Parking Number 136044; [O2025-0020362]
10	10651 South Avenue H -- Disabled Permit Parking Number 135999; [O2025-0021217]
10	10822 South Avenue C -- Disabled Permit Parking Number 136454; [O2025-0021218]

Ward	Location And Permit Number
10	10517 South Avenue M -- Disabled Permit Parking Number 136785; [O2025-0021219]
10	10734 South Avenue J -- Disabled Permit Parking Number 137061; [O2025-0021220]
10	8430 South Escanaba Avenue -- Disabled Permit Parking Number 137074; [O2025-0021221]
10	10522 South Avenue H -- Disabled Permit Parking Number 137127; [O2025-0021222]
10	987 East 132nd Place -- Disabled Permit Parking Number 137336; [O2025-0021223]
10	10629 South Avenue F -- Disabled Permit Parking Number 137411; [O2025-0021224]
10	10541 South Avenue M -- Disabled Permit Parking Number 137718; [O2025-0021225]
11	3327 South May Street -- Disabled Permit Parking Number 135783; [O2025-0020267]
11	2940 South Normal Avenue -- Disabled Permit Parking Number 136092; [O2025-0020293]
11	246 West 25th Place -- Disabled Permit Parking Number 136677; [O2025-0020590]
11	3538 South Union Avenue -- Disabled Permit Parking Number 134659; [O2025-0020626]
11	3514 South Emerald Avenue -- Disabled Permit Parking Number 136380; [O2025-0020957]
11	3532 South Union Avenue -- Disabled Permit Parking Number 135564; [O2025-0021250]
11	2513 South Eleanor Street -- Disabled Permit Parking Number 136087; [O2025-0021251]
11	2841 South Wells Street -- Disabled Permit Parking Number 136814; [O2025-0021252]

Ward	Location And Permit Number
11	2906 South Union Avenue -- Disabled Permit Parking Number 137480; [O2025-0021253]
11	2855 South Quinn Street -- Disabled Permit Parking Number 137693; [O2025-0021254]
11	2725 South Cromwell Street -- Disabled Permit Parking Number 137939; [O2025-0021255]
12	4600 South Washtenaw Avenue (signs to be posted at 2715 West 46th Street) -- Disabled Permit Parking Number 121785; [O2025-0020247]
12	4621 South Whipple Street -- Disabled Permit Parking Number 136972; [O2025-0020464]
12	3319 South Claremont Avenue -- Disabled Permit Parking Number 136960; [O2025-0020466]
12	2734 West 38th Place -- Disabled Permit Parking Number 137560; [O2025-0020729]
12	3639 South Wolcott Avenue -- Disabled Permit Parking Number 137521; [O2025-0020866]
12	4201 South Richmond Street (signs to be posted at 2925 West 42nd Street) -- Disabled Permit Parking Number 136362; [O2025-0020873]
12	4401 South Mozart Street (signs to be posted at 2829 West 44th Street) -- Disabled Permit Parking Number 129365; [O2025-0020886]
12	3924 South Artesian Avenue -- Disabled Permit Parking Number 136017; [O2025-0020916]
12	4321 South Washtenaw Avenue -- Disabled Permit Parking Number 132762; [O2025-0021256]
12	3343 West 38th Street -- Disabled Permit Parking Number 133331; [O2025-0021258]
12	4337 South Rockwell Street -- Disabled Permit Parking Number 137352; [O2025-0021259]

Ward	Location And Permit Number
12	4550 South Sacramento Avenue -- Disabled Permit Parking Number 137740; [O2025-0021261]
13	4546 West 59th Street -- Disabled Permit Parking Number 134624; [O2025-0020538]
13	5722 South Menard Avenue -- Disabled Permit Parking Number 136896; [O2025-0020539]
13	6449 South Knox Avenue -- Disabled Permit Parking Number 136928; [O2025-0020540]
13	5607 South Kilbourn Avenue -- Disabled Permit Parking Number 137049; [O2025-0020541]
13	5552 South Normandy Avenue -- Disabled Permit Parking Number 137076; [O2025-0020542]
13	5845 South Nottingham Avenue -- Disabled Permit Parking Number 137125; [O2025-0020543]
13	5653 South Nashville Avenue -- Disabled Permit Parking Number 137247; [O2025-0020544]
13	6034 South Keating Avenue -- Disabled Permit Parking Number 137415; [O2025-0020545]
13	6017 South Melvina Avenue -- Disabled Permit Parking Number 137459; [O2025-0020546]
13	6133 South Narragansett Avenue -- Disabled Permit Parking Number 137668; [O2025-0020547]
13	5824 South Normandy Avenue -- Disabled Permit Parking Number 137069; [O2025-0021065]
13	5901 West 59th Street -- Disabled Permit Parking Number 137292; [O2025-0021066]
13	6017 South Melvina Avenue -- Disabled Permit Parking Number 137459; [O2025-0021067]
13	5525 South Merrimac Avenue -- Disabled Permit Parking Number 137515; [O2025-0021068]

Ward	Location And Permit Number
13	5650 South Nashville Avenue -- Disabled Permit Parking Number 137546; [O2025-0021069]
13	5859 South New England Avenue -- Disabled Permit Parking Number 137772; [O2025-0021071]
13	6225 South Merrimac Avenue -- Disabled Permit Parking Number 136891; [O2025-0021262]
13	6333 South Lavergne Avenue -- Disabled Permit Parking Number 136895; [O2025-0021263]
14	3116 West 54th Place -- Disabled Permit Parking Number 130908; [O2025-0020550]
14	3429 West 63rd Place -- Disabled Permit Parking Number 135720; [O2025-0020551]
14	5225 South Campbell Avenue -- Disabled Permit Parking Number 136710; [O2025-0020552]
14	5371 South Maplewood Avenue -- Disabled Permit Parking Number 135864; [O2025-0021264]
14	4915 South Karlov Avenue -- Disabled Permit Parking Number 137035; [O2025-0021265]
15	6332 South Richmond Street (signs to be posted at 6334 South Richmond Street) -- Disabled Permit Parking Number 131550; [O2025-0020117]
15	6440 South Mozart Street -- Disabled Permit Parking Number 136813; [O2025-0020453]
15	6039 South Wolcott Avenue -- Disabled Permit Parking Number 135263; [O2025-0021266]
15	5946 South Whipple Street -- Disabled Permit Parking Number 135672; [O2025-0021267]
15	4551 South Hermitage Avenue -- Disabled Permit Parking Number 136391; [O2025-0021268]

Ward	Location And Permit Number
15	6053 South Richmond Street -- Disabled Permit Parking Number 136667; [O2025-0021269]
15	4821 South Winchester Avenue -- Disabled Permit Parking Number 136760; [O2025-0021270]
15	2804 West 64th Street -- Disabled Permit Parking Number 136841; [O2025-0021271]
15	5149 South Artesian Avenue -- Disabled Permit Parking Number 137326; [O2025-0021272]
16	2511 West Lithuanian Plaza Court -- Disabled Permit Parking Number 136868; [O2025-0020120]
16	6114 South Maplewood Avenue -- Disabled Permit Parking Number 136942; [O2025-0020149]
16	6835 South Talman Avenue -- Disabled Permit Parking Number 136978; [O2025-0020628]
16	5745 South Carpenter Street -- Disabled Permit Parking Number 137201; [O2025-0020915]
16	5406 South Honore Street -- Disabled Permit Parking Number 128646; [O2025-0021273]
16	6823 South Green Street -- Disabled Permit Parking Number 136443; [O2025-0021274]
16	6321 South Winchester Avenue -- Disabled Permit Parking Number 136476; [O2025-0021275]
16	6314 South Winchester Avenue -- Disabled Permit Parking Number 136539; [O2025-0021276]
16	6143 South Elizabeth Street -- Disabled Permit Parking Number 136560; [O2025-0021277]
16	6632 South May Street -- Disabled Permit Parking Number 136566; [O2025-0021278]
16	6436 South Fairfield Avenue -- Disabled Permit Parking Number 136575; [O2025-0021279]

Ward	Location And Permit Number
16	6531 South Oakley Avenue -- Disabled Permit Parking Number 136626; [O2025-0021280]
16	6448 South Rockwell Street -- Disabled Permit Parking Number 136717; [O2025-0021281]
16	6435 South Claremont Avenue -- Disabled Permit Parking Number 137186; [O2025-0021282]
16	6626 South Bishop Street -- Disabled Permit Parking Number 137218; [O2025-0021283]
17	7250 South Paulina Street -- Disabled Permit Parking Number 134785; [O2025-0020739]
17	7043 South Paulina Street -- Disabled Permit Parking Number 136777; [O2025-0020740]
17	520 West 78th Street -- Disabled Permit Parking Number 136315; [O2025-0020741]
17	7115 South California Avenue -- Disabled Permit Parking Number 135352; [O2025-0020742]
17	7207 South Christiana Avenue -- Disabled Permit Parking Number 130353; [O2025-0021284]
17	8440 South Elizabeth Street -- Disabled Permit Parking Number 135993; [O2025-0021285]
17	8047 South Laflin Street -- Disabled Permit Parking Number 136158; [O2025-0021286]
17	7248 South Paulina Street -- Disabled Permit Parking Number 136517; [O2025-0021287]
17	7649 South Laflin Street -- Disabled Permit Parking Number 136447; [O2025-0021288]
17	6950 South Wood Street -- Disabled Permit Parking Number 136489; [O2025-0021290]
17	7831 South Honore Street -- Disabled Permit Parking Number 136564; [O2025-0021291]

Ward	Location And Permit Number
17	7635 South Wolcott Avenue -- Disabled Permit Parking Number 136909; [O2025-0021293]
17	7037 South Throop Street -- Disabled Permit Parking Number 136940; [O2025-0021294]
17	7624 South Emerald Avenue -- Disabled Permit Parking Number 136945; [O2025-0021295]
17	6941 South Winchester Avenue -- Disabled Permit Parking Number 137085; [O2025-0021296]
17	7737 South Sangamon Street -- Disabled Permit Parking Number 137106; [O2025-0021297]
17	7102 South Marshfield Avenue -- Disabled Permit Parking Number 137185; [O2025-0021298]
17	8457 South Sangamon Street -- Disabled Permit Parking Number 137337; [O2025-0021299]
18	8555 South Wolcott Avenue -- Disabled Permit Parking Number 132194; [O2025-0020371]
18	8547 South Marshfield Avenue -- Disabled Permit Parking Number 134274; [O2025-0020585]
18	8042 South Kolin Avenue -- Disabled Permit Parking Number 135807; [O2025-0020588]
18	7641 South Seeley Avenue -- Disabled Permit Parking Number 126236; [O2025-0020593]
18	8001 South Whipple Street -- Disabled Permit Parking Number 134492; [O2025-0020594]
18	7320 South Campbell Avenue -- Disabled Permit Parking Number 135086; [O2025-0021300]
18	8748 South Hermitage Avenue -- Disabled Permit Parking Number 135695; [O2025-0021301]
18	3832 West 78th Place -- Disabled Permit Parking Number 136126; [O2025-0021303]

Ward	Location And Permit Number
18	8011 South Whipple Street -- Disabled Permit Parking Number 136209; [O2025-0021304]
18	7811 South Spaulding Avenue -- Disabled Permit Parking Number 136377; [O2025-0021305]
18	3601 West 81st Street -- Disabled Permit Parking Number 136402; [O2025-0021306]
18	2714 West 83rd Place -- Disabled Permit Parking Number 136516; [O2025-0021307]
18	3707 West 81st Street -- Disabled Permit Parking Number 136704; [O2025-0021308]
18	3513 West 75th Place -- Disabled Permit Parking Number 136843; [O2025-0021309]
18	7915 South Kenneth Avenue -- Disabled Permit Parking Number 137081; [O2025-0021310]
18	7230 South Talman Avenue -- Disabled Permit Parking Number 137147; [O2025-0021312]
19	9550 South Hoyne Avenue -- Disabled Permit Parking Number 137187; [O2025-0020358]
21	9307 South Ada Street -- Disabled Permit Parking Number 135408; [O2025-0021077]
21	9937 South Aberdeen Street -- Disabled Permit Parking Number 136606; [O2025-0021078]
21	1213 West 95th Place -- Disabled Permit Parking Number 136982; [O2025-0021079]
21	8804 South Throop Street -- Disabled Permit Parking Number 129577; [O2025-0021099]
21	11410 South Ada Street -- Disabled Permit Parking Number 128253; [O2025-0021314]
21	11159 South Green Street -- Disabled Permit Parking Number 133453; [O2025-0021317]

Ward	Location And Permit Number
21	10520 South Sangamon Street -- Disabled Permit Parking Number 135897; [O2025-0021319]
21	1701 West Waseca Place -- Disabled Permit Parking Number 136036; [O2025-0021320]
21	9209 South Ada Street -- Disabled Permit Parking Number 136384; [O2025-0021321]
21	8803 South Carpenter Street -- Disabled Permit Parking Number 136778; [O2025-0021322]
21	9355 South Peoria Street -- Disabled Permit Parking Number 137155; [O2025-0021324]
21	341 West 105th Street -- Disabled Permit Parking Number 137178; [O2025-0021325]
22	2240 South Kirkland Avenue -- Disabled Permit Parking Number 134592; [O2025-0021081]
22	3143 South Avers Avenue -- Disabled Permit Parking Number 135848; [O2025-0021083]
22	4628 South Leclaire Avenue (signs to be posted at 4626 South Leclaire Avenue -- Disabled Permit Parking Number 136509; [O2025-0021084]
22	2850 South Avers Avenue -- Disabled Permit Parking Number 137749; [O2025-0021085]
22	3045 South Karlov Avenue -- Disabled Permit Parking Number 134417; [O2025-0021328]
22	4519 South Leamington Avenue -- Disabled Permit Parking Number 137167; [O2025-0021330]
23	5333 West 53rd Place -- Disabled Permit Parking Number 137171; [O2025-0020339]
23	3916 West 61st Place -- Disabled Permit Parking Number 136056; [O2025-0020431]

Ward	Location And Permit Number
23	3622 West 57th Place -- Disabled Permit Parking Number 136923; [O2025-0020432]
23	5149 South Mobile Avenue -- Disabled Permit Parking Number 135292; [O2025-0020433]
23	5312 South Ridgeway Avenue -- Disabled Permit Parking Number 136764; [O2025-0020743]
23	7209 South Ridgeway Avenue -- Disabled Permit Parking Number 135685; [O2025-0020745]
23	3827 West 64th Place -- Disabled Permit Parking Number 119943; [O2025-0020752]
23	5419 South Nordica Avenue -- Disabled Permit Parking Number 134812; [O2025-0021331]
23	5400 South Kildare Avenue -- Disabled Permit Parking Number 136666; [O2025-0021332]
23	7219 South Hamlin Avenue -- Disabled Permit Parking Number 136922; [O2025-0021335]
23	5225 South Major Avenue -- Disabled Permit Parking Number 137416; [O2025-0021336]
23	6038 South Springfield Avenue -- Disabled Permit Parking Number 137661; [O2025-0021337]
23	3841 West 64th Street -- Disabled Permit Parking Number 137737; [O2025-0021338]
24	1432 South Karlov Avenue -- Disabled Permit Parking Number 136845; [O2025-0020807]
24	1421 South St. Louis Avenue -- Disabled Permit Parking Number 121342; [O2025-0021339]
24	1525 South Hamlin Avenue -- Disabled Permit Parking Number 134951; [O2025-0021340]
25	2336 South Sawyer Avenue -- Disabled Permit Parking Number 135612; [O2025-0020914]

Ward	Location And Permit Number
25	2248 West 23rd Street -- Disabled Permit Parking Number 137886; [O2025-0021341]
26	1308 North Monticello Avenue -- Disabled Permit Parking Number 134423; [O2025-0020249]
26	1730 North Troy Street -- Disabled Permit Parking Number 137110; [O2025-0020605]
26	1922 North Lawndale Avenue -- Disabled Permit Parking Number 137206; [O2025-0020606]
26	1203 North California Avenue -- Disabled Permit Parking Number 135234; [O2025-0020859]
26	1804 North Albany Avenue -- Disabled Permit Parking Number 137282; [O2025-0020908]
26	1943 North Karlov Avenue -- Disabled Permit Parking Number 137299; [O2025-0020909]
26	1829 North St. Louis Avenue -- Disabled Permit Parking Number 137214; [O2025-0020910]
26	2114 North Laporte Avenue -- Disabled Permit Parking Number 137192; [O2025-0020912]
26	5050 West Armitage Avenue (signs to be posted at 2001 North Lawler Avenue) -- Disabled Permit Parking Number 136032; [O2025-0020950]
26	1810 North Karlov Avenue (signs to be posted at 1808 North Karlov Avenue) -- Disabled Permit Parking Number 136102; [O2025-0020951]
26	1849 North Pulaski Road (signs to be posted at 3947 West Cortland Street) -- Disabled Permit Parking Number 136096; [O2025-0020953]
26	1620 North Francisco Avenue -- Disabled Permit Parking Number 137403; [O2025-0021343]
27	2018 West Maypole Avenue -- Disabled Permit Parking Number 136068; [O2025-0020555]

Ward	Location And Permit Number
27	2347 West Adams Street -- Disabled Permit Parking Number 137044; [O2025-0020556]
27	914 North St. Louis Avenue -- Disabled Permit Parking Number 136659; [O2025-0020558]
27	1365 North Hudson Avenue -- Disabled Permit Parking Number 136686; [O2025-0020607]
27	2642 West Monroe Street -- Disabled Permit Parking Number 134938; [O2025-0021344]
28	3245 West Washington Boulevard -- Disabled Permit Parking Number 137249; [O2025-0020919]
28	4517 West Washington Boulevard -- Disabled Permit Parking Number 137150; [O2025-0020921]
28	421 South Homan Avenue -- Disabled Permit Parking Number 136540; [O2025-0020924]
28	4644 West Gladys Avenue -- Disabled Permit Parking Number 135717; [O2025-0021345]
29	1817 North Mayfield Avenue -- Disabled Permit Parking Number 134725; [O2025-0021346]
29	1752 North Mason Avenue -- Disabled Permit Parking Number 135968; [O2025-0021349]
29	1732 North Menard Avenue -- Disabled Permit Parking Number 136164; [O2025-0021350]
29	5238 West Van Buren Street -- Disabled Permit Parking Number 136301; [O2025-0021351]
29	2023 North Neva Avenue -- Disabled Permit Parking Number 136439; [O2025-0021352]
29	1628 North Mango Avenue -- Disabled Permit Parking Number 136576; [O2025-0021353]
29	1031 North Mason Avenue -- Disabled Permit Parking Number 136848; [O2025-0021354]

Ward	Location And Permit Number
29	5019 West Van Buren Street -- Disabled Permit Parking Number 136980; [O2025-0021355]
29	1425 North Massasoit Avenue -- Disabled Permit Parking Number 137075; [O2025-0021356]
29	5436 West Van Buren Street -- Disabled Permit Parking Number 137440; [O2025-0021357]
29	1300 North Mayfield Avenue -- Disabled Permit Parking Number 137451; [O2025-0021358]
29	5954 West Cortland Street -- Disabled Permit Parking Number 137553; [O2025-0021359]
30	3449 North Kedvale Avenue -- Disabled Permit Parking Number 135372; [O2025-0021360]
30	6360 West Newport Avenue -- Disabled Permit Parking Number 136871; [O2025-0021361]
30	5316 West Fletcher Street -- Disabled Permit Parking Number 137025; [O2025-0021362]
30	5428 West Berenice Avenue -- Disabled Permit Parking Number 137098; [O2025-0021363]
30	6301 West Newport Avenue -- Disabled Permit Parking Number 137132; [O2025-0021364]
30	5212 West Patterson Avenue -- Disabled Permit Parking Number 137481; [O2025-0021365]
30	6236 West Newport Avenue -- Disabled Permit Parking Number 137505; [O2025-0021366]
31	5132 West Altgeld Street -- Disabled Permit Parking Number 135991; [O2025-0021090]
31	2843 North Springfield Avenue -- Disabled Permit Parking Number 127307; [O2025-0021368]
31	2923 North Major Avenue -- Disabled Permit Parking Number 136875; [O2025-0021369]

Ward	Location And Permit Number
31	5224 West Wellington Avenue -- Disabled Permit Parking Number 136950; [O2025-0021370]
31	2512 North Kildare Avenue -- Disabled Permit Parking Number 137092; [O2025-0021371]
31	5259 West Altgeld Street -- Disabled Permit Parking Number 137096; [O2025-0021372]
31	2928 North Avers Avenue -- Disabled Permit Parking Number 137312; [O2025-0021373]
31	4325 West Schubert Avenue -- Disabled Permit Parking Number 137446; [O2025-0021374]
32	2925 North Wolcott Avenue (signs to be posted at 1851 West Oakdale Avenue) -- Disabled Permit Parking Number 136275; [O2025-0020456]
33	4756 North Harding Avenue -- Disabled Permit Parking Number 133583; [O2025-0017384]
33	3914 North Albany Avenue -- Disabled Permit Parking Number 105116; [O2025-0021375]
33	4917 North Whipple Street -- Disabled Permit Parking Number 137517; [O2025-0021376]
35	2509 North Ridgeway Avenue -- Disabled Permit Parking Number 130307; [O2025-0021377]
35	3739 North Richmond Street -- Disabled Permit Parking Number 137567; [O2025-0021378]
35	3020 North Allen Avenue -- Disabled Permit Parking Number 137667; [O2025-0021379]
36	4871 West Homer Street -- Disabled Permit Parking Number 136408; [O2025-0020467]
36	1230 North Lawndale Avenue -- Disabled Permit Parking Number 135979; [O2025-0020956]

Ward	Location And Permit Number
36	2159 North Lorel Avenue -- Disabled Permit Parking Number 136598; [O2025-0020984]
36	2326 North Mason Avenue -- Disabled Permit Parking Number 137533; [O2025-0020986]
36	6221 West Diversey Avenue -- Disabled Permit Parking Number 136589; [O2025-0020988]
36	2107 North Mason Avenue -- Disabled Permit Parking Number 136846; [O2025-0020991]
36	2249 North Parkside Avenue -- Disabled Permit Parking Number 134399; [O2025-0021380]
36	2315 North McVicker Avenue -- Disabled Permit Parking Number 136795; [O2025-0021381]
36	1030 North St. Louis Avenue -- Disabled Permit Parking Number 137017; [O2025-0021382]
36	1526 North Kedvale Avenue -- Disabled Permit Parking Number 137358; [O2025-0021383]
36	2942 North Neenah Avenue -- Disabled Permit Parking Number 137399; [O2025-0021384]
37	4875 West Wabansia Avenue -- Disabled Permit Parking Number 133656; [O2025-0020374]
37	822 North Karlov Avenue -- Disabled Permit Parking Number 134925; [O2025-0020972]
37	1644 North Long Avenue -- Disabled Permit Parking Number 135131; [O2025-0021387]
37	5135 West Wabansia Avenue -- Disabled Permit Parking Number 135709; [O2025-0021388]
37	1751 North Leclaire Avenue -- Disabled Permit Parking Number 135967; [O2025-0021389]
37	1454 North Lavergne Avenue -- Disabled Permit Parking Number 136279; [O2025-0021391]

Ward	Location And Permit Number
37	833 North Keystone Avenue -- Disabled Permit Parking Number 136303; [O2025-0021392]
37	827 North Karlov Avenue -- Disabled Permit Parking Number 136318; [O2025-0021393]
37	1722 North Luna Avenue -- Disabled Permit Parking Number 136386; [O2025-0021396]
37	1453 North Lorel Avenue -- Disabled Permit Parking Number 136440; [O2025-0021397]
37	712 North Lockwood Avenue -- Disabled Permit Parking Number 136550; [O2025-0021398]
37	4211 West Iowa Street -- Disabled Permit Parking Number 136648; [O2025-0021399]
37	5409 West Cortez Street -- Disabled Permit Parking Number 136679; [O2025-0021400]
37	1525 North Latrobe Avenue -- Disabled Permit Parking Number 136959; [O2025-0021401]
37	5013 West Potomac Avenue -- Disabled Permit Parking Number 137068; [O2025-0021402]
37	4921 West Wabansia Avenue -- Disabled Permit Parking Number 137108; [O2025-0021403]
37	715 North Lorel Avenue -- Disabled Permit Parking Number 137124; [O2025-0021404]
37	5315 West Potomac Avenue -- Disabled Permit Parking Number 137168; [O2025-0021405]
37	854 North Harding Avenue -- Disabled Permit Parking Number 137169; [O2025-0021406]
37	514 North Springfield Avenue -- Disabled Permit Parking Number 137193; [O2025-0021407]
37	4137 West Potomac Avenue -- Disabled Permit Parking Number 137430; [O2025-0021408]

Ward	Location And Permit Number
37	4841 West Superior Street -- Disabled Permit Parking Number 1333208; [O2025-0021410]
38	6208 West Grace Street -- Disabled Permit Parking Number 135877; [O2025-0021411]
38	5247 West Hutchinson Street -- Disabled Permit Parking Number 137087; [O2025-0021412]
38	3549 North Natchez Avenue -- Disabled Permit Parking Number 137273; [O2025-0021413]
38	4131 North Menard Avenue -- Disabled Permit Parking Number 137516; [O2025-0021414]
38	3400 North Nagle Avenue -- Disabled Permit Parking Number 137635; [O2025-0021415]
39	5713 North Bernard Street -- Disabled Permit Parking Number 137231; [O2025-0021416]
39	3904 West Leland Avenue -- Disabled Permit Parking Number 137391; [O2025-0021419]
39	5940 North St. Louis Avenue -- Disabled Permit Parking Number 137537; [O2025-0021420]
39	4348 West Cullom Avenue -- Disabled Permit Parking Number 137589; [O2025-0021421]
39	4139 West Leland Avenue -- Disabled Permit Parking Number 137698; [O2025-0021422]
39	4740 North Karlov Avenue -- Disabled Permit Parking Number 137709; [O2025-0021423]
40	5554 North Paulina Street -- Disabled Permit Parking Number 133510; [O2025-0021424]
40	5829 North Artesian Avenue -- Disabled Permit Parking Number 137288; [O2025-0021425]
41	6009 West Lawrence Avenue -- Disabled Permit Parking Number 137637; [O2025-0021426]

Ward	Location And Permit Number
43	2034 North Clifton Avenue -- Disabled Permit Parking Number 137396; [O2025-0020296]
43	1910 North Cleveland Avenue -- Disabled Permit Parking Number 137398; [O2025-0020569]
45	5248 North Melvina Avenue -- Disabled Permit Parking Number 134541; [O2025-0020285]
45	5517 North Mulligan Avenue -- Disabled Permit Parking Number 133191; [O2025-0021427]
45	5531 North Monitor Avenue -- Disabled Permit Parking Number 135300; [O2025-0021428]
45	3759 West Irving Park Road -- Disabled Permit Parking Number 136884; [O2025-0021429]
45	5051 West Carmen Avenue -- Disabled Permit Parking Number 137029; [O2025-0021430]
45	6118 West Leland Avenue -- Disabled Permit Parking Number 137174; [O2025-0021431]
45	4520 North Laporte Avenue -- Disabled Permit Parking Number 137506; [O2025-0021432]
46	3552 North Pine Grove Avenue -- Disabled Permit Parking Number 136496; [O2025-0021229]
46	3901 North Sheridan Road -- Disabled Permit Parking Number 134552; [O2025-0021247]
46	950 West Leland Avenue -- Disabled Permit Parking Number 136726; [O2025-0021248]
47	1601 West Wilson Avenue (signs to be posted at 1601 -- 1603 West Wilson Avenue) -- Disabled Permit Parking Number 103169; [O2025-0021238]
47	1522 West Ainslie Street -- Disabled Permit Parking Number 128302; [O2025-0021433]

Ward	Location And Permit Number
47	1608 West Wilson Avenue -- Disabled Permit Parking Number 128414; [O2025-0021434]
47	1432 West Winona Street -- Disabled Permit Parking Number 128436; [O2025-0021435]
47	4555 North Paulina Street -- Disabled Permit Parking Number 136661; [O2025-0021436]
47	4507 North Oakley Avenue -- Disabled Permit Parking Number 137591; [O2025-0021437]
49	6959 North Ridge Boulevard -- Disabled Permit Parking Number 135806; [O2025-0021228]
49	7641 North Ashland Avenue (signs to be posted at 7651 North Ashland Avenue) -- Disabled Permit Parking Number 134930; [O2025-0021231]
49	1637 West Pratt Avenue (signs to be posted at 1602 West Columbia Avenue) -- Disabled Permit Parking Number 137122; [O2025-0021245]
49	1405 West Touhy Avenue (signs to be posted at 1411 West Touhy Avenue) -- Disabled Permit Parking Number 136413; [O2025-0021246]
49	7449 North Seeley Avenue -- Disabled Permit Parking Number 116750; [O2025-0021438]
50	2755 West Glenlake Avenue -- Disabled Permit Parking Number 137458; [O2025-0020363]
50	2025 West Arthur Avenue (signs to be posted at 6447 North Seeley Avenue) -- Disabled Permit Parking Number 137111; [O2025-0020365]
50	7351 North California Avenue -- Disabled Permit Parking Number 138075; [O2025-0020625]
50	6428 North Francisco Avenue -- Disabled Permit Parking Number 94517; [O2025-0021439]

Ward	Location And Permit Number
50	6031 North Whipple Street -- Disabled Permit Parking Number 136567; [O2025-0021440]
50	6225 North Drake Avenue -- Disabled Permit Parking Number 136987; [O2025-0021441]
50	6341 North Claremont Avenue -- Disabled Permit Parking Number 137062; [O2025-0021442]
50	6444 North Sacramento Avenue -- Disabled Permit Parking Number 137133; [O2025-0021443]
50	2635 West Birchwood Avenue -- Disabled Permit Parking Number 137580; [O2025-0021444]

Repeal Of Disabled Permit Parking:

Ward	Location And Permit Number
7	Repeal Disabled Parking Permit Number 71911 at 9732 South Van Vlissingen Road; [O2025-0020627]
11	Repeal Disabled Parking Permit Number 100217 at 2923 South Elias Court; [O2025-0020265]
11	Repeal Disabled Parking Permit Number 130931 at 2825 South Union Avenue; [O2025-0020266]
11	Repeal Disabled Parking Permit Number 125793 at 3320 South Lowe Avenue; [O2025-0020294]
11	Repeal Disabled Parking Permit Number 73294 at 3126 South Lowe Avenue; [O2025-0020337]
11	Repeal Disabled Parking Permit Number 126430 at 2842 South Union Avenue; [O2025-0020386]
13	Repeal Disabled Parking Permit Number 108118 at 6126 South Central Avenue; [O2025-0021062]

Ward	Location And Permit Number
13	Repeal Disabled Parking Permit Number 127350 at 6244 South Newland Avenue; [O2025-0021063]
13	Repeal Disabled Parking Permit Number 130410 at 6148 South Major Avenue; [O2025-0021064]
14	Repeal Disabled Parking Permit Number 118890 at 5850 South Sacramento Avenue; [O2025-0020549]
23	Repeal Disabled Parking Permit Number 106506 at 5355 South Tripp Avenue; [O2025-0020340]
23	Repeal Disabled Parking Permit Number 131707 at 7127 South Ridgeway Avenue; [O2025-0020573]
23	Repeal Disabled Parking Permit Number 36579 at 5113 South Merrimac Avenue; [O2025-0020744]
23	Repeal Disabled Parking Permit Number 106487 at 3827 West 64th Street; [O2025-0020754]
26	Repeal Disabled Parking Permit Number 131136 at 1730 North Troy Street; [O2025-0020845]
26	Repeal Disabled Parking Permit Number 130992 at 5041 West Dickens Avenue; [O2025-0020846]
26	Repeal Disabled Parking Permit Number 117641 at 2042 North Kilbourn Avenue; [O2025-0020851]
26	Repeal Disabled Parking Permit Number 29832 at 1930 North Humboldt Boulevard; [O2025-0020853]
31	Repeal Disabled Parking Permit Number 103465 at 2635 North Leclaire Avenue; [O2025-0020732]

Ward	Location And Permit Number
37	Repeal Disabled Parking Permit Number 127886 at 1430 North Lavergne Avenue; [O2025-0020261]
38	Repeal Disabled Parking Permit Number 114634 at 5716 West Waveland Avenue; [O2025-0020612]
38	Repeal Disabled Parking Permit Number 39600 at 4583 North McVicker Avenue; [O2025-0020613]
38	Repeal Disabled Parking Permit Number 73954 at 3705 North Nordica Avenue; [O2025-0020615]
40	Repeal Disabled Parking Permit Number 130299 at 2020 West Berwyn Avenue; [O2025-0021232]
40	Repeal Disabled Parking Permit Number 120299 at 5836 North Maplewood Avenue; [O2025-0021233]
40	Repeal Disabled Parking Permit Number 117219 at 2304 West Granville Avenue; [O2025-0021236]
40	Repeal Disabled Parking Permit Number 45331 at 2300 West Granville Avenue; [O2025-0021237]
43	Repeal Disabled Parking Permit Number 8631 at 453 West Roslyn Place. [O2025-0021243]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

ESTABLISHMENT AND AMENDMENT OF RESIDENTIAL PERMIT PARKING ZONES.

[SO2025-0021557]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, to which were referred proposed ordinances and orders to establish and/or amend residential permit parking zones on portions of sundry streets, begs leave to recommend that Your Honorable Body do *Pass* the proposed substitute ordinance submitted herewith.

This recommendation was concurred in by all members of the committee present, with no dissenting votes.

Respectfully submitted,

(Signed) DANIEL LA SPATA,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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	Amend ordinance which reads: "1100 -- 1198 and 1101 -- 1199 North Paulina Street Residential Permit Parking Zone 204 -- at all times -- all days" by striking: "1198" and inserting: "1114" in lieu thereof and striking: "1199" and inserting: "1119" in lieu thereof; [O2025-0020174]
1	Amend ordinance passed July 26, 2017, *Journal* 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]
6	7400 -- 7459 South Champlain Avenue (both sides of the street) -- Residential Permit Parking Zone 2496 -- 6:00 P.M. to 6:00 A.M. -- Thursday to Sunday; [O2025-0020777]
8	7700 -- 7750 and 7701 -- 7757 South Cregier Avenue (both sides of the street) Residential Permit Parking Zone 2485 -- at all times -- all days; [Or2025-0019079]
15	5914 -- 5959 South Richmond Street (both sides) and 5901 -- 5915 South Richmond Street (east side only) Residential Permit Parking Zone 2494 -- at all times -- all days; [Or2025-0020359]
15	2825 West 55th Street Buffer Zone for Residential Permit Parking Zone 1586; [O2025-0021230]
18	4400 -- 4462 West 77th Place (both sides) Residential Permit Parking Zone 2480 -- at all times -- all days; [O2025-0018621]
23	3900 -- 3945 West 67th Place (both sides of the street) Residential Permit Parking Zone 2495 -- at all times -- all days; [O2025-0020472]

Ward	Location And Permit Number
25	1616 -- 1658 and 1631 -- 1659 West 21st Place -- Residential Permit Parking Zone 2497 -- at all times -- all days; [O2025-0021088]
28	Repeal ordinance which reads: "100 -- 199 South St. Louis Avenue (both sides) Residential Permit Parking Zone 2058 at all times -- all days; [Or2025-0020917]
28	101 -- 115 South St. Louis Avenue (east side of the street) Residential Permit Parking Zone 2498 -- at all times -- all days; [Or2025-0020918]
28	4640 -- 4650 West Gladys Avenue (north side only) Residential Permit Parking Zone 2499 -- at all times -- all days; [Or2025-0020923]
28	5000 -- 5064 West Fulton Street (north side of the street) Residential Permit Parking Zone 2500 -- at all times -- all days; [Or2025-0020959]
31	Amend ordinance passed on November 11, 2021, *Journal* page 41359, which reads: "2900 -- 2958 North Harding Avenue (both sides), West George Street and West Wellington Avenue -- Residential Permit Parking Zone 2330 -- 6:00 P.M. to 6:00 A.M. -- Sunday through Saturday" by striking: "6:00 P.M. to 6:00 A.M. -- Sunday through Saturday" and inserting: "at all times -- all days" in lieu thereof; [O2025-0020842]
36	Amend ordinance passed on February 19, 2025, *Journal*, page 24584, which reads: "2100 -- 2150 West Iowa Street (both sides of the street Residential Permit Parking Zone 2467 -- at all times -- all days" by striking: "(both sides of the street)" and inserting: "(even side of the street)" in lieu thereof; [O2025-0020297]
43	616 -- 670 and 625 -- 687 West Wrightwood Avenue -- Residential Permit Parking Zone 143 -- 6:00 P.M to 6:00 A.M. -- all days; [O2025-0020983]
43	2533 -- 2535 North Orchard Street Buffer Zone for Residential Permit Parking Zone 143. [O2025-0020985]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

ESTABLISHMENT AND AMENDMENT OF NO PARKING ZONES.
[SO2025-0021556]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, to which were referred proposed ordinances to establish and/or amend no parking zones on portions of sundry streets, begs leave to recommend that Your Honorable Body do *Pass* the proposed substitute ordinance submitted herewith.

This recommendation was concurred in by all members of the committee present, with no dissenting votes.

Respectfully submitted,

(Signed) DANIEL LA SPATA,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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
3	East 36th Street (both sides of the street) from South Indiana Avenue to the first alley west thereof -- no parking tow zone -- at all times -- all days; [O2025-0019281]
4	South Wabash Avenue (west side of the street) from a point 25 feet south of East Ida B. Wells Drive to a point 22 feet south thereof -- no parking tow zone -- except for marked university vehicles -- at all times -- all days; [SO2025-0016201]
6	Repeal ordinance passed October 29, 1969, *Journal* pages 6329 -- 6330, which reads: "East 94th Street (both sides) from South Indiana Avenue to a point 180 feet east of South State Street -- parking of vehicles prohibited during specific hours -- 8:00 A.M. to 10:00 A.M. -- except Saturdays, Sundays, and holidays" by striking the above; [O2025-0020869]
11	West 43rd Street (north side of the street) from South Normal Avenue to a point 40 feet east thereof -- no parking tow zone -- at all times -- all days; [O2025-0019238]
11	South Canal Street (both sides) from West Pershing Road to a point 400 feet south thereof -- no parking tow zone -- at all times -- all days; [O2025-0020264]
12	Repeal ordinance passed on February 4, 1992, *Journal* page 12838, which reads: "South Kedzie Avenue, from South Archer Avenue to a point 188 feet south thereof -- no parking -- 7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M. -- Monday through Friday" by striking the above; amend ordinance passed December 6, 1961, *Journal* page 5873, which reads: "South Kedzie Avenue (both sides) from West 43rd Street to West 54th Street -- parking prohibited during rush hours -- 7:00 A.M. to 9:00 A.M. -- except on Saturdays, Sundays, and holidays" by striking: "West 43rd Street to West 47th Street"; [O2025-0021240]

Ward	Location
22	West 31st Street (north side) from South Lawndale Street to the alley east thereof -- 30 minute standing zone -- use flashing lights -- 9:00 A.M. to 5:00 P.M. -- Monday through Saturday; [O2025-0020553]
23	Amend ordinance passed on April 19, 2023, *Journal* page 62712, which reads: "West 51st Street (south side of the street) from South Moody Avenue to the first alley west thereof -- no parking tow zone -- 8:00 A.M. to 4:00 P.M. -- Monday through Friday" by striking: "no parking tow zone -- 8:00 A.M. to 4:00 P.M. -- Monday through Friday" and inserting: "no parking of trucks -- at all times -- all days" in lieu thereof; [O2025-0019307]
23	Repeal ordinance passed on January 13, 1995, *Journal* page 4641, which reads: "South Narragansett Avenue (both sides) from West Archer Avenue to first east/west alley north thereof (east side) -- no parking tow zone -- 5:00 A.M. to 8:30 A.M. -- Monday through Friday and (west side) no parking tow zone -- 7:00 A.M. to 9:00 A.M." by striking the above: [O2025-0020756]
27	West Monroe Street (south side of the street) from a point 20 feet east of South Throop Street to a point 125 feet east thereof -- no parking loading zone -- at all times -- all days (public benefit); [SO2025-0017589]
28	West Flournoy Street (north and south sides of the street) from South Maplewood Avenue to a point 187 feet west thereof -- no parking tow zone -- at all times -- all days; [O2025-0019687]
28	Repeal ordinance passed on September 14, 2016, *Journal* page 31431, which reads: "West Madison Street (south side of the street only) from South Homan Avenue to South St. Louis Avenue -- no parking tow zone -- at all times -- all days" by striking the above; [O2025-0019689]
32	West Barry Avenue (north side of the street) from North Western Avenue to the first alley east thereof -- no parking tow zone -- at all times -- all days; [O2025-0019632]
34	West Quincy Street (south side of the street) from a point 20 feet east of South LaSalle Street to a point 40 feet east thereof -- no parking except for City of Chicago pool vehicles only -- at all times -- all days; [O2025-0020965]

Ward	Location
39	North Pulaski Road (west side) from West Belle Plaine Avenue to a point 74 feet south thereof -- no parking tow zone -- at all times -- all days; [O2025-0020223]
45	North Avondale Avenue (east side) from a point 30 feet south of West Ainslie Street to a point 658 feet south thereof -- two-hour parking -- at all times -- all days; [O2025-0020291]
47	Amend ordinance passed on November 8, 1956, *Journal* page 3469, which reads: "West Wilson Avenue (both sides) between North Wolcott Avenue and North Ravenswood Avenue -- one-hour parking -- 8:00 A.M. to 6:00 P.M. -- except on Sundays and holidays" by striking the above; also add West Wilson Avenue (north side) from North Wolcott Avenue to North Ravenswood Avenue (west leg) and West Wilson Avenue (south side) from a point 70 feet east of North Wolcott Avenue to North Ravenswood Avenue (west leg) -- one-hour parking -- 8:00 A.M. to 6:00 P.M. -- except on Sundays and holidays. [O2025-0018507]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

INSTALLATION AND AMENDMENT OF TRAFFIC WARNING SIGNS.

[SO2025-0021558]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, December 10, 2025.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, to which were referred proposed ordinances and orders to erect and/or amend traffic warning signs and signals, begs leave to recommend that Your Honorable Body do *Pass* the proposed substitute ordinance submitted herewith.

This recommendation was concurred in by all members of the committee present, with no dissenting votes.

Respectfully submitted,

(Signed) DANIEL LA SPATA,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

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

SECTION 1. Pursuant to Title 9, Chapter 64 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to erect and/or amend traffic warning signs and signals, for the following locations as hereby designated:

Ward	Location And Type Of Sign
4	South Harper Avenue and East Hyde Park Boulevard -- "All-Way Stop", stopping all approaches; [O2025-0020536]
10	South Avenue D and East 111th Street -- "All-Way Stop", stopping all approaches; [O2025-0020450]

Ward	Location And Type Of Sign
10	South Avenue M and East 133rd Street -- "All-Way Stop", stopping all approaches; [O2025-0020595]
10	South Avenue N and East 111th Street -- "All-Way Stop", stopping all approaches; [O2025-0020596]
10	South Avenue C and East 112th Street -- "All-Way Stop", stopping all approaches; [O2025-0020733]
12	South Artesian Avenue and West 36th Street -- "All-Way Stop", stopping all approaches; [O2025-0019773]
13	West 56th Street and South Massasoit Avenue -- "All-Way Stop", stopping all approaches; [SOr2025-0021073]
19	West 110th Street and South Millard Avenue -- "All-Way Stop", stopping all approaches; [O2025-0020064]
21	South Normal Avenue and West 115th Street -- "All-Way Stop", stopping all approaches; [O2025-0018212]
21	South Morgan Street and West 103rd Place -- "All-Way Stop", stopping all approaches; [O2025-0020312]
23	South Central Park Avenue and West 62nd Street (west leg) -- "All-Way Stop", stopping all approaches; [Or2025-0020470]
24	South Kedzie Avenue and West 21st Street -- "All-Way Stop", stopping all approaches; [O2025-0019047]
26	North Monticello Avenue, from West Cortland Street to West North Avenue -- weight limitation 5 tons; [SO2025-0019003]

Ward	Location And Type Of Sign
26	North Kenneth Avenue, from West Armitage Avenue to West Cortland Street -- weight limitation 5 tons; [O2025-0019635]
29	North Newland Avenue and West Dickens Avenue -- "All-Way Stop", stopping all approaches; [O2025-0020620]
31	West Belmont Avenue and North Karlov Avenue -- "All-Way Stop", stopping all approaches; [O2025-0020279]
34	West Polk Street and South May Street -- "All-Way Stop", stopping all approaches; [O2025-0020913]
40	North Campbell Avenue and West Catalpa Avenue -- "All-Way Stop", stopping all approaches; [O2025-0021244]
41	West Giddings Street and North Narragansett Avenue -- "All-Way Stop", stopping all approaches; [SOr2024-0010189]
43	North Sheffield Avenue and West Montana Street -- "All-Way Stop", stopping all approaches; [O2025-0020452]
47	West Windsor Avenue and North Hamilton Avenue -- "Stop", stopping West Windsor Avenue for North Hamilton Avenue; [Or2025-0019368]
47	West Cuyler Avenue from North Lincoln Avenue to North Leavitt Street -- weight limitation 5 tons. [O2025-0019850]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

COMMITTEE ON TRANSPORTATION AND PUBLIC WAY.

AMENDMENT OF CHAPTER 10-28 OF MUNICIPAL CODE BY MODIFYING VARIOUS SECTIONS TO ESTABLISH FULL-YEAR AND PARTIAL-YEAR OUTDOOR DINING STREET PERMIT OPTIONS.

[SO2025-0019944]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, December 10, 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 substitute ordinance transmitted herewith (SO2025-0019944) amending Municipal Code Chapter 10-28 by modifying various sections to establish full-year and partial-year outdoor dining street permit options in the 49th 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 vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance passed:

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

SECTION 1. Section 10-28-590 of the Municipal Code of Chicago is hereby amended by adding the language underscored, and by deleting the language struck through, as follows:

10-28-590 Outdoor Dining Program With Street Closure.

(Omitted text is unaffected by this ordinance.)

(f) ~~An~~ Except as otherwise provided in Section 10-28-600, an Outdoor Dining Street Permit shall be valid from May 1~~st~~ to and including October 31~~st~~ of the year of its issuance. The fee for an Outdoor Dining Street Permit shall be determined by the Commissioner, taking into account land values, and shall be set by rule.

SECTION 2. Section 10-28-597 of the Municipal Code of Chicago is hereby amended by adding the language underscored, as follows:

10-28-597 Operational Conditions.

(Omitted text is unaffected by this ordinance.)

(e) Permittees shall follow Commissioner directives, including, but not limited to, modification or suspension of operations in order to make room for construction, snow removal, or street cleaning.

SECTION 3. Chapter 10-28 of the Municipal Code of Chicago is hereby amended by adding a new Section 10-28-600, as follows:

10-28-600 Specific Locations Approved.

The following locations may receive permits, contingent upon application and approval by the Commissioner, for periods longer than set forth in Section 10-28-590(f).

Location	Type Of Outdoor Dining Street	Period
North Glenwood Avenue, between West Morse Avenue and West Farwell Avenue	Curb Lane Permit	May to April (12 months)

SECTION 4. Section 10-28-590 of the Municipal Code of Chicago is hereby amended by adding the language underscored, and by deleting the language struck through, as follows:

10-28-610 Enforcement.

(Omitted text is unaffected by this ordinance.)

(d) Any Outdoor Dining Street for which a permit is in effect under this article may be temporarily closed by the Commissioner or the Commissioner's designee, if: (1) the Outdoor Dining Street contains a significant danger to public safety, including, but not limited to, (i) the footprint or Outdoor Dining Street-related objects or equipment on property beyond plan specifications, (ii) a missing, insufficient, or incomplete barrier, ~~or~~ (iii) obstruction of a fire lane; (iv) interference or other obstruction of any snow removal, street cleaning, or similar activity; or (v) conditions on the Outdoor Dining Street present a significant danger to the public, including, but not limited to, issues with sanitation or safety in light of snow or ice; (2) a permittee has been issued notices of violation for conduct occurring on the Outdoor Dining Street on three different days during the permit period; or (3) a permittee has been issued at least one notice of noise violation for conduct occurring on the Outdoor Dining Street. Such temporary closure may include the cessation of outdoor business or the removal of all furniture and other appurtenances from the street and the reopening of the street to traffic. Upon being subjected to a temporary closure, the permittee may provide to the Commissioner evidence that the objectionable conditions have been fully remedied. Such temporary closure shall remain in effect until the Commissioner is satisfied that the violations have been properly remedied and will not reoccur.

(Omitted text is unaffected by this ordinance.)

SECTION 5. This ordinance shall be in full force and effect upon passage and publication.

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, December 10, 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 October 16 and November 14, 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, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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):

All City Auto Collisions, Inc.

[O2025-0020548]

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 All City Auto Collisions, Inc., 5750 West 63rd Street, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to motor vehicle repair facilities for premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Asfa, Inc.

[O2025-0020837]

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 Asfa, Inc. at 4428 North Elston Avenue 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.

Cappo Management LV LLC.

[O2025-0020112]

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 LV LLC from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress at 3255 North Cicero Avenue, Chicago, Illinois 60641.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Cappo Management LXXXV LLC.

[O2025-0020609]

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

SECTION 1. 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, 1920 West Peterson Avenue, Chicago, Illinois 60660, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for 1920 West Peterson Avenue.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Devon Clark Business, Inc.

[O2025-0020468]

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

SECTION 1. Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to exempt Devon Clark Business, Inc., 6346 North Clark Street, Chicago, Illinois 60660, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities at 6346 North Clark Street.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Economy Roofing.

[O2025-0021086]

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 Economy Roofing, 3119 South Kostner Avenue, Chicago, Illinois 60623, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking for premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Google Fiber, Inc.

[O2025-0020342]

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 Google Fiber, Inc. from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for 2130 South Michigan 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.

KCP Metal Fabrications, Inc./Karen Pioli.

[O2025-0020907]

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 KCP Metal Fabrications, Inc./Karen Pioli, 5475 North Northwest Highway, 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.

Lab 3445 LLC.

[O2025-0020298]

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 Lab 3445 LLC

of 3445 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 upon its passage and publication.

O&I Precision Transmission Corporation.

[O2025-0021087]

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 O&I Precision Transmission Corporation, 4312 West Ogden Avenue, Chicago, Illinois 60623, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking for premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Pat's Auto Repair, Inc.

[O2025-0020302]

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

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of the Department of Transportation is hereby authorized and directed to exempt Pat's Auto Repair, Inc., 7051 West Belmont Avenue, Chicago, Illinois 60634, 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 after its passage and publication.

Ramiro Auto Repair.

[O2025-0020260]

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 Ramiro Auto Repair of 2439 North Ashland 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.

Rincon Family Services.

[O2025-0020105]

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 Transportation is hereby authorized and directed to exempt Rincon Family Services located at 4010 -- 4024 West North Avenue 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.

Smart Minds, Inc.

[O2025-0020114]

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 Smart Minds, Inc. from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress on 6144 West Belmont Avenue, Chicago, Illinois 60634.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

SP Plus.

[O2025-0021235]

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 SP Plus from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress at 640 North Wells Street.

SECTION 2. This ordinance shall take effect and be in force upon its passage and publication.

Top Wash LLC.

[O2025-0020345]

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 Top Wash LLC from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for 2701 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.

Paul Tsakiris.

[O2025-0021446]

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 Paul Tsakiris, 4415 -- 4421 North Milwaukee 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.

West Town Auto Repair.

[O2025-0020102]

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 Sinchai/Suptaveeying/ West Town Auto Repair of 2424 West North Avenue, PIN 13-36-432-034-0000, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress.

SECTION 2. This ordinance shall be in full force and effect immediately upon its passage and publication.

Wonderland Childcare Center Corporation.

[O2025-0020578]

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 Wonderland Childcare Center Corporation from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress at 6128 and 6130 West Belmont Avenue, 60634.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

1620 South Michigan Avenue Condo Association.

[O2025-0020332]

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 1620 South Michigan Avenue Condo Association from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for 1620 South Michigan 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.

2214 Hubbard LLC.

[O2025-0020554]

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 2214 Hubbard LLC, 2214 -- 2216 West Hubbard Street, Chicago, Illinois 60612, 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.

2235 South Michigan Avenue Parking LLC.

[O2025-0020343]

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 2235 South Michigan Avenue Parking LLC from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for 2235 -- 2237 South Michigan 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.

6328 -- 6332 West Irving Park Road.

[O2025-0020618]

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 6328 -- 6332 West Irving Park Road 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, December 10, 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 October 16 and November 14, 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, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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):

E. Delaware Pl., Between N. Michigan Ave. And N. Mies Van Der Rohe Way, To Be Known As "Honorary John Hancock Way".

[O2025-0020580]

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 East Delaware Place, between North Michigan Avenue and North Mies Van Der Rohe Way, as "Honorary John Hancock Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

W. Wabansia Ave., Between N. California Ave. And N. Francisco Ave., To Be Known As "Honorary Francisco 'Frank' De León Way".

[O2025-0021043]

WHEREAS, Francisco "Frank" De León was born on May 13, 1937, in San Lorenzo, Puerto Rico, and arrived in Chicago in 1952 at the age of 15 to build a better life for himself and to support his family back home; and

WHEREAS, In 1961, he married Felicita Crespo, with whom he raised four children -- Nelida, Nereida, Francisco, Jr. and Richard -- instilling in them the values of faith, education, and community service; and

WHEREAS, In 1970, after winning $3,000 in a court case and following the advice of a priest at St. Aloysius Church, Frank and his wife opened a small candy shop on the corner of North California Avenue and West Wabansia Avenue that grew into the beloved neighborhood corner store named "El Recuerdo" but referred to locally as "Frank's Store"; and

WHEREAS, For 36 years, Frank's Store was far more than a business -- it was a cornerstone of the Humboldt Park community, a gathering place where neighbors celebrated holidays, shared news, and organized around local causes; and

WHEREAS, Frank embodied compassion and selflessness through countless acts of generosity -- feeding the hungry with donations of food, hiring returning citizens to give them a second chance, offering shelter to new arrivals from Puerto Rico, and extending credit to struggling families, often forgiving debts he knew would never be repaid; and

WHEREAS, Frank and his family faced the harsh realities of systemic discrimination, enduring redlining that denied them access to business loans despite the long-term success of their store, and surviving an attempted arson attack on their home during the height of white flight; and

WHEREAS, His life story mirrors the broader history of Chicago's Puerto Rican community -- a story of perseverance, resistance, and the fight to create a lasting home despite the forces of displacement and inequality; and

WHEREAS, Francisco "Frank" De León passed away on June 21, 2009, at the age of 72, leaving behind a legacy of generosity and community service that continues to inspire all who knew him; now, therefore,

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

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which authorizes the erection of honorary street-name designations, the Commissioner of the Chicago Department of Transportation is hereby directed to take the necessary actions for the standardization of West Wabansia Avenue, between North California Avenue and North Francisco Avenue, as "Honorary Francisco 'Frank' De León Way".

SECTION 2. The cost of installation and removal associated with this honorary street designation shall be paid from the 26th Ward's annual menu program budget, pursuant to Section 2-8-040 of the Municipal Code of Chicago.

SECTION 3. This ordinance shall take effect upon its passage and publication.

S. Central Park Ave., Between W. 116th St. And W. 116th Pl., To Be Known As "Honorary Paul Reynolds Way".

[O2025-0020246]

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 South Central Park Avenue, between West 116th Street and West 116th Place, as "Honorary Paul Reynolds Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

Sign to be installed on existing pole located at 3559 West 116th Street

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N. Maplewood Ave., Between W. Division St. And W. Hirsch St., To Be Known As "Honorary Tony Santiago Way".

[O2025-0021042]

WHEREAS, Jose Antonio "Tony" Santiago was born on July 24, 1945, in San Lorenzo, Puerto Rico, and raised in Chicago, Illinois, where he spent most of his life; and

WHEREAS, Tony was a devoted father, grandfather, great-grandfather, and friend to many, remembered for his warmth, humor, generosity, and love for life; and

WHEREAS, Known for his strong work ethic and resourcefulness, Tony was a true businessman and jack of all trades who embodied the entrepreneurial spirit of Chicago's working-class community; and

WHEREAS, In retirement, Tony found joy in simple pleasures -- spending afternoons in Humboldt Park with friends, playing dominoes, and cruising in his beloved 1980 Toyota Starlet "Che spirito"; and

WHEREAS, His laughter, kindness, and community spirit left a lasting impression on everyone who knew him, and his legacy continues through his children, grandchildren, and great-granddaughter; and

WHEREAS, The City Council of the City of Chicago wishes to honor and recognize Jose Antonio "Tony" Santiago for his lifetime of love, friendship, and contribution to the cultural life of the Humboldt Park community; and

WHEREAS, Tony passed away peacefully in Chicago on October 28, 2025, at the age of 80; now, therefore,

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

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which authorizes the erection of honorary street-name designations, the Commissioner of the Chicago Department of Transportation is hereby directed to take the necessary actions for the standardization of North Maplewood Avenue, between West Division Street and West Hirsch Street, as "Honorary Tony Santiago Way".

SECTION 2. The cost of installation and removal associated with this honorary street designation shall be paid from the 26th Ward's annual menu program budget, pursuant to Section 2-8-040 of the Municipal Code of Chicago.

SECTION 3. This ordinance shall take effect upon its passage and publication.

Southeast Corner Of N. Natchez Ave. And W. Belmont Ave., To Be Known As "Honorary Alhajj Jamal Suhweil Way".

[O2025-0020512]

WHEREAS, The members of the City Council of Chicago wish to recognize the legacy of Jamal Suhweil, also know as Abu Alraed; and

WHEREAS, The City Council was notified of his passing on May 15, 2025; and

WHEREAS, Jamal Suhweil was born in Jerusalem, Palestine. He came to the United States in 1966, and he was married to Um Alraed. He had four children, and 11 grandchildren, all of whom carry out his legacy every day. He then retired in 1990 and began a new chapter of his life of service; and

WHEREAS, For more than 25 years, Mr. Suhweil was a constant presence at the Islamic Community Center of Illinois ("ICCI"), even well into his 80s; and

WHEREAS, Beyond the mosque, Mr. Suhweil played a big role in his community by building and cultivating relationships with other local churches, public servants, and community leaders to ensure that the Muslim community was respected and treated with compassion. People that knew him state that he exemplified what it truly meant to be a man of generosity and kindness; and

WHEREAS, In recognition of his decades of service and his lasting impact on the city's Muslim and Interfaith communities; now, therefore,

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

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which allows for honorary street-name designation ("Designation Ordinance"), the Commissioner of the Chicago Department of Transportation shall take the necessary action for the standardization of the southeast corner of North Natchez Avenue and West Belmont Avenue, adjacent to the Islamic Community Center of Illinois, as "Honorary Alhajj Jamal Suhweil Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

S. Bell Ave., Between W. 91st St. And W. 92nd Pl., To Be Known As "Honorary George Wendt Way".

[O2025-0020248]

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 South Bell Avenue, between West 91st Street and West 92nd Place as "Honorary George Wendt Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

Signs to be installed on existing poles located at 9101 and 9157 South Bell Avenue

COMMITTEE ON ZONING, LANDMARKS AND BUILDING STANDARDS.

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 DISTRICTS.

(As Amended)

[SO2025-0020513]

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 December 9, 2025, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0020513, the amendment of Municipal Code Title 17 by modifying Section 17-7-0574 to expand the ADU allowed RS area.

Page 1 also contains Document Number O2025-0021040, an ordinance introduced by Alderperson Waguespack for the amendment of Municipal Code Section 4-4-331 prohibiting the sale of cannabinoid hemp products in the Mid-North Branch Corridor Residential area. I beg leave to recommend that your honorable body *Re-refer* the ordinance which is transmitted herewith to the Committee on License and Consumer Protection.

Page 1 further contains the historical landmark designation of the Central YMCA Headquarters located in the 34th Ward.

Moving on, pages 1 through 16 contain various map amendments in Wards 1, 2, 3, 4, 7, 11, 13, 14, 15, 16, 17, 21, 22, 27, 28, 30, 31, 32, 35, 36, 43, 45 and 47, noting that Alderperson Conway would like to speak on Document Number O2025-0020123.

Lastly, pages 16 and 17 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 21, 27, 28, 29, 34, 43 and 47.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) BENNETT R. LAWSON,
Vice-Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

WHEREAS, the City Council has permitted the establishment of Additional Dwelling Units ("ADUs") in certain residential single family zoning districts, consistent with Section 17-7-0570 of the Municipal Code; and

WHEREAS, pursuant to Section 17-7-0575 of the Municipal Code, any ordinance adding a new Additional Dwelling-Unit Allowed RS Area must be codified as an amendment to Section 17-7-0574, and must cover an area including no less than one block face and its opposite block face combined; and

WHEREAS, identified designated Additional Dwelling-Unit Allowed RS areas are rationally distinct from adjacent areas by virtue of their zoning conditions, existing housing typologies, and market conditions, and the Department of Housing seeks to monitor the impact of ADUs in these areas to reassess best practices for the regulation, expansion, or contraction of Additional Dwelling Unit-Allowed RS Areas;

WHEREAS, the designated areas are suitable for gentle infill development, aligning with local housing goals that encourage incremental residential density while maintaining neighborhood character; and

WHEREAS, the designated areas are characterized by a predominance of R lots with a substantial presence of single family and two- to –six-flat residential buildings, which represent housing types that are physically suitable for the addition of conversion units and coach houses; and

WHEREAS, the designated areas contain consistent block patterns and standard lot sizes making them more conducive for ADUs; and

WHEREAS, permitting ADUs in the designated areas will expand affordable unsubsidized housing opportunities for moderate- and low-income tenants; and

WHEREAS, permitting ADUs in the designated areas will help bring existing dwelling spaces into conformity with current zoning and building standards, creating safer, Code-compliant housing; and

WHEREAS, permitting ADUs the designated areas will support homeowner stability, support multigenerational living, and create additional revenue streams to defray property tax costs, home maintenance costs, or other costs; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Section 17-7-0574 of the Municipal Code of Chicago, is hereby repealed in its entirety and replaced with the following language:

17-7-0574 Areas and limitations. Additional Dwelling Unit-Allowed RS Areas are defined and identified, with limitations, in the following table:

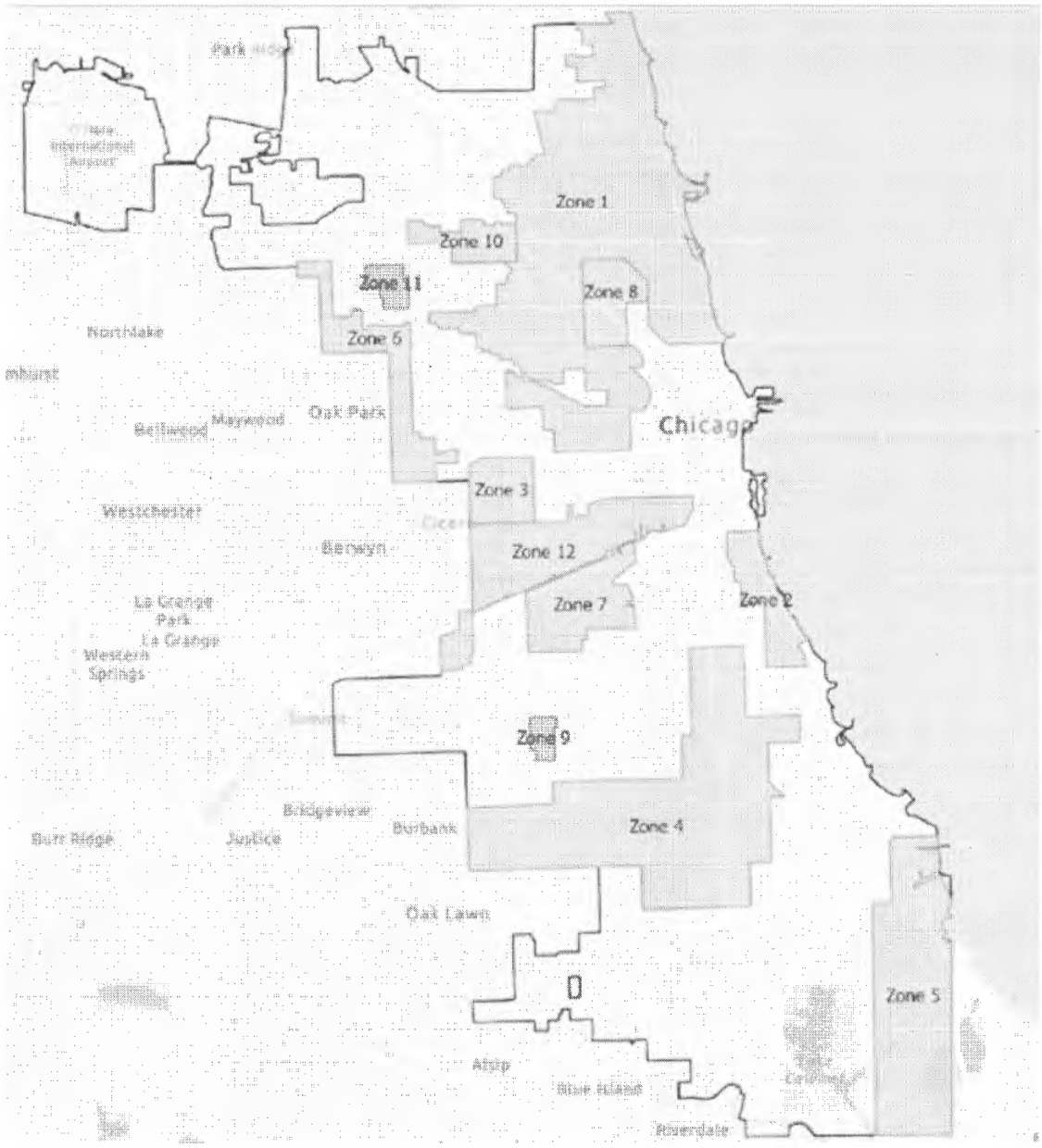
Zone	Bounds	Limitations
1	Beginning at the intersection of the northern city limits and the eastern city limits, and continuing generally clockwise as follows: northern city limits, Lake Michigan, W North Ave, N Clybourn Ave, N Racine Ave, N Lincoln Ave, W Belmont Ave, N Western Ave, W North Ave, the Kennedy Expressway, W Division St, N Milwaukee Ave, The Kennedy Expressway, N Racine Ave, N Ogden Ave, W Kinzie St, N Ashland Ave, The Eisenhower Expressway, S Sacramento Blvd, W Washington Blvd, N Kedzie Ave, W Franklin Blvd, N Central Park Ave, W Ferdinand St, N Avers Ave, W Division St, N Ridgeway Ave, the alley south of W Division and north of W Thomas St, N Lawndale Ave, W Thomas St, N Drake Ave, W Augusta Blvd, Chicago Milwaukee & Saint Paul Railroad, N Kedzie Ave, W Grand Ave, N Damen, W Chicago Ave, N Western Ave, W Division St, N California Ave, W Walton St, N Sacramento Blvd, W Augusta Blvd, W Grand Ave, N Central Park Ave, W Potomac Ave, the alley east of N Ridgeway Ave and west of N Lawndale Ave, W Hirsch St, the alley east of N Pulaski Ave and west of N Harding Ave, W Le Moyne St, N Karlov Ave, W Pierce Ave, N Kedvale Ave, the alley between North Ave and W Grand Ave, W North Ave, N Kildare Ave, the alley between W North Ave and W Wabansia Ave, N Kostner Ave, W Cortland St, N Kilpatrick Ave, W Armitage Ave, N Leclaire Ave, W Dickens Ave, N Latrobe Ave, W Belden St, N Kostner Ave, W Fullerton Ave, N Pulaski Rd, W Diversey Ave, N Hamlin Ave, N Lawndale Ave, N Milwaukee Ave, W Belmont Ave, N Central Park Ave, W Belle Plaine Ave, N Ridgeway Ave, W Berteau Ave, N Hamlin Ave, W Collom Ave, N Avers Ave, W Montrose Ave, N	-

	Pulaski Rd, W Lawrence Ave, N Avers Ave, W Ainslie St, N Lawndale Ave, W Argyle St, the North Branch Chicago River, N Kedzie Ave, W Foster Ave, North Shore Channel, W Peterson Ave, N California Ave, W Granville Ave, N Hoyne Ave, W Devon Ave, N Ridge Blvd, W Loyola Ave, N Damen Ave, the alley north of W Arthur Ave and south of Laurence Warren Park, N Western Ave, W Pratt Blvd, N Rockwell St, W Lunt Ave, N Western Ave, the alley immediately south of W Lunt Ave, N Seeley Ave, W Lunt Ave, N Ridge Blvd, W Touhy Ave, N Oakley Ave, W Birchwood Ave, N Western Ave, W Howard St, the eastern city limits, until reaching the point of beginning at the north boundary of the city limits.	
2	Beginning at the intersection of I-55 and S Michigan Ave, and continuing generally clockwise as follows: I-55, Lake Michigan, E 47th St, S Lake Park Ave, E Hyde Park Blvd; S Cottage Grove Ave, E Pershing Rd, S King Drive, E 35th St, S Prairie Ave, E 32nd St, S Indiana Ave, E 31st St, S Michigan Ave, until reaching the point of beginning at 1-55.	-
3	Beginning at the intersection of the Eisenhower Expressway and 4600 West and continuing generally clockwise as follows: the Eisenhower Expressway, S Homan Ave, W Cermak Rd, 4600 West, until reaching the point of beginning at the Eisenhower Expressway.	(1)(2)
4	Beginning at the intersection of W 47th St and S Wallace St, and continuing generally clockwise as follows: W 47th St, E 47th St, S King Dr, E 60th St, S Dorchester Ave, E 65th St, S Cottage Grove Ave, E 72nd St / Chicago Skyway, E 75th St, S Cottage Grove Ave, E 87th St, S King Dr, W 95th St, S Ashland Ave, W 87th St, S Cicero Ave, W 75th Pl/ St, S Kedzie Ave, W 71st St, S Halstead St, W 63rd St, S Wallace St, until reaching the point of beginning at W 47th St.	(1)(2)
5	Beginning at the intersection of E 83rd St and S Houston St, and continuing generally clockwise as follows: E 83rd St, Lake Michigan, the city limits, S Torrence Ave, E 95th St, S Commercial Ave, E 83rd Pl, S Houston St, until reaching the point of beginning at E 83rd St.	(1) (2)
6	Beginning at the intersection of W School St and N Oriole St, and continuing generally	-

	clockwise as follows: W School St, N Sayre Ave, Chicago Milwaukee & Saint Paul Railroad, W Belden Ave, N Normandy Ave, W Grand Ave, N Natchez Ave, W McLean Ave, N Narragansett Ave, W Dickens Ave, N Melvina Ave, W Dickens Ave, N Major Ave, W Grand Ave, N Central Ave, N Washington Blvd, N Lotus Ave, W Madison St, S Laramie, W Van Buren St, S Leamington Ave, W Gladys Ave, S Lavergne Ave, W Jackson Blvd, S Cicero Ave, The Eisenhower Expressway, S Laramie Ave, W Rosevelt Rd, the city limits, N Oriole St, until reaching the point of beginning at W School St.	
7	Beginning at the intersection of the Chicago Sanitary and Ship Canal and the Atchinson Topeka & Santa Fe Railroad, and continuing generally clockwise as follows: Chicago Sanitary and Ship Canal, South Branch of the Chicago River, S Archer Ave, S Damen Ave, W 35th St, S Paulina St, W 36th St, the alley east of Paulina and west of Marshfield, W 37th St, the first alley west of S Ashland Ave, the alley south of W 38th St and north of 38th Pl, S Paulina St, W 38th St, S Hermitage Ave, W Pershing Rd, S Ashland Ave, W 43rd St, S Campbell Ave, W 45th St, S Rockwell St, W 47th St, S Albany St, W 46th St, S Kedzie Ave, W 47th St, the Atchinson Topeka & Santa Fe Railroad, until reaching the point of beginning at the Chicago Sanitary and Ship Canal.	-
8	Beginning at the intersection of W Belmont Ave and N Western Ave, and continuing generally clockwise as follows: W Belmont Ave, N Lincoln Ave, N Racine Ave, W Fullerton Ave, N Ashland Ave, North Ave, N Western Ave, until reaching the point of beginning at W Belmont Ave.	(1) (2) (3)
9	Beginning at the intersection of W 59th St and S Central Park Ave, and continuing generally clockwise as follows: W 59th St, S Albany Ave, W 61st, S Troy St, W Marquette Rd, S Saint Louis Ave, W 65th St, and S Central Park Ave, until reaching the point of beginning at W 59th St.	(1) (2) (3)
10	Beginning at the intersection of W Irving Park Rd and N Central Ave, and continuing generally clockwise as follows: Irving Park Rd, N Lockwood Ave, the alley south of W Dakin St	(1) (2) (3)

	and north of W Byron St, N Laramie Ave, W Byron St, N Lavergne Ave, the alley south of W Grace St and west of W Warwick Ave, N Lamon Ave, W Grace St, the alley east of Cicero and west of N Kilpatrick Ave, the alley south of W Grace St and north of W Warwick Ave, Chicago and Northwestern railroad, Irving Park Rd, N Keeler Ave, W Byron St, N Avondale Ave, N Pulaski Rd, W Dakin St, N Springfield Ave, W Byron St, W Central Park Ave, W Belmont Ave, S Cicero Ave, W Addison St, N Central Ave, until reaching the point of beginning at W Irving Park Rd.	
11	Beginning at the intersection of W Belmont Ave and N Narragansett Ave, and continuing generally clockwise as follows: W Belmond Ave, N Major Ave, W George St, N Parkside Ave, W Diversey Ave, N Central Ave, W Fullerton Ave, N Meade Ave, W Wrightwood Ave, N Moody Ave, W Diversey Ave, N Narragansett Ave, until reaching the point of beginning at W Belmont Ave.	(1) (2) (3)
12	Beginning at the intersection of W Cermak Rd and the western city limits, and continuing generally clockwise as follows: W Cermak Rd, S California Ave, W 18th St, S Washtenaw, W 21st St, S Western Ave, the Chicago Burlington and Quincy Railroad, S Damen Ave, W 16th St, S Canal St, S Branch of the Chicago River, Chicago Sanitary and Ship Canal, Chicago Belt Railroad, W 47th St, S Knox Ave, W 49th St, S Cicero Ave, W 50th St, S Laramie Ave, Gulf Mobile and Ohio Railroad, W Pershing Rd, Chicago Belt Railroad, western city limits, until reaching the point of beginning at W Cermak Rd.	(2) (3)

SECTION 2. Figure 17-7-0570 is hereby replaced to depict the Additional Dwelling Unit-RS Allowed Areas described in Section 1 of this ordinance.



SECTION 3. This ordinance shall take effect after passage and publication on April 1, 2026.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREAS SHOWN ON MAP NOS. 7-G AND 5-G.

(As Amended)

(Application No. 22892)

(Common Address: 2318 -- 2340 N. Halsted St., 929 -- 941 W. Fullerton Ave., 1014 -- 1022 W. Belden Ave. And 2334 -- 2400 N. Racine Ave.)

[SO2025-0020123]

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 December 9, 2025, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0020513, the amendment of Municipal Code Title 17 by modifying Section 17-7-0574 to expand the ADU allowed RS area.

Page 1 also contains Document Number O2025-0021040, an ordinance introduced by Alderman Waguespack for the amendment of Municipal Code Section 4-4-331 prohibiting the sale of cannabinoid hemp products in the Mid-North Branch Corridor Residential area. I beg leave to recommend that your honorable body *Re-refer* the ordinance which is transmitted herewith to the Committee on License and Consumer Protection.

Page 1 further contains the historical landmark designation of the Central YMCA Headquarters located in the 34th Ward.

Moving on, pages 1 through 16 contain various map amendments in Wards 1, 2, 3, 4, 7, 11, 13, 14, 15, 16, 17, 21, 22, 27, 28, 30, 31, 32, 35, 36, 43, 45 and 47, noting that Alderman Conway would like to speak on Document Number O2025-0020123.

Lastly, pages 16 and 17 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 21, 27, 28, 29, 34, 43 and 47.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) BENNETT R. LAWSON,
Vice-Chair.

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

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

Nays -- None.

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

Alderperson Conway abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he has worked as Adjunct Professor at DePaul University.

The following is said ordinance as passed:

FINAL FOR PUBLICATION

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 RT-4, Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications shown on Map Number 5-G and all the Institutional Planned Development No. 2, as amended, symbols and identifications shown on Map Number 7-G and 5-G in the area bounded by:

West Fullerton Avenue; North Halsted Street, West Belden Avenue, a line 140 25 feet east of North Sheffield Avenue, the alley next south of and parallel to West Belden Avenue, the alley next east of and parallel to North Sheffield Avenue; the alley next north, of and parallel to West Webster Avenue; North Sheffield Avenue, a line 371.23 feet south of West Belden Avenue, a line 120 06 feet west of North Sheffield Avenue; a line 358.43 feet south of West Belden Avenue; a line 141 17 feet west of North Sheffield Avenue, West Webster Avenue, North Kenmore Avenue, West Belden Avenue, North Seminary Avenue, a line 106 80 feet south of West Belden Avenue, the alley next west of and parallel to North Seminary Avenue, West Belden Avenue; North Racine Avenue, a line 11 feet north of and parallel to the south line of West Medill Avenue or the centerline of the proposed new West Medill right-of-way, the alley next west of and parallel to North Racine Avenue, West Fullerton Avenue, North Racine Avenue, the alley next north of and parallel to West Fullerton Avenue, a line 204.30 feet east of North Racine Avenue, West Fullerton Avenue, North Seminary Avenue; the alley next north of and parallel to West Fullerton Avenue; the alley next west of and parallel to North Sheffield Avenue, West Montana Street; the west line of the Chicago Transit Authority right-of-way; West Fullerton Avenue; the east line of the Chicago Transit Authority right-of-way; the alley next north of and parallel to West Fullerton Avenue, a line 90 00 feet east of the east line of the Chicago Transit Authority right-of-way, and West Fullerton Avenue; with the exception of the following areas which are located within the perimeter boundaries of the subject area to be rezoned, described above

a line 195 18 feet south of and parallel with West Fullerton Avenue, the alley next east of and parallel to North Racine Avenue, a line 245 18 feet south of and parallel with West Fullerton Avenue, and North Racine Avenue;

Also,

West Belden Avenue, a line 35 35 feet east of and parallel to North Sheffield Avenue, a line 80 91 feet south of and parallel to West Belden Avenue, a line 53 41 feet east of and parallel to North Sheffield Avenue, West Belden Avenue, a line 71 .94 feet east of and parallel to North Sheffield Avenue, the alley next south of and parallel to West Belden Avenue; and North Sheffield Avenue;

Also,

West Belden Avenue, a line 122 23 feet east of and parallel to North Sheffield Avenue, the alley next south of and parallel to West Belden Avenue, and a line 94.97 feet east of and parallel to North Sheffield Avenue;

all in Cook County, Illinois to those of a B3-3, Community Shopping District and a corresponding use district is hereby established in the area above described

FINAL FOR PUBLICATION

SECTION 2 That the Chicago Zoning Ordinance be amended by changing all the B3-3 Community Shopping District symbols and indications shown on Map Number 5-G and 7-G in the area bounded by

West Fullerton Avenue, North Halsted Street; West Belden Avenue, a line 140 25 feet east of North Sheffield Avenue; the alley next south of and parallel to West Belden Avenue; the alley next east of and parallel to North Sheffield Avenue, the alley next north, of and parallel to West Webster Avenue; North Sheffield Avenue; a line 371.23 feet south of West Belden Avenue; a line 120 06 feet west of North Sheffield Avenue, a line 358 43 feet south of West Belden Avenue, a line 141 17 feet west of North Sheffield Avenue, West Webster Avenue; North Kenmore Avenue; West Belden Avenue, North Seminary Avenue; a line 106.80 feet south of West Belden Avenue, the alley next west of and parallel to North Seminary Avenue; West Belden Avenue; North Racine Avenue, a line 11 feet north of and parallel to the south line of West Medill Avenue or the centerline of the proposed new West Medill right-of-way; the alley next west of and parallel to North Racine Avenue; West Fullerton Avenue, North Racine Avenue; the alley next north of and parallel to West Fullerton Avenue; a line 204 30 feet east of North Racine Avenue, West Fullerton Avenue, North Seminary Avenue, the alley next north of and parallel to West Fullerton Avenue, the alley next west of and parallel to North Sheffield Avenue; West Montana Street; the west line of the Chicago Transit Authority right-of-way; West Fullerton Avenue, the east line of the Chicago Transit Authority right-of-way; the alley next north of and parallel to West Fullerton Avenue, a line 90 00 feet east of the east line of the Chicago Transit Authority right-of-way, and West Fullerton Avenue; with the exception of the following areas which are located within the perimeter boundaries of the subject area to be rezoned, described above:

a line 195.18 feet south qf and parallel with West Fullerton Avenue, the alley next east of and parallel to North Racine Avenue, a line 245.18 feet south of and parallel with West Fullerton Avenue, and North Racine Avenue;

Also,

West Belden Avenue, a line 35.35 feet east of and parallel to North Sheffield Avenue; a line 80.91 feet south of and parallel to West Belden Avenue, a line 53.41 feet east of and parallel to North Sheffield Avenue, West Belden Avenue, a line 71 .94 feet east of and parallel to North Sheffield Avenue, the alley next south of and parallel to West Belden Avenue, and North Sheffield Avenue;

Also,

West Belden Avenue, a line 122 23 feet east of and parallel to North Sheffield Avenue, the alley next south of and parallel to West Belden Avenue, and a line 94 97 feet east of and parallel to North Sheffield Avenue,

all in Cook County Illinois to the designation of Institutional Planned Development No 2, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3 This ordinance shall be in force and effect from and after its passage and due publication

Institutional Planned Development No. 2, As Amended.

Plan Of Development Statements.

FINAL FOR PUBLICATION

1. The area delineated herein as Institutional Planned Development Number 2, as amended, (Planned Development) consists of approximately 1,853,449 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property); and is owned or controlled by the Applicant, DePaul University

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400

3 All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management

-- Full width of streets

-- Full width of alleys

-- Curb and gutter

-- Pavement markings

-- Sidewalks

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-- ADA crosswalk ramps

-- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20 Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4 This Plan of Development consists of 18 Statements a Bulk Regulations and Data Table, Zoning Map, Planned Development Boundary & Sub-Area Map; Generalized & Existing Land Use Plan Right of Way Adjustment Map; Landscape Map; Landscape Map-Parkway Strips Plan, 2300-2316 N Sheffield Avenue Site Plan; 2300-2316 N Sheffield Avenue Landscape Plan & Solar Array Plan, 2300-2316 N Sheffield Avenue East & South Elevations, 2300-2316 N. Sheffield Avenue West & North Elevations; Existing Site Context; Proposed Building Site Context, View of Proposed Practice Facility-Looking Northwest from Sheffield Avenue, View of Proposed Practice Facility-Looking Northwest from Belden Street, View of Proposed Practice Facility-Looking Southwest along Sheffield Avenue, Conceptual Rendering of Basketball Court; 1st Floor Plan, 2nd Floor Plan, 3rd Floor Plan, 4th Floor Plan, Existing Streetscape Elevations, Proposed Streetscape Elevation prepared by Antunovich Associates and dated November 20, 2025, submitted herein

Full-sized copies of the aforesaid Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

A list of previously approved site plans, administrative relief, minor changes, and advisory opinions is attached as Exhibit A to this Plan of Development Statements and made part hereof

5 The following uses shall be permitted within "Subarea I" of the area delineated herein as Institutional Planned Development No. 2, as amended.

(A) Colleges and Universities;

(B) Entertainment and Spectator Sports (excluding Inter-Track Wagering Facilities),

(C) Participant Sports and Recreation (including athletic practice and training center);

(D) Residential (including residential living units and group living);

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(E) Cultural Exhibits and Libraries;

(F) Artist Work or Sales Space,

(G) Day Care;

(H) Religious Assembly,

(I) School;

(J) Eating and Drinking Establishments (including rooftop outdoor patios),

(K) Bank, savings banks, savings and loan associations and credit unions,

(L) Automated Teller Machine Facilities,

(M) Food and Beverage Retail Sales,

(N) Medical Service,

(O) Postal Service;

(P) Office;

(Q) Personal Service,

(R) Repair and Laundry Services,

(S) General Retail Sales;

(T) Wireless Communication Facilities,

(U) Accessory and Non-Accessory Parking, and

(V) Related Uses and Accessory Uses

The following uses shall be permitted within "Subarea IIA" and "Subarea IIB" of the area delineated herein as Institutional Planned Development No 2, as amended the uses permitted in Subarea I, above.

The following uses shall be permitted within Subarea III of the area delineated herein as Institutional Planned Development No 2, as amended -- townhouses and detached houses, university and university-related uses are prohibited

The following uses shall be permitted within "Subarea IV" of the area delineated herein as Institutional Planned Development No 2, as amended.

A) the uses permitted in Subarea I, above (excluding Participant Sports and Recreation),

B) Taverns; and

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C) Hotel/Motel

The following usage shall be permitted within Subarea V of the area delineated herein as Institutional Planned Development No 2, as amended the uses permitted in Subarea I above (excluding Participant Sports and Recreation)

6 On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development

7 Plans for the following buildings have not been fully designed as of the date of this Institutional Planned Development: the new building to be located at 1101-1111 West Belden Avenue (in Subarea I); the new student residence at 2333-2347 to Kenmore Avenue (in Subarea I); and the mixed-use development located at 1000-1050 West Fullerton Avenue (in Subarea IV) Accordingly, prior to issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for any future development within this Institutional Planned Development in Subareas I, I IA, IIB, IV and V, other than future development described in Statement No 4, above, and other than remodellings and alterations to existing buildings which do not increase their height or increase their footprint, Site Plan Approval (including site plan, landscape plan, building elevations and other requirements set forth below) for the proposed development shall be submitted to the Chicago Plan Commission for review. Site Plan Approval is intended to assure that specific development proposals substantially conform with this Institutional Planned Development and to assist the City in monitoring ongoing development. Such Site Plan Approval need only include the area proposed for development or redevelopment and immediately adjacent to public rights-of-way, for which approval is being sought by the applicant No Part II Approval shall be granted for future development other than future development described in Statement No 4, above, until a required Site Plan Approval has been given

A Site Plan Approval submission shall, at a minimum, provide the following information

A) Boundaries of the development parcel or parcels,

B) Building footprint;

C) Dimensions of all setbacks,

D) Location and depiction of all parking spaces (including relevant dimensions);

E) Location and depiction of all loading berths (including relevant dimensions),

F) All drives, roadways and vehicular routes,

G) All landscaping (including species and size);

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H) All pedestrian circulation routes and points of ingress/egress (including sidewalks),

I) All site statistics applicable to the development parcel or parcels including

1) Floor area and floor area ratio as represented on submitted drawings,

2) Number of parking spaces provided,

3) Number of loading berths provided, and

4) Uses of development of parcels

J) Parameters of the building envelope including

1) Maximum building height; and

2) Setbacks and vertical setbacks, required and provided

A site plan shall include such other information as may be necessary to illustrate conformance with this Institutional Planned Development including without limitation, a landscape plan and building elevations.

Upon approval by the Chicago Plan Commission of the foregoing, the submittal as approved by the Chicago Plan Commission shall be deemed to be an integral part of this Institutional Planned Development. After approval by the Chicago Plan Commission, the approved plans may be changed or modified administratively by the Commissioner of the Department of Planning and Development pursuant to the provisions of Statement No 14 herein below In the event of any inconsistency between an approved site plan and the terms of the Bulk Regulations and Data Table in effect at the time of approval of such site plan or of the modifications thereto, the terms of the Bulk Regulations and Data Table shall govern

Subarea III, as shown on the Generalized Land Use Plan, has been previously designated as a Chicago landmark; said designation as to Subarea III remains in effect notwithstanding the adoption of this Plan of Development Statements

8 For purposes of height measurement, the definitions of the Chicago Zoning Ordinance shall apply. The height of any buildings shall also be subject to height limitations, if any, established by the Federal Aviation Administration

9 The maximum permitted floor area ratio (FAR) for the Planned Development shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 1,853,449 square feet and an average FAR for the entire Planned Development of1 89

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10 Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

11 The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors

14 The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance

16 The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an Applicant for planned development approval shall provide information at three points in the city approval process

First, the Applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the Applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work The City encourages

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goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities

Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to Applicant's preliminary outreach plan; (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof, (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the Applicant's M/WBE and city resident participation goals

Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects All such information will be provided in a form acceptable to the Zoning Administrator DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor

17 The buildings located at 2310 N Sheffield Avenue and 2316 N Sheffield Avenue (the "Sheffield Buildings") have been rated as potentially significant ("Orange") by the Chicago Historic Resources Survey. The Applicant intends to demolish the Sheffield Buildings in order to construct and utilize an athletic practice and training center As mitigation for the loss of the Sheffield Buildings and subject to requirements of Article XVII of the Municipal Code of Chicago, if the Commission on Chicago Landmarks requests written consent of Applicant pursuant to Sec. 2-120-650 of the Municipal Code of Chicago for the proposed designation of the exterior elevations and rooflines of the Applicant-owned Cortelyou Commons building at 2324 N. Fremont Ave. and the exterior elevations and rooflines of the Applicant-owned Byrne Hall building at 2219 N Kenmore Ave. as official Chicago Landmarks (collectively the "Landmark Designation"), then Applicant shall promptly provide the written consent, subject to the following conditions: *first*, the Chicago City Council shall have approved this Planned Development, as amended, and, *second*, if the City Council has not already adopted an ordinance approving the Landmark Designation, the Historic Preservation Division of the Department of Planning and Development must release its hold on the demolition permit applications for the Sheffield Buildings within ninety (90) days after the Historic Preservation Division receives complete demolition permit applications for the Sheffield Buildings, together with one or more photographs accurately depicting the current condition of the Sheffield Buildings

18 This Planned Development shall be governed by Section 17-13-0612; should construction of the athletic practice facility depicted in Landscape Map; Landscape Map-Parkway Strips Plan, 2300-2316 N. Sheffield Avenue Site Plan; 2300-2316 N Sheffield Avenue Landscape Plan & Solar

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Array Plan; 2300-2316 N. Sheffield Avenue East & South Elevations, 2300-2316 N. Sheffield Avenue West & North Elevations; Existing Site Context; Proposed Building Site Context, View of Proposed Practice Facility-Looking Northwest from Sheffield Avenue, View of Proposed Practice Facility-Looking Northwest from Belden Street; View of Proposed Practice Facility-Looking Southwest along Sheffield Avenue, Conceptual Rendering of Basketball Court; 1st Floor Plan, 2nd Floor Plan, 3rd Floor Plan, 4th Floor Plan, Proposed Streetscape Elevation prepared by Antunovich Associates and dated November 20, 2025, submitted herein have not commenced within six (6) years of the date of City Council approval of this Planned Development and thereafter diligently pursued to completion, the portion of Institutional Planned Development No. 2 commonly known as 2300 and 2314 N. Sheffield Avenue will revert back to the underlying B3-3 Community Shopping District and the remainder of Institutional Planned Development No. 2, as amended herein, shall continue in full force and effect.

[Existing Zoning Map; Proposed Zoning Map; Boundary and Subarea Map (Existing and Proposed); Generalized and Existing Land-Use Map; Right-of-Way Adjustment Map; Landscape Map; Landscape Map -- Parkways Strips Plan; Site Plan; Landscape Plan and Solar Array Plan; North, South, East and West Building Elevations; Existing Site Context; Proposed Building in Site Context; View of Proposed Practice Facility -- Looking Northwest From Sheffield, Looking Northwest from Belden; Looking Southwest Along Sheffield; Conceptual Rendering of Basketball Court; First, Second, Third and Fourth Floor Plans; and Existing and Proposed Streetscape Elevations referred to in these Plan of Development Statements printed on pages 36221 through 36244 of this *Journal.*]

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Institutional Planned Development No. 2, As Amended.

Bulk Regulations And Data Table.

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	Sub Area I [1]	Sub Area IIA [2]	Sub Area IIB [3]	Sub Area III	Sub Area IV	Sub Area V [4]	Totals (Sub Areas) [5]
Gross Site Area (SF)	1,365,726	286,215	229,070	301,093	148,630	65,281	2,396,015 GSF
Area within Public Way	310,980	64,382	51,528	67,729	33,433	14,513	542,565 SF
Net Site Area (SF)	1,054,746	221,833	177,542	233,364	115,197	50,768	1,853,449 NSF
Maximum Allowable Floor Area Ratio	2 10	1 20	1 20	1 24	2 70	4.00	1 89
Maximum Allowable FAR Area (SF)	2,214,967	266,200	213,050	289,371	311,032	203,072	3,497,692
Existing FAR Area (SF)	1,974,616	127,654	159,715	181,440	61,667	152,780	2,657,872
Maximum Percentage of Land Covered (i e , by Buildings)	60%	50%	50%	25 2%	87%	72%	55 5%
Maximum Allowable Number of Residential Units	174	78		56	24		332
Maximum Allowable Number of Student/Faculty Beds (other than in Residential Units)	1,700	178			333	223	2,434
Maximum Allowable Number of Lodging Rooms					150		
Minimum Off-Street Parking Spaces	1,102		68	94	171	31	1,466
Minimum Bike Spaces	110		7		17	3	137
Minimum Building Setbacks	In accordance with approved site plan	In accordance with approved site plan	In accordance with approved site plan	Front Yard 5'-0" Rear Yard 20'-0"	In accordance with approved site plan	In accordance with approved site plan	
Maximum Building Height	89'-0"	78'-7"	74'-0"	34'-3"	81'-0"	60'-0"	

Data Table Notes

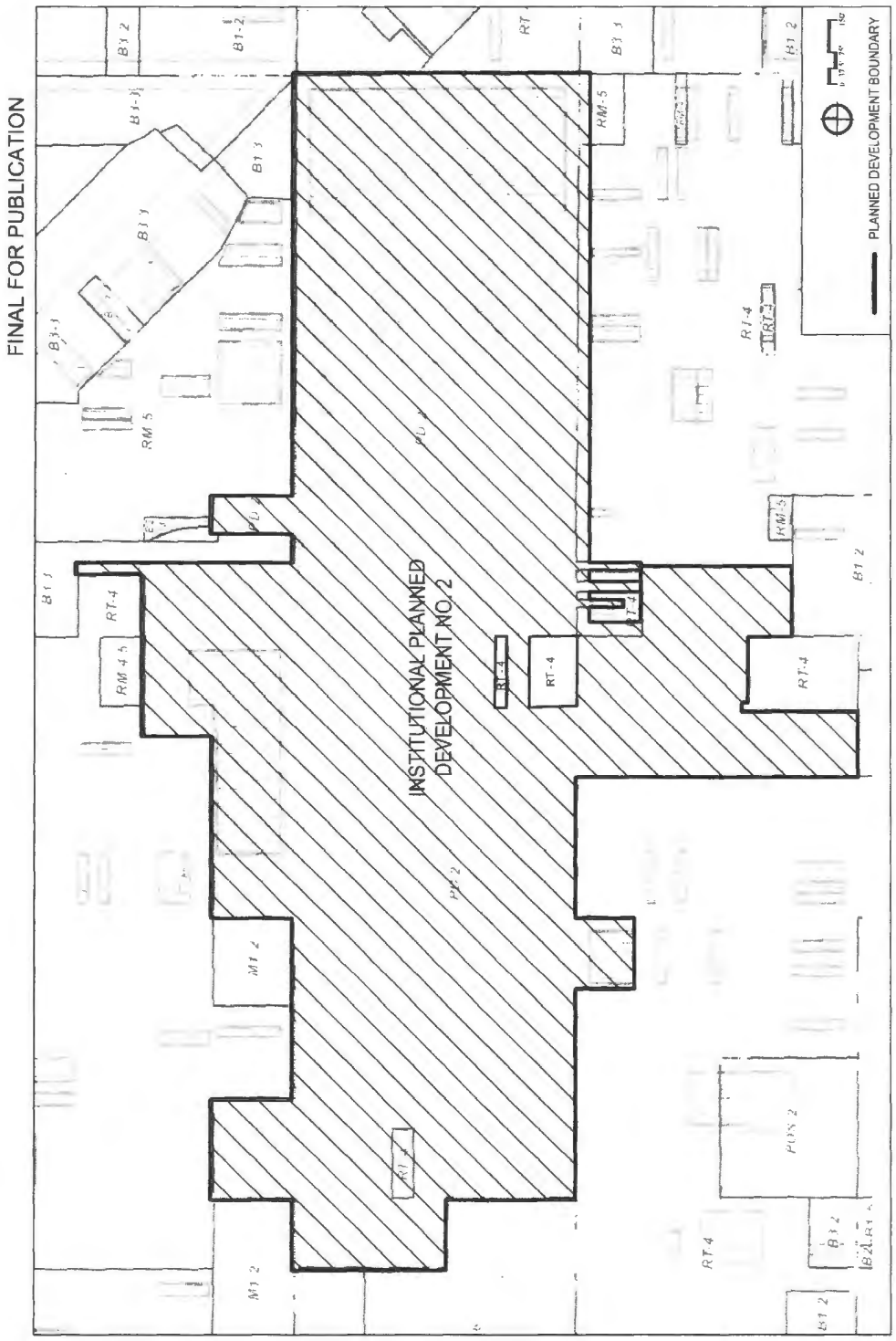
[1] Net Site Area includes the 36,715 5 SF DePaul-owned CTA Leasehold area This area and the 1,018,030 3 SF noted on the Survey equals 1,054,746 SF for the Sub Area. Existing FAR updated to include building projects since 2009 PD amendment and pick up miscellaneous existing buildings not previously accounted for

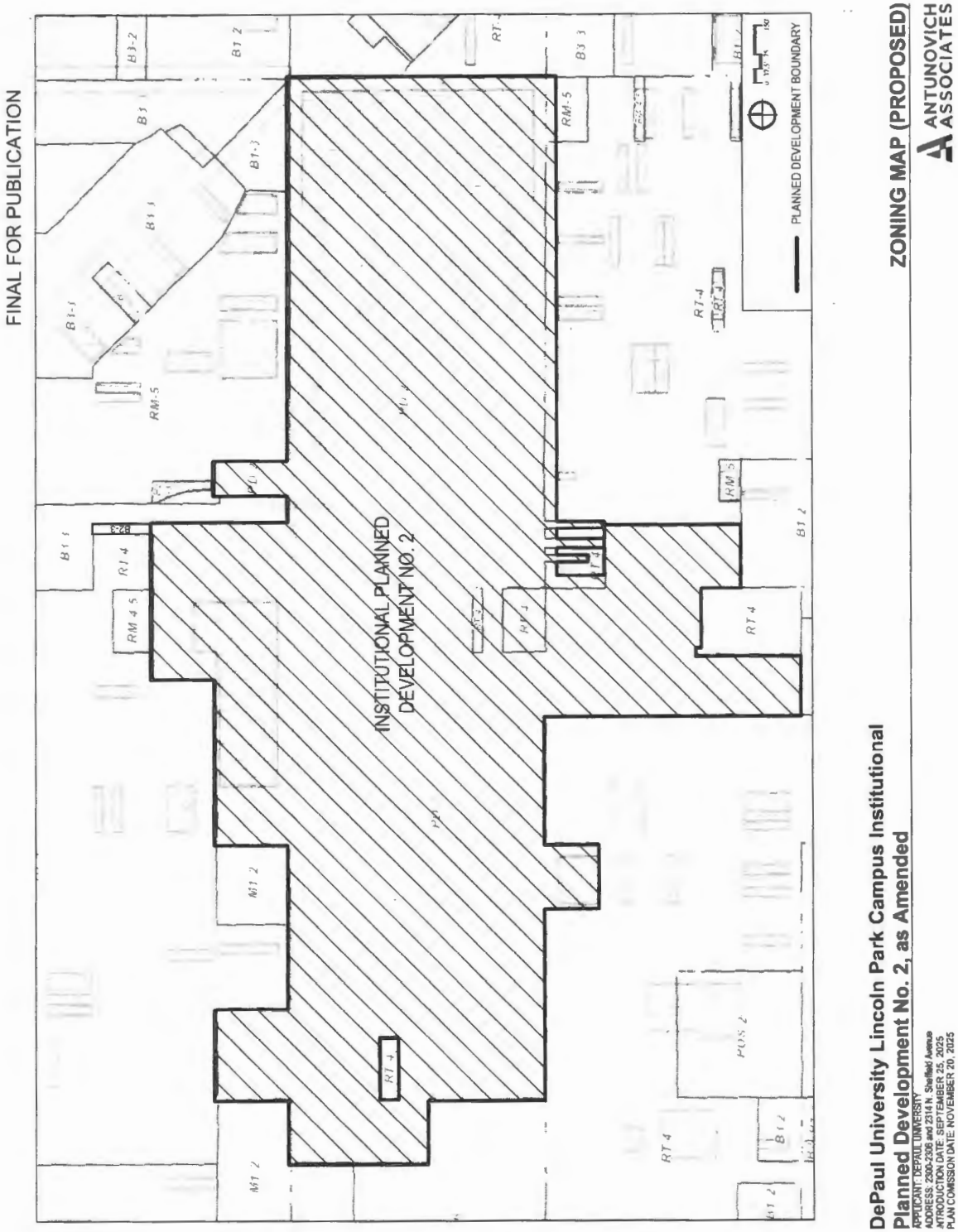
[2] Subarea IA updated to include building projects since 2009 PD amendment.

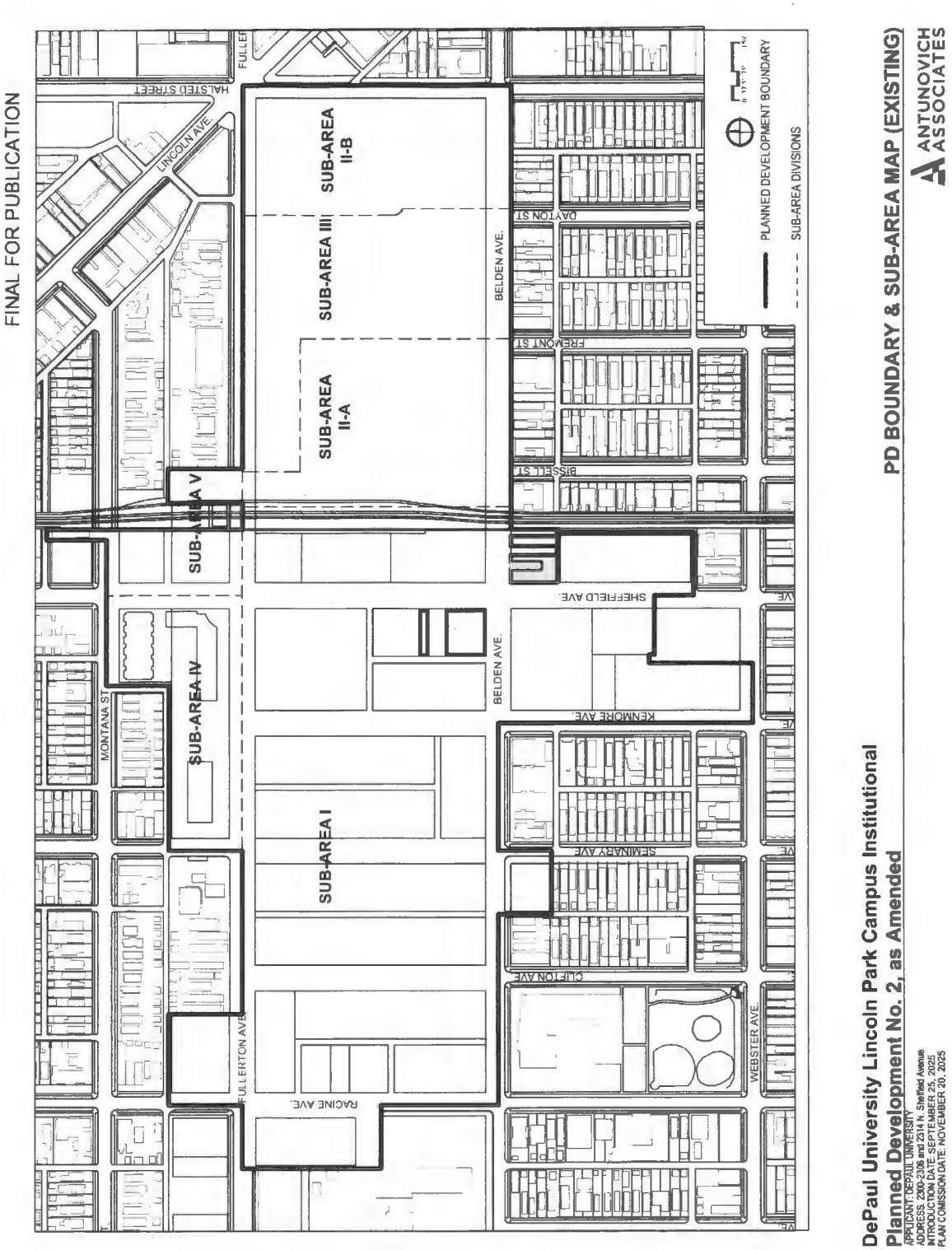
[3] Subarea IIB updated to include building projects since 2009 PD amendment

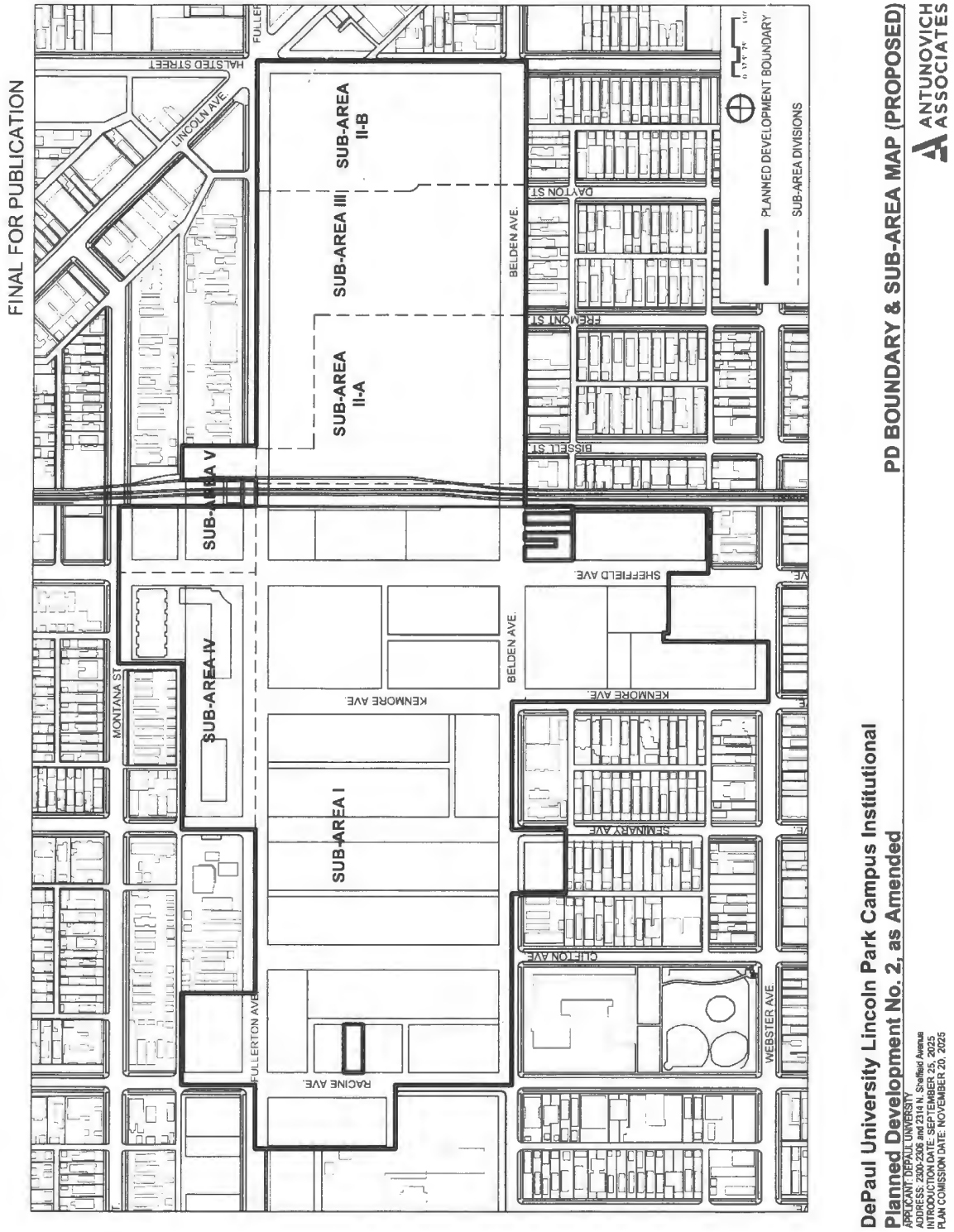
[4] Subarea V updated to reflect removal of 970 West Montana from the PD

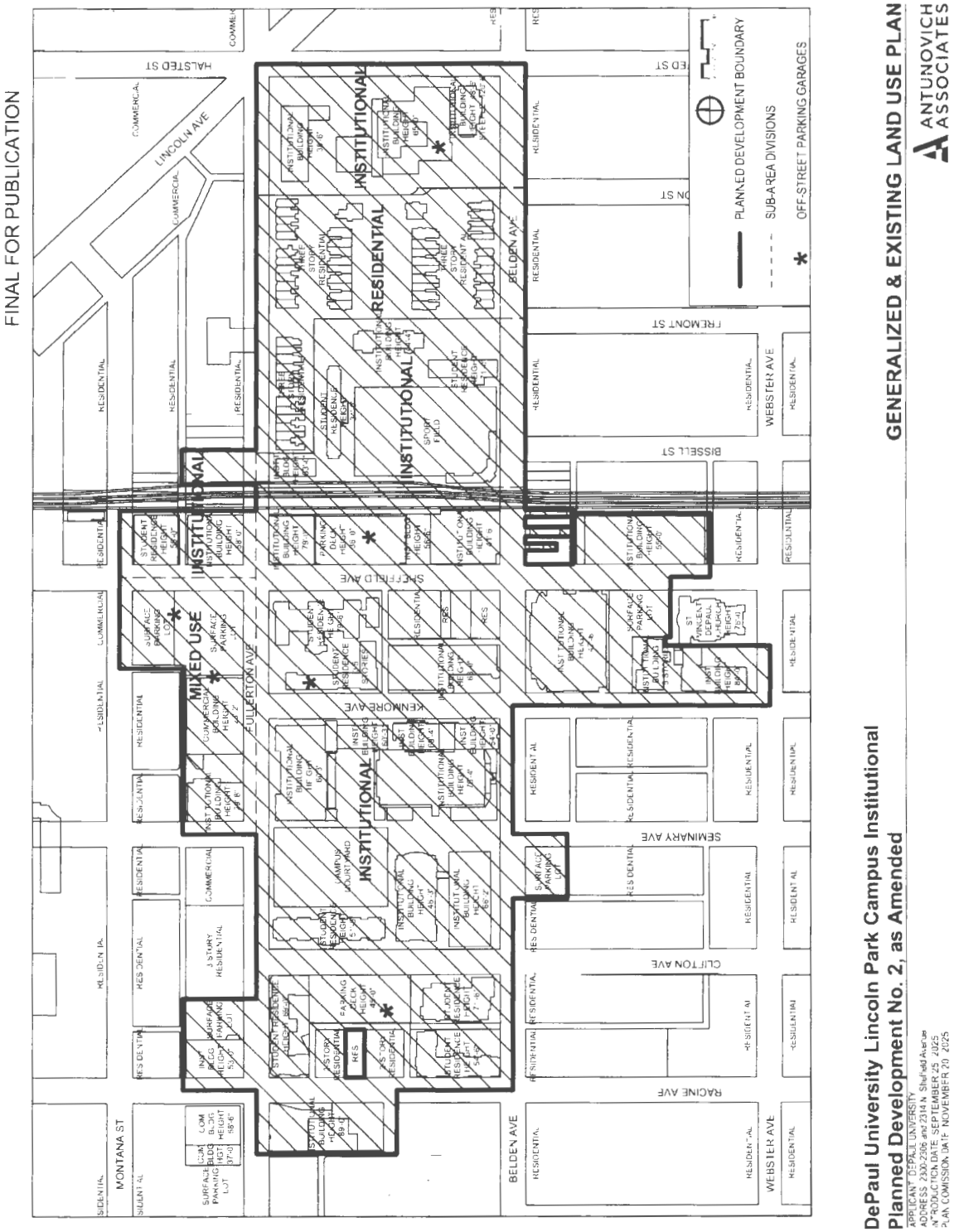
[5] Maximum Percentage of Land Covered updated to reflect a correct tabulation of site coverage.
Net Site Area total represents a rounding up to the nearest whole foot from the 1,853,449 NSF figure noted on the survey.


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INSTITUTIONAL PLANNED DEVELOPMENT NO. 2
PLANNED DEVELOPMENT BOUNDARY
RT-4
RM-5
B1-1
B1-2
M1-2
PLAN 2
ZONING MAP (EXISTING)
ANTUNOVICH ASSOCIATES
DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended
APPLICANT: DEPAUL UNIVERSITY
ADDRESS: 2300-2306 and 2314 N. Sheffield Avenue
INTRODUCTION DATE: SEPTEMBER 25, 2025
PLAN COMMISSION DATE: NOVEMBER 20, 2025


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INSTITUTIONAL PLANNED DEVELOPMENT NO. 2
PLANNED DEVELOPMENT BOUNDARY
ZONING MAP (PROPOSED)
ANTUNOVICH ASSOCIATES
DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended
APPLICANT: DEPAUL UNIVERSITY
ADDRESS: 2300-2306 and 2314 N. Sheffield Avenue
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HALSTED STREET
LINCOLN AVE.
FULLER
SUB-AREA II-B
SUB-AREA III
SUB-AREA II-A
SUB-AREA V
SUB-AREA IV
SUB-AREA I
DAYTON ST
BELDEN AVE.
FREMONT ST
BISSELL ST
SHEFFIELD AVE.
KENMORE AVE.
SEMINARY AVE.
CLIFTON AVE.
WEBSTER AVE.
MONTANA ST
FULLERTON AVE.
RACINE AVE.
PLANNED DEVELOPMENT BOUNDARY
SUB-AREA DIVISIONS
DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended
PD BOUNDARY & SUB-AREA MAP (EXISTING)
ANTUNOVICH ASSOCIATES
APPLICANT: DEPAUL UNIVERSITY
ADDRESS: 2300-2336 and 2314 N. Sheffield Avenue
INTRODUCTION DATE: SEPTEMBER 25, 2025
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HALSTED STREET
LINCOLN AVE.
FULLER
SUB-AREA II-B
SUB-AREA III
SUB-AREA II-A
SUB-AREA V
SUB-AREA IV
SUB-AREA I
DAYTON ST.
BELDEN AVE.
FREMONT ST.
BISSELL ST.
SHEFFIELD AVE.
KENMORE AVE.
SEMINARY AVE.
CLIFTON AVE.
WEBSTER AVE.
MONTANA ST.
FULLERTON AVE.
RACINE AVE.
PLANNED DEVELOPMENT BOUNDARY
SUB-AREA DIVISIONS
PD BOUNDARY & SUB-AREA MAP (PROPOSED)
ANTUNOVICH ASSOCIATES
DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended
APPLICANT: DEPAUL UNIVERSITY
ADDRESS: 2300-2306 and 2314 N. Sheffield Avenue
INTRODUCTION DATE: SEPTEMBER 25, 2025
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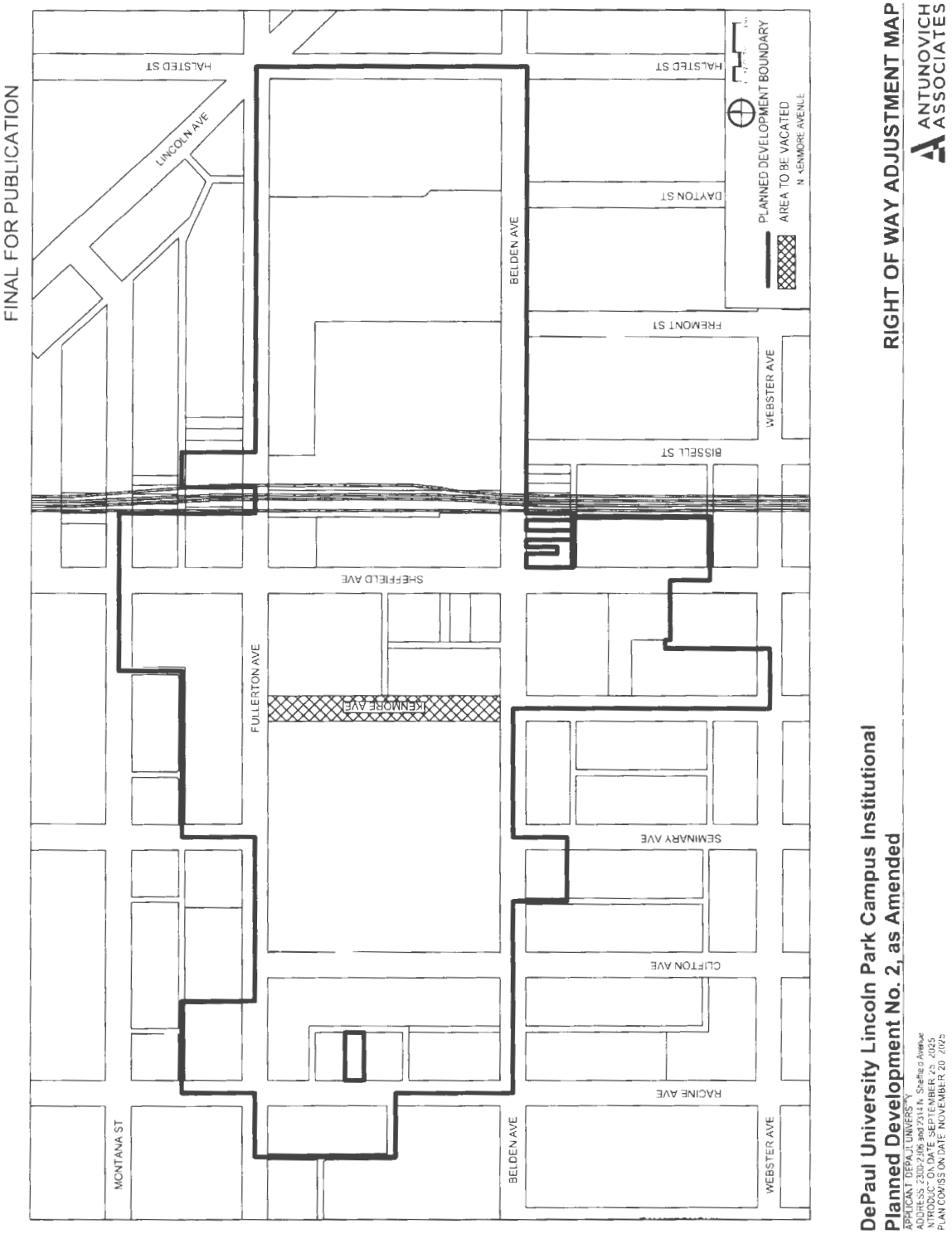


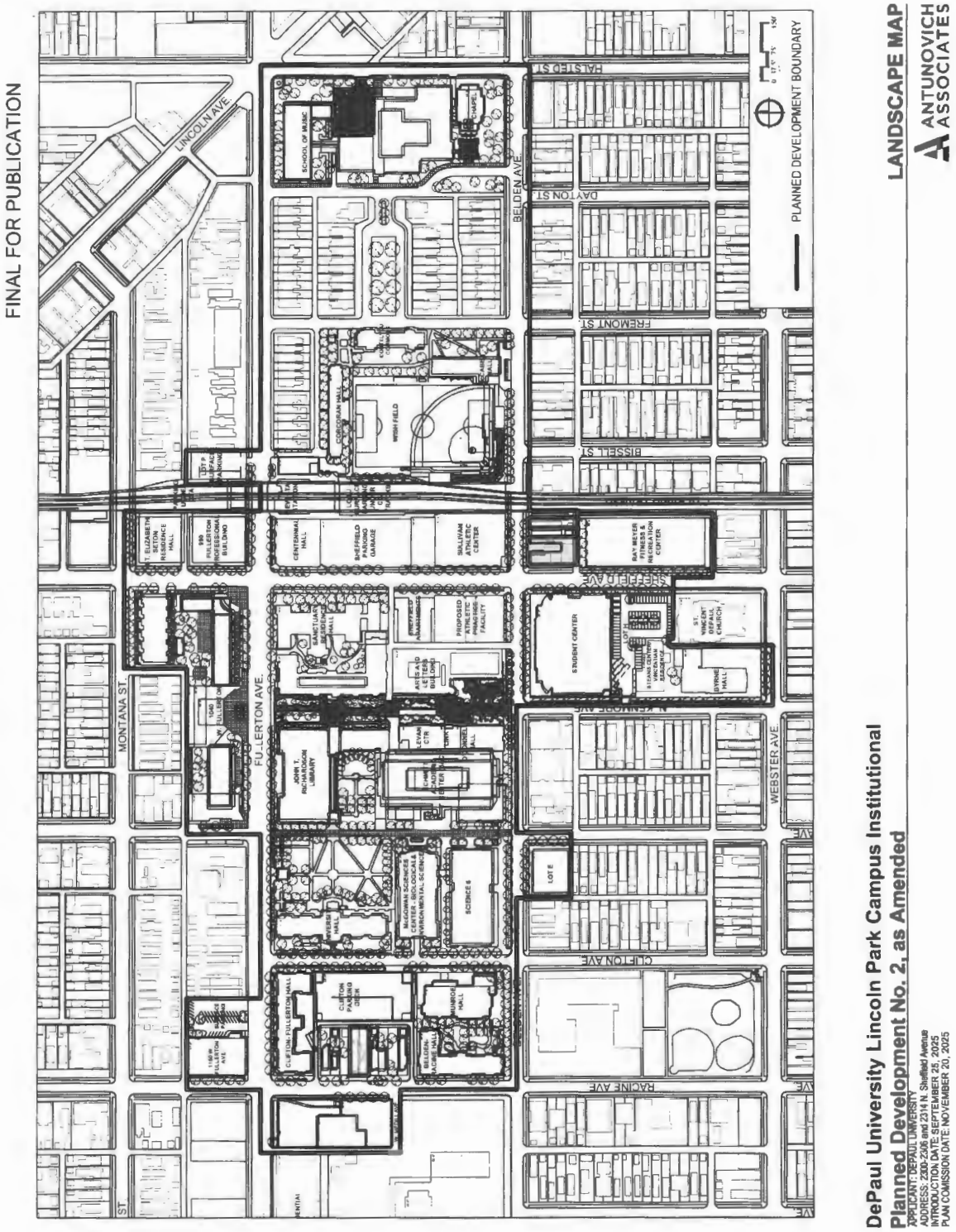
DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended

GENERALIZED & EXISTING LAND USE PLAN

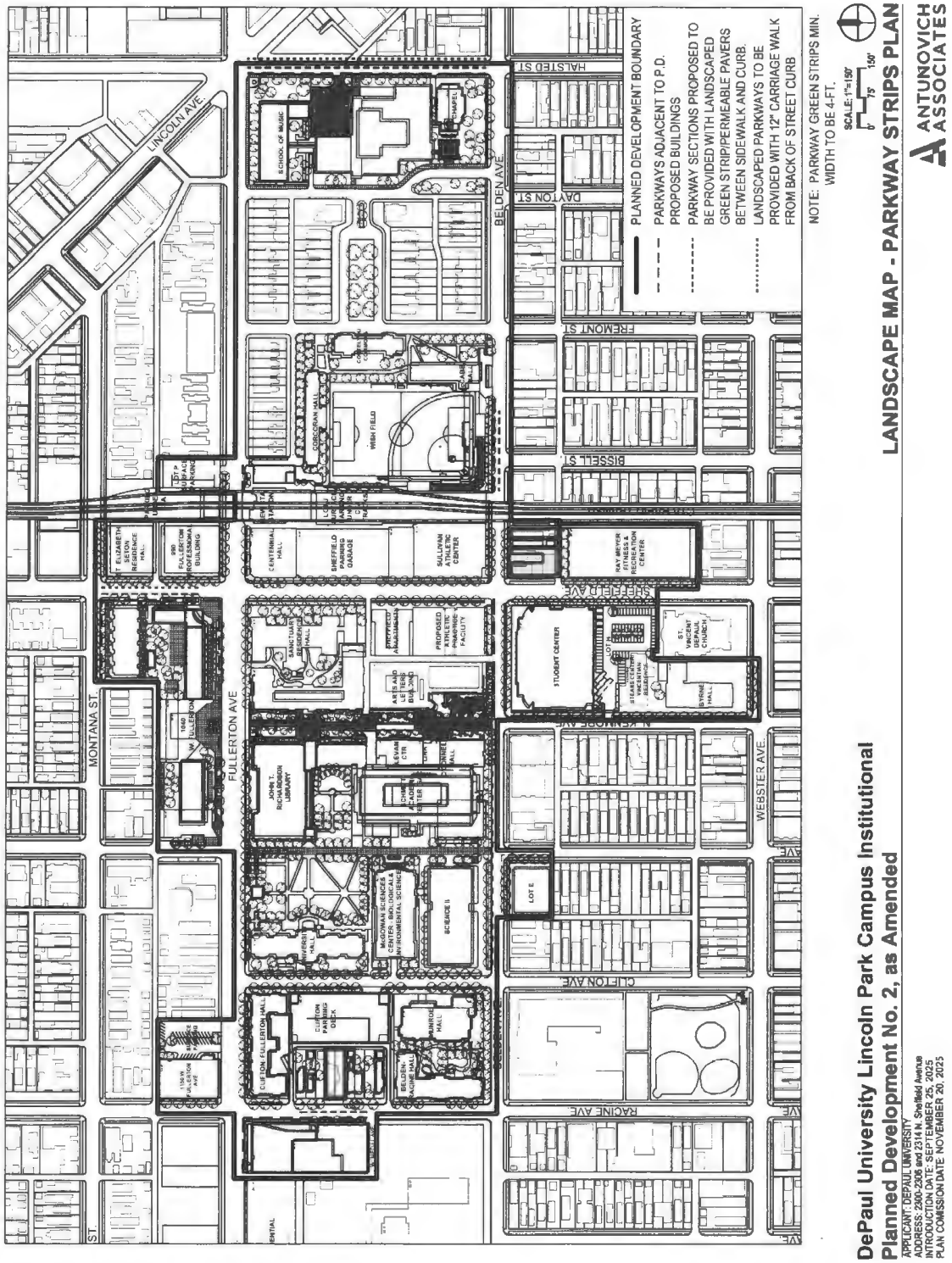
ANTUNOVICH ASSOCIATES

APPLICANT DEPAUL UNIVERSITY
ADDRESS 2300-2306 and 2314 N Sheffield Avenue
INTRODUCTION DATE SEPTEMBER 25 2025
PLAN COMMISSION DATE NOVEMBER 20 2025


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HALSTED ST
LINCOLN AVE
BELDEN AVE
DAYTON ST
FREMONT ST
WEBSTER AVE
BISSELL ST
SHEFFIELD AVE
FULLERTON AVE
KENMORE AVE
SEMINARY AVE
CLIFTON AVE
RACINE AVE
MONTANA ST
PLANNED DEVELOPMENT BOUNDARY
AREA TO BE VACATED
N KENMORE AVENUE
RIGHT OF WAY ADJUSTMENT MAP
ANTUNOVICH ASSOCIATES
DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended
APPLICANT DEPAUL UNIVERSITY
ADDRESS 2300-2306 and 2314 N. Sheffield Avenue
INTRODUCTION DATE SEPTEMBER 25, 2025
PLAN COMMISSION DATE NOVEMBER 20, 2025


FINAL FOR PUBLICATION
LINCOLN AVE.
MONTANA ST
FULLERTON AVE.
BELDEN AVE.
HASTED ST
DAYTON ST
FREMONT ST
BISSELL ST
SHEFFIELD AVE
WEBSTER AVE
CLIFTON AVE
RACINE AVE
KENMORE AVE
PLANNED DEVELOPMENT BOUNDARY
DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended
LANDSCAPE MAP
ANTUNOVICH ASSOCIATES

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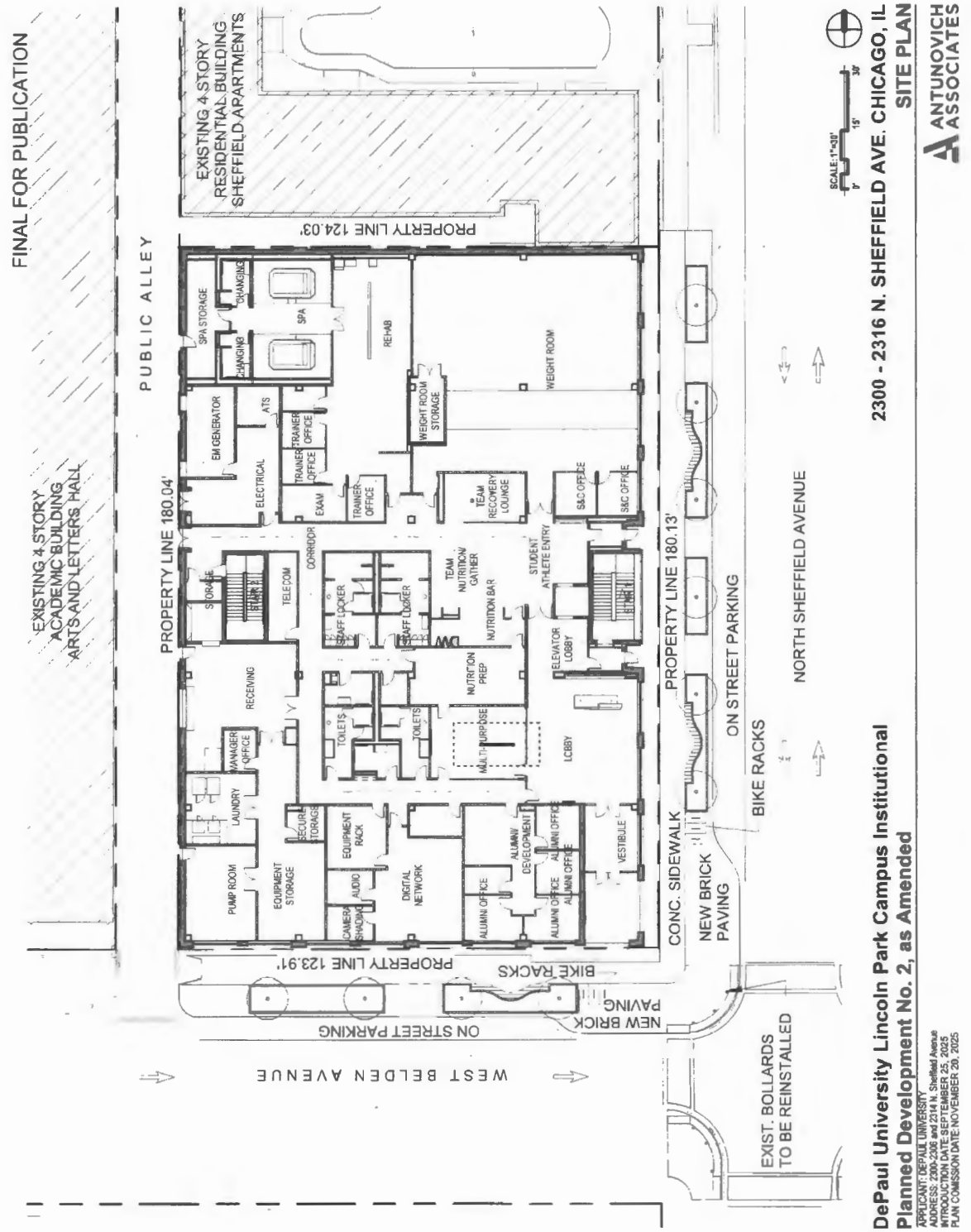


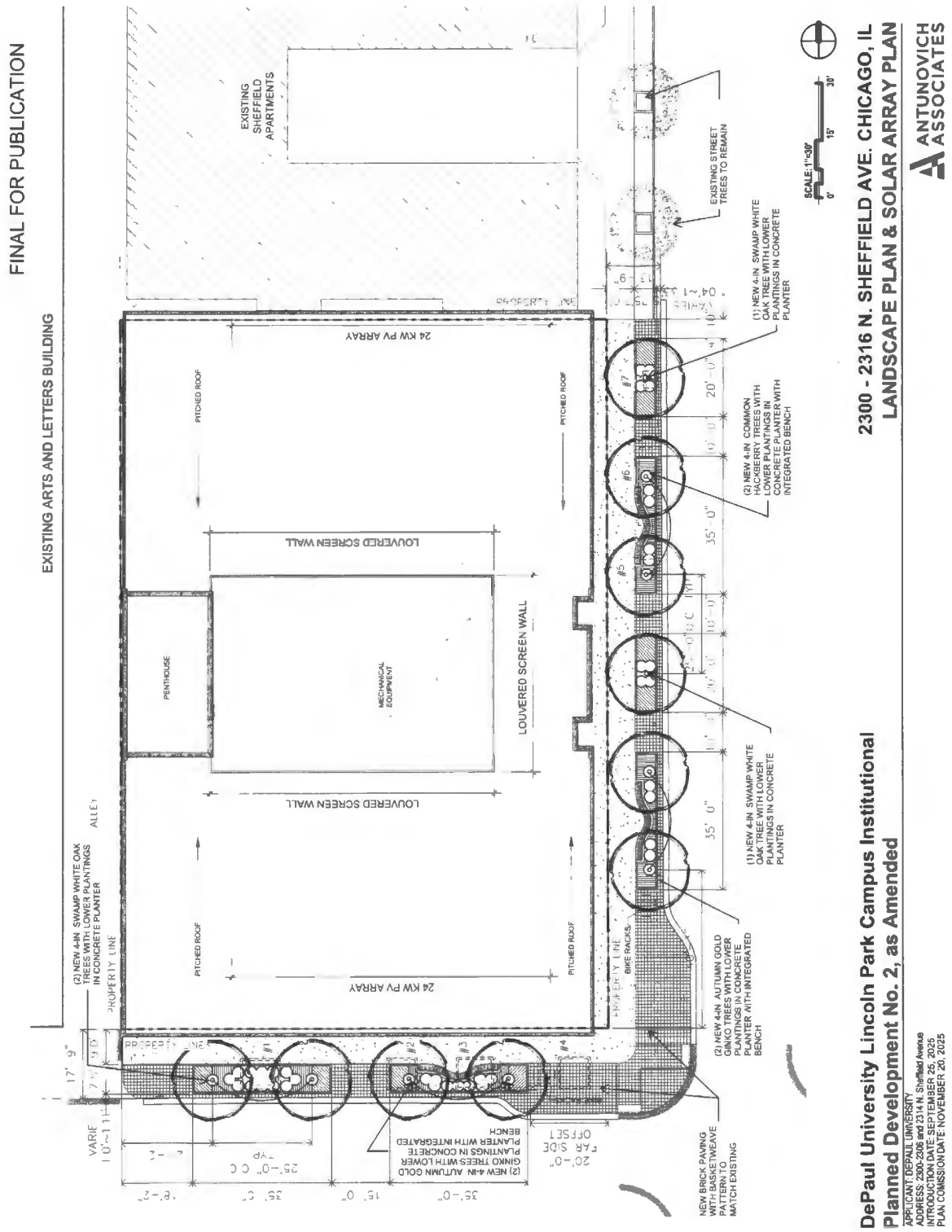
LANDSCAPE MAP - PARKWAY STRIPS PLAN

ANTUNOVICH ASSOCIATES

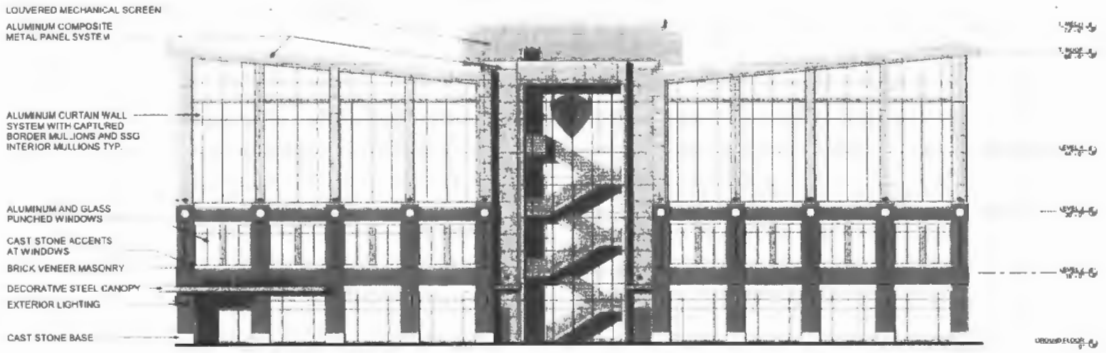
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INTRODUCTION DATE: SEPTEMBER 25, 2025
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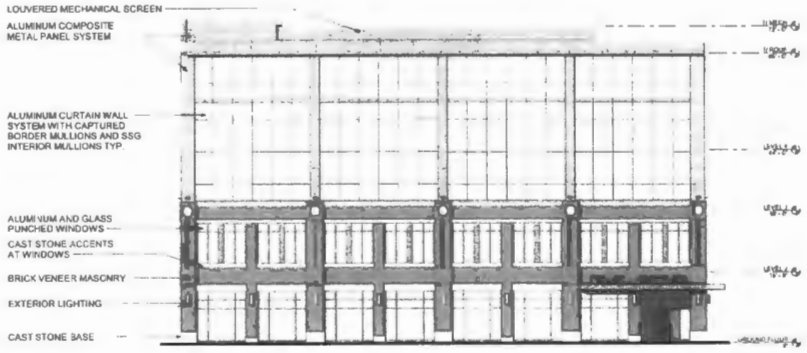

FINAL FOR PUBLICATION
EXISTING 4 STORY ACADEMIC BUILDING ARTS AND LETTERS HALL
PUBLIC ALLEY
EXISTING 4 STORY RESIDENTIAL BUILDING SHEFFIELD APARTMENTS
PROPERTY LINE 124.03'
PROPERTY LINE 180.04'
PROPERTY LINE 180.13'
PROPERTY LINE 123.91'
SPA STORAGE
CHANGING
SPA
REHAB
WEIGHT ROOM
WEIGHT ROOM STORAGE
EM GENERATOR
ATS
ELECTRICAL
TRAINER OFFICE
EXAM
TEAM RECOVERY LOUNGE
S&C OFFICE
CORRIDOR
STORAGE
TELECOM
STAFF LOCKER
TEAM NUTRITION GATHER
NUTRITION BAR
STUDENT ATHLETE ENTRY
ELEVATOR LOBBY
RECEIVING
MANAGER OFFICE
LAUNDRY
TOILETS
NUTRITION PREP
MULTI PURPOSE
LOBBY
PUMP ROOM
EQUIPMENT STORAGE
SECURE STORAGE
EQUIPMENT RACK
AUDIO
CAMERA SHADOW
DIGITAL NETWORK
ALUMNI OFFICE
ALUMNI DEVELOPMENT
VESTIBULE
CONC. SIDEWALK
NEW BRICK PAVING
ON STREET PARKING
BIKE RACKS
NORTH SHEFFIELD AVENUE
WEST BELDEN AVENUE
EXIST. BOLLARDS TO BE REINSTALLED
SCALE: 1"=30'
2300 - 2316 N. SHEFFIELD AVE. CHICAGO, IL
SITE PLAN
ANTUNOVICH ASSOCIATES
DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended
APPLICANT: DEPAUL UNIVERSITY
ADDRESS: 2300-2306 and 2314 N. Sheffield Avenue
INTRODUCTION DATE: SEPTEMBER 25, 2025
PLAN COMMISSION DATE: NOVEMBER 20, 2025


FINAL FOR PUBLICATION
EXISTING ARTS AND LETTERS BUILDING
EXISTING SHEFFIELD APARTMENTS
PROPERTY LINE
ALLEY
(2) NEW 4-IN SWAMP WHITE OAK TREES WITH LOWER PLANTINGS IN CONCRETE PLANTER
24 KW PV ARRAY
PITCHED ROOF
LOUVERED SCREEN WALL
PENTHOUSE
MECHANICAL EQUIPMENT
BIKE RACKS
EXISTING STREET TREES TO REMAIN
(1) NEW 4-IN SWAMP WHITE OAK TREE WITH LOWER PLANTINGS IN CONCRETE PLANTER
(2) NEW 4-IN COMMON HACKBERRY TREES WITH LOWER PLANTINGS IN CONCRETE PLANTER WITH INTEGRATED BENCH
(2) NEW 4-IN AUTUMN GOLD GINKO TREES WITH LOWER PLANTINGS IN CONCRETE PLANTER WITH INTEGRATED BENCH
(2) NEW GINKO TREES WITH LOWER PLANTINGS IN CONCRETE PLANTER WITH INTEGRATED BENCH
NEW BRICK PAVING WITH BASKETWEAVE PATTERN TO MATCH EXISTING
VARIE
10'-11"
17' 9"
25'-0" C.C TYP
35'-0"
15' 0"
20'-0" FAR SIDE OFFSET
35' 0"
20' 0"
SCALE: 1"=30'
0'
15'
30'
2300 - 2316 N. SHEFFIELD AVE. CHICAGO, IL
LANDSCAPE PLAN & SOLAR ARRAY PLAN
DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended
ANTUNOVICH ASSOCIATES
APPLICANT: DEPAUL UNIVERSITY
ADDRESS: 2300-2306 and 2314 N. Sheffield Avenue
INTRODUCTION DATE: SEPTEMBER 25, 2025
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FINAL FOR PUBLICATION



EAST ELEVATION ALONG NORTH SHEFFIELD AVENUE



SOUTH ELEVATION ALONG BELDEN AVENUE

SCALE 0 4' 8' 16' 32'

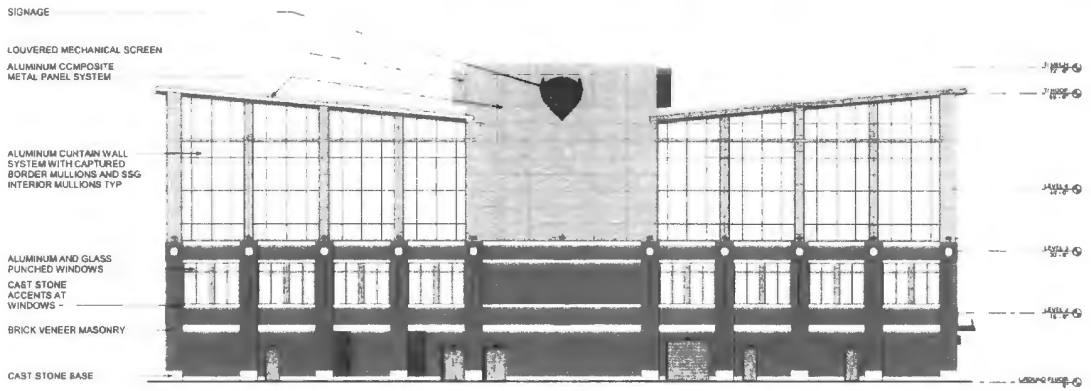
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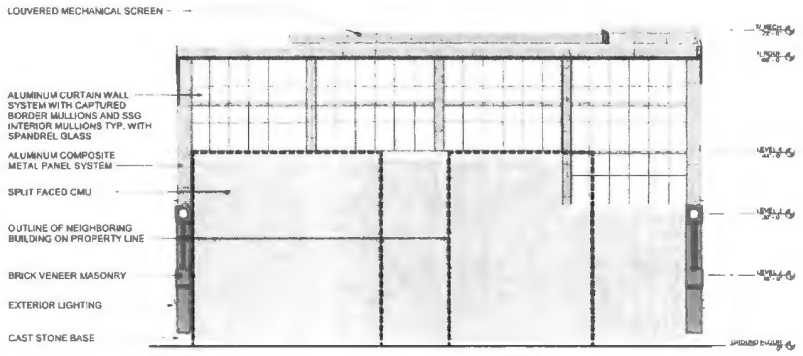
2300 - 2316 N. SHEFFIELD AVE. CHICAGO, IL
EAST & SOUTH ELEVATIONS

ANTUNOVICH ASSOCIATES

FINAL FOR PUBLICATION



WEST ELEVATION ALONG ALLEY



NORTH ELEVATION ALONG PROPERTY LINE

SCALE: 4' 16' 0 8' 32'

DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended

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2300 - 2316 N. SHEFFIELD AVE. CHICAGO, IL
WEST & NORTH ELEVATIONS

ANTUNOVICH ASSOCIATES



DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended

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ADDRESS: 2300-2306 and 2314 N. Sheffield Avenue
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EXISTING SITE CONTEXT

ANTUNOVICH ASSOCIATES

FINAL FOR PUBLICATION



DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended

APPLICANT: DEPAUL UNIVERSITY
ADDRESS: 2300-2308 and 2314 N. Sheffield Avenue
INTRODUCTION DATE: SEPTEMBER 25, 2025
PLAN COMISSION DATE: NOVEMBER 20, 2025

PROPOSED BUILDING IN SITE CONTEXT

ANTUNOVICH ASSOCIATES

FINAL FOR PUBLICATION



DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended

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ADDRESS: 2300-2306 and 2314 N. Sheffield Avenue
INTRODUCTION DATE: SEPTEMBER 25, 2025
PLAN COMISSION DATE: NOVEMBER 20, 2025

VIEW OF PROPOSED PRACTICE FACILITY - LOOKING NORTHWEST FROM SHEFFIELD

ANTUNOVICH ASSOCIATES



DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended

APPLICANT: DEPAUL UNIVERSITY
ADDRESS: 2300-2306 and 2314 N. Sheffield Avenue
INTRODUCTION DATE: SEPTEMBER 25, 2025
PLAN COMISSION DATE: NOVEMBER 20, 2025

VIEW OF PROPOSED PRACTICE FACILITY - LOOKING NORTHWEST FROM BELDEN

ANTUNOVICH ASSOCIATES

FINAL FOR PUBLICATION



DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended

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ADDRESS: 2300-2306 and 2314 N. Sheffield Avenue
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PLAN COMISSION DATE: NOVEMBER 20, 2025

VIEW OF THE PROPOSED PRACTICE FACILITY - LOOKING SOUTHWEST ALONG SHEFFIELD

ANTUNOVICH ASSOCIATES



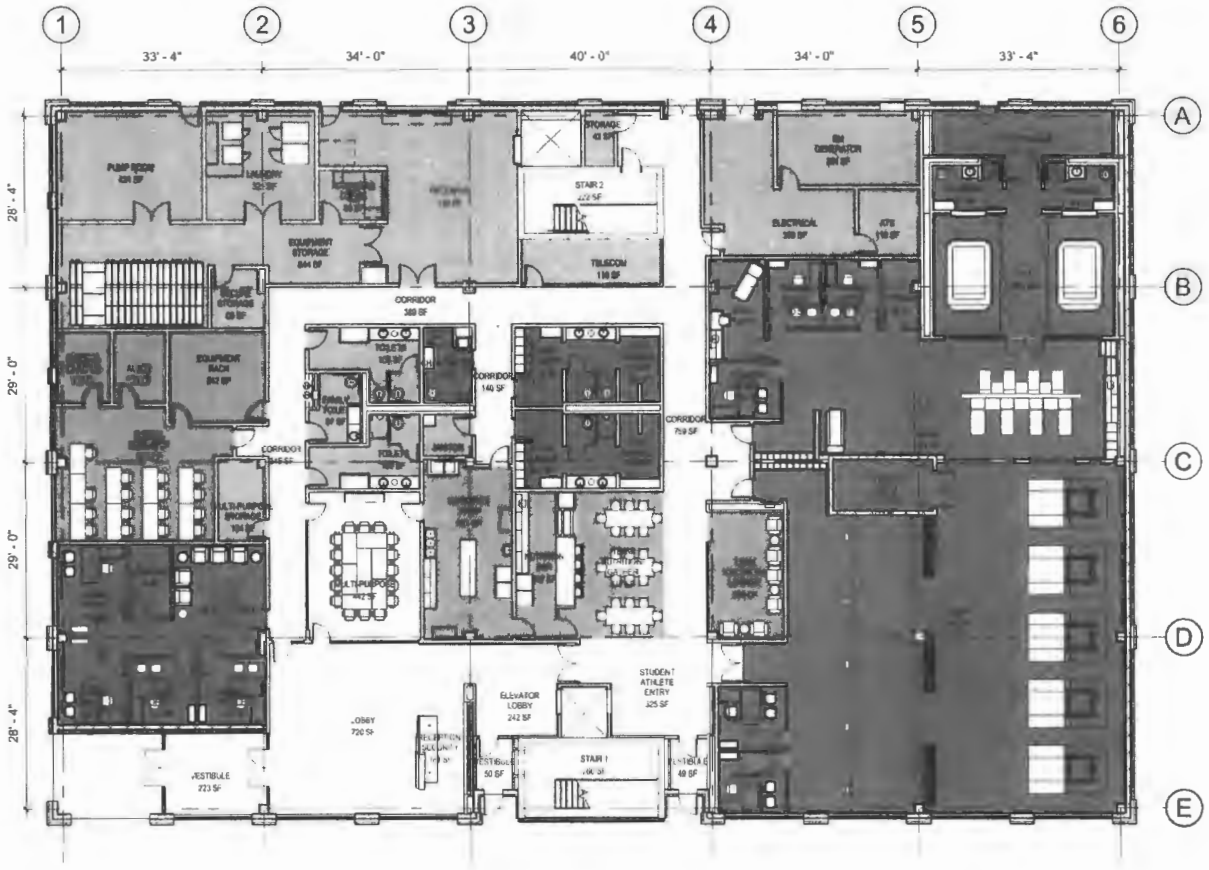
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ADDRESS: 2300-2306 and 2314 N. Sheffield Avenue
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CONCEPTUAL RENDERING OF BASKETBALL COURT

ANTUNOVICH ASSOCIATES

FINAL FOR PUBLICATION



PROGRAM

- AVAILABLE PROGRAM
- BUILDING SUPPORT
- CIRCULATION
- EQUIPMENT
- LOBBY
- MULTIPURPOSE
- NUTRITION
- SPORTS MED
- STAFF
- STRENGTH & CONDITIONING
- TEAM FACILITIES
- VERTICAL CIRCULATION

100 LEVEL FLOOR PLAN

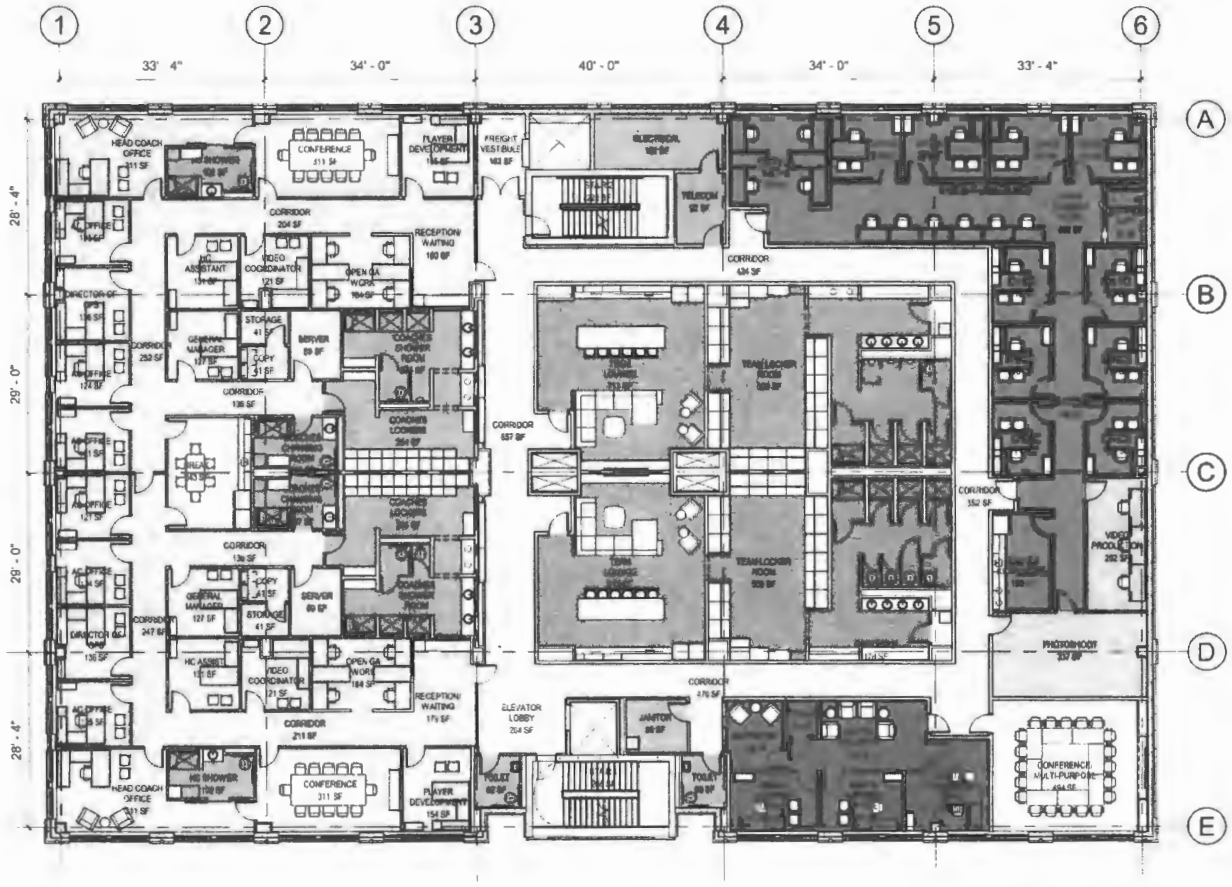
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1ST FLOOR PLAN

ANTUNOVICH ASSOCIATES

FINAL FOR PUBLICATION



PROGRAM

- BUILDING SUPPORT
- CIRCULATION
- COACHES LOCKERS
- COACHES OFFICES
- CREATIVE
- LOBBY
- MARKETING
- MULTIPURPOSE
- SPORTS MED
- TEAM FACILITIES
- VERTICAL CIRCULATION

200 LEVEL FLOOR PLAN

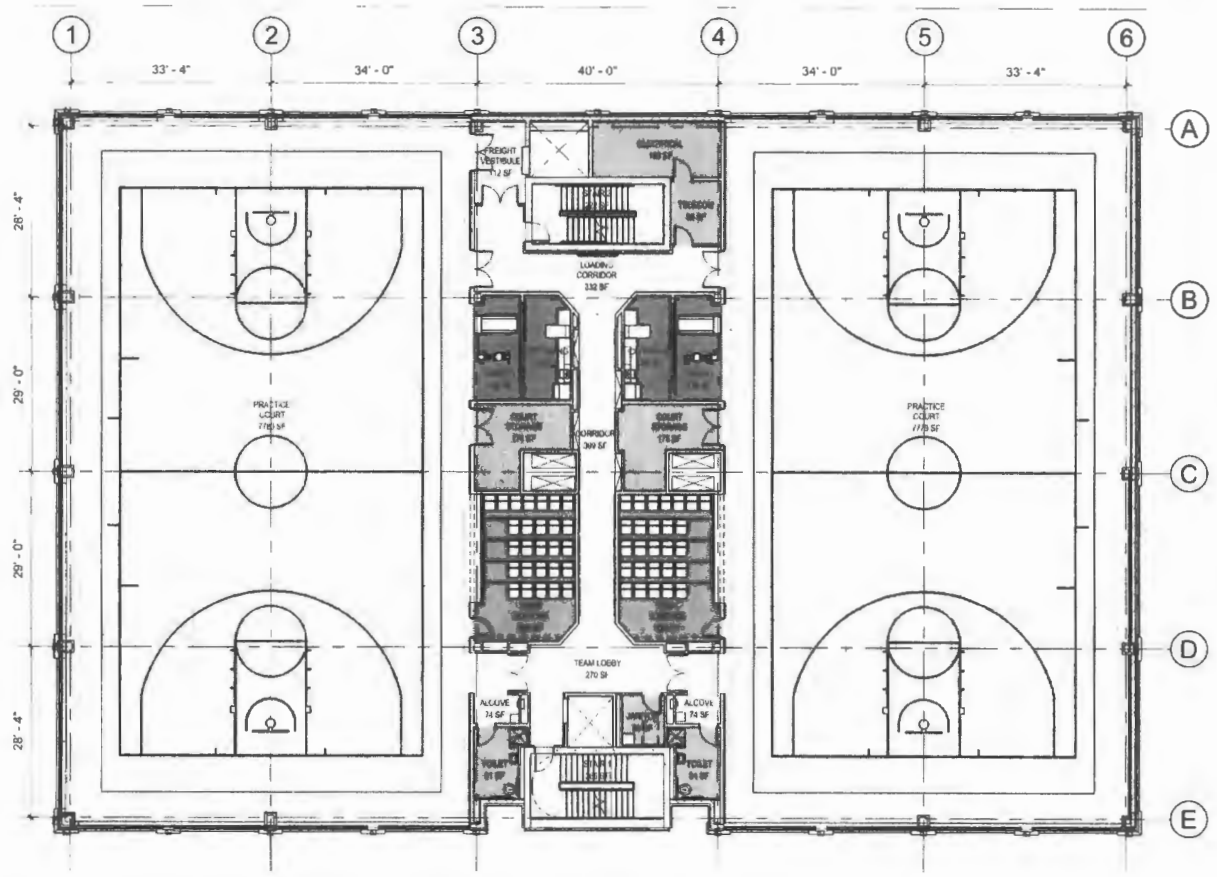
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2ND FLOOR PLAN

ANTUNOVICH ASSOCIATES

FINAL FOR PUBLICATION



300 LEVEL FLOOR PLAN

PROGRAM

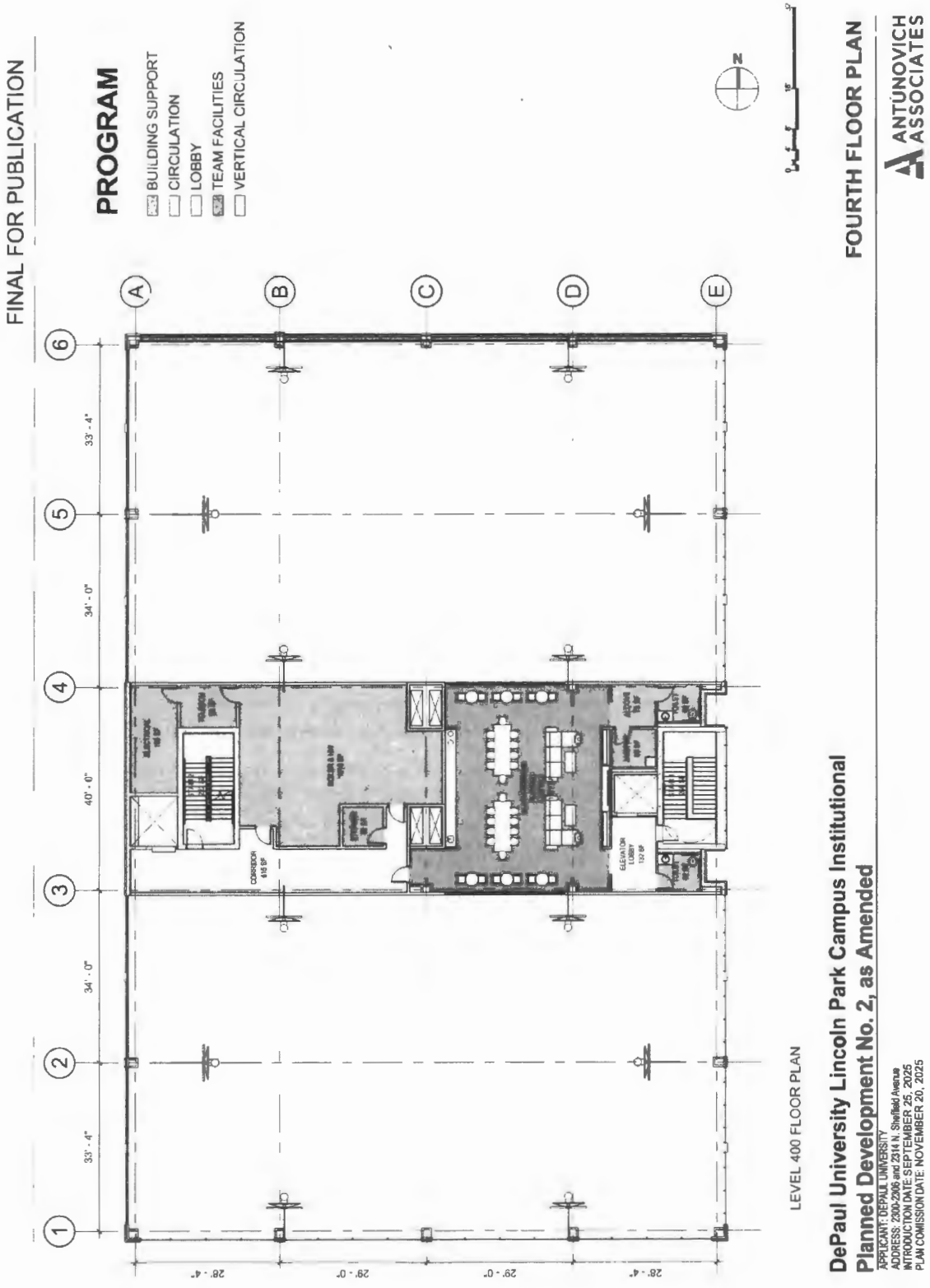
- BUILDING SUPPORT
- CIRCULATION
- LOBBY
- PRACTICE COURT
- SPORTS MED
- TEAM FACILITIES
- VERTICAL CIRCULATION

DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended

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3RD FLOOR PLAN

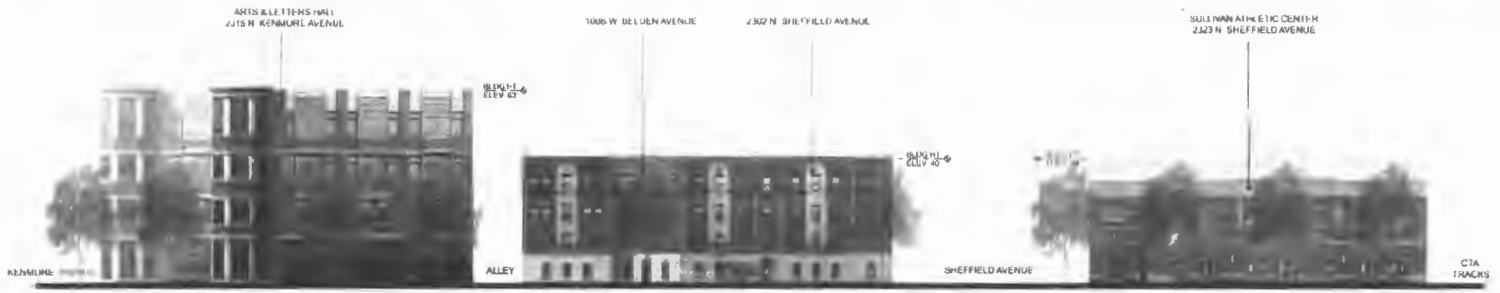
ANTUNOVICH ASSOCIATES


FINAL FOR PUBLICATION
PROGRAM
BUILDING SUPPORT
CIRCULATION
LOBBY
TEAM FACILITIES
VERTICAL CIRCULATION
A
B
C
D
E
1
2
3
4
5
6
33' - 4"
34' - 0"
40' - 0"
34' - 0"
33' - 4"
28' - 4"
28' - 0"
28' - 0"
28' - 4"
LEVEL 400 FLOOR PLAN
FOURTH FLOOR PLAN
ANTUNOVICH ASSOCIATES
DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended
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FINAL FOR PUBLICATION



STREETSCAPE ELEVATION (EXISTING) - 2300 BLOCK OF N. SHEFFIELD AVENUE



STREETSCAPE ELEVATION (EXISTING) - 1000 BLOCK OF W. BELDEN AVENUE

DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended

APPLICANT: DEPAUL UNIVERSITY
ADDRESS: 2300-2306 and 2314 N. Sheffield Avenue
INTRODUCTION DATE: SEPTEMBER 25, 2025
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EXISTING STREETSCAPE ELEVATIONS

ANTUNOVICH ASSOCIATES

FINAL FOR PUBLICATION



STREETSCAPE ELEVATION (PROPOSED) - 2300 BLOCK OF N. SHEFFIELD AVENUE



STREETSCAPE ELEVATION (PROPOSED) - 1000 BLOCK OF W. BELDEN AVENUE

DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended

APPLICANT: DEPAUL UNIVERSITY
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PROPOSED STREETSCAPE ELEVATIONS

ANTUNOVICH ASSOCIATES

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 December 9, 2025, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0020513, the amendment of Municipal Code Title 17 by modifying Section 17-7-0574 to expand the ADU allowed RS area.

Page 1 also contains Document Number O2025-0021040, an ordinance introduced by Alderman Waguespack for the amendment of Municipal Code Section 4-4-331 prohibiting the sale of cannabinoid hemp products in the Mid-North Branch Corridor Residential area. I beg leave to recommend that your honorable body *Re-refer* the ordinance which is transmitted herewith to the Committee on License and Consumer Protection.

Page 1 further contains the historical landmark designation of the Central YMCA Headquarters located in the 34th Ward.

Moving on, pages 1 through 16 contain various map amendments in Wards 1, 2, 3, 4, 7, 11, 13, 14, 15,16,17, 21, 22, 27, 28, 30, 31, 32, 35, 36, 43, 45 and 47, noting that Alderman Conway would like to speak on Document Number O2025-0020123.

Lastly, pages 16 and 17 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 21, 27, 28, 29, 34, 43 and 47.

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) BENNETT R. LAWSON,
Vice-Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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.
(As Amended)
(Application No. 22762)
(Common Address: 1200 W. Carroll Ave.)

[SO2025-0017435]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Business Planned Development Number 1478 symbols and indications as shown on Map Number 1-G in the area bounded by:

West Carroll Avenue; a line 360.35 feet west of and parallel to North Racine Avenue; the public alley north of and parallel to West Carroll Avenue; and North Racine Avenue,

to those of a DX-7 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Carroll Avenue; a line 360.35 feet west of and parallel to North Racine Avenue; the public alley north of and parallel to West Carroll Avenue; and North Racine Avenue,

to those of Residential-Business Planned Development Number 1478, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1478, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1478 ("Planned Development") consists of approximately 59,953 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). 1200 West Carroll Holdings LLC is the "Applicant" pursuant to authorization from the owner of the Property for this Planned Development.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

   Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans (defined below).

   Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

   All work proposed in the public way must be designed and constructed in accordance with CDOT Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

-- Full width of streets

-- Full width of alleys

-- Curb and gutter

-- Pavement markings

-- Sidewalks

-- ADA crosswalk ramps

-- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the CDOT Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

As part of this project, the Applicant agrees to contribute $250,000 to CDOT towards the cost of railroad crossing upgrades and signal improvements as a condition to the issuance of the certificate of occupancy. Finally, the Applicant commits to fund the installation of one Divvy bike share station as shown on the site plan, subject to coordination with Divvy.

4. This Planned Development consists of these 19 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Thomas Roszak Architecture LLC and dated November 20, 2025 (the "Plans"): an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary Map; a Site/Landscape Plan, a Roof Plan, Elevations (South, East, North, West) and Detail Drawings Podium Axonometric Views (Residential, Retail and Typical Glazing Systems), Tower Axonometric View (Typical Balcony Systems and Amenity) and Parking Screen Detail. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all

requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Business Planned Development 1478: Residential above the Ground Floor; Office; Hotel; Daycare; Animal Services; Business Equipment Sales and Service; Business Support Services; Urban Farm (rooftop operation); Communication Service Establishments; Eating and Drinking Establishments (all, including Taverns); Entertainment and Spectator Sports (excluding inter-track wagering facilities and indoor event venue); Indoor Special Event including incidental liquor sales; Financial Services (excluding payday/title secured loan store and pawn shops); Food and Beverage Retail Sales (excluding liquor store and poultry slaughtering and retail sales); Medical Service; Personal Service; General Retail Sales; Participant Sports and Recreation (excluding outdoor and shooting range facility); Artisan Manufacturing, Production and Industrial Services; Co-located Wireless Communication Facilities; accessory parking, non-accessory parking (subject to Zoning Code Section 17-10-0503) and incidental and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 59,953 square feet.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD: (a) updates (if any) to the Applicant's preliminary outreach plan; (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city

resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from Business Planned Development Number 1478 to Residential-Business Planned Development Number 1478, as amended (the "P.D.") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a downtown district within the meaning of the ARO and permits the construction of 397 dwelling units. The Applicant intends to construct a 397-unit rental building (the "Project"). The Project is considered an "inclusionary application" under Section 17-13-0309-A of the Municipal Code of Chicago.

    Developers of rental projects in downtown districts with 30 or more units must provide between 10% and 20% of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25% of the affordable units on-site and another 25% on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

    The Applicant has elected the 20% option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 79.4 affordable units (20% of 397), half of which (40, rounded up) are Required Units. Pursuant to subsection (T) of the ARO, where the calculation of affordable housing requirements results in a fractional unit that is less than 0.5, the developer may either pay a fractional in lieu fee or provide an additional unit to satisfy the fractional obligation. The Applicant has elected to provide an additional unit (for a total of 80) and has agreed to satisfy its affordable housing obligation by providing all affordable units in the Project, as set forth in the Affordable Housing Profile (AHP) form attached

hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80% of the AMI, (y) at least one-third (27 of 80 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (4 of 27) must be affordable to households at or below 40% of the AMI, and (z) all income levels must be multiples of 10% of the AMI.

This P.D. is located in the Fulton Market Innovation District (the "FMID"). The Chicago Plan Commission adopted a plan for the FMID in July 2014 and approved an update to the plan (the "FMID Plan Update") in February 2021. The FMID Plan Update allows residential uses north of Lake Street in the FMID and establishes a 30% affordability goal for new residential projects in that area. In order to achieve that goal, the City's Department of Housing ("DOH") is committed to offering developers financial assistance (the "FMID Funds") to provide additional affordable units. Subject to the City's approval of the FMID Funds in an amount and on terms described below, the Applicant has agreed to explore the provision of up to an additional 40 affordable units (10% of 397, rounded up) either on-site or in an off-site location within the boundaries of the FMID, in accordance with the FMID Plan Update (the "FMID Units"). The Applicant and DOH have begun and will continue to collaborate to determine the amount of FMID Funds necessary to create the FMID Units, which amount shall account for such factors as the change in projected net operating income during the period of affordability and shall be based on commercially reasonable investment criteria and empirical data. DOH has previously reviewed detailed pro formas at 20% and 30% affordability along with a market rent study provided by the Applicant and preliminarily determined the amount of funds necessary to compensate for the loss of market rate rent for the FMID Units. The Applicant and DOH have not agreed on the amount of FMID Funds or whether the receipt of any FMID Funds can be borne by the Project. The Applicant and DOH will continue to collaborate to determine whether the Project can accept FMID Funds and, if so, the amount of FMID Funds necessary to create the FMID Units in accordance with this Statement 16. At least six (6) months prior to the issuance by the Department of Buildings of any permits for the construction of vertical improvements, the Applicant shall notify the City of the Applicant's intent to proceed with construction of the project ("Applicant's Notice to Proceed"). The Applicant's Notice to Proceed must include an updated and detailed budget for the Project, updated proformas at 20% and 30% affordability based on commercially reasonable investment criteria and empirical data, an updated rent market study from a reputable firm with established expertise with valuations of similar properties, its calculation of the amount of FMID Funds necessary to create the FMID Units ("FMID Funding Determination") and a detailed explanation of its FMID Funding Determination, or, if applicable, a detailed explanation as to why the Project cannot accept FMID Funds (the foregoing referred to as the "Supporting Documents"). The Applicant shall concurrently deliver a copy of the Applicant's Notice to Proceed and associated documentation to the alderperson in whose ward the Project is located. Within 30 days after delivery of the Applicant's Notice to Proceed and all associated documentation to DOH, the City will either: (1) accept the Applicant's FMID Funding Determination and agree to provide the amount of FMID Funds identified by the

Applicant, subject to city council approval of the FMID Funds and the Applicant's execution of a TIF RDA (defined below); (2) reject the Applicant's FMID Funding Determination and request additional information and discussion; or, (3) accept a determination by the Applicant that it is not fiscally possible, based on commercially reasonable investment criteria and empirical data, to accept FMID Funds. Furthermore, if the City fails to respond within the 30-day period following the delivery of the Applicant's Notice to Proceed (which will not be considered delivered unless each of the Supporting Documents are delivered), the Applicant may proceed with development of the Project without providing the FMID Units. If the City rejects the Applicant's FMID Funding Determination, the City and the Applicant must confer and negotiate in good faith and with due diligence to determine the amount of FMID Funds necessary to create the FMID Units. If the City and the Applicant are unable to reach agreement regarding such amount on terms acceptable to the Applicant and the City within ninety (90) days after delivery of the Applicant's Notice to Proceed, the Applicant may proceed with development of the Project without providing the FMID Units. The City intends to provide the FMID Funds from available incremental property taxes on deposit in the special tax allocation fund for the Kinzie Industrial Conservation Area Tax Increment Redevelopment Project Area, within whose boundaries the Property is located. The Applicant understands and agrees that the award of the FMID Funds is expressly conditioned on the City and the Applicant entering into a TIF Redevelopment Agreement (the "TIF RDA"), which will be approved pursuant to a separate ordinance (the "TIF Ordinance"), and the Applicant agrees to negotiate the TIF RDA in good faith and with due diligence and to execute the TIF RDA in order to receive the FMID Funds. Among other conditions, closing of the TIF RDA will be subject to the Applicant securing and closing its construction financing.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level, or if the Applicant reduces the number of dwelling units in the Project, DOH may adjust the AHP as requested without amending this P.D., provided however, the Applicant must update and resubmit the revised AHP form to DOH for review and approval and, at DOH's request, provide an informational presentation to the Plan Commission regarding such change. Prior to the issuance of any building permits for the Project, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the PD property and will constitute a lien against such property. If the IHA is executed before the Applicant and DOH complete negotiations regarding the FMID Units, the Applicant agrees to update and amend the IHA and to record the amended IHA, as necessary to incorporate any additional FMID affordability requirements. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of the IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

17. The Applicant acknowledges that the Property is located in the Kinzie Industrial Corridor Industrial Corridor Conversion Area and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the city's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the conversion fee may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.

18. Prior to issuance of building permits, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City for the construction, maintenance, and management of the pedestrian walkway and all public open space indicated on the Plans. The DEMA obligations shall be binding upon the Applicant, its successors and assigns. The Commissioner is hereby authorized to enter into the DEMA and all other documents contemplated by this Statement 18 and, in his/her sole discretion, may modify by minor change the foregoing requirements, without further City Council approval, for the DEMA(s) so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help and lien rights as may be necessary to assure compliance with this Statement.

    The Applicant shall substantially complete all improvements required by the DEMA prior to receipt of a final certificate of occupancy for the principal building of the PD in which such improvements are located, as shown on the Site and Landscape Plans.

19. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the DX-7 Downtown Mixed-Use District.

[Floor Plans; Existing Zoning Map; General Land-Use Map; Boundary and Property Line Map; Site Plan; Levels 1, 2, 3, 4, 5 through 28 and 29 Floor Plans; Roof Plan; Landscape Plan; North, South, East and West Building Elevations; Podium Isometric View -- Residential Entrance, Retail, Typical Glazing Systems, Typical Balcony Systems, and Amenity; and Parking Screen Detail referred to in these Plan of Development Statements printed on pages 36260 through 36280 of this *Journal*.]

Bulk Regulations and Data Table and ARO Intake Application referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1478, As Amended.

Bulk Regulations And Data Table.

Gross Site Area (sf):	78,337
Area of Public Rights-of-Way (sf):	18,385
Net Site Area (sf):	59,953
Maximum Floor Area Ratio:	7
Maximum Residential Units:	397
Minimum Off-Street Parking Spaces:	154*
Minimum Bicycle Parking Spaces:	381
Minimum Off-Street Loading Spaces:	3 (10'x25')
Maximum Building Height:	312'
Minimum Setbacks:	In conformance with the Plans

* EV Charging requirements may be reduced in accordance with Section 17-13-1003-LL.

An official website of the City of Chicago Here's how you know

EFORMS ADMIN TOOL

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ARO Intake Application

Submission ID 960908

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-259887.
The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in Section 2-44-085 of the City's Municipal Code.
PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in Article 6.2.4 of the ARO Rules, and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for download here. The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.
If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- *Dimensional Floor Plans with affordable units highlighted*
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency

Your application will be reviewed once all required documentation has been received. Additional documents may be requested during the review period by DOH staff.
The ARO Rules are available online at [illegible]. If you have any questions about completing this application, please contact [illegible].
Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to [illegible].

Applicant Name *
1200 West Carroll Holdings LLC

Applicant Contact Person *
Adrien Binet

Applicant Email *
abinet@roszak.com

Applicant Phone *
(312) 802-4955

Applicant Address *
145 S. Wells, Ste. 700

Attorney Name *
Katie Jahnke Dale

Attorney Email *
katie.dale@dlapiper.com

Development Information

Development Address

From * 1200 **To**

Direction * W

Street Name * CARROLL

Zip Code * [illegible]

Ward * 27

ARO Zone * Downtown

Development Name * 1200 W Carroll

If you are working with a Planner at the City, what is his/her/their name? Yangdi Wang

Zoning Application Number (if applicable) 22762

Council Introduction Date * 9/21/2025

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

ARO Trigger * Zoning Entitlement

Development Type * Rental

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Total Units *

397

Is your Project in a Transit Served Location? *

with 4 0 FAR (100% on-s te requirement)

Estimated date marketing will begin *

5/3/2027

Estimated date of building permit (in-lieu fee, $5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

1/5/2026

ARO Requirements

ARO Option

20% at 60% average AMI
16% at 50% average AMI
13% at 40% AMI
10% at 30% AMI

ARO Option

20% at 100% AMI
16% at 80% AMI

ARO Option *

10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *

10% AT A WEIGHTED AVERAGE OF 100% AMI
8% AT A WE GHTED AVERAGE OF 80% AMI

Affordable Units Required *	Minimum On-Site Units *	Maximum Units Paid For In-Lieu *
80	20	40

Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
80	0	0

In-Lieu Amount Owed *	On-Site Units To CLIHTF or CHA *
$0 00	0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0 5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation The in lieu fee for any fractional unit will be calculated as follows [fractional unit] x [applicable in lieu fee]

Off Site Address

From	To	Direction	Street Name
		Select One	Select One

Zip Code	Ward	ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

$ 0 00

Forms

Unit Mix and Square Footage Spreadsheet *

Dimensioned Floor Plans with affordable units highlighted

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If ARO units are CLIHTF or CHA, attach signed acceptance letter
If off-site units are new construction, attach

A. Schematic and design development drawings for on-site units

B. Schematic and design development drawings for off-site units
If off-site units are rehab, please attach the following documents

A Schematic and design development drawings for on-site units

B Schematic and design development drawings for off-site units

C A Physical Needs Assessment (PNA)

D Surveys

E Outstanding code violations

F Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

A Owner Sworn Statement

B GC Sworn Statement

C Bounday Survey

D. Draft permit application prior to submission to the Department of Buildings (DOB)

E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

A A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH

B A copy of the front and back of each building permit for each property with all DOB signoffs

C A copy of the Certificate of Occupancy for each property (if applicable)

D Final GC and Owner Sworn Statements

E. All final waivers of lien or a title report showing no liens for each property

F As built Survey (new construction)

G Final Issued for Construction Permitted Construction Drawings

H List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

Katie Jahnke Dale

Deputy Commissioner

Summary

Notes

Note

Search within these results

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Project Name:	1200 W Carroll
Zoning Application number (if applicable):	PD1478
Address:	1200 W Carroll St
Is this a For-Sale or Rental Project?	Rental
What is the anticipated average rent/sale price?	$4.20

Total Units in Project:	197
Total Affordable Units:	80

Summary

	Market Rate			ARO			
Unit type	How many?	% of total	Avg. square footage	How many?*	% of total	Avg. square footage	Affordable v market square footage**
Studio	77	24%	524	20	25%	467	87%
One-bed	137	43%	754	34	43%	641	85%
Two-bed	103	32%	1,093	26	33%	930	85%
Three-bed	0	0%	0	0	0%	0	0%

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios)

**the average affordable square footage should be 85% or greater of market rate square footage for comparable unit type. Off site units must meet minimum unit sizes specified in the Design Guidelines

AMI Mix for ARO Units

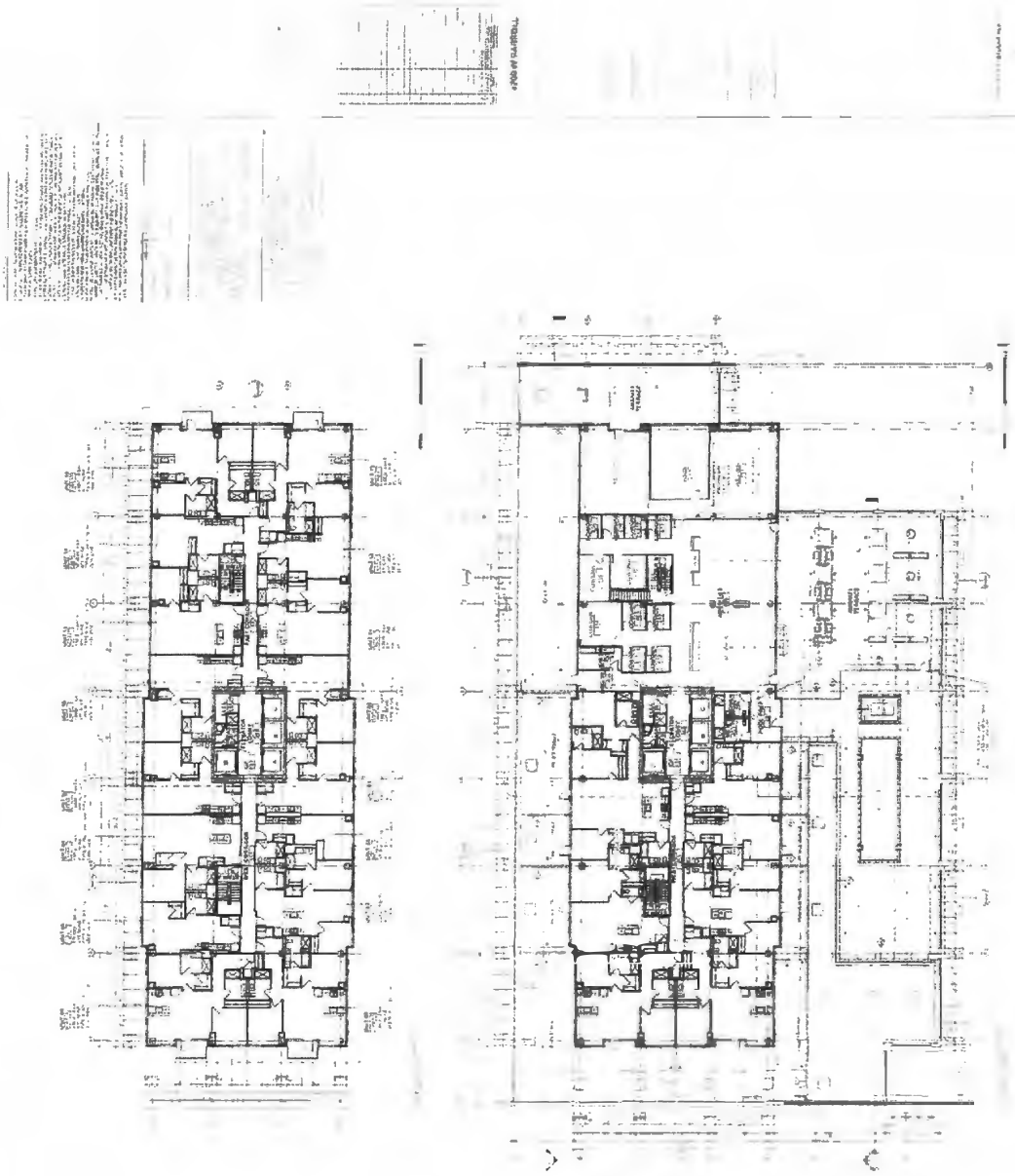
Affordable Units									
Unit Type	40% AMI	40% AMI	50% AMI	60% AMI	70% AMI	90% AMI	Total Units	Average	
Studio		1	5	8	5	1	20	60.00%	
1 bed		2	10	10	10	2	34	60.00%	
2 bed		1	8	6	8	1	26	60.00%	
3 bed								#DIV/0!	
4 bed								#DIV/0!	
		4	23	26	23	4	80	60.00%	

Features and Amenities

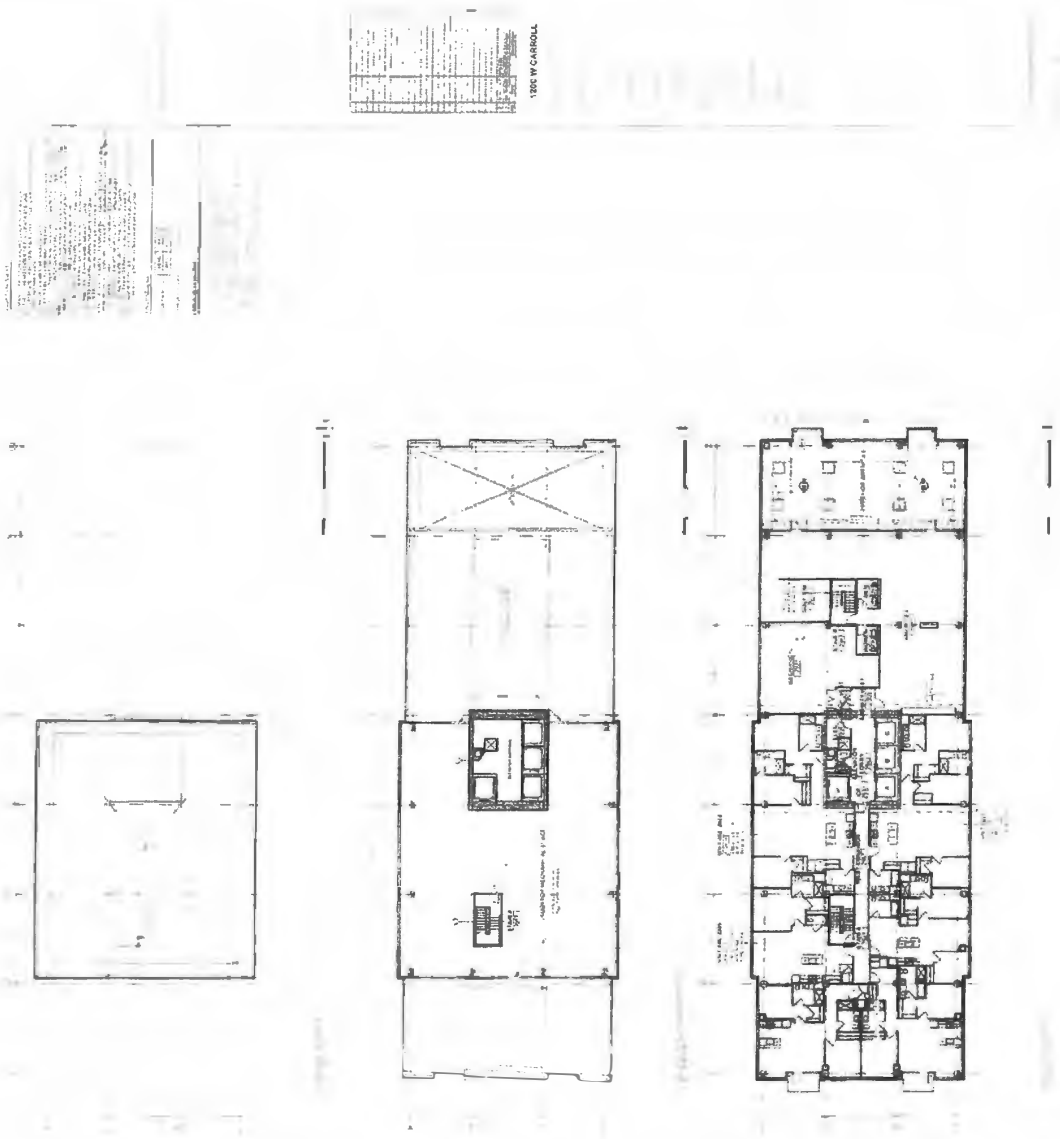
	Market Rate Units	Affordable Units
Parking		31 (Up to 20% of the parking for ARO)
Laundry		Same to market-rate
Appliances		
Refrigerator *age/EnergyStar/make/model/color*		Same to market-rate
Dishwasher *age/EnergyStar/make/model/color*		Same to market-rate
Stove/Oven *age/EnergyStar/make/model/color*		Same to market-rate
Microwave *age/energyStar/make/model/color*		Same to market-rate
Bathroom(s) *how many?* *Half bath? Full bath?*		Same to market-rate
Kitchen countertops *material*		Same to market-rate
Flooring *material*		Same to market rate
HVAC		Same to market-rate
Other		

NOTE: DCH will review specific details for features and amenities for approval when they become available. The Applicant shall provide comparable unit finishes and amenities in affordable units as in market rate units as required by the ARO Rules.

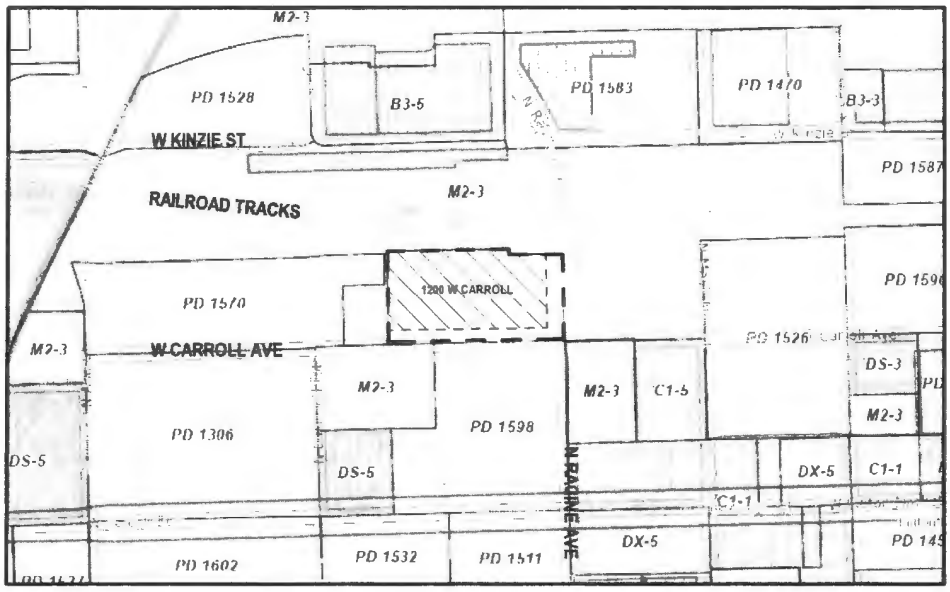
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PD BOUNDARY

SITE BOUNDARY

Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

EXISTING ZONING MAP

Thomas Roszak Architecture, LLC

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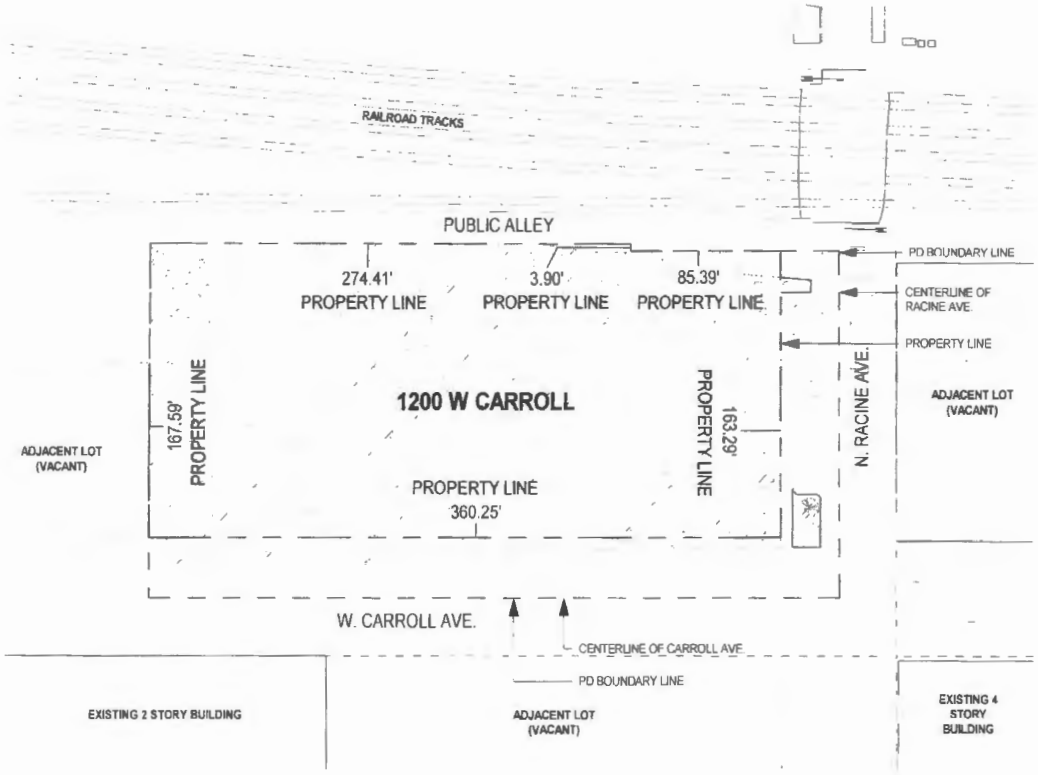


Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

GENERAL LAND-USE MAP

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SCALE: 1" = 80' - 0"

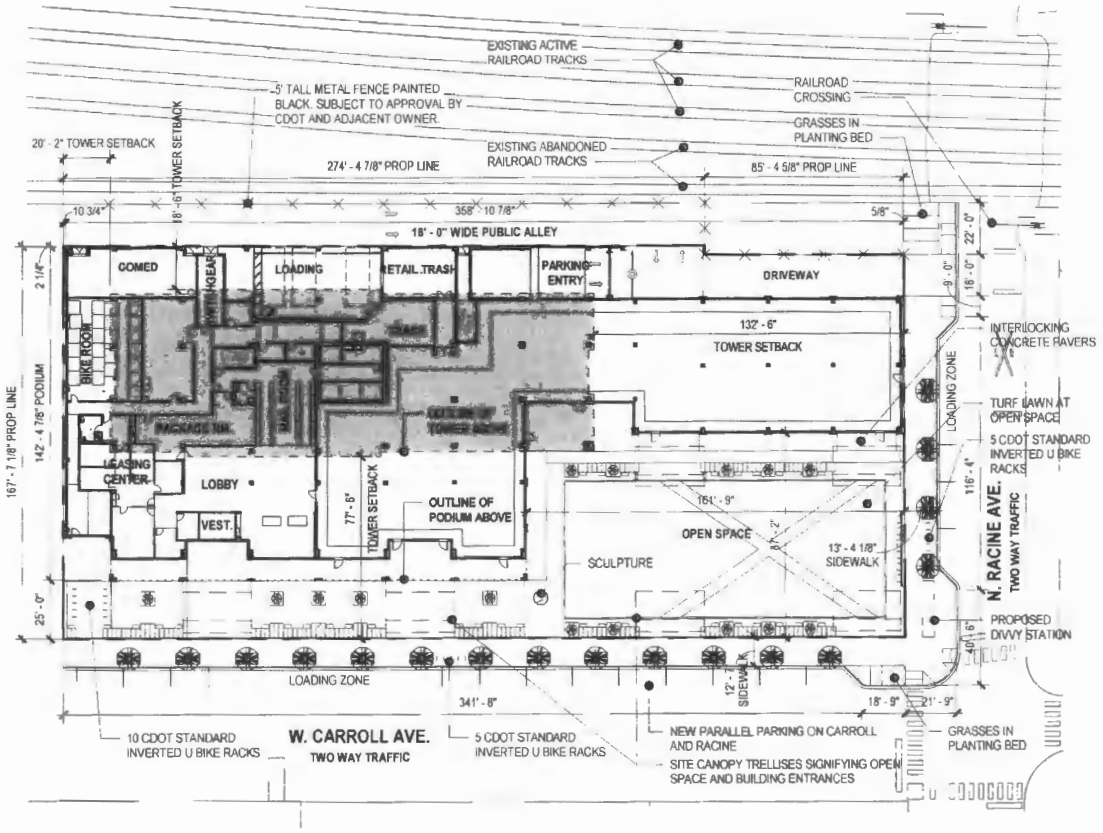
0' 40' 80' 160'

Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

PLANNED DEVELOPEMENT BOUNDARY AND PROPERTY LINE MAP

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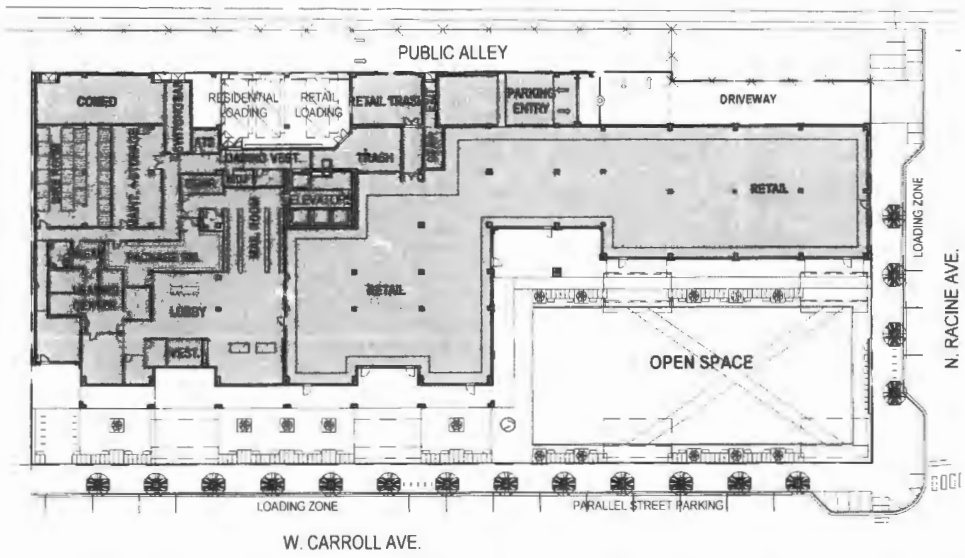
SCALE: 1/64" = 1' - 0"

0' 32' 64' 128'

Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

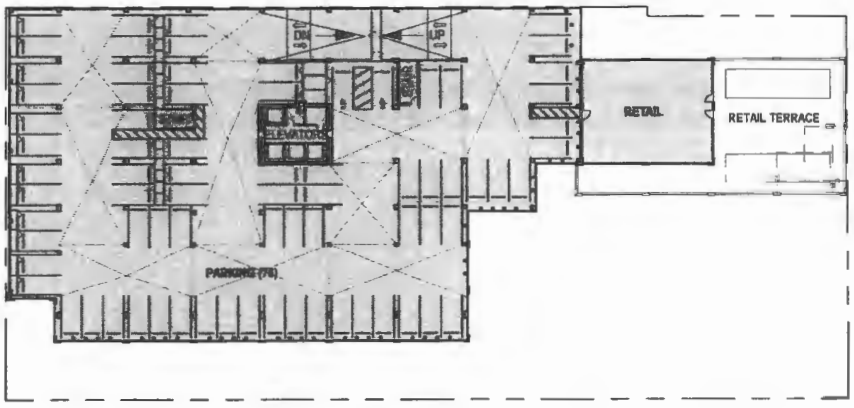
SITE PLAN

Thomas Roszak Architecture, LLC



LEVEL 1

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LEVEL 2

SCALE: 1" = 60'

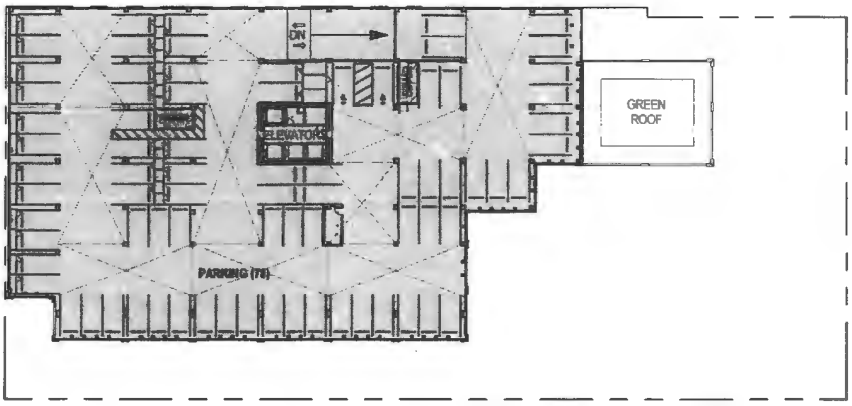
0' 30' 60' 120'

Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

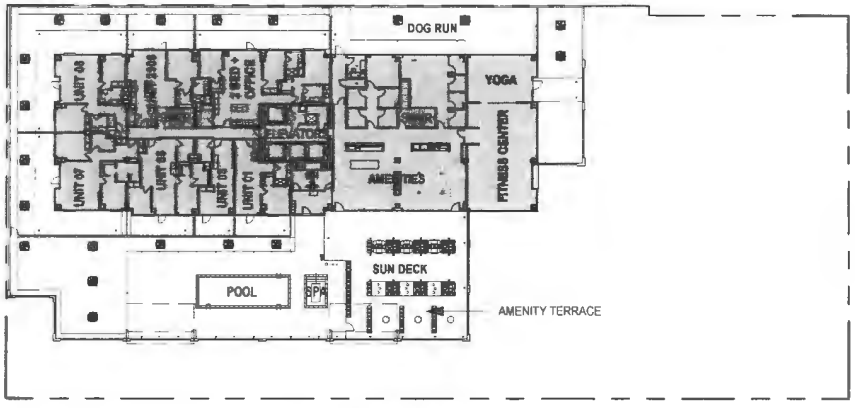
LEVEL 1 & 2 PLAN

Thomas Roszak Architecture, LLC

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LEVEL 3



LEVEL 4

SCALE: 1" = 60'

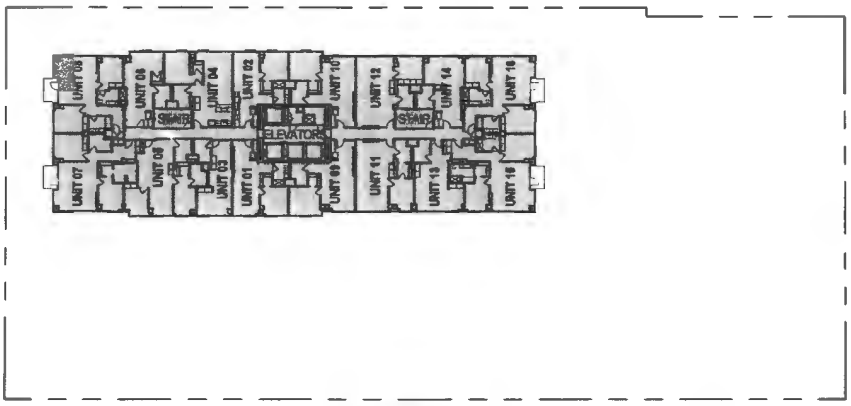
0' 30' 60' 120'

Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

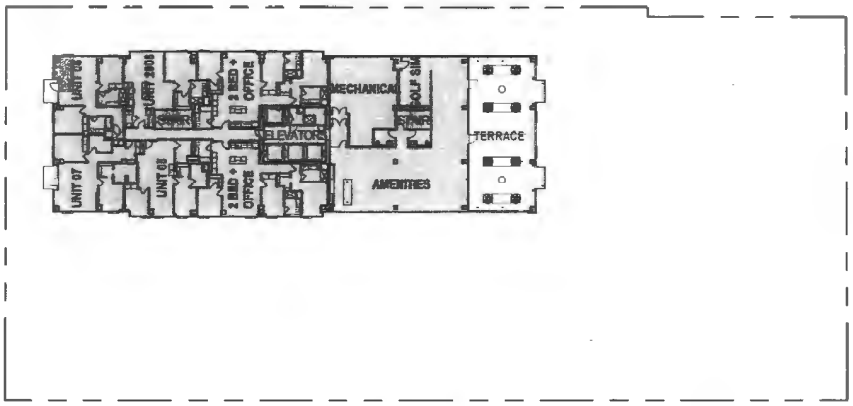
LEVEL 3 & 4 PLAN

Thomas Roszak Architecture, LLC

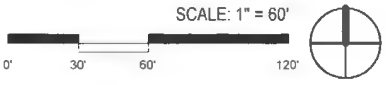
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LEVEL 5-28



LEVEL 29

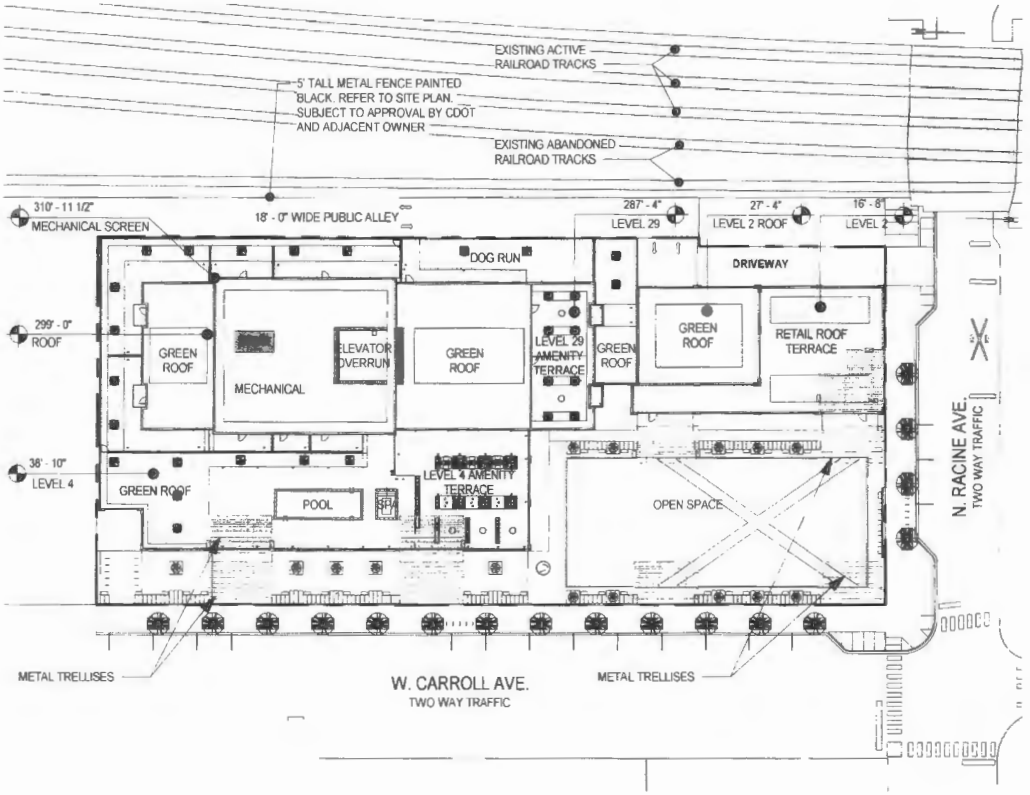


Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

LEVEL 5-28 & 29 PLAN

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION



SCALE: 1/64" = 1' - 0"

0' 32' 64' 128'

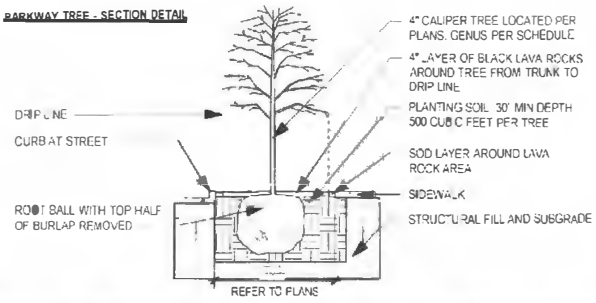
Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

ROOF PLAN

Thomas Roszak Architecture, LLC

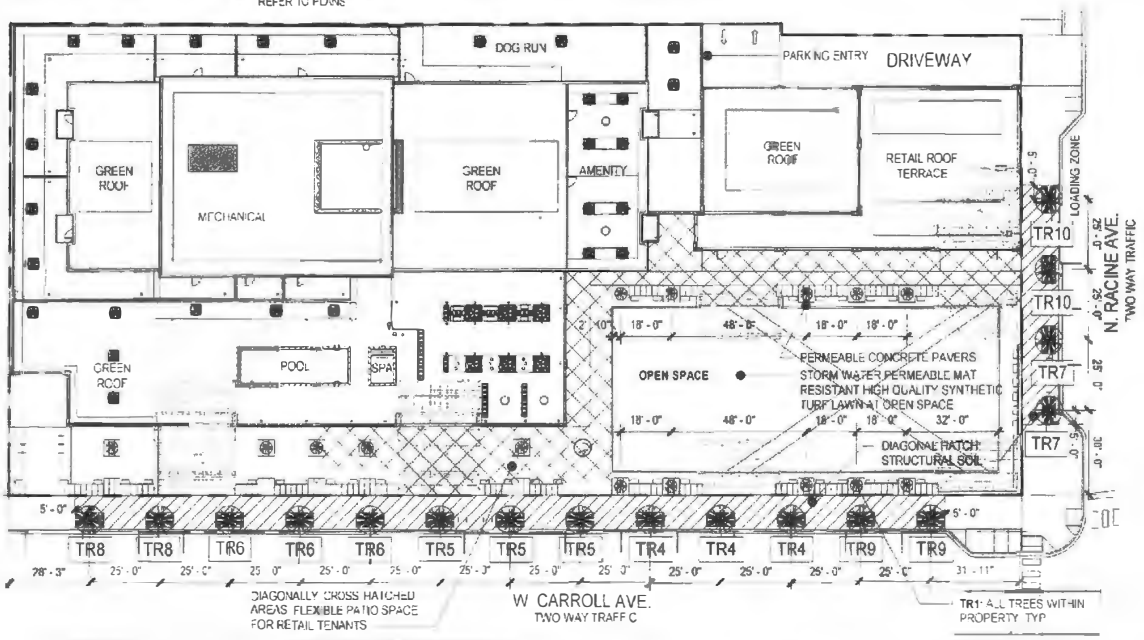
FINAL FOR PUBLICATION

PARKWAY TREE - SECTION DETAIL



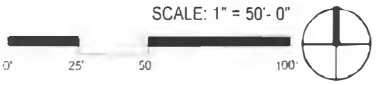
GENERAL NOTES.

1. STRUCTURAL SOIL IS REQUIRED FROM PROPERTY LINE TO BACK OF CURB UNDER ALL SIDEWALK SURFACES 5'-0" PAST LAST PARKWAY TREE IN ROW AT EACH STREET. SEE HATCH AREA ON PLAN
2. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL PLANTERS AND PARKWAY 2'-6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION
3. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MIN. OF 5 YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS



TREE SCHEDULE - BY LOCATION - PD

MARK	COMMON NAME	GENUS	SPECIES	CALIPER	QUANTITY
PARKWAY TREES					
TR4	ESPRESSO KENTUCKY COFFEETREE	Gymnocladus	dioicus	4" CALIPER	3
TR5	CATALPA	Catalpa	speciosa	4" CALIPER	3
TR6	AMERICAN BASSWOOD	Tilia	americana	4" CALIPER	3
TR7	HACKBERRY	Celtis	occidentalis	4" CALIPER	2
TR8	SHINGLE OAK	Quercus	imbricaria	4" CALIPER	2
TR9	BALD CYPRESS	Taxodium	distichum	4" CALIPER	2
TR10	PATRIOT ELM	Ulmus	wilsoniana	4" CALIPER	3
					17
LEVEL 1 OPEN SPACE					
TR1	RIVER BIRCH	Betula	nigra	10' TO 12' HEIGHT	15
					15
LEVEL 4 TERRACE					
TR1	RIVER BIRCH	Betula	nigra	10' TO 12' HEIGHT	31
					31
LEVEL 29 TERRACE					
TR1	RIVER BIRCH	Betula	nigra	10' TO 12' HEIGHT	8
					8
TOTAL TREE COUNT					72

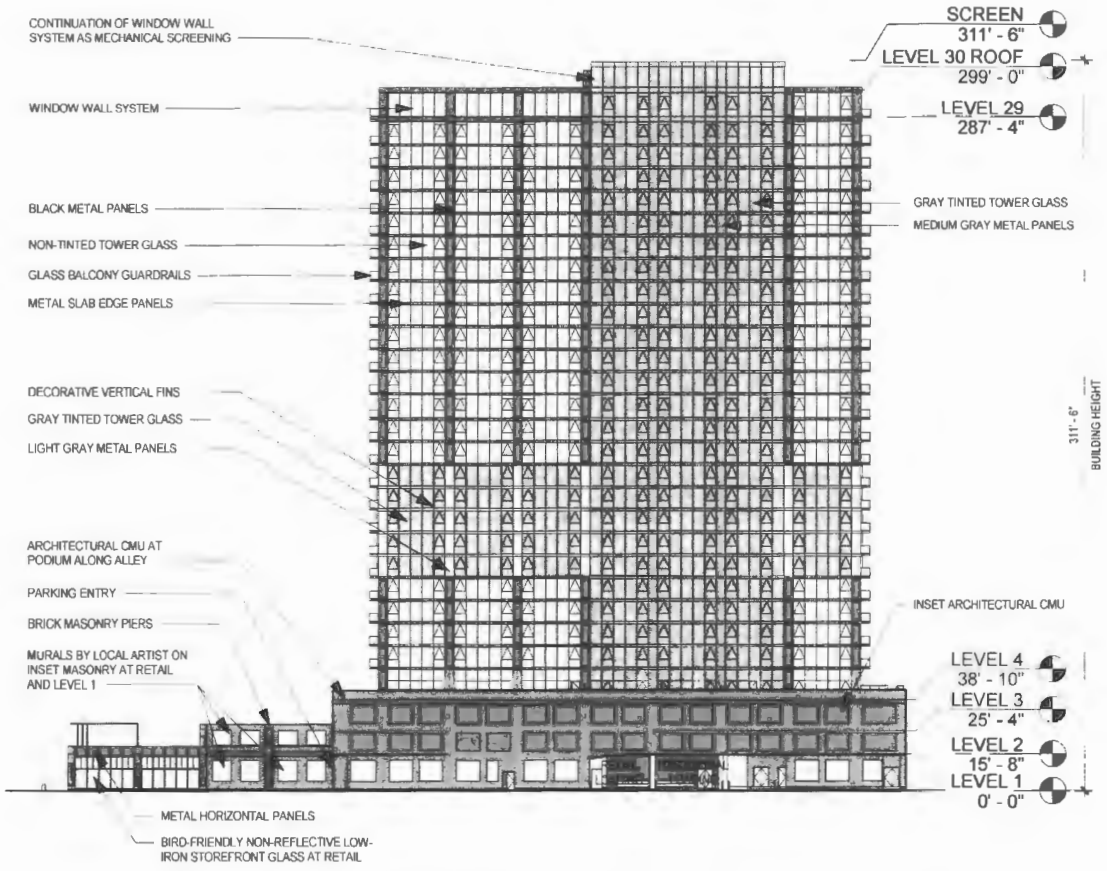


Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

LANDSCAPE PLAN

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION



SCALE: 1" = 60'

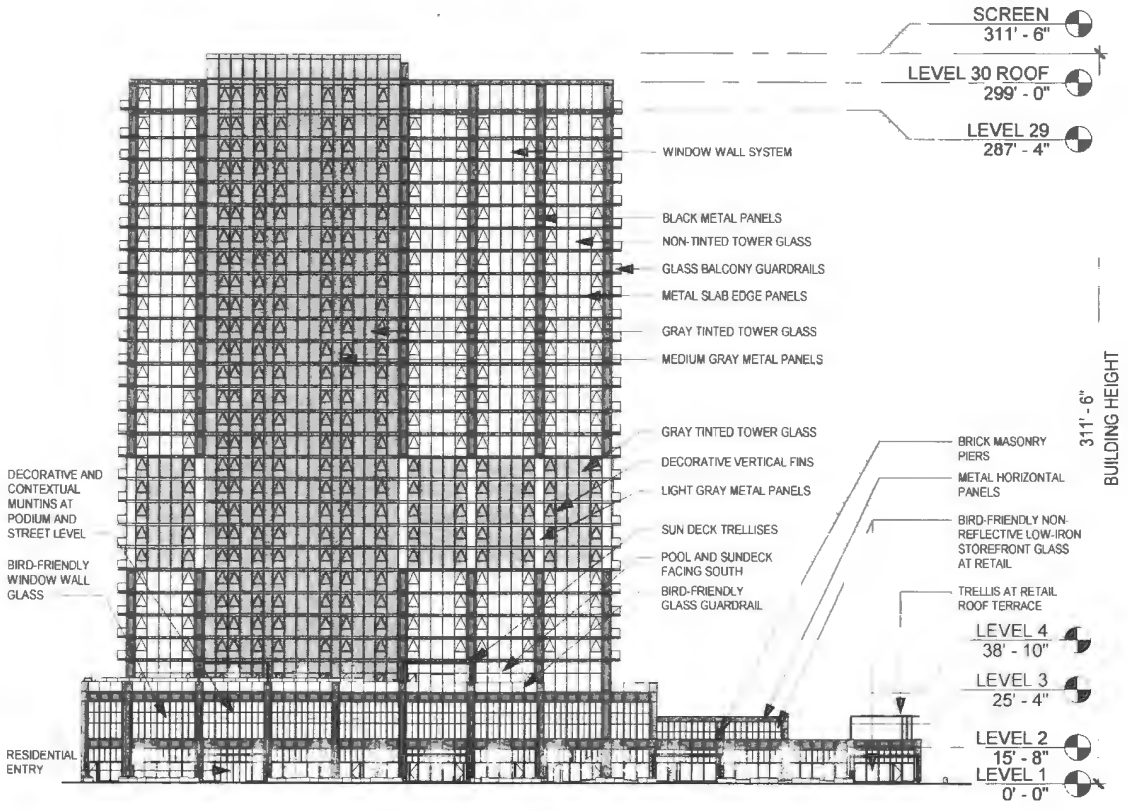
0' 30' 60' 120'

Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

NORTH BUILDING ELEVATION

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION



SCALE: 1" = 60'

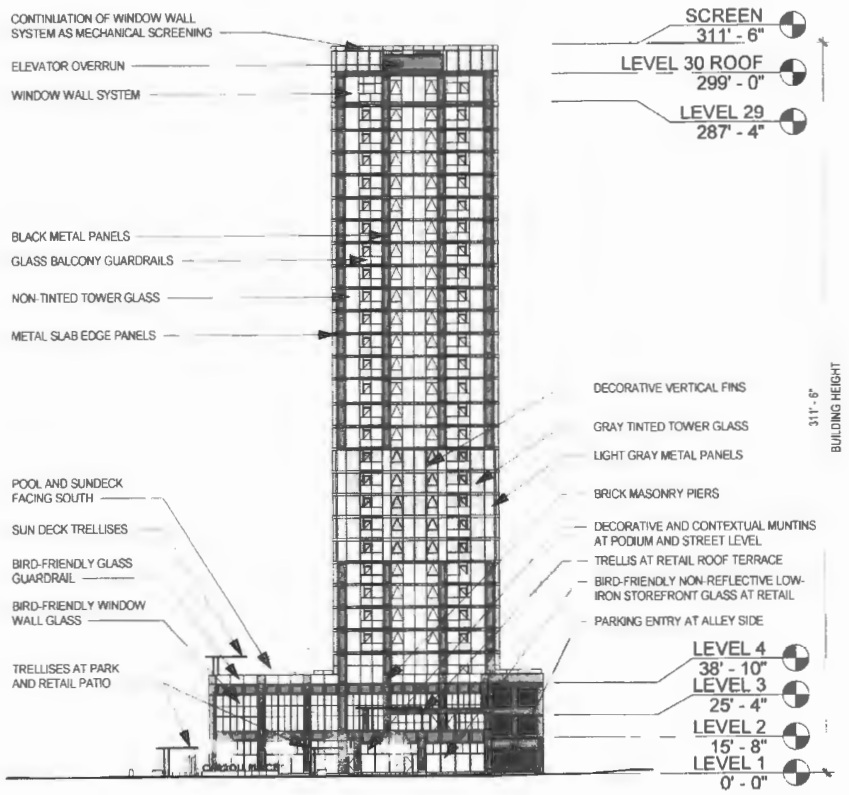
0' 30' 60' 120'

Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

SOUTH BUILDING ELEVATION

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION



SCALE: 1" = 60'

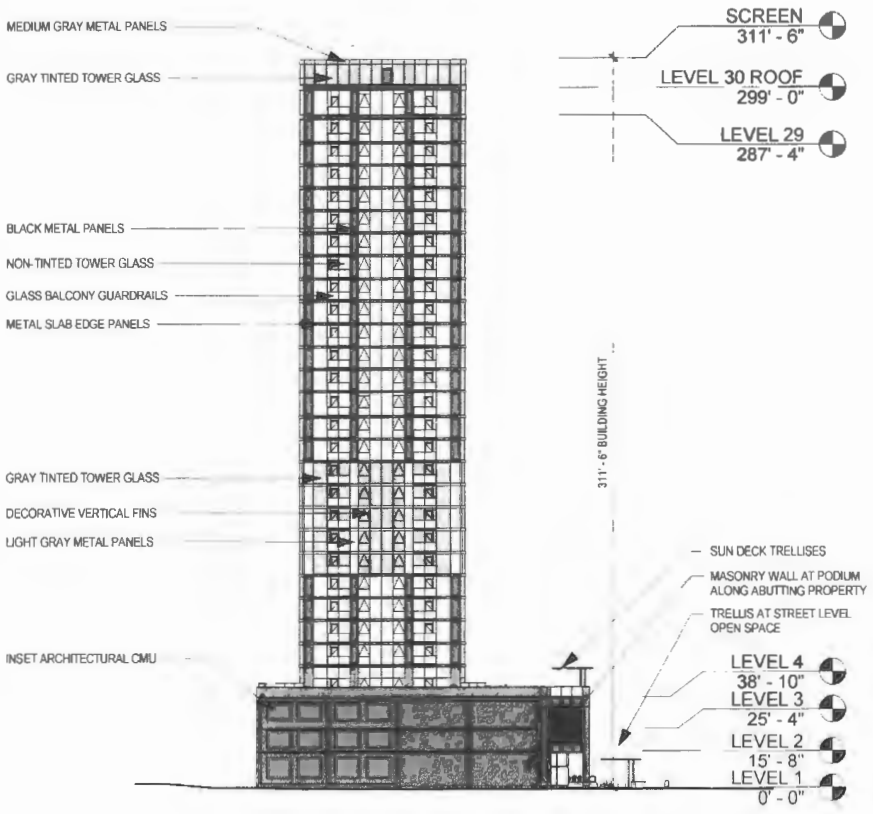
0' 30' 60' 120'

Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

EAST BUILDING ELEVATION

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION



SCALE: 1" = 60'

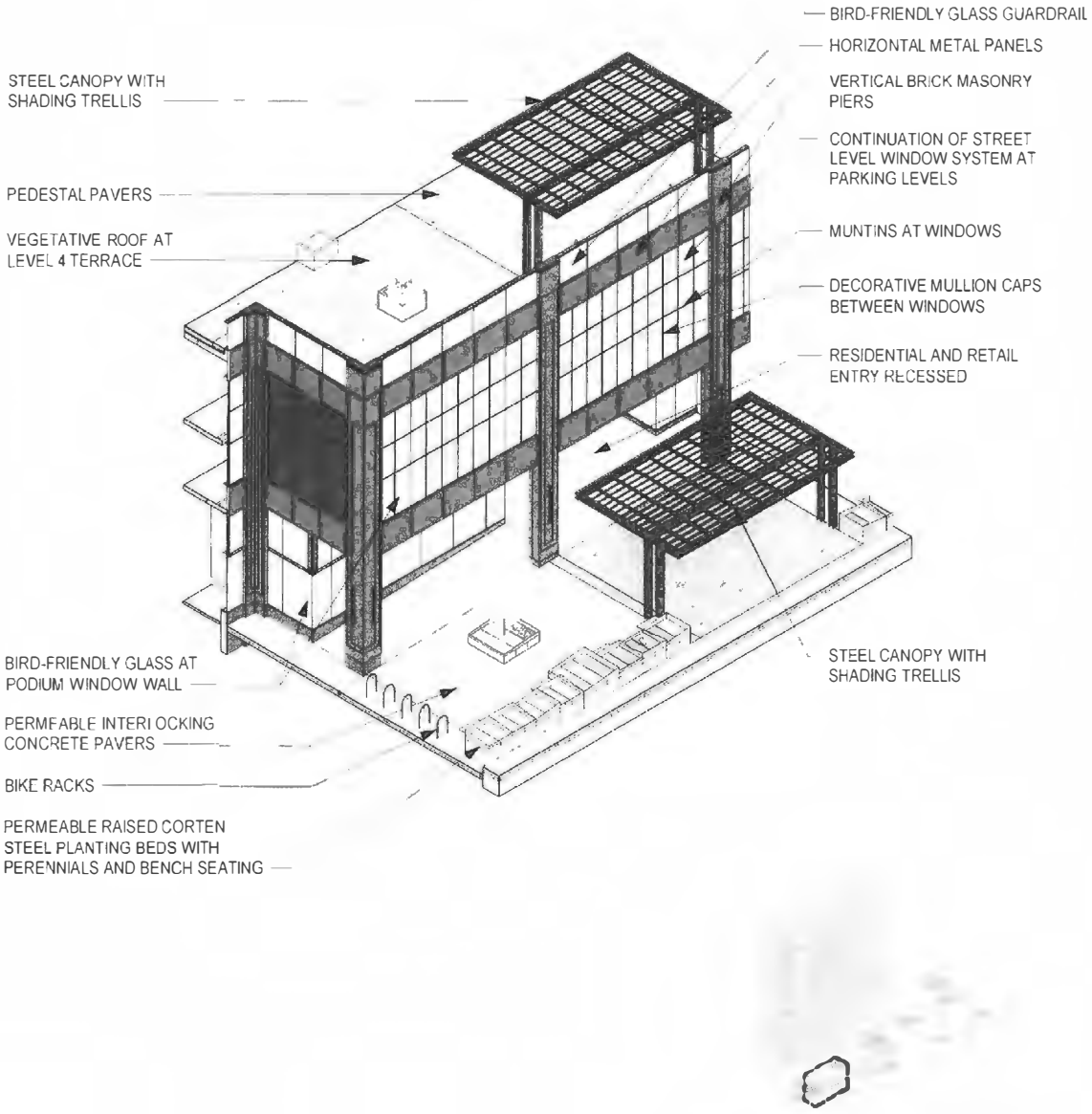
0' 30' 60' 120'

Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

WEST BUILDING ELEVATION

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION

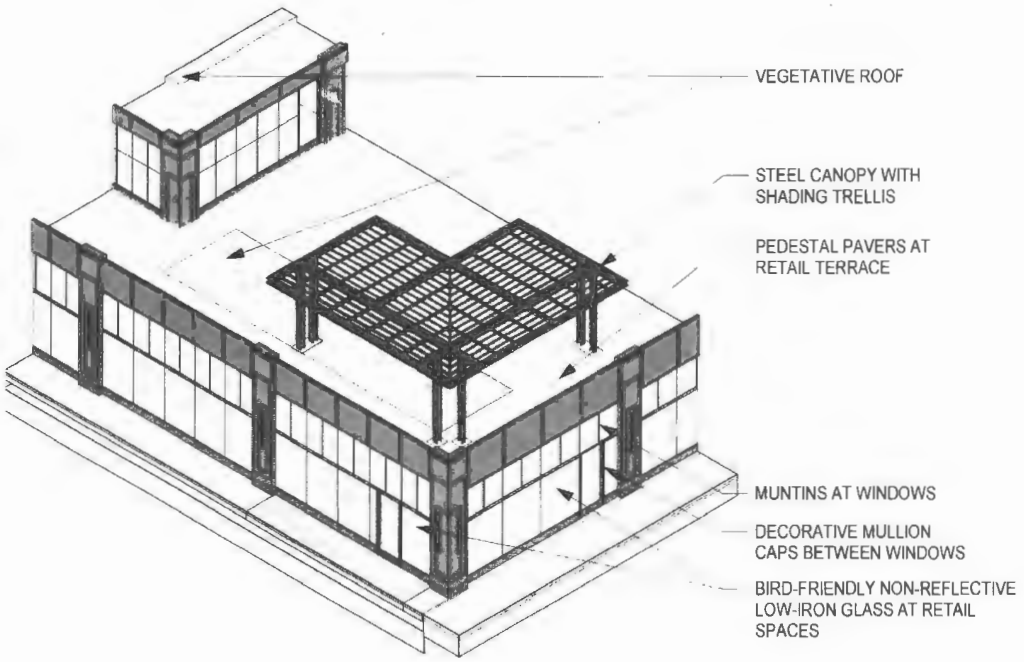


Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

PODIUM ISOMETRIC VIEW - RESIDENTIAL ENTRANCE

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION

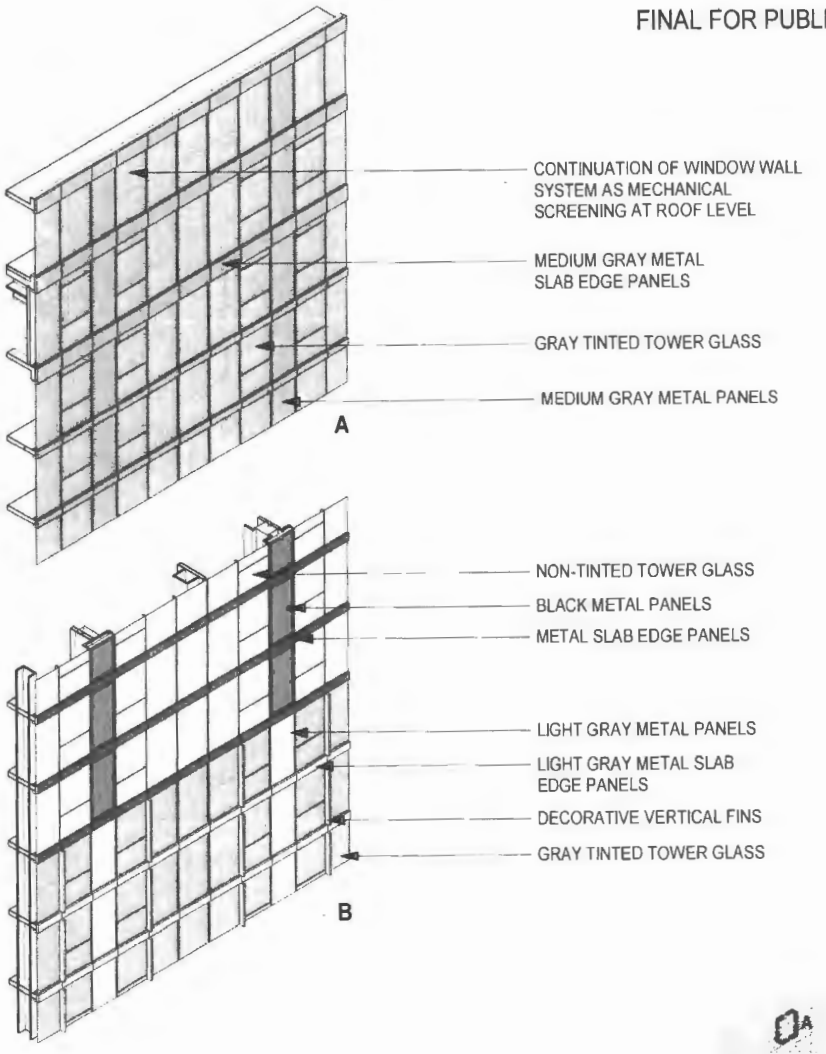


Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

PODIUM ISOMETRIC VIEW - RETAIL

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION



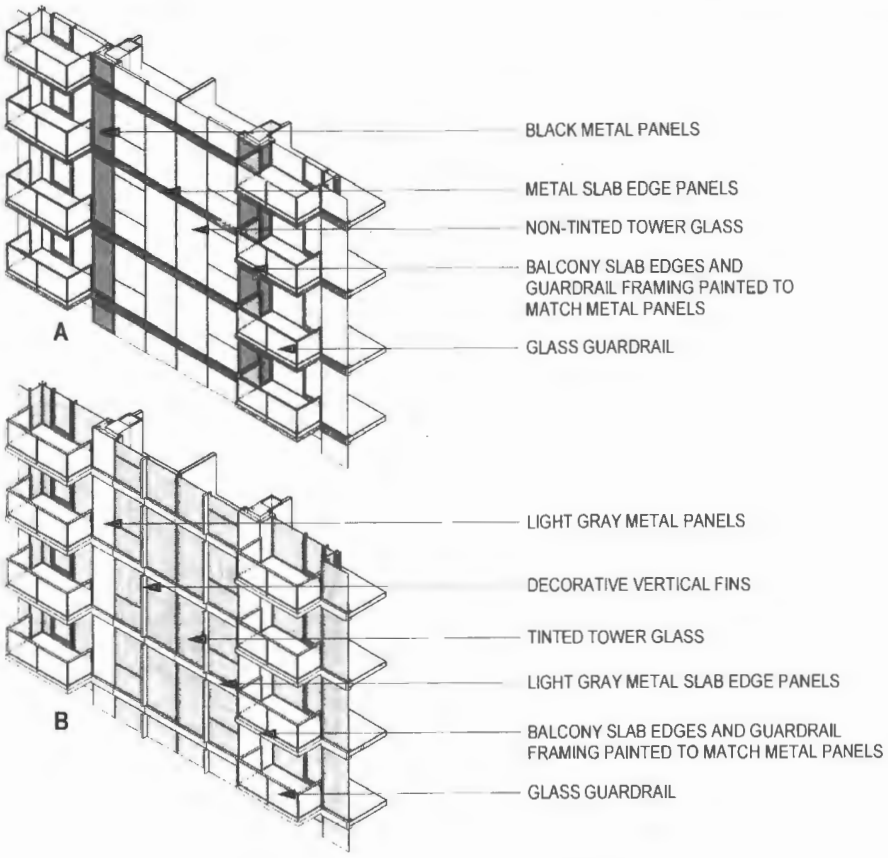


Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

TOWER ISOMETRIC VIEW - TYPICAL GLAZING SYSTEMS

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION



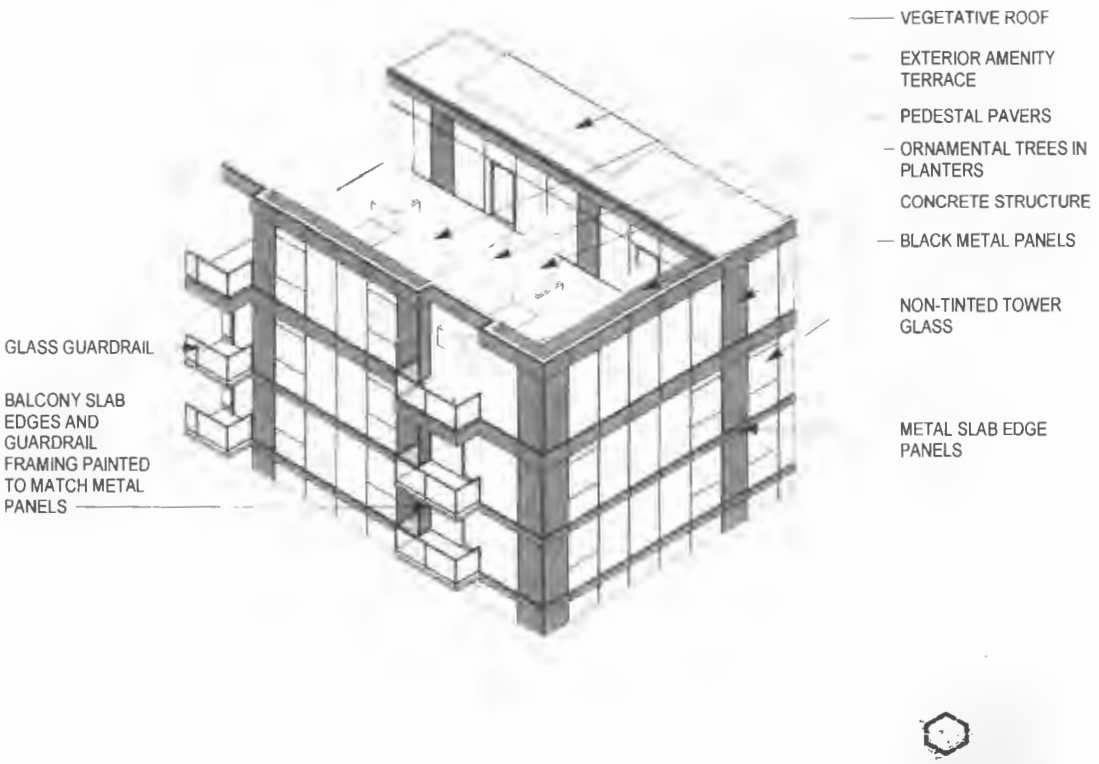


Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

TOWER ISOMETRIC VIEW - TYPICAL BALCONY SYSTEMS

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION

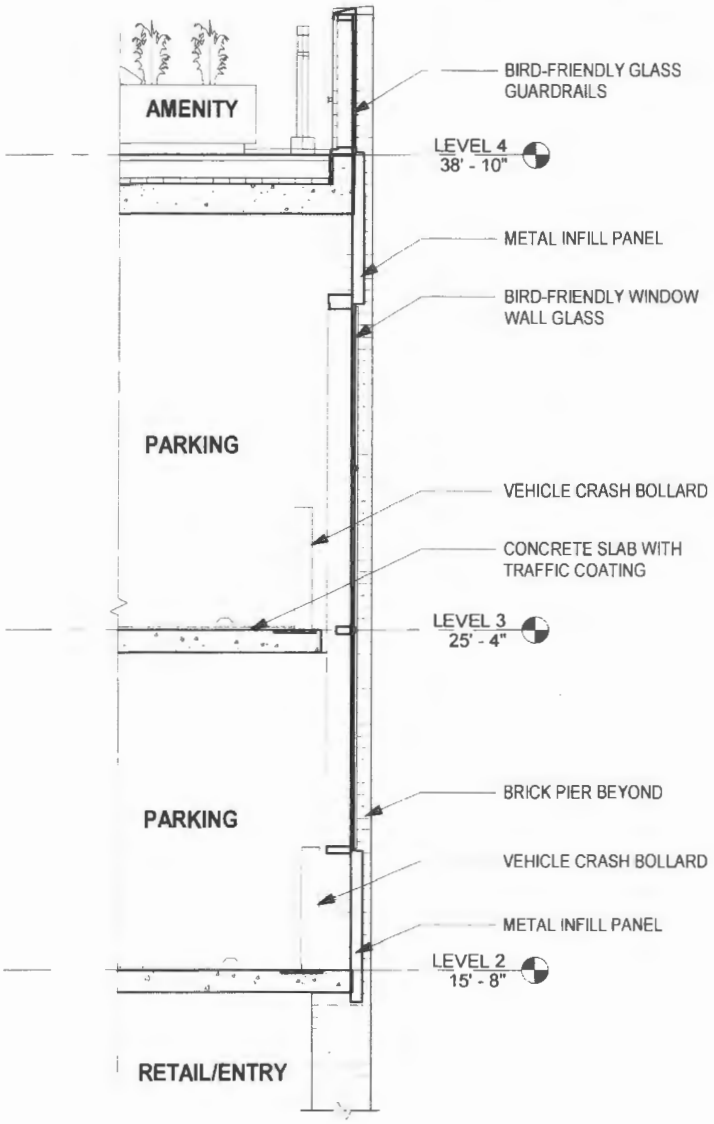


Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

TOWER ISOMETRIC VIEW - AMENITY

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION



Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

PARKING SCREEN DETAIL

Thomas Roszak Architecture, LLC

Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 22937T1)
(Common Address: 900 -- 910 W. Fulton Market)

[SO2025-0020963]

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 Business Planned Development Number 1475 symbols and indications as shown on Map Number 1-G in the area bounded by:

North Peoria Street; West Fulton Market; a line 100 feet west of and parallel to North Peoria Street; and a line 100 feet north of and parallel to West Fulton Market,

to those of DX-5 Downtown Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Basement, Ground, Second, Third, Fourth and Fifth Floor Plans; Roof Plan; and North, South, East and West Building Elevations attached to this ordinance printed on pages 36283 through 36295 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

Application: 22937 - T1

TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS 900-10 W. Fulton Market Street

The Applicant seeks to rezone 900-910 W. Fulton Market Street from a Business Planned Development Number 1475 ("PD 1475") to a DX-5 Downtown Mixed-Use District for the proposed rehabilitation of the four-story building at 900 W. Fulton Market, a new five-story building at 906 W Fulton Market, and the rehabilitation of the 2-story building at 910 W. Fulton Market as a single integrated building. The building will contain about 29,665 square feet of commercial space and nine dwelling units. The building's height will be 69 feet.

Pursuant to Section 17-13-0303-D, the Applicant seeks a variation to reduce the required rear setback to 0 feet under Section 17-13-1101-B and to reduce any loading space requirement to 0 under Section 17-13-1101-D, plus an administrative adjustment to reduce the required parking from 5 parking spaces to 0. 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	10,091 SF
Density MLA (Lot area per unit)	1,121 SF/Unit (9 dwelling units)
Off Street Parking	0 spaces*
Loading Spaces	0 spaces**
Front Setback	0 feet
Rear Setback	0 feet***
Side Setback (East)	0 feet
Side Setback (West)	0 feet
FAR	4.2
Building Height	69 feet

* Pursuant to 17-13-0303-D, the Applicant seeks to reduce the parking spaces from 5 to 0 under Section 17-13-1003-EE.

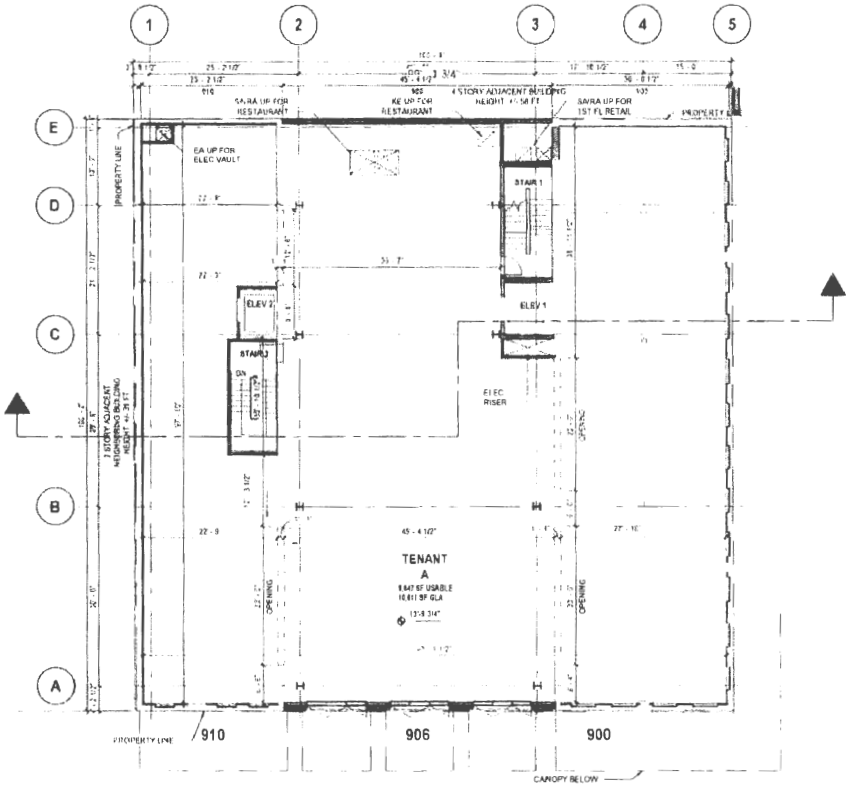
** Pursuant to 17-13-0303-D, the Applicant seeks to reduce any loading space requirement to 0 under Section 17-13-1101-D

*** Pursuant to Section 17-13-0303-D, the Applicant seeks to reduce the required rear setback to 0 feet under Section 17-13-1101-B

Basement Plan
Renovation | 900 W Fulton Market
RZ2324-0223-00 | Conceptual Design | 2025-10-15
NORR | MPG Midwest Property Group Ltd.

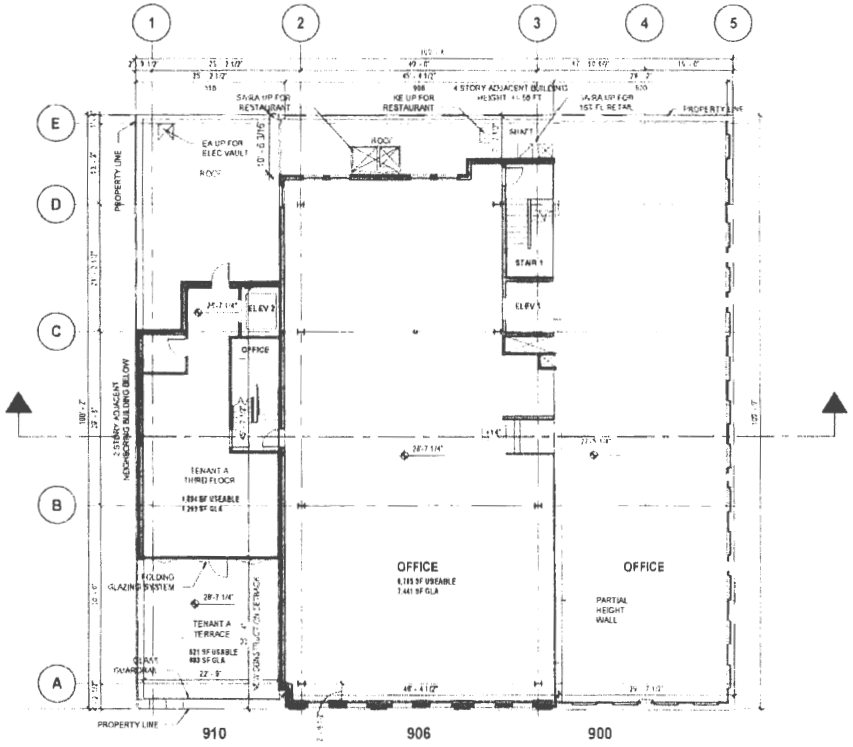
Ground Floor Plan
Renovation | 900 W Fulton Market
RZ23324-0223-00 | Conceptual Design | 2025-10-15
NORR | MPG Midwest Property Group, Ltd.
TENANT A
TENANT B
TENANT C
AREA
910
906
900
CANOPY ABOVE
PROPERTY LINE
N

Second Floor Plan



Third Floor Plan

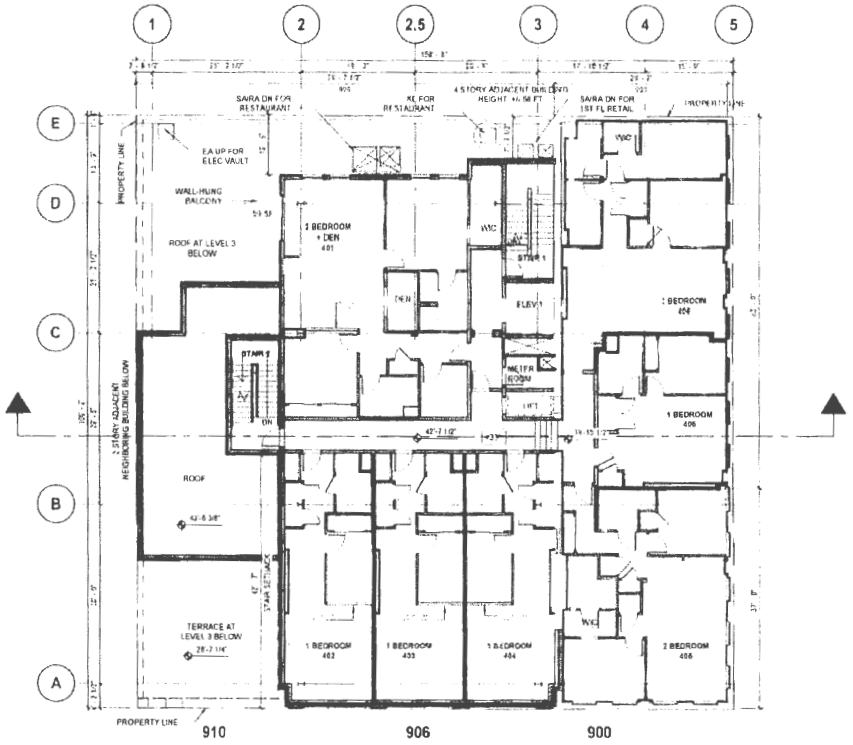
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SCALE 1/16" = 1'-0"

Fourth Floor Plan



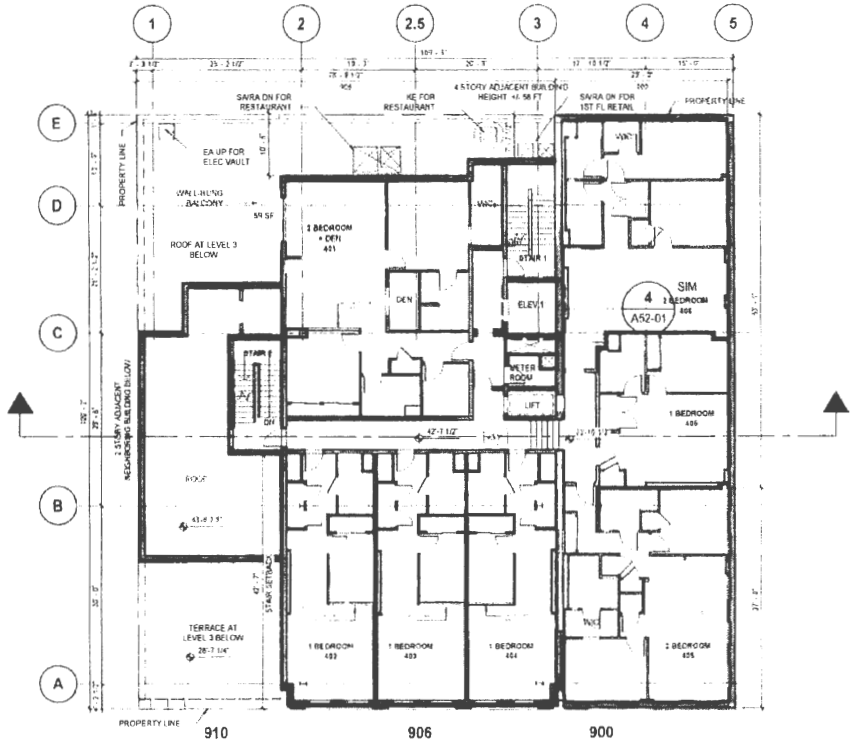
SCALE 1/16" = 1'-0"

05 © NORR 2025

Fifth Floor Plan
Renovation | 900 W Fulton Market
RZ2324-0223-00 | Conceptual Design | 2025-10-15
NORR | MPG Midwest Property Group, Ltd.
N
SCALE 1/16" = 1'-0"
TERRACE
DN SF OPEN SPACE REQ PER UNIT
900 FULTON EXISTING ROOF
2 BEDROOM + DEN
DEN
2 BEDROOM
PRIVATE TERRACE
STAIR 3
ELEV 3
ELEC
STAIR 2
SAWA DR FOR RESTAURANT
SAWA DR FOR 1ST FL RETAIL
WALL HUNG BALCONY
1
2
2.5
3
4
5
A
B
C
D
E

Fourth Floor Plan

Alternate: Bearing Wall Design

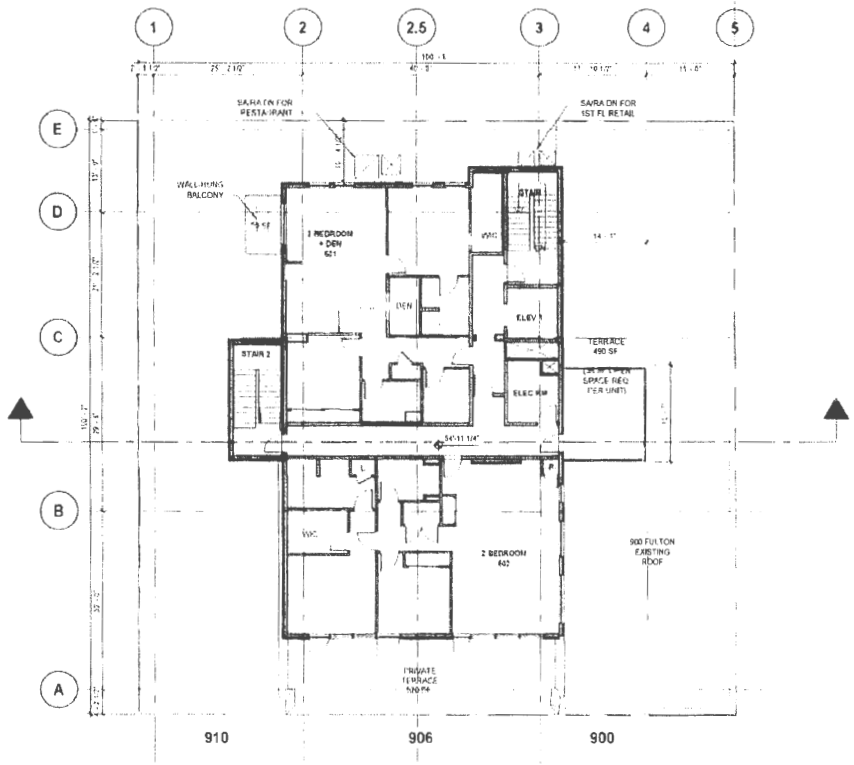


5.1

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Fifth Floor Plan

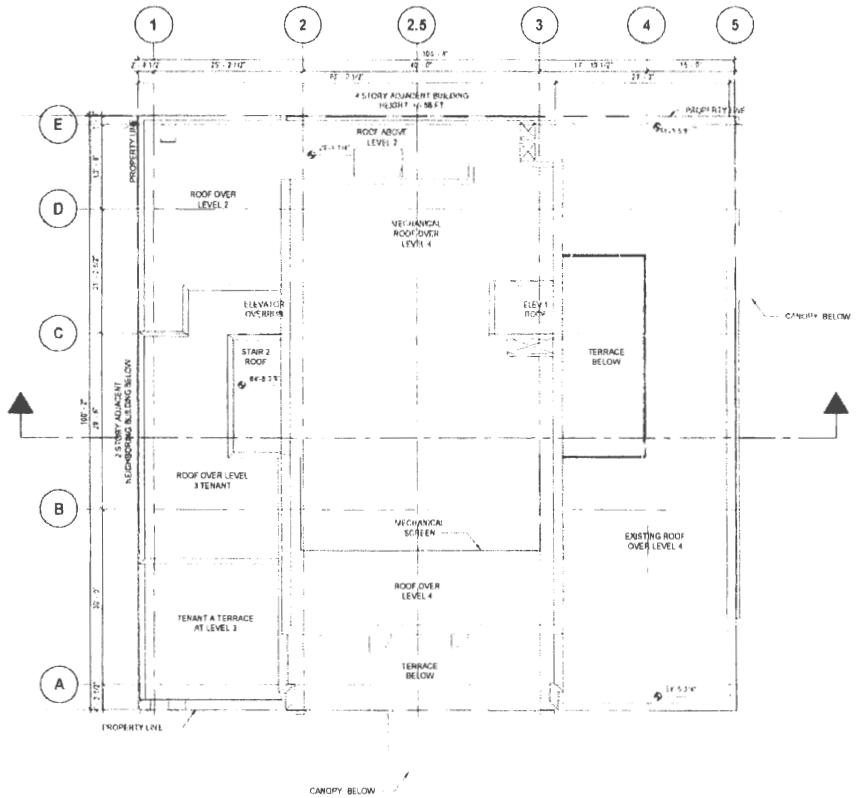
Alternate: Bearing Wall Design



Roof Plan

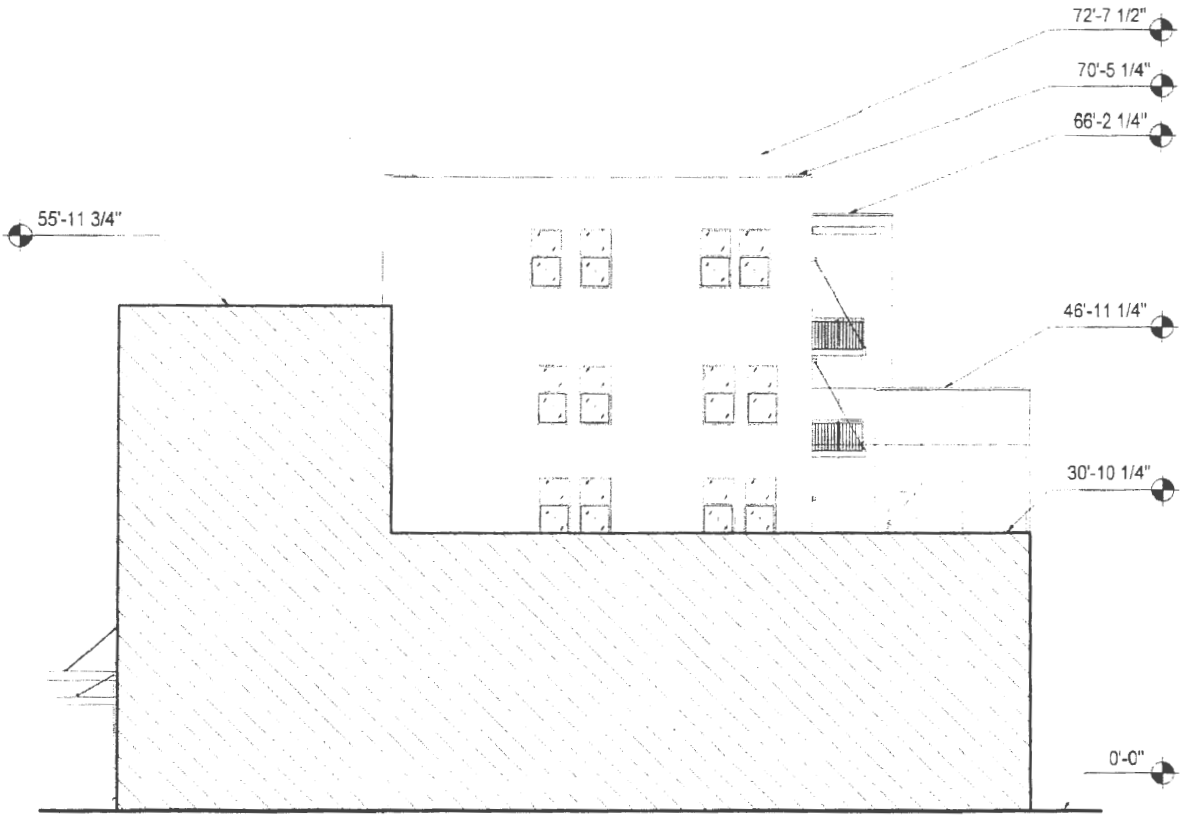
07

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SCALE: 1/16" = 1'-0"



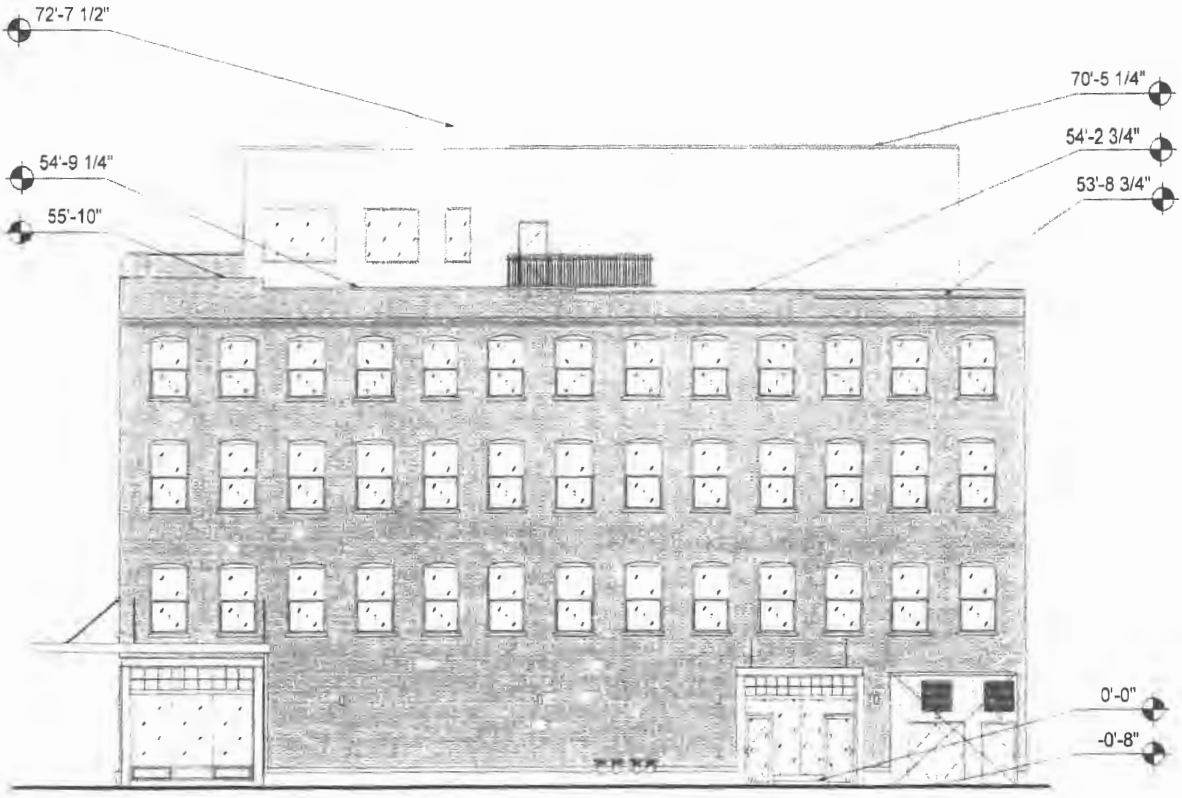
NORTH ELEVATION

Client:	*MIDWEST PROPERTY GROUP*		NORTH ELEVATION - BUILDING
Address of Project:	*Chicago, IL 60607*		
Date:	*12/03/25*		
Sheet Number:	*22*	Scale: *1/16" = 1'-0"*	



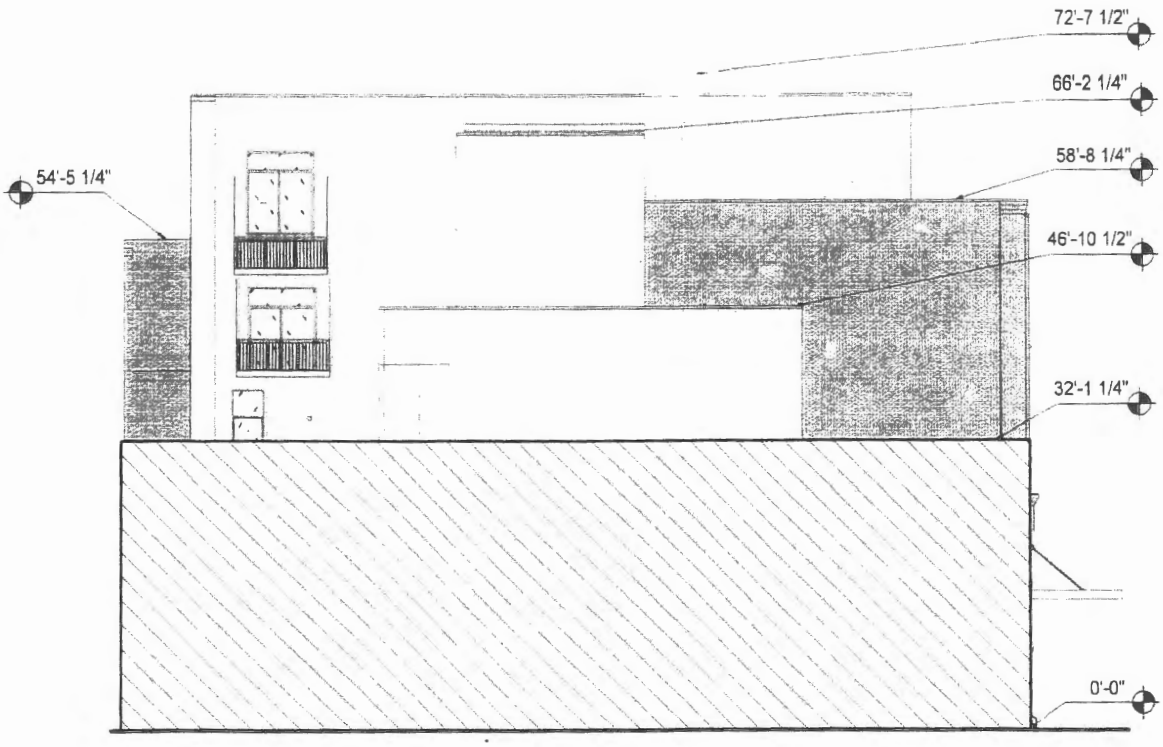
SOUTH ELEVATION

Client:	*MIDWEST PROPERTY GROUP*		SOUTH ELEVATION - BUILDING
Address of Project:	*Chicago, IL 60607*		
Date:	*12/03/25*		
Sheet Number:	*24*	Scale: *1/16" = 1'-0"*	



EAST ELEVATION

Client:	*MIDWEST PROPERTY GROUP*		EAST ELEVATION - BUILDING
Address of Project:	*Chicago, IL 60607*		
Date:	*12/03/25*		
Sheet Number:	*23*	Scale: *1/16" = 1'-0"*	



WEST ELEVATION

Client:	*MIDWEST PROPERTY GROUP*		WEST ELEVATION - BUILDING
Address of Project:	*Chicago, IL 60607*		
Date:	*12/03/25*		
Sheet Number:	*25*	Scale: *1/16" = 1'-0"*	

Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 22886)
(Common Address: 210 -- 220 N. Morgan St.)

[SO2025-0020115]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential-Business Planned Development Number 1541 District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Morgan Street; a line 100 feet north of and parallel to West Lake Street; a line 125.78 feet west of and parallel to North Morgan Street; and a line 240.24 feet north of and parallel to West Lake Street,

to those of a Residential-Business Planned Development 1541 District, as amended.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

Residential-Business Planned Development No. 1541, As Amended.

Plan Of Development Statements.

Final For Publication

1. The area delineated herein as Residential-Business Planned Development No. 1541, as amended ("Planned Development"), consists of approximately 17,497 square feet (0.402 acres) of property, which is depicted on the attached Planned Development Boundary and Property Line Map ("Property" or "Subject Property"), and is owned and/or controlled by the Applicant –*210 North Morgan Development LLC,* an Illinois limited liability company.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Subject Property, at the time of application for amendments, modifications or changes (administrative, legislative, or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8- 0400 of the Chicago Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

   Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

   Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation

   All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

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Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. The design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations and Data Table; an Existing Land Use Map; an Existing Zoning Map; a Planned Development Property Line Map; a Site Plan, a Landscape Plan; Elevations (East, South, West and North); a Podium Façade Section; a Mid-Section Tower Façade Section; and, a Top of Tower Façade Section; all of which were prepared by *Park Fowler Plus* and are dated September 25, 2025, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

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5. The following uses are allowed/permitted in the area delimitated herein as Planned Development No. 1541, as amended: dwelling units above the ground floor, cultural exhibits and libraries, day care, artist work or sales space, animal services, business equipment sales and service, business support services, eating and drinking establishments (all, including taverns), financial services (except payday/title secured loan store and pawn shop), food and beverage retail sales, liquor sales (as accessory use), hotel/motel, medical service, office, personal service, retail sales (general), production services (artisan), co-located wireless communication facilities, incidental and accessory uses, and accessory parking.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development (DPD). Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).

8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 17,497 square feet and a base FAR of 7.0 (with a 4.5 Neighborhood Opportunity Bonus).

The Applicant acknowledges that the project has received a bonus FAR increase of 4.5, pursuant to Section 17-4-1000 of the Zoning Ordinance With this bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C of the Zoning Ordinance prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-A-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or (c)

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approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. Upon review and determination, Part II Review, pursuant to section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development (DPD). The fee, as determined by Staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago Department of Revenue, prior to the issuance of any Part II Approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines, including Section 17-13-0880 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). Any interim reviews associated with Site plan review or Part II Reviews, are conditional until final Part II Approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

12. The terms and conditions of development, under this Planned Development Ordinance, may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator, upon written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

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15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from the C1-1 Neighborhood Commercial District to the DX-7 Downtown Mixed-Used District and then to this Residential-Business Planned Development No. 1541, as amended ("the PD"), is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The PD is located in a "downtown district" within the meaning of the ARO and permits the construction of 268 dwelling units. The Applicant intends to construct a 268-unit rental building (the "Project").

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Developers of rental projects in downtown districts with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. As required under subsection (AA), whether on-site or off-site, developers must give preference in leasing to veterans for at least 10% of the total number of affordable units required. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 53.6 affordable units (20 percent of 268) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing all 54 affordable units in the rental building in the PD, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI, (y) at least one-third (or 18 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 3 of the 18 units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI.

This PD is located in the Fulton Market Innovation District (the "FMID"). The Chicago Plan Commission adopted a plan for the FMID in July 2014 and approved an update to the plan (the "FMID Plan Update") in February 2021. The FMID Plan Update allows residential uses north of Lake Street in the FMID and establishes a 30 percent affordability goal for new residential projects in that area. In order to achieve that goal, the City's

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Department of Housing ("DOH") is committed to offering developers a menu of public assistance. The Applicant agrees to collaborate with DOH to provide an additional 26.8 affordable units (10 percent of 268) either on-site or in an off-site location within the boundaries of the FMID, in accordance with the FMID Plan Update (the "FMID Units"). The Applicant and DOH have begun and will continue to collaborate to determine the amount of FMID Funds necessary to create the FMID Units, which amount shall account for such factors as the change in projected net operating income during the period of affordability and shall be based on commercially reasonable investment criteria and empirical data. DOH has previously reviewed detailed pro formas at 20% and 30% affordability along with a market rent study provided by the Applicant and preliminarily determined the amount of funds necessary to compensate for the loss of market rate rent for the FMID Units. The Applicant and DOH will continue to collaborate to determine whether the project can accept FMID Funds and, if so, the amount of FMID Funds necessary to create the FMID Units in accordance with this Statement. At least six (6) months prior to the issuance by the Department of Buildings of any permits for the construction of vertical improvements, the Applicant shall notify the City of the Applicant's intent to proceed with construction of the project ("Applicant's Notice to Proceed"). The Applicant's Notice to Proceed must include an updated and detailed budget for the project, updated proformas at 20% and 30% affordability based on commercially reasonable investment criteria and empirical data, an updated rent market study from a reputable firm with established expertise with valuations of similar properties, its calculation of the amount of FMID Funds necessary to create the FMID Units ("FMID Funding Determination") and a detailed explanation of its FMID Funding Determination, or, if applicable, a detailed explanation as to why the project cannot accept FMID Funds (the foregoing referred to as the "Supporting Documents"). The Applicant shall concurrently deliver a copy of the Applicant's Notice to Proceed and associated documentation to the alderperson in whose ward the project is located. Within 30 days after delivery of the Applicant's Notice to Proceed and all associated documentation to DOH, the City will either: (1) accept the Applicant's FMID Funding Determination and agree to provide the amount of FMID Funds identified by the Applicant, subject to city council approval of the FMID Funds and the Applicant's execution of a TIF RDA (defined below), (2) reject the Applicant's FMID Funding Determination and request additional information and discussion; or, (3) accept a determination by the Applicant that it is not fiscally possible, based on commercially reasonable investment criteria and empirical data, to accept FMID Funds. Furthermore, if the City fails to respond within the 30-day period following the delivery of the Applicant's Notice to Proceed (which will not be considered delivered unless each of the Supporting Documents is delivered), the Applicant may proceed with development of the project without providing the FMID Units. If the City rejects the Applicant's FMID Funding Determination, the City and the Applicant must confer and negotiate in good faith and with due diligence to determine the amount of FMID Funds necessary to create the FMID Units. If the City and the Applicant are unable to reach agreement regarding such amount on terms acceptable to the Applicant and the City within

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ninety (90) days after delivery of the Applicant's Notice to Proceed, the Applicant may proceed with development of the project without providing the FMID Units. The City intends to provide the FMID Funds from available incremental property taxes on deposit in the special tax allocation fund for the Kinzie Industrial Conservation Area Tax Increment Redevelopment Project Area, within whose boundaries the Property is located. The Applicant understands and agrees that the award of the FMID Funds is expressly conditioned on the City and the Applicant entering into a TIF Redevelopment Agreement (the "TIF RDA"), which will be approved pursuant to a separate ordinance (the "TIF Ordinance"), and the Applicant agrees to negotiate the TIF RDA in good faith and with due diligence and to execute the TIF RDA in order to receive the FMID Funds. Among other conditions, closing of the TIF RDA will be subject to the Applicant securing and closing its construction financing.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this PD, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the PD, provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to the Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the PD and will constitute a lien against such property If the IHA is executed before the Applicant and DOH complete negotiations regarding the FMID Units, the Applicant agrees to update, amend and record the IHA as necessary to incorporate any additional FMID affordability requirements. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this PD. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

17. This Planned Development, as amended, shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the DX-7 Downtown Mixed-Use District.

Residential-Business Planned Development No. 1541,
As Amended.

Bulk Regulations And Data Table.

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Gross Site Area (square feet):	21,822 square feet
Area in Right of Way (square feet):	4,325 square feet
Net Site Area (square feet):	17,497 square feet
Maximum Floor Area Ratio:	11.5
Maximum Permitted Dwelling Units:	268
Minimum Off-Street Parking Spaces:	30
Minimum Bicycle Parking:	238
Minimum Off-Street Loading Spaces:	2 (10 feet by 25 feet)
Maximum Building Height	260 feet-0 inches
Minimum Setbacks:	In substantial compliance plans

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An official website of the City of Chicago. Here's how you know.

EFORMS ADMIN TOOL

ARO Intake Application

Submission ID: 972251

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago, the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at [illegible]. The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/1/2023 and its requirements have been incorporated into this web form. More information is available in Section [illegible] of the ARO Rules.

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in the ARO Rules, Multi-Page, and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for download here. The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed offsite or off site unit application as detailed in Article 6.2-5 of the ARO Rules
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

The ARO Rules are available online at [illegible]. If you have any questions about completing this application, please contact [illegible].

Please help us improve this form by submitting any errors, inconsistencies or sharing any suggestions to [illegible].

Applicant Name * 210 North Morgan Development LL

Applicant Contact Person * Aaron Galvin

Applicant Email * aaron@luxurylivingchicago.com

Applicant Phone * (312) 493-9679

Applicant Address * 210-220 North Morgan Street

Attorney Name * Sara Barnes

Attorney Email * s.barnes@quzdol.com

Development Information

Development Address:

From * 210

To 220

Direction * N

Street Name * MORGAN

Zip Code * 60607-1709

Ward * 27

ARO Zone * Downtown

Development Name * 210 North Morgan

If you are working with a Planner at the City, what is his/her/their name? Omar Smailbegovic

Zoning Application Number (if applicable)

Council Introduction Date * 09/29/2025

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

ARO Trigger * Zoning entitlement

Development Type * Rental

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Total Units *

268

Is your Project in a Transit Served Location? *

with 4.0 FAR (100% on-site requirement)

Estimated date marketing will begin *

01/01/2027

Estimated date of building permit (in-lieu fee, $5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

05/01/2026

ARO Requirements

ARO Option

ARO Option ARO Option *

ARO Option *

Affordable Units Required *	Minimum On-Site Units *	Maximum Units Paid For In-Lieu *
54	14	27

Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
54	0	0

In-Lieu Amount Owed *	On-Site Units To CLIHTF or CHA *
$0.00	0

From	To	Direction	Street Name
		Select One	Select One

Zip Code	Ward	ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

$ 0.00

Forms

Unit Mix and Square Footage Spreadsheet *

Dimensioned Floor Plans with affordable units highlighted

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If ARO units are CLIHTF or CHA, attach signed acceptance letter

If off-site units are new construction, attach:

A. Schematic and design development drawings for on-site units

B. Schematic and design development drawings for off-site units

If off-site units are rehab, please attach the following documents.

A. Schematic and design development drawings for on-site units

B. Schematic and design development drawings for off-site units

C. A Physical Needs Assessment (PNA)

D. Surveys

E. Outstanding code violations

F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

A. Owner Sworn Statement

B. GC Sworn Statement

C. Bounday Survey

D. Draft permit application prior to submission to the Department of Buildings (DOB)

E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH

B. A copy of the front and back of each building permit for each property with all DOB signoffs

C. A copy of the Certificate of Occupancy for each property (if applicable)

D. Final GC and Owner Sworn Statements

E. All final waivers of lien or a title report showing no liens for each property

F. As built Survey (new construction)

G. Final Issued for Construction Permitted Construction Drawings

H. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

Sara Barnes

Deputy Commissioner

Summary

Notes

Note

Search within these results:

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Project Name	210 N Morgan
Zoning Application number, if applicable	
Address	210 N Morgan
Rental or For Sale or Rental Project?	Rental
Affordable Housing Ordinance (AHO) option**	$5.00
Total Units in Project	288
Total Affordable Units	24

Summary

	Market Rate			ARO			
unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	Affordable v. market square footage*
studio	191	89%	555	48	89%	473	85%
one-bed	23	11%	798	6	11%	812	102%
two-bed	0	0%	0	0	0%	0	0%
three-bed	0	0%	0	0	0%	0	0%

*ARO unit percentages, by unit type, may differ from corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 12% of ARO units can be studios).

**If the average affordable square footage is smaller than the average square footage of market rate units, then the payment in lieu option is available for units that are not the smallest market rate units, but less than the average square footage.

Features and Amenities

Parking *how many?*	Z14	B4
Laundry	In Unit	In Unit
Appliances		
Refrigerator *age/EnergyStar.make/model/color*	[redacted]	New, Energy Star
Dishwasher *age/EnergyStar.make/model/color*	[redacted]	New, Energy Star
Stove/Oven *age/EnergyStar.make/model/color*	[redacted]	New, Energy Star
Microwave *age/EnergyStar.make/model/color*	[redacted]	New, Energy Star
Bathroom(s) *how many? Half bath? full bath*	[redacted]	1 Bath
Kitchen Countertops *material*	[redacted]	Quartz
Flooring *material*	[redacted]	Luxury vinyl
HVAC	[redacted]	Heat Pump
Other	[redacted]	

NOTE: DOH will review specific details for features and amenities for approval when they become available. The applicant must also be compliant with issues not listed as an affordable unit as "market rate" as mandated by the ARO Rule.

AMI Mix for ARO Units

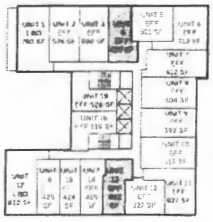
Affordable Units							
Unit Type	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	Total ARO
Studio	9	14	11		9	16	59 (82%)
1 bed					4	2	6 (18%)
2 bed							#DIV/0!
3 bed							#DIV/0!
4 bed							#DIV/0!
	9	14	11		13	18	65 (100%)

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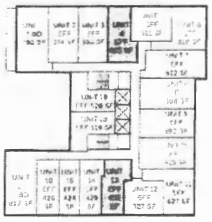
Unit Distribution Levels 4-11



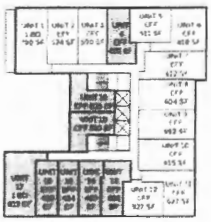
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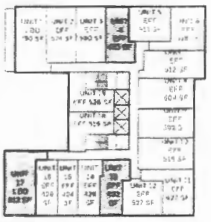
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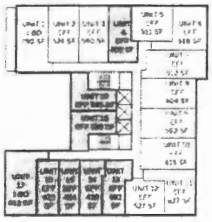
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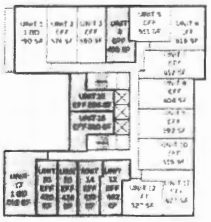
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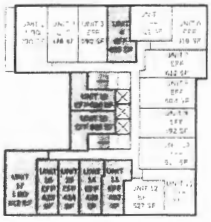
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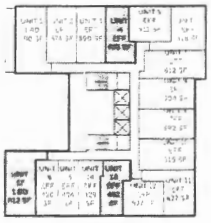
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FLOOR 6



FLOOR 5



FLOOR 4

ParkFowler Plus LUXURY | LIVING Parq development

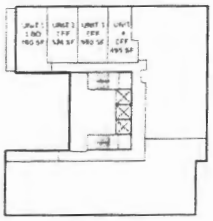
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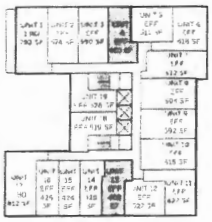
Unit Distribution Levels 12-18



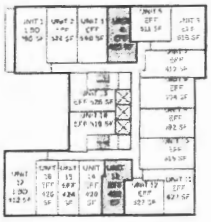
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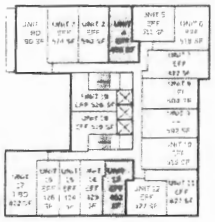
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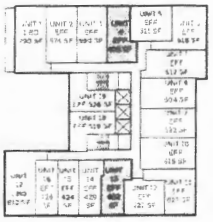
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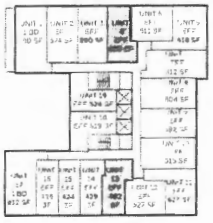
FLOOR 16



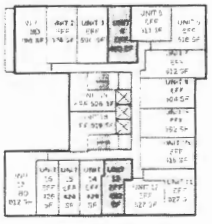
FLOOR 15



FLOOR 14



FLOOR 13



FLOOR 12

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N.T.S
11.11.25

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Legend

Property Line
R Residential
C Commercial

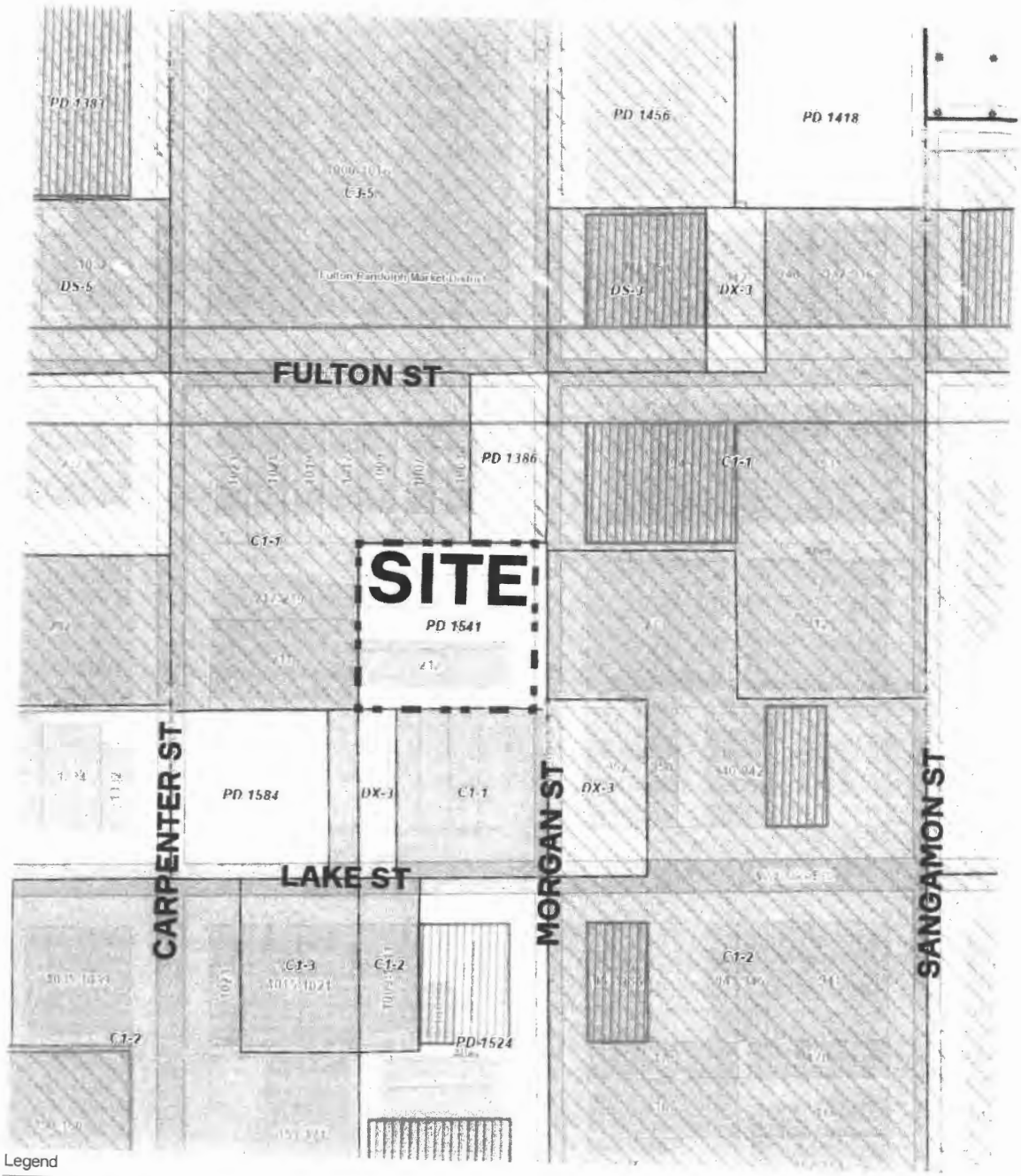
0' 22' 45' 90'

APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	EXISTING LAND USE MAP

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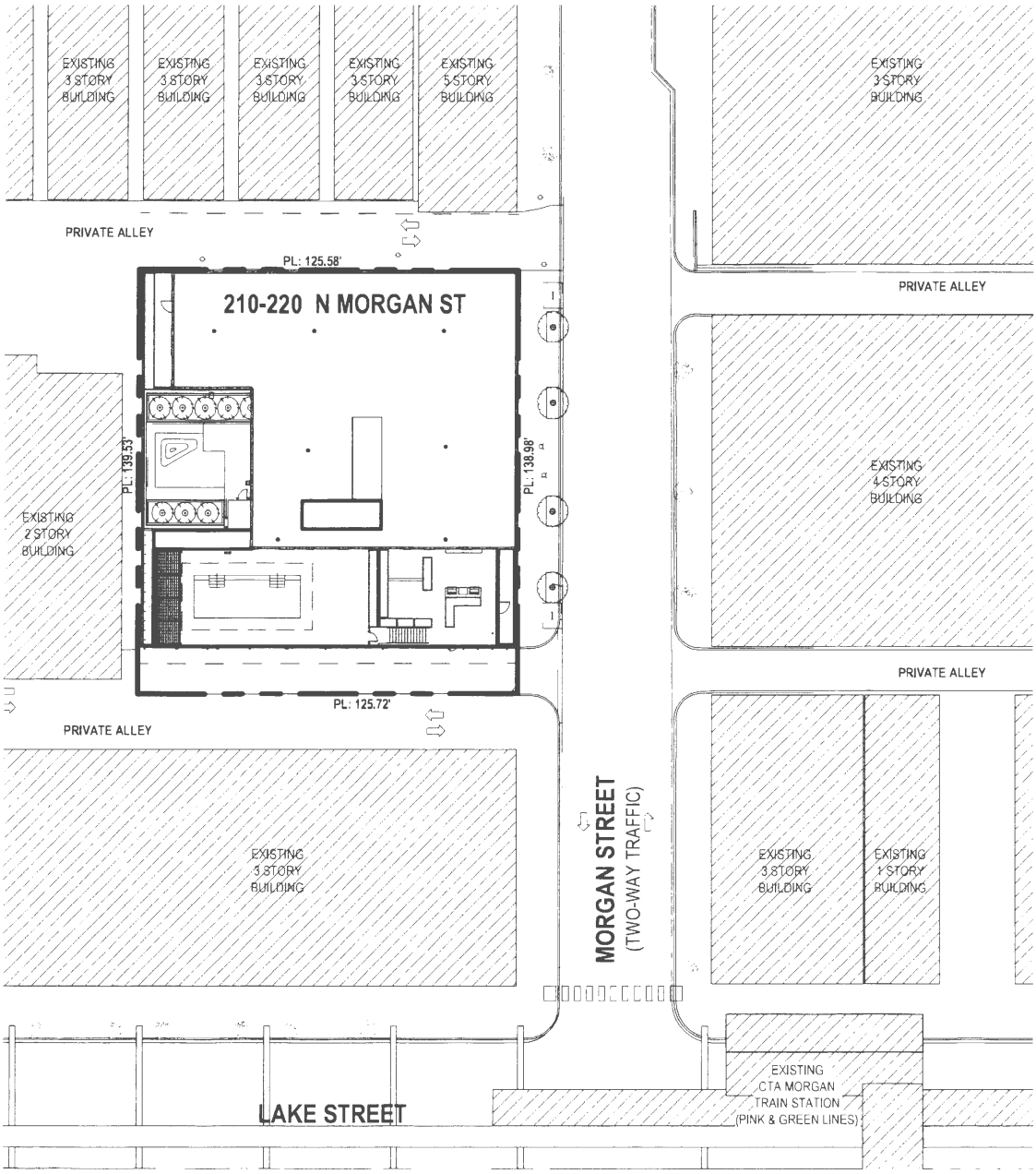


APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	EXISTING ZONING

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Legend

Property Line

PD Boundary

Net Site Area:	17,497 SF
Area in Right of Way:	4,325 SF
Gross Site Area:	21,822 SF

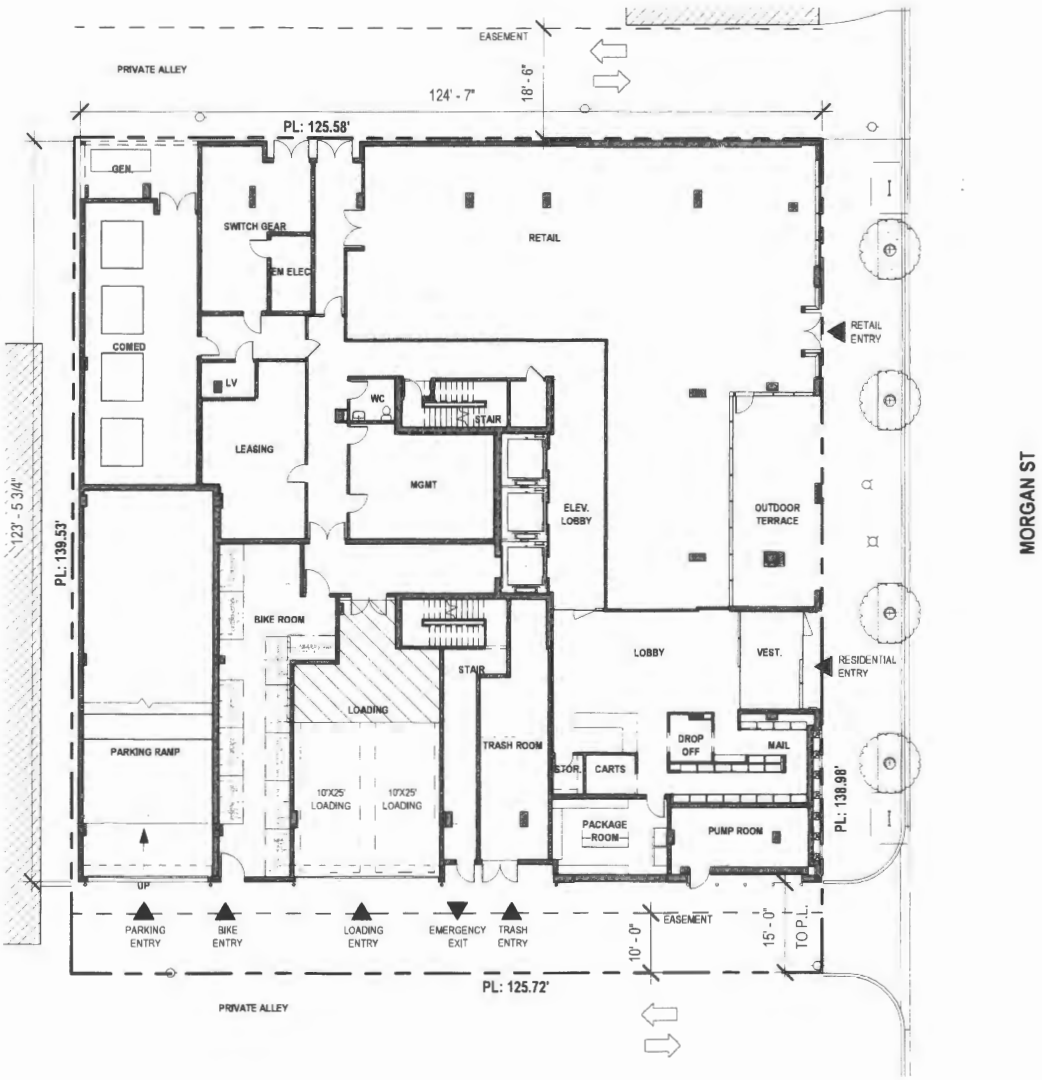
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APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	PLANNED DEVELOPMENT PROPERTY LINE

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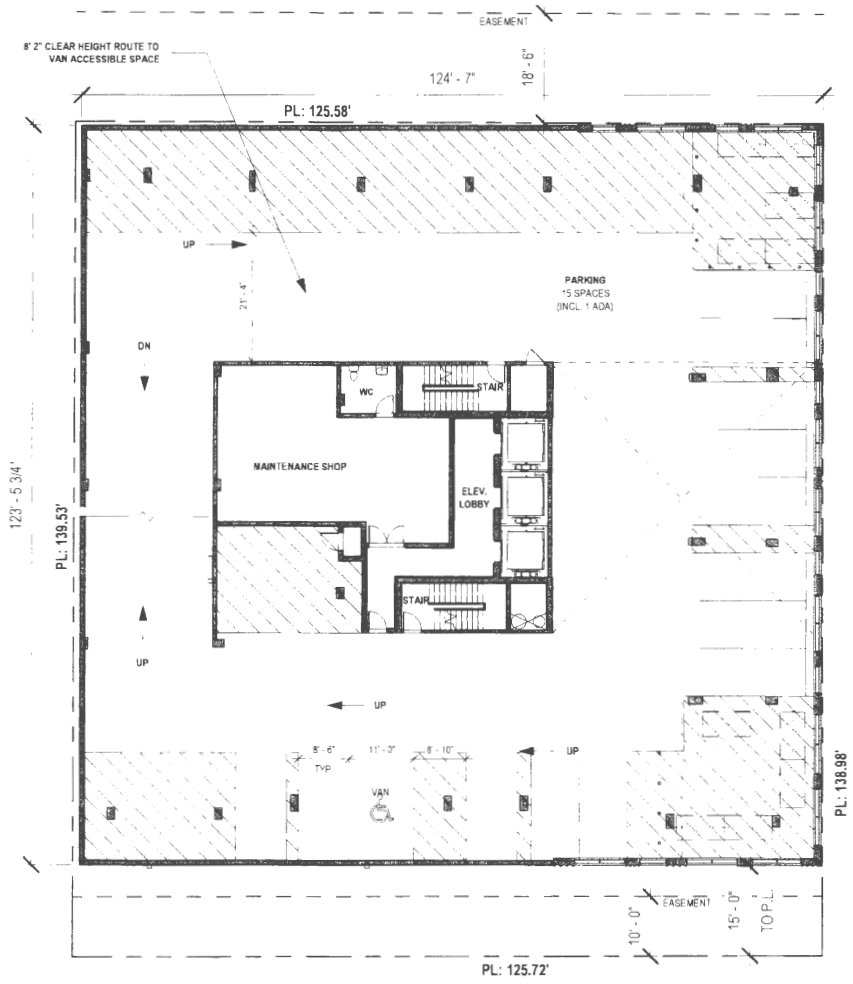


APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	SITE PLAN

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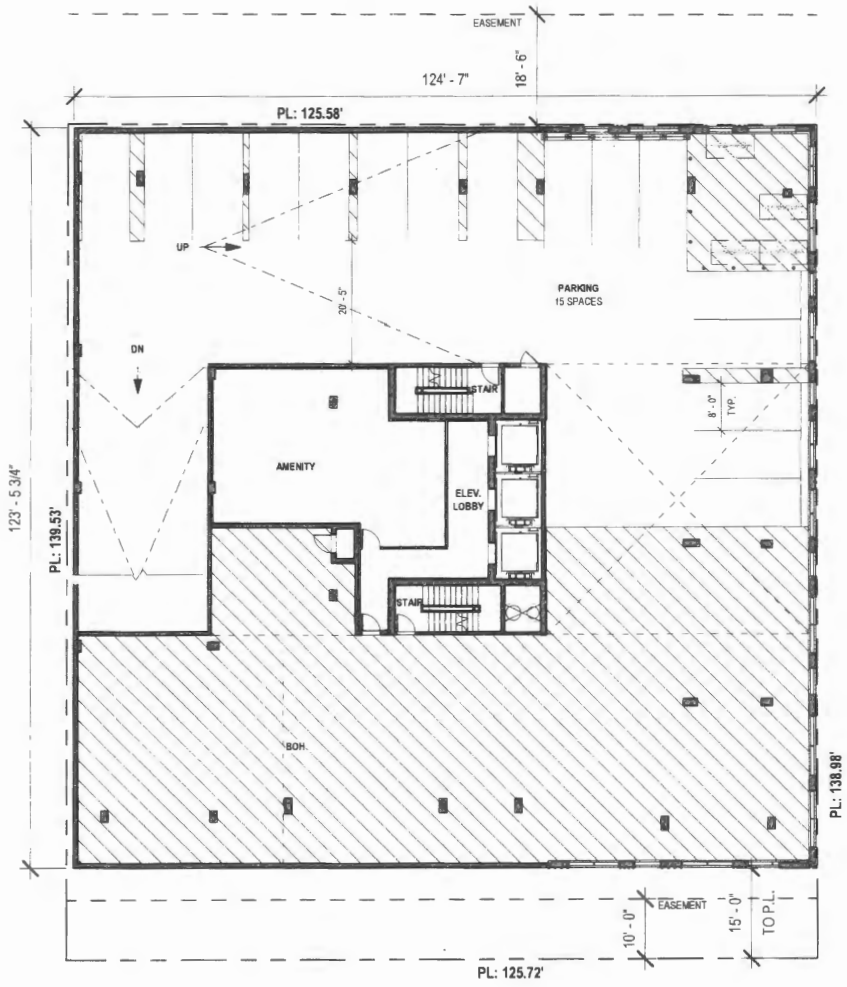
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APPLICANT: 210 North Morgan Development L.L.C		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	LEVEL 02

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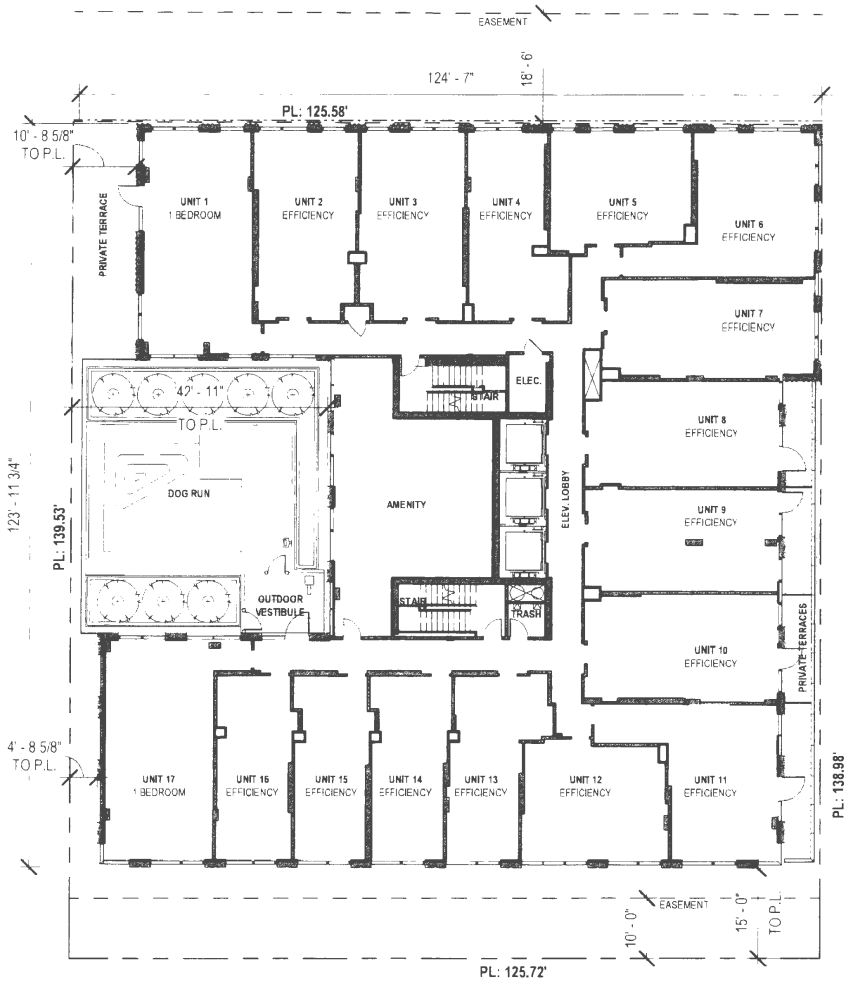


APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	LEVEL 03

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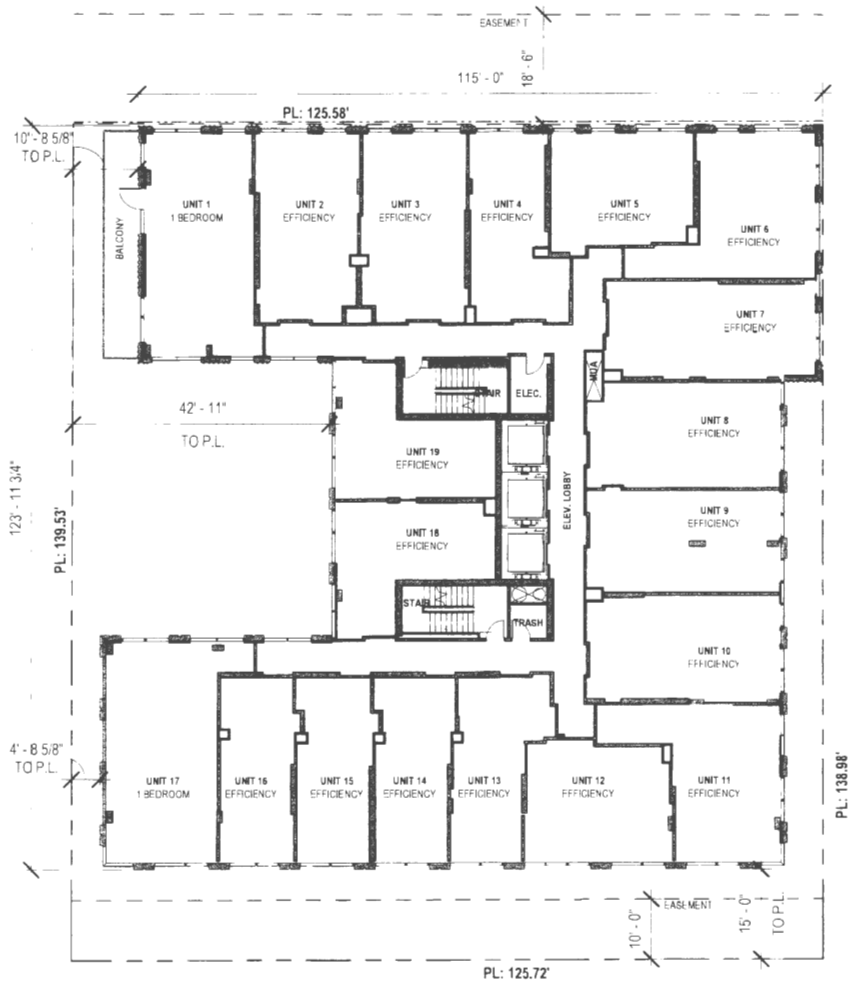
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APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	LEVEL 04

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MORGAN ST

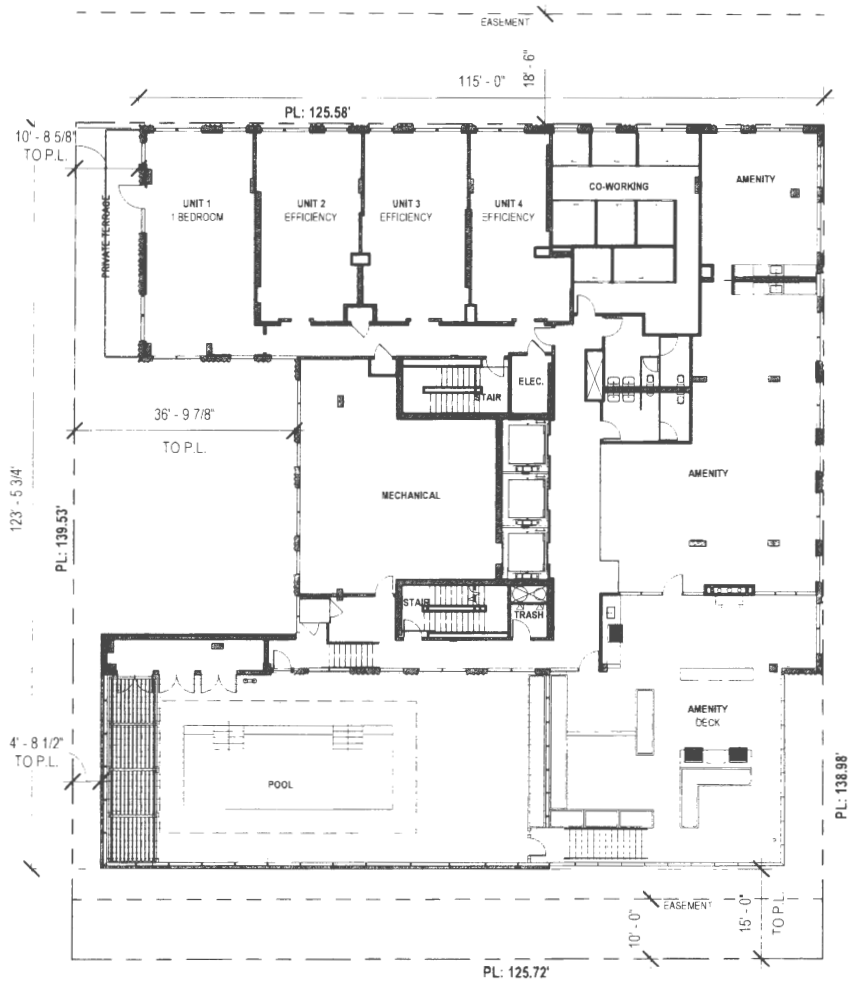
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APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	TYPICAL FLOOR PLAN LEVEL 05-17

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MORGAN ST

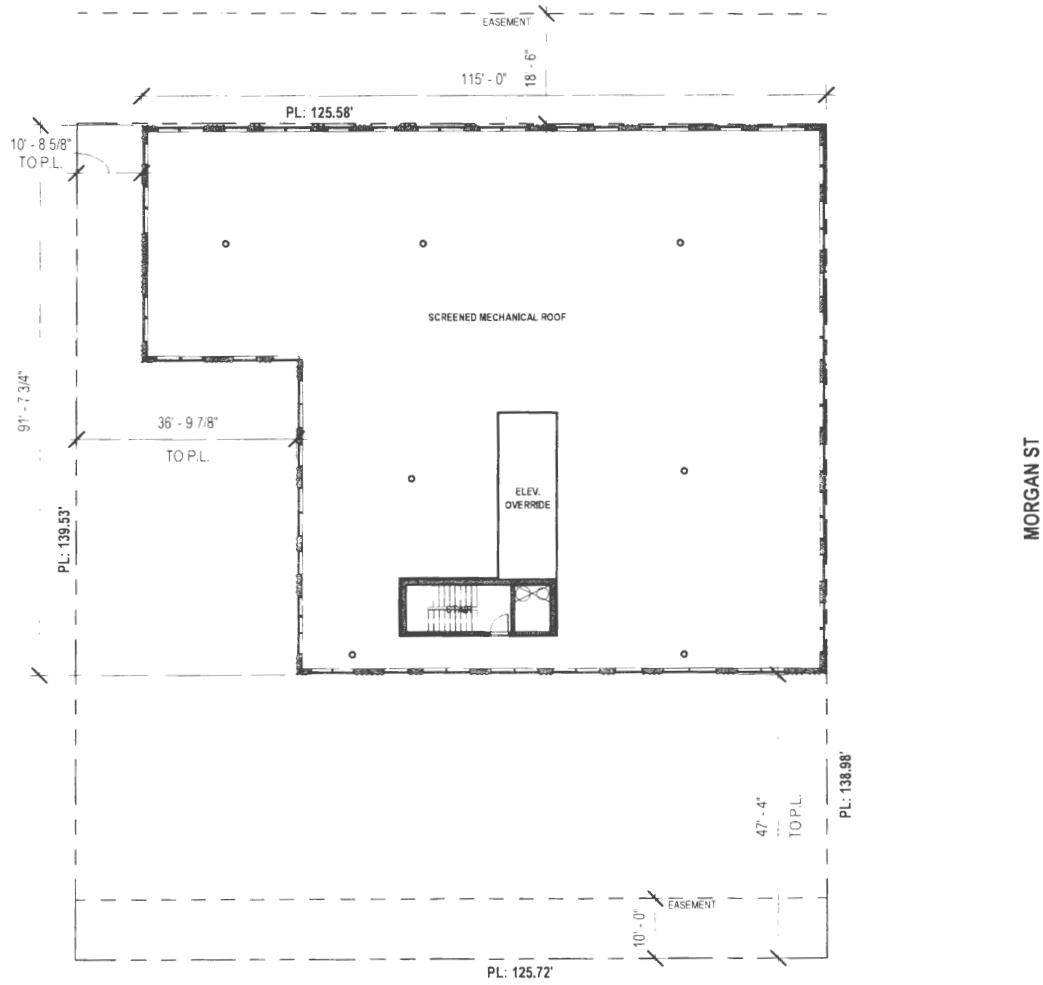
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APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	LEVEL 18

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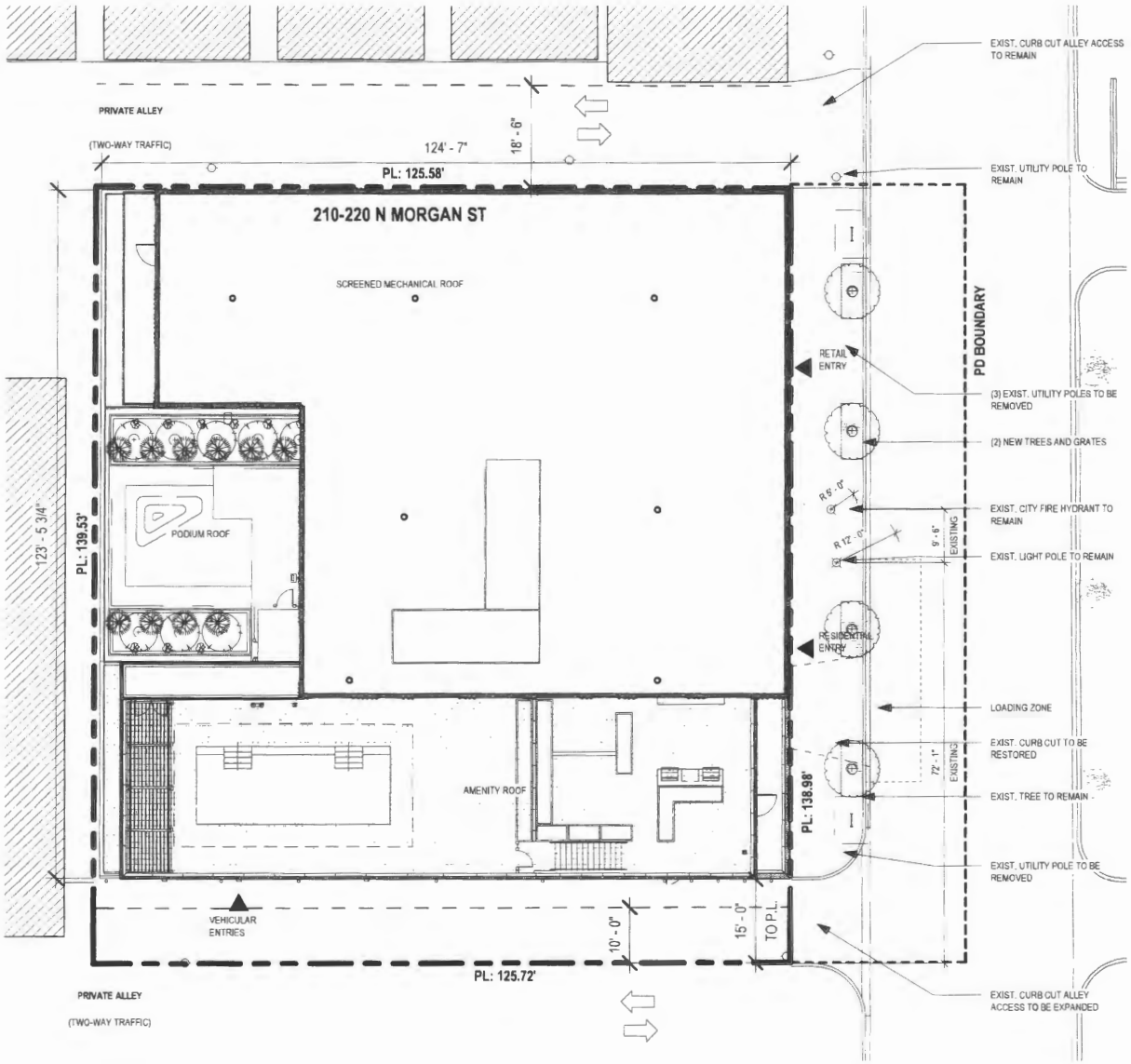


APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	ROOF PLAN

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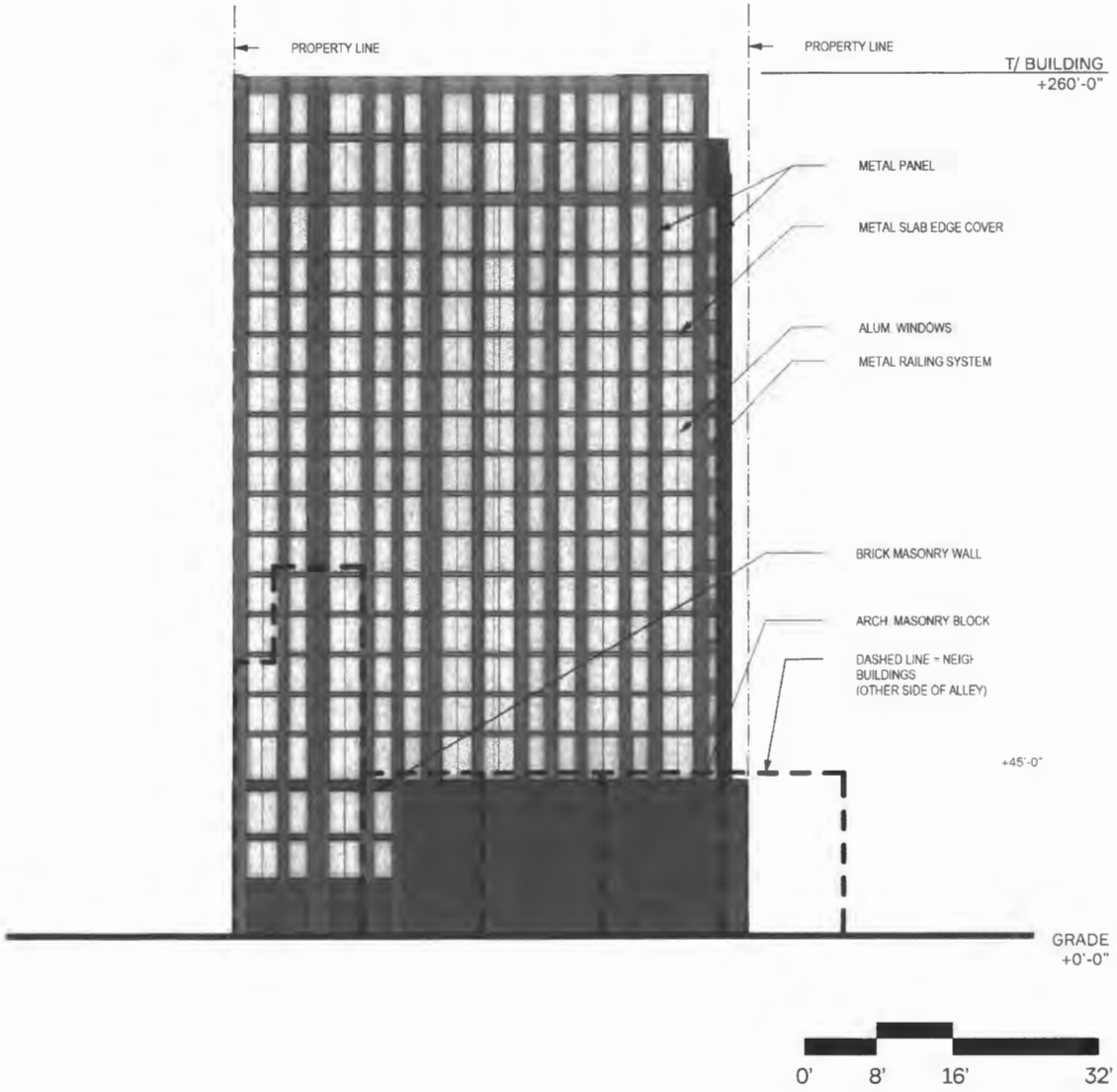
0' 22' 45' 90'

APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	LANDSCAPE PLAN

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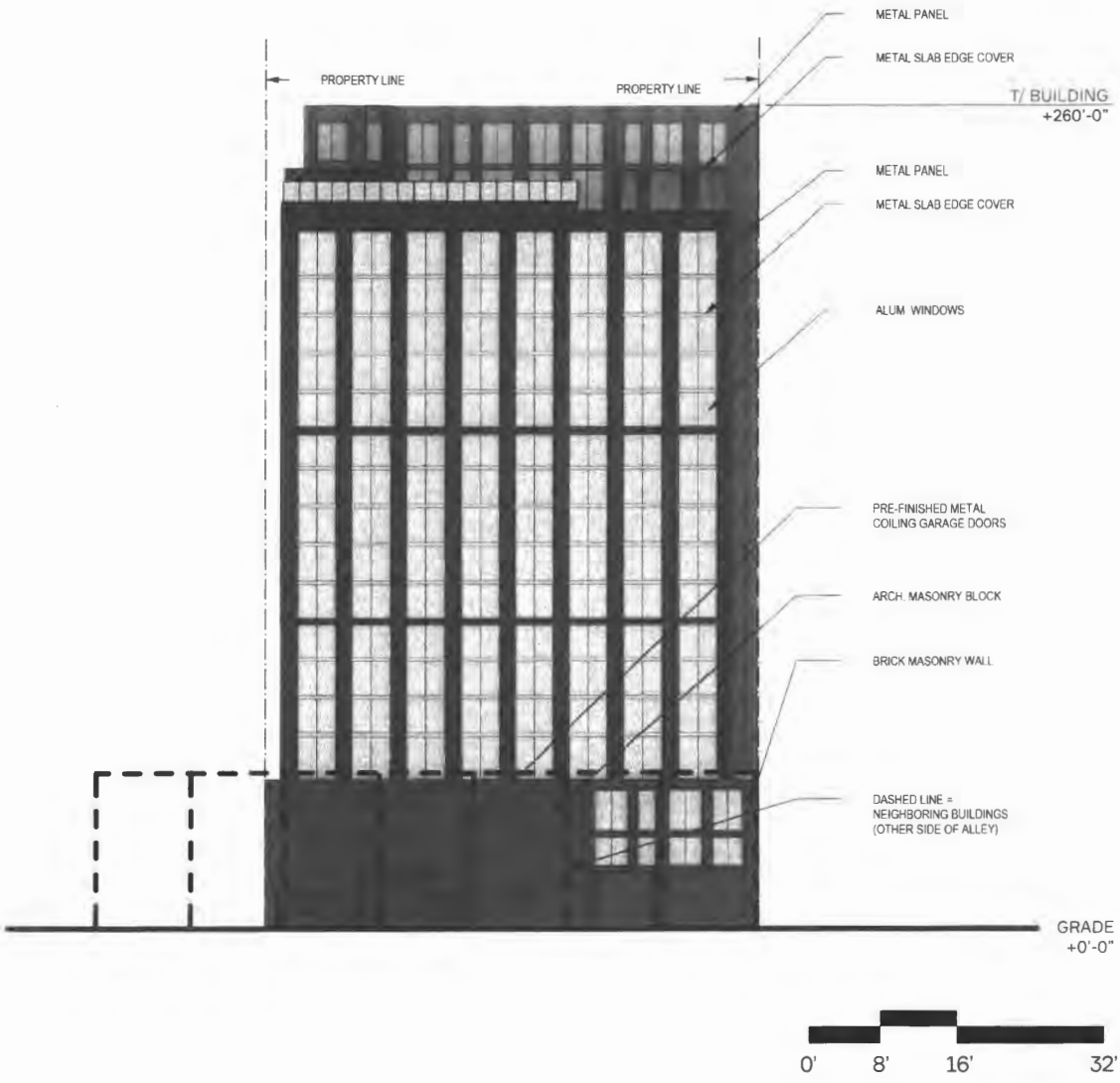


APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	NORTH ELEVATION

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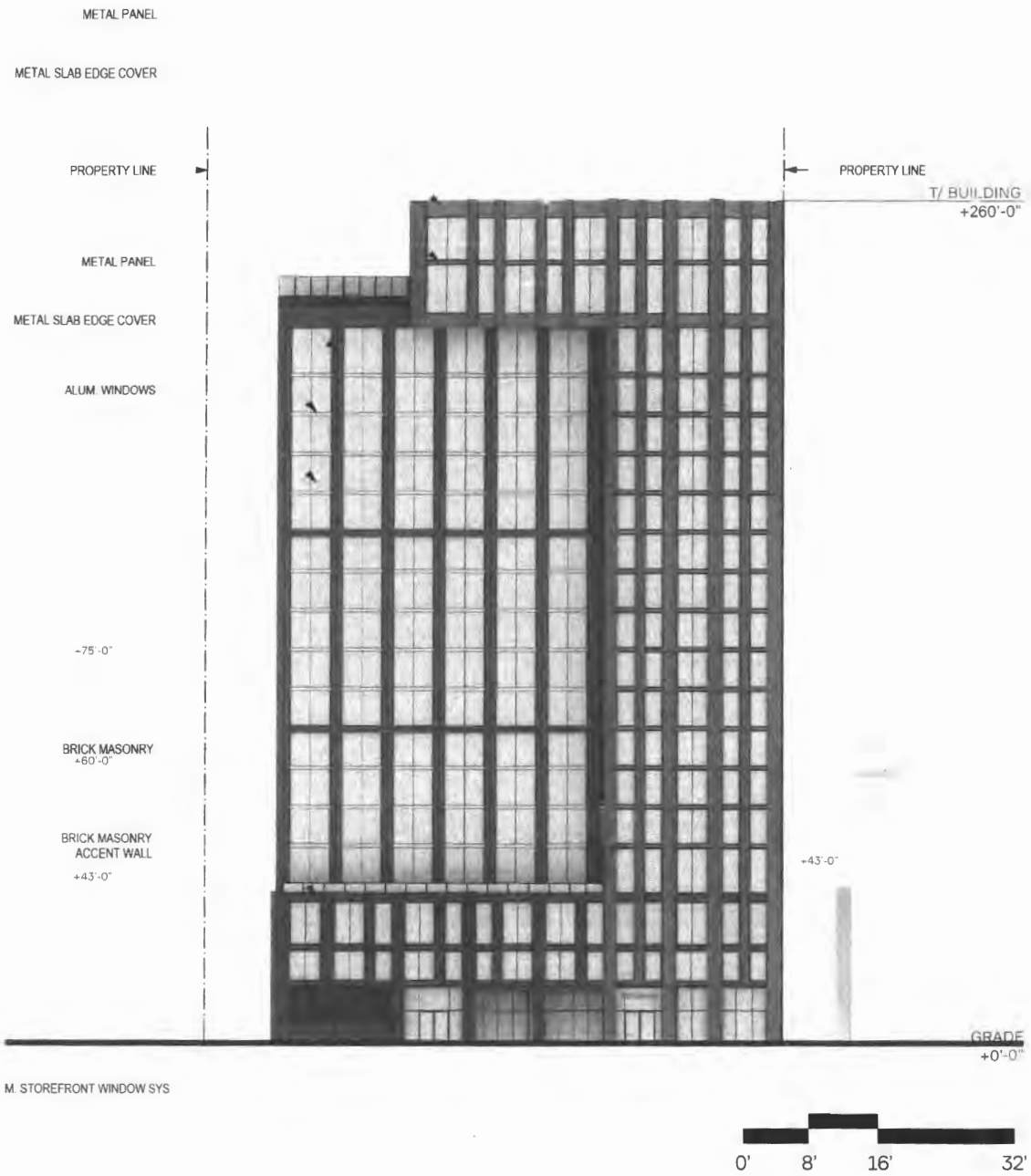


APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	SOUTH ELEVATION

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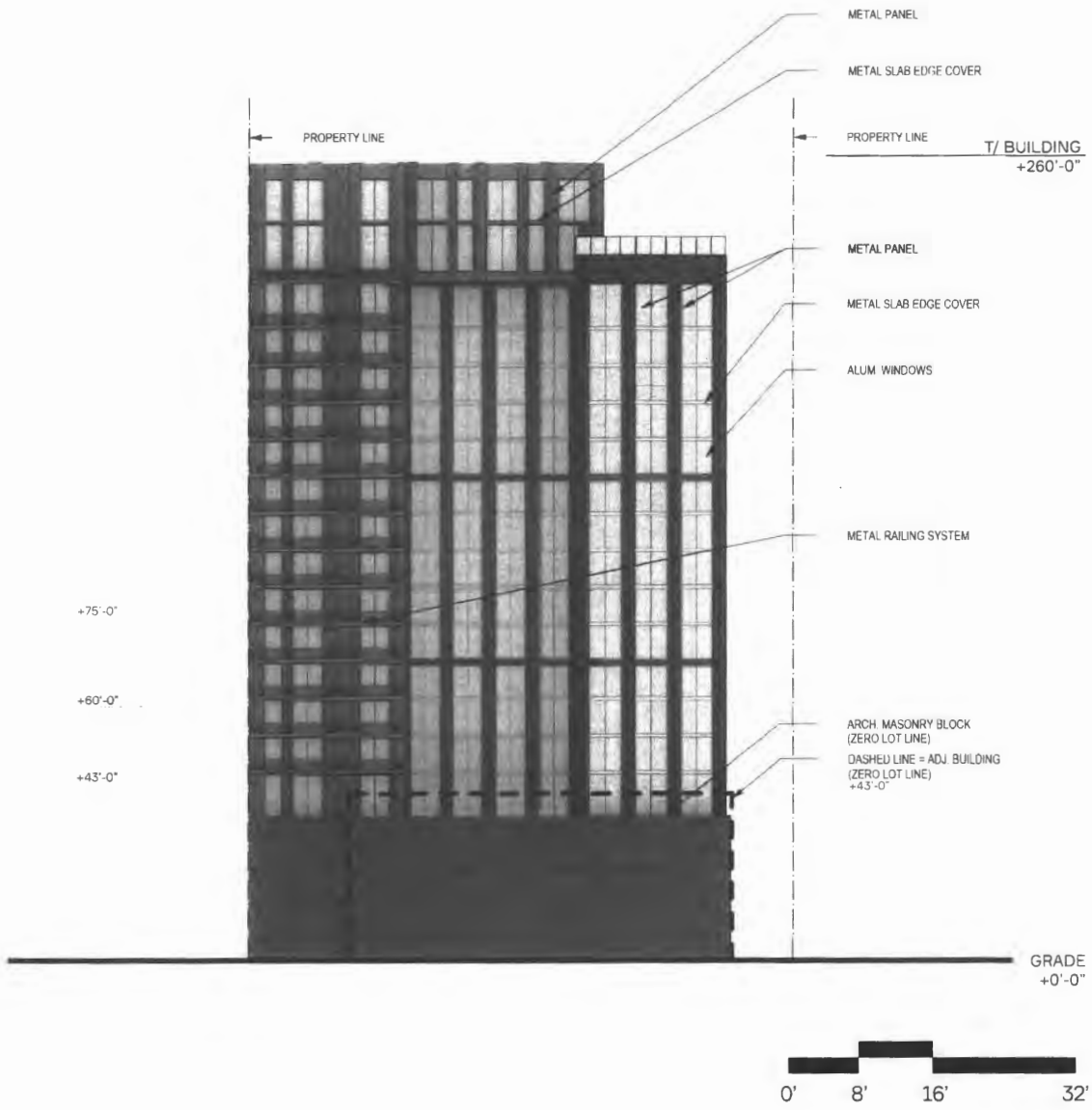


APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	EAST ELEVATION

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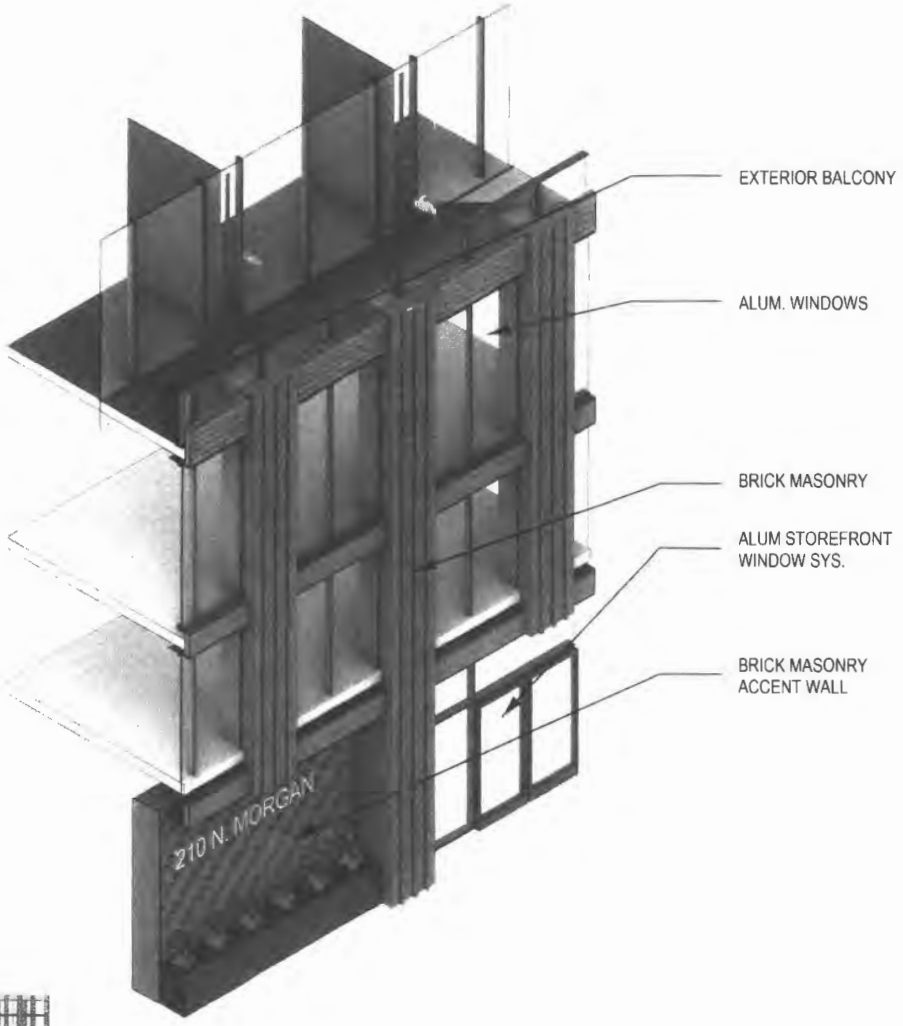


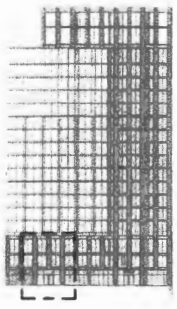
APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	WEST ELEVATION

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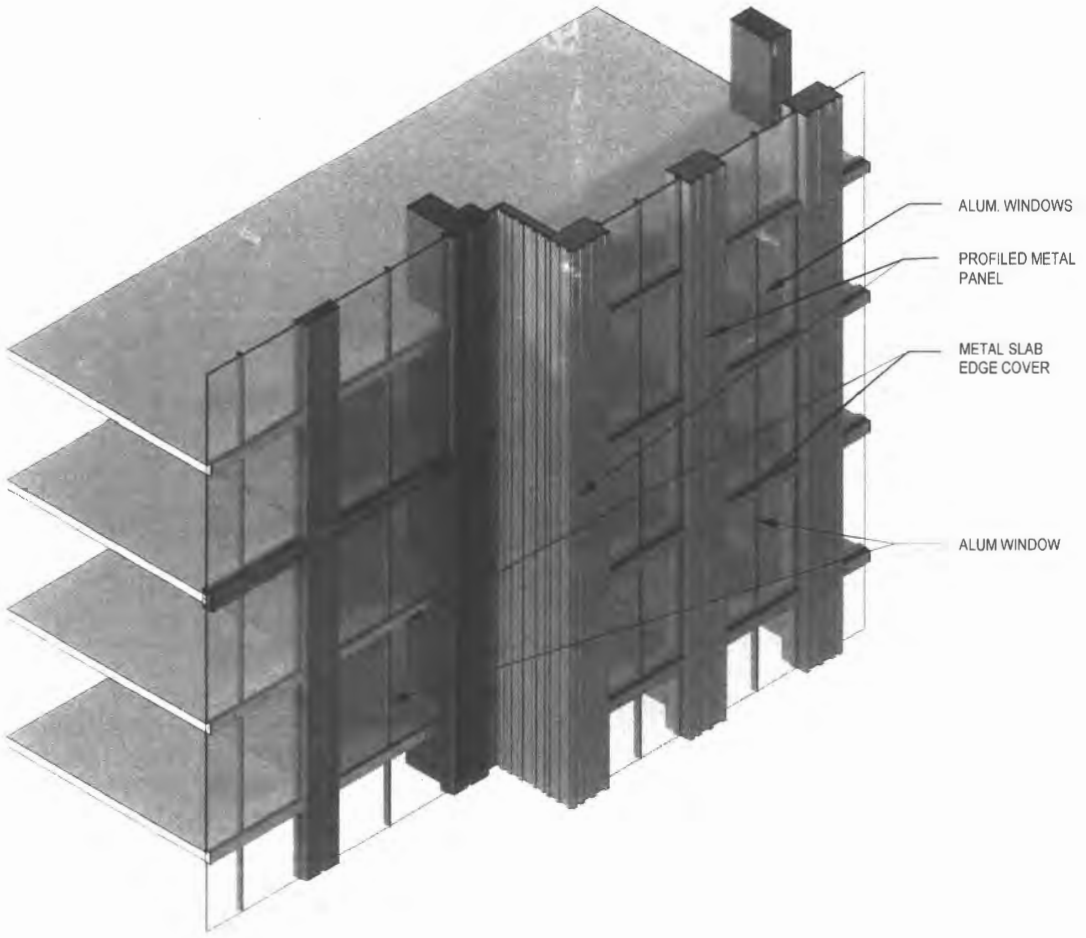


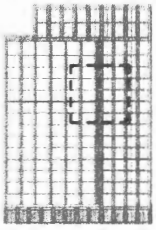
APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	PODIUM FACADE SECTION

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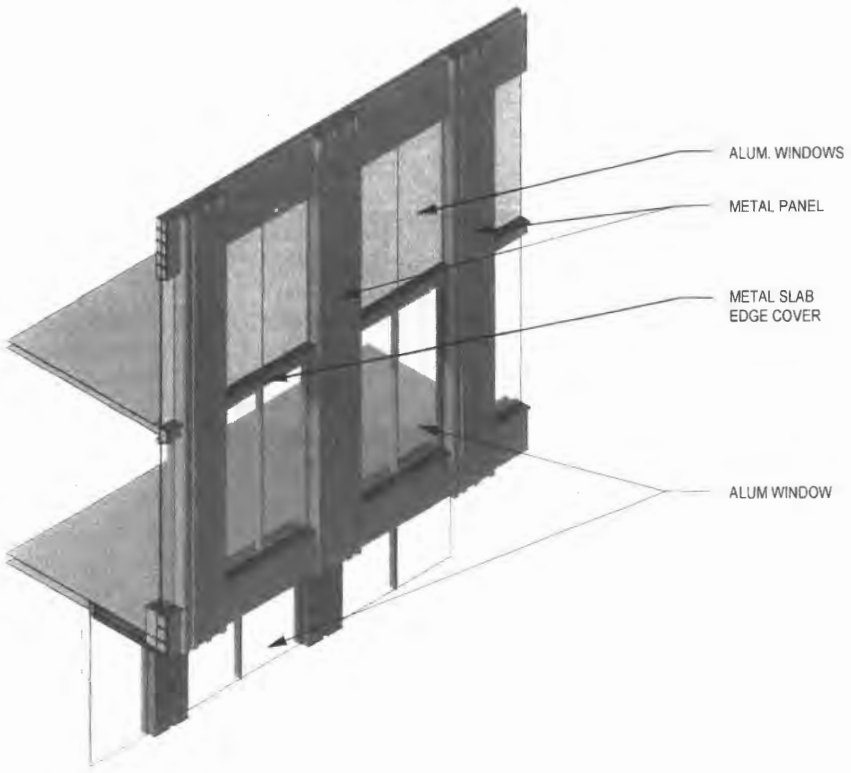


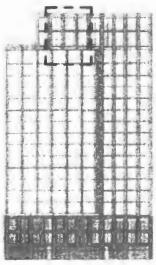
APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	MID SECTION TOWER FACADE SECTION

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APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	TOP OF TOWER FACADE SECTION

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Reclassification Of Area Shown On Map No. 1-H.
(As Amended)
(Application No. 22852T1)
(Common Address: 1855 W. Grand Ave.)

[SO2025-0019779]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 1-H in the area bounded by:

West Grand Avenue; a line 72.00 feet east of and parallel to North Wolcott Avenue; West Ferdinand Street; and a line 48.00 feet east of and parallel to North Wolcott 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; Architectural Floor Plans; North, South, East and West Building Elevations; and TSL Map attached to this ordinance printed on pages 36333 through 36338 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1855 West Grand Avenue
From M1-2 to B2-3

#22852-T1

The Property
The subject property is a mixed-use building with ground floor commercial space and upper floor residential. The surrounding area is comprised of varying zoning districts, including B1-3, B2-3, B3-3, RS-3, RT-4, RM-5, RM-5, M1-2, and a large Planned Development. The area is improved with buildings of various ranging from 1 to 5 stories that contain multi-family residential, commercial, and industrial 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 2,310 feet of the CTA Danen Avenue Green Line train station entrance.

The Project
The Applicant proposes to demolish existing improvements and construct a four-story residential building with 4 dwelling units, 2-car attached garage, and 4 bicycle parking spaces. No commercial space is proposed. The zoning height of the building will be 50.83 feet. To allow the proposed development, the Applicant seeks a zoning change for the subject property from an M1-2 Limited Manufacturing/Business Park District to a B2-3 Neighborhood Mixed-Use District. The Applicant is filing a Type 1 rezoning application and seeks all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans, including: 1) a variation under section 17-13-1101-B to reduce the rear yard setback from the required 30 feet to 0 feet; 2) a variation under sections 17-13-1101-A and 17-13-1003-R to allow for a side building entrance; and 3) a variation under sections 17-13-1101-A and 17-13-1003-L to increase the maximum building height by 1.7% from 50 feet to 50.83 feet.

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 per the Transit Oriented Provisions of Chicago Zoning Ordinance (Section 17-10-0102-B (1)) as it is within 2,310 feet of the CTA Damen Avenue Green Line train entrance. 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 except for requested variations, complies with Section 17-3-0504 because:
   - *Building Location:* The design complies with sections (1) and (2)(a)-(c), as the building's setbacks are no more than 5 feet, and the entrance size is within the required parameters;
   - *Doors and Entrances*: While a variation is requested to allow for a side building entrance, the building's front doors will be set back no more than 3 feet;
   - *Off-Street Parking*: 2 on-site automobile parking spaces will be provided;
   - *Parking Location*: On-site parking will be enclosed in the rear of the lot; and
   - *Driveways and Vehicle Access:* The Applicant will provide access to the parking garage to the rear from a non-pedestrian street.

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 near a station which has not been identified under the Transit Friendly Guide station topography. However, the stop nearest east, the Ashland Green Line Station, is defined as a Manufacturing Employment District, which provides that there is residential development potential—which is the aim of the proposed project.

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1855 West Grand Avenue
From M1-2 to B2-3

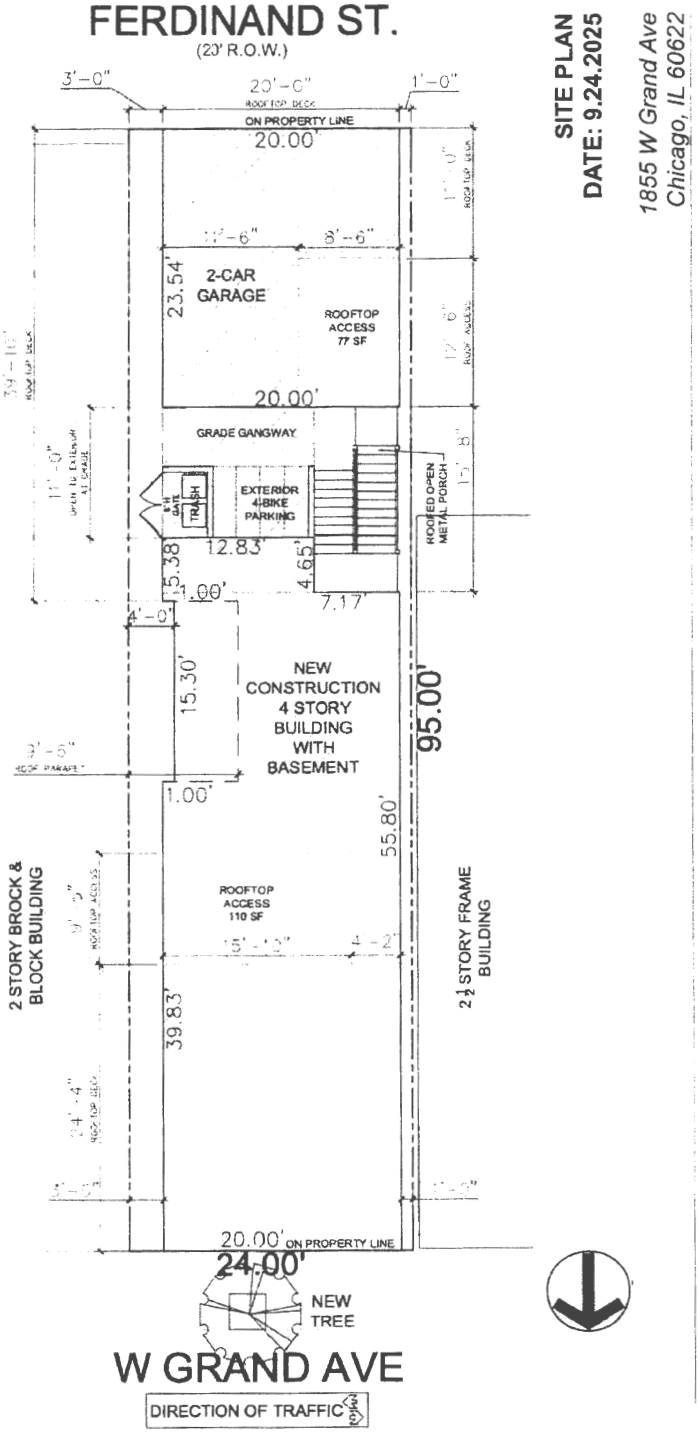
4. *Residential building* projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an *administrative adjustment* under the provisions of Section 17-13-1003-EE; and
   RESPONSE: The project does not have parking in excess of 50% as only 2 spaces are proposed.

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:	2,280 sq. ft.
Floor Area:	6,840 sq. ft.
FAR:	3
Residential Dwelling Units:	4
MLA Density:	570.00 sq. ft.
Height:	50.83 ft.
Automobile Parking:	2
Bicycle Parking:	4
Setbacks:	
Front (W. Grand)	0'
Side (East)	3'
Side (West)	1'
Rear (Ferdinand)	0'

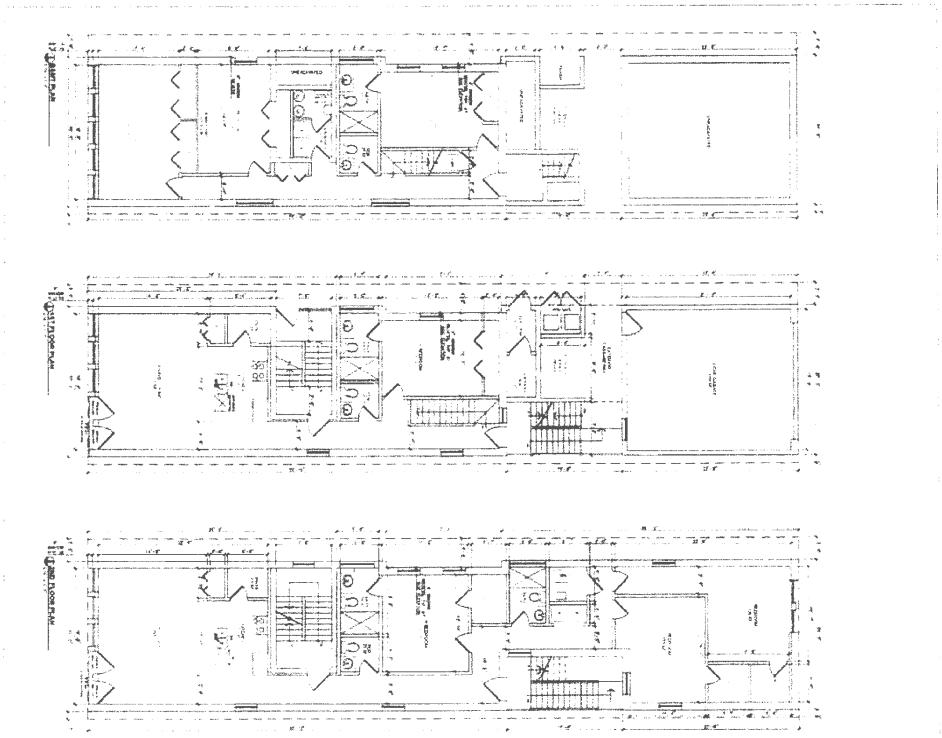
NEW CONSTRUCTION SPRINKLERED 4DU 4 STORY BRICK AND MASONRY BUILDING WITH BASEMENT
AS PER PLANS AT - 1855 W GRAND AVE



SITE PLAN
DATE: 9.24.2025

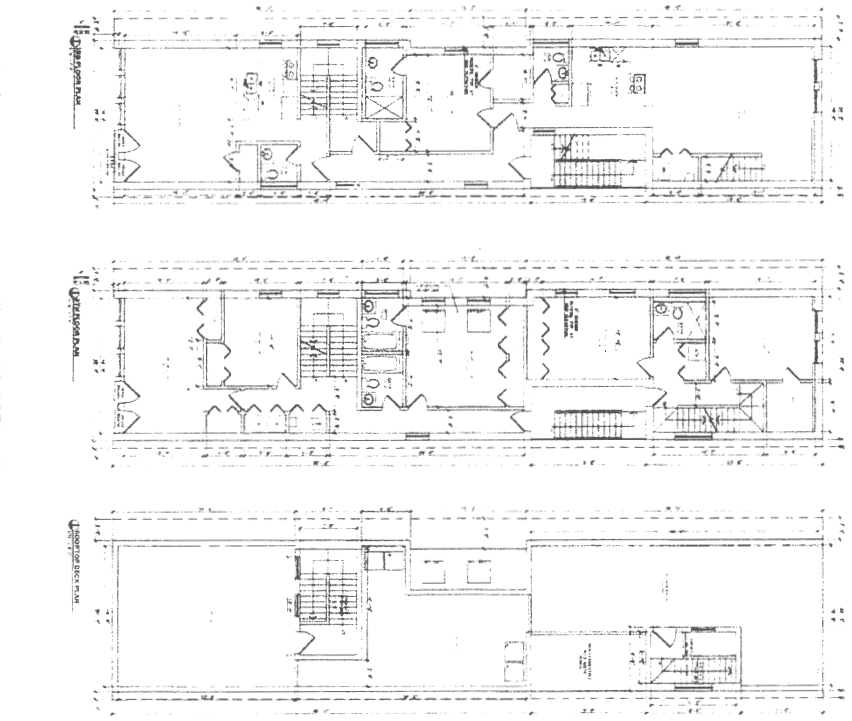
1855 W Grand Ave
Chicago, IL 60622

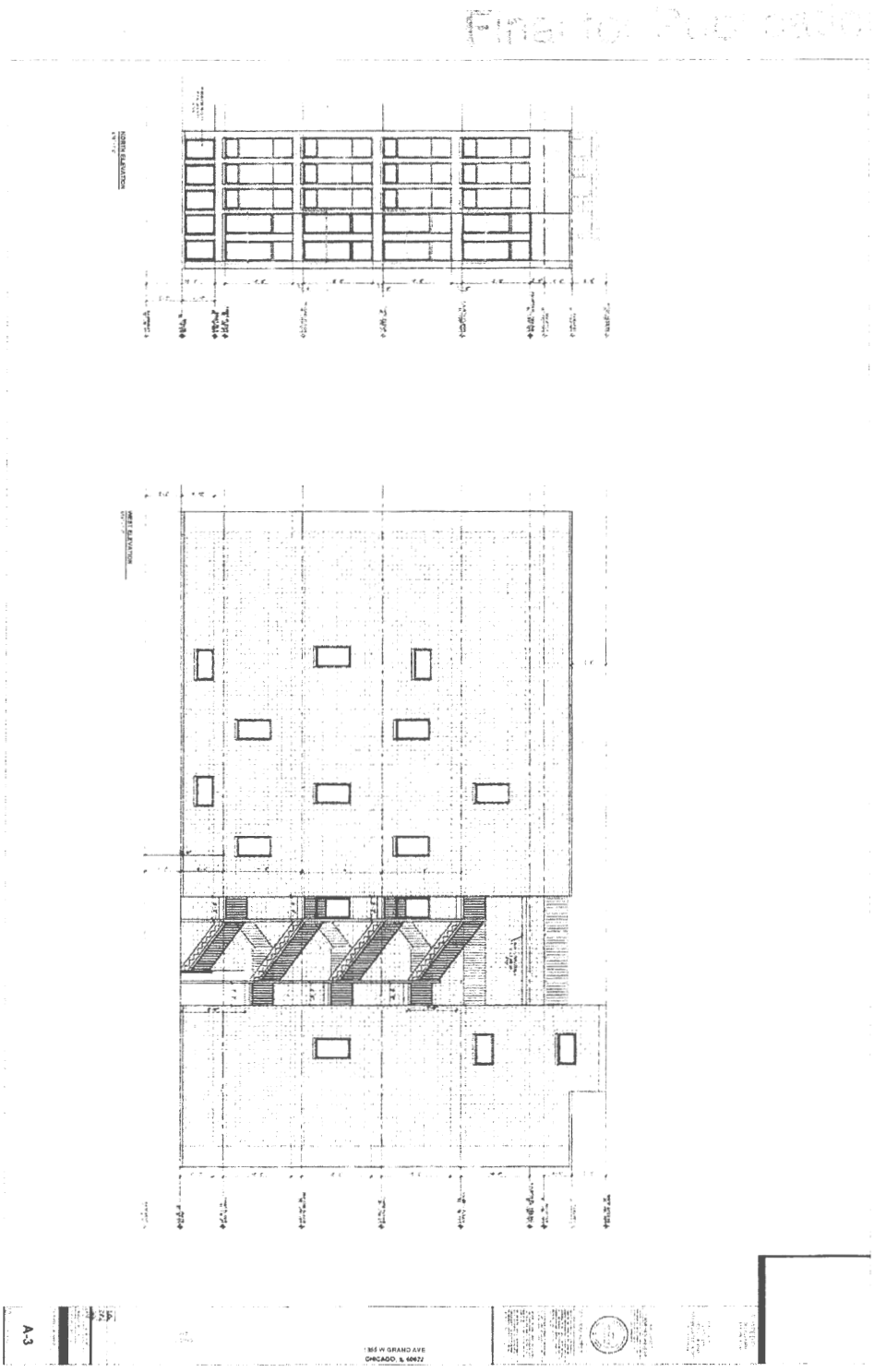
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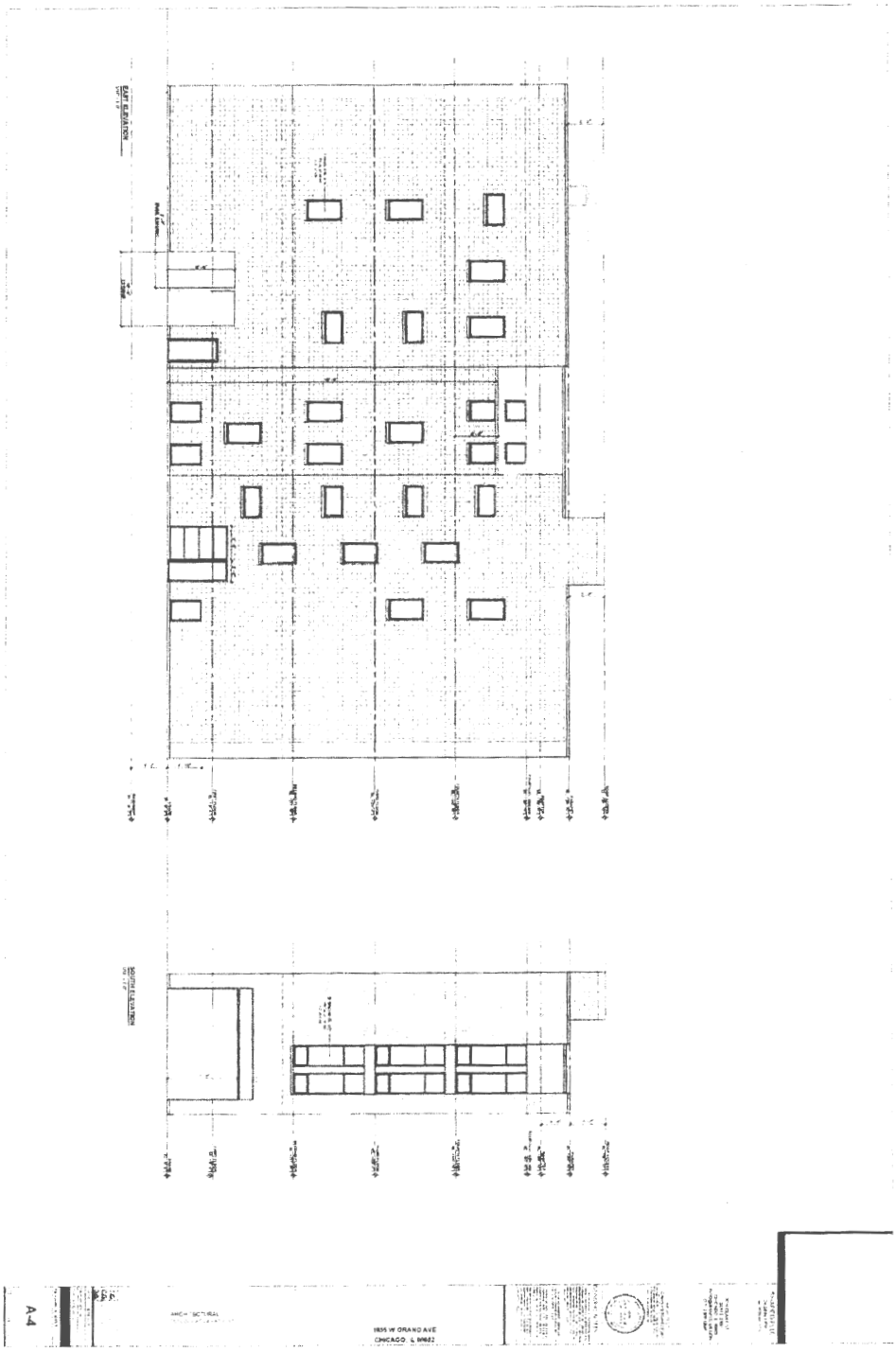




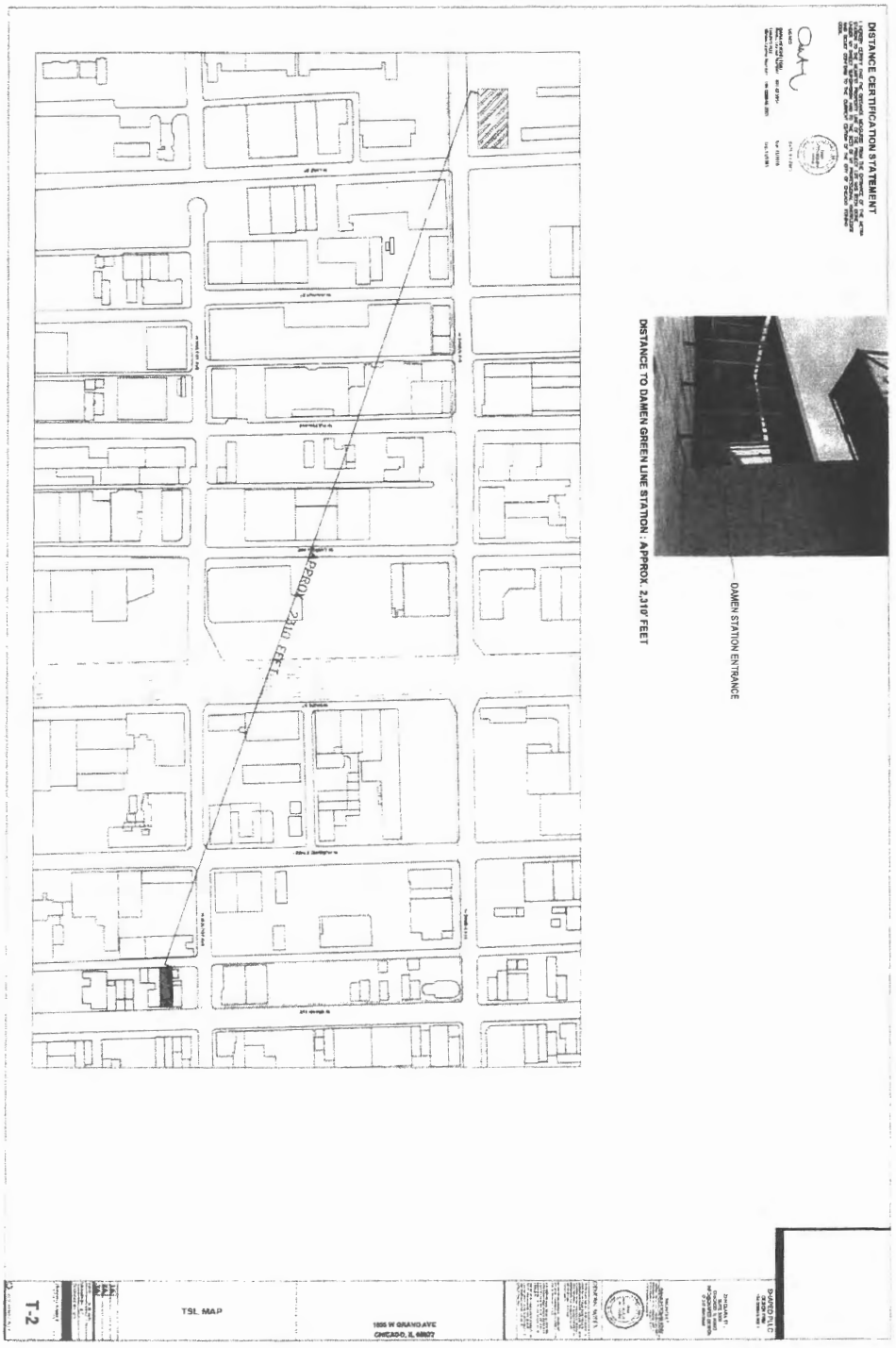
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A-3
365 W GRAND AVE
CHICAGO, IL 60672



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Reclassification Of Area Shown On Map No. 1-H.
(Application No. 22921)
(Common Address: 2254 W. Grand Ave.)

[O2025-0020892]

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

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B2-2 Neighborhood Shopping District symbols and indications as shown on Map Number 1-H in the area bounded by:

105 feet north of and parallel to West Grand Avenue; a line 72 feet east of and parallel to North Oakley Avenue; West Grand Avenue; and a line 48 feet east of and parallel to West Grand Avenue,

to those of a C2-2 Motor Vehicle-Related Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 1-J.
(Application No. 22922)
(Common Address: 3256 W. Franklin Blvd.)

[O2025-0020895]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map Number 1-J in the area bounded by:

North Spaulding Avenue; the alley immediately north of and parallel to West Franklin Boulevard; a line approximately 118 feet east of and parallel to North Spaulding Avenue; and West Franklin Boulevard,

to those of a C1-1 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. 2-I.
(Application No. A-9062)
(Common Address: 3001 -- 3127 W. Fifth Ave. And 3064 -- 3134 W. Fifth Ave.)
[O2025-0019459]

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; C1-3 Neighborhood Commercial District; RT4 Residential Two-Flat, Townhouse and Multi-Unit District; and RM5 Residential Multi-Unit Districts symbols and indications as shown on Map Number 2-I in the area bounded by:

South Sacramento Boulevard; the alley next south of and parallel to West Fifth Avenue; South Troy Street; West Fifth Avenue; a line 211.65 feet east of the intersection of South Kedzie Avenue and West Fifth Avenue, as measured along the north right-of-way line of West Fifth Avenue; the public alley next north of and parallel to West Fifth Avenue; the alley next west of and parallel to South Albany Avenue; West Fifth Avenue; South Albany Avenue; the alley next north of and parallel to West Fifth Avenue; South Whipple Street; and West Fifth Avenue,

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 2-I.
(As Amended)
(Application No. 22900T1)
(Common Address: 2401 -- 2407 W. Congress Pkwy.)
[SO2025-0020530]

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 RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications shown on Map Number 2-I in the area bounded by:

West Congress Parkway; South Western Avenue; the public alley next south of and parallel to West Congress Parkway; and a line 78 feet west of and parallel to South Western Avenue,

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.

[First Floor/Site Plans; Second Floor Plans; Proposed Typical Floor Plan -- 3rd and 4th Floors; North, South, East and West Building Elevations; Transit-Served Location Diagrams attached to this ordinance printed on pages 36343 through 36358 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

File 22900-T1

TYPE 1 ZONING MAP AMENDMENT
Substitute Narrative
2401-07 West Congress Parkway
RT-3.5 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 2401-07 West Congress Parkway from the RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to the B2-3 Neighborhood Mixed-Use District in order to divide the existing improved zoning lot into two zoning lots and convert the existing four-story institutional building at the subject property for residential use.

The subject property is bounded by West Congress Parkway on the north, South Western Avenue on the east, and an alley on the south. To the west, the subject property is adjacent to the property commonly known as 2409-11 West Congress Parkway, which is currently improved with a two-story addition to the existing building on the subject property, a two-story institutional building, and a surface parking lot The adjacent property and the subject property are currently a single improved zoning lot. The Applicant proposes to divide the existing zoning lot into two zoning lots and develop each for residential use. The subject property will be one of the new zoning lots.

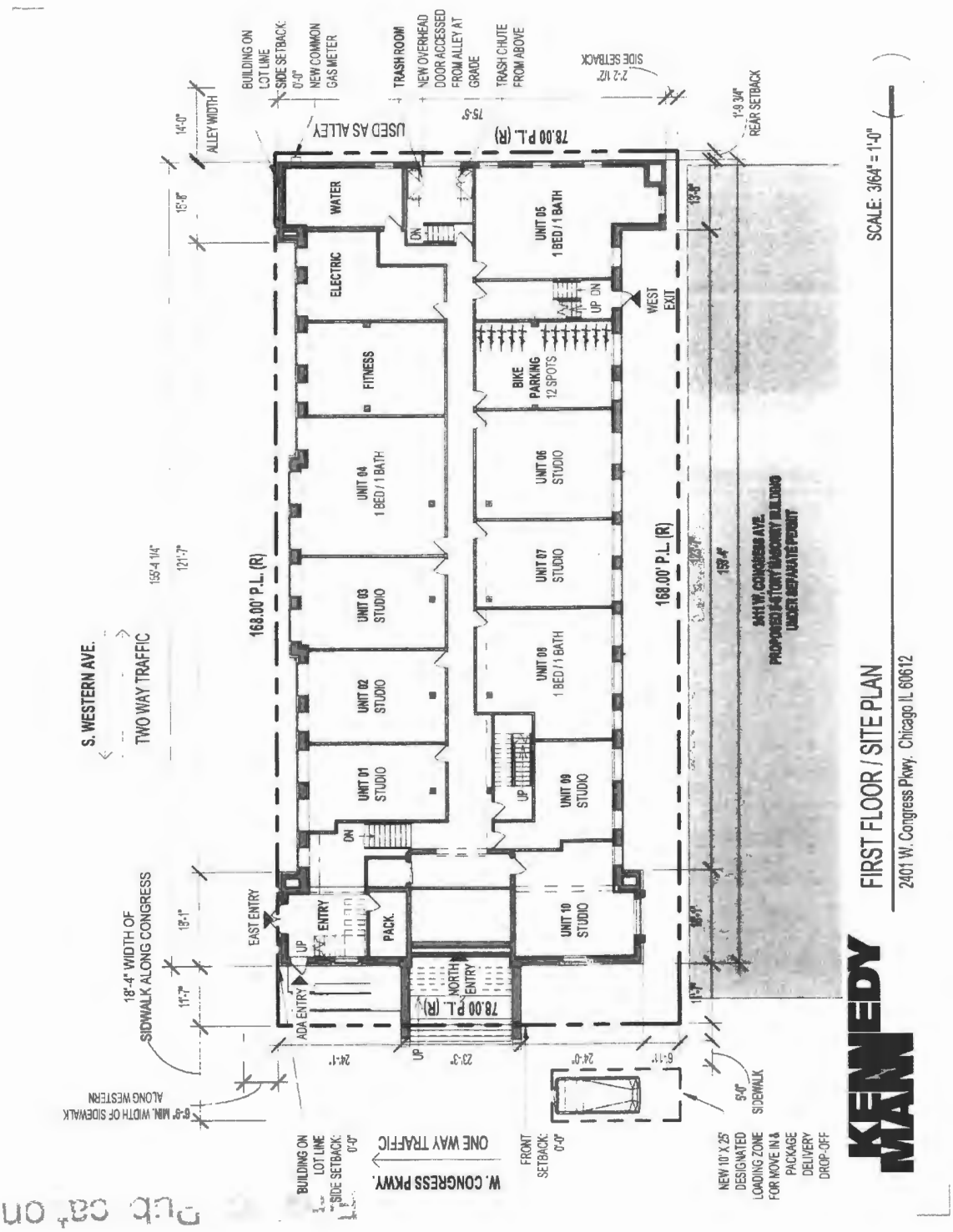
The subject property contains approximately 13,104 square feet of site area and is improved with an over 100-year-old vacant institutional building. The existing building contains approximately 40,532 square feet of floor area and occupies substantially all of the site. A two-story building addition that encroaches over the boundary of the new proposed zoning lot will be demolished. No other changes or additions are proposed to the building envelope

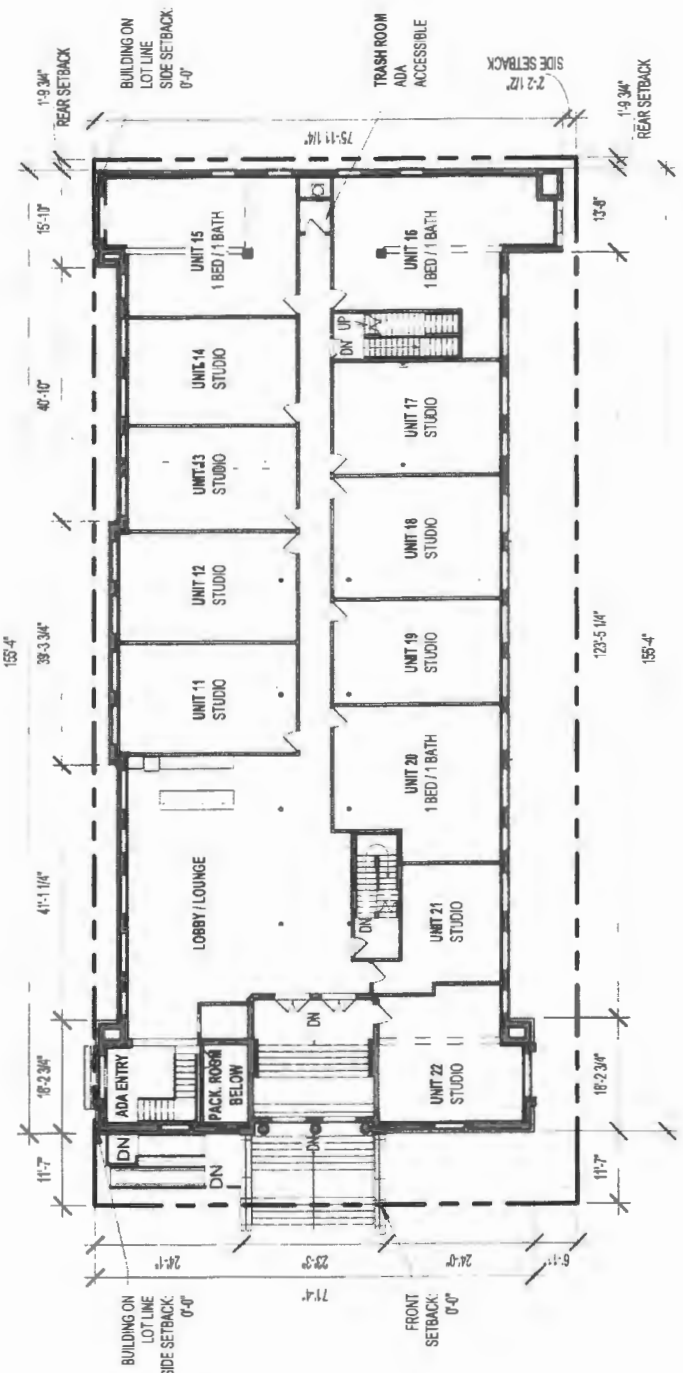
There are no off-street vehicular parking spaces on site. The subject property is a transit-served location based on its proximity to the Western Avenue CTA Blue Line station entrance and the Western Avenue CTA bus line corridor The Applicant plans to complete a rehabilitation of the existing building to upgrade aged and substandard components of the structure and convert the building to residential use. The building will contain a total of 52 residential units (40 efficiency units and 12 dwelling units) and 24 secure bicycle parking spaces. The FAR will be 3 1. The Applicant seeks all relief necessary, as allowed by the Chicago Zoning Ordinance, for the attached plans.

Floor Area Ratio	
Lot Area:	13,104 square feet
FAR:	3.1*
Number of Residential Units	
Dwelling Units:	12
Efficiency Units:	40
Total Units:	52
Density (Lot Area Per Unit):	252 square feet*
Parking and Loading	
Vehicular Parking:	0 spaces
Bicycle Parking:	12 spaces
Loading:	0 spaces**
Setbacks	
Front (North):	0 feet
Rear (South):	1 foot 9 75 inches**
Side (East):	0 feet
Side (West):	2 feet 2 5 inches
Building Height:	52 feet

** The property is a transit-served location due to its proximity within 2,640 feet from the Western Avenue CTA Blue Line station entrance at Western Avenue (Forest Park Branch and within 1,320 feet from the Western Avene CTA bus line corridor roadway segment. The Applicant seeks an MLA reduction and a FAR increase to 3.1.*

*** Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, as part of this Type 1 Zoning Map Amendment, the Applicant seeks a variation to reduce the required off-street loading from one space to zero spaces.*


FIRST FLOOR / SITE PLAN
2401 W. Congress Pkwy, Chicago IL 60612
SCALE: 3/64" = 1'-0"
KENNEDY
S. WESTERN AVE.
TWO WAY TRAFFIC
W. CONGRESS PKWY.
ONE WAY TRAFFIC
168.00' P.L. (R)
78.00 P.L. (R)
USED AS ALLEY
ALLEY WIDTH
BUILDING ON LOT LINE SIDE SETBACK: 0'-0"
NEW COMMON GAS METER
TRASH ROOM
NEW OVERHEAD DOOR ACCESSED FROM ALLEY AT GRADE
TRASH CHUTE FROM ABOVE
SIDE SETBACK
REAR SETBACK
WATER
ELECTRIC
FITNESS
BIKE PARKING 12 SPOTS
UNIT 01 STUDIO
UNIT 02 STUDIO
UNIT 03 STUDIO
UNIT 04 1 BED / 1 BATH
UNIT 05 1 BED / 1 BATH
UNIT 06 STUDIO
UNIT 07 STUDIO
UNIT 08 1 BED / 1 BATH
UNIT 09 STUDIO
UNIT 10 STUDIO
EAST ENTRY
ADA ENTRY
NORTH ENTRY
WEST EXIT
PACK.
UP
DN
18'-4" WIDTH OF SIDEWALK ALONG CONGRESS
8'-0" MIN. WIDTH OF SIDEWALK ALONG WESTERN
BUILDING ON LOT LINE SIDE SETBACK: 0'-0"
FRONT SETBACK: 0'-0"
NEW 10' X 25' DESIGNATED LOADING ZONE FOR MOVE IN & PACKAGE DELIVERY DROP-OFF
5'-0" SIDEWALK
24'-0"
23'-3"
6'-11"
158'-4"
155'-4 1/4"
121'-7"
15'-8"
14'-0"
13'-1"
11'-7"
19'-3"
1'-9 3/4"
2'-2 1/2"
75'-5"

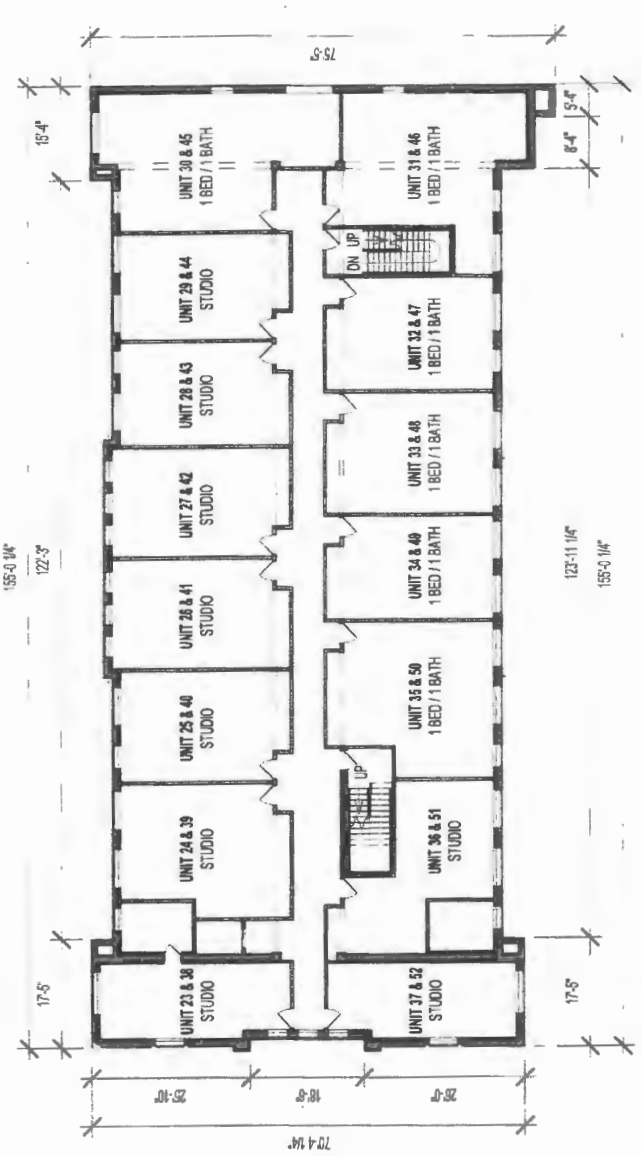


SECOND FLOOR PLAN

2401 W. Congress Pkwy, Chicago IL 60612

SCALE: 3/64" = 1'-0"

KENNEDY

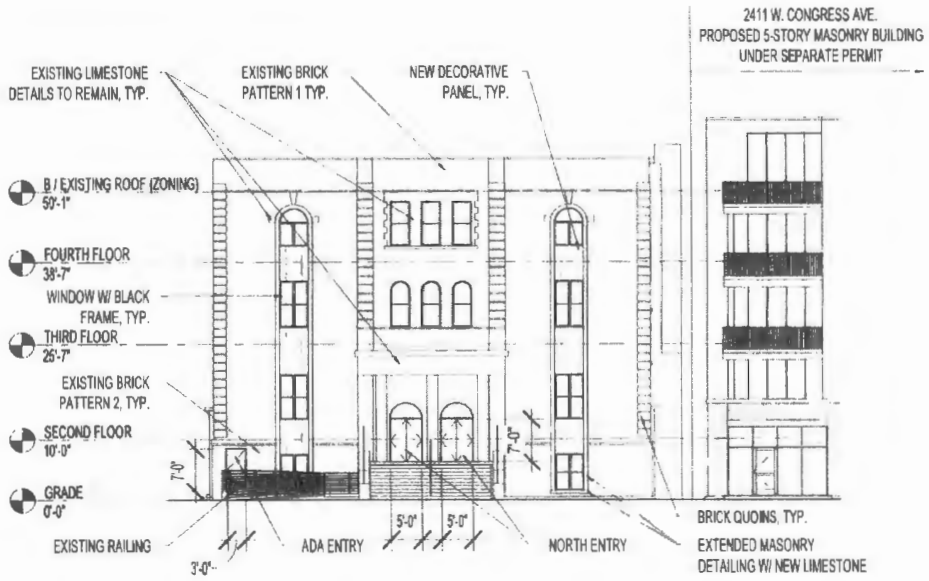


PROPOSED TYPICAL FLOOR PLAN 3RD & 4TH FLOORS)

SCALE: 3/64" = 1'-0"

2401 W. Congress Pkwy. Chicago IL 60612

KENNEDY



KENNEDY MANN

NORTH ELEVATION

SCALE: 3/64" = 1'-0"

2401 W. Congress Pkwy. Chicago IL 60612

SOUTH ELEVATION

SCALE: 3/64" = 1'-0"

KENNEDY

2401 W. Congress Pkwy. Chicago IL 60612

KENNEDY

EAST ELEVATION

2401 W. Congress Pkwy. Chicago IL 60612

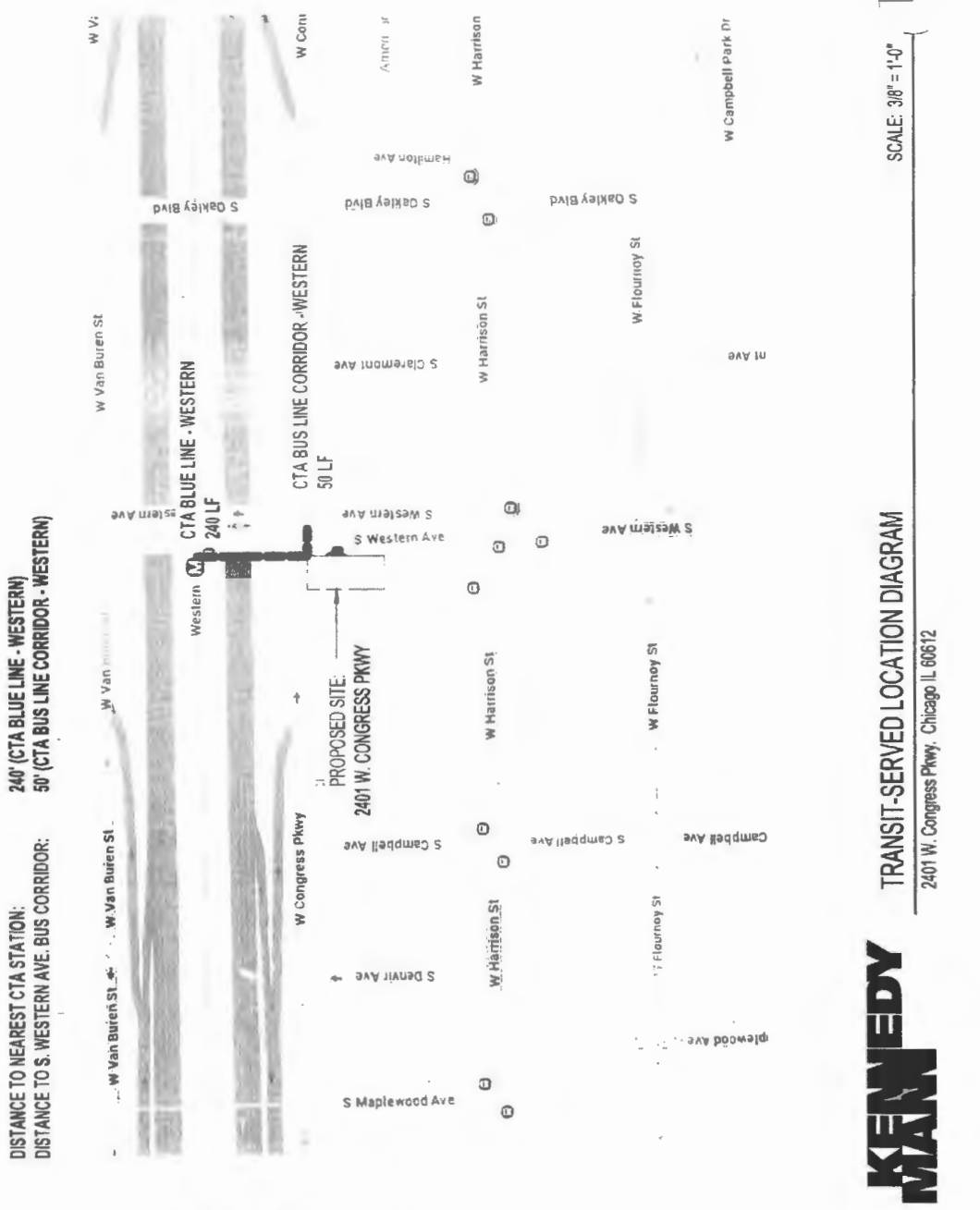
SCALE: 3/64" = 1'-0"

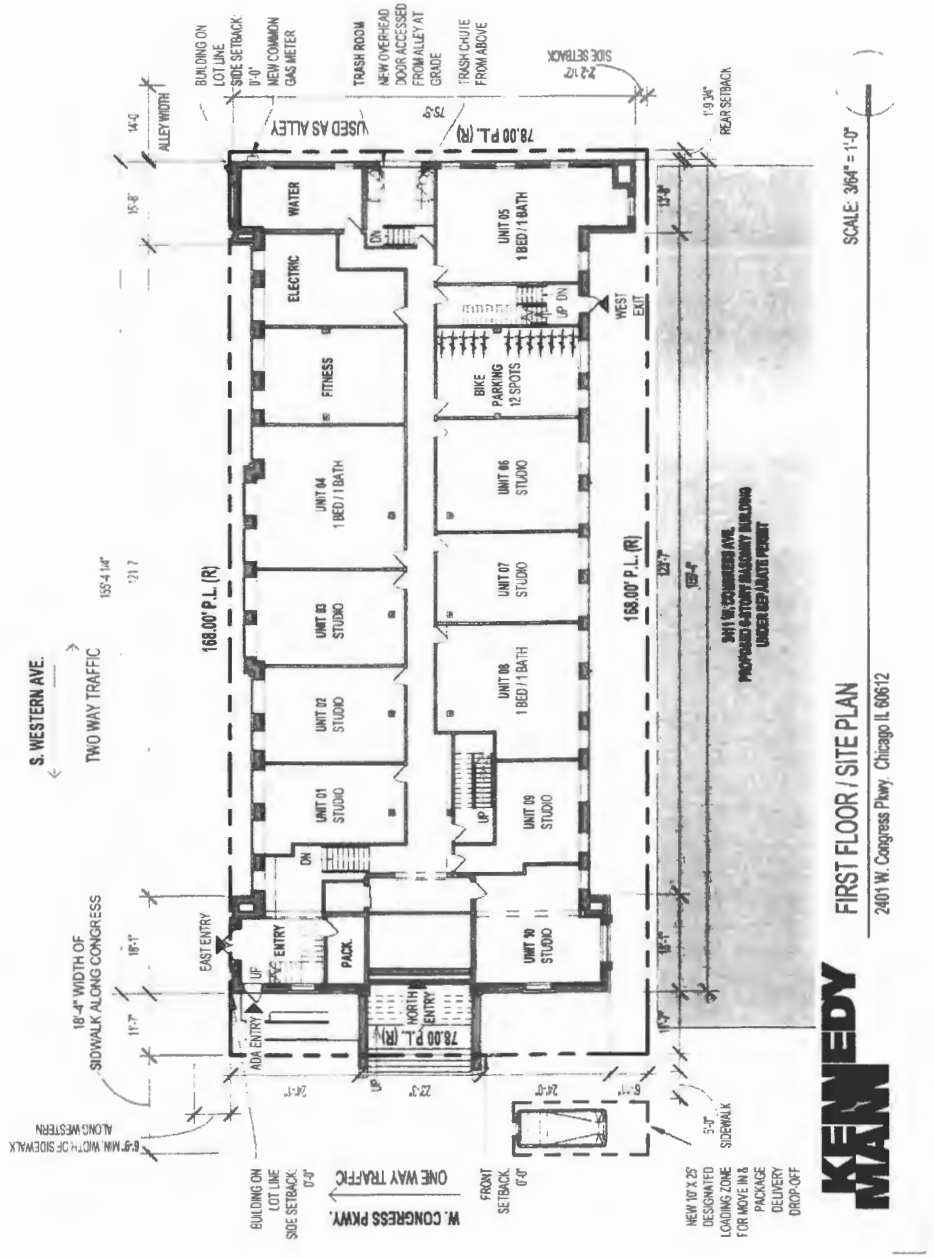
KENNEDY

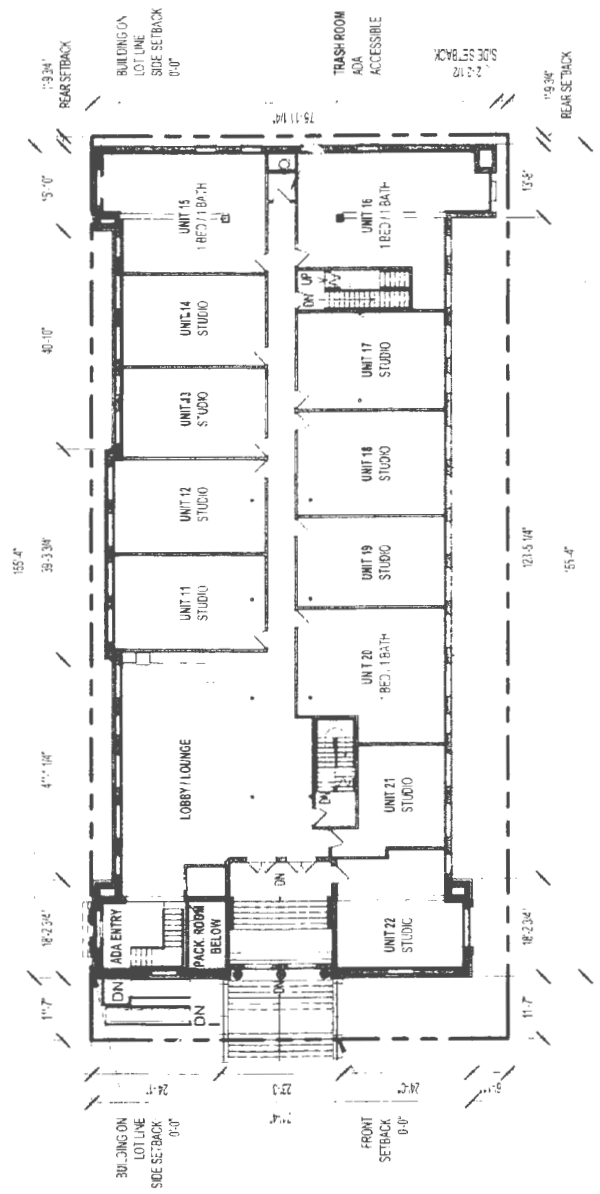
WEST ELEVATION

SCALE: 3/64" = 1'-0"

2401 W. Congress Pkwy, Chicago IL 60612


DISTANCE TO NEAREST CTA STATION: 240' (CTA BLUE LINE - WESTERN)
DISTANCE TO S. WESTERN AVE. BUS CORRIDOR: 50' (CTA BUS LINE CORRIDOR - WESTERN)
CTA BLUE LINE - WESTERN
240 LF
CTA BUS LINE CORRIDOR - WESTERN
50 LF
PROPOSED SITE:
2401 W. CONGRESS PKWY
W Van Buren St
W Congress Pkwy
W Harrison St
W Flournoy St
S Maplewood Ave
S Campbell Ave
S Denver Ave
S Oakley Blvd
S Western Ave
S Clairemont Ave
W Campbell Park Dr
TRANSIT-SERVED LOCATION DIAGRAM
2401 W. Congress Pkwy, Chicago IL 60612
SCALE: 3/8" = 1'-0"
KENNEDY


FIRST FLOOR / SITE PLAN
2401 W. Congress Pkwy, Chicago IL 60612
SCALE: 3/64" = 1'-0"
KENNEDY MANN
S. WESTERN AVE.
TWO WAY TRAFFIC
W. CONGRESS PKWY.
ONE WAY TRAFFIC
USED AS ALLEY
168.00' P.L. (R)
78.00 P.L. (R)
WATER
ELECTRIC
FITNESS
UNIT 04 1 BED / 1 BATH
UNIT 03 STUDIO
UNIT 02 STUDIO
UNIT 01 STUDIO
UNIT 05 1 BED / 1 BATH
BIKE PARKING 12 SPOTS
UNIT 06 STUDIO
UNIT 07 STUDIO
UNIT 08 1 BED / 1 BATH
UNIT 09 STUDIO
UNIT 10 STUDIO
WEST EXIT
EAST ENTRY
NORTH ENTRY
ADA ENTRY
PACK.
ENTRY
TRASH ROOM
TRASH CHUTE FROM ABOVE
NEW OVERHEAD DOOR ACCESSED FROM ALLEY AT GRADE
NEW COMMON GAS METER
BUILDING ON LOT LINE
SIDE SETBACK 0'-0"
ALLEY WIDTH
SIDE SETBACK
REAR SETBACK
FRONT SETBACK 0'-0"
18'-4" WIDTH OF SIDEWALK ALONG CONGRESS
8'-0" MIN. WIDTH OF SIDEWALK ALONG WESTERN
NEW 10' X 25' DESIGNATED LOADING ZONE FOR MOVE IN & PACKAGE DELIVERY DROP-OFF
5'-0" SIDEWALK

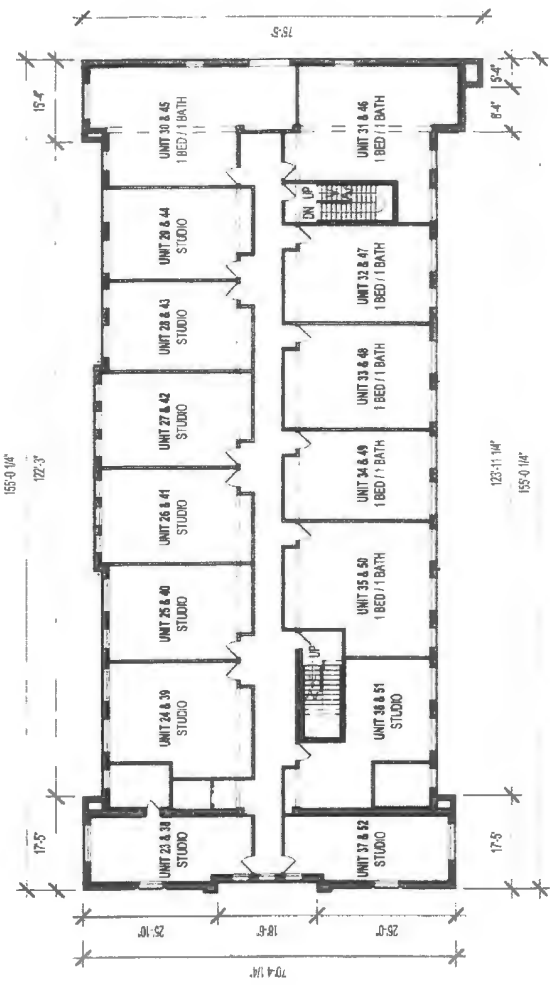


KENNEDY

SECOND FLOOR PLAN

2401 W. Congress Pkwy, Chicago IL 60612

SCALE: 3/64" = 1'-0"



PROPOSED TYPICAL FLOOR PLAN 3RD & 4TH FLOORS)

2401 W. Congress Pkwy. Chicago IL 60612

SCALE: 3/64" = 1'-0"

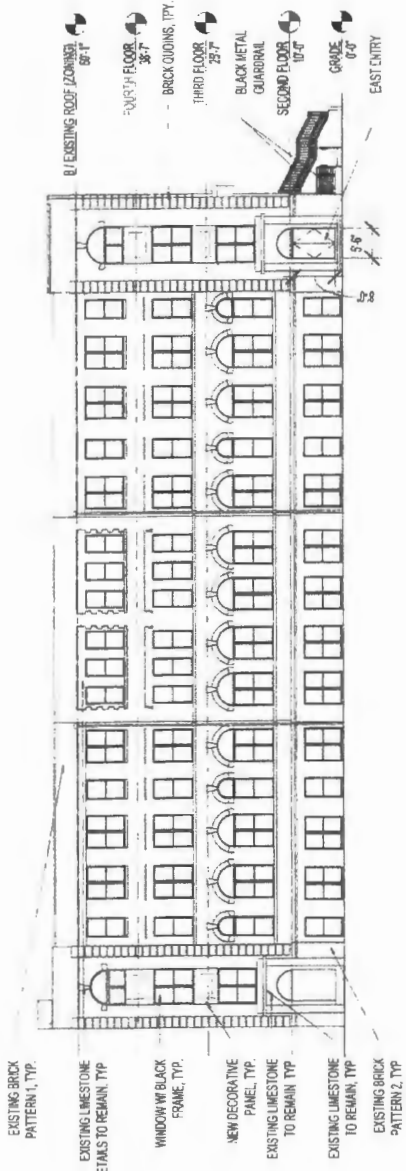
KENNEDY

KENNEDY

NORTH ELEVATION

2401 W. Congress Pkwy. Chicago IL 60612

SCALE: 3/64" = 1'-0"



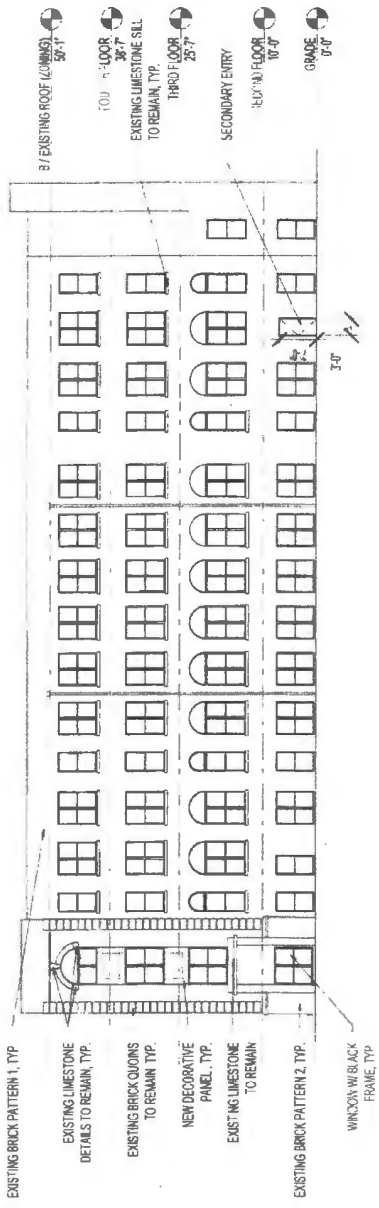
KENNEDY

EAST ELEVATION

2401 W. Congress Pkwy, Chicago IL 60612

SCALE: 3/64" = 1'-0"

2411 W. CONGRESS AVE
PROPOSED 5-STORY MASONRY BUILDING
UNDER SEPARATE PERMIT
EXISTING BRICK PATTERN 1, TYP
EXISTING ROOF (ZONING)
50'-1"
WINDOW W/ BLACK
FRAME: TYP.
FOURTH FLOOR
39'-7"
EXISTING BRICK QUOINS
TO REMAIN, TYP
THIRD FLOOR
25'-7"
EXISTING LIMESTONE
SILL TO REMAIN, TYP.
SECOND FLOOR
10'-8"
GRADE
0'-0"
SOUTH ELEVATION
2401 W. Congress Pkwy. Chicago IL 60612
SCALE: 3/64" = 1'-0"
KENNEDY

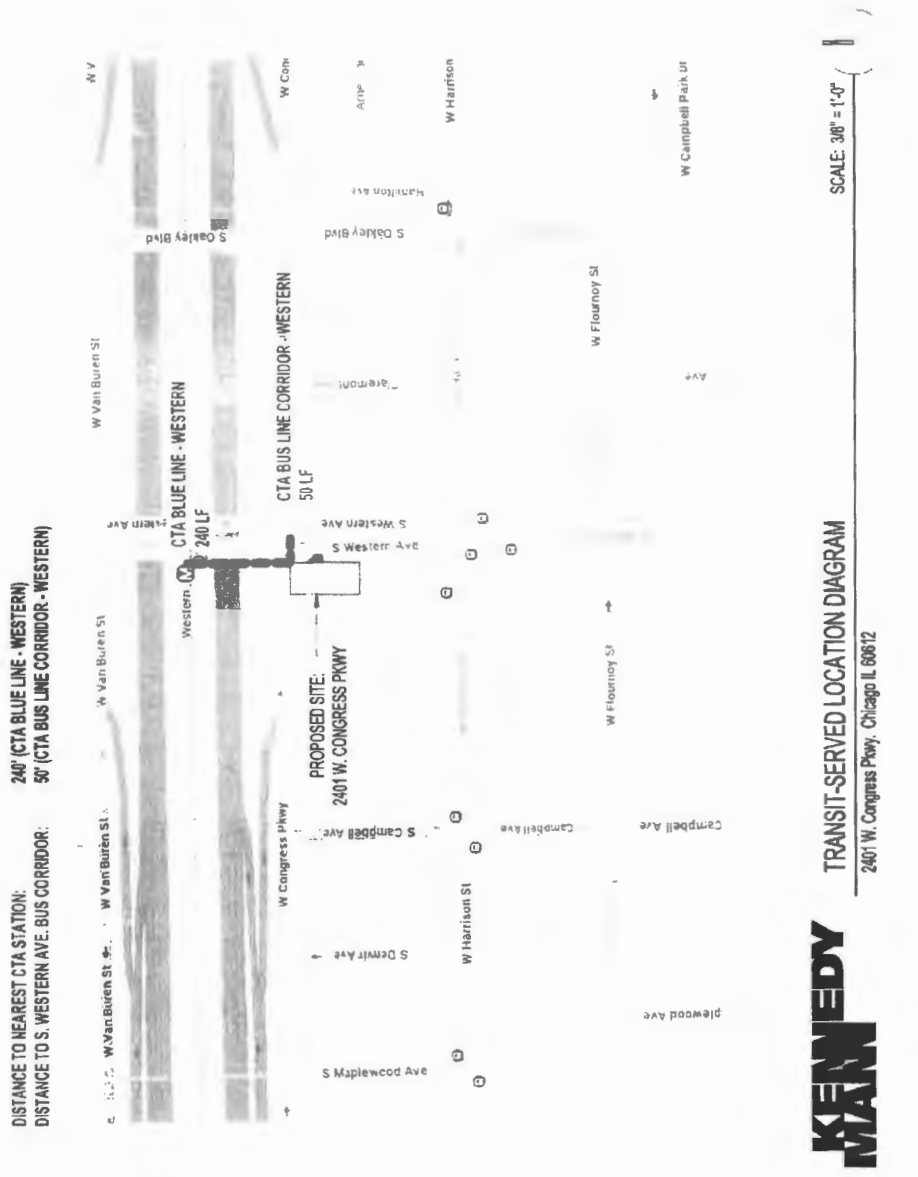


KENNEDY

WEST ELEVATION

2401 W. Congress Pkwy, Chicago IL 60612

SCALE: 3/64" = 1'-0"


DISTANCE TO NEAREST CTA STATION: 240' (CTA BLUE LINE - WESTERN)
DISTANCE TO S. WESTERN AVE. BUS CORRIDOR: 50' (CTA BUS LINE CORRIDOR - WESTERN)
CTA BLUE LINE - WESTERN
240 LF
CTA BUS LINE CORRIDOR - WESTERN
50 LF
PROPOSED SITE:
2401 W. CONGRESS PKWY
W Van Buren St
S Oakley Blvd
W Congress Pkwy
S Campbell Ave
W Harrison St
S Maplewood Ave
W Flournoy St
W Campbell Park Dr
S Western Ave
KENNEDY MANN
TRANSIT-SERVED LOCATION DIAGRAM
2401 W. Congress Pkwy, Chicago IL 60612
SCALE: 3/8" = 1'-0"

Reclassification Of Area Shown On Map No. 2-I.
(As Amended)
(Application No. 22899T1)
(Common Address: 2409 -- 2411 W. Congress Pkwy.)
[SO2025-0020494]

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 RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications shown on Map Number 2-I in the area bounded by:

West Congress Parkway; a line 78 feet west of and parallel to South Western Avenue; the alley next south of and parallel to West Congress Parkway; and a line 170 feet west of and parallel to South Western Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

[Site/First Floor Plan; Typical Floor Plan (2nd Through 5th Floors); North, South, East and West Building Elevations; and Transit-Served Location Diagram attached to this ordinance printed on pages 36361 through 36367 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

File 22899-T1

TYPE 1 ZONING MAP AMENDMENT
Substitute Narrative
2409-11 West Congress Parkway
RT-3.5 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 2409-11 West Congress Parkway from the RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to the B2-3 Neighborhood Mixed-Use District in order to divide the existing improved zoning lot into two zoning lots and construct a new multi-unit residential development.

The subject property is bounded by West Congress Parkway on the north, an alley on the south, and vacant property on the west. To the east, the subject property is abutted by the property commonly known as 2401-07 West Congress Parkway, which is currently improved with a 4-story institutional building that is currently vacant. The adjacent property and the subject property are currently a single improved zoning lot. The Applicant proposes to divide the existing zoning lot into two zoning lots and develop each for residential use. The subject property will be one of the new zoning lots.

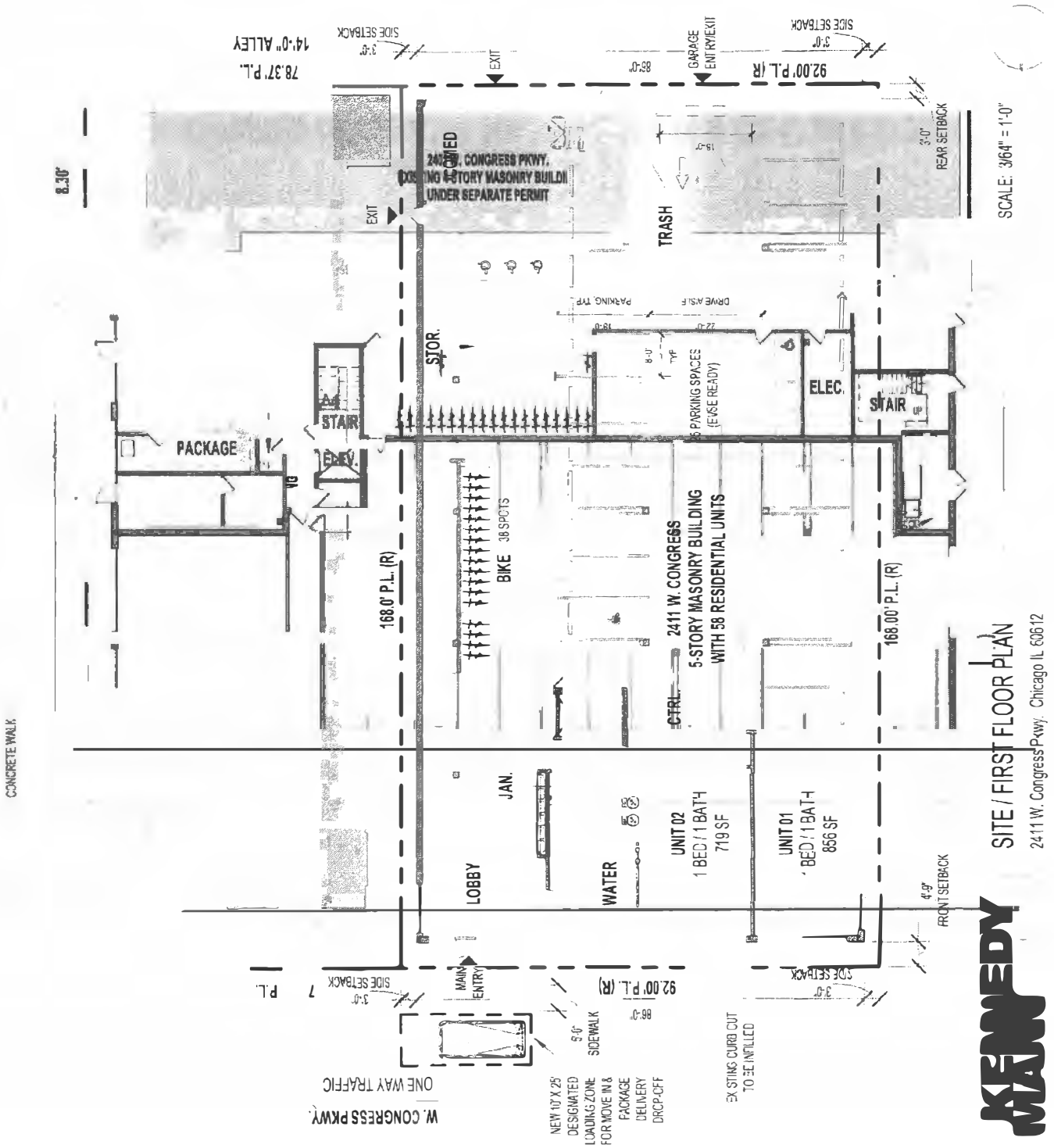
The subject property contains approximately 15,456 square feet of site area and is improved with a 2-story building, a 2-story vacant addition to the adjacent building to the east, and a surface parking lot. The subject property is a transit-served location based on its proximity to the Western Avenue CTA Blue Line station entrance and the Western Avenue bus line corridor. The Applicant plans to redevelop the site with a 5-story multi-unit residential building measuring approximately 58 feet 5 inches in height and containing 58 dwelling units, 25 vehicular parking spaces, 38 bicycle parking spaces, and no commercial space. The overall FAR will be 3.5. The Applicant seeks all relief necessary, as allowed by the Chicago Zoning Ordinance, for the attached plans.

Floor Area Ratio	
Lot Area:	15,456 square feet
FAR:	3.5*
Number of Residential Units	
Dwelling Units:	38
Efficiency Units:	20
Total Units:	58
Density (Lot Area Per Unit):	266.5 square feet*
Parking and Loading	
Vehicular Parking:	25 spaces
Bicycle Parking:	38 spaces
Loading:	0 spaces**
Setbacks	
Front (North):	4 feet 9 inches**
Rear (South):	3 feet**
Side (East):	3 feet
Side (West):	3 feet**
Building Height:	58 feet 5 inches

** The property is a transit-served location due to its proximity within 2,640 feet from the Western Avenue CTA Blue Line station entrance and within 1,320 feet from the Western Avene CTA bus line corridor roadway segment. The Applicant seeks an MLA reduction and a FAR increase to 3.5.*

*** Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, as part of this Type 1 Zoning Map Amendment, the Applicant seeks variations: (1) to reduce the required off-street loading from one space to zero spaces, (2) to reduce the required front yard setback for property that abuts R-zoned property with lot frontage on the same street from 15 feet to 4 feet 9 inches; (3) to reduce the minimum required rear setback for floors containing dwelling units from 30 feet to 3 feet; and (4) to reduce the required west side yard setback for property that abuts R-zoned property from 7 feet 4.2 inches to 3 feet.*

Final for Publication



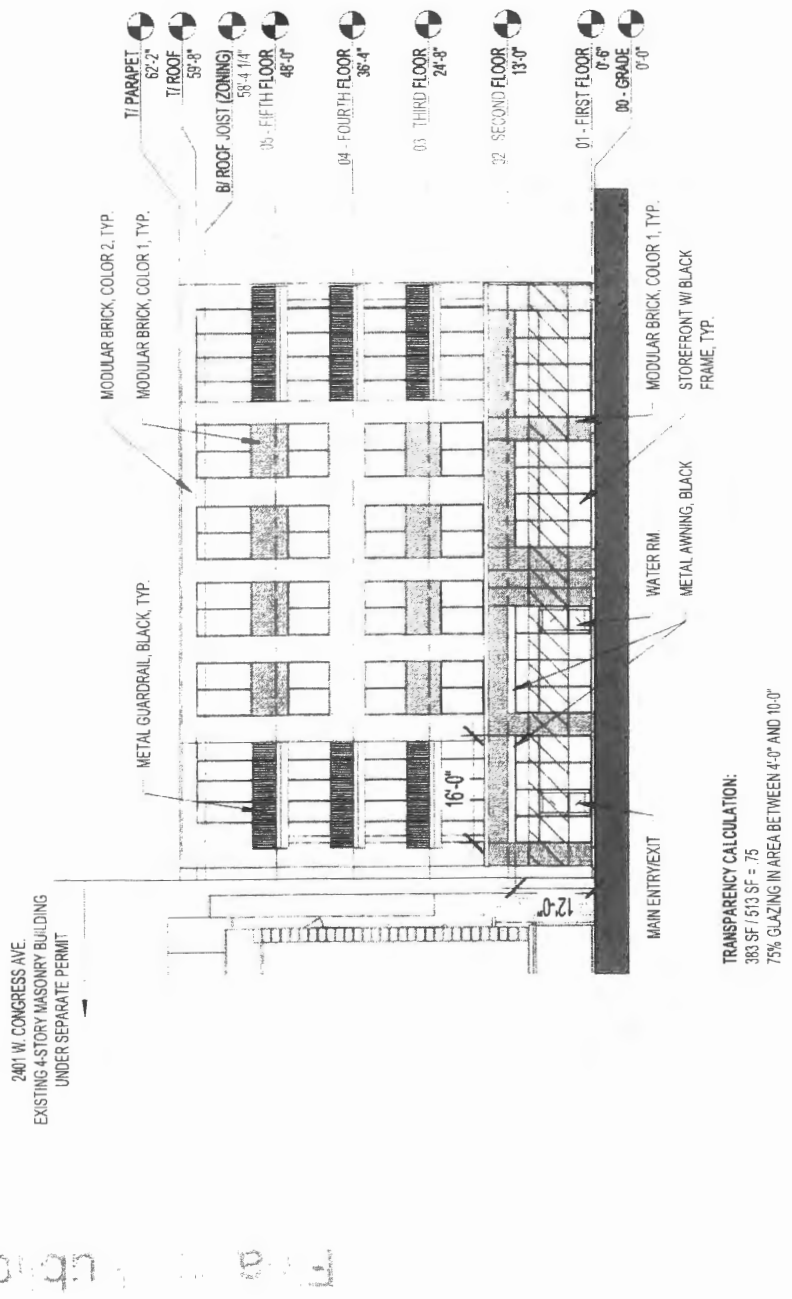
TYPICAL FLOOR PLAN (2ND - 5TH FLOORS)

SCALE: 3/64" = 1'-0"

2411 W. Congress Pkwy. Chicago IL 60612

KENNEDY

Final Publication



KENNEDY

NORTH ELEVATION

2411 W. Congress Pkwy. Chicago IL 60612

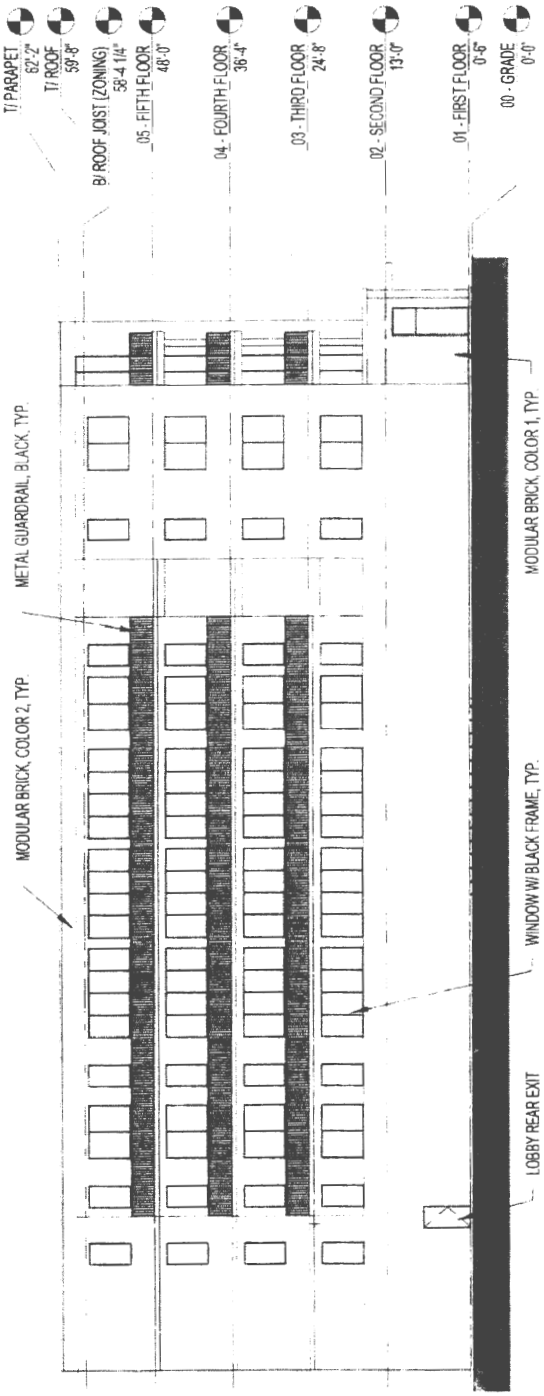
SCALE: 3/64" = 1'-0"

KENNEDY

SOUTH ELEVATION

2411 W. Congress Pkwy. Chicago IL 60612

SCALE: 3/64" = 1'-0"

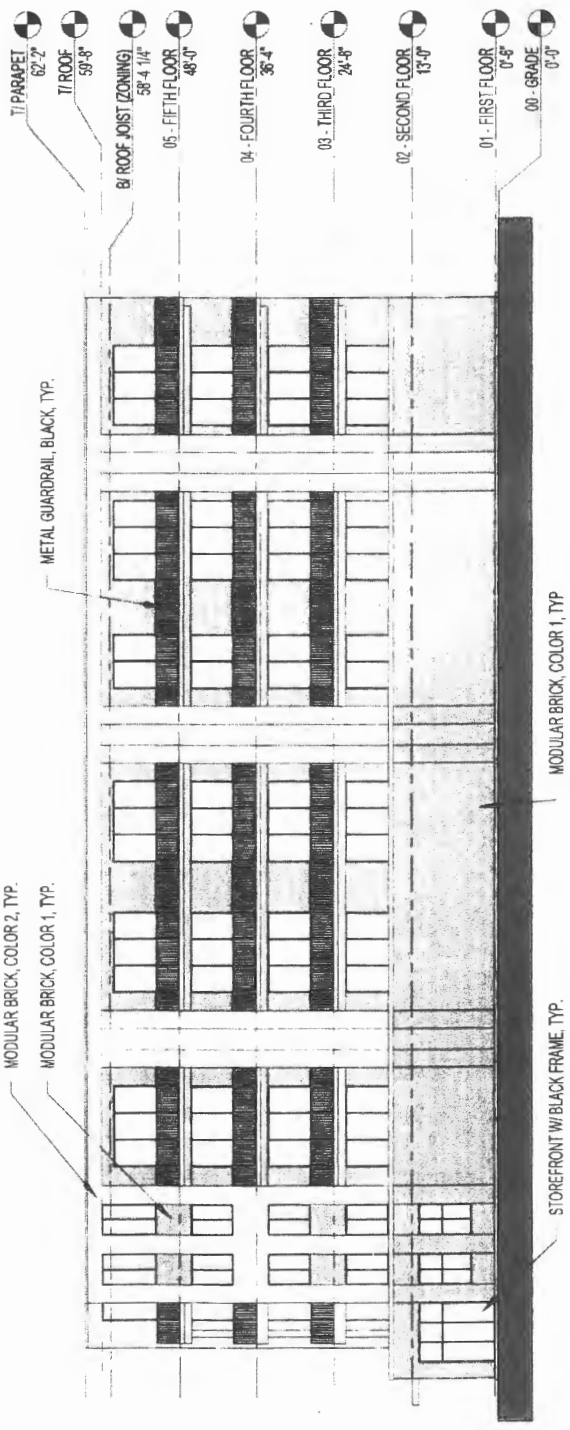


KENNEDY

EAST ELEVATION

2411 W. Congress Pkwy. Chicago IL 60612

SCALE: 3/64" = 1'-0"



Final for Publication

KENNEDY

WEST ELEVATION

2411 W. Congress Pkwy. Chicago IL 60612

SCALE: 3/64" = 1'-0"

DISTANCE TO NEAREST CTA STATION: 261' (CTA BLUE LINE - WESTERN)
DISTANCE TO NEAREST BUS CORRIDOR: 128' (CTA BUS LINE CORRIDOR - WESTERN)
CTA BLUE LINE - WESTERN
261 LF
CTA BUS LINE CORRIDOR - WESTERN
128 LF
PROPOSED SITE:
2411 W. CONGRESS PKWY
W Van Buren St
W Congress Pkwy
W Harrison St
W Flournoy St
S Oakley Blvd
S Western Ave
S Campbell Ave
S Maplewood Ave
W Campbell Park Dr
KENNEDY MANN
TRANSIT-SERVED LOCATION DIAGRAM
2411 W. Congress Pkwy. Chicago IL 60612

Reclassification Of Area Shown On Map No. 2-I.
(As Amended)
(Application No. 22754T1)
(Common Address: 2517 -- 2549 W. Fillmore St.)

[SO2025-0017410]

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

SECTION 1. 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 2-I in the area bounded by:

West Fillmore Street; a line 150 feet west of and parallel to South Campbell Avenue; the alley next south of and parallel to West Fillmore Street; and the public alley next west of and parallel to South Campbell Avenue,

to those of an RS3 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; and Plat of Survey attached
to this ordinance printed on
pages 36370 and 36371
of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

17-13-0303-C(1) SUBSTITUTE Type 1 Narrative & Plans – 2517-2549 West Fillmore Street, Chicago, IL

Proposed Zoning: RS-3 Residential Single-Unit (Detached House) District

Lot Area: 54,012.96 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with seventeen (17) new single-family residences. The proposed residences will measure 30 ft. in height. The subject property is a Transit Served Location and each residence be supported by two (2) off-street parking spaces within a detached garage at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-I of the Chicago Zoning Ordinance, the Applicant is seeking an Administrative Adjustment to reduce the required front setback for each single-family residence from the required 20 ft. to 15 ft. and all relief necessary, as allowed by the Code, for the attached Type 1 plan set.

(A) The Project's Floor Area Ratio: 1,821-1,830 square feet per single-family residence. (0.58-0.59 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 3,177.18 square feet per D.U. (17 residential units proposed)

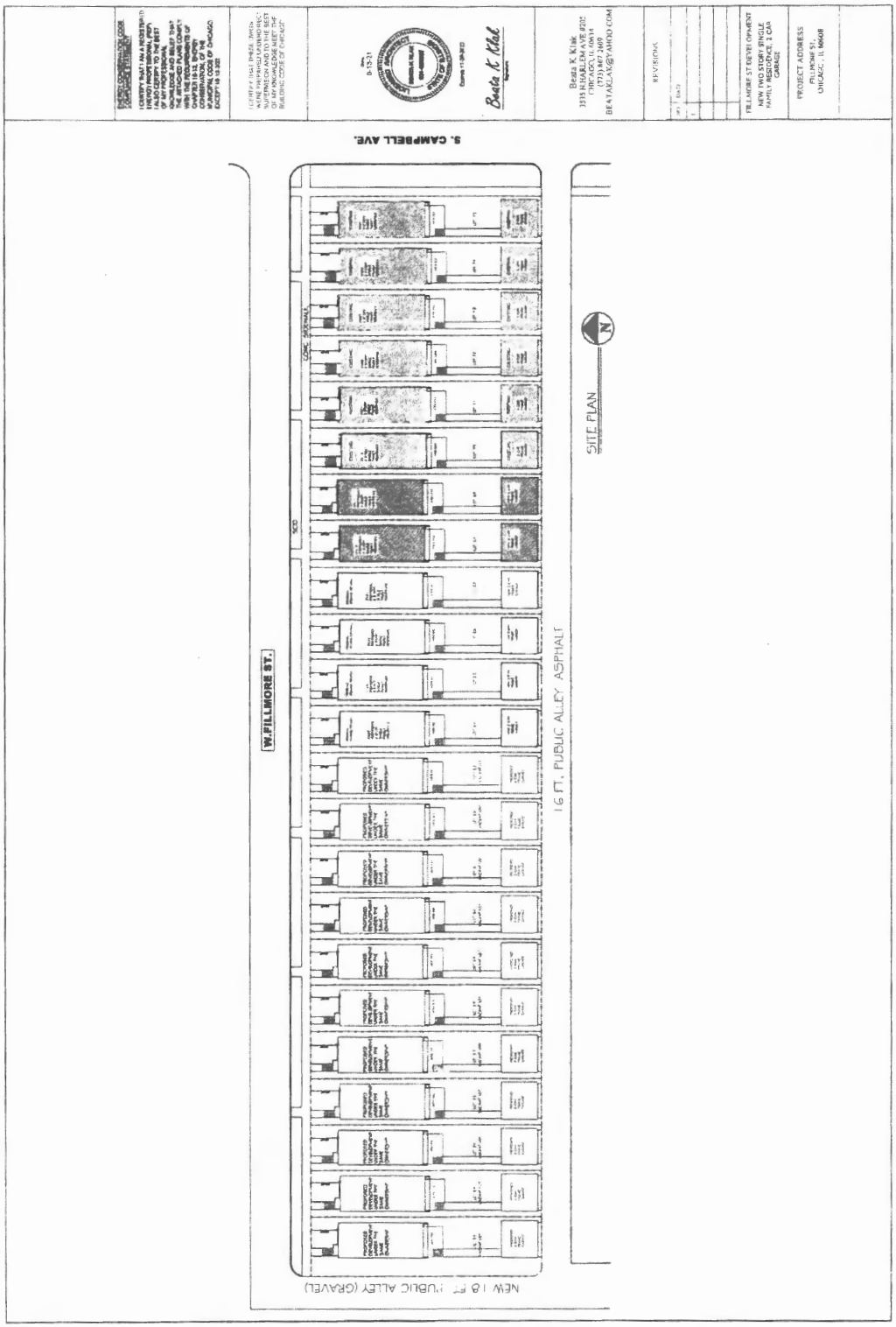
(C) The amount of off-street parking: 2 parking spaces (for each single-family residence)

(D) Setbacks:

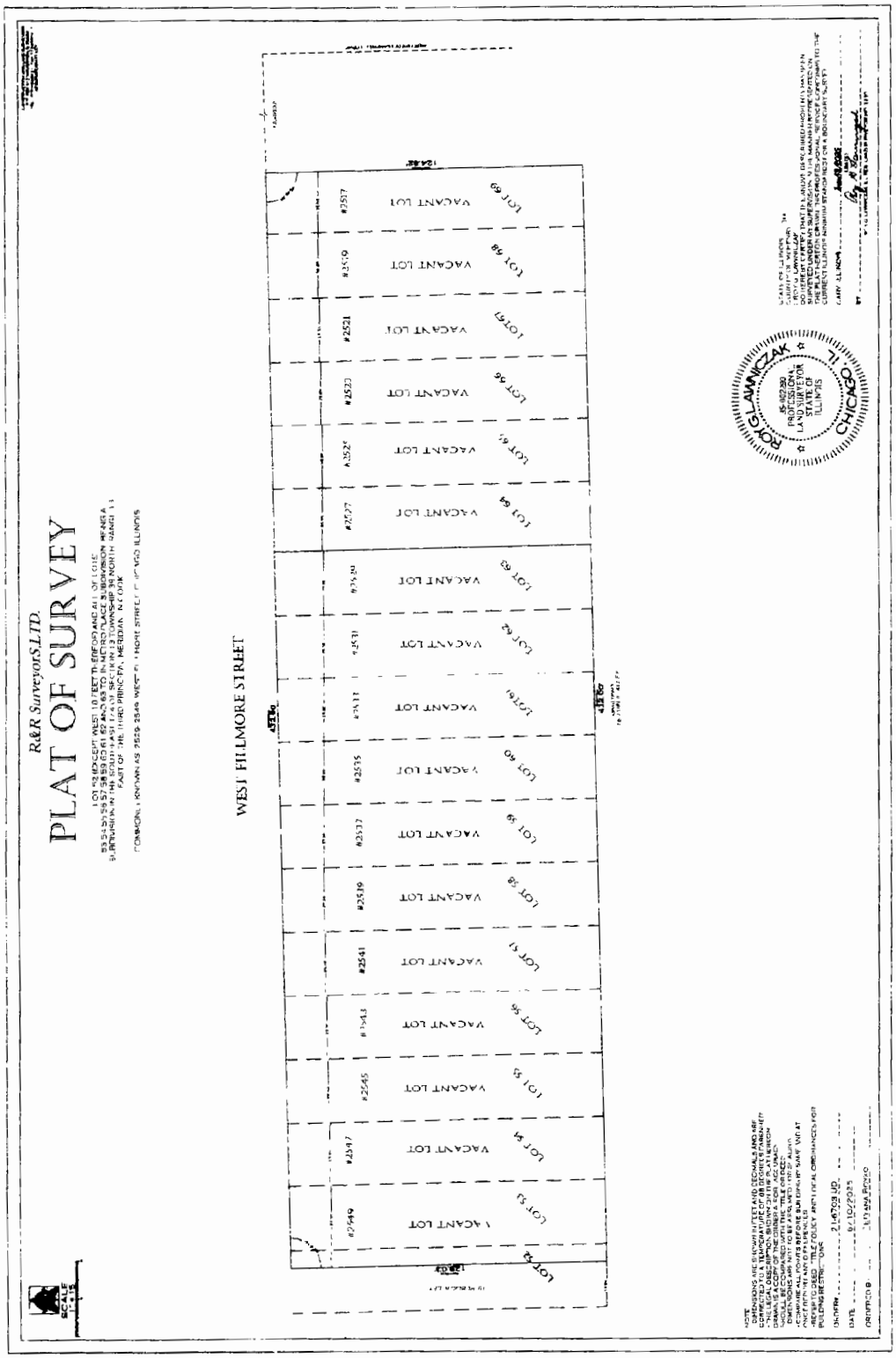
a.	*Front Setback:	15 feet (proposed)
b.	Side Setbacks:	
	East Side:	3 feet (proposed)
	West Side:	3 feet (proposed)
c.	Rear Setback:	52 feet (proposed)

*Pursuant to Sec. 17-13-1003-I, the Applicant is seeking an Administrative Adjustment to reduce the front setback.

(E) Building Height: 30 ft.



Final for Publication


R&R Surveyors LTD.
PLAT OF SURVEY
WEST FILLMORE STREET
VACANT LOT
ROY G. LAWNICZAK
CHICAGO, IL

Reclassification Of Area Shown On Map No. 2-J.
(Application No. A-9059)
(Common Address: 331 -- 339 S. Central Park Blvd., 3501 -- 3631
And 3454 -- 3460 W. Fifth Ave.)

[O2025-0019462]

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; RS3 Residential Single-Unit (Detached House) Districts; and RM5 Residential Multi-Unit Districts symbols and indications as shown on Map Number 2-J in the area bounded by:

South Millard Avenue; West Fifth Avenue; South Central Park Boulevard; a line 141 feet north of the intersection of South Central Park Boulevard and West Fifth Avenue, as measured along the east right-of-way line of South Central Park Boulevard; the alley next east of and parallel to South Central Park Boulevard; West Fifth Avenue; South St. Louis Avenue; the alley next north of and parallel to West Fifth Avenue and extended east where no alley exists; a line 75 feet east of and parallel to South St. Louis Avenue; a line 111 feet south of and parallel to West Jackson Boulevard; a line 125 feet east of and parallel to South St. Louis Avenue; West Fifth Avenue; South St. Louis Avenue; the alley next south of and parallel to West Fifth Avenue; a line 472.18 feet west of and parallel to South St. Louis Avenue; West Van Buren Street; South Central Park Avenue; and the alley next south of and parallel to West Fifth Avenue,

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 2-J.
(Application No. A-9061)
(Common Address: 318 S. Christiana Ave.)

[O2025-0019458]

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 2-J in the area bounded by:

the alley next south of and parallel to West Fifth Avenue; South Christiana Avenue; West Gladys Avenue; and the alley next west of and parallel to South Christiana Avenue,

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 2-J.
(Application No. A-9058)
(Common Address: 3401 -- 3425 W. Fifth Ave.)

[O2025-0019461]

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 Districts symbols and indications as shown on Map Number 2-J in the area bounded by:

West Fifth Avenue; South Homan Avenue; the alley next south of and parallel to West Fifth Avenue; and South Trumbull Avenue,

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 2-J.
(Application No. A-9060)
(Common Address: 3222 -- 3232 W. Jackson Blvd.)

[O2025-0019460]

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 C1-3 Neighborhood Commercial District symbols and indications as shown on Map Number 2-J in the area bounded by:

West Fifth Avenue; a line 224 feet west of and parallel to South Kedzie Avenue; West Jackson Boulevard; and a line 349 feet west of and parallel to South Kedzie Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit Districts.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 3-F.
(Application No. 22916T1)
(Common Address: 1234 N. State Pkwy.)

[O2025-0020871]

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 RM5 Residential Multi-Unit District indications as shown on Map Number 3-F in the area bounded by:

a line 361.25 feet north of and parallel to West Division Street; North State Parkway; a line 338.75 feet north of and parallel to West Division Street; and the alley next west of and parallel to North State Parkway,

to those of an RM5 Residential Multi-Unit District, Type 1, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; Proposed Roof Pergola Plan; Proposed Rear Plan; View Looking West at Rear Yard; and North and West Building Elevations attached to this ordinance printed on pages 36376 through 36378 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

17-13-0303-C(1) NARRATIVE ZONING ANALYSIS AND PLANS

SUBJECT PROPERTY: 1234 NORTH STATE PARKWAY, CHICAGO, ILLINOIS

ZONING: RM-5 RESIDENTIAL MULTI-UNIT DISTRICT TYPE 1.

LOT AREA: 2,940.75 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A 4-STORY RESIDENTIAL BUILDING WITH A DETACHED GARAGE. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO ALLOW FOR THE CONSTRUCTION OF AN AT-GRADE DECK IN THE REAR OF THE PROPERTY LOCATED BETWEEN THE RESIDENTIAL BUILDING AND THE DETACHED GARAGE.

(A) FLOOR AREA RATIO: 1.38 (EXISTING).

(B) MINIMUM LOT AREA PER UNIT: 2,940.75 SQUARE FEET (EXISTING).

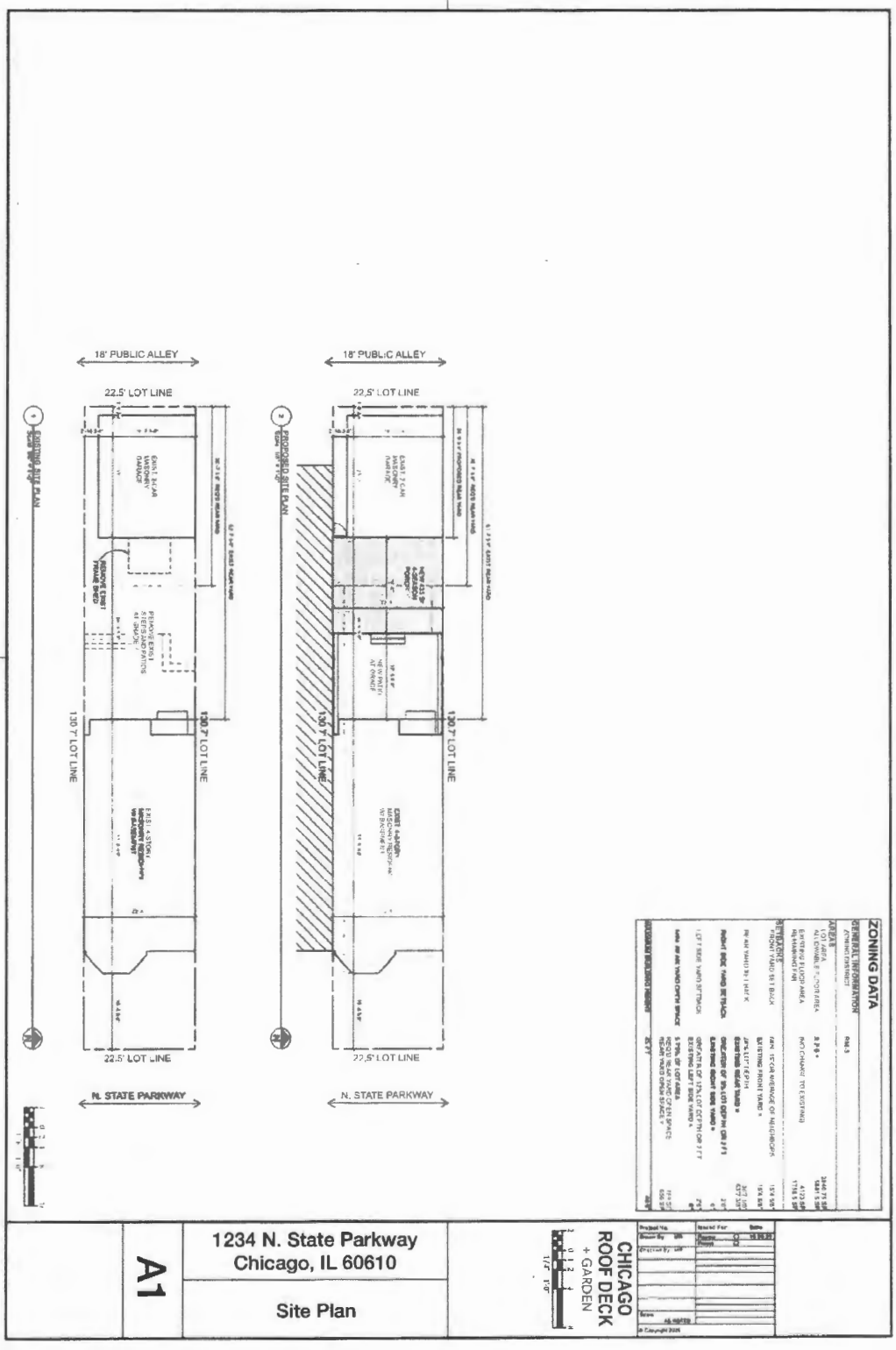
(C) THE AMOUNT OF OFF-STREET PARKING: 2 (EXISTING).

(D) SETBACKS:

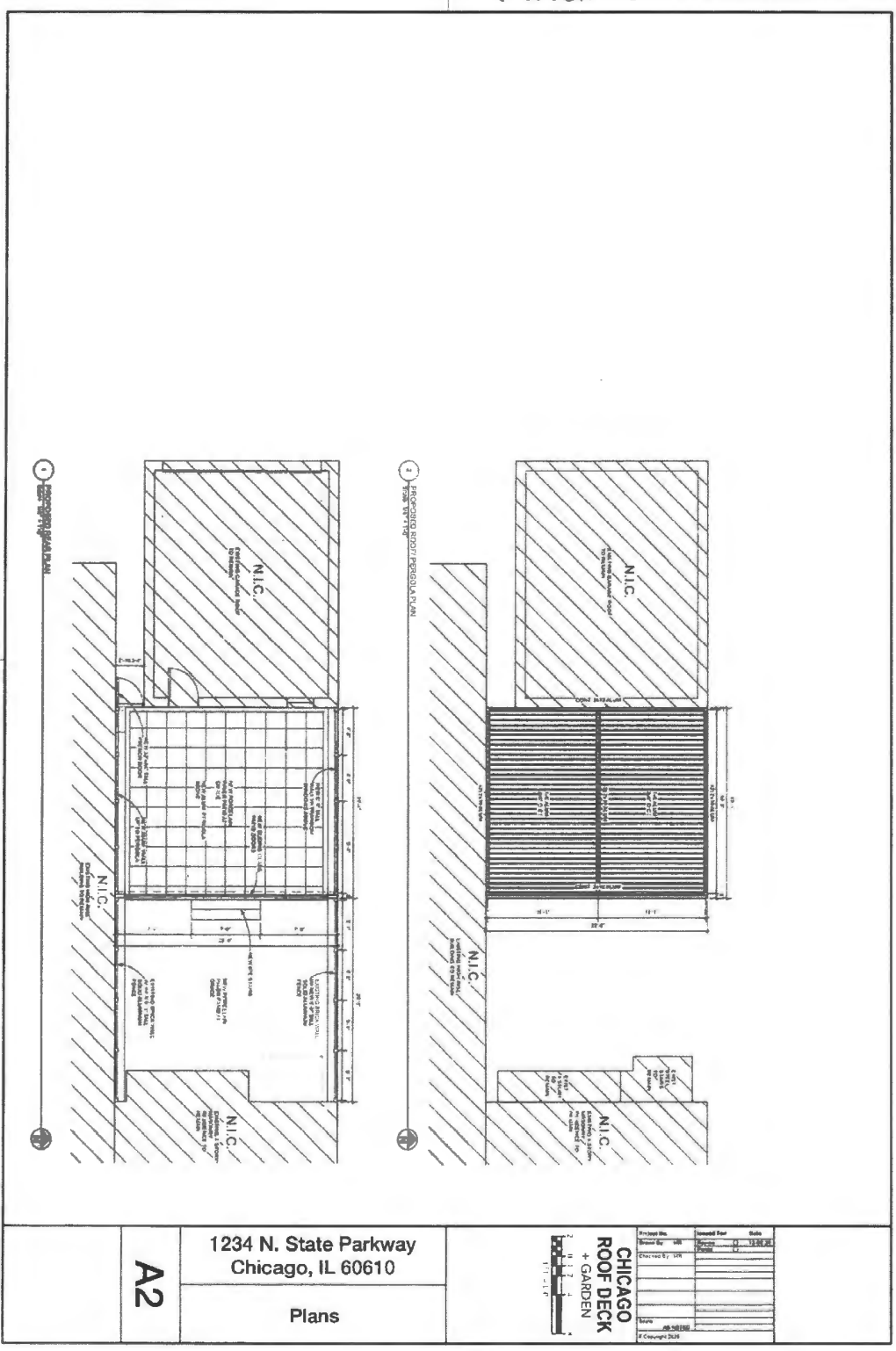
1. FRONT SETBACK: 15 FEET, 4 5/8 INCHES (EXISTING).
2. REAR SETBACK: 1 FOOT, 9 3/4 INCHES (EXISTING).
3. NORTH SIDE SETBACK: 0 FEET, 0 INCHES (EXISTING).
4. SOUTH SIDE SETBACK: 0 FEET, 0 INCHES (EXISTING).
5. COMBINED SIDE YARD SETBACK: 0 FEET, 0 INCHES (EXISTING).

(E) BUILDING HEIGHT: 4 STORIES (EXISTING).

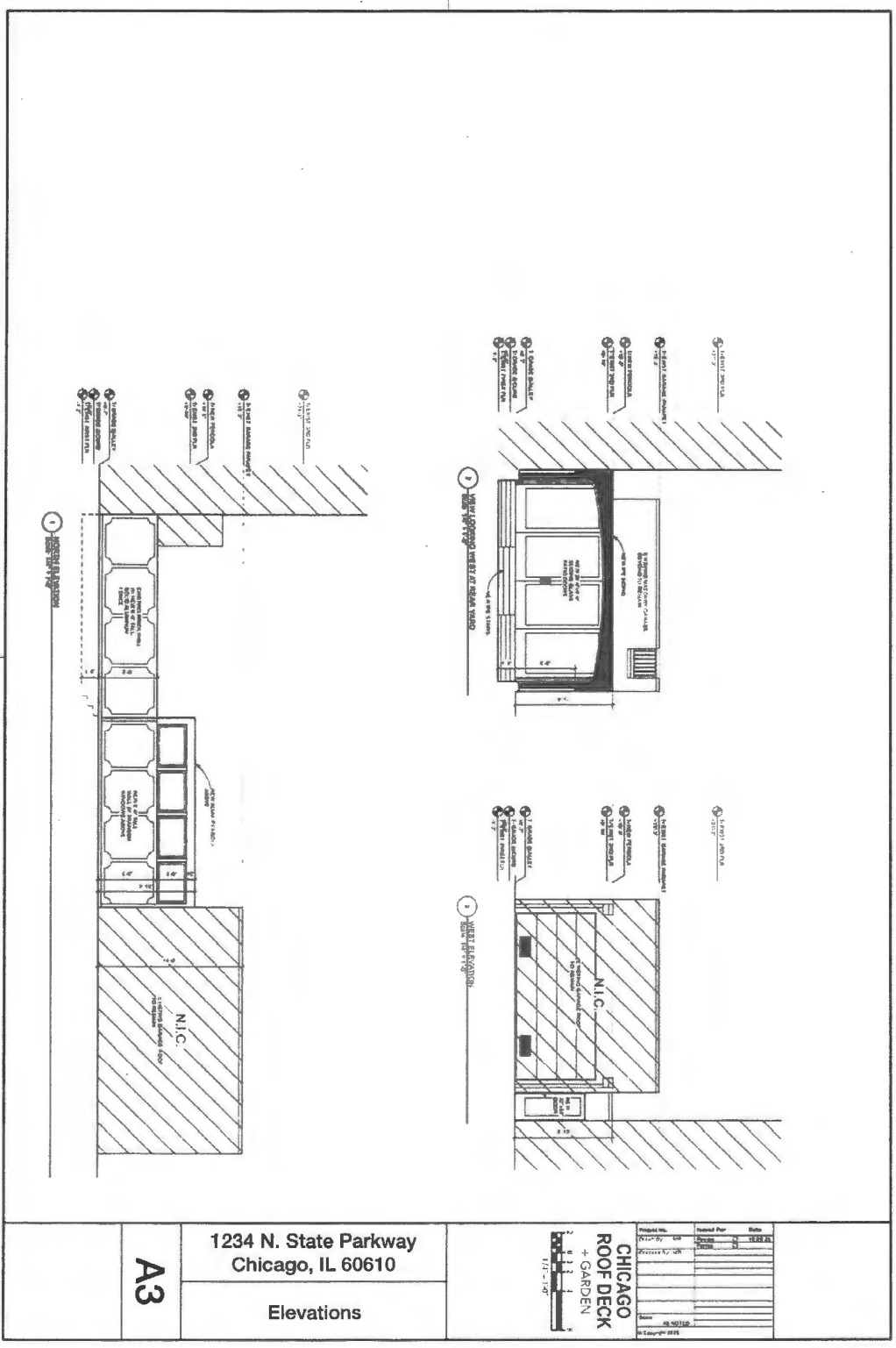
Final for Publication



Final for Publication



Final for Publication



Reclassification Of Area Shown On Map No. 3-G.
(Application No. 22919T1)
(Common Address: 1536 -- 1538 N. Halsted St.)

[O2025-0020887]

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the C3-5 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 3-G in the area bounded by:

West Weed Street; North Halsted Street; a line 43 feet south of and parallel to West Weed Street; and a line 93.6 feet west of and parallel to North Halsted Street,

to those of a C1-5 Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; Architectural 1st, 2nd and 2nd Floor Plans; and North, South, East and West Building Elevations attached to this ordinance printed on pages 36381 through 36388 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 – 1536-38 North Halsted Street, Chicago, IL

Proposed Zoning: C1-5 Neighborhood Commercial District

Lot Area: 4,025 sq. ft.

Proposed Land Use: The Applicant is seeking a zoning change in order to legalize two (2) preexisting dwelling units within the existing three-story mixed-use building at the subject property. The proposed building will continue to contain 3,651 sq. ft. of retail space at grade and a total of eight (8) dwelling units above. The height and footprint of the existing building will remain without change. The subject property is a Transit Served Location and will not provide off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 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 0% (zero parking spaces for eight (8) residential units), reduce the rear setback for floors containing residential units from 30 ft. to 7 ft., and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 11,339 square feet (2.82 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 503.13 square feet per D.U. (8 residential units)

(C) The amount of off-street parking: 0 parking spaces

*The subject property is a designated Transit Served Location (North/Clybourn CTA Rail Station). 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 0 parking spaces (0%).

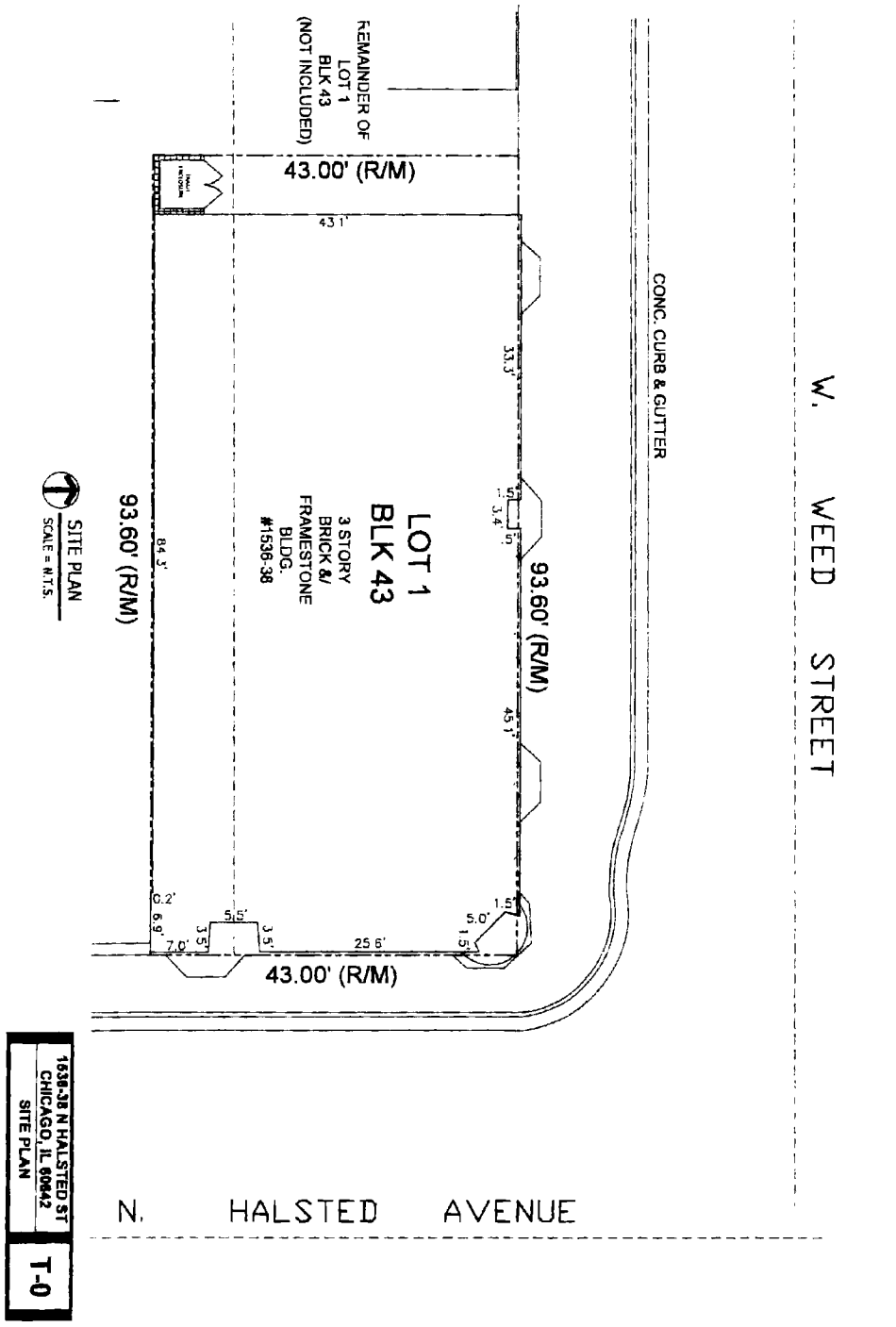
(D) Setbacks:

a. Front Setback: 0.1 feet (existing)
b. Side Setbacks:
North Side: zero (existing)
South Side: 0.1 feet (existing)
c. *Rear Setback: 7 feet (existing)

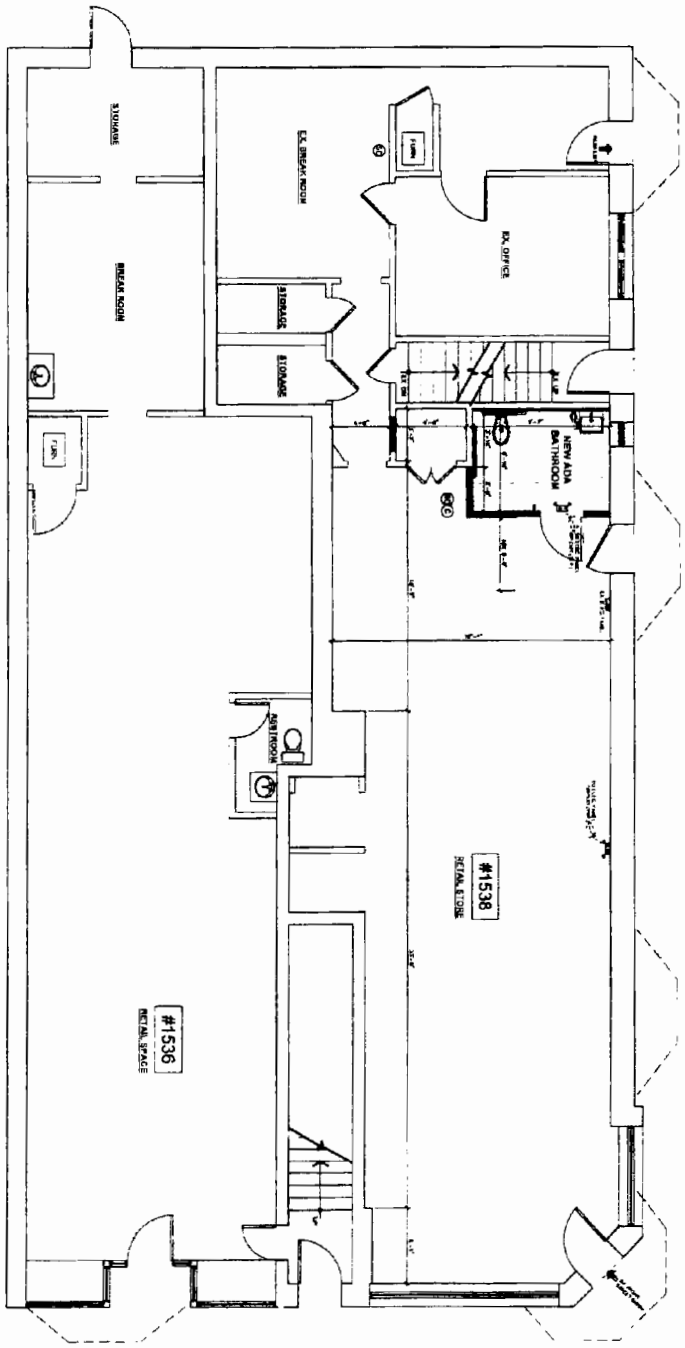
*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential units to 7 ft.

(E) Building Height: 36 feet-9 inches (existing)

Final for Publication



Final for Publication



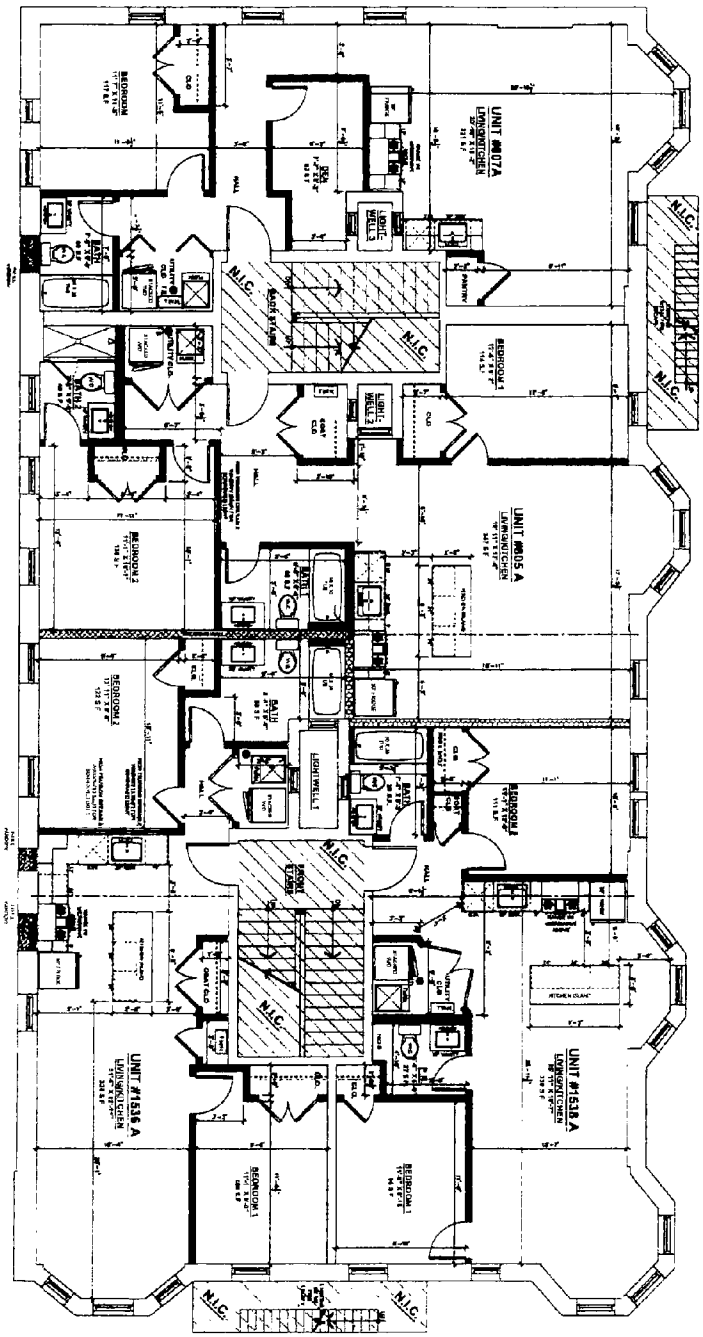
ARCHITECTURAL 1ST FLOOR PLAN

SCALE: NTS

1536-38 N HALSTED ST
CHICAGO, IL 60642
1ST FLOOR PLAN

A-1

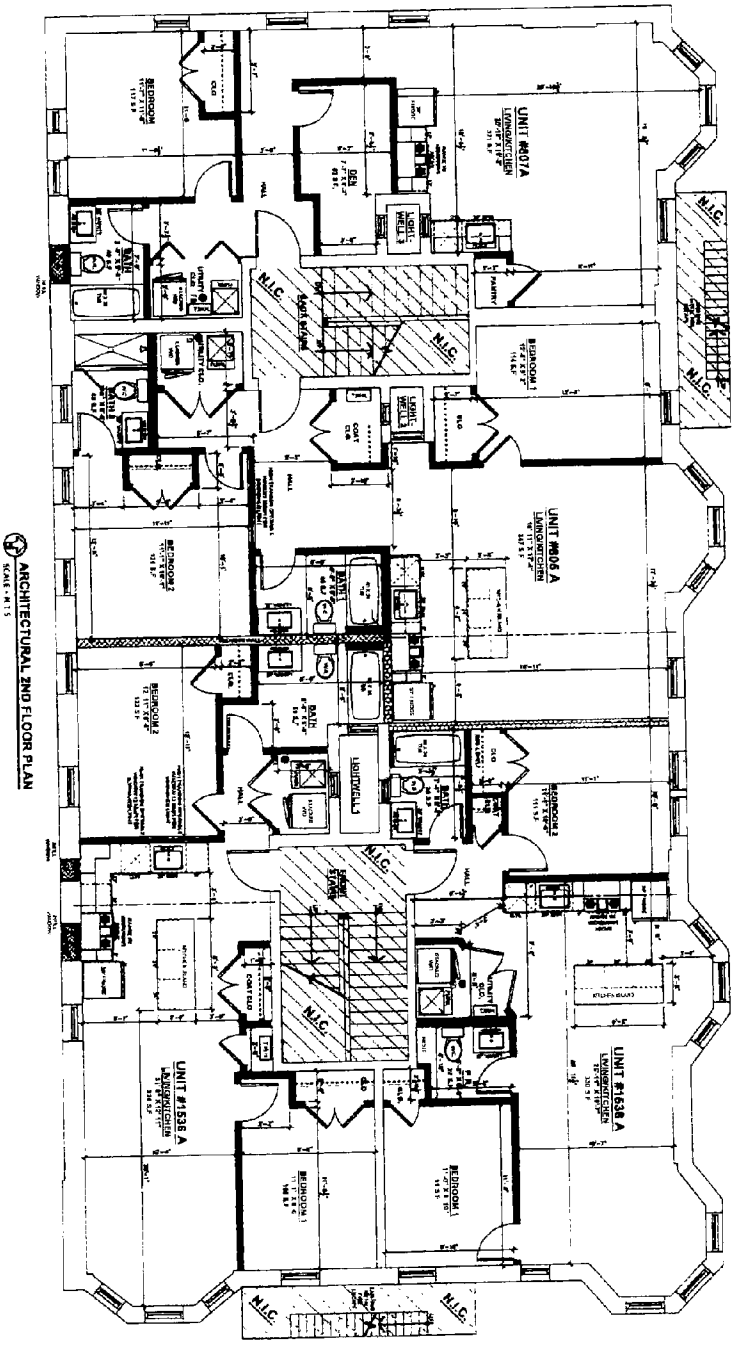
Final Publication



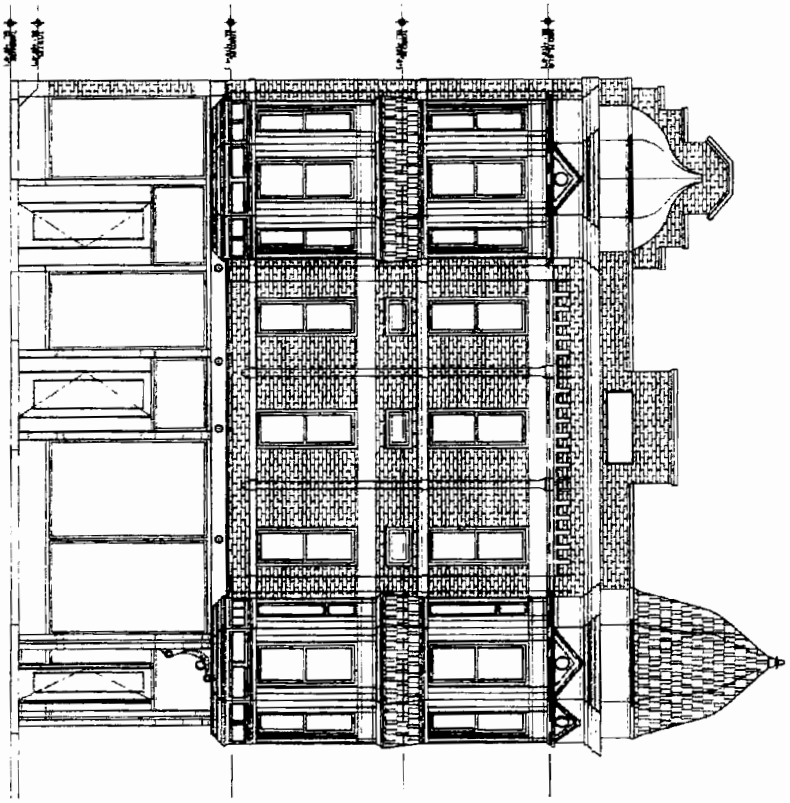
ARCHITECTURAL 2ND FLOOR PLAN

1536-38 N HALSTED ST
CHICAGO, IL 60642
2ND FLOOR PLAN
A-2

Final Publication

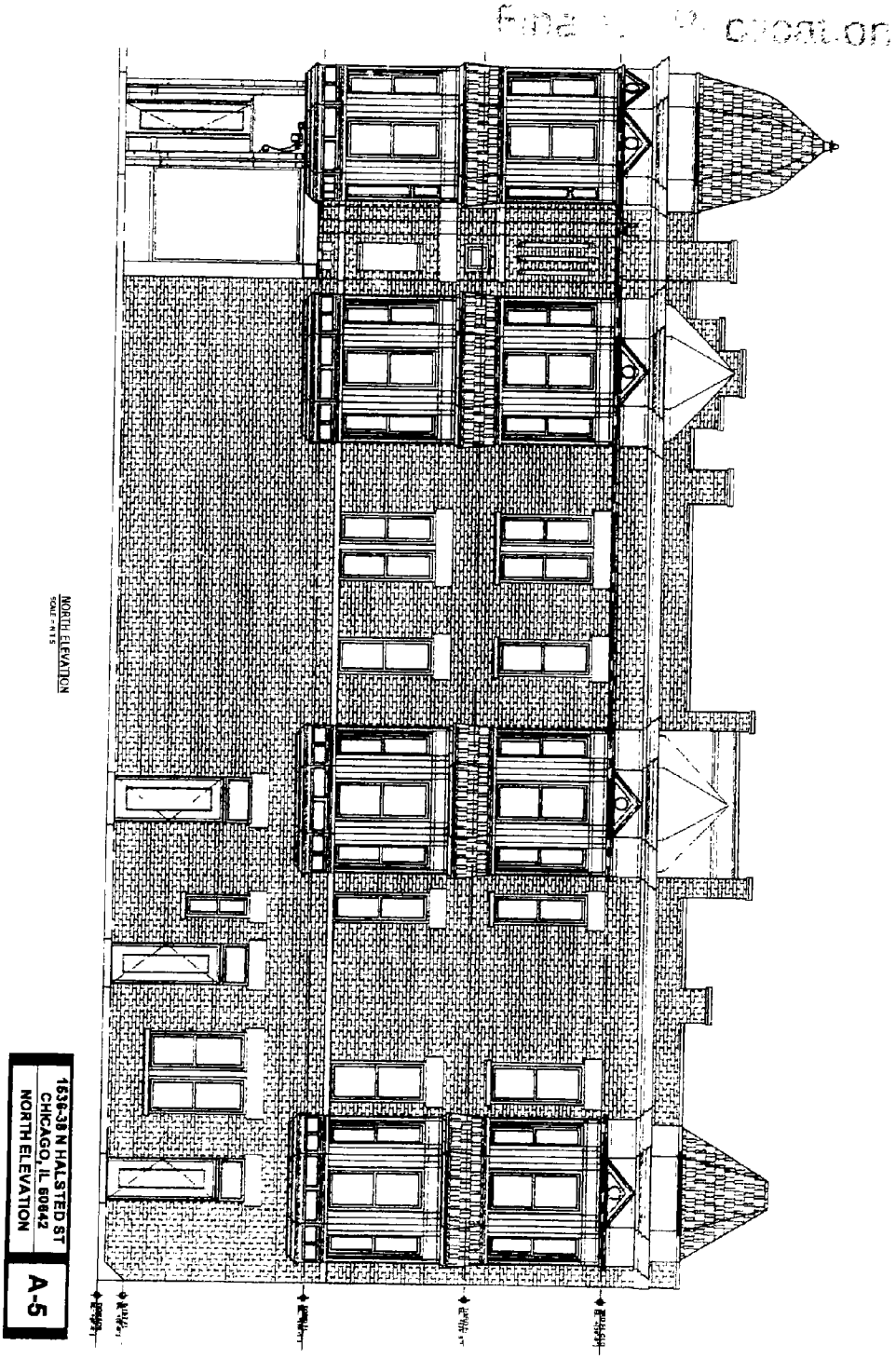


Final Publication

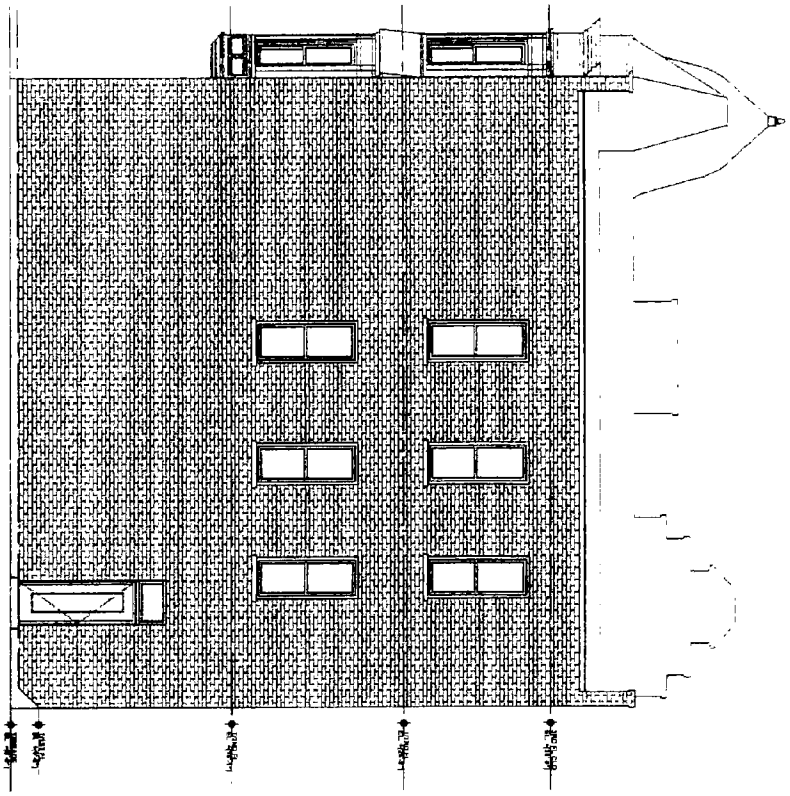


EAST ELEVATION
SCALE: 1/8" = 1'-0"

1530-38 N HALSTED ST CHICAGO, IL 60642 EAST ELEVATION	A-4


NORTH ELEVATION
SCALE: 1/8" = 1'-0"
1538-38 N HALSTED ST
CHICAGO, IL 60642
NORTH ELEVATION
A-5

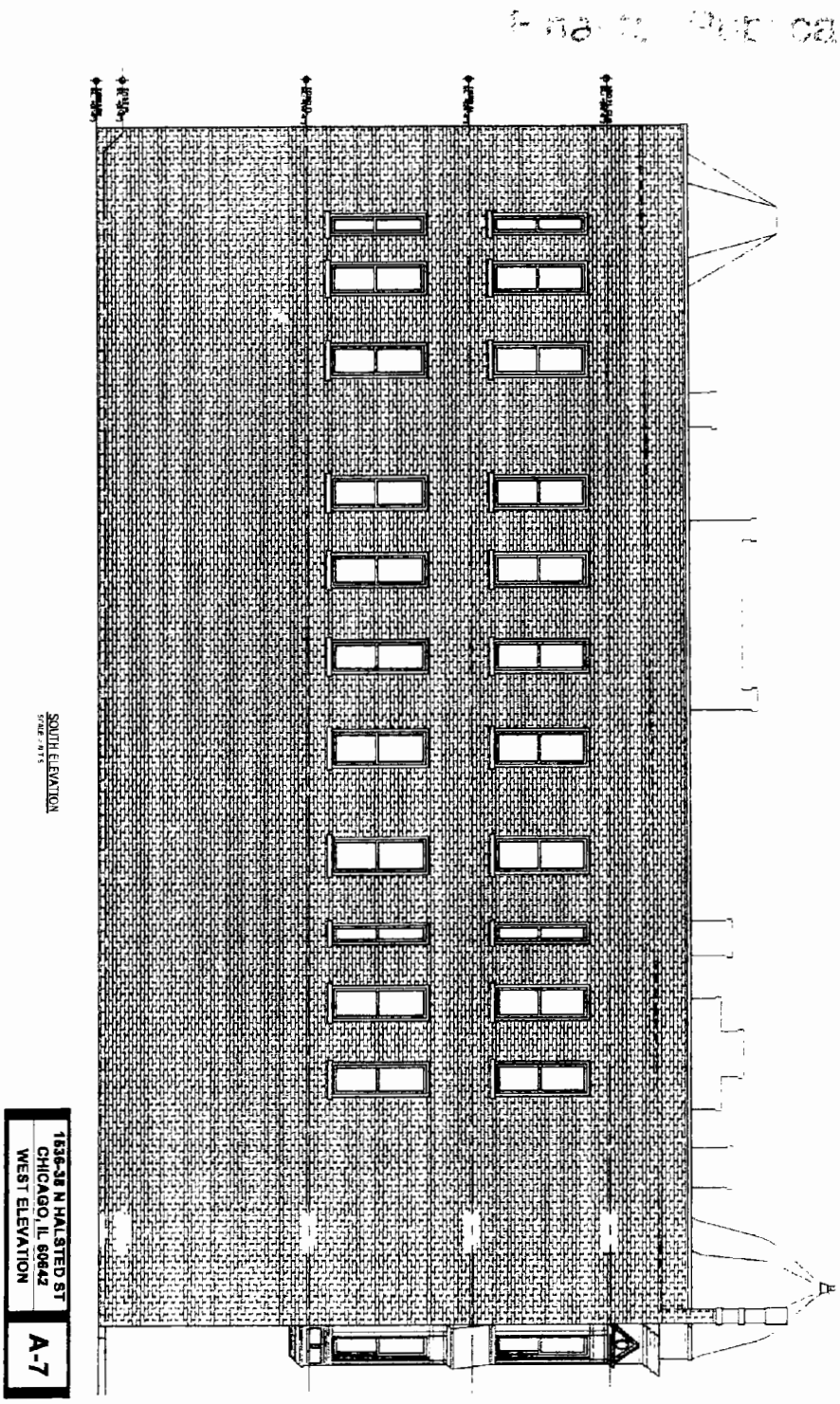
Area to Rezone



WEST ELEVATION
SCALE : N.T.S.

1536-38 N HALSTED ST
CHICAGO, IL 60642
WEST ELEVATION

A-6



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

1536-38 N HALSTED ST
CHICAGO, IL 60642
WEST ELEVATION

A-7

Reclassification Of Area Shown On Map No. 3-I.
(As Amended)
(Application No. 22928T1)
(Common Address: 2531 -- 2533 W. Augusta Blvd.)
[SO2025-0020933]

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

SECTION 1. 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 3-I in the area bounded by:

West Augusta Boulevard; a line 302.4 feet east of and parallel to North Rockwell Street; the public alley next south of and parallel to West Augusta Boulevard; and a line 250 feet east of and parallel to North Rockwell 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; Basement, 1st, 2nd, 3rd and 4th Floor Plans; and North, South, East and West Building Elevations attached to this ordinance printed on pages 36392 through 36398 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

File Number: 22928-T1

17-13-0303-C(1) SUBSTITUTE Type 1 Narrative & Plans – 2531-2533 W. Augusta Blvd., Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 6,534.8 sq. ft.
2531 W. Augusta Blvd. – 3,417.05 square feet
2533 W. Augusta Blvd. – 3,117.75 square feet

Proposed Land Use: The Applicant intends to divide the single zoning lot into two (2) separate zoning lots so that the newly created lot at 2531 W. Augusta Blvd. can be developed with a new four-story, three (3) unit residential building. The proposed building will be masonry construction and measure 45 ft. in height. Three (3) garage parking spaces will be located at the rear of that lot. The height and footprint of the existing two-story six (6) unit residential building at 2533 W. Augusta Blvd. will remain without change. The detached garage and coach house at the rear will be taken down and replaced with three (3) off-street surface 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 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% (2 parking spaces) to 100% (3 parking spaces) and reduce the front setback to 10 ft. for the proposed building at 2531 W. Augusta Blvd., and for the existing building at 2531 W. Augusta Blvd., reduce the off-street parking requirement to three (3) parking spaces, reduce the front setback to 10.87 ft., reduce the combined side setback total to 2.86 ft. (west side setback at 0.38 ft.; east side setback at 2.48 ft.), reduce the rear yard open space to 108 sq. ft., and is seeking all relief necessary, as allowed by the code, to permit the zoning lot division and new construction building per the attached plans.

(A) The Project's Floor Area Ratio:
a. 2531 W. Augusta Blvd.: 5,950 square feet (1.74 FAR)
b. 2533 W. Augusta Blvd.: 3,204 square feet (1.03 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):
a. 2531 W. Augusta Blvd.: 1,139.02 square feet per D.U. (3 residential units)
b. 2533 W. Augusta Blvd.: 519.625 square feet per D.U. (6 residential units)

(C) *The amount of off-street parking:
a. 2531 W. Augusta Blvd.: 3 parking spaces
b. 2533 W. Augusta Blvd.: 3 parking spaces

Final for Publication

*The subject property is a designated Transit Served Location (Western Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking requirement from 50% (two (2) parking spaces) to 100% (three (3) parking spaces) at 2531 W. Augusta Blvd., and reduce the off-street parking requirement at 2533 W. Augusta Blvd. to 50% (three (3) parking spaces).

(D) Setbacks:

a. *2531 West Augusta Boulevard:
   i. Front Setback: 10 feet (proposed)
   ii. Side Setbacks:
      West Side: 3 feet (proposed)
      East Side: 3 feet (proposed)
   iii. Rear Setback: 37.4 feet (proposed)

*The Applicant is seeking to reduce the front setback at 2531 W. Augusta Blvd. to 10 ft.

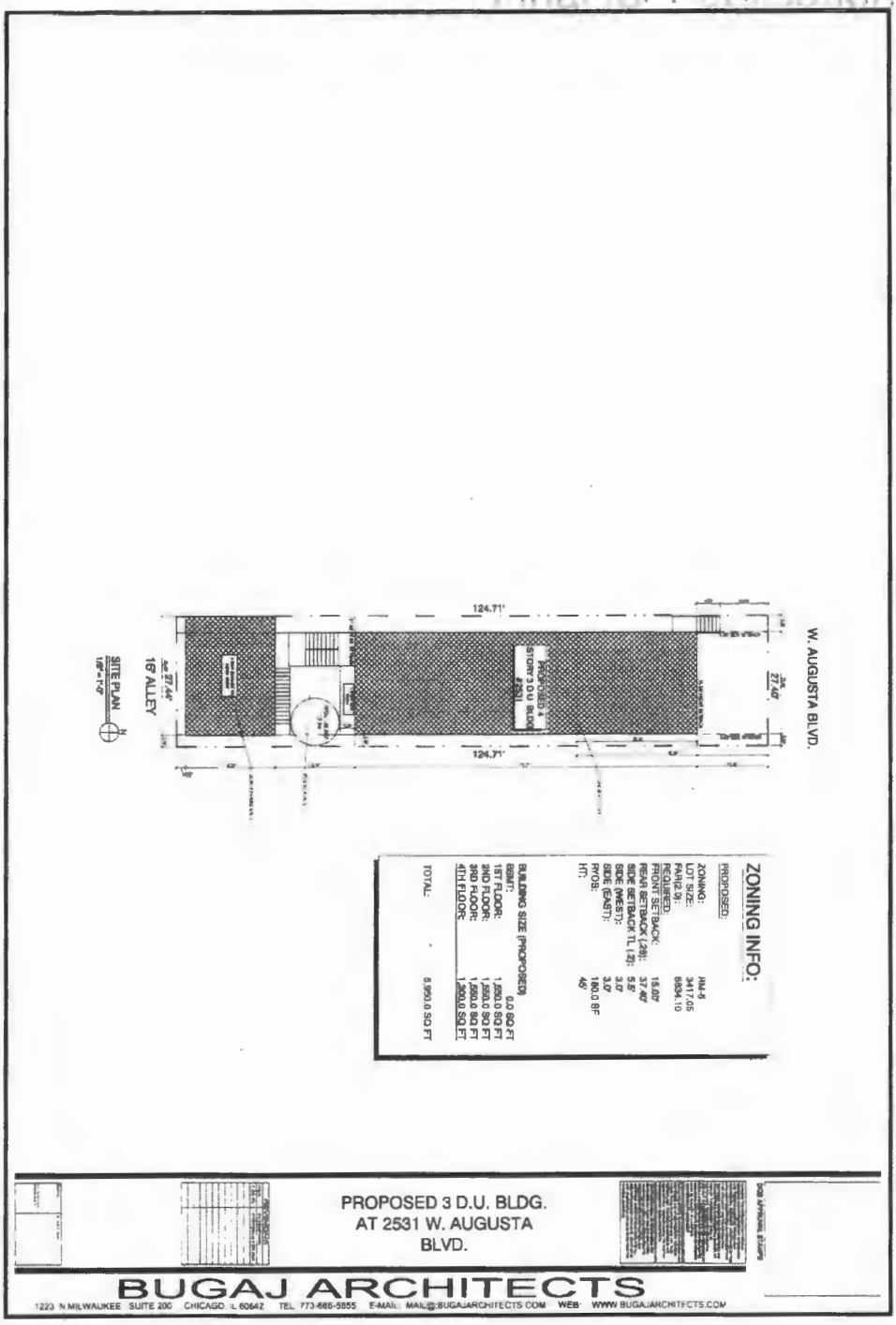
b. *2533 West Augusta Boulevard.
   i. Front Setback: 10.87 feet (existing to remain)
   ii. Side Setbacks:
      West Side: 0.38 feet (existing to remain)
      East Side: 2.48 feet (proposed)
   iii. Rear Setback: 43.8 (existing to remain)

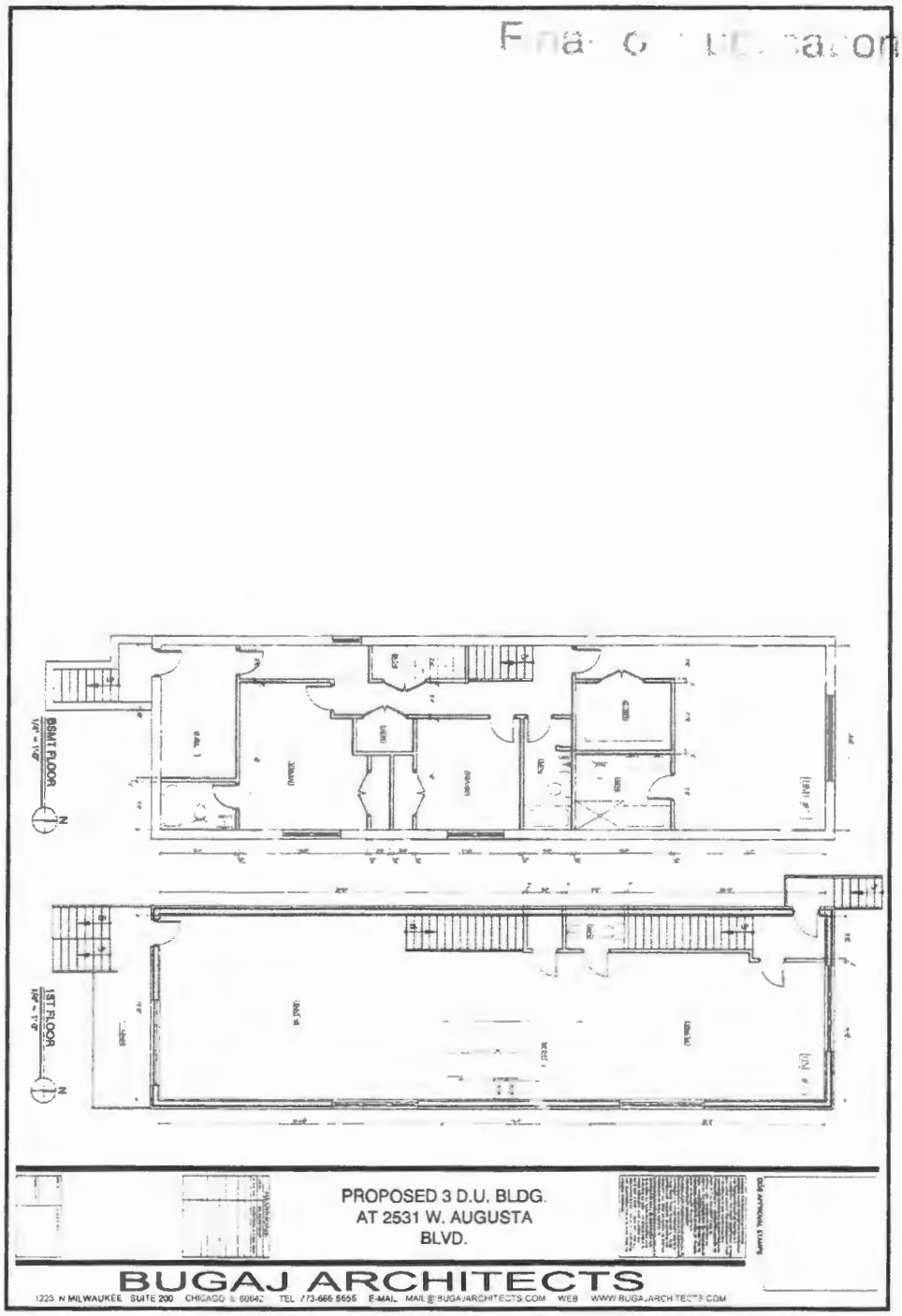
*The Applicant is seeking to reduce the front setback at 2533 W. Augusta Blvd. to 10.87 ft.. reduce the total combined side setback to 2.86 ft.. with the west side setback to be 0.38 ft. and the east side setback to be 2.48 ft.

(E) Building Height:

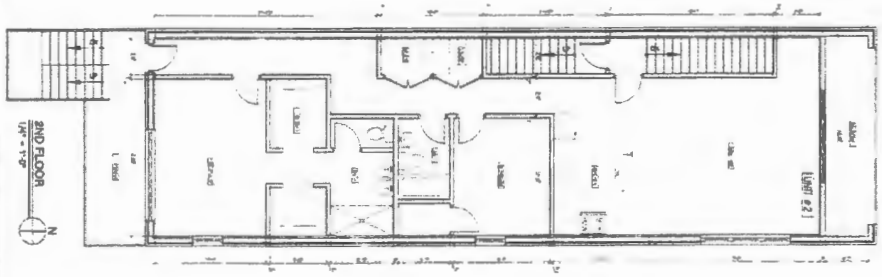
a. 2531 West Augusta Boulevard: 45 feet (proposed)
b 2533 West Augusta Boulevard: 27 feet (existing to remain)

Final for Publication




Final Publication
BSMT FLOOR
1ST FLOOR
PROPOSED 3 D.U. BLDG.
AT 2531 W. AUGUSTA
BLVD.
BUGAJ ARCHITECTS
1223 N MILWAUKEE SUITE 200 CHICAGO IL 60642 TEL 773-665 5555 E-MAIL MAIL@BUGAJARCHITECTS.COM WEB WWW.BUGAJARCHITECTS.COM

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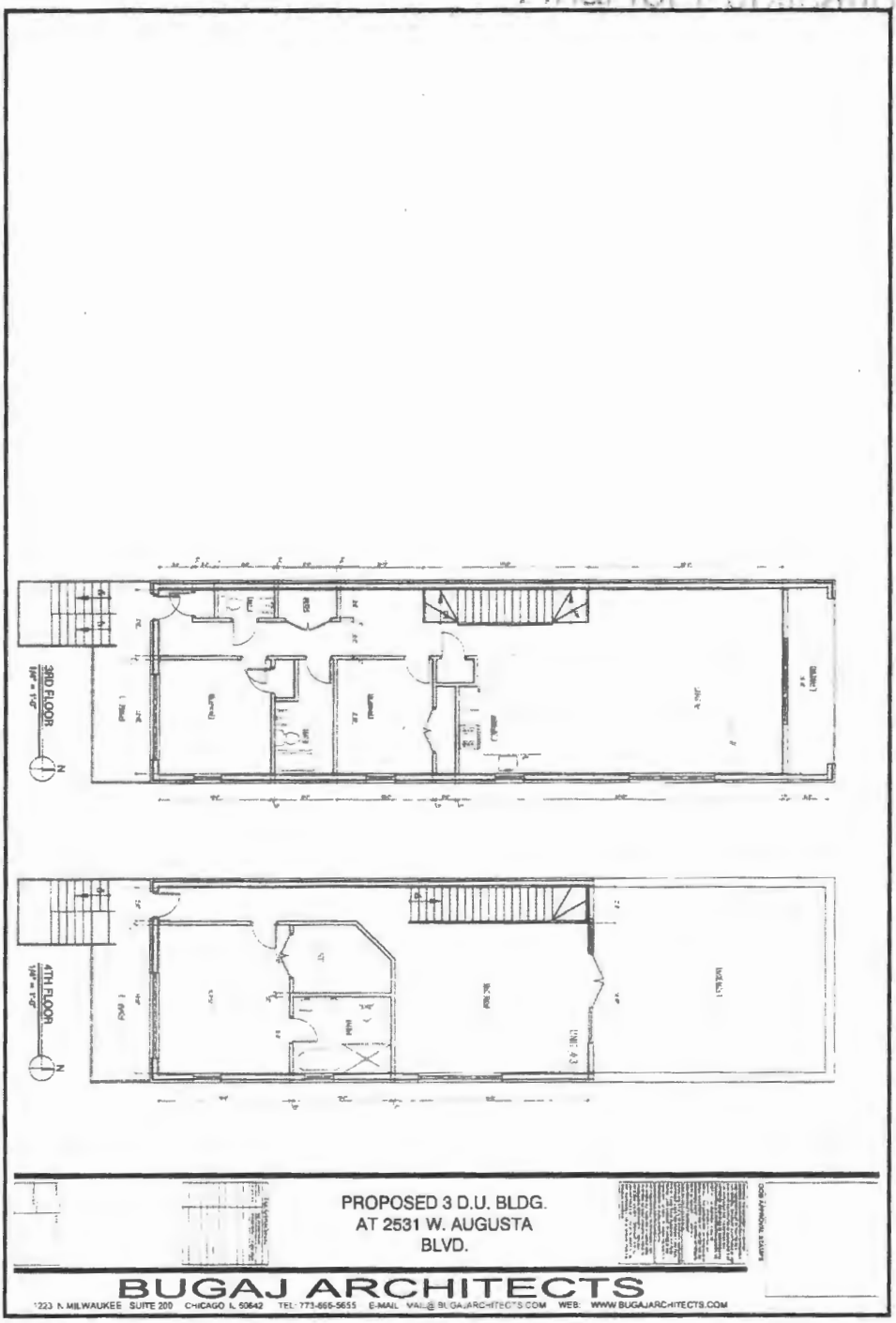


PROPOSED 3 D.U. BLDG.
AT 2531 W. AUGUSTA
BLVD.

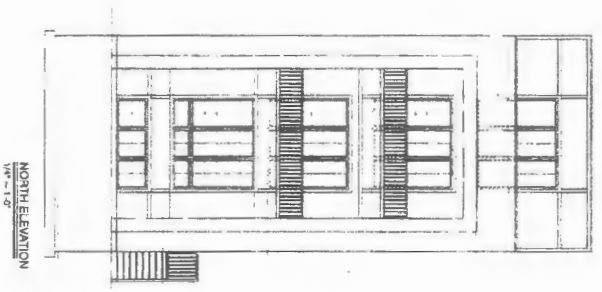
BUGAJ ARCHITECTS

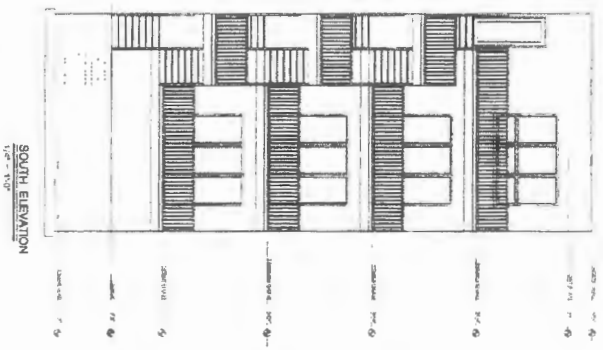
1223 N MILWAUKEE SUITE 200 CHICAGO IL 60642 TEL 773-666-5655 E-MAIL MAIL@BUGAJARCHITECTS.COM WEB WWW.BUGAJARCHITECTS.COM

Final for Publication



Final Publication



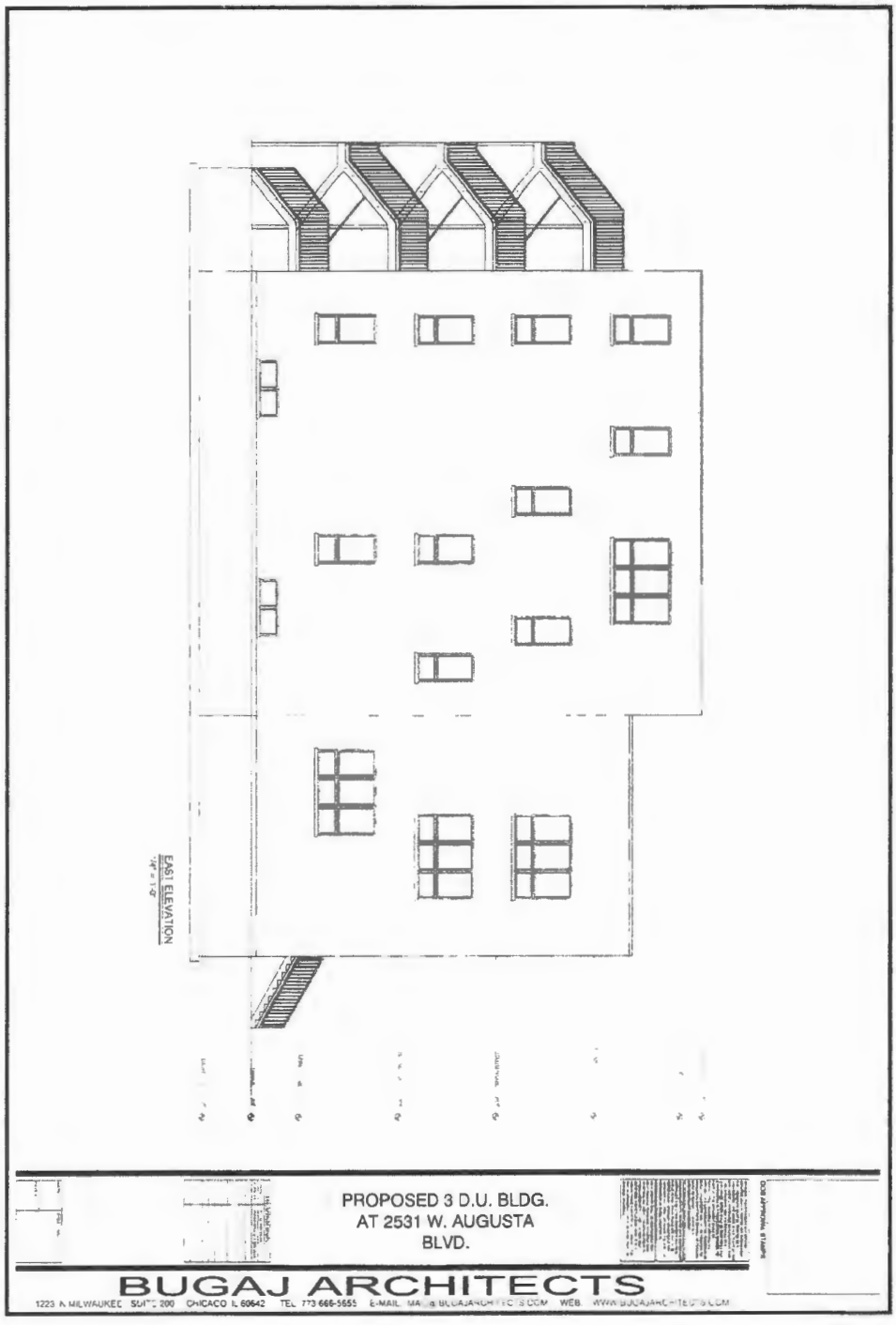


PROPOSED 3 D.U. BLDG.
AT 2531 W. AUGUSTA
BLVD.

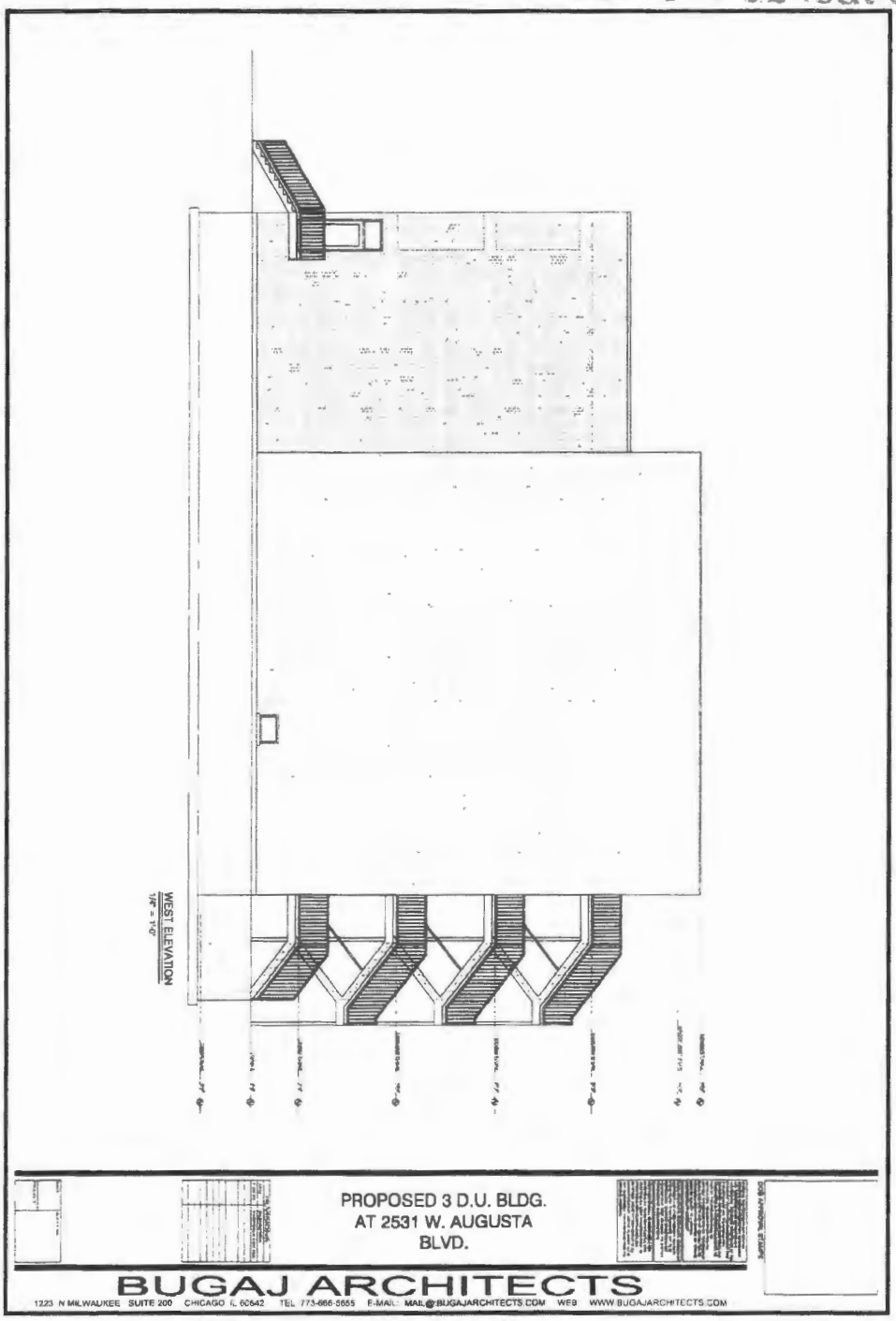
BUGAJ ARCHITECTS

1223 N MILWAUKEE SUITE 200 CHICAGO IL 60642 TEL 773-666-6655 E-MAIL MAIL@BUGAJARCHITECTS.COM WEB WWW.BUGAJARCHITECTS.COM

Fina[illegible] Pub[illegible]on


EAST ELEVATION
PROPOSED 3 D.U. BLDG.
AT 2531 W. AUGUSTA
BLVD.
BUGAJ ARCHITECTS

Final Publication



Reclassification Of Area Shown On Map No. 3-I.
(Application No. 22933T1)
(Common Address: 3057 -- 3059 W. Augusta Blvd.)

[O2025-0020955]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is 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:

West Augusta Boulevard; the public alley next west of and parallel to North Sacramento Boulevard; the public alley next south of and parallel to West Augusta Boulevard; and a line 238.91 feet west of and parallel to North Sacramento Boulevard,

to those of a B2-3 Neighborhood Mixed-Use District, which is hereby established in the area above described.

SECTION 2. This ordinance shall take effect upon its passage and due publication.

[Site Plan; Landscape Plan; Basement, First and Second Floor Plans; and North, South, East and West Building Elevations attached to this ordinance printed on pages 36401 through 36407 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

NARRATIVE AND PLANS
(TYPE 1 APPLICATION FOR ZONING MAP AMENDMENT)

Re: 3057 – 3059 W. Augusta Blvd.

The Applicant seeks a change in zoning from RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District, to allow outdoor patio uses

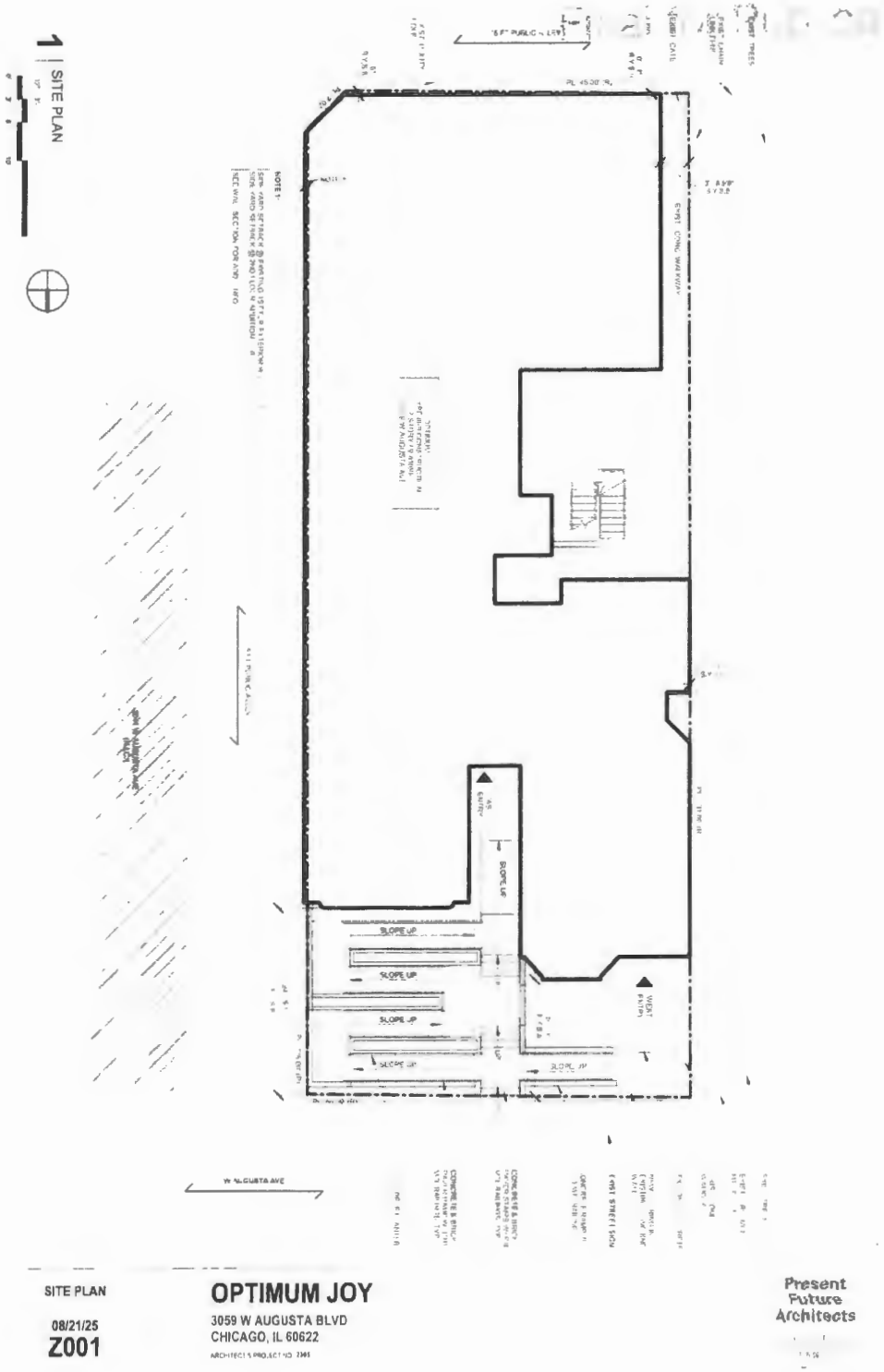
The Applicant will seek all relief as needed, as allowed by the Chicago Zoning Ordinance, for the attached plans

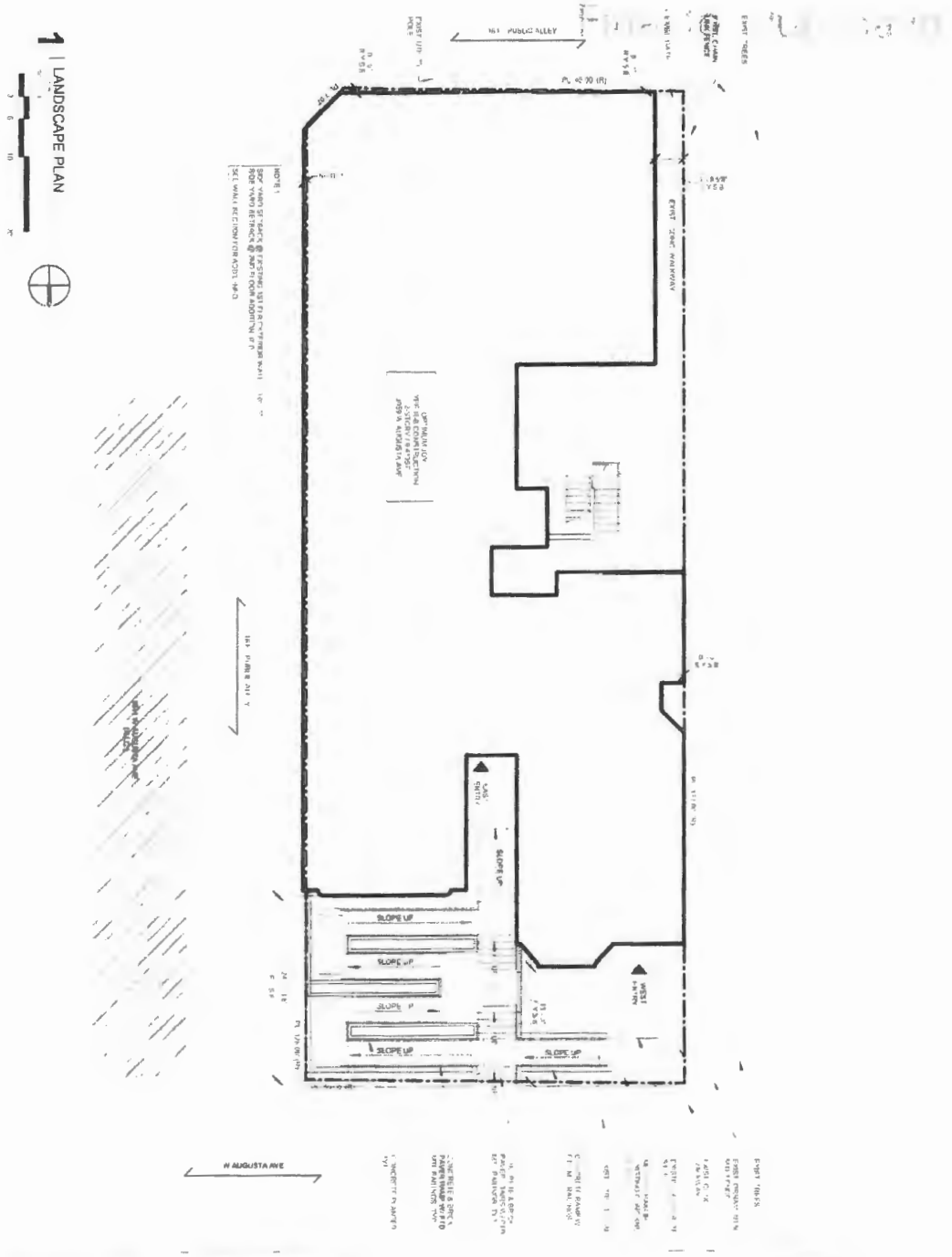
Lot Area: (per lot-of-record dimensions)	**6,531 square feet**
Maximum Floor Area Ratio: (based on a floor area of 13,778 square feet)	**2.2**
Maximum Dwelling Units:	**1 dwelling unit**
Minimum Lot Area Per Dwelling Unit: (per lot of record dimensions)	**6,531 square feet** (1 dwelling unit)
Off-Street Parking (minimum):	**0 parking spaces***
Front Setback (north / Augusta) (minimum): (preexisting)	**15 feet, 2-5/8 inches**
Side Setback (west) (minimum): (preexisting)	**0 feet****
Side Setback (east / alley) (minimum): (preexisting)	**0 feet**
Rear Setback (south / alley) (minimum): (preexisting)	**0 feet*****
Building Height (maximum):	**28 feet, 6 inches**

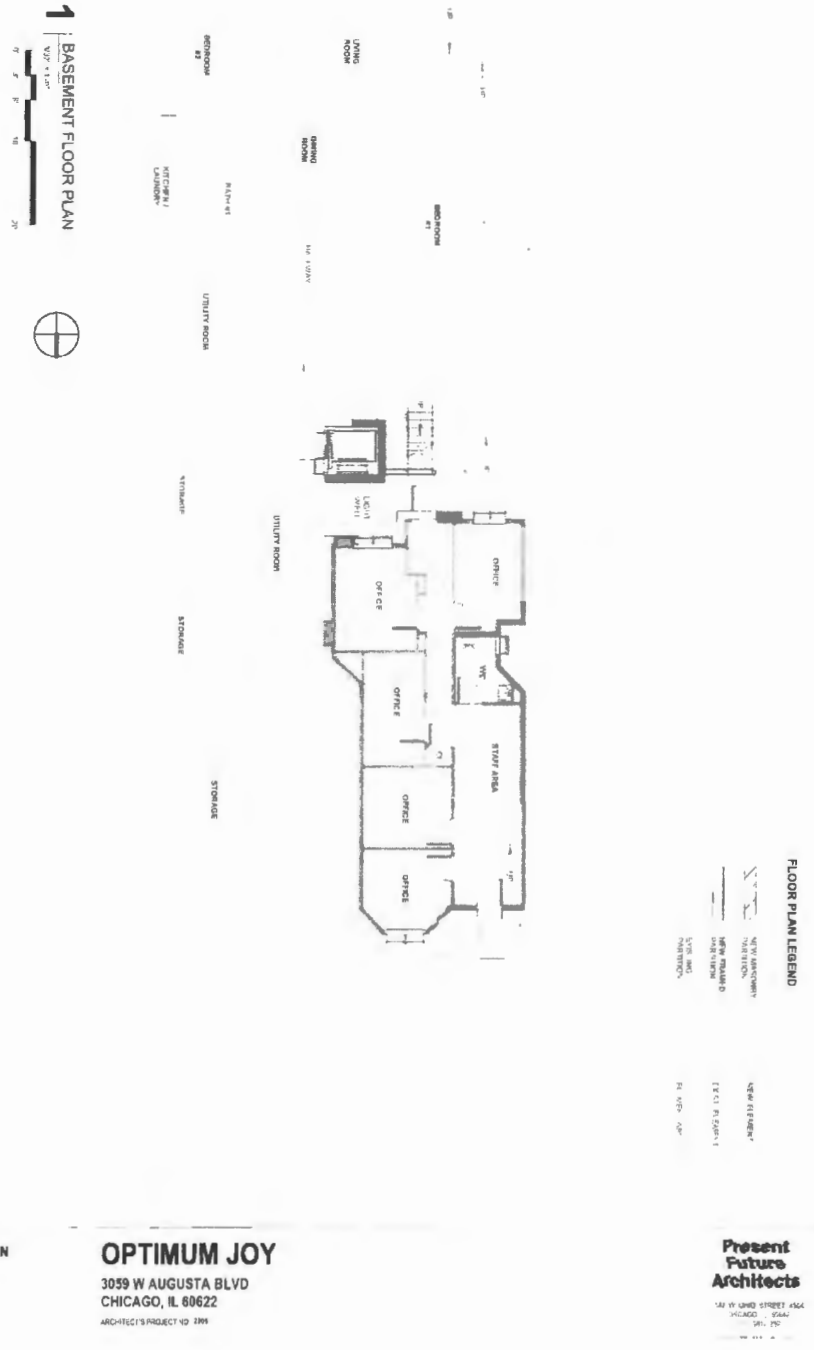
* Reflects a transit-served location parking space reduction (preexisting condition)

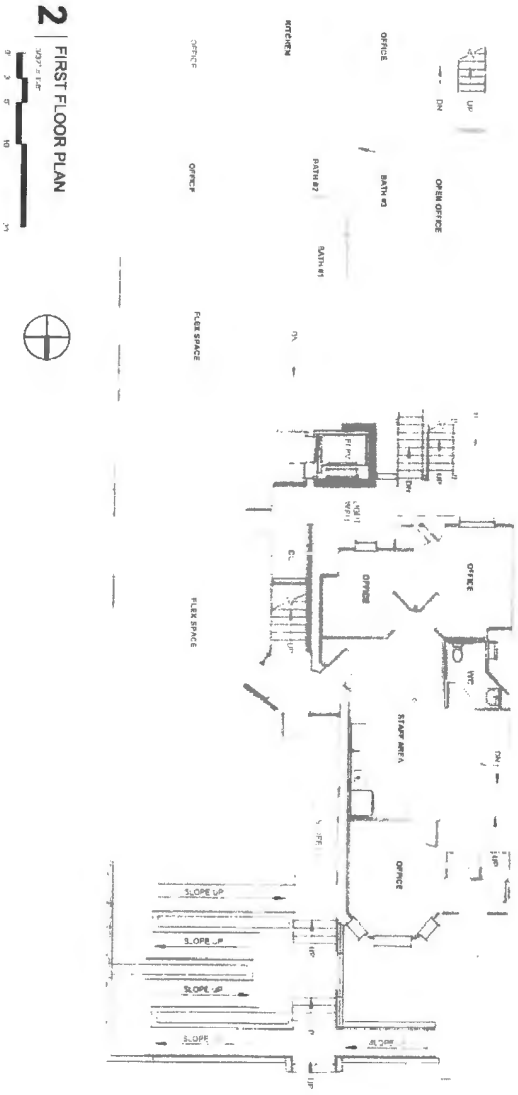
** Reflects a variation for a reduction of minimum (west) side yard from 10' to 0' (preexisting condition for existing structure)

*** Reflects a variation for a reduction of minimum rear yard setback from 30' to 0' (preexisting condition).


1 SITE PLAN
SLOPE UP
SLOPE UP
SLOPE UP
SLOPE UP
SLOPE UP
SLOPE UP
W AUGUSTA AVE
SITE PLAN
08/21/25
Z001
OPTIMUM JOY
3059 W AUGUSTA BLVD
CHICAGO, IL 60622
Present
Future
Architects


1 LANDSCAPE PLAN
N AUGUSTA AVE
SLOPE UP
SLOPE UP
SLOPE UP
SLOPE UP
SLOPE UP
SLOPE UP
LANDSCAPE PLANS
09/02/25
Z002
OPTIMUM JOY
3059 W AUGUSTA BLVD
CHICAGO, IL 60622
Present
Future
Architects


1
BASEMENT FLOOR PLAN
BEDROOM #3
LIVING ROOM
DINING ROOM
BEDROOM #2
UTILITY ROOM
STORAGE
OFFICE
OFFICE
OFFICE
OFFICE
STAFF AREA
WC
UTILITY ROOM
STORAGE
FLOOR PLAN LEGEND
BASEMENT PLAN
11/06/25
Z003
OPTIMUM JOY
3059 W AUGUSTA BLVD
CHICAGO, IL 60622
Present Future Architects



FLOOR PLAN LEGEND

FIRST FLOOR PLAN

09/02/25

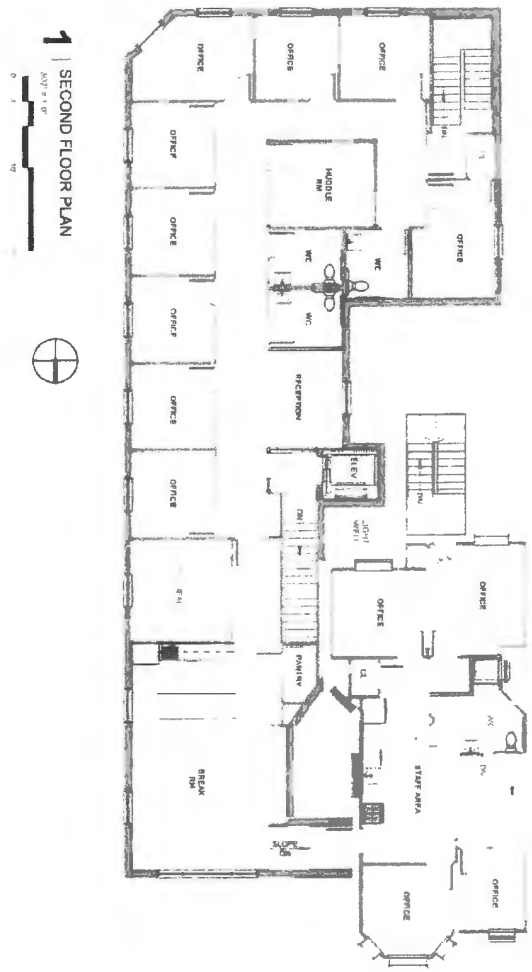
Z004

OPTIMUM JOY

3059 W AUGUSTA BLVD
CHICAGO, IL 60622

ARCHITECT'S PROJECT NO 2305

Present Future Architects



FLOOR PLAN LEGEND

SECOND FLOOR PLAN

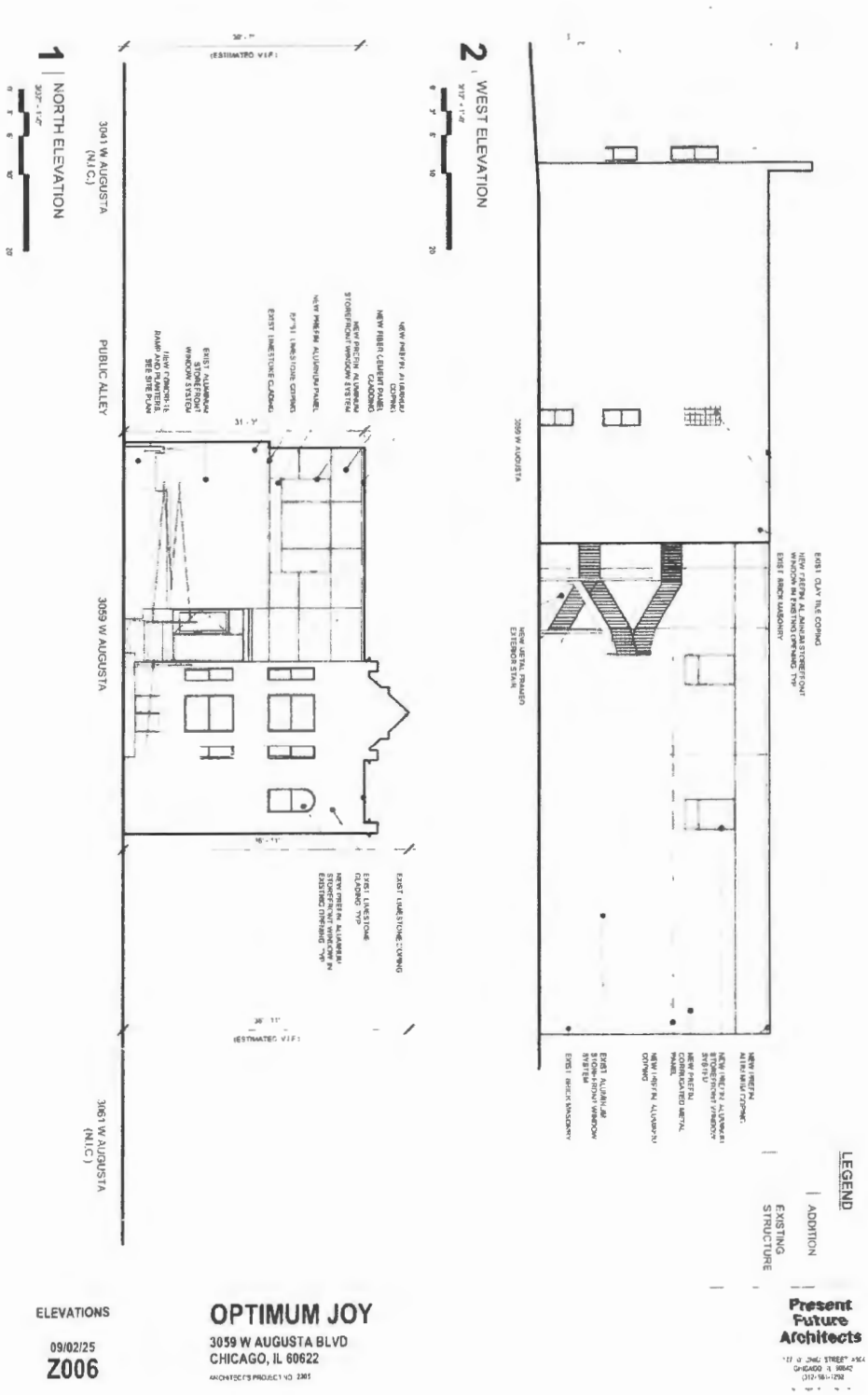
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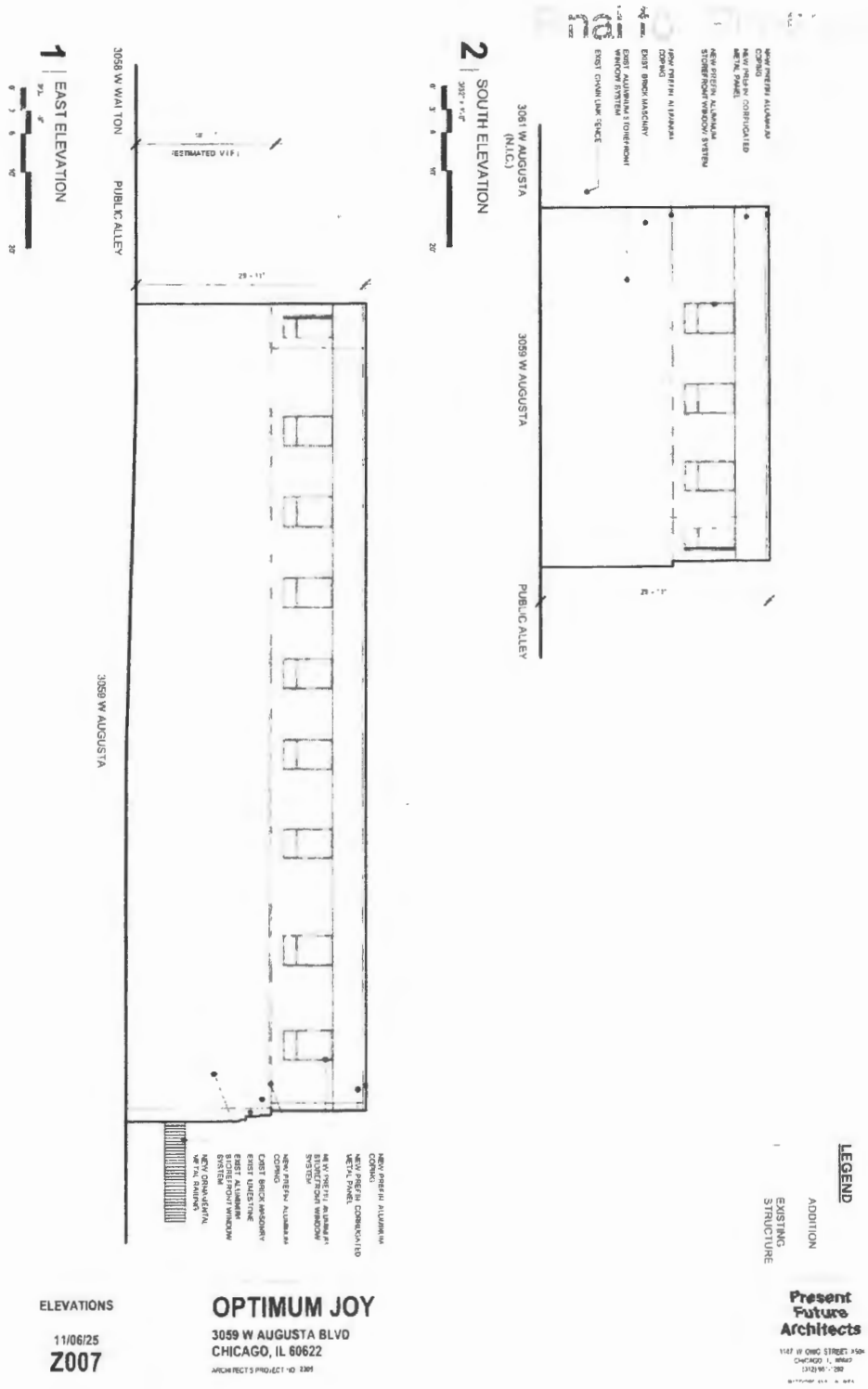
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OPTIMUM JOY

3059 W AUGUSTA BLVD
CHICAGO, IL 60622

Present Future Architects


1 NORTH ELEVATION
3041 W AUGUSTA (N.I.C.)
PUBLIC ALLEY
3059 W AUGUSTA
3061 W AUGUSTA (N.I.C.)
2 WEST ELEVATION
3059 W AUGUSTA
LEGEND
ADDITION
EXISTING STRUCTURE
ELEVATIONS
09/02/25
Z006
OPTIMUM JOY
3059 W AUGUSTA BLVD
CHICAGO, IL 60622
Present Future Architects


1 EAST ELEVATION
3058 W WAI TON
PUBLIC ALLEY
ESTIMATED V I F I
3059 W AUGUSTA
NEW PREFIN ALUMINUM COPING
NEW PREFIN CORRUGATED METAL PANEL
NEW PREFIN ALUMINUM STOREFRONT WINDOW SYSTEM
NEW PREFIN ALUMINUM COPING
EXIST BRICK MASONRY
EXIST ALUMINUM STONEFRONT WINDOW SYSTEM
EXIST LIMESTONE
NEW PREFIN METAL RAILING
2 SOUTH ELEVATION
3061 W AUGUSTA (N.I.C.)
3059 W AUGUSTA
PUBLIC ALLEY
NEW PREFIN ALUMINUM COPING
NEW PREFIN CORRUGATED METAL PANEL
NEW PREFIN ALUMINUM STOREFRONT WINDOW SYSTEM
NEW PREFIN ALUMINUM COPING
EXIST BRICK MASONRY
EXIST LIMESTONE
EXIST ALUMINUM STONEFRONT WINDOW SYSTEM
NEW PREFIN METAL RAILING
LEGEND
ADDITION
EXISTING STRUCTURE
ELEVATIONS
11/06/25
Z007
OPTIMUM JOY
3059 W AUGUSTA BLVD
CHICAGO, IL 60622
Present Future Architects

Reclassification Of Area Shown On Map No. 4-H.
(As Amended)
(Application No. 22927T1)
(Common Address: 2036 -- 2038 W. Armitage Ave.)
[SO2025-0020932]

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 M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 4-H in the area bounded by:

the public alley next north of and parallel to West Armitage Avenue; a line 260.06 feet east of and parallel to North Hoyne Avenue; West Armitage Avenue; and a line 196 feet east of and parallel to North Hoyne 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.

[Cover Sheet; Project Info; Site Plan and Survey; First Floor Demo Ceiling Plan; First Floor Demolition Plan; Demolition Elevations; First Floor Reflected Ceiling Plan; First Floor Plan; North and South Building Elevations; Building Sections; Enlarged Plans; and Details attached to this ordinance printed on pages 36410 through 36419 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

File Number: 22927-T1

17-13-0303-C(1) SUBSTITUTE Type 1 Narrative & Plans – 2036-38 West Armitage Avenue, Chicago, IL

Proposed Zoning: B3-2 Community Shopping District

Lot Area: 6,406 sq. ft.

Proposed Land Use: The Applicant is proposing to establish a gym/health club at the subject property. The height and footprint of the existing one-story masonry building will remain without change. Only interior renovations are required to establish the proposed use within the 6,312 sq. ft. space. The subject property is a Transit Served Location and will not provide off-street parking. 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 reduce the off-street parking requirement for a Transit Served Location to zero and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 6,312 square feet (0.99 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): No dwelling units proposed

(C) *The amount of off-street parking: zero

*The subject property is a designated Transit Served Location (Armitage Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the off-street parking requirement to zero.

(D) Setbacks:

a. Front Setback: 0 feet (existing)
b. Side Setbacks:
West Side: 0 feet (existing)
East Side: 0 feet (existing)
c. Rear Setback: 0 feet (existing)

(E) Building Height: 19 feet-7.63 inches (existing)

BUCKTOWN ASSEMBLY

2036 W ARMITAGE AVE, CHICAGO, IL 60647 | PIN: 14-31-139-025-0000

ISSUE FOR INTERNAL REVIEW | NOVEMBER 25, 2025 | APP #

LNTENT

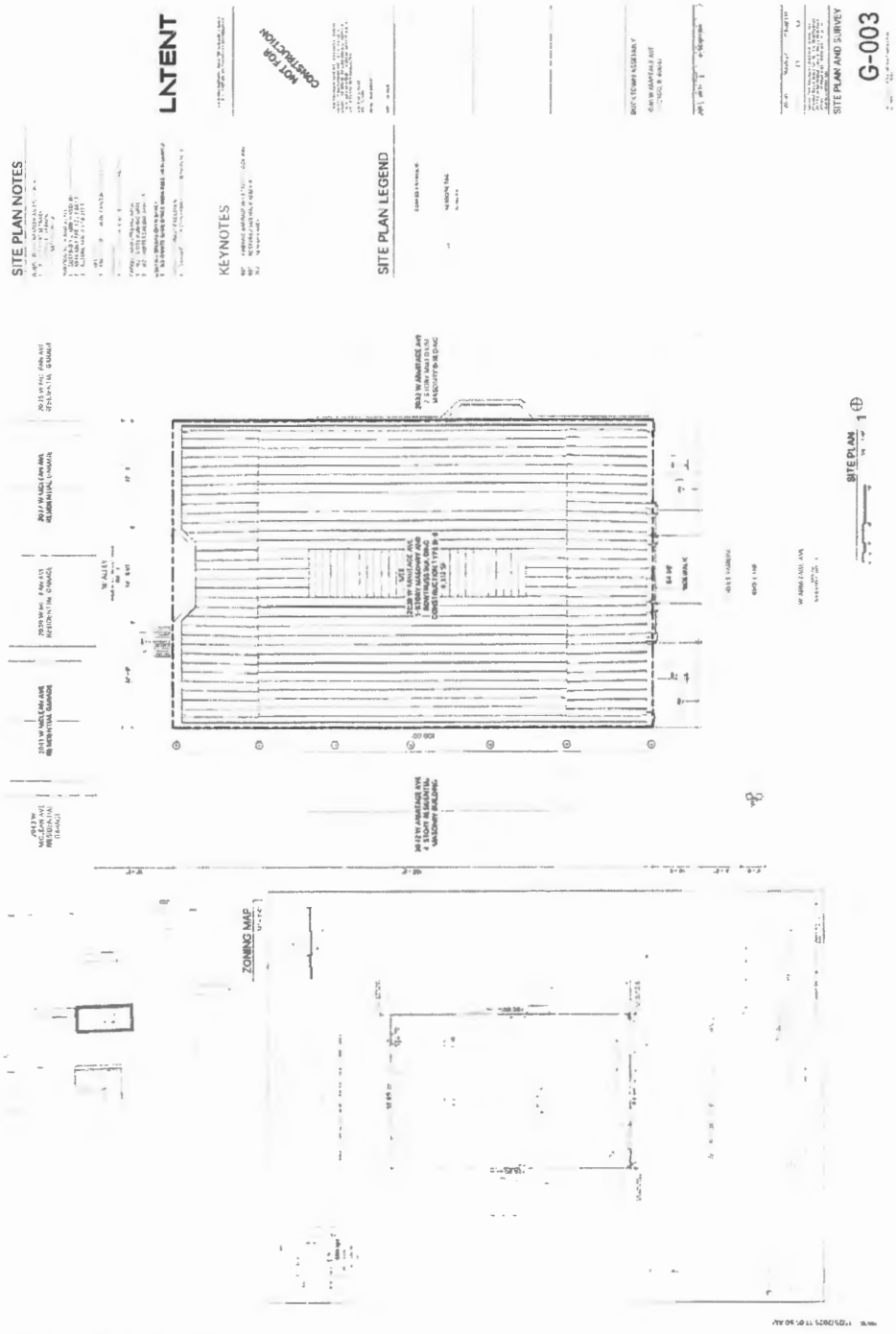
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COVER SHEET

G-000

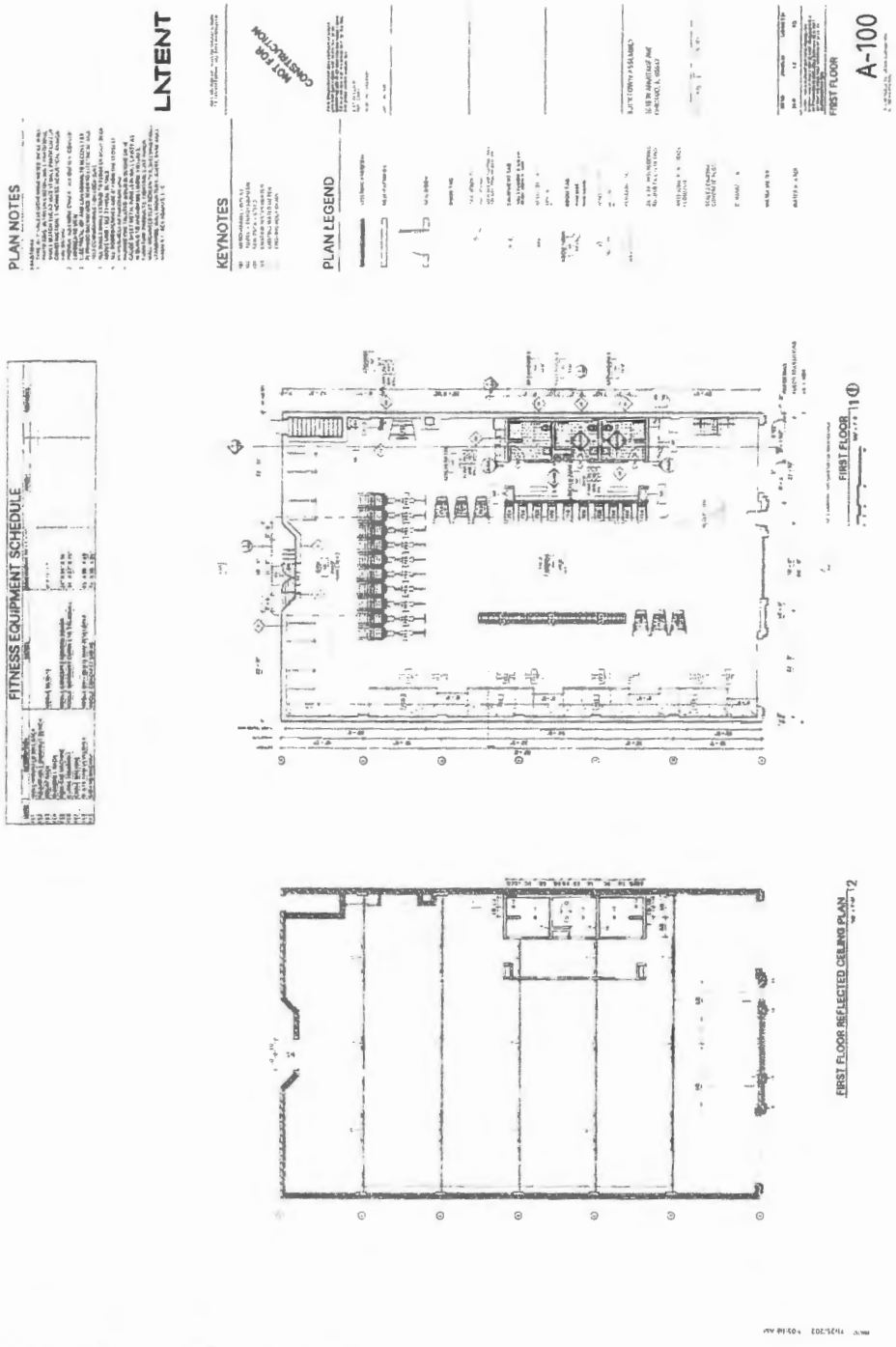
Final for Publication

SHEET LIST BY PHASE
SHEET NAME
GROSS BUILDING AREA
SCOPE OF WORK:
APPLICABLE CODE COMPLIANCE
ZONING MAP
LOCATION MAP
STREET VIEW
ALLEY VIEW
ABBREVIATIONS
DRAWING TAGS
LNTENT
NOT FOR CONSTRUCTION
PROJECT INFO
G-001


INTENT
NOT FOR CONSTRUCTION
SITE PLAN NOTES
KEYNOTES
SITE PLAN LEGEND
SITE PLAN AND SURVEY
G-003
SITE PLAN
ZONING MAP

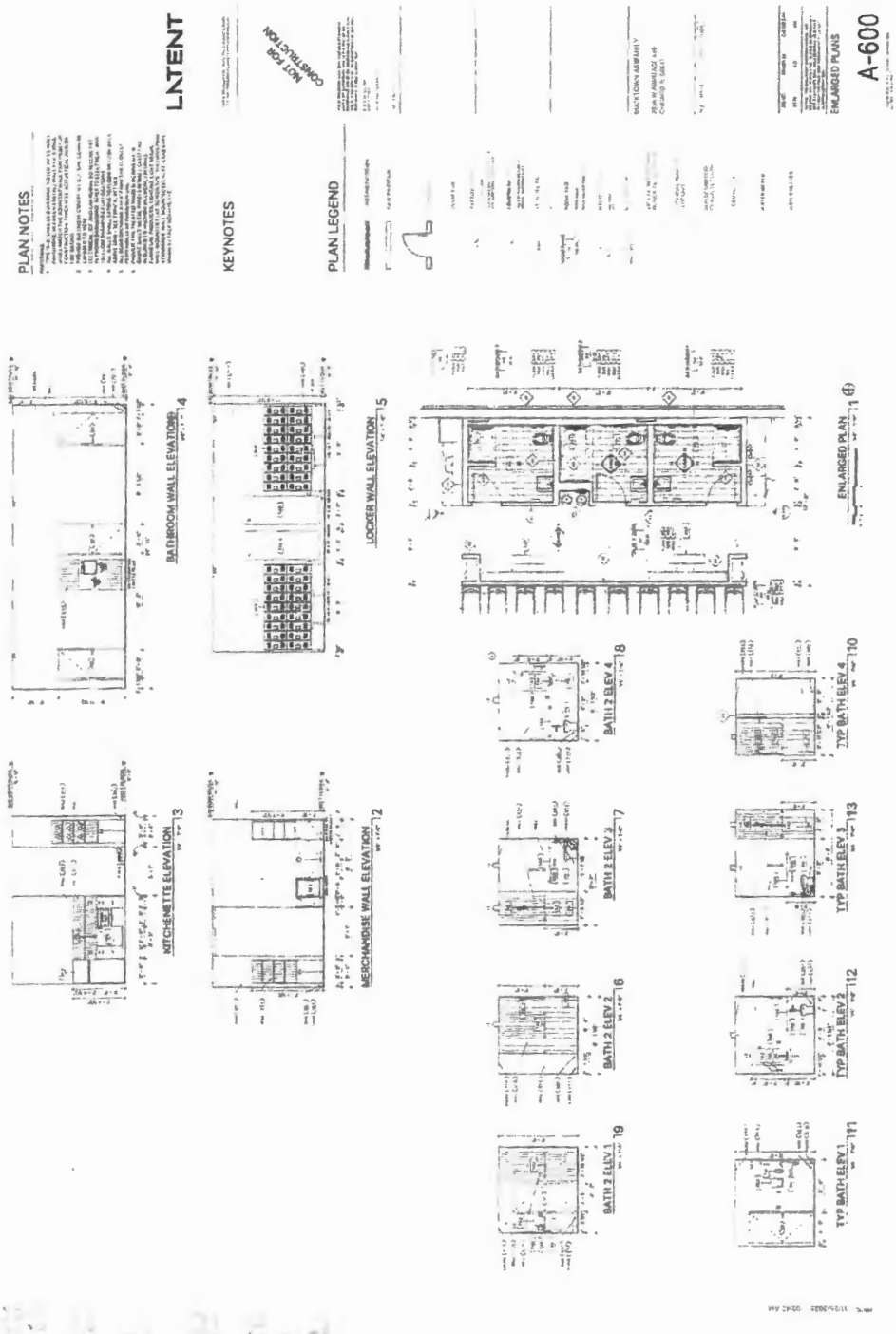
DEMOLITION NOTES
LNTENT
NOT FOR CONSTRUCTION
KEYNOTES
DEMO PLAN LEGEND
FRONT INTERIOR PHOTO 13
REAR INTERIOR PHOTO 14
OFFICE PHOTO 15
OFFICE PHOTO 16
FIRST FLOOR DEMOLITION PLAN 1
FIRST FLOOR DEMO REFLECTED CEILING PLAN 2
FIRST FLOOR DEMOLITION PLAN
AD-100

DEMOLITION NOTES
INTENT
NOT FOR CONSTRUCTION
KEYNOTES
BASEMENT DOOR 13
REAR DOOR 14
ALLEY GARAGE DOOR 15
STREETVIEW 16
NORTH DEMO ELEVATION 12
SOUTH DEMO ELEVATION 11
ARMITAGE AUTO REPAIR & BODY SHOP
DEMOLITION FLOOR PLANS
AD-200


LNTENT
PLAN NOTES
KEYNOTES
NOT FOR CONSTRUCTION
PLAN LEGEND
FITNESS EQUIPMENT SCHEDULE
FIRST FLOOR
A-100
FIRST FLOOR REFLECTED CEILING PLAN

ELEVATION NOTES
KEYNOTES
LNTENT
NOT FOR CONSTRUCTION
EXTERIOR ELEVATIONS
A-200
FIBER CEMENT SIDING INSPIRATION
RIBBED SIDING INSPIRATION
CORRUGATED SIDING INSPIRATION
NORTH ELEVATION
SOUTH ELEVATION

LATENT
NOT FOR CONSTRUCTION
BUILDING SECTIONS
A-300
BUILDING SECTION
BUILDING SECTION


PLAN NOTES
KEYNOTES
PLAN LEGEND
LNTENT
NOT FOR CONSTRUCTION
A-600
ENLARGED PLANS
BATHROOM WALL ELEVATION
LOCKER WALL ELEVATION
ENLARGED PLAN
KITCHENETTE ELEVATION
MERCHANDISE WALL ELEVATION
BATH 2 ELEV 4
TYP BATH ELEV 4
BATH 2 ELEV 3
TYP BATH ELEV 3
BATH 2 ELEV 2
TYP BATH ELEV 2
BATH 2 ELEV 1
TYP BATH ELEV 1

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Reclassification Of Area Shown On Map No. 5-I.
(Application No. A-9065)
(Common Address: 2429 -- 2431 W. Fullerton Ave.)

[O2025-0019985]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 5-I in an area bounded by:

West Fullerton Avenue; the alley next east of and parallel to North Campbell Avenue; a line 96.61 feet south of and parallel to West Fullerton Avenue; and North Campbell Avenue,

to those of a B3-1 Community Shopping District.

SECTION 2. This ordinance shall be in full force and effect immediately upon its passage and publication.

Reclassification Of Area Shown On Map No. 5-I.
(Application No. 22920T1)
(Common Address: 2240 N. Milwaukee Ave.)

[O2025-0020891]

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 5-I in the area bounded by:

North Milwaukee Avenue; a line 119 feet east of and parallel to West Prindiville Street; a line 121.8 feet south of and parallel to North Milwaukee Avenue; a line 75 feet east of and parallel to West Prindiville Street; a line 125 south of and parallel to North Milwaukee Avenue; and West Prindiville 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; Transit Served Location Proximity Map; First, Second Through Sixth Floor Plans; Seventh Floor -- Penthouse Plan; North Elevation -- Milwaukee Avenue; West Elevation -- Prindiville Street; South and East Building Elevations; Pedestrian Street Partial West Elevation -- Transparency Diagram; and Pedestrian Street Partial North Elevation -- Transparency Diagram attached to this ordinance printed on pages 36423 through 36432 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 – 2240 N. Milwaukee Ave., Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 14,733 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new six and seven-story mixed-use building containing approximately 5,538 sq. ft. of retail space at grade and fifty (50) dwelling units above. The proposed building will measure 79 ft.-10 in. in height. The subject property is a Transit Served Location and will be supported by eleven (11) off-street parking spaces and fifty (50) onsite bicycle parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1101-B, and 17-13-1101-D of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the residential off-street parking ratio from 50% (25 parking spaces) to 22% (11 parking spaces), reduce the rear setback for floors containing residential units from 30 ft. to 20 ft.-2 in., increase the floor area ratio from 3.0 to 4.0, waive the loading berth requirement, and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 58,724 square feet (4.0 FAR)

*The subject property is a designated Transit Served Location based on its proximity to the CTA Lawrence Bus Route. Pursuant to Sec. 17-3-0403-B, the Applicant is seeking to increase the Floor Area ratio from 3.0 to 4.0.

(B) The Project's Density (Minimum Lot Area Per D.U.): 294.66 (blended) square feet per D.U. – 50 units proposed)

(C) The amount of off-street parking: 11 parking space

*The subject property is a designated Transit Served Location based on its proximity to the California Ave. Blue Line Station. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to decrease the off-street parking ratio from 50% (25 parking spaces) to 22% (11 parking spaces).

(D) Setbacks:

a.	Front Setback:	8 inches
b.	Side Setbacks:	
	West Side:	3-5/8 inches
	East Side:	2-1/2 inches
c.	Rear Setback:	20 feet-2 inches

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential units from 30 feet to 20 feet.

(E) Building Height: 79 feet-10 inches

Final for Publication

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

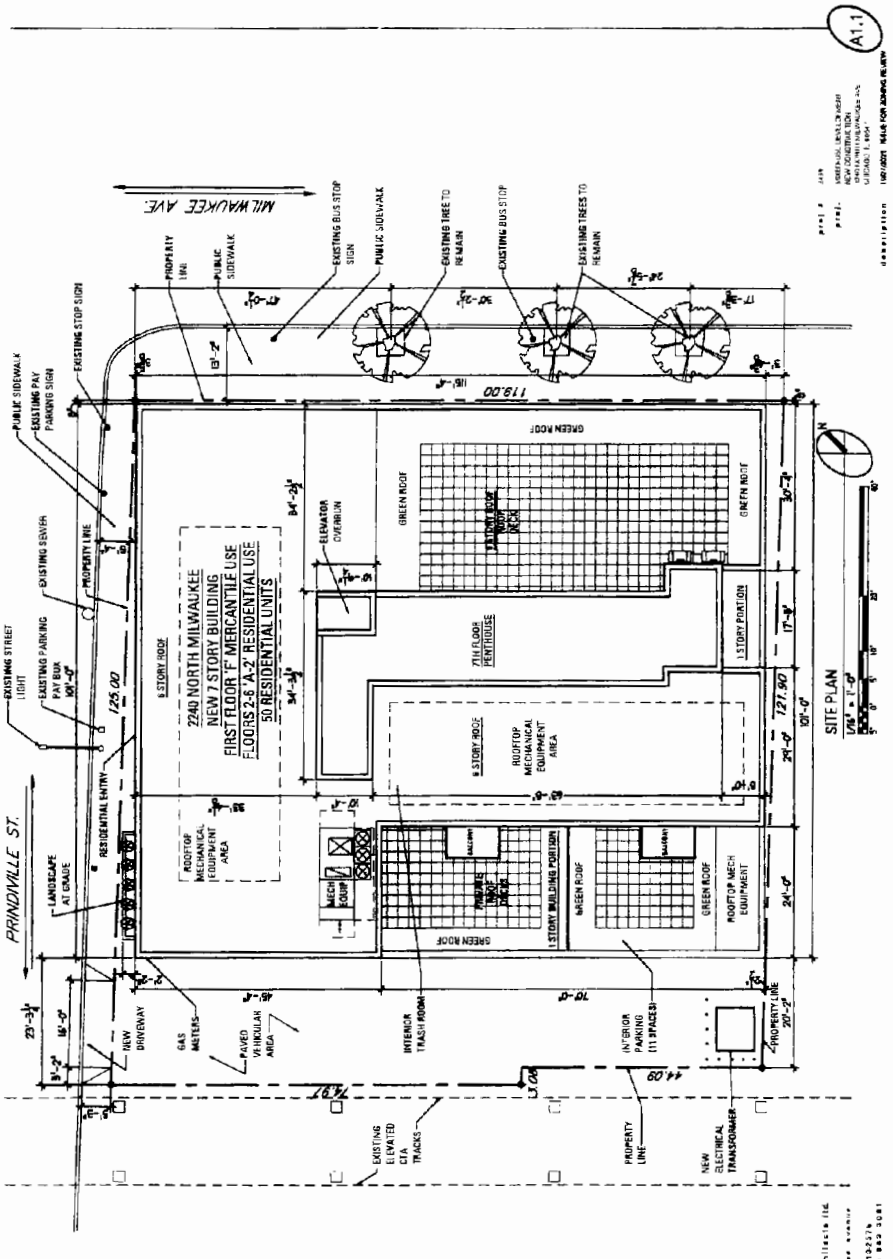
1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 493 linear feet of the California Ave. CTA Station. The proposed mixed-use building containing retail space at grade and fifty (50) residential units above will be supported by eleven (11) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to decrease the residential off-street parking ratio from 50% (25 parking spaces) to 22% (11 parking spaces).

2. The Applicant's building design complies with the requirements of Sec. 17-4-0504, and the Milwaukee Avenue Corridor Design Guidelines. The retail portion of the proposed building fronts along N. Milwaukee Ave. The proposed front setback is 8 inches. Teh residential entry to the proposed building will be located on W. Prindiville St. It will be setback 3-5/8 inches.

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 California Ave. CTA Station. The Applicant believes the development will improve the subject area for residents and other commuters traveling in the subject area.

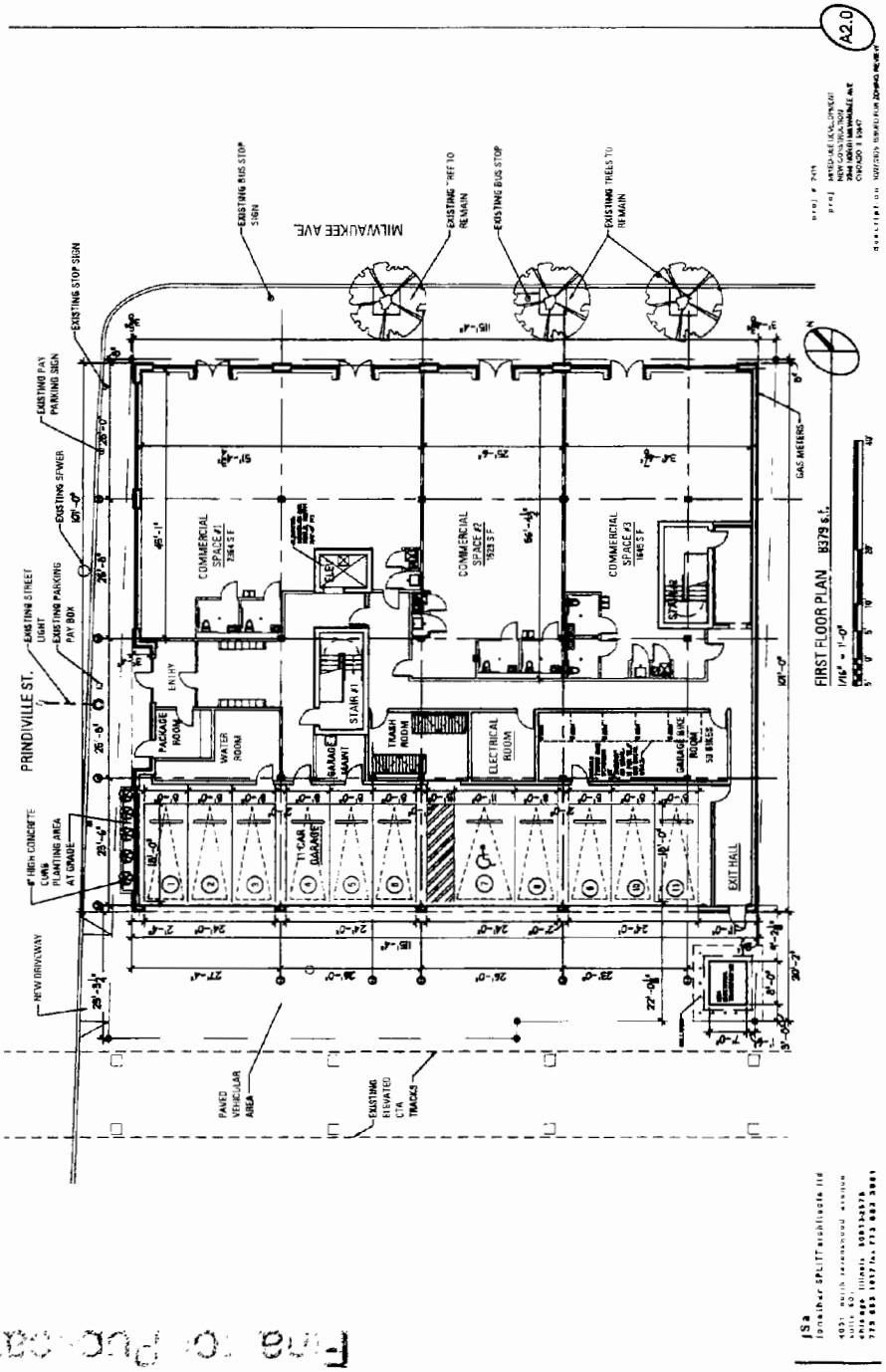
4. The proposed mixed-use building will contain grade level retail space and fifty (50) residential units above. The proposed building will be supported by eleven (11) off-street parking spaces and fifty (50) onsite bicycle parking spaces. The Applicant is seeking administrative approval to permit the off-street parking ratio (22& proposed) 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 surface parking lot with a new mixed-use building offering new retail space along N. Milwaukee Ave. The proposed residential units will provide additional residential housing inventory to meet market demand. Based on the subject property's proximity to mass transit, he 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.

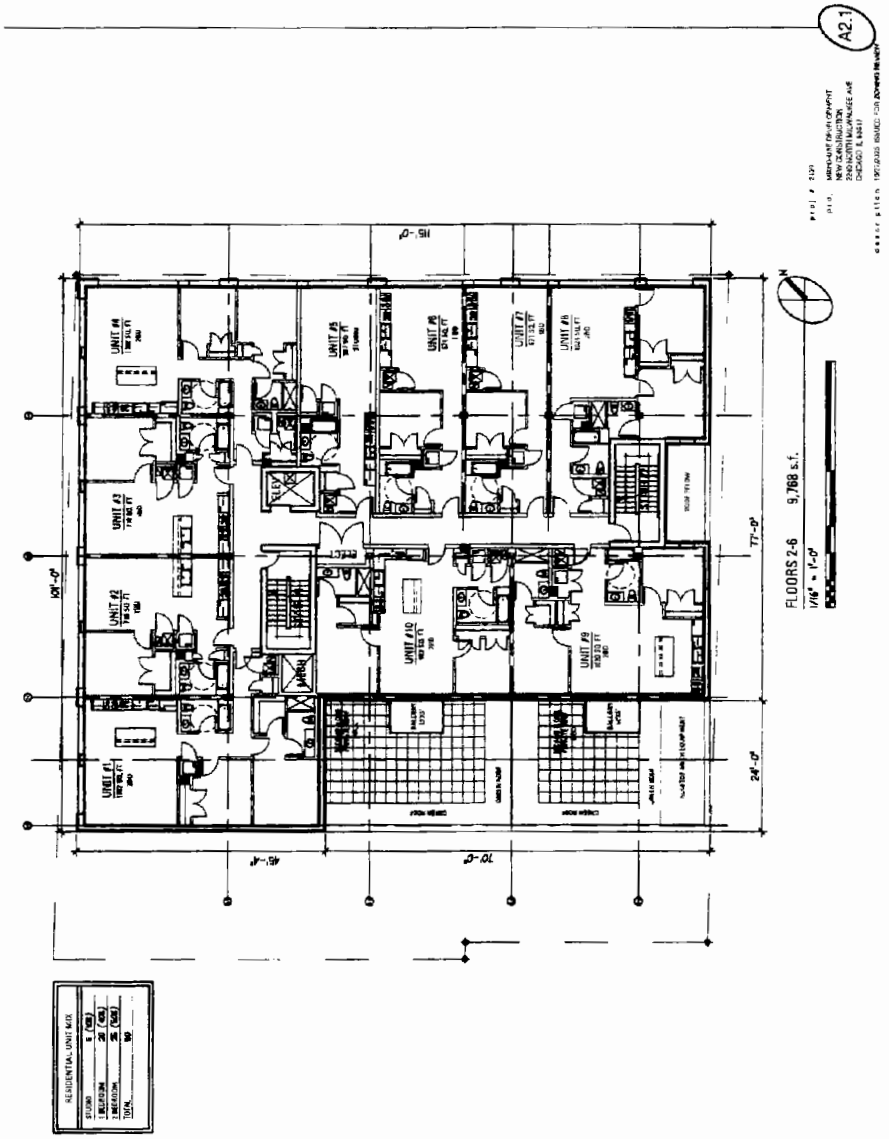


Final for Publication

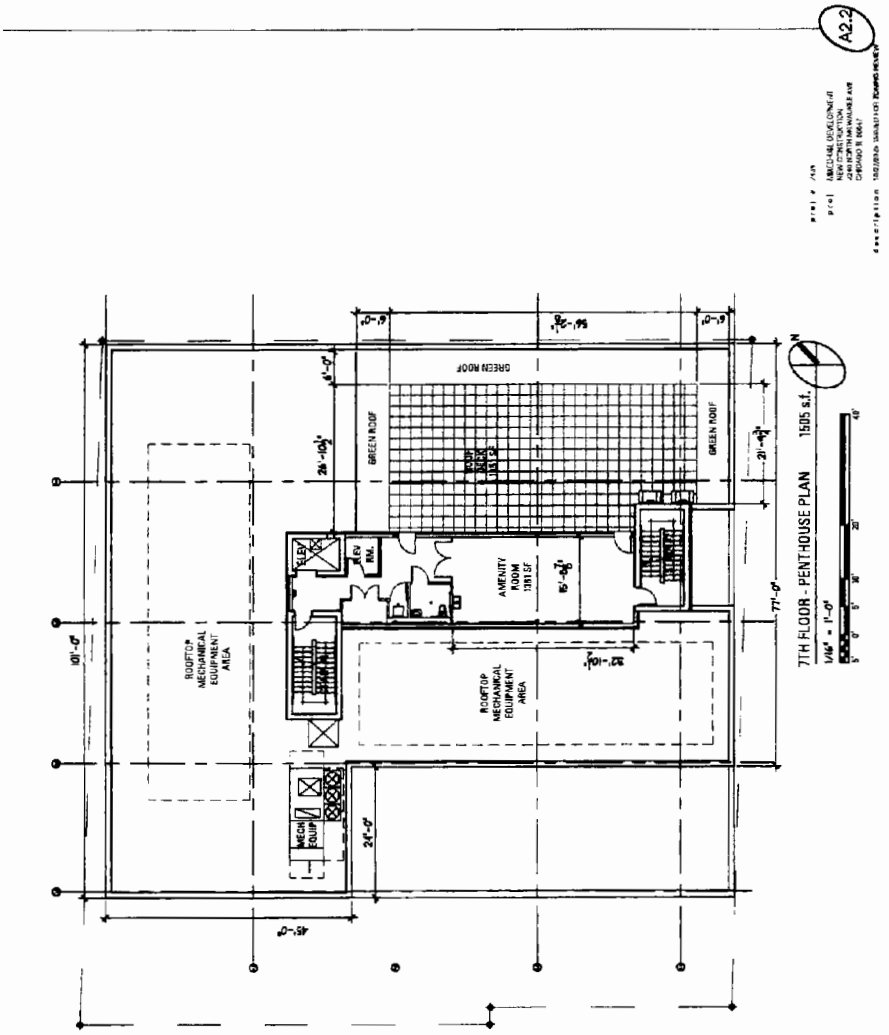
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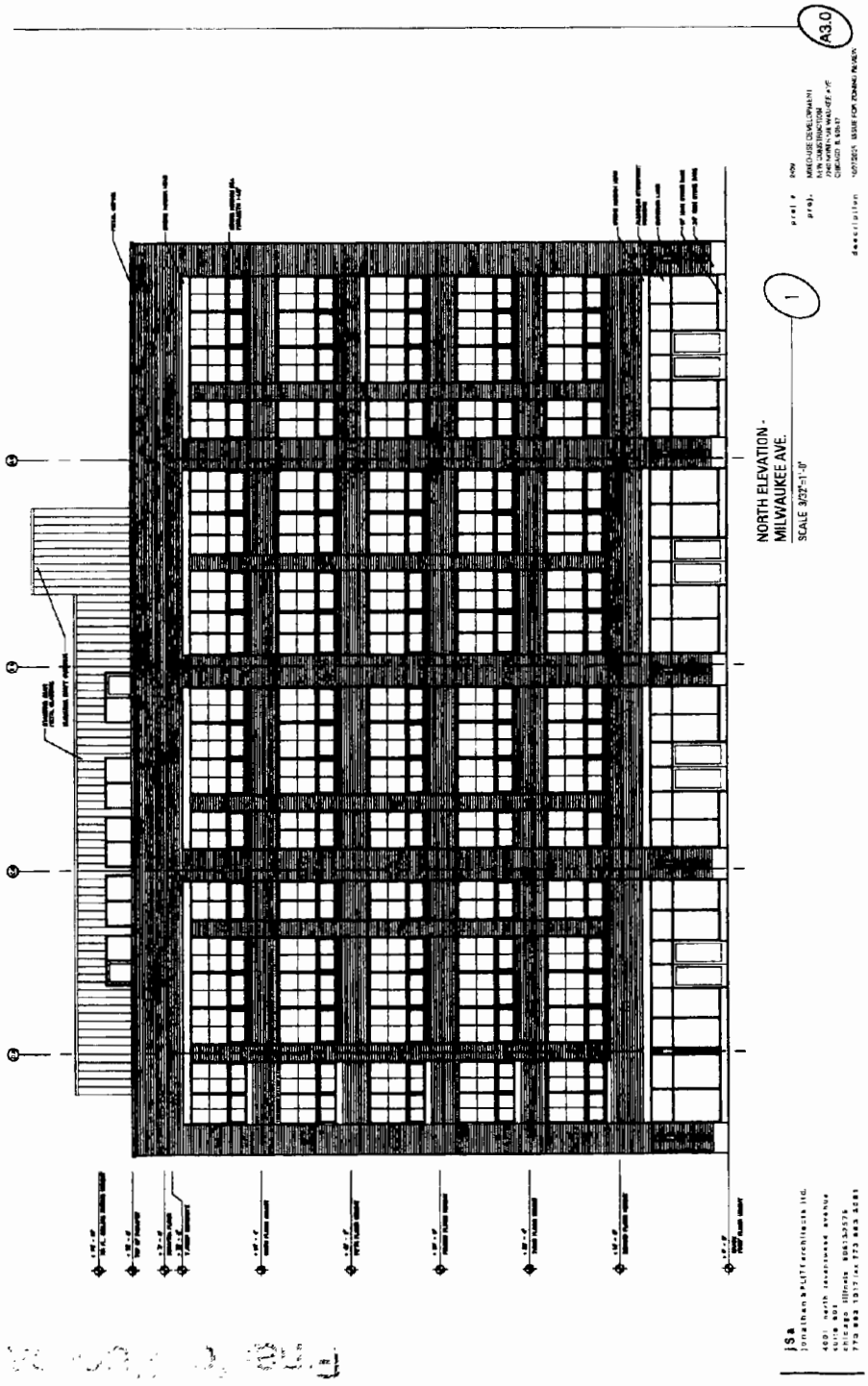


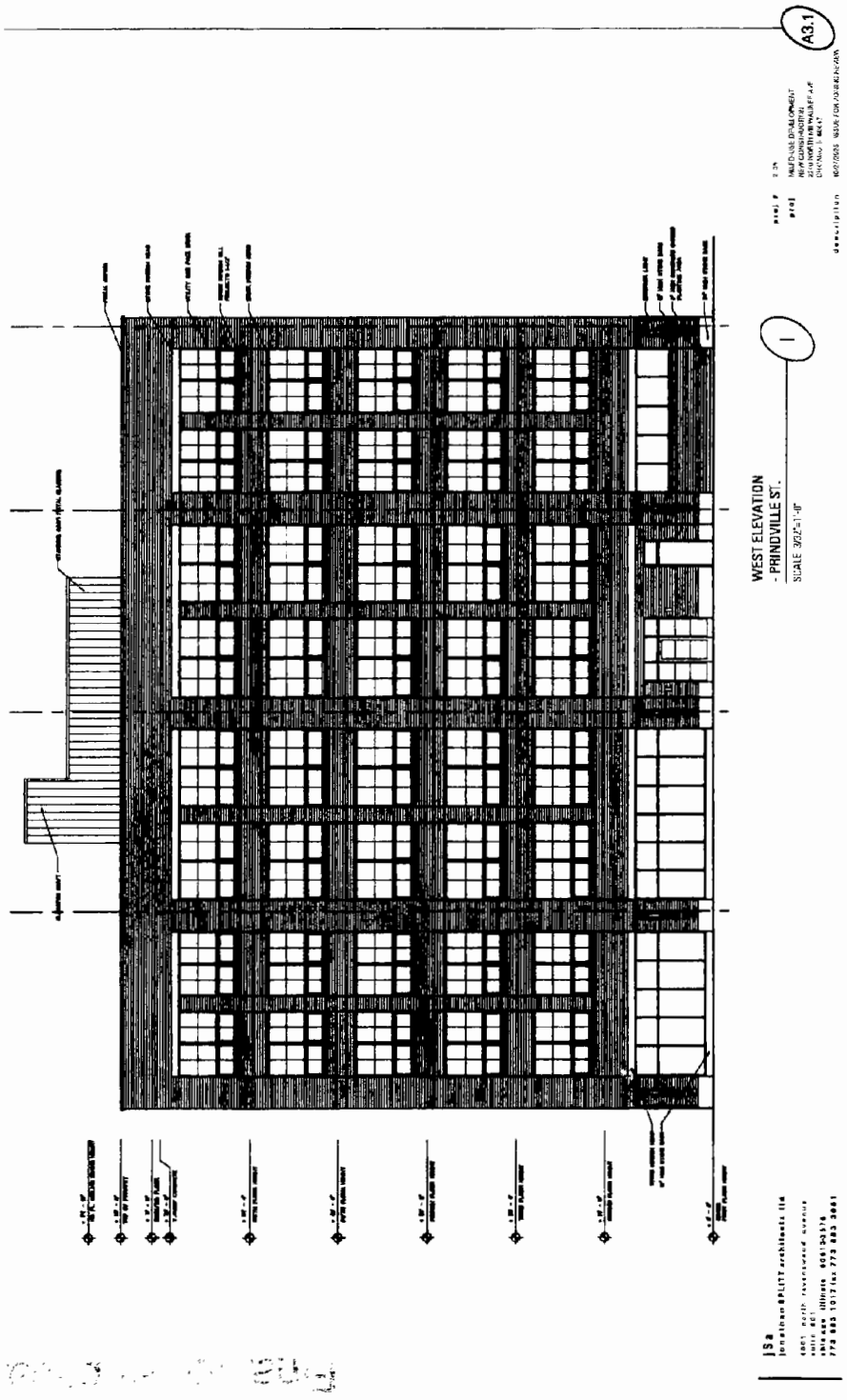
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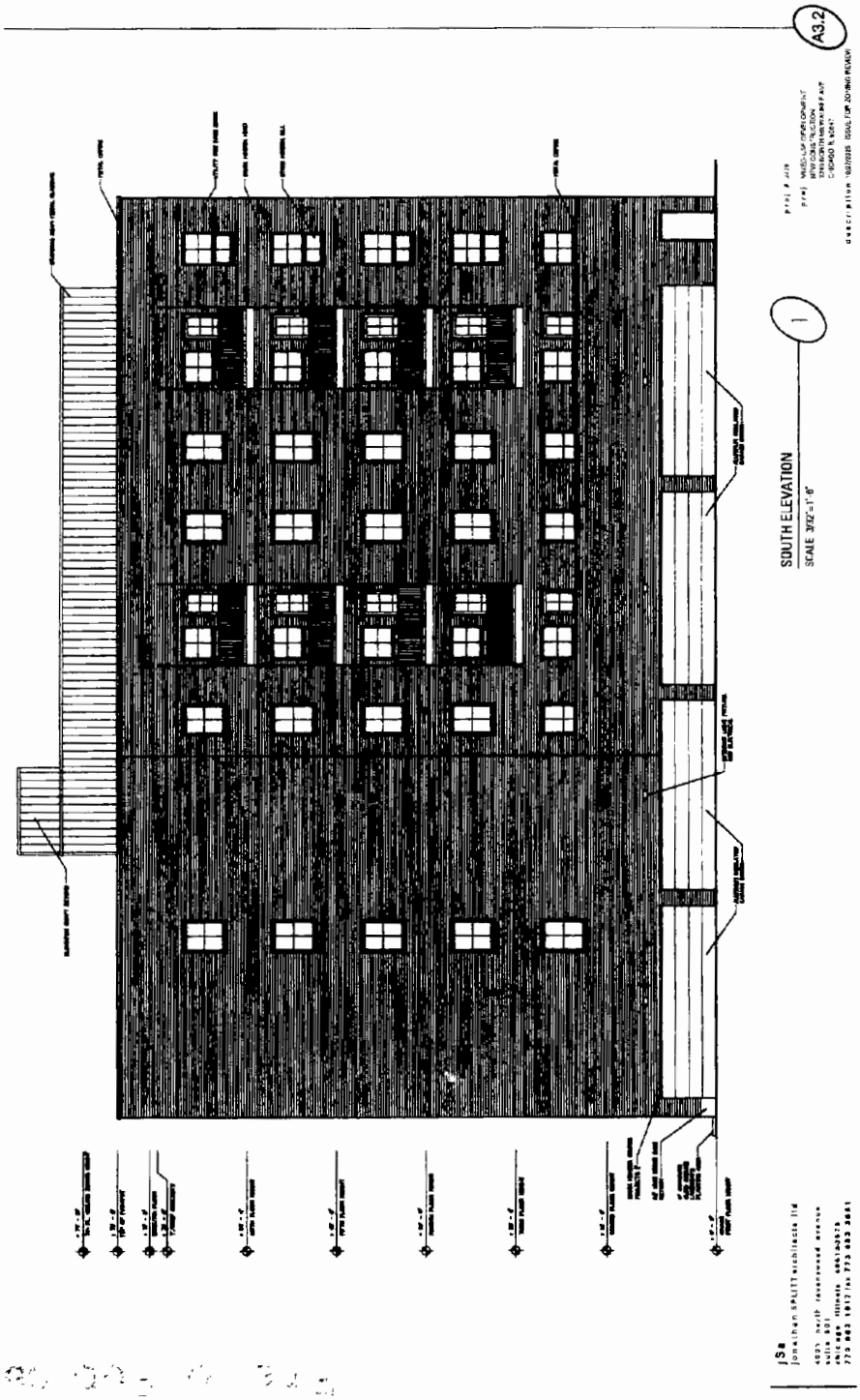


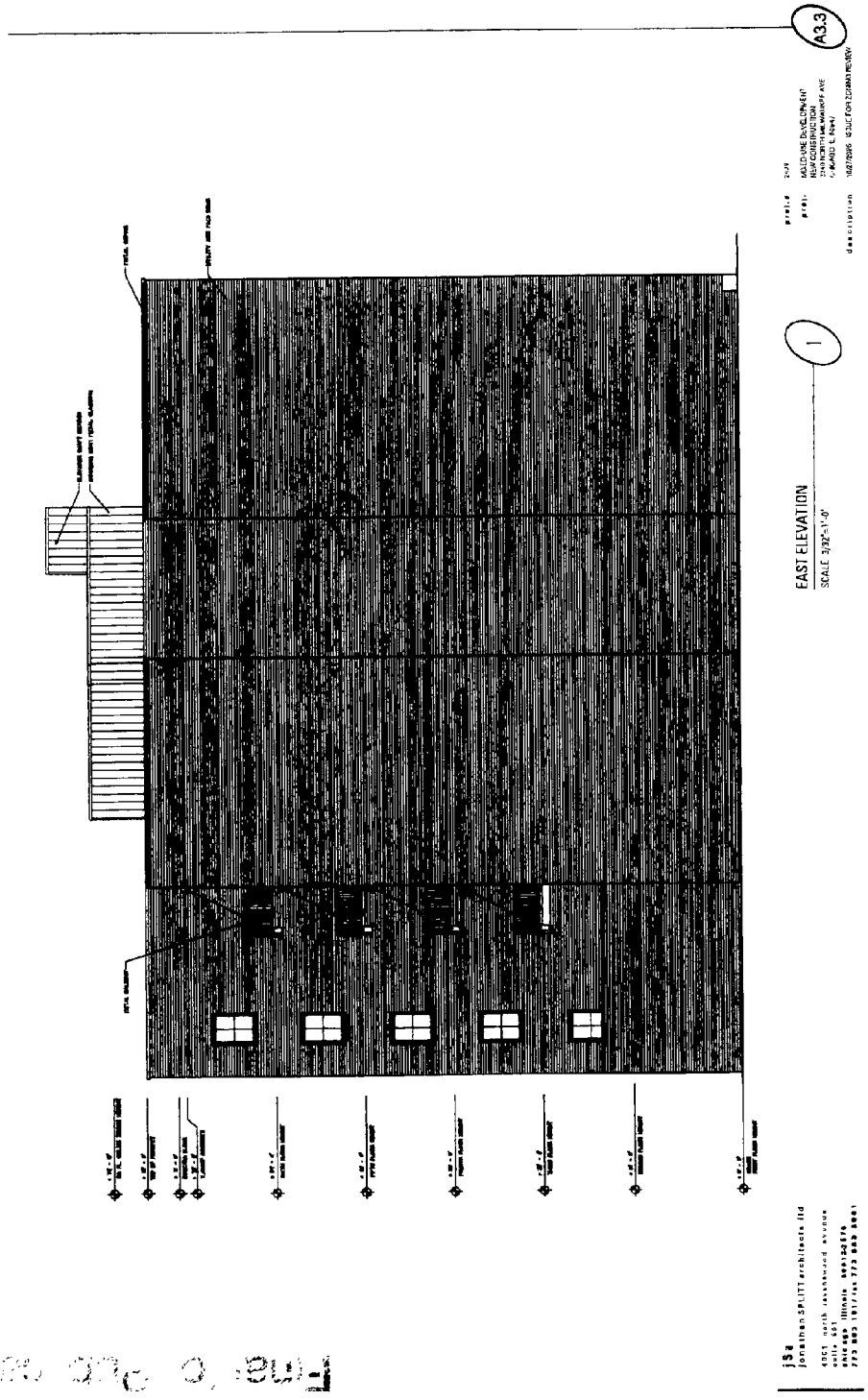
Final for Plan Commission

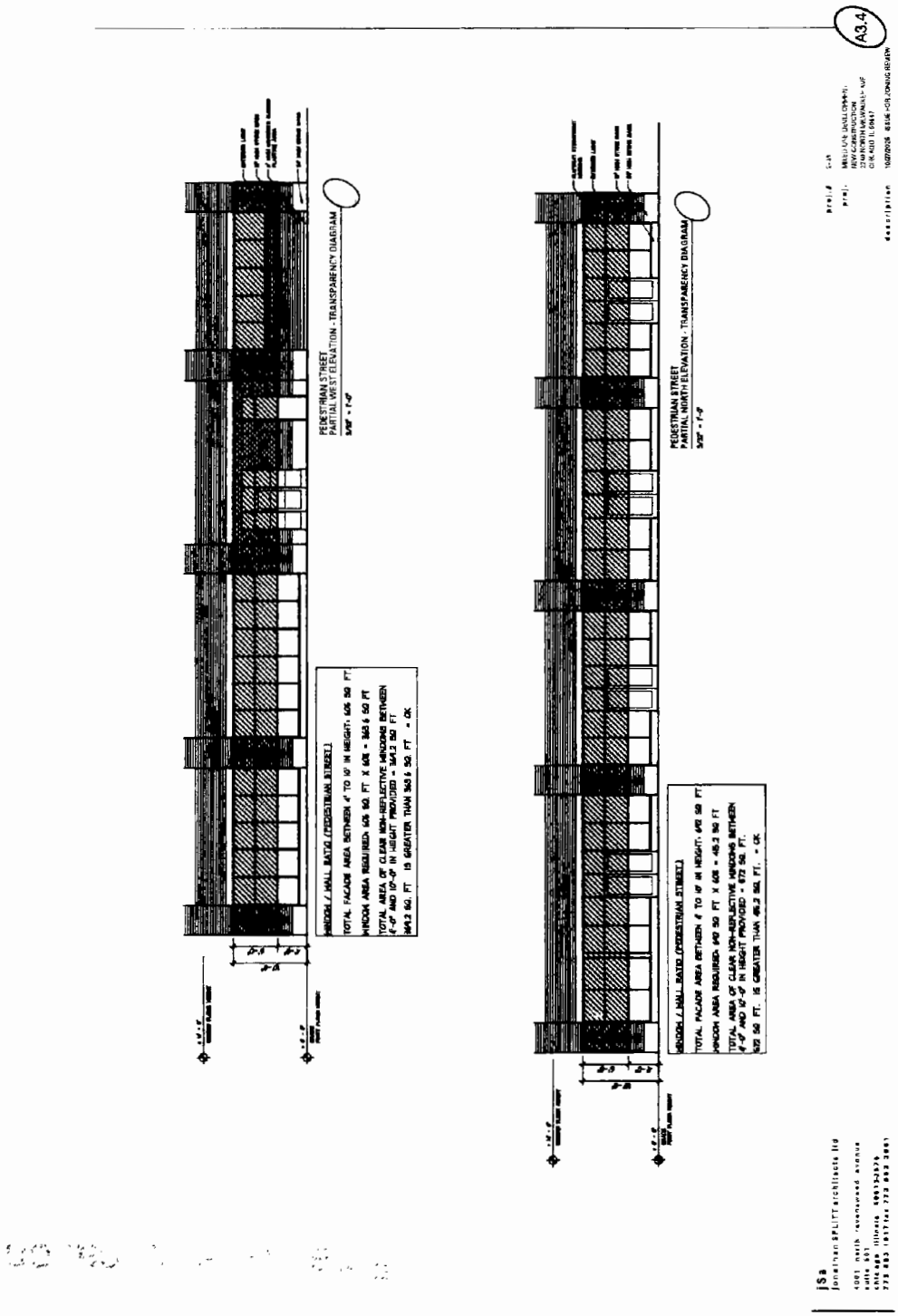

A2.2
GREEN ROOF
GREEN ROOF
GREEN ROOF
ROOFTOP MECHANICAL EQUIPMENT AREA
ROOFTOP MECHANICAL EQUIPMENT AREA
AMENITY ROOM 1391 SF
ELEV
ELEV RM.
MECH EQUIP
7TH FLOOR - PENTHOUSE PLAN 1505 s.f.
1/16" = 1'-0"


A3.0
1
NORTH ELEVATION - MILWAUKEE AVE.
SCALE 3/32"=1'-0"


A3.1
WEST ELEVATION
- PRINDVILLE ST.
SCALE: 3/32"=1'-0"


A3.2
SOUTH ELEVATION
1
SCALE 3/32"=1'-0"


A3.3
1
EAST ELEVATION
SCALE: 3/32"=1'-0"


A3.4
PEDESTRIAN STREET
PARTIAL WEST ELEVATION - TRANSPARENCY DIAGRAM
WINDOW / WALL RATIO (PEDESTRIAN STREET)
TOTAL FACADE AREA BETWEEN 4' TO 10' IN HEIGHT: 605 SQ. FT.
WINDOW AREA REQUIRED: 605 SQ. FT. X 60% = 363 SQ. FT.
TOTAL AREA OF CLEAR NON-REFLECTIVE WINDOWS BETWEEN 4'-0" AND 10'-0" IN HEIGHT PROVIDED = 841.2 SQ. FT.
841.2 SQ. FT. IS GREATER THAN 363 SQ. FT. = OK
PEDESTRIAN STREET
PARTIAL NORTH ELEVATION - TRANSPARENCY DIAGRAM
WINDOW / WALL RATIO (PEDESTRIAN STREET)
TOTAL FACADE AREA BETWEEN 4' TO 10' IN HEIGHT: 672 SQ. FT.
WINDOW AREA REQUIRED: 672 SQ. FT. X 60% = 403.2 SQ. FT.
TOTAL AREA OF CLEAR NON-REFLECTIVE WINDOWS BETWEEN 4'-0" AND 10'-0" IN HEIGHT PROVIDED = 672 SQ. FT.
672 SQ. FT. IS GREATER THAN 403.2 SQ. FT. = OK
JSa
Jonathan SPLITT architects llc
4001 north ravenswood avenue
suite 207
chicago illinois 60613-2479
773 883 1617tel 773 883 2081

Reclassification Of Area Shown On Map No. 6-F.
(As Amended)
(Application No. 22923T1)
(Common Address: 2821 -- 2823 S. Stewart Ave.)

[SO2025-0020897]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 6-F in the area bounded by:

a line 240.5 feet north of and parallel to West 29th Street; the public alley next east of and parallel to South Stewart Avenue; the public alley next north of and parallel to West 29th Street; and South Stewart 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/Landscape Plan; First, Second and Third Floor Plans -- Buildings A and B; and North, South, East and West Building Elevations -- Buildings A and B attached to this ordinance printed on pages 36435 through 36445 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

22923-T1

SUBSTITUTE TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS
2821-23 S. Stewart Avenue

The Applicant seeks to rezone 2821-23 South Stewart Avenue from an M1 2 Limited Manufacturing/Business Park District to a RM-5 Residential Multi-Unit District to construct eight (8) townhomes with attached single-car garages. The height of the building will be 30 feet, 9 inches. No commercial space will be provided. The surrounding area is improved with residential uses and this application will bring the property into conformity with the surrounding land uses.

Pursuant to Section 17-13-0303-D, the Applicant seeks an administrative adjustment to reduce the required separation between rows of townhomes from 26 feet to 24 feet (a 2-foot reduction) under 17-13-1003-U and to increase the number of off street parking spaces by 100% of the applicable standard pursuant to 17-13-1003-FF. Pursuant to 17-13-0303-D, the Applicant seeks a variation to reduce the end wall setback from the street from 10 feet to 3 feet, 6 inches pursuant to 17-13-1107-B. The Applicant further seeks all relief available under the Chicago Zoning Ordinance required for the plans subject to the zoning map amendment.

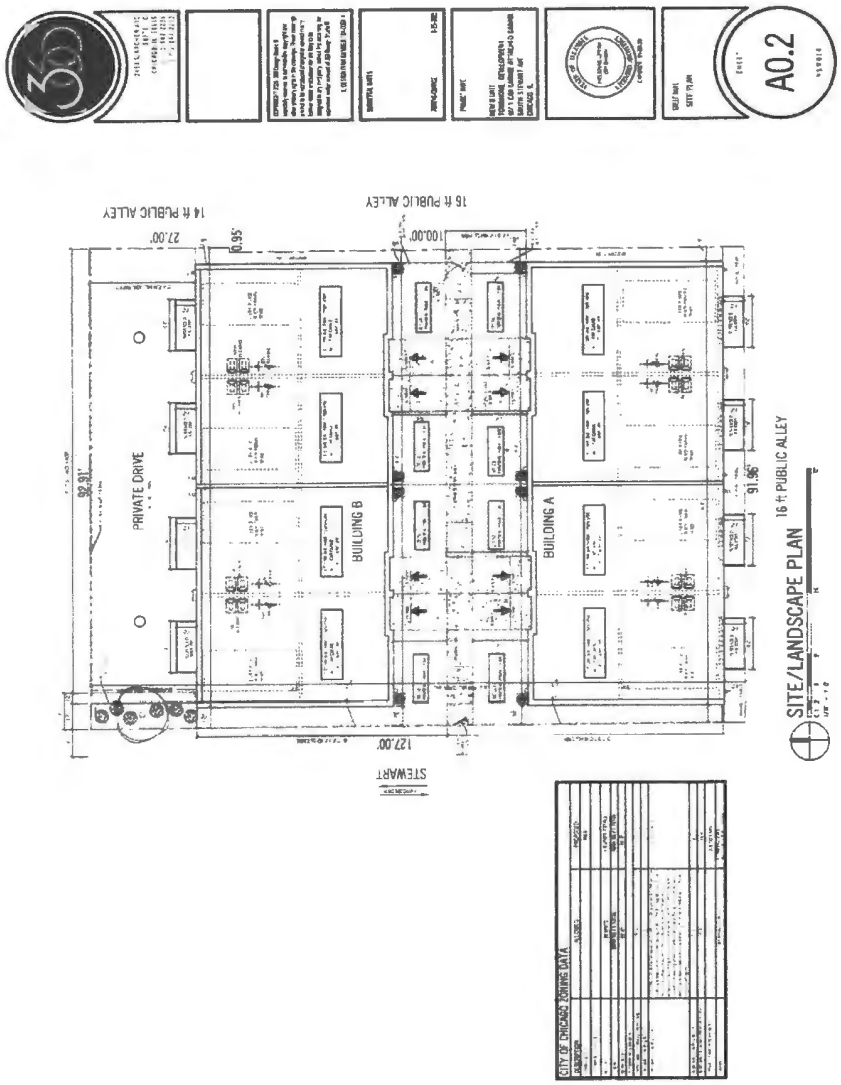
Project Bulk and Density

Lot Area	11,516 SF
Density MLA (Lot area per unit)	1,439 SF/DU (8 Dus)
Off Street Parking	8 spaces*
Building Setbacks for Front and Rear Walls.	4 feet
Separation Between Front and Rear Walls.	24 feet***
Building Setbacks for End Walls	3 feet, 6 inches**
Building SF	16,440 SF
FAR	1.43
Building Height	30 feet 9 inches

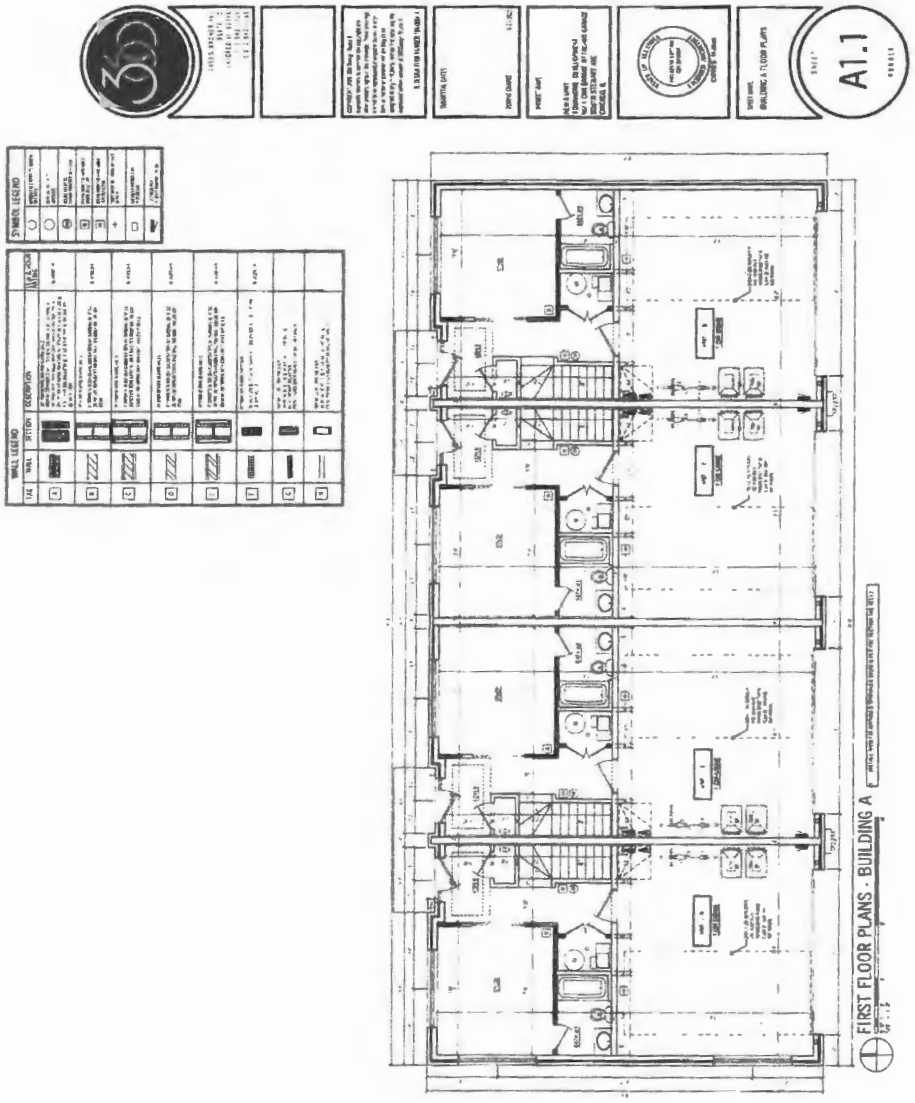
* Pursuant to 17 13-0303-D, the Applicant seeks an administrative adjustment to increase the number of off street parking spaces by 100% of the applicable standard pursuant to 17-13-1003-FF.

**Pursuant to 17-13-0303-D, the Applicant seeks a variation to reduce the end wall setback from the street from 10 feet to 3 feet, 6 inches pursuant to 17-13-1107-B.

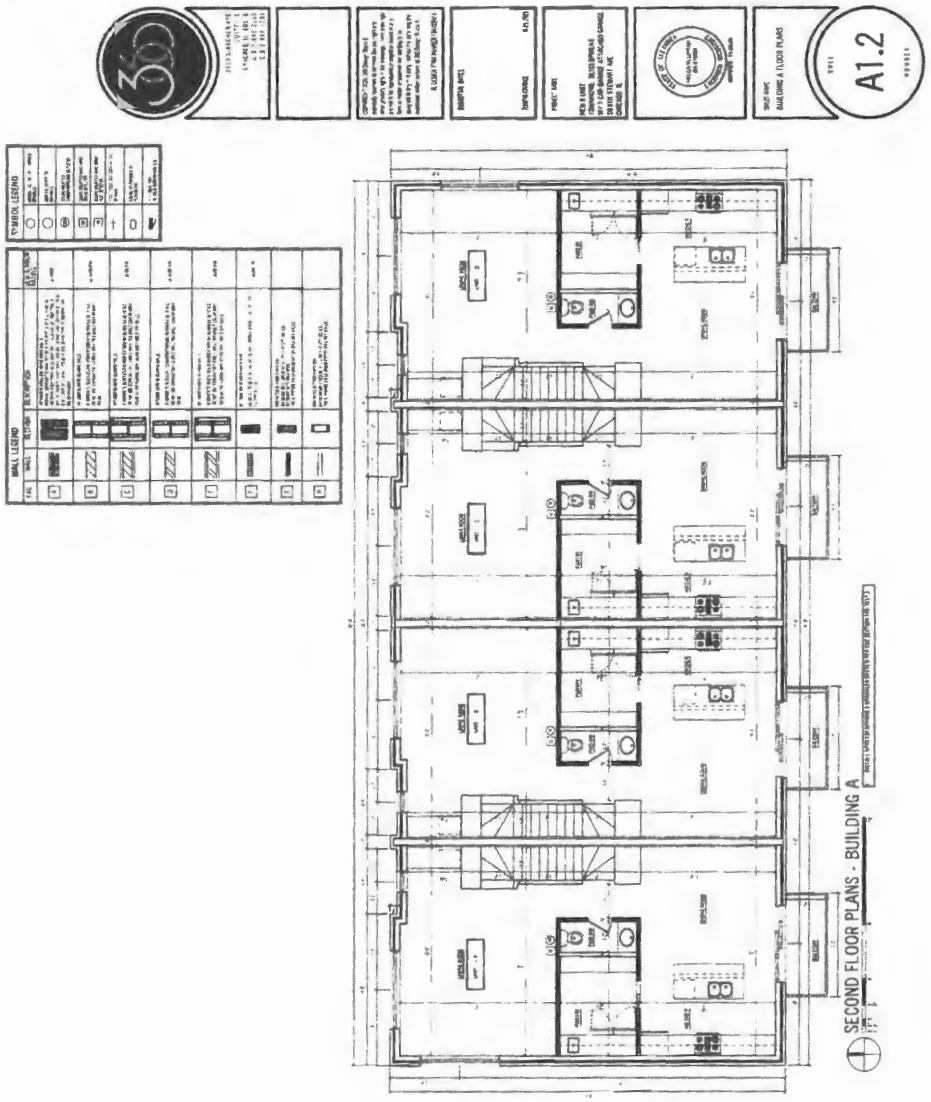
***Pursuant to 17-13-0303-D, the Applicant seeks an administrative adjustment to reduce the required separation between rows of townhomes from 26 feet to 24 feet (a 2 foot reduction) under 17-13-1003-U.



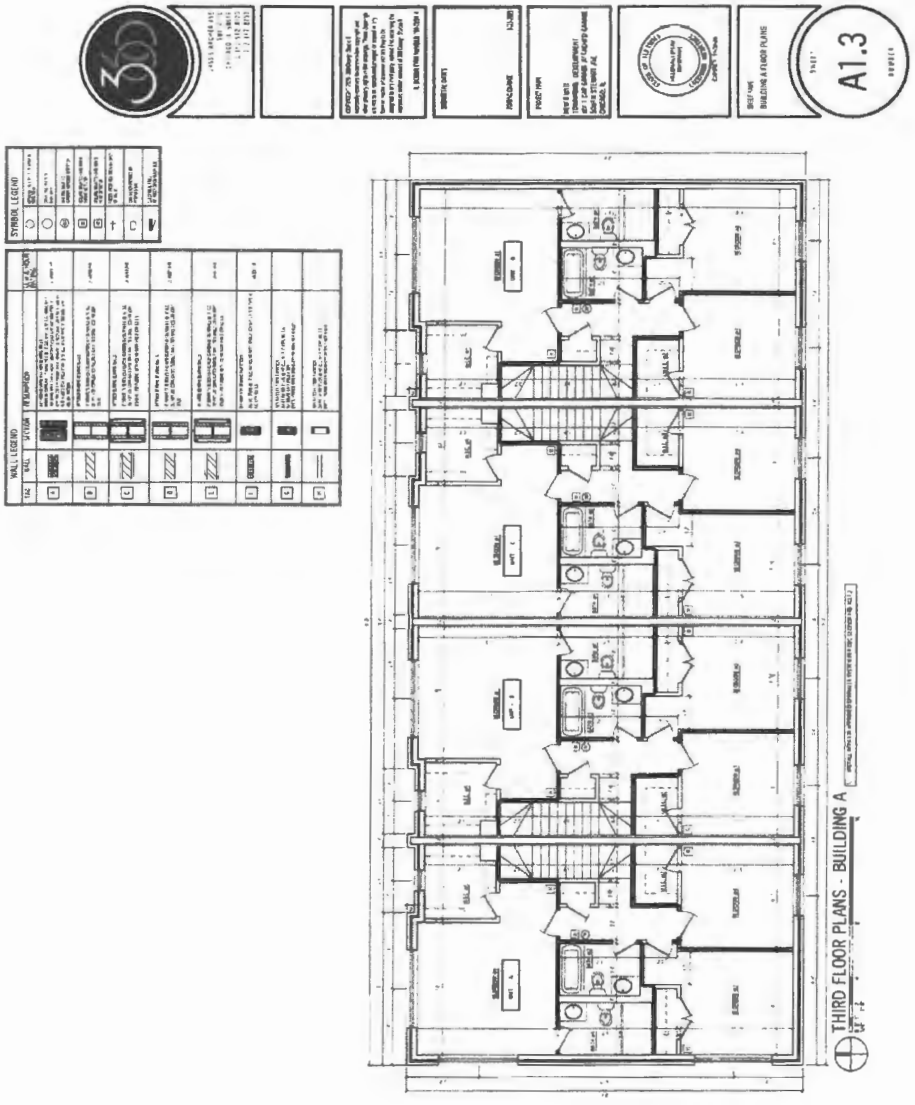
Final for Publication



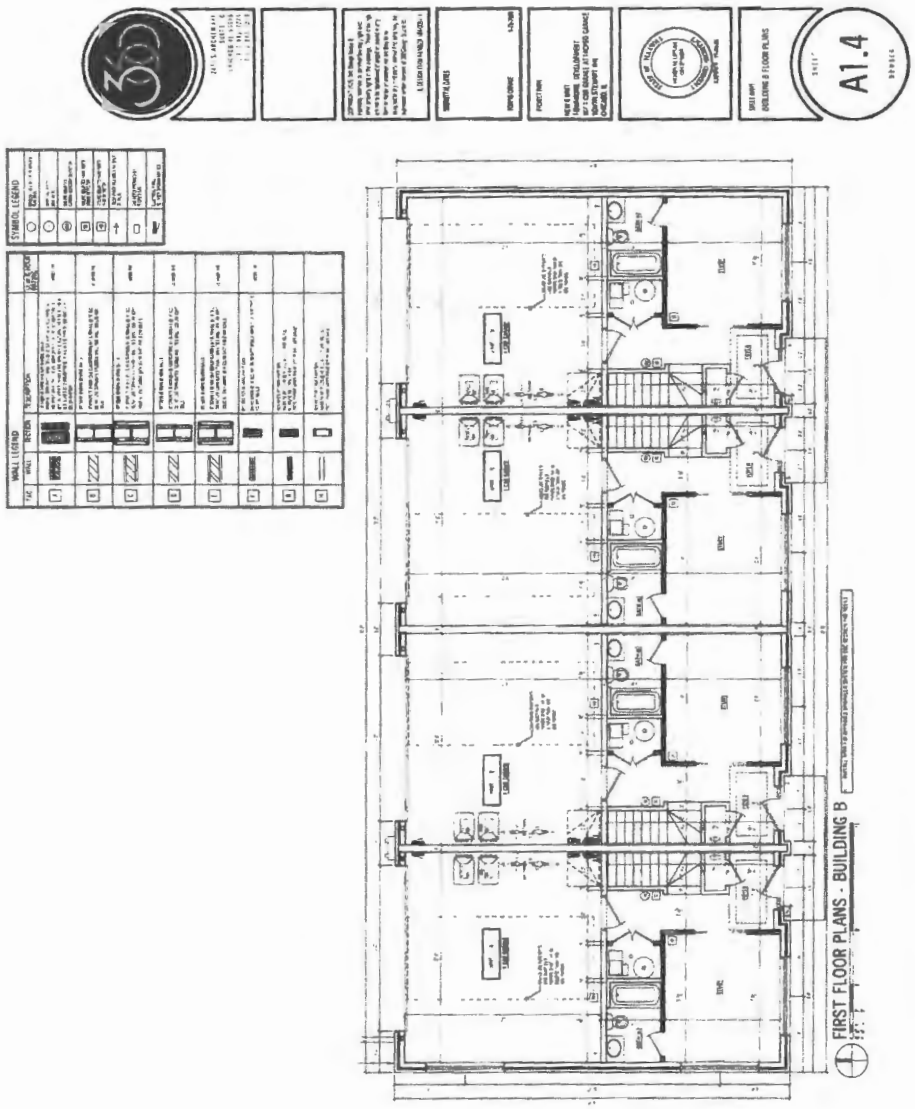
Final for Publication



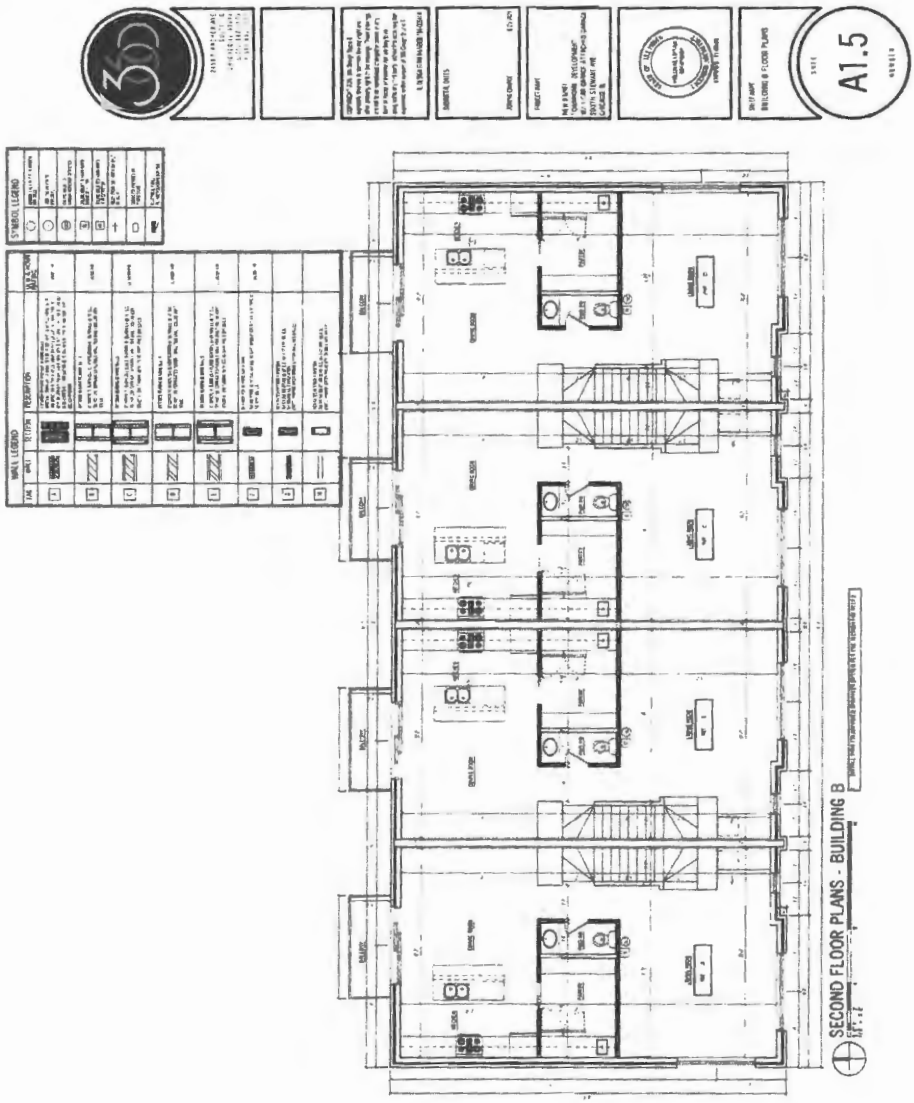
Final for Certification



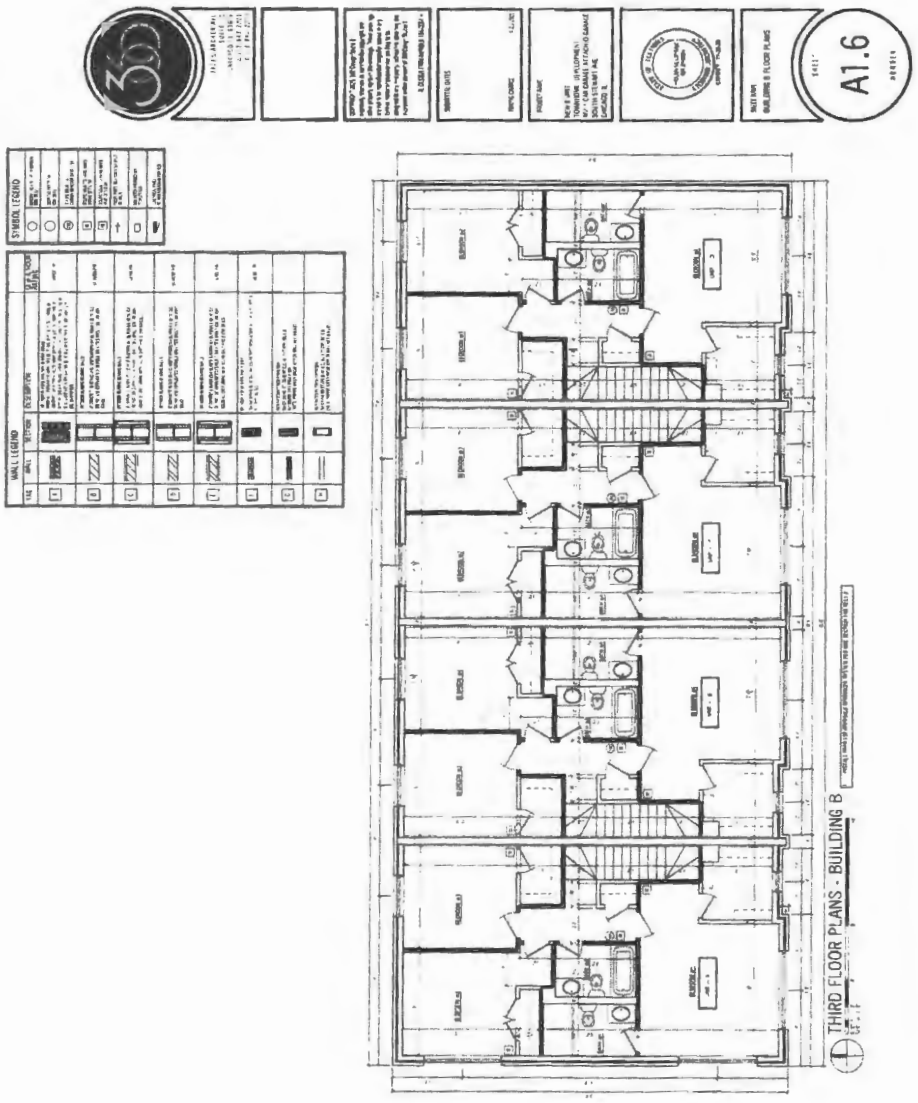
Final for Publication

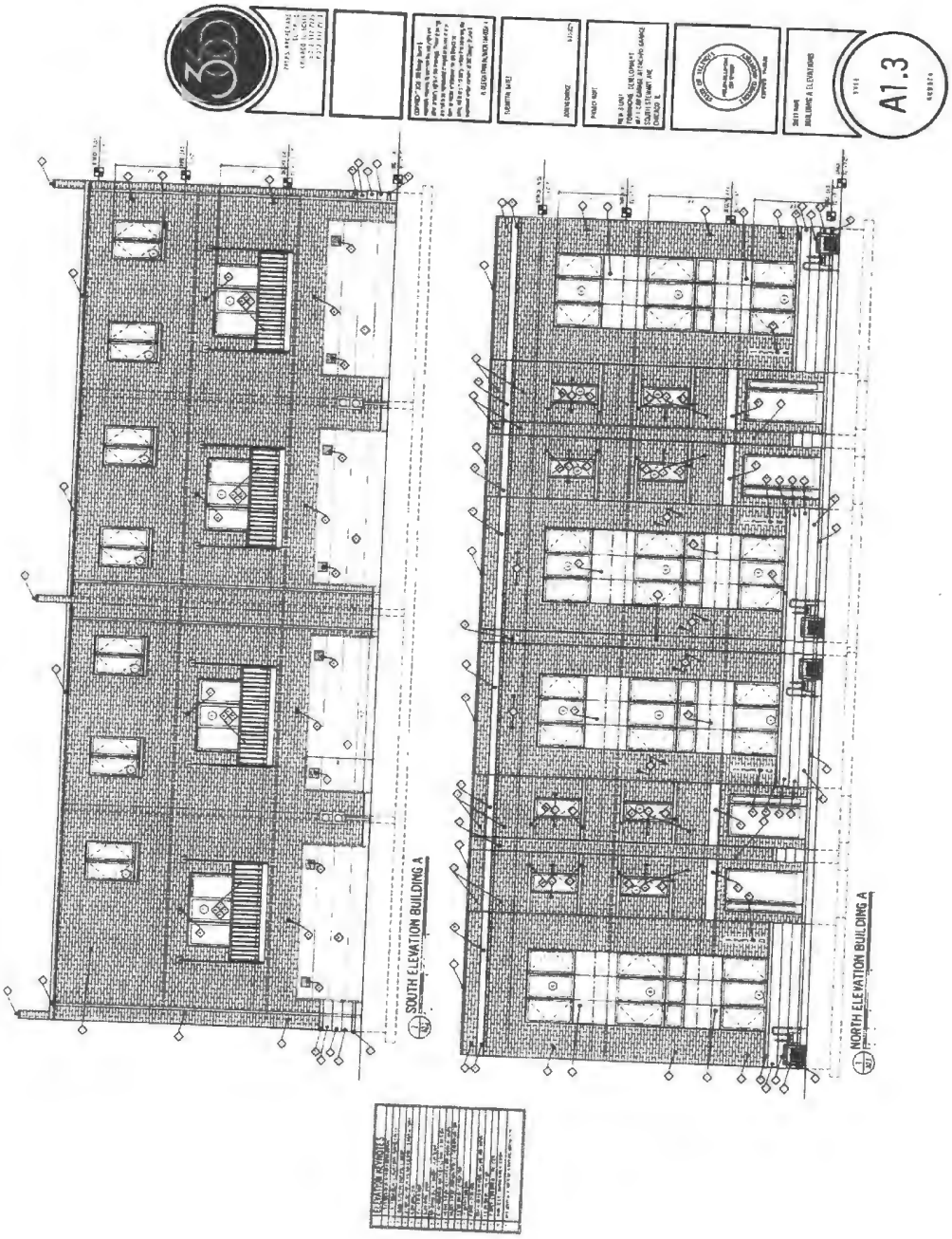


Final for Publication

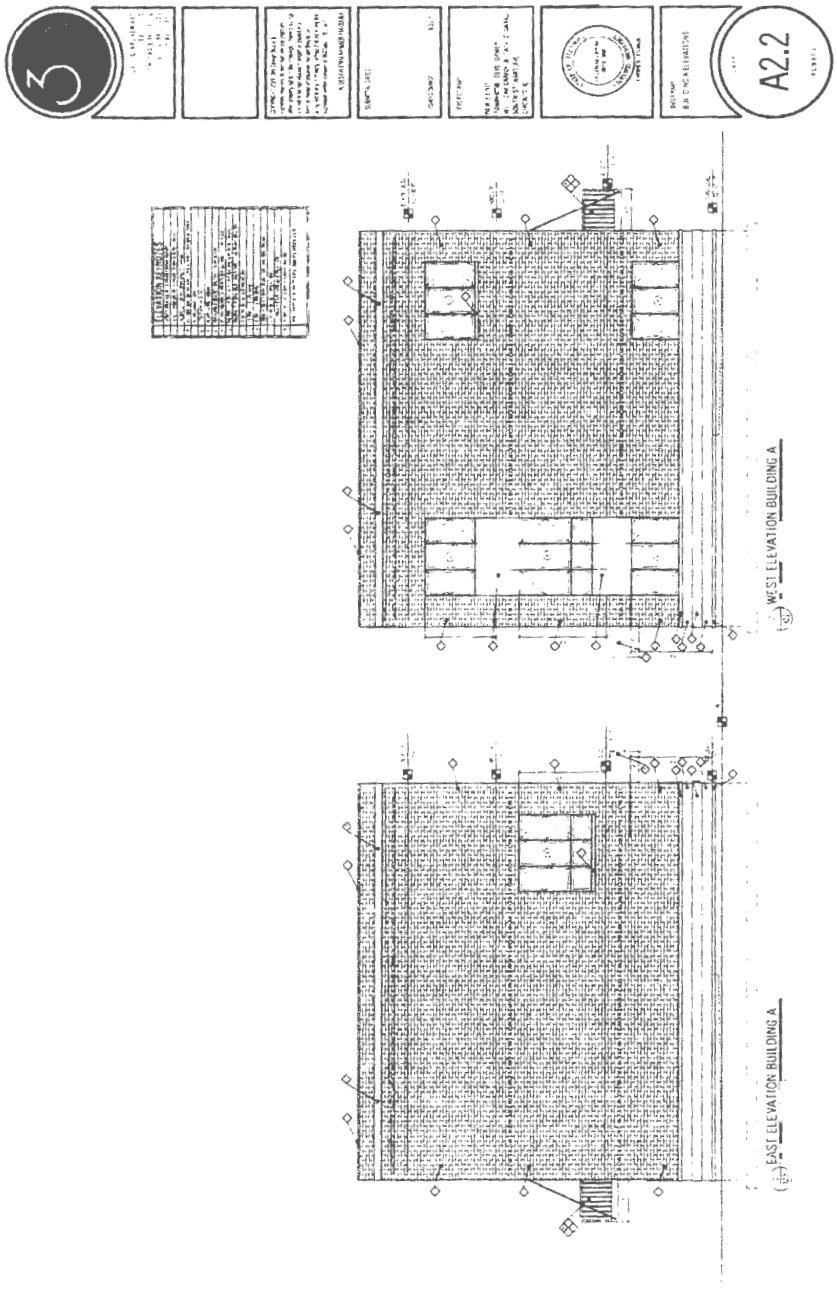


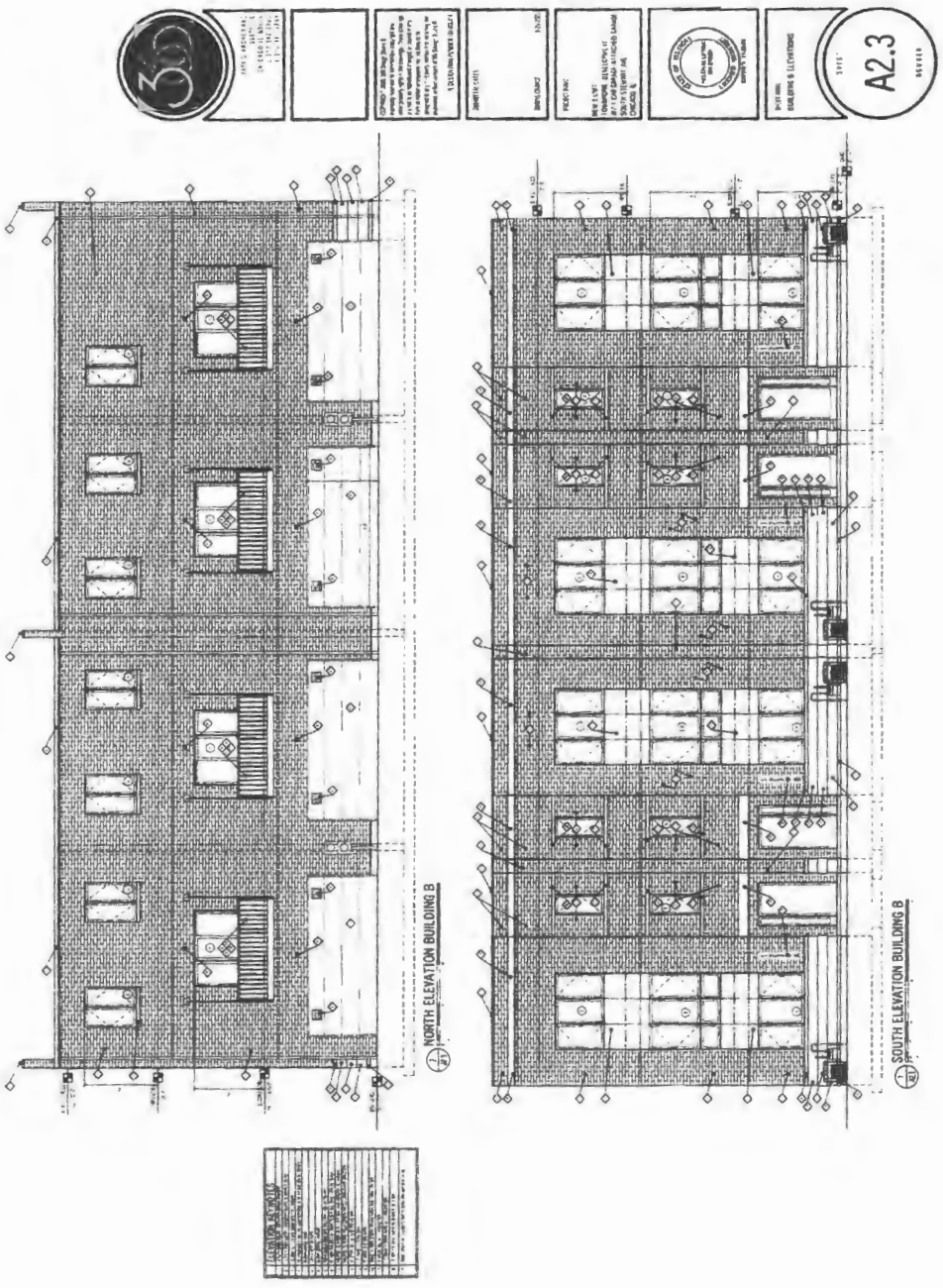
Final Publication


A1.6
SYMBOL LEGEND
WALL LEGEND
THIRD FLOOR PLANS - BUILDING B

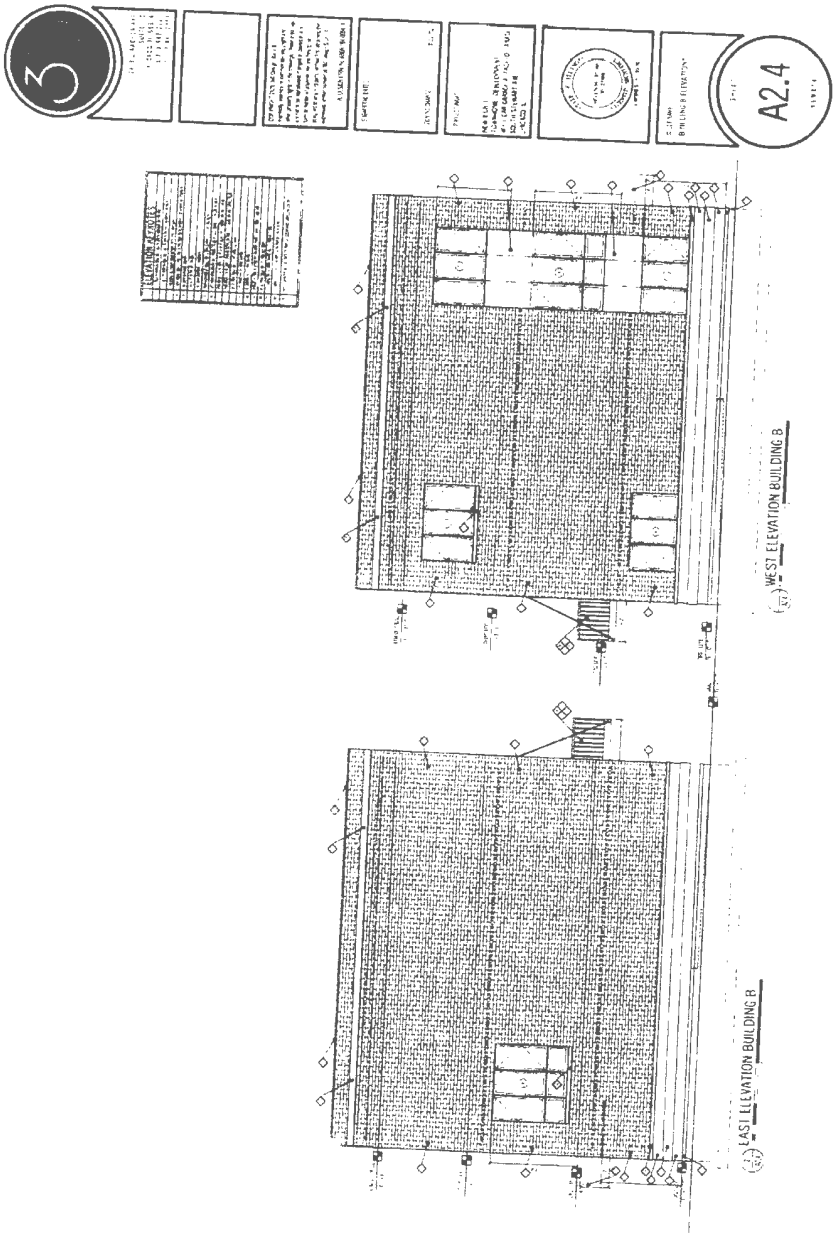


Final for Publication


A2.2
WEST ELEVATION BUILDING A
EAST ELEVATION BUILDING A



Final for Publication


3
A2.4
WEST ELEVATION BUILDING B
EAST ELEVATION BUILDING B

Reclassification Of Area Shown On Map No. 6-J.
(As Amended)
(Application No. 22882)
(Common Address: 2200 -- 2260 S. Springfield Ave.; 3901 -- 3925 W. Cermak Rd.;
And 3927 -- 3929 W. Ogden Ave.)

[SO2025-0020094]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 6-J in the area bounded by:

West Cermak Road; South Springfield Avenue; a line 616.55 feet south of and parallel to West Cermak Road; a line 332 feet west of and parallel to South Springfield Avenue; and West Ogden Avenue,

to those of a C1-1 Neighborhood Commercial District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 6-J in the area bounded by:

West Cermak Road; South Springfield Avenue; a line 616.55 feet south of and parallel to West Cermak Road; a line 332 feet west of and parallel to South Springfield Avenue; and West Ogden Avenue,

to those of Planned Development Number _____, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Business Planned Development No. _____.

Planned Development Statements.

1. The area delineated herein as Planned Development Number ___, (Planned Development) consists of approximately 204,282 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is and is owned and controlled by the Chicago Transit Authority. The Chicago Transit Authority has given consent to the Applicant, Lawndale Christian Development Corporation, an Illinois not-for-profit corporation to file this application.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

   Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

   Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

   Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

   - Full width of streets
   - Full width of alleys
   - Curb and gutter
   - Pavement markings
   - Sidewalks
   - ADA crosswalk ramps

- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary with Property Line Map; a Site Plan; Floor Plan, North and East Elevations; South and West Elevations; prepared by Wight & Company and dated _____, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses shall be permitted in this Planned Development: Community Center, Recreation Buildings and Similar Assembly Use; Indoor Sports and Recreation, Participant; Accessory Parking and Accessory Uses. The following uses are accessory to the Community Center: Restaurants (Limited); Outdoor patio (at grade level); Entertainment and Spectator Sports (Indoor Special Event including liquor sales; small venues and medium venues); Food and Beverage Retail Sales (with liquor sales as an accessory use); Office; Retail Sales, general.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 204,282 square feet and a base FAR of 1.0.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents

in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the C1-1 Neighborhood Commercial District.

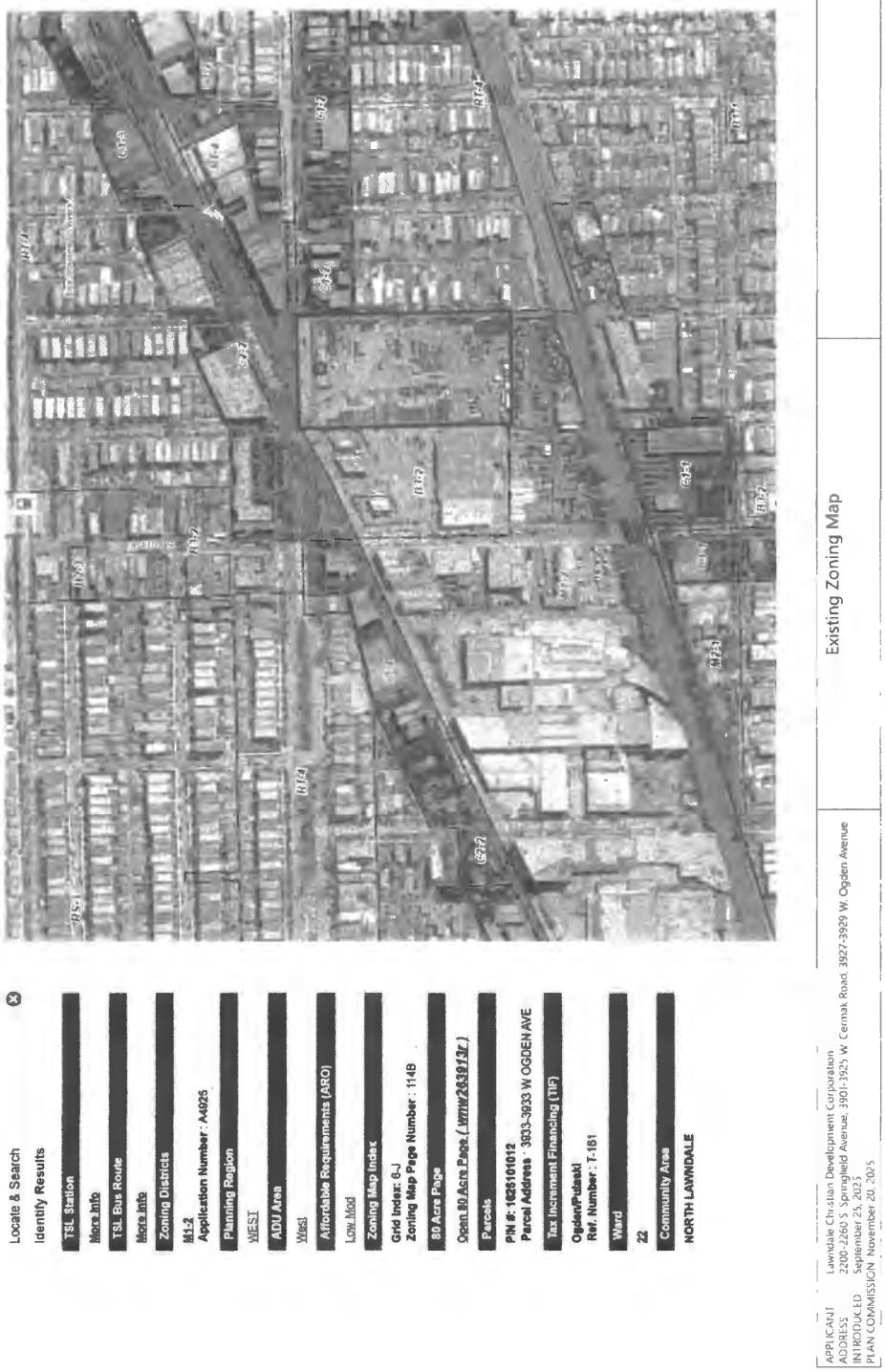
Planned Development No. _____.

Bulk Regulations And Data Table.

FINAL FOR PUBLICATION

Gross Site Area:	220,163 square feet
Area in Public Right of Way	15,881 square feet
Net Site Area	204,282 square feet
Maximum Floor Area Ratio:	1.0
Minimum Required Off-Street Parking Spaces:	105 Parking Spaces
Minimum Bicycle Parking	22 Bike Spaces
Minimum Off-Street Loading Spaces:	2 (10' x 25')
Minimum Required Perimeter Setbacks:	In accordance with Site Plan
Maximum Building Height	42'6" feet

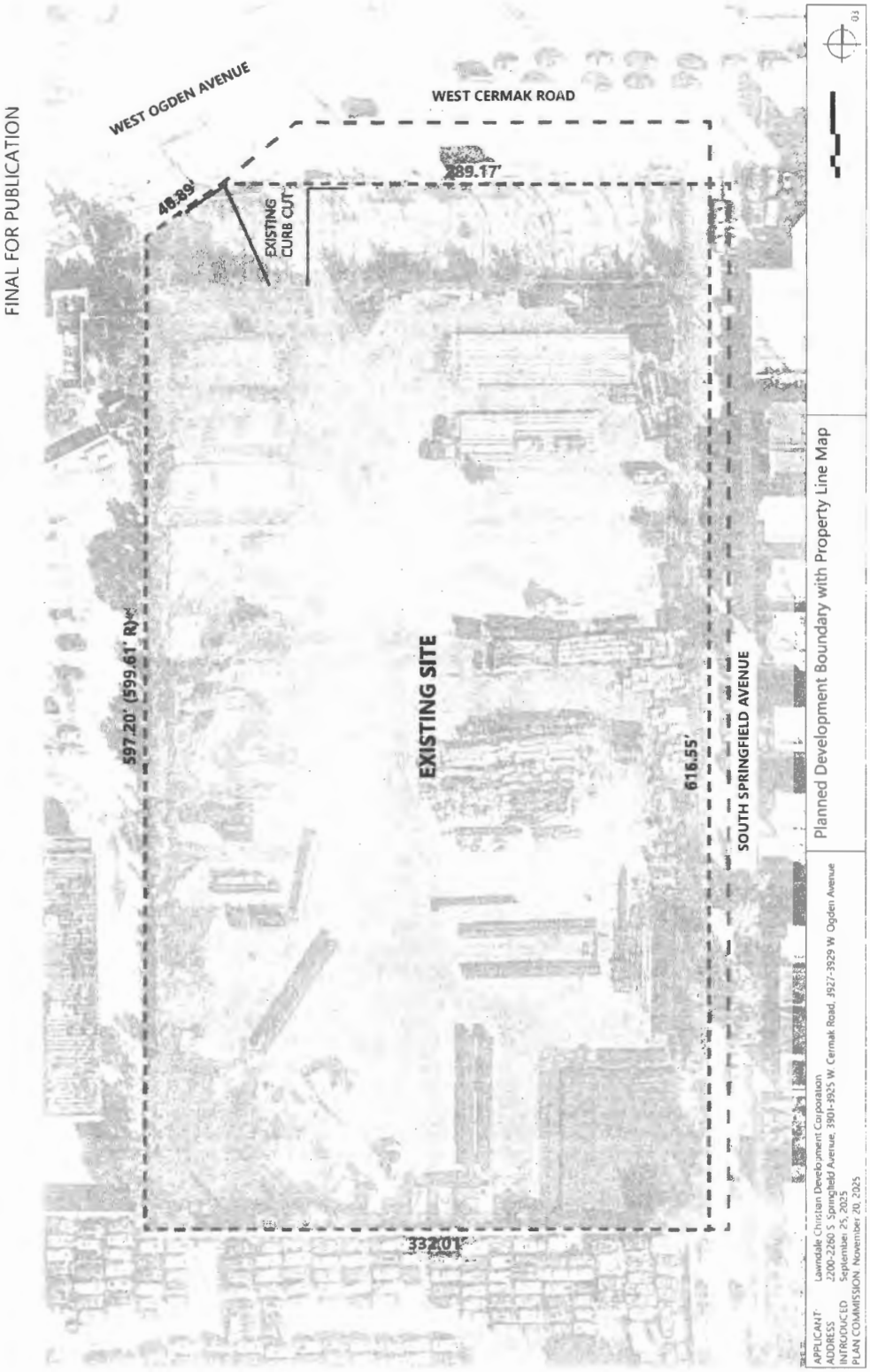
FINAL FOR PUBLICATION

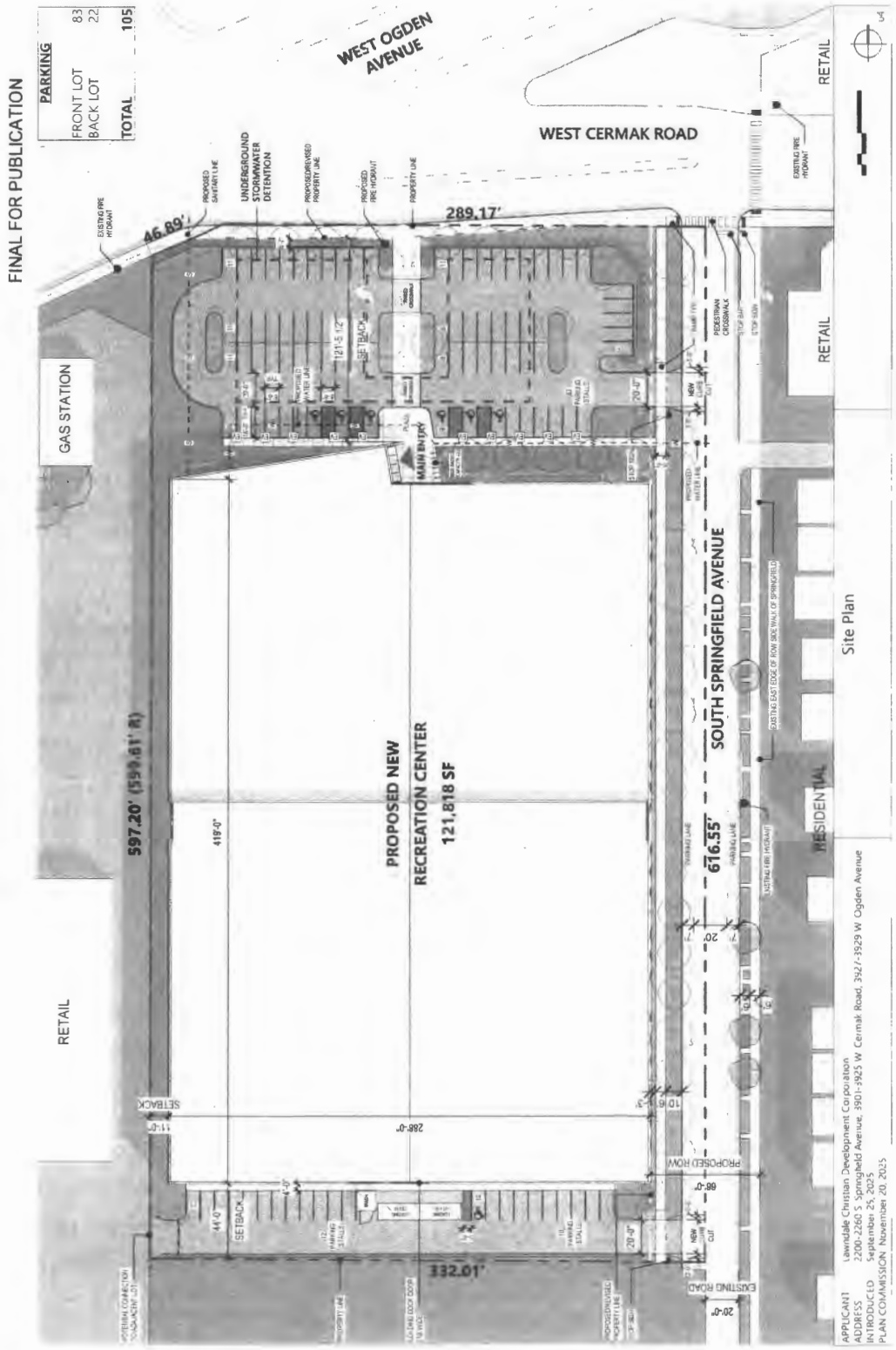


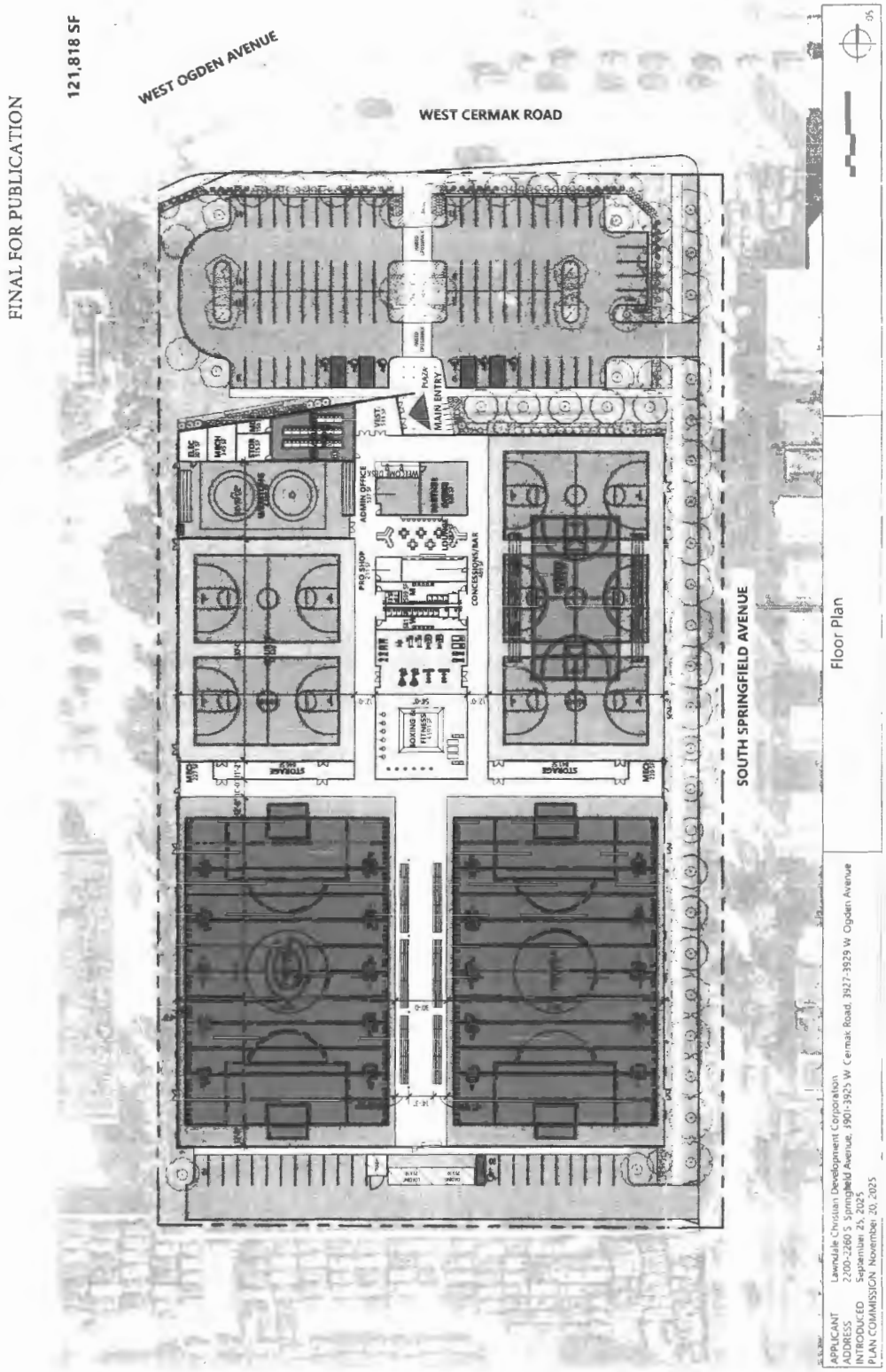
FINAL FOR PUBLICATION



FINAL FOR PUBLICATION




FINAL FOR PUBLICATION
PARKING
FRONT LOT 83
BACK LOT 22
TOTAL 105
WEST OGDEN AVENUE
WEST CERMAK ROAD
RETAIL
GAS STATION
RETAIL
RETAIL
RESIDENTIAL
PROPOSED NEW RECREATION CENTER
121,818 SF
SOUTH SPRINGFIELD AVENUE
597.20' (599.61' R)
616.55'
289.17'
46.89'
332.01'
SETBACK
PROPOSED ROW
EXISTING ROAD
Site Plan
APPLICANT Lawndale Christian Development Corporation
ADDRESS 2200-2260 S. Springfield Avenue, 3901-3925 W Cermak Road, 3927-3929 W Ogden Avenue
INTRODUCED September 25, 2025
PLAN COMMISSION November 20, 2025


FINAL FOR PUBLICATION
121,818 SF
WEST OGDEN AVENUE
WEST CERMAK ROAD
SOUTH SPRINGFIELD AVENUE
MAIN ENTRY
PLAZA
ADMIN. OFFICE
PRO SHOP
CONCESSIONS/BAR
STORAGE
BOXING & FITNESS
Floor Plan
APPLICANT Lawndale Christian Development Corporation
ADDRESS 2200-2260 S Springfield Avenue, 3901-3925 W Cermak Road, 3927-3929 W Ogden Avenue
INTRODUCED September 25, 2025
PLAN COMMISSION November 20, 2025

FINAL FOR PUBLICATION

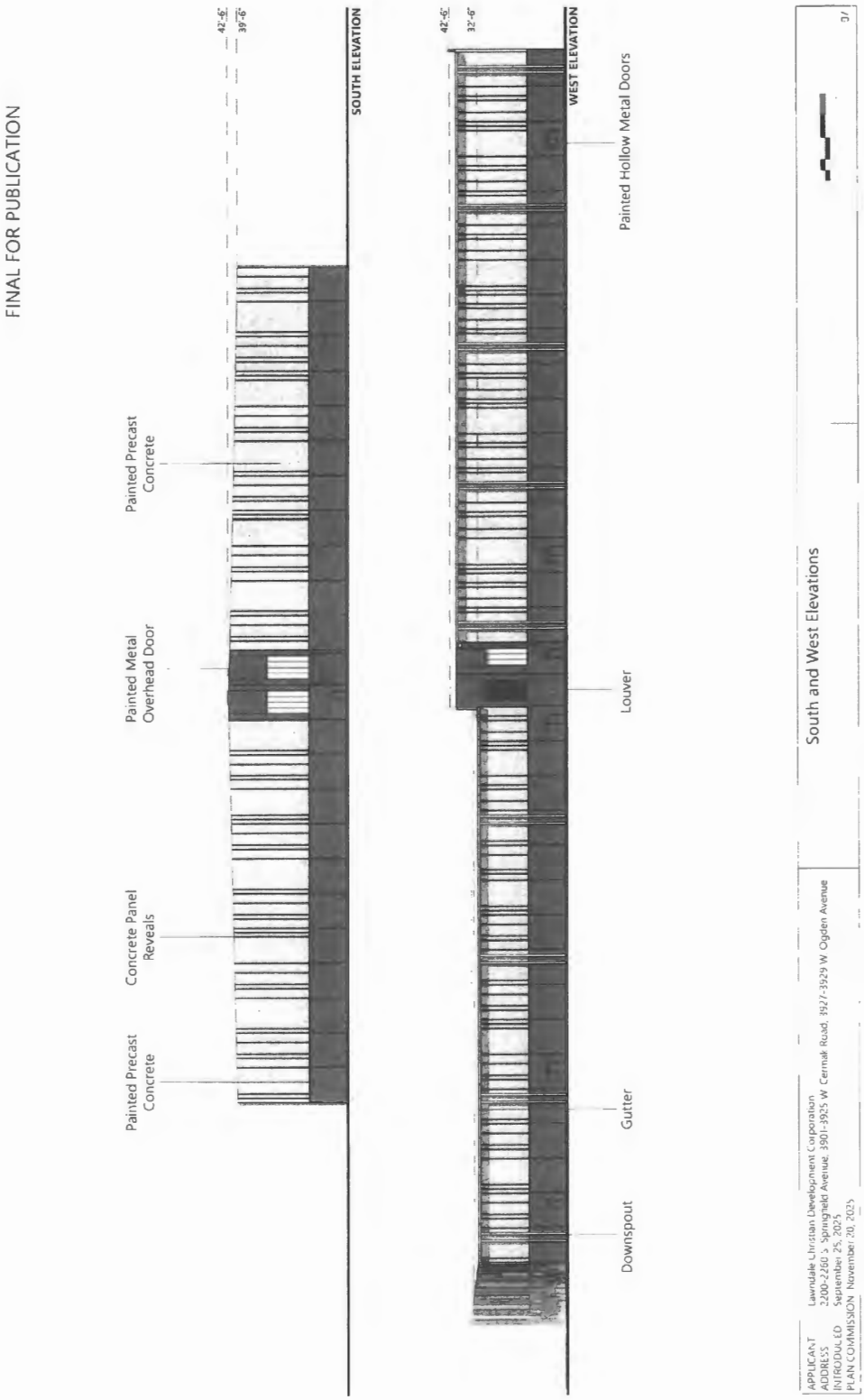
'SPORT THEMED TIMELINE STYLE MURAL(S), I.E. 'Legends in Motion' OR 'More Than a Game' FEATURING ATHLETES FROM DIFFERENT ERAS, SPORT ICONS AND MILESTONE MOMENTS IN SPORT HISTORY, CAPTURING MOTION AND LEGACY

APPLICANT awindale Christian Development Corporation
ADDRESS 2200-2260 S. Springfield Avenue, 3901-3925 W. Cermak Road, 3927-3929 W. Ogden Avenue
INTRODUCED September 25, 2025
PLAN COMMISSION November 20, 2025

North and East Elevations

06

FINAL FOR PUBLICATION



Reclassification Of Area Shown On Map No. 7-F.
(Application No. 22913T1)
(Common Address: 2527 N. Burling St.)

[O2025-0020862]

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 7-F in an area bounded by:

a line 298 feet south of and parallel to West Wrightwood Avenue; the alley next east of and parallel to North Burling Street; a line 322 feet south of and parallel to West Wrightwood Avenue; and North Burling Street,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan and Zoning; General Notes and Legends; Proposed and Existing Basement, 1st, 2nd and 3rd Floor Plans; Proposed and Existing Roof Plans; North, South, East and West Building Elevations; and Building Section attached to this ordinance printed on pages 36461 through 36471 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

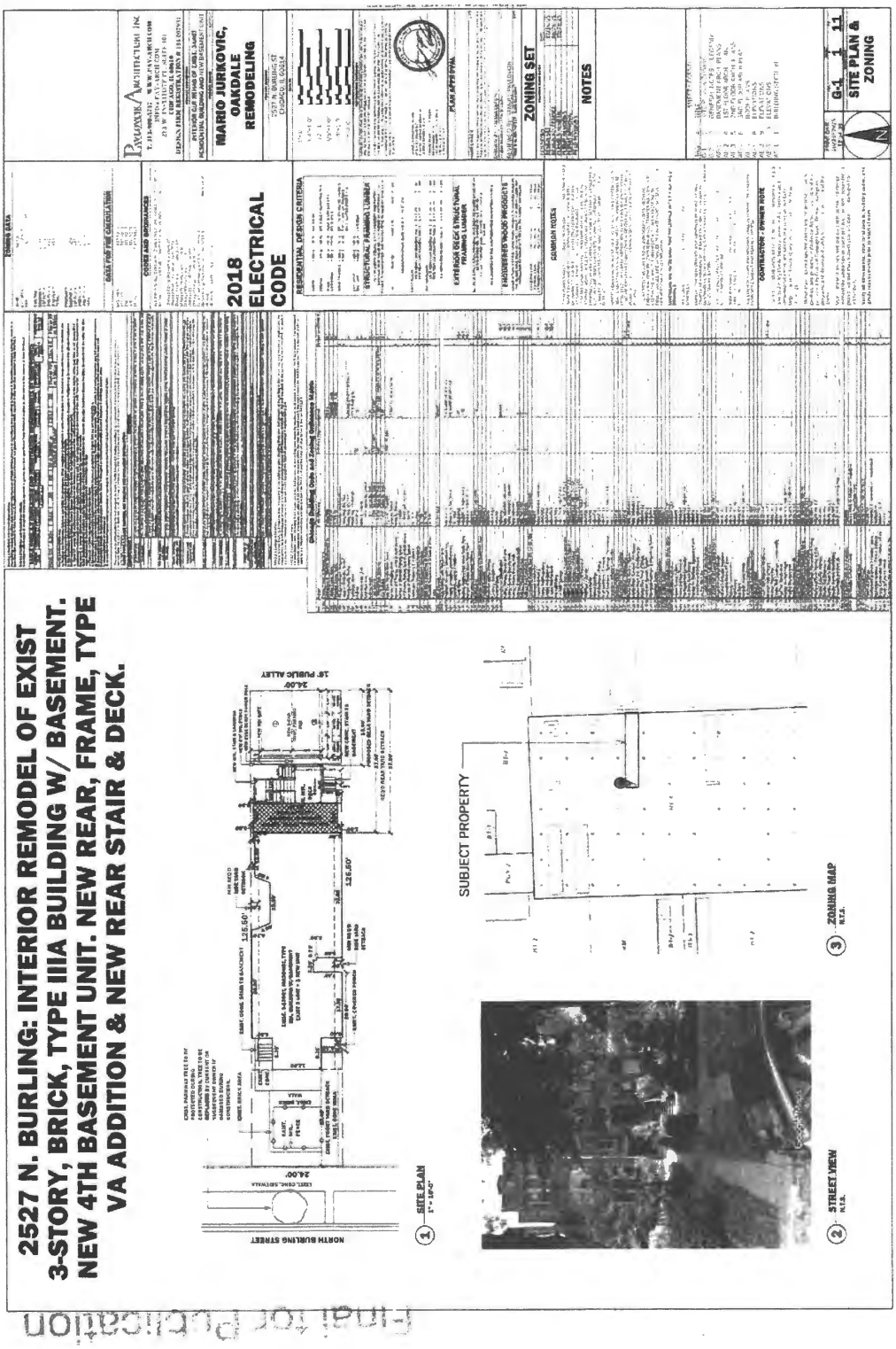
Final for Publication

Type-1 Zoning Map Amendment
For 2527 N Burling Ave, Chicago, IL 60614
From RT-4 to an RM-4.5

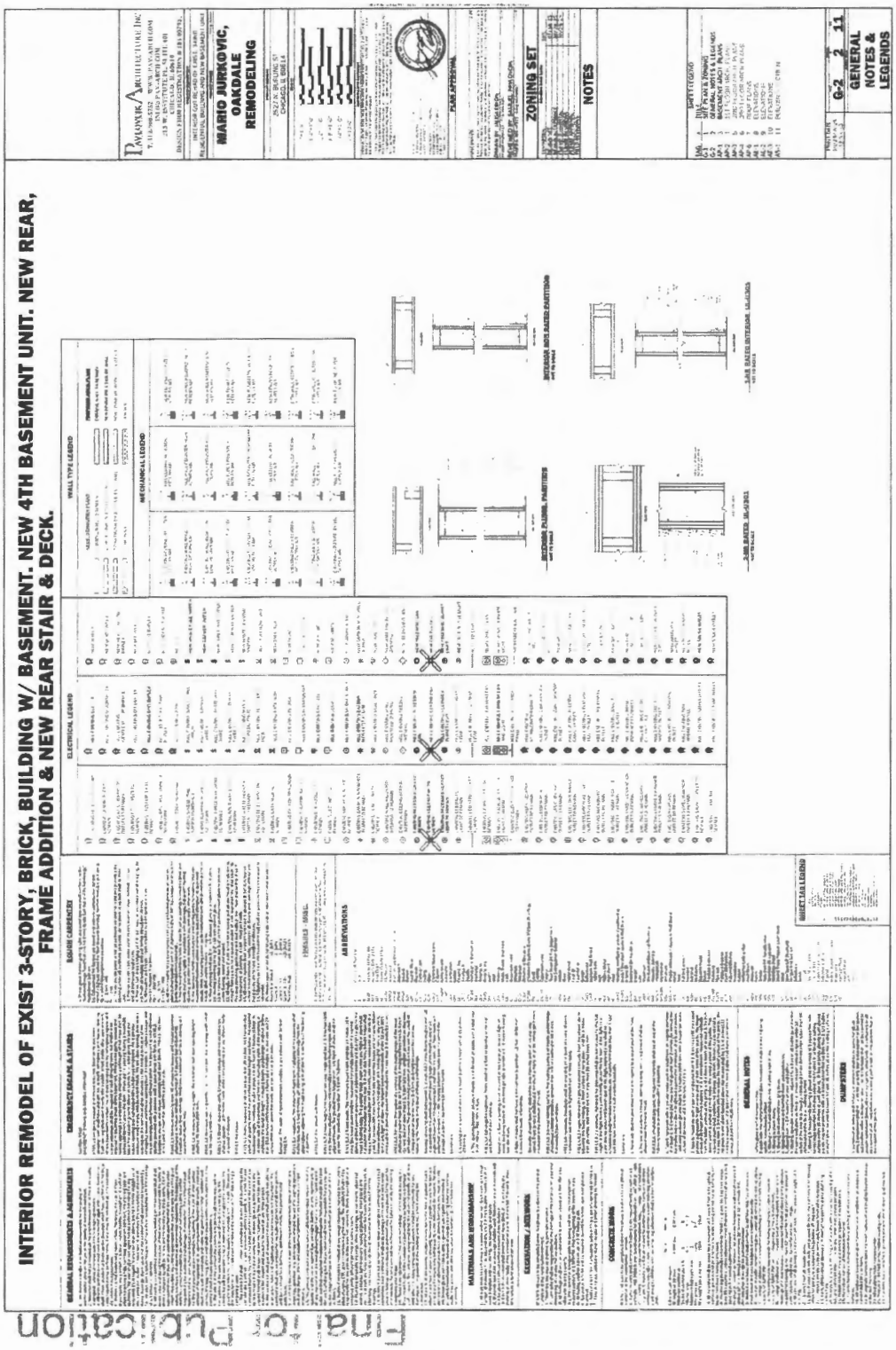
1.A The applicant seeks a zoning change from an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to that of an RM-4.5 Residential Multi-Unit District to meet the bulk and density standards of the RM-4.5 zoning district to allow the applicants to renovate the property and add a basement unit.

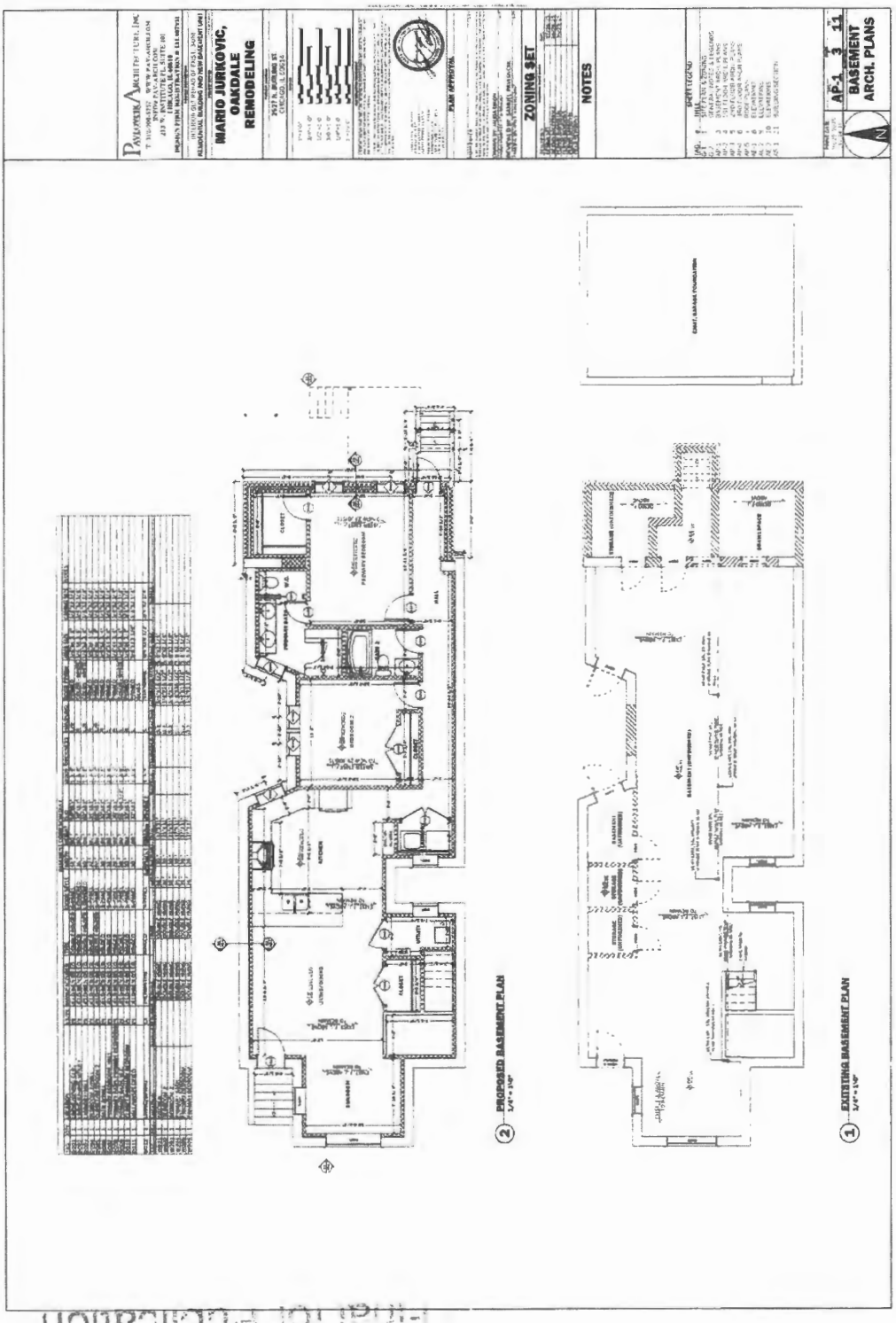
FAR	1.47
Density (MLA)	700 SF/UNIT
Building Area	4,431 (Below Grade Basement Excluded)
Lot Area	3,012 SF
Building Height	35.66 FT
Front Setback	25.40 FT
Rear Setback	19.90 FT
North Side Setback	0 FT EXISTING
South Side Setback	0 FT EXISTING
Parking	2 SPACES
ARO	N/A

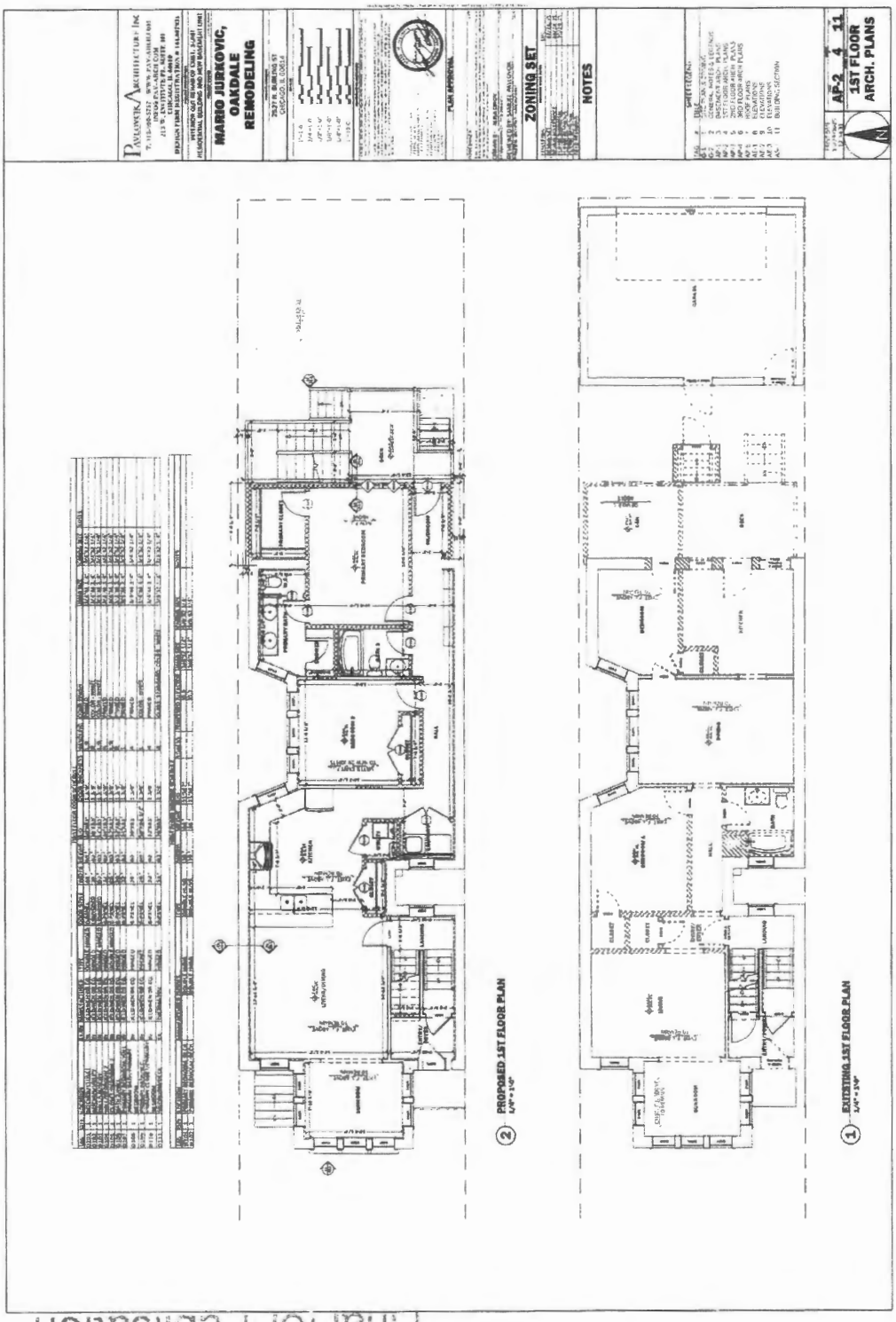
- Per Section 17-13-1101-B: applicant is seeking a variation to reduce the north side setback from 2 feet to 0 feet to follow the existing foundation walls.
- Per Section 17-13-1101-B: applicant is seeking a variation to reduce the south side setback from 2 feet to 0 feet to follow the existing foundation walls.
- Per Section 17-13-1101-B: applicant is seeking a variation to reduce the combined side yard setback from 4 8 feet to 0 feet to follow the existing foundation walls.
- Per Section 17-13-1101-B: applicant is seeking a variation to reduce the rear yard setback from 37.65 feet to 19.90 feet.
- Per Section 17-13-1003-K: applicant is seeking an administrative adjustment to reduce the required rear yard open space to 0
- Per Section 17-13-1003-EE: applicant is seeking and administrative adjustment to reduce the number of required off-street parking spaces to 2 spaces.

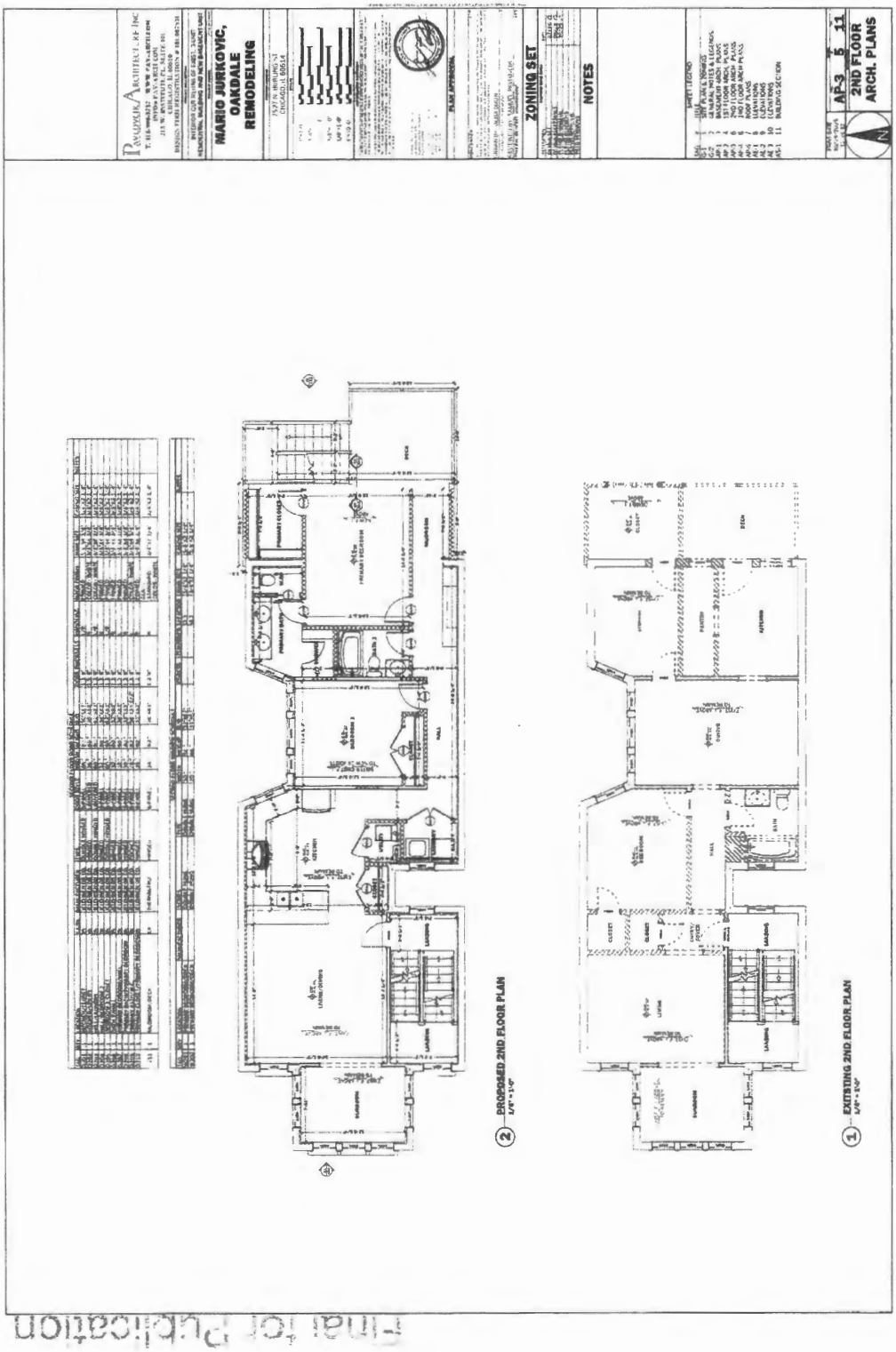


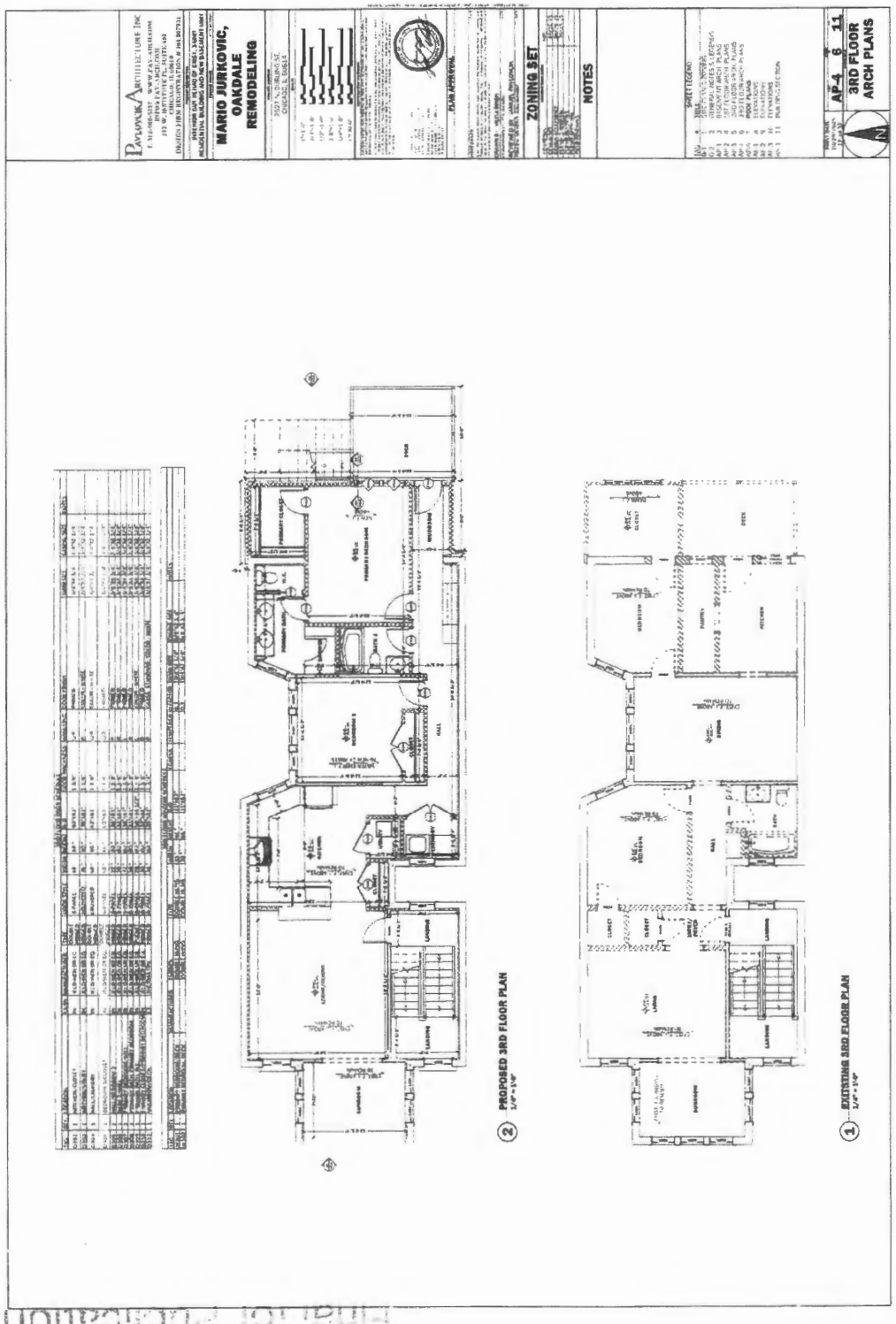
Final for Publication

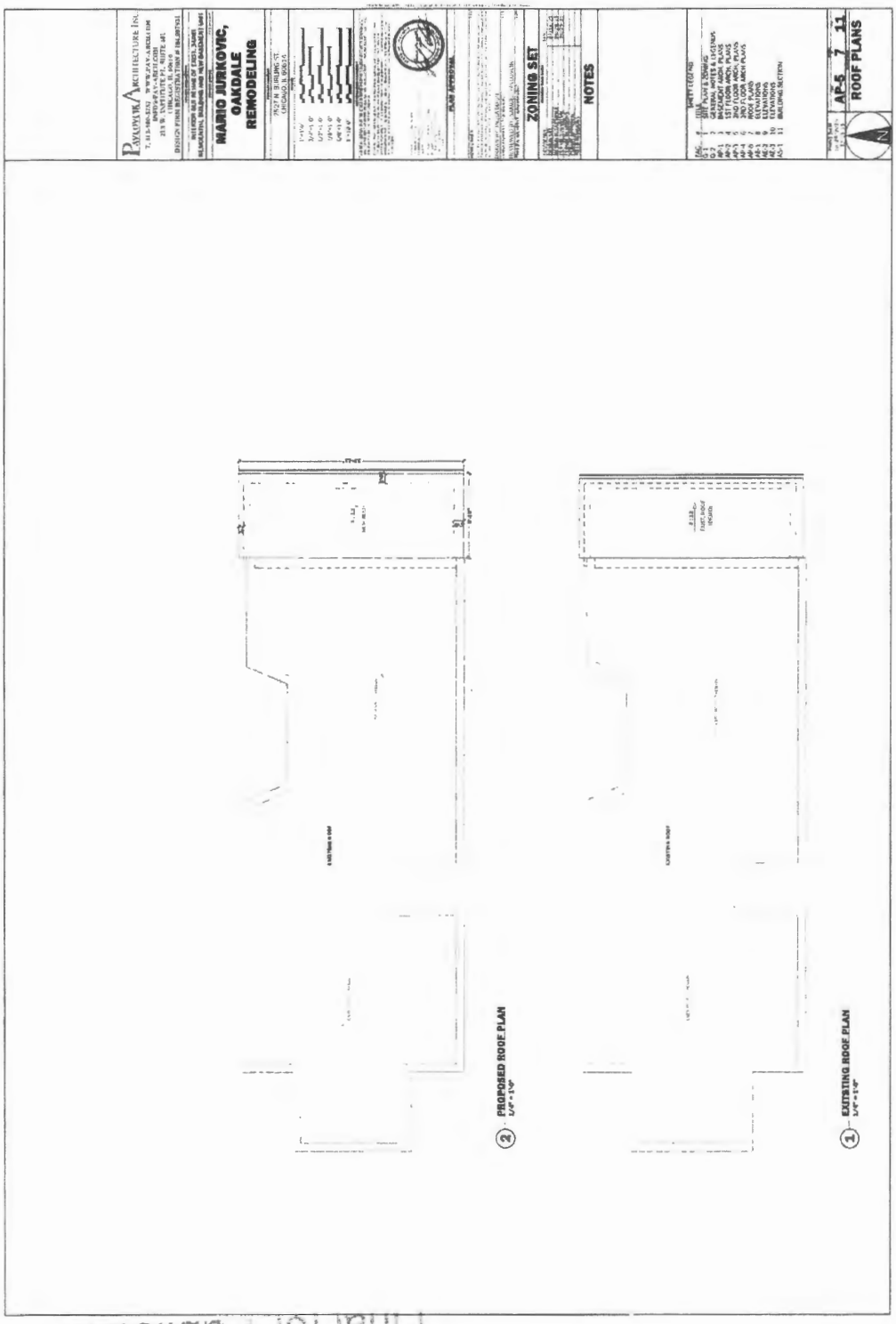

INTERIOR REMODEL OF EXIST 3-STORY, BRICK, BUILDING W/ BASEMENT. NEW 4TH BASEMENT UNIT. NEW REAR, FRAME ADDITION & NEW REAR STAIR & DECK.
MARIO JURKOVIC, OAKDALE REMODELING
ZONING SET
NOTES
GENERAL NOTES & LEGENDS
Final Publication

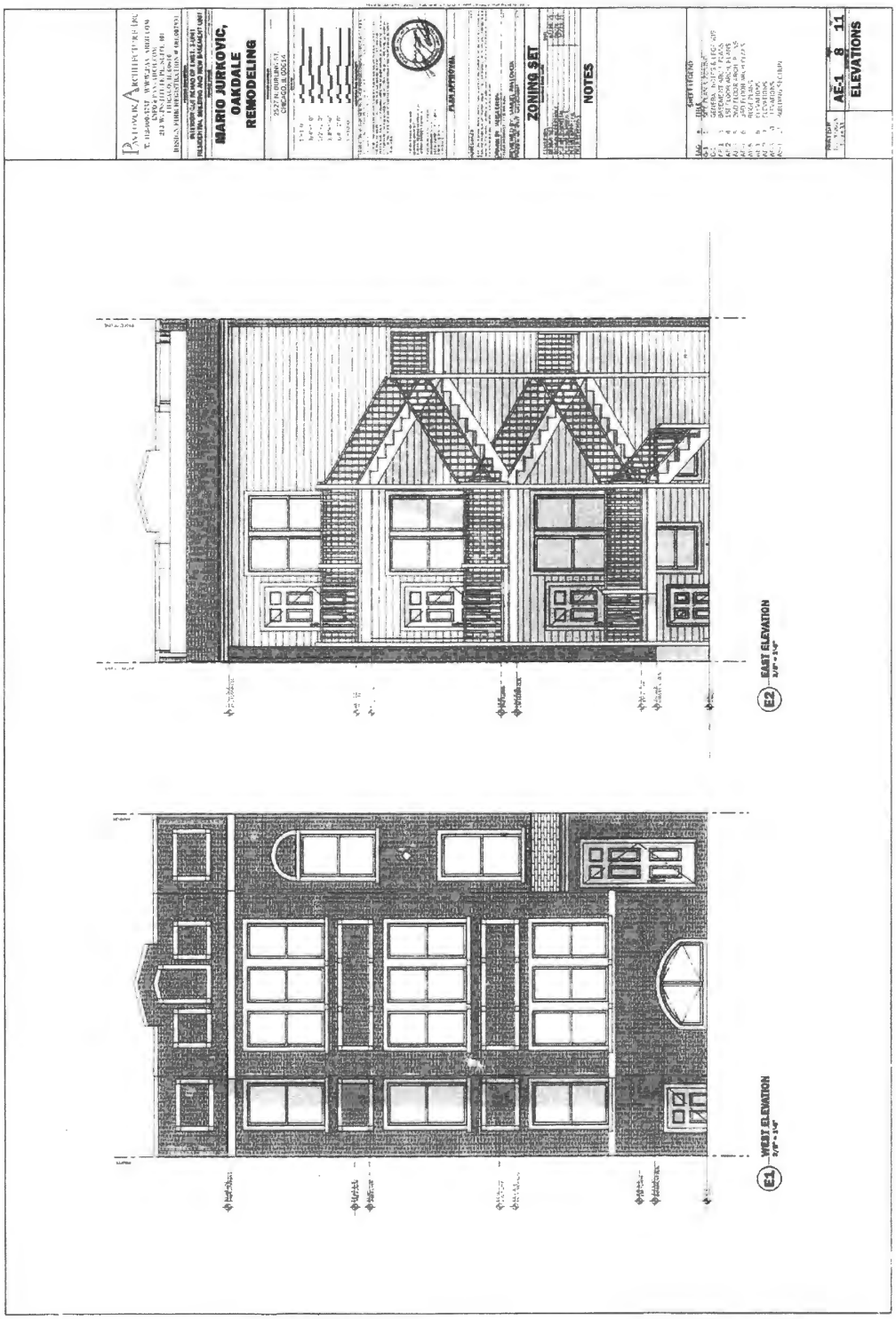

MARIO JURKOVIC,
OAKDALE
REMODELING
ZONING SET
NOTES
AP-1 3 14
BASEMENT
ARCH. PLANS
2 PROPOSED BASEMENT PLAN
1/4" = 1'-0"
1 EXISTING BASEMENT PLAN
1/4" = 1'-0"
Final for Publication


MARIO JURKOVIC,
OAKDALE
REMODELING
ZONING SET
NOTES
AP-2 4 11
1ST FLOOR
ARCH. PLANS
PROPOSED 1ST FLOOR PLAN
EXISTING 1ST FLOOR PLAN
Final for Publication

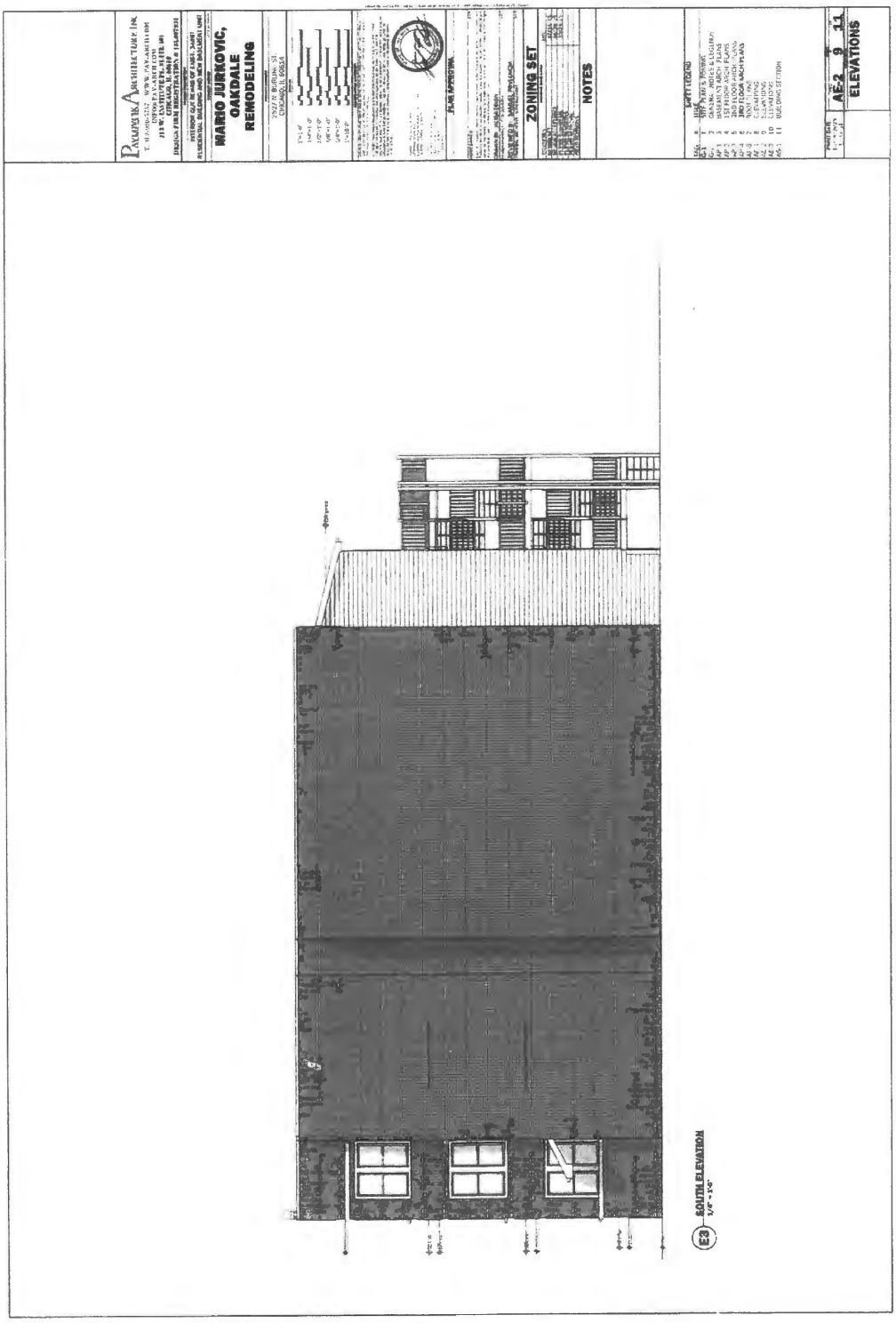

MARIO JURKOVIC,
OAKDALE
REMODELING
ZONING SET
NOTES
2ND FLOOR
ARCH. PLANS
AP-3
2 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"
1 EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"
Final for Publication


MARIO JURKOVIC,
OAKDALE
REMODELING
ZONING SET
NOTES
AP-4 8 11
3RD FLOOR
ARCH PLANS
PROPOSED 3RD FLOOR PLAN
EXISTING 3RD FLOOR PLAN

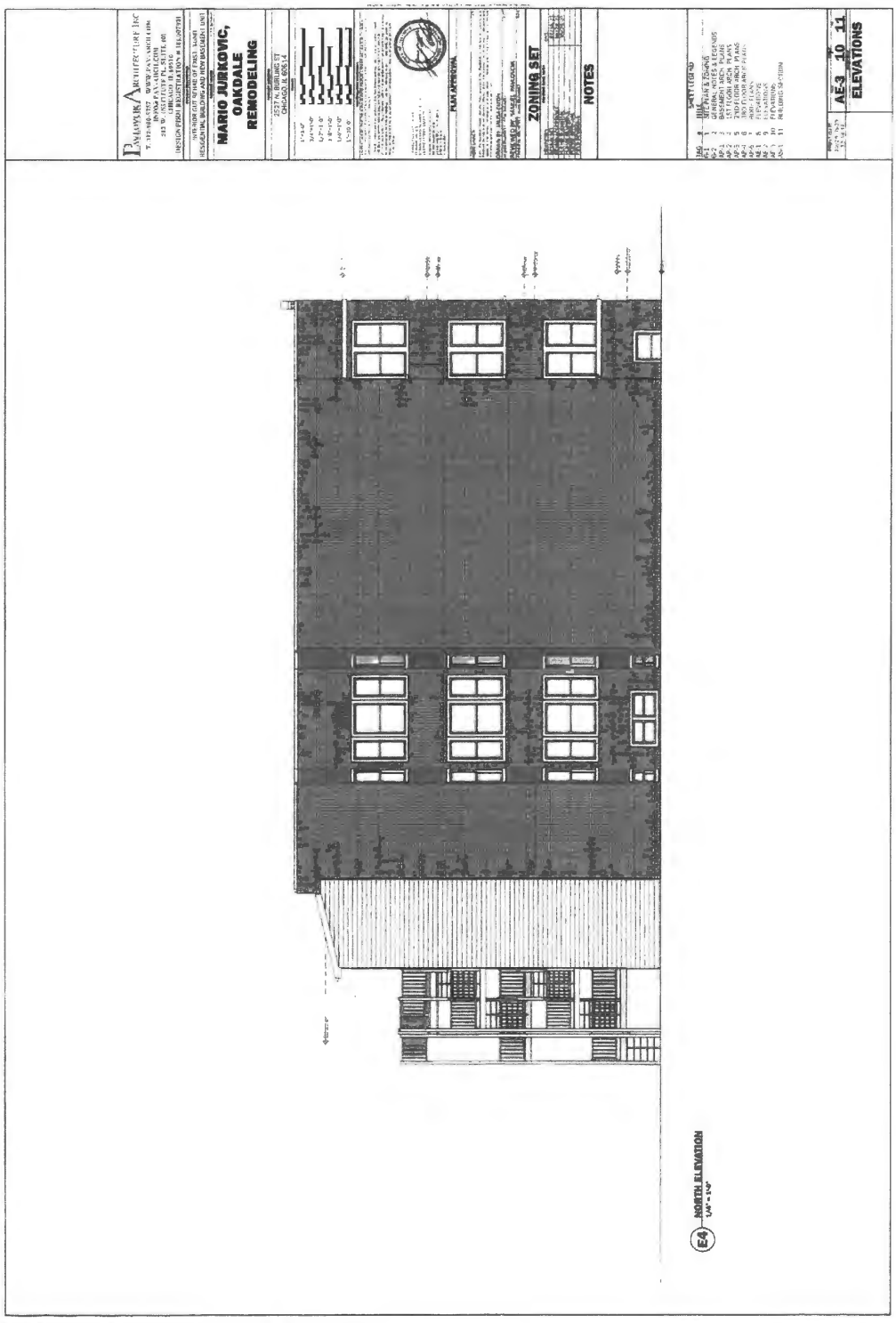

MARIO JURIKOVIC,
OAKDALE
REMODELING
ZONING SET
NOTES
AP-5
ROOF PLANS
PROPOSED ROOF PLAN
EXISTING ROOF PLAN
Final for Publication



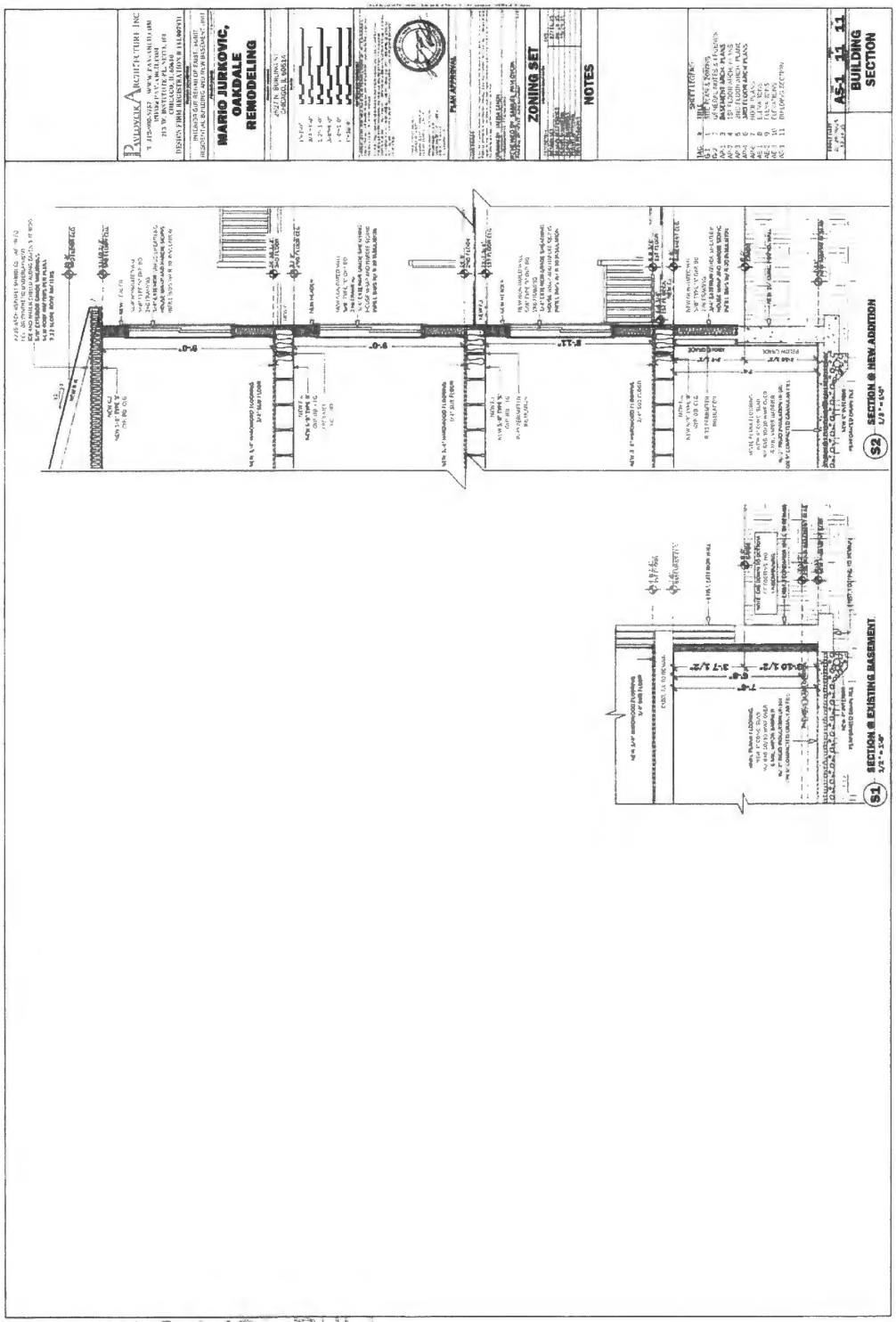
Final Publication



Final for Publication



Final for Publication



Final for Publication

Reclassification Of Area Shown On Map No. 7-G.
(Application No. 22918T1)
(Common Address: 2804 N. Lakewood Ave.)

[O2025-0020880]

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 7-G in the area bounded by:

the public alley next north of and parallel to West Diversey Parkway; North Lakewood Avenue; West Diversey Parkway; and a line 144 feet west of and parallel to North Lakewood 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; Roof Plan; Existing and Proposed First Floor Plans; and North, South, East and West Building Elevations attached to this ordinance printed on pages 36474 through 36478 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 – 2804 North Lakewood Avenue, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: Parcel 1: 17,928 sq. ft.
Parcel 2. 5,976
23,904 sq. ft. total

Proposed Land Use: The Applicant is proposing to construct eight (8) private rooftop penthouses to provide access to private deck space on the roof of the existing two-story multi-unit residential building. The proposed penthouses will contain a total of 3,016 sq. ft. of new floor area and the height of the building will measure 38 ft. The footprint of the existing two-story residential building and detached garage will remain without change. The subject property is a Transit Served Location. The existing twenty (20) unit residential building will continue to be supported by twenty (20) garage parking spaces at 1301 West Wolfram 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% (ten (10) parking spaces) to 100% (twenty (20) parking spaces), located at 1301 West Wolfram Street, reduce the total combined side setback to zero, reduce the front setback to zero, reduce the rear setback to zero, and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 34,340 square feet (1.92 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 896.4 square feet per D.U. (20 residential units)

(C) *The amount of off-street parking: 20 parking spaces

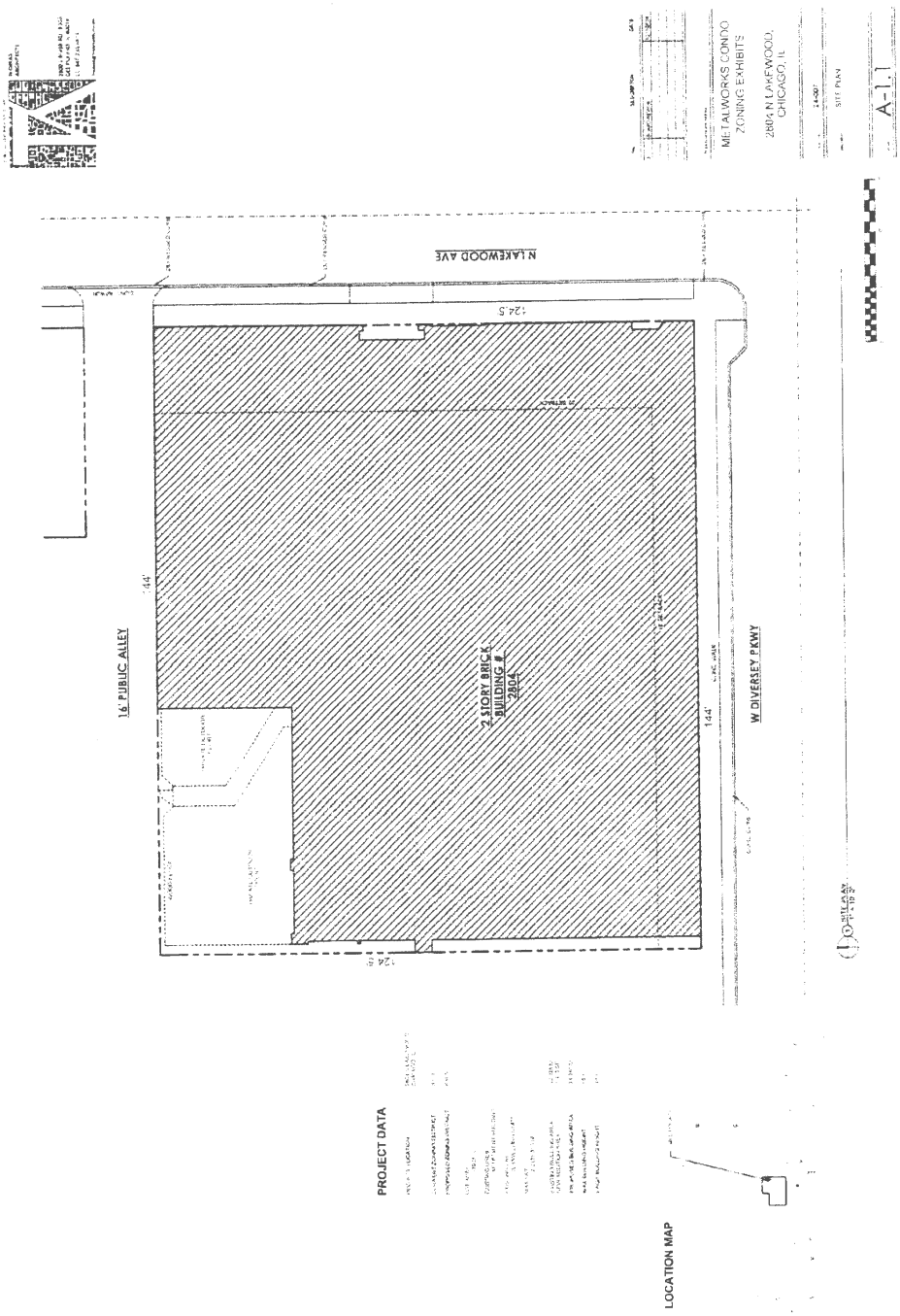
*The subject property is a designated Transit Served Location (Diversey Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking requirement from 50% (ten (10) parking spaces) to 100% (twenty (20) parking spaces).

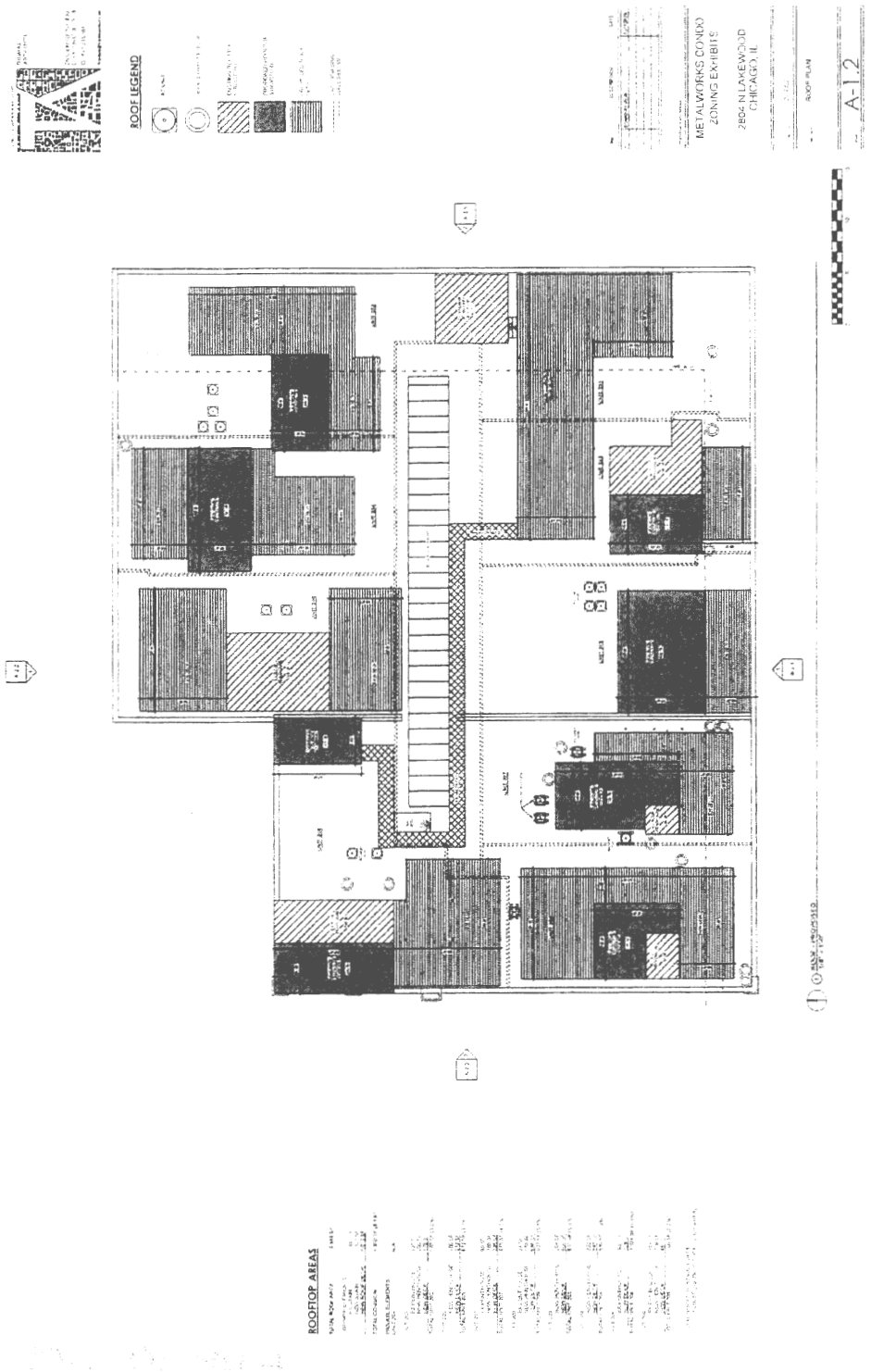
(D) Setbacks:

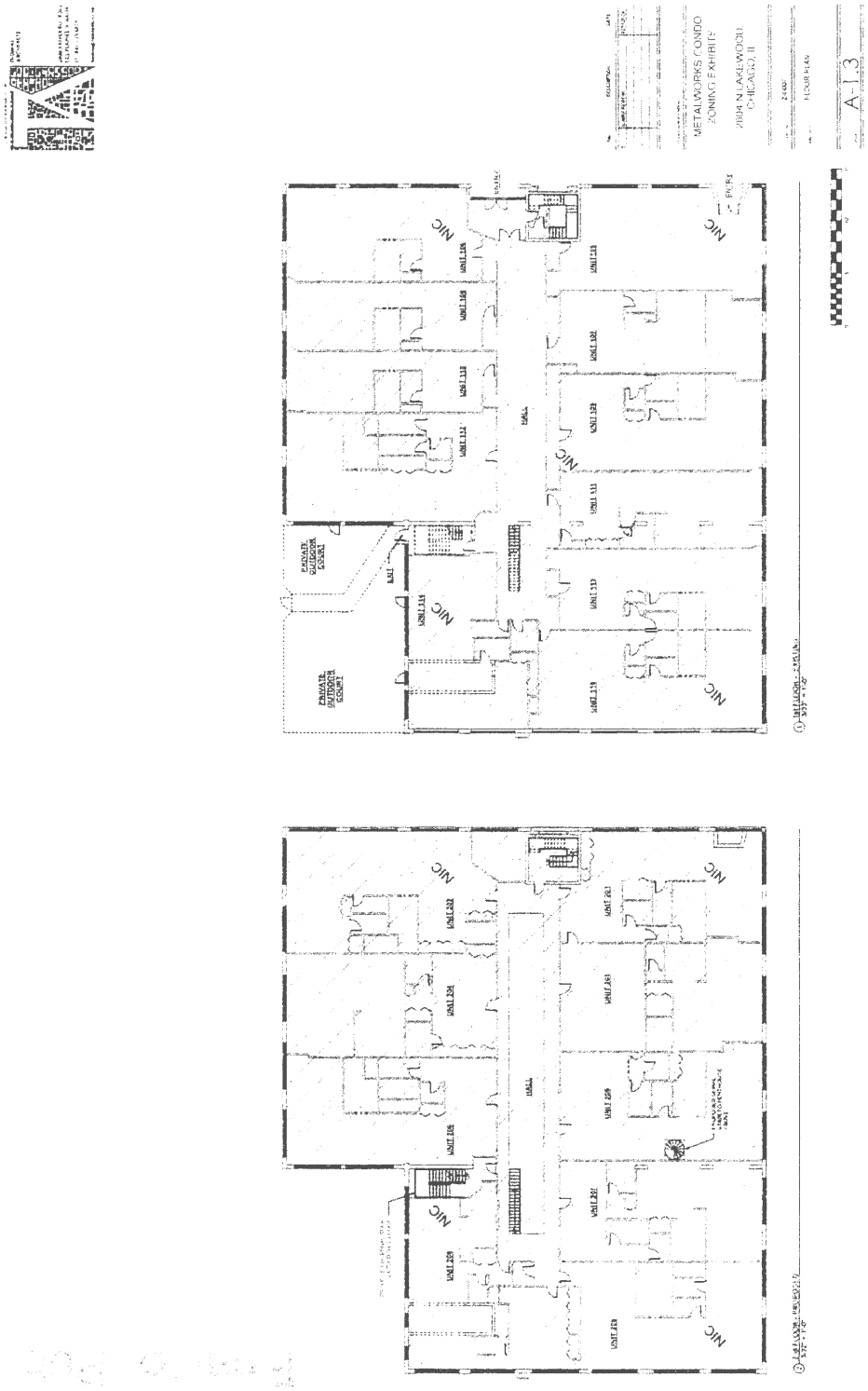
a. Front Setback. zero feet (existing to remain)
b Side Setbacks:
North Side. zero feet (existing to remain)
South Side: zero feet (existing to remain)
c. Rear Setback: zero (existing to remain)

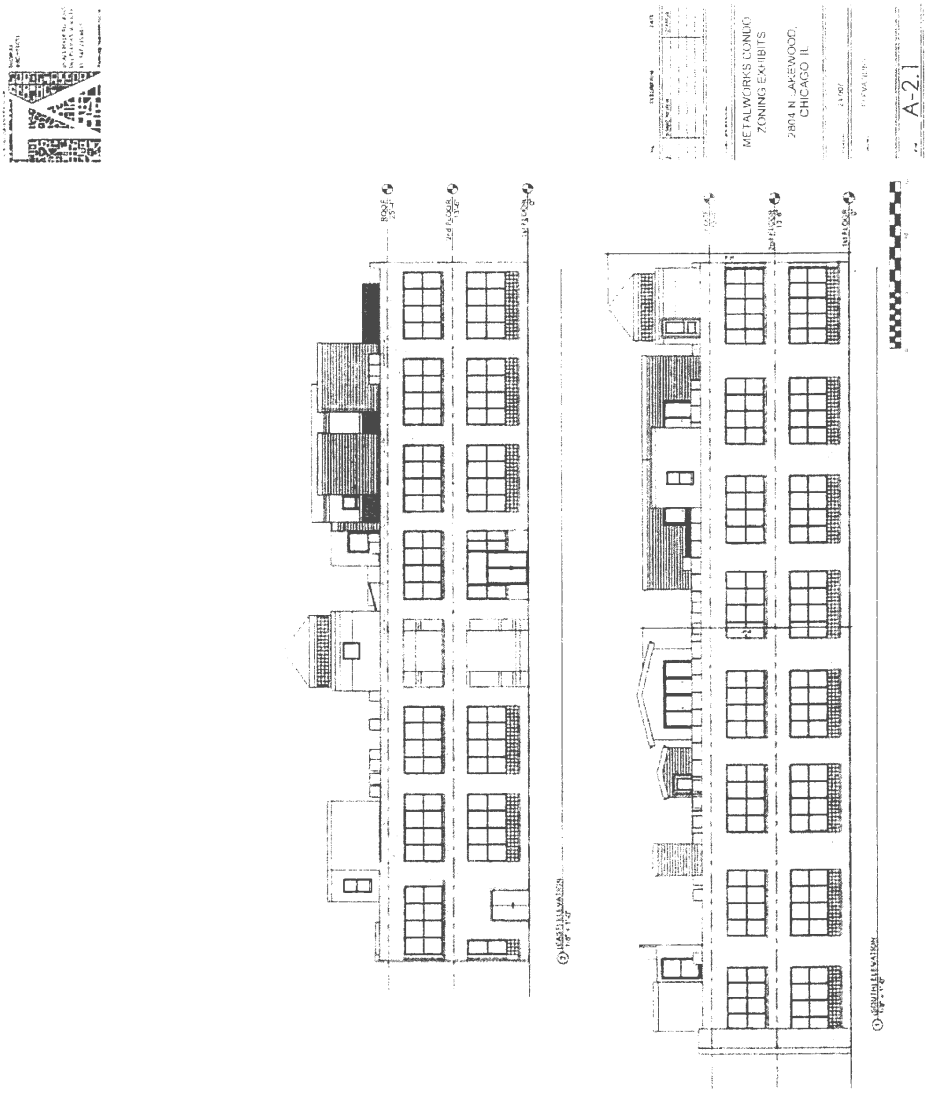
*The Applicant is seeking to reduce the total combined side setback to zero, reduce the front setback to zero, and reduce the rear setback to zero.

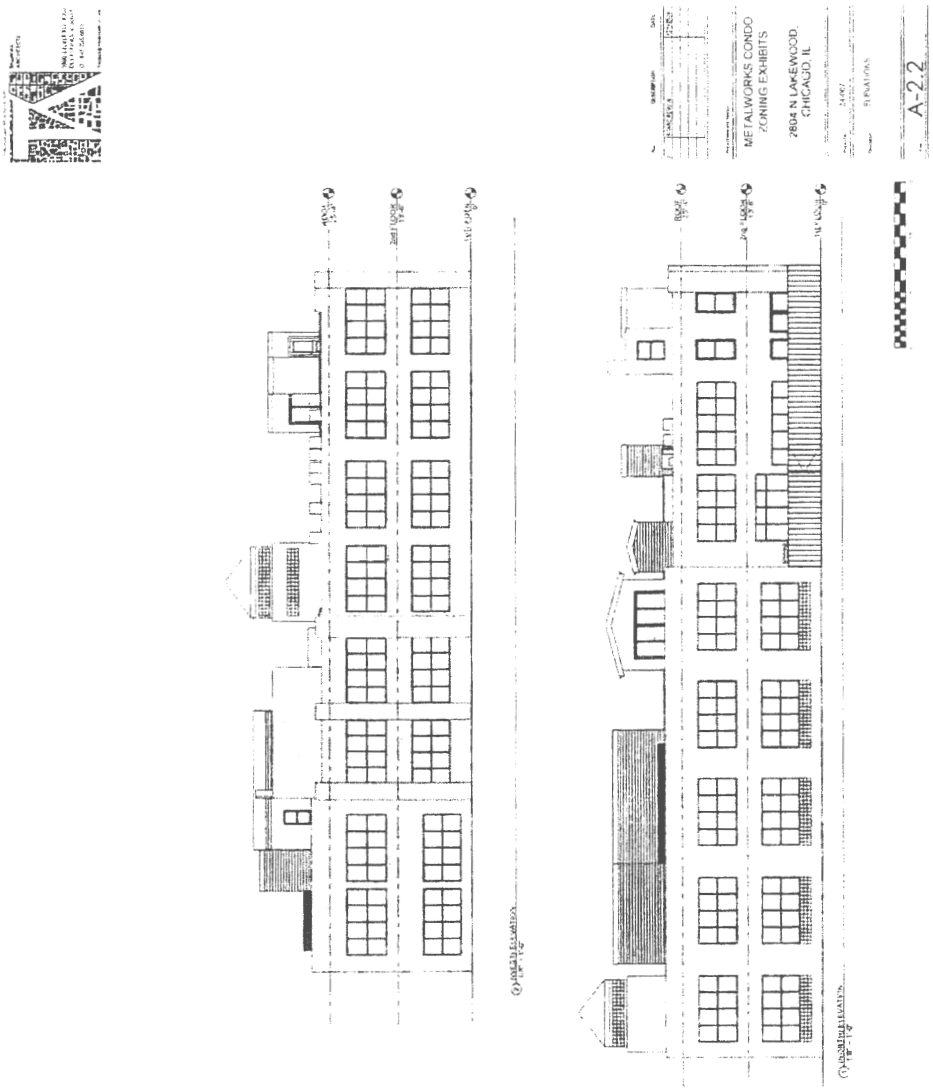
(E) Building Height: 38 feet (proposed)


METALWORKS CONDO
ZONING EXHIBITS
2804 N LAKEWOOD,
CHICAGO, IL
A-1.1
SITE PLAN
N LAKEWOOD AVE
124.5'
144'
16' PUBLIC ALLEY
2 STORY BRICK
BUILDING #
2804
W DIVERSEY PKWY
PROJECT DATA
LOCATION MAP


ROOF LEGEND
METALWORKS CONDO
ZONING EXHIBITS
2804 N LAKEWOOD
CHICAGO, IL
A-1.2
ROOF PLAN
ROOFTOP AREAS


METALWORKS CONDO
ZONING EXHIBIT
2024 N LAKEWOOD
CHICAGO, IL
A-1.3
FLOOR PLAN
N/C
PRIVATE OUTDOOR COURT


METALWORKS CONDO
ZONING EXHIBITS
2804 N. LAKEWOOD
CHICAGO IL
A-2.1


METALWORKS CONDO
ZONING EXHIBITS
2804 N LAKEWOOD,
CHICAGO, IL
A-2.2

Reclassification Of Area Shown On Map No. 7-G.
(As Amended)
(Application No. 22893T1)
(Common Address: 970 W. Montanna St.)

[SO2025-0020122]

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 Institutional Planned Development Number 2, as amended, designations on Map Number 7-G in the area bounded by:

the alley next north of and parallel to West Montana Street; the west line of the Chicago Transit Authority right-of-way; West Montana Street; and a line 112.92 feet east of and parallel to North Sheffield Avenue,

all in Cook County, Illinois to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. That an administrative adjustment under Section 17-10-0102-B of the Chicago Zoning Ordinance is hereby approved resulting in a reduction of the minimum off-street automobile parking ratio in the amount of 100% with respect to the B2-3 Neighborhood Mixed-Use District designations on Map Number 7-G in the area bounded by.

the alley next north of and parallel to West Montana Street; the west line of the Chicago Transit Authority right-of-way; West Montana Street; and a line 112.92 feet east of and parallel to North Sheffield Avenue.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

[Zoning Map (Existing and Proposed); and Boundary and Subarea Map (Existing and Proposed) attached to this ordinance printed on pages 36481 through 36484 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

17-13-0303-C(1) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 970 WEST ALTGELD AVENUE, CHICAGO, ILLINOIS

ZONING: B2-3 NEIGHBORHOOD MIXED USE DISTRICT TYPE 1.

LOT AREA: 3,056 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A THREE-STORY AND GARDEN LEVEL MULTI-FAMILY RESIDENTIAL BUILDINGS CONSISTING OF TWO DWELLING UNITS AND ZERO OFF-STREET PARKING SPACES. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO ALLOW UP TO THREE ADDITIONAL DWELLING UNITS ON THE GROUND FLOOR AND GARDEN LEVEL OF THE PROPERTY. THE APPLICANT DOES NOT PROPOSE TO MAKE ANY CHANGES TO THE ENVELOPE OF THE BUILDING.

(A) FLOOR AREA RATIO: 3.0 (EXISTING).

(B) MINIMUM LOT AREA PER UNIT: 611.2 SQUARE FEET.

(C) THE AMOUNT OF OFF-STREET PARKING: ZERO (EXISTING). APPLICANT IS SEEKING A PARKING REDUCTION TO ZERO REQUIRED SPACES BECAUSE IT IS A TRANSIT SERVED LOCATION. APPLICANT WILL COMPLY WITH SECTION 17-10-0102-B OF THE CHICAGO ZONING ORDINANCE.

(D) SETBACKS:

1. FRONT SETBACK: 0 FEET, 0 INCHES (EXISTING).

2. REAR SETBACK: 0 FEET, 0 INCHES (EXISTING).

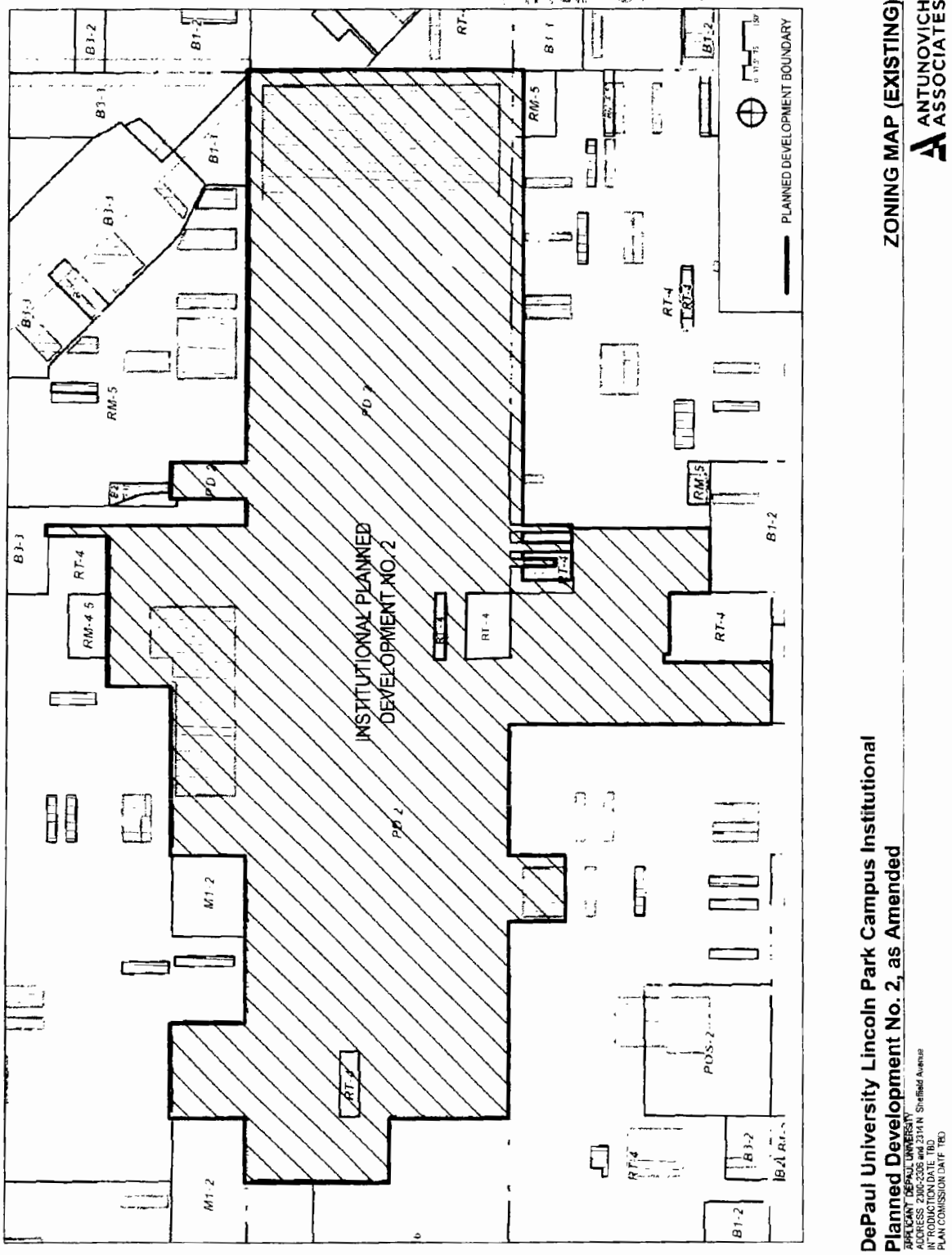
3. WEST SIDE SETBACK: 0 FEET, 0 INCHES (EXISTING).

4. EAST SIDE SETBACK: 0 FEET, 0 INCHES (EXISTING).

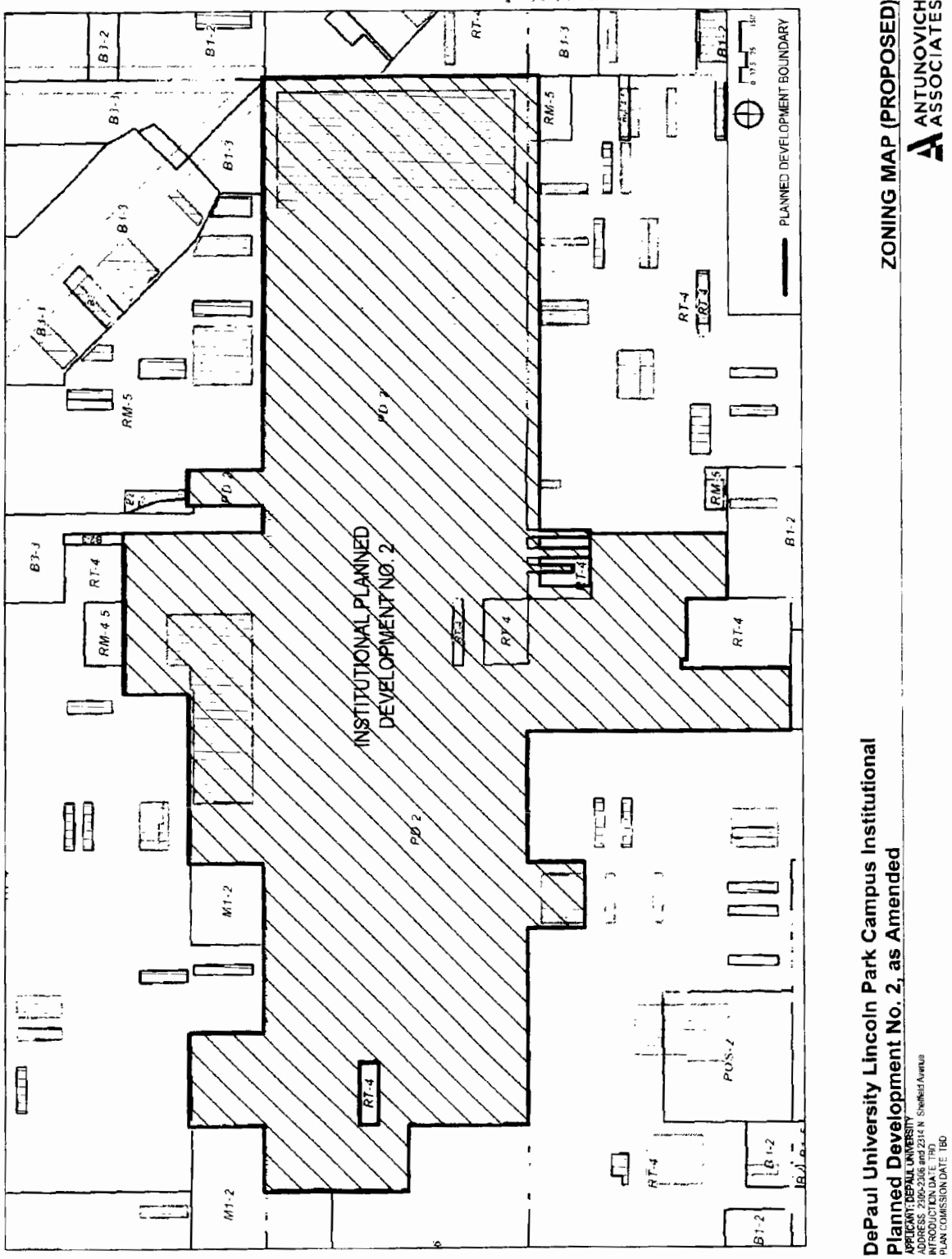
5. COMBINED SIDE YARD SETBACK: 0 FEET, 0 INCHES (EXISTING).

(E) BUILDING HEIGHT: 50 FEET, 0 INCHES (EXISTING).

THE APPLICANT WILL SEEK ALL ZONING RELIEF AS NECESSARY, AS ALLOWED BY THE CHICAGO ZONING CODE, FOR THE ATTACHED PLANS.


Final for Publication
ZONING MAP (EXISTING)
ANTUNOVICH ASSOCIATES
PLANNED DEVELOPMENT BOUNDARY
INSTITUTIONAL PLANNED DEVELOPMENT NO. 2
DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended
APPLICANT DEPAUL UNIVERSITY
ADDRESS 2300-2306 and 2314 N Sheffield Avenue
INTRODUCTION DATE TBD
PLAN COMMISSION DATE TBD

Final for Publication

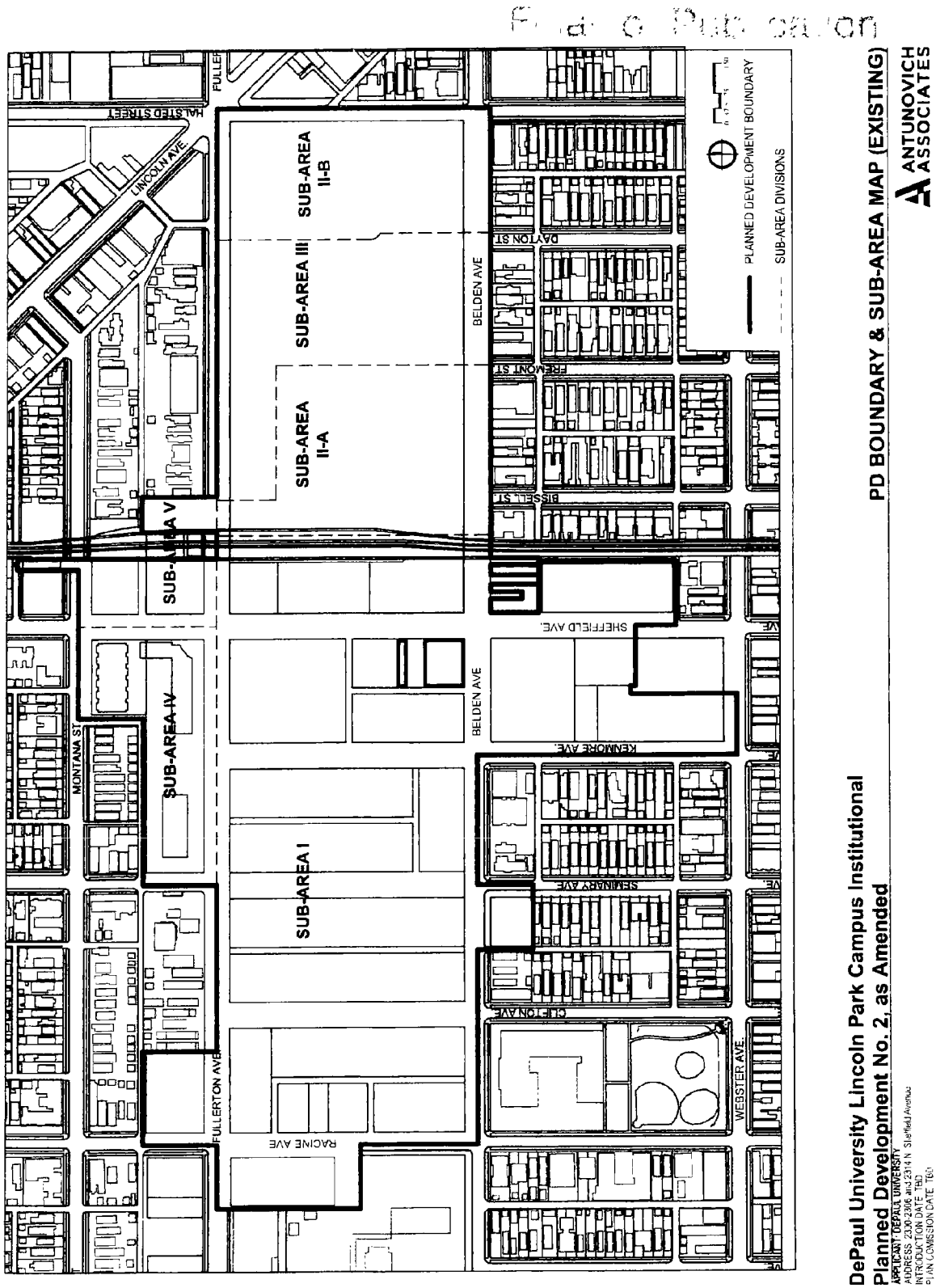


ZONING MAP (PROPOSED)

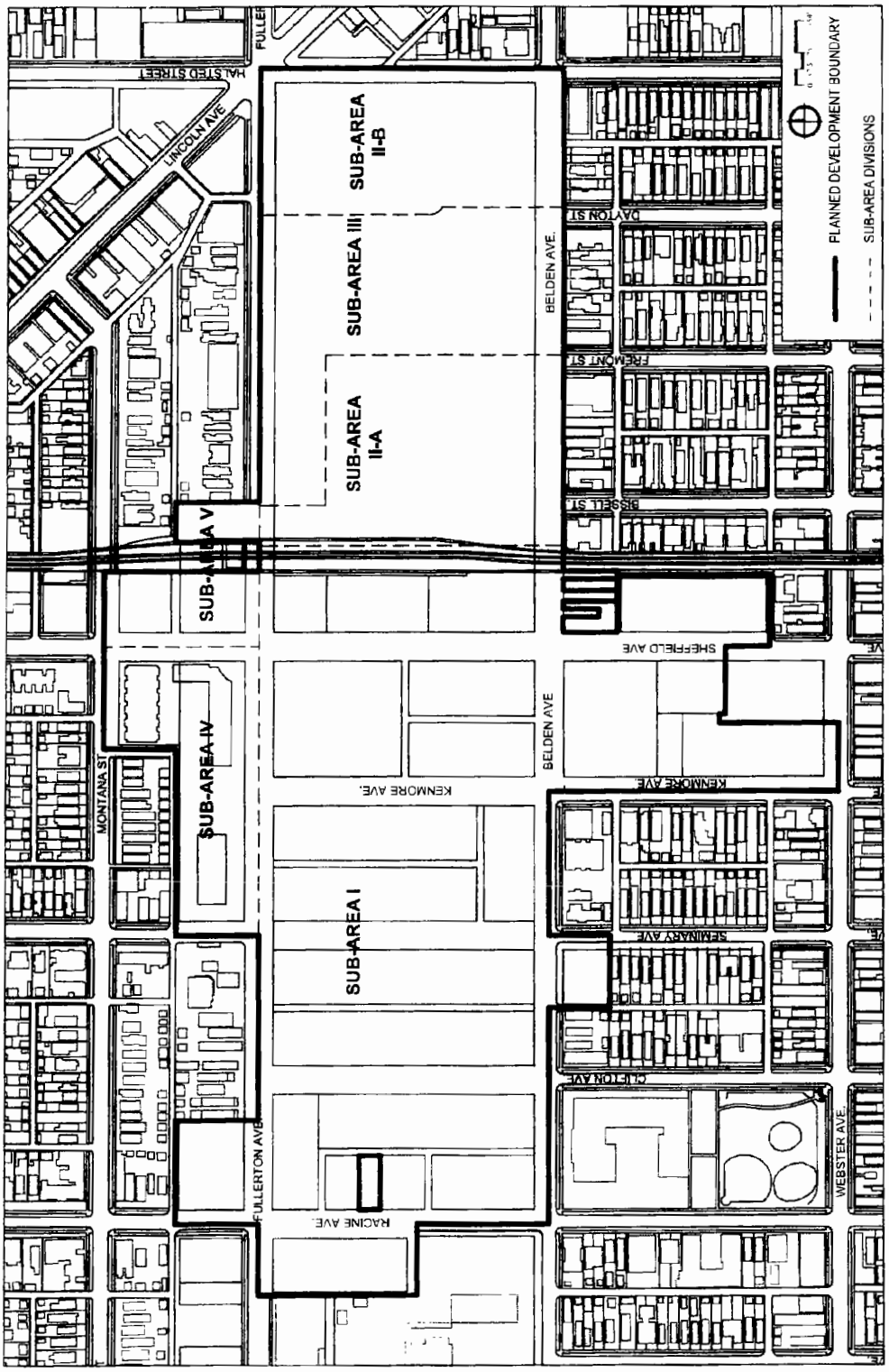
ANTUNOVICH ASSOCIATES

DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended

APPLICANT: DEPAUL UNIVERSITY
ADDRESS: 2300-2306 and 2314 N. Sheffield Avenue
INTRODUCTION DATE: TBD
PLAN COMMISSION DATE: TBD


Plat of Publication
PD BOUNDARY & SUB-AREA MAP (EXISTING)
ANTUNOVICH ASSOCIATES
PLANNED DEVELOPMENT BOUNDARY
SUB-AREA DIVISIONS
SUB-AREA I
SUB-AREA II-A
SUB-AREA II-B
SUB-AREA III
SUB-AREA IV
SUB-AREA V
HALSTED STREET
LINCOLN AVE.
FULLER
DAYTON ST
FREMONT ST
BISSELL ST
BELDEN AVE
SHEFFIELD AVE.
KENMORE AVE
SEMINARY AVE
CLIFTON AVE
WEBSTER AVE.
RACINE AVE
FULLERTON AVE
MONTANA ST
DePaul University Lincoln Park Campus Institutional
Planned Development No. 2, as Amended
APPLICANT: DEPAUL UNIVERSITY
ADDRESS: 2300-2306 and 2314 N. Sheffield Avenue
INTRODUCTION DATE: TBD
PLAN COMMISSION DATE: TBD

Final Publication



PD BOUNDARY & SUB-AREA MAP (PROPOSED)

ANTUNOVICH ASSOCIATES

DePaul University Lincoln Park Campus Institutional Planned Development No. 2, as Amended

APPLICANT: DEPAUL UNIVERSITY
ADDRESS: 2300-2306 and 2314 N. Sheffield Avenue
INTRODUCTION DATE: TBD
PLAN COMMISSION DATE: TBD

Reclassification Of Area Shown On Map No. 7-I.
(As Amended)
(Application No. A-8927)
(Common Address: 2411 -- 2423 N. Kedzie Blvd.)

[SO2024-0013057]

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 Districts and indications as shown on Map Number 7-I in the area bounded by:

a line 250 feet north of and parallel to West Fullerton Avenue; the alley next east of and parallel to North Kedzie Boulevard; a line 100 feet north of and parallel to West Fullerton Avenue; and North Kedzie Boulevard,

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit Districts.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 7-I.
(As Amended)
(Application No. A-8925)
(Common Address: 2443 -- 2511 N. Kedzie Blvd.)

[SO2024-0013062]

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 Districts and the B3-3 Community Shopping Districts and indications as shown on Map Number 7-I in the area bounded by:

North Linden Avenue; the alley next east of and parallel to North Kedzie Boulevard; North Albany Avenue; and North Kedzie Boulevard,

to those of a B3-1 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 7-J.
(As Amended)
(Application No. 22924T1)
(Common Address: 3051 N. Drake Ave.)

[SO2025-0020905]

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-J in the area bounded by:

North Drake Avenue; a line 79 feet south of and parallel to West Barry Avenue; a line 105.85 feet east of North Drake Avenue, as measured along the southwest right-of-way line of the public alley next east of North Drake Avenue; and the public alley next south of and parallel to West Barry Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; Schematic Sections; Basement, First and Second Floor Plans; Roof Plan; Floor Plans; and North, South, East and West Building Elevations attached to this ordinance printed on pages 36489 through 36495 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

22924T1
Final for Publication

SUBSTITUTE TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS
3051 N. Drake

The Applicant seeks to rezone 3051 N. Drake Avenue from an RS-3 Residential Single-Unit (Detached House) District to a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to divide the zoning lot and improve a vacant lot with a new detached house. Currently, the subject property is improved with a two-story, two-flat building with a rear accessory two-car garage. The Applicant seeks to bring the existing building into a conforming zoning. No commercial space will be provided.

The Applicant requires relief for both the existing building at the 3051 N. Drake Avenue and the proposed construction at the newly created 3049 N. Drake Avenue.

- 3051 N. Drake Avenue (existing building): Pursuant to Section 17-13-0303-D, the existing building at 3051 N. Drake seeks the following relief: the Applicant seeks (1) a variation to reduce the front setback from 7.36 feet to 7.15 feet under Section 17-13-1101-B and (2) seeks an administrative adjustment to increase the parking spaces from 1 to 2 under Section 17-13-1003-EE. The Applicant seeks all relief as needed, as allowed by the Zoning Ordinance, for the attached plans.

- 3049 N. Drake Avenue (proposed construction): Pursuant to Section 17-13-0303-D, the proposed construction at 3049 N. Drake seeks the following variation relief: (1) to reduce the combined side setback from 4.8 feet to 2.5 feet (2) to reduce the required rear setback from 20.55 feet to 19.62 feet under Section 17-13-1101-B. The Applicant also seeks an administrative adjustment to reduce the required minimum rear yard open space from 130 square feet to 0 square feet under Section 17-13-1003-K. The Applicant seeks all relief as needed, as allowed by the Zoning Ordinance, for the attached plans.

Project Bulk and Density

	3051 N. Drake Ave
Lot Area	2,554 SF
Density MLA (Lot area per unit)	2 DU (1,277 sq/ft per unit)
Off Street Parking	2 spaces*
Loading Space	0 spaces
Front Setback	7.15 feet**
Rear Setback	29.08 feet**
Side Setback (North)	2.6 feet
Side Setback (South)	2.89 feet
Rear Yard Open Space	581 SF

Building SF	2,306 SF
FAR	.9
Building Height	28 feet

* Pursuant to Section 17-13-0303-D, Applicant seeks an administrative adjustment to increase the parking spaces from 1 to 2 under Section 17-13-1003-EE

**Pursuant to Section 17-13-0303-D, the Applicant seeks a variation to reduce the front setback from 7.36 feet to 7.15 feet and reduce the rear setback from 31.75 feet to 29.08 feet under Section 17-13-1101-B.

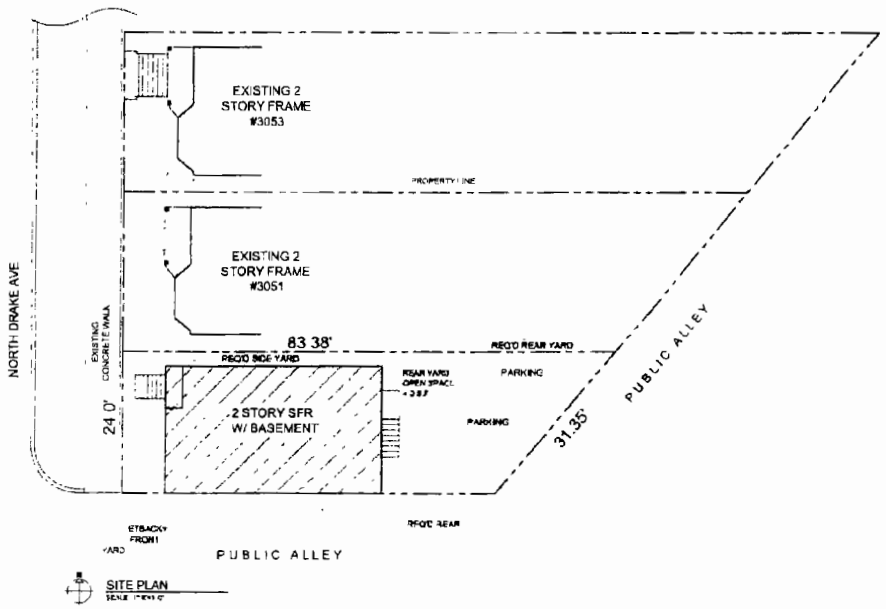
Project Bulk and Density

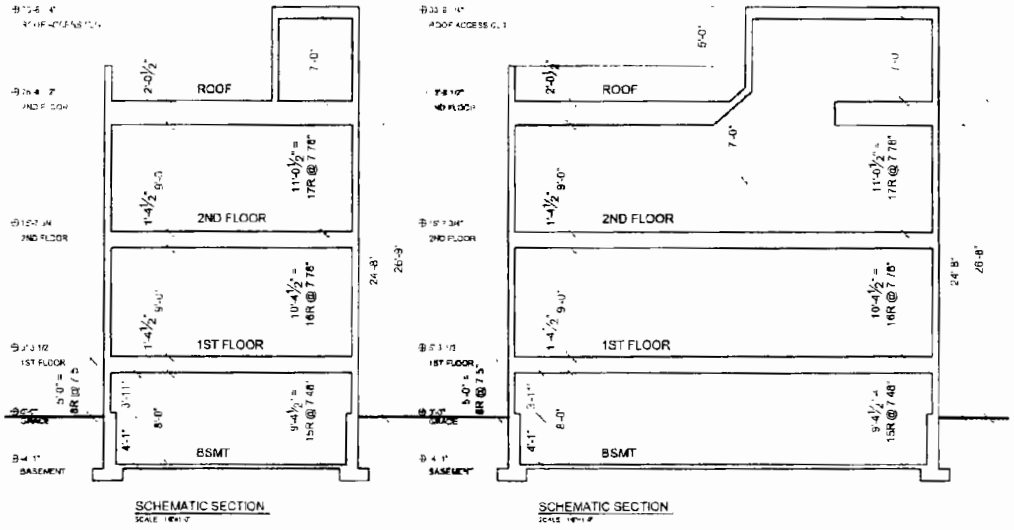
	3049 N. Drake Ave
Lot Area	1,761 SF
Density MLA (Lot area per unit)	1 DU (detached house)
Off Street Parking	2 spaces
Loading Space	0 spaces
Front Setback	7.36 feet
Rear Setback	19.62 feet*
Side Setback (North)	2.5 feet
Side Setback (South)	0 feet*
Rear Yard Open Space	0 SF**
Building SF	1,547 SF
FAR	0.88
Building Height	26 feet 8.5 inches

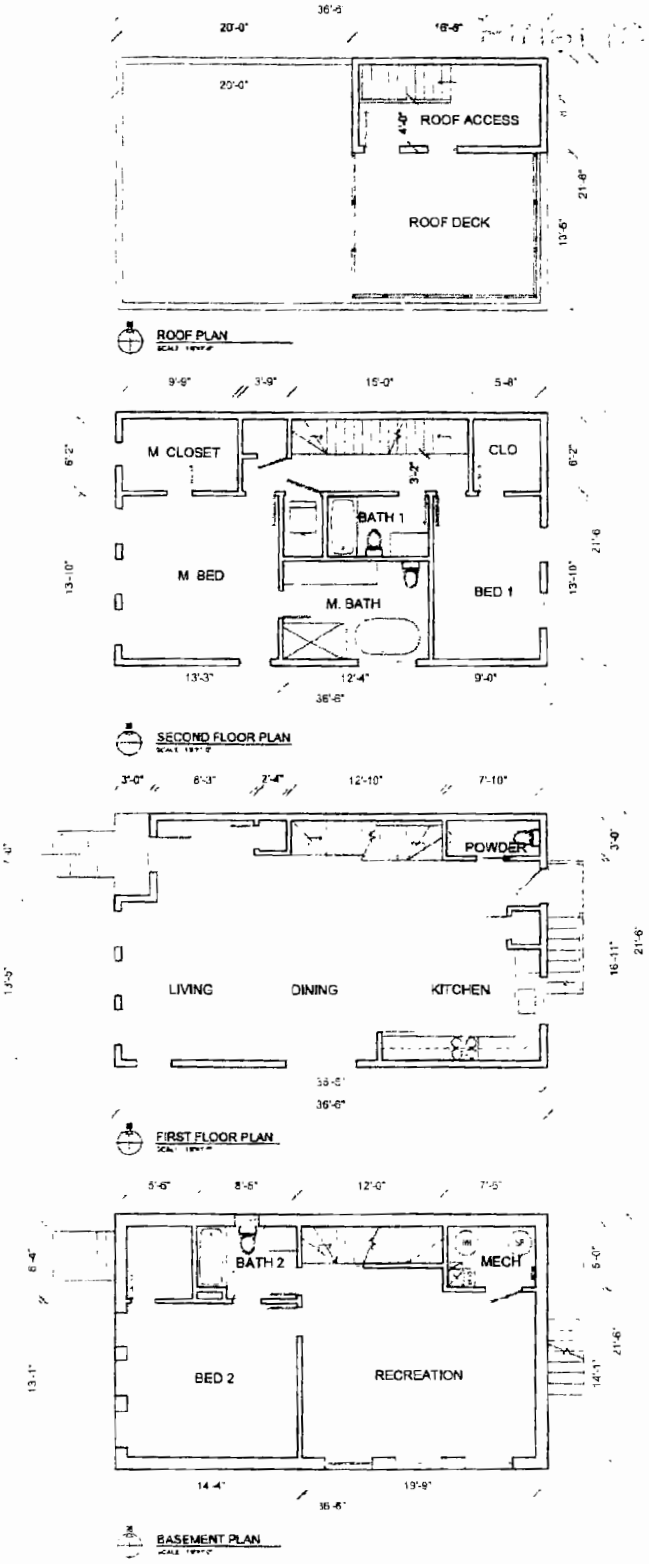
* Pursuant to Section 17-13-0303-D, the Applicant seeks the following variation relief: (1), the Applicant seeks a variation to reduce the combined side setback from 4.8 feet to 2.5 feet; and (2) to reduce the required rear setback from 23.35 feet to 19 62 feet under Section 17-13-1101-B.

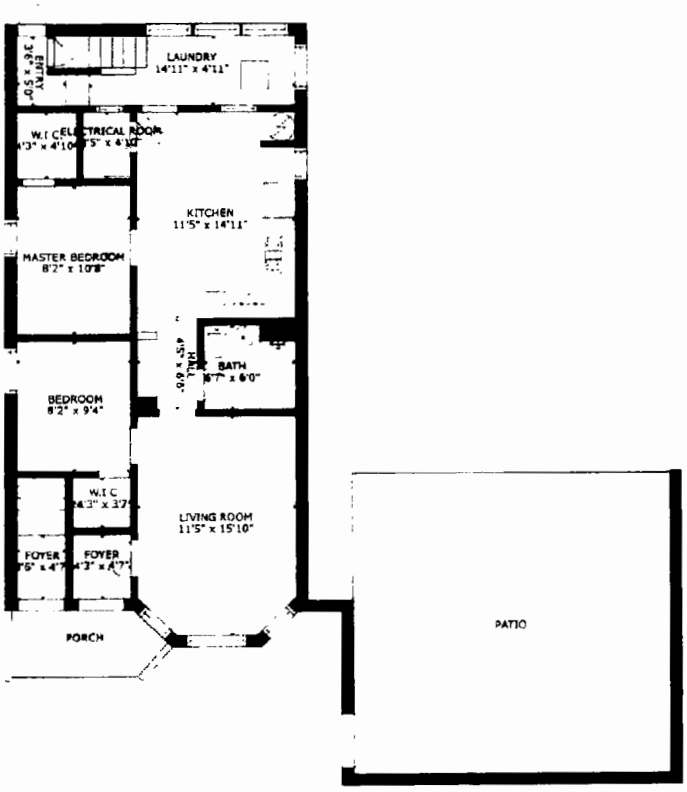
** Pursuant to Section 17-13-0303-D, the Applicant seeks an administrative adjustment to reduce the required minimum rear yard open space from 130 square feet to 0 square feet under Section 17-13-1003-K

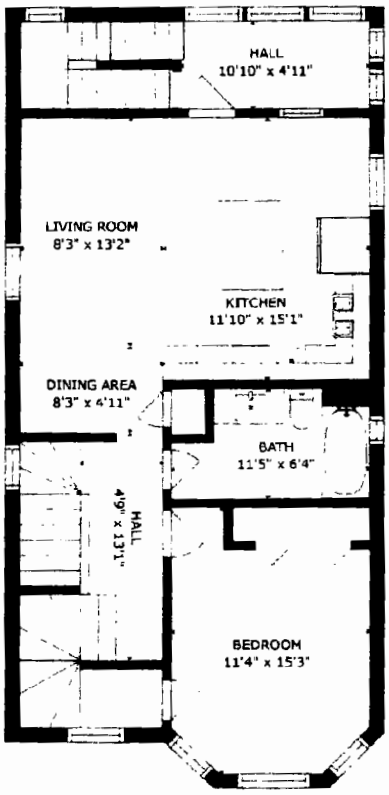
Proposed Publication

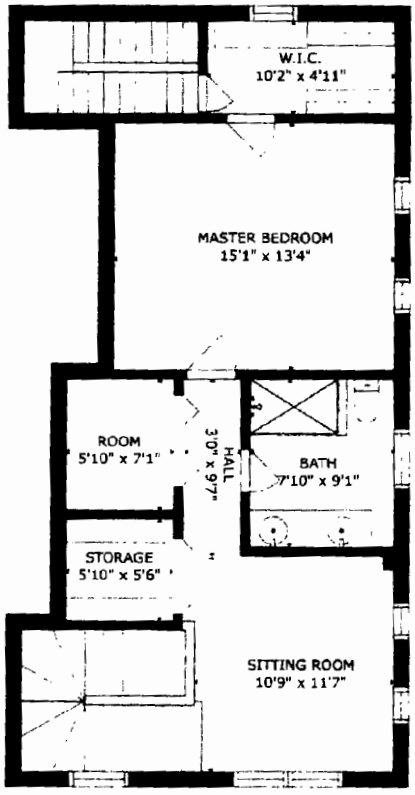





ROOF ACCESS
ROOF DECK
ROOF PLAN
M CLOSET
CLO
BATH 1
M BED
M. BATH
BED 1
SECOND FLOOR PLAN
POWDER
LIVING
DINING
KITCHEN
FIRST FLOOR PLAN
BATH 2
MECH
BED 2
RECREATION
BASEMENT PLAN

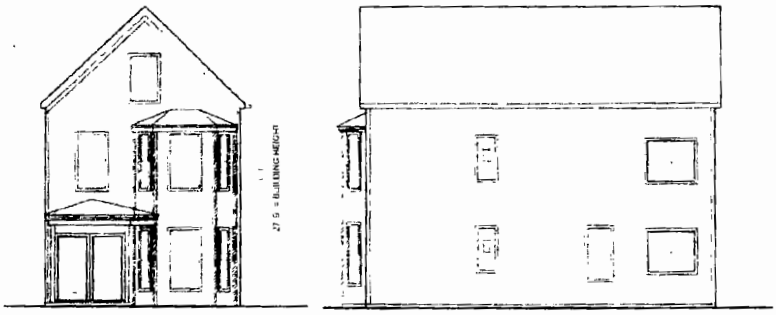

LAUNDRY
14'11" x 4'11"
W.I.C.
ELECTRICAL ROOM
KITCHEN
11'5" x 14'11"
MASTER BEDROOM
8'2" x 10'8"
BATH
8'7" x 6'0"
BEDROOM
8'2" x 9'4"
W.I.C.
LIVING ROOM
11'5" x 15'10"
FOYER
FOYER
PORCH
PATIO


HALL
10'10" x 4'11"
LIVING ROOM
8'3" x 13'2"
KITCHEN
11'10" x 15'1"
DINING AREA
8'3" x 4'11"
BATH
11'5" x 6'4"
HALL
4'9" x 13'1"
BEDROOM
11'4" x 15'3"


W.I.C.
10'2" x 4'11"
MASTER BEDROOM
15'1" x 13'4"
ROOM
5'10" x 7'1"
HALL
3'0" x 9'7"
BATH
7'10" x 9'1"
STORAGE
5'10" x 5'6"
SITTING ROOM
10'9" x 11'7"

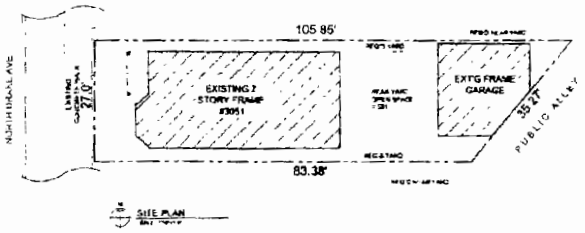

SOUTH ELEVATION
NORTH ELEVATION
WEST ELEVATION
EAST ELEVATION

Angel for Publication



WEST ELEVATION
SCALE 1/4"=1'-0"

SOUTH ELEVATION
SCALE 1/4"=1'-0"



SITE PLAN

ZONING STATISTICS
3051 N DRAKE AVE, CHICAGO, IL 60618

ZONING DISTRICT	RS3
MAP	16E
WARD	35

	ORDINANCE REQUIREMENTS	EXISTING
LOT AREA	2,934 SF	
MIN. LOT AREA	2500 SF (each)	
# OF UNITS	1	2 DU
F.A.R.	0.9	0.9
FLOOR AREA	1,530 SF	1,06 SF
FRONT YARD SETBACK	1.96 FT	15 FT
REAR YARD SETBACK	17.54 FT	9.54 FT
MIN. SIDEYARD SETBACK	2.15 FT	2.6 FT
COMBINED SIDEYARD SETBACK	5.40 FT	5.35 FT
REAR YARD OPEN SPACE	725 SF	981 SF
BUILDING HEIGHT	33 FT	28 FT
AUTO PARKING	2 SPACES	2 SPACES

FLOOR AREA BREAKDOWN	EXISTING
BASEMENT (+50% BELOW GRADE)	318 SF
FIRST FLOOR	418 SF
SECOND FLOOR	170 SF
TOTAL FLOOR AREA	1,06 SF

Reclassification Of Area Shown On Map No. 7-J.
(Application No. 22929T1)
(Common Address: 2718 N. Hamlin Ave.)

[O2025-0020935]

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-J in the area bounded by:

170.81 feet north of and parallel to West Schubert Avenue; North Hamlin Avenue; a line 145.81 feet north of and parallel to West Schubert Avenue; and a line 125 feet west of and parallel to North Hamlin 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.

[1st and 2nd Floor Plans and Attic Plan
attached to this ordinance
printed on page 36498
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- 2718 N. Hamlin Avenue, Chicago, IL

Proposed Zoning: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 3,125 sq. ft.

Proposed Land Use: The existing single-family residence and 2-car garage will remain. The subject property forms one (1) zoning lot with the adjacent property located at 2716 N. Hamlin Avenue, Chicago, IL, 60647. The rezoning will allow the subdivision of the existing zoning lot into two (2) separate zoning lots. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the combined side setback requirement of 5' to 0', north side setback from 2' to 0' and south side setback from 2' to 0', as well as seeking all relief necessary, as allowed by the code, for the attached plans.

The Project's Floor Area Ratio:	2,696 sq. ft. (0.92 FAR) (Existing)
The Project's Density (Minimum Lot Area Per D.U.):	3,125 sq. ft. per unit (1 dwelling unit proposed) (Existing)
The amount of off-street parking:	2 parking spaces (Existing)

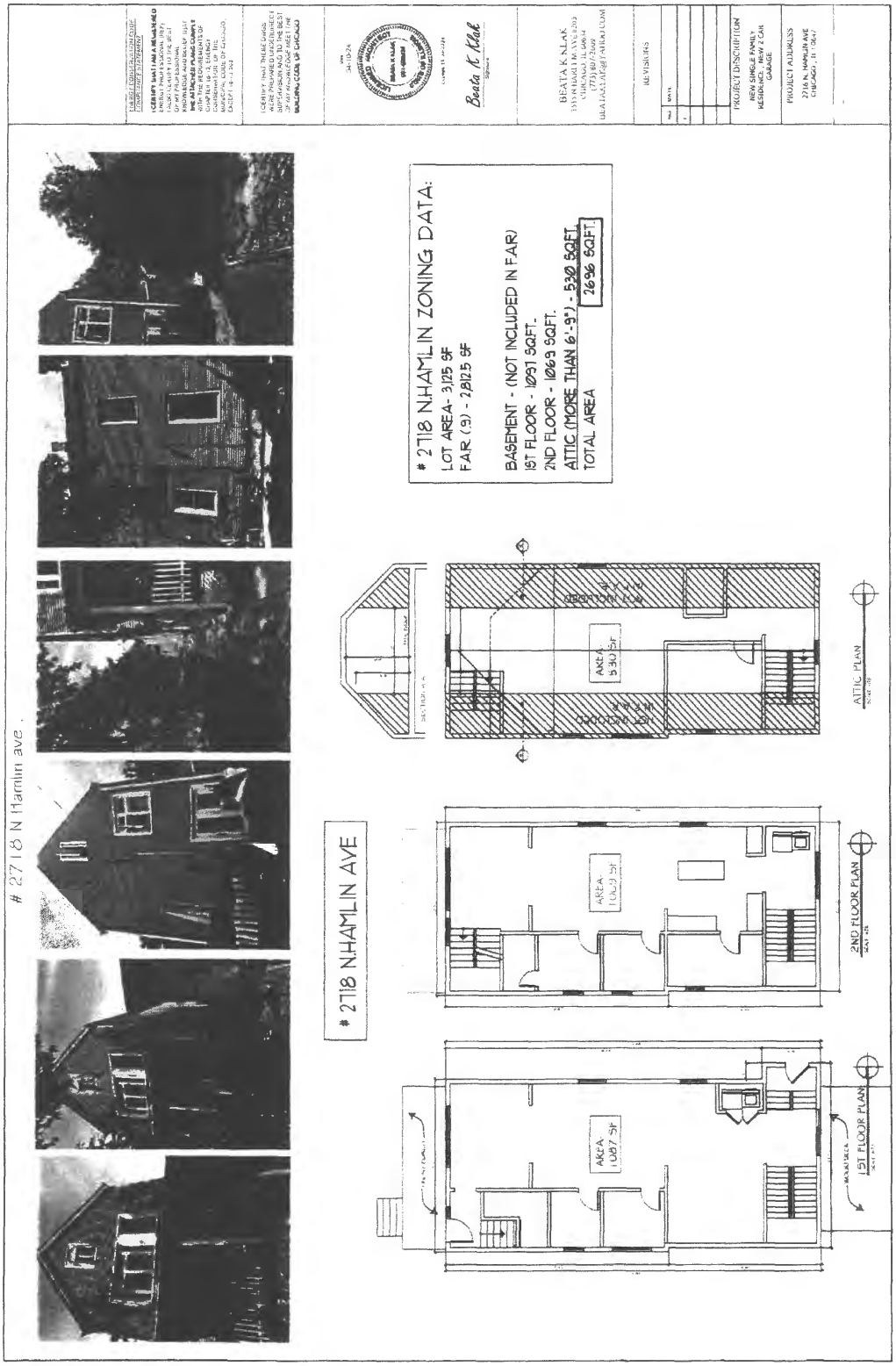
Setbacks:

a.	Front Setback:	24.6'
b.	Rear Setback:	77'
c.	Side Setbacks:	
	North Side:	0'
	South Side:	0'

Building Height: 35'

17-3-0307. Exceptions. The Applicant will comply with the Chicago Air Quality Ordinance should such provisions be determined as applicable.

Final for Publication



Reclassification Of Area Shown On Map No. 7-J.
(As Amended)
(Application No. A-8926)
(Common Address: 3600 -- 3650 W. Wrightwood Ave.)
[SO2024-0013066]

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 Districts and indications as shown on Map Number 7-J in the area bounded by:

the alley next north of and parallel to West Wrightwood Avenue; North Central Park Avenue; West Wrightwood Avenue; and a line 78.52 feet east of and parallel to North Lawndale Avenue,

to those of a B3-1 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 7-J.
(Application No. 22800)
(Common Address: 3734 W. Wrightwood Ave.)
[O2025-0018687]

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-J in the area bounded by:

the public alley next north of and parallel to West Wrightwood Avenue; North Ridgeway Avenue; West Wrightwood Avenue; and a line 28.31 feet west of and parallel to North Ridgeway 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. 7-K.
(As Amended)
(Application No. 22925T1)
(Common Address: 4528 -- 4558 W. Fullerton Ave. And 2401 -- 2413 N. Kenton Ave.)
[SO2025-0020906]

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 RS3 Residential Single-Unit District symbols and indications as shown on Map Number 7-K in the area bounded by:

a line 132.92 feet north of and parallel to West Fullerton Avenue; a line 325 feet east of and parallel to North Kenton Avenue; West Fullerton Avenue; and North Kenton Avenue,

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.

[Existing Site Images; Site Plan; First and Second Floor Plans; Roof Plan; Building Elevations; and Exterior Renderings attached to this ordinance printed on pages 36502 through 36510 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final Publication

File No. 22925 -T1

NARRATIVE AND PLANS FOR
TYPE 1 ZONING AMENDMENT APPLICATION
FROM RS-3 TO B1-1
PRIMECARE COMMUNITY HEALTH, INC. ("APPLICANT")
4528 - 4558 W. FULLERTON AVE. AND 2401 - 2413 N. KENTON AVE.

The Applicant seeks approval for a Type 1 zoning amendment from RS-3 to B1-1 to construct a new 2-story neighborhood health care center that will be approximately 27,450 square feet, staff parking lot with 20 spaces and 1 ADA space and a visitor parking lot with 37 spaces and 2 ADA spaces.

Building Floor Area: 27,450 square feet

Section 17-3-0302-A, B1 District: The gross floor area of commercial establishments in B1 District may not exceed 25,000 square feet.

Section 17-13-1101-H The Zoning Board of Appeals is authorized to grant a *variation* allowing up to a 10% increase in the maximum gross floor area of any *commercial establishment* or *industrial establishment*

Lot Area: 43,188 sf square feet (Recorded Measurement) B1-1 Maximum Base F.A.R.: 1.2 Proposed F.A.R.: 0.64 Building Area: 27,450 square feet (25,000 x 10% = 27,500SF maximum allowed per 17-13-1101-H)
On-Site Accessory Parking: 60 spaces Loading Spaces: 1 Bike Spaces: 18 spaces
Building Height: Approximately 28`- 0" B1-1 Maximum Building Height. 38 feet Stairway Enclosure: Exempt per Section 17-17-0311-C
Setbacks: Front: ½" Side: 58`-7" Side: 135`-11" Rear: 0'

Applicant. PrimeCare Community Health. Inc.
Address: 4528 - 4558 W. Fullerton Ave. and 2401 - 2413 N. Kenton Ave.
Introduction Date: November 14, 2025

Final for Publication

MDT

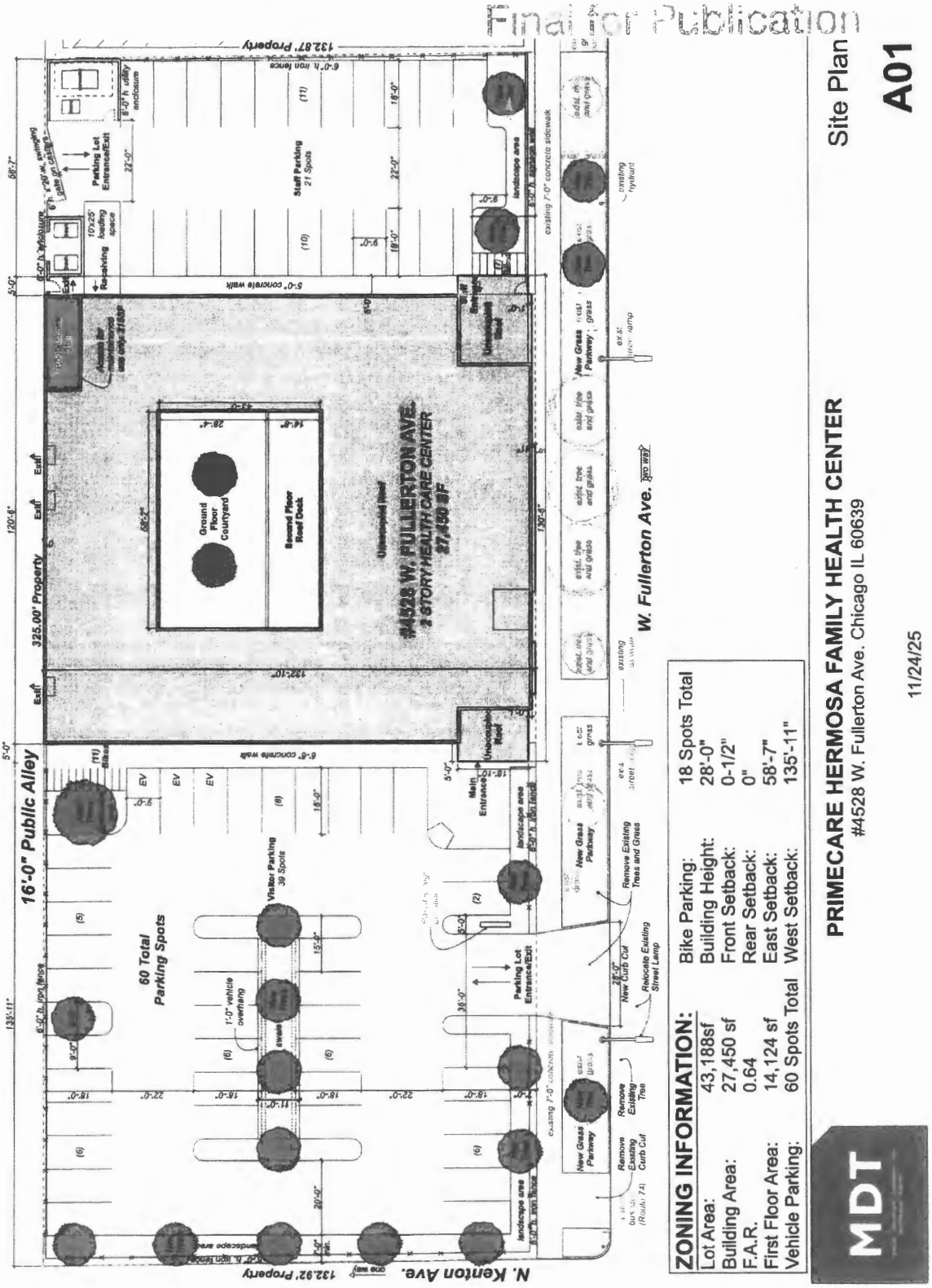
PRIMECARE HERMOSA FAMILY HEALTH CENTER

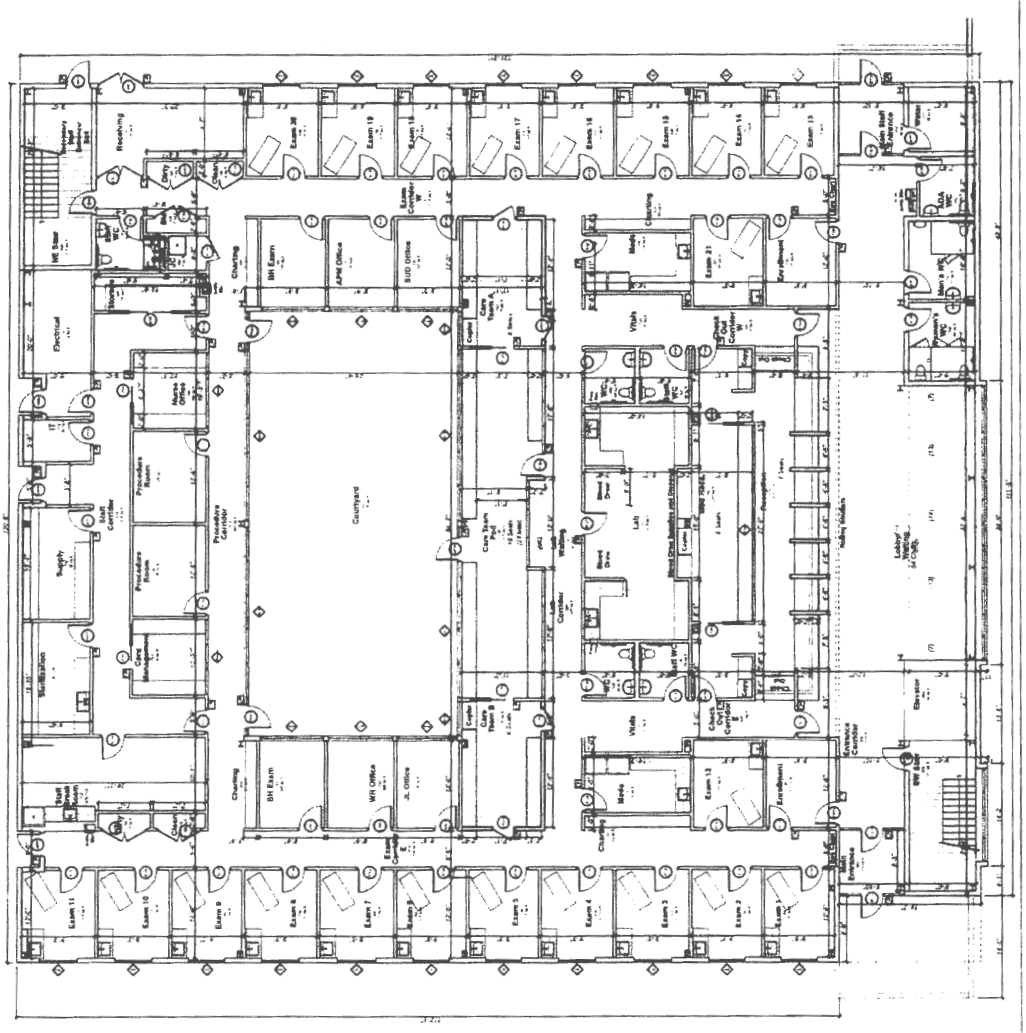
#4528 W. Fullerton Ave. Chicago IL 60639

11/24/25

Existing Site Images

AG03


Final Publication
#4528 W. FULLERTON AVE.
2 STORY HEALTH CARE CENTER
27,450 SF
Ground Floor Courtyard
Second Floor Roof Deck
Unoccupied Roof
W. Fullerton Ave. (one way)
16'-0" Public Alley
325.00' Property
132.87' Property
132.92' Property
N. Kenton Ave. (one way)
60 Total Parking Spots
Visitor Parking 39 Spots
Staff Parking 21 Spots
Parking Lot Entrance/Exit
Main Entrance
Remove Existing Trees and Grass
Relocate Existing Street Lamp
New Curb Cut
Remove Existing Curb Cut
New Grass Parkway
Landscape area
Loading space
Recycling
Trash Enclosure
6'-0" h. iron fence
5'-0" concrete walk
existing 7'-0" concrete sidewalk
existing hydrant
existing tree grate
existing street lamp
ZONING INFORMATION:
Lot Area: 43,188sf
Building Area: 27,450 sf
F.A.R. 0.64
First Floor Area: 14,124 sf
Vehicle Parking: 60 Spots Total
Bike Parking: 18 Spots Total
Building Height: 28'-0"
Front Setback: 0-1/2"
Rear Setback: 0"
East Setback: 58'-7"
West Setback: 135'-11"
MDT
PRIMECARE HERMOSA FAMILY HEALTH CENTER
#4528 W. Fullerton Ave. Chicago IL 60639
11/24/25
Site Plan
A01



Final for Publication

First Floor Plan

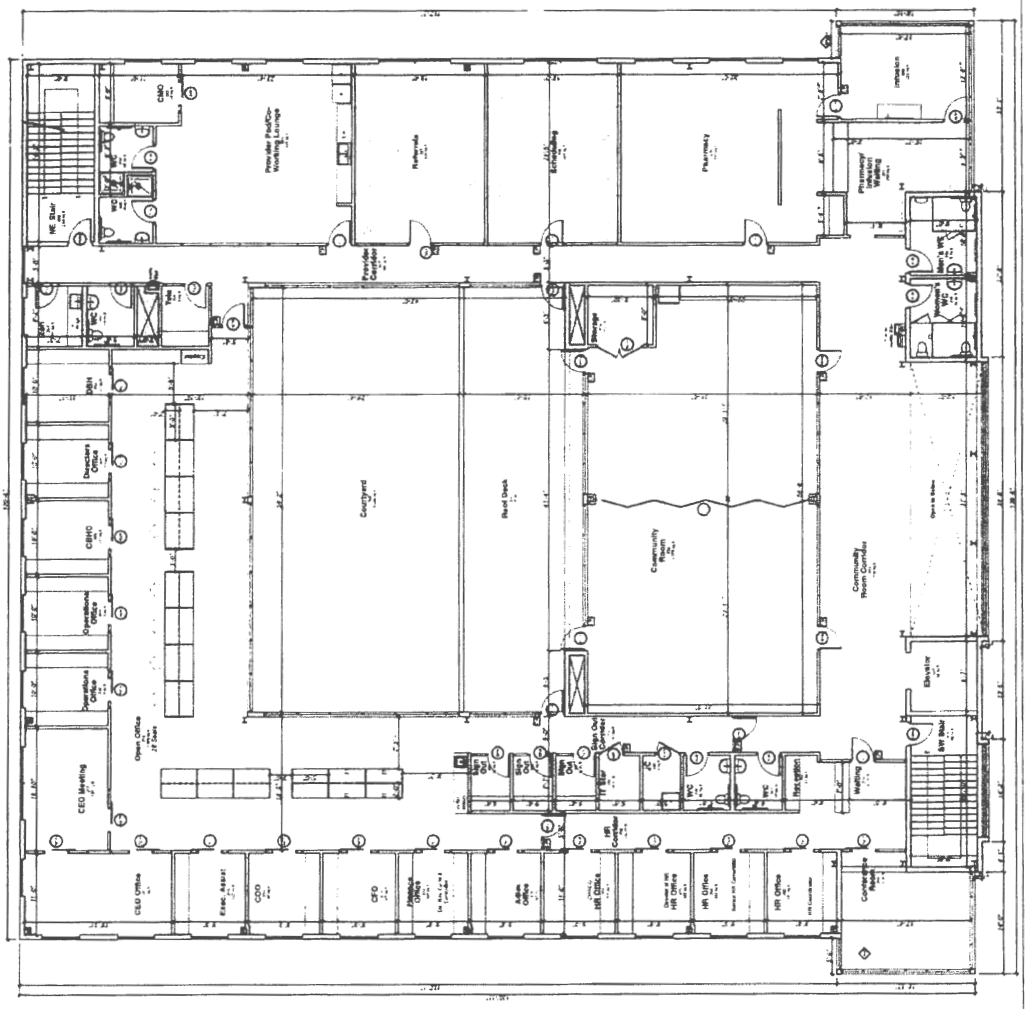
A02

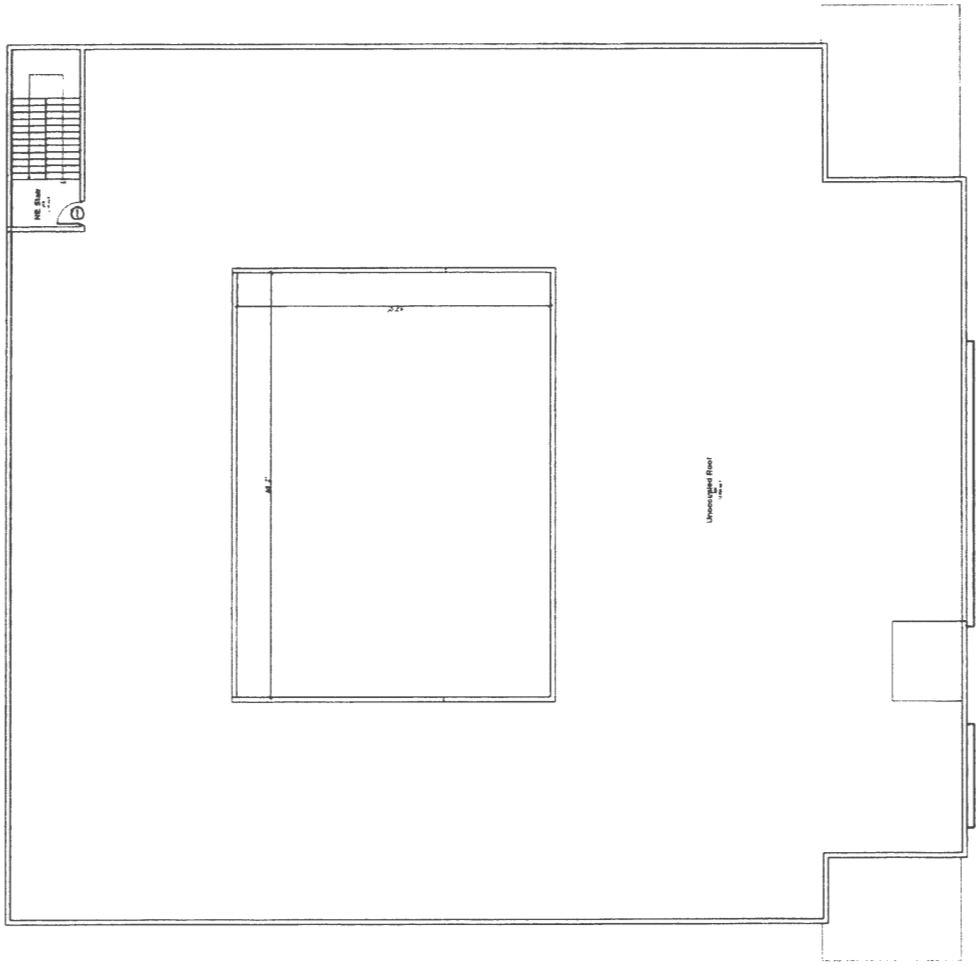
PRIMECARE HERMOSA FAMILY HEALTH CENTER

#4528 W. Fullerton Ave. Chicago IL 60639

11/24/25

MDT


Second Floor Plan
A03
PRIMECARE HERMOSA FAMILY HEALTH CENTER
#4528 W. Fullerton Ave. Chicago IL 60639
11/24/25
MDT



MDT

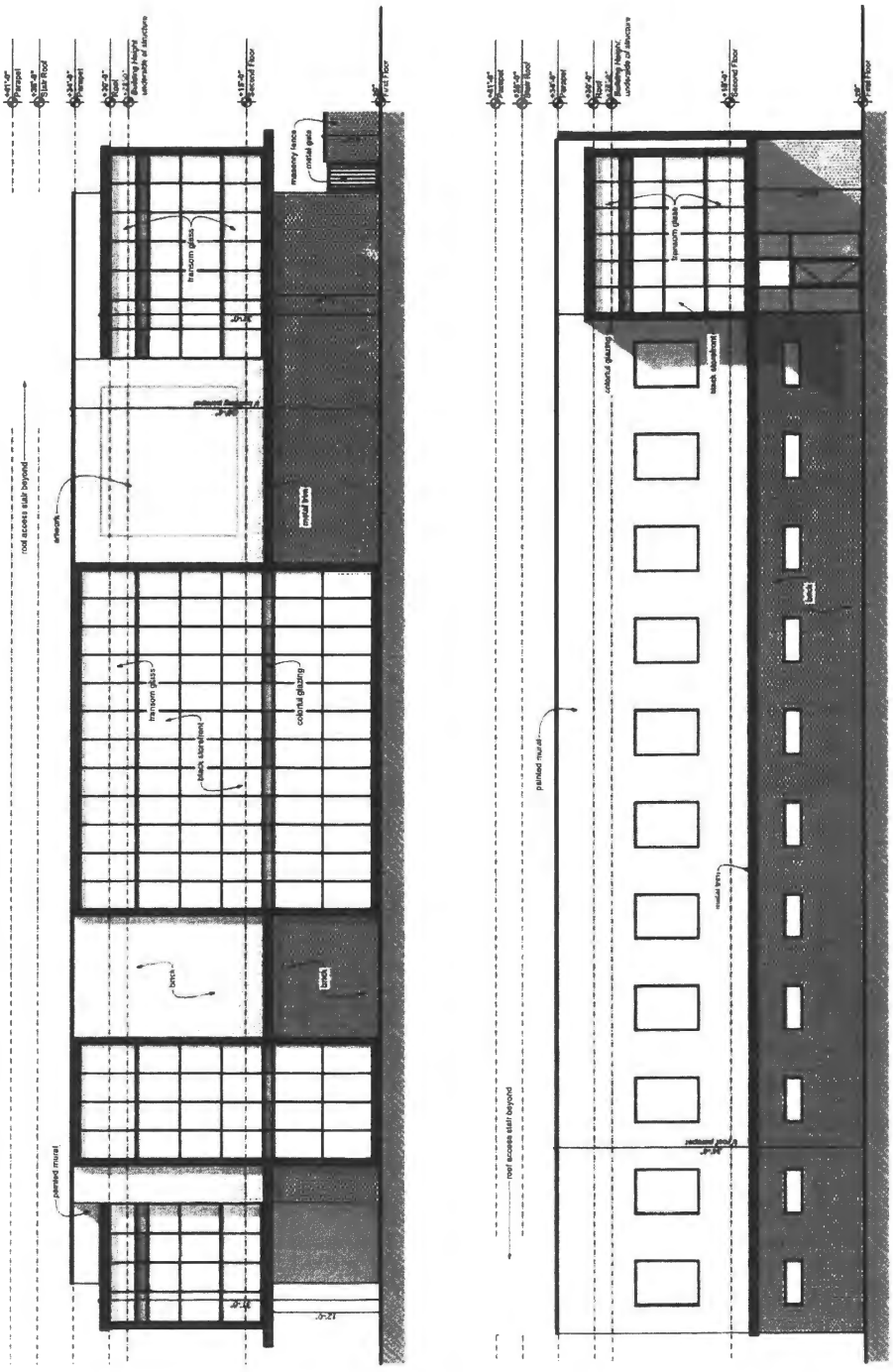
PRIMECARE HERMOSA FAMILY HEALTH CENTER
#4528 W. Fullerton Ave. Chicago IL 60639

11/24/25

Roof Plan

A04

Final for Publication



MDT

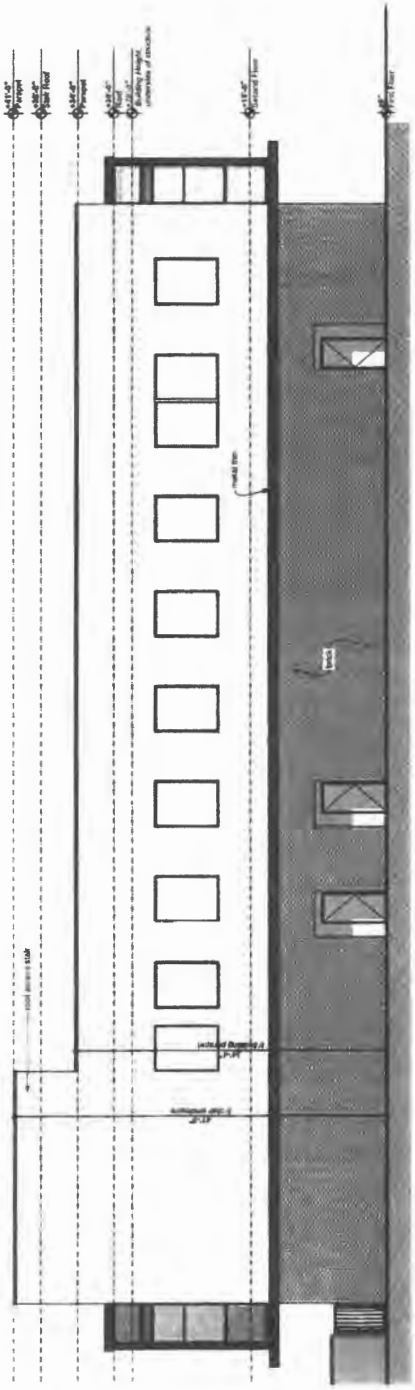
PRIMECARE HERMOSA FAMILY HEALTH CENTER
#4528 W. Fullerton Ave. Chicago IL 60639

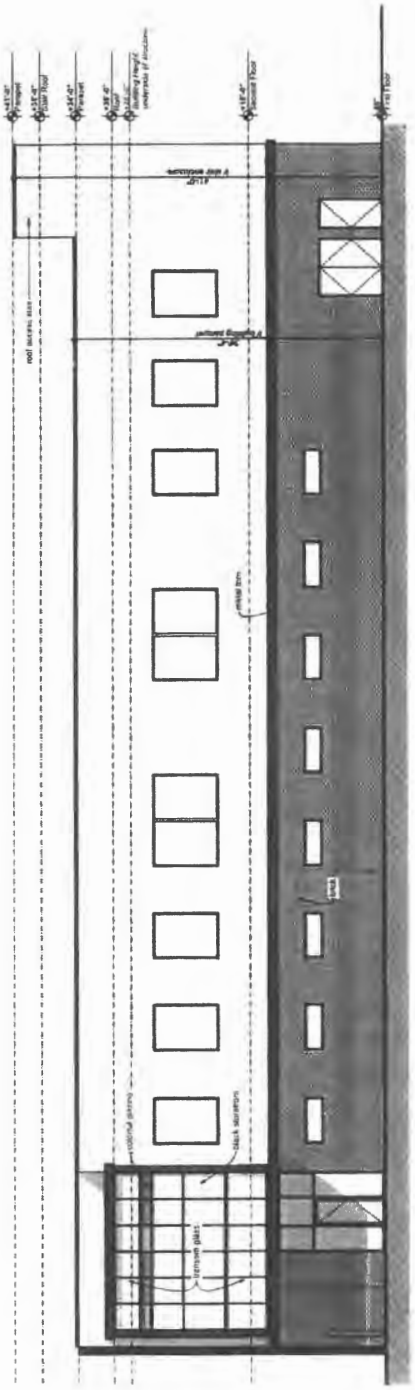
11/24/25

Elevations

A05

Final for Publication





PRIMECARE HERMOSA FAMILY HEALTH CENTER

#4528 W. Fullerton Ave. Chicago IL 60639

11/24/25

Elevations

A06

MDT

Final for Publication

PRIMECARE HERMOSA FAMILY HEALTH CENTER
#4528 W. Fullerton Ave. Chicago IL 60639

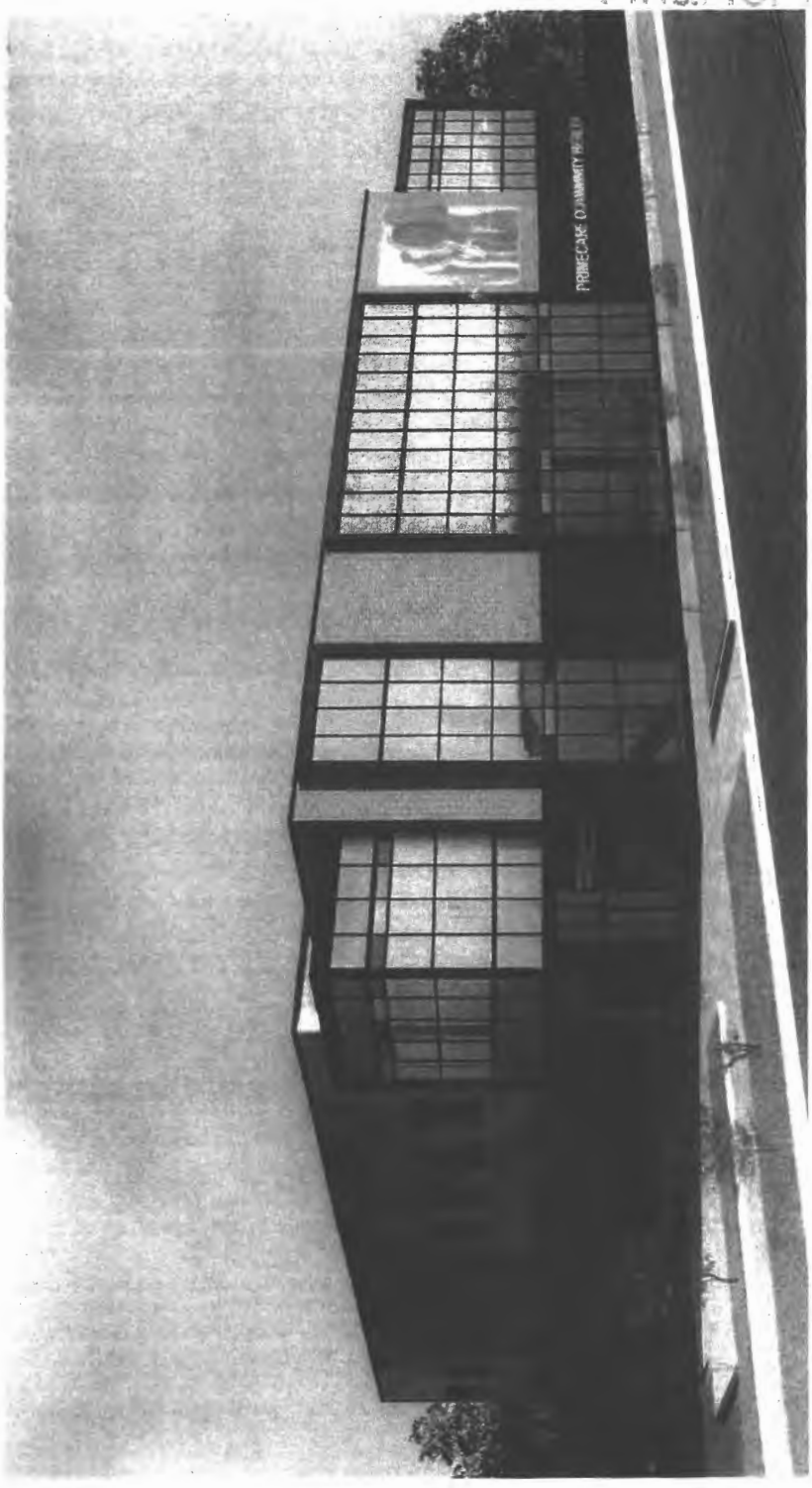
11/24/25

Exterior Renderings

A07

MDT

Final for Publication



MDT

PRIMECARE HERMOSA FAMILY HEALTH CENTER
#4528 W. Fullerton Ave. Chicago IL 60639

11/24/25

Exterior Renderings

A08

Reclassification Of Area Shown On Map No. 8-E.
(Application No. 22915)
(Common Address: 3522 -- 3524 S. Calumet Ave.)

[O2025-0020868]

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 Residential Multi-Unit District symbols and indications as shown on Map Number 8-E in an area bounded by:

a line 218.6 feet south of and parallel to East 35th Street; South Calumet Avenue; a line 271.4 feet south of and parallel to East 35th Street; and the alley next west of and parallel to South Calumet Avenue,

to those of an RS3 Residential Single-Unit (Detached House) 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-F.
(Application No. 22941T1)
(Common Address: 3649 S. Emerald Ave.)

[O2025-0020970]

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 8-F in the area bounded by:

a line 119 feet north of and parallel to West 37th Street; the public alley next east of and parallel to South Emerald Avenue; a line 95 feet north of and parallel to West 37th Street; and South Emerald Avenue,

to those of the RT4 Residential Two-Flat, Townhouse and Multi-Unit Districts.

SECTION 2. This ordinance shall be in force and effect from and after its passage and publication.

[Site Plan attached to this ordinance printed on page 36513 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Affected Application

3649 South Emerald Avenue

Type I Zoning Map Amendment

Narrative and Plans

The Applicant, Sharon Janowski, is proposing a Type 1 Zoning Map Amendment from a RT-4 Two-Flat, Townhouse and Multi-Unit District to a RT-4 Two-Flat, Townhouse and Multi-Unit District. The Subject Property is improved with a 2-story, 2-unit residential building.

The Applicant previously owned the vacant lot south of and adjacent to the Subject Property. The two parcels were deemed one zoning lot and were zoned RS-3 Residential Single-Unit (Detached House) District. The Subject Property's zoning was changed to RT-4 Twi-Flat, Townhouse and Multi-Unit District but the existing setbacks created non-conformities. The Applicant proposes to bring the Subject Property into compliance by utilizing this Type 1 Zoning Map Amendment.

The existing building is approximately 2,282 square foot home, with an 2 car garage. The overall height of the building is less than the 39' allowed by the Chicago Zoning Ordinance.

The Subject Property is unique because the existing building was built prior to the Chicago Zoning Code. Therefore, the current setback requirements of the Chicago Zoning Code did not apply at the time the building was constructed.

Proposed Zoning:	RT-4 Two-Flat, Townhouse and Multi-Unit District to a RT-4 Two-Flat, Townhouse and Multi-Unit District
1) Floor Area and Floor Area Ratio	
a) Lot Area	2,968 Sq. Ft.
b) Total building area	2,282 Sq. Ft.
c) FAR	0.768
2) Density (lot area per dwelling unit)	1,000 Sq. Ft.
3) Amount of off-street parking	2 pursuant to Sec. 17-10-0207-A
4) Setbacks	Front: 4'9" Side: 3'4" Rear: 63'4"
5) Building height	< 38'

EXIST 2 STORY 2 UNIT RESIDENTIAL BUILDING
w/ EXIST 2 CAR GARAGE
3649 SOUTH EMERALD AVENUE
CHICAGO, ILLINOIS 60609

SHEET A0-1

D. M. MADIA ARCHITECT, LLC
3341 South Parnell Avenue
Chicago, Illinois 60616
(312) 919 - 2074 email danb22@ameritech.net

Reclassification Of Area Shown On Map No. 9-H.
(Application No. 22926T1)
(Common Address: 1801 W. Byron St.)

[O2025-0020911]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 9-H in the area bounded by:

West Byron Street; North Ravenswood Avenue; the public alley next south of and parallel to West Byron Street; and a line 156.25 feet west of and parallel to North Ravenswood 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.

[First and Second Level Floor Plans attached
to this ordinance printed on
pages 36517 and 36518
of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

Narrative and Plans
Type I Rezoning Map Amendment
1801 W. Byron Street

The Project

Clinical Assist, Ltd., an Illinois corporation (the "Applicant"), seeks a Type 1 zoning map amendment from the current M1-2 district to an RM-5 district, to establish a school program for differently-abled children of school age within space in which it currently already operates a pre-school program for younger differently-abled children. (The pre-school program was established as an "indoor sports and recreation facility (children's activity facility)" pursuant to a special use granted in 2013) The school program will seek accreditation from the Illinois State Board of Education, which requires, among other criteria, that the school be in conformity with applicable zoning requirements. Under the Chicago Zoning Ordinance, schools are permitted only in R zoning districts.

No exterior changes to the subject property are anticipated; only minor changes to the interior are planned, to move administrative space for the Applicant into other parts of the building being vacated by other tenants. The remaining tenants other than the Applicant – a sound recording studio, a youth sports facility, and other office / light artisan uses – would remain as legal nonconforming uses. No residential dwelling units are planned at this time.

The subject site is located in a transit-served location, 747.7 feet from the Irving Park CTA Brown Line station. There is currently no on-site parking and no additional on-site parking is planned.

The Site

The subject site is a parcel, approximately 19,550 square feet in land area (approximately 156.25 feet (Byron St. frontage) x approximately 125.12 feet (depth/Ravenswood Ave. frontage), currently improved with a two-story building of brick construction, containing approximately 28,166 square feet of rentable space, of which 15,893 square feet were occupied previously by the Applicant and an additional 3,672 to be added by Applicant for its administrative space, for a total of 19,565 square feet. with the remaining 8,601 square feet occupied by other current tenants, who will remain

North of the subject site across Byron Street is a recently constructed three-story residential building, and south of the subject site across the public alley is a recently constructed five-story residential building. To the east across Ravenswood Ave. from the subject site is the Union Pacific / Metra North Line right of way and immediately to the west of the subject site is the CTA Brown Line right of way. The land use in the immediate area of the proposed rezoning, formerly a light industrial area, is now predominantly residential; west of the CTA right of way is primarily single-family homes and RS-3 zoning district; the subject site is the last parcel on the west side of Ravenswood Ave. from Larchmont Ave. to the alley south of and parallel to Grace Street that currently does not permit residential use.

The following are the relevant bulk calculations for the proposed development:

Final for Publication

floor area ratio: 1 85 (no change)

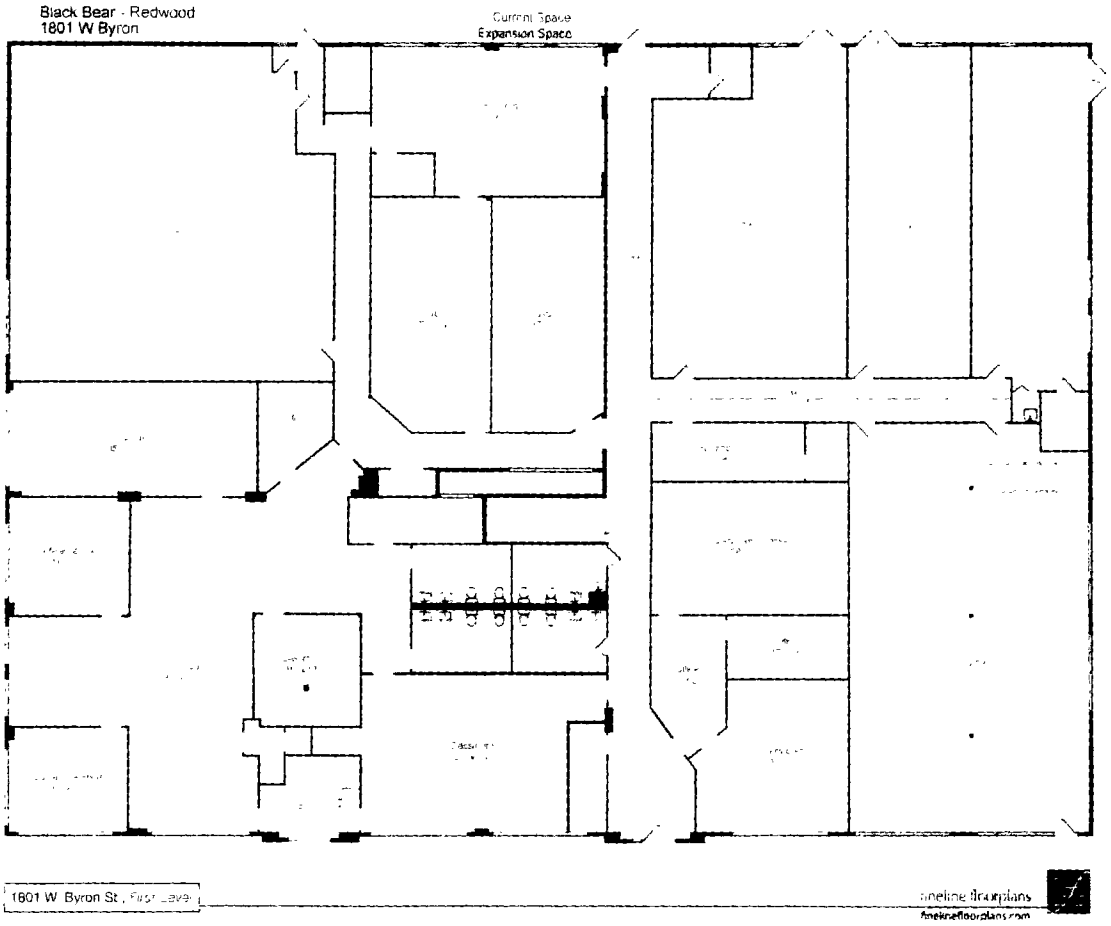
lot area per dwelling unit : not applicable (no dwelling units existing or proposed)

off-street parking: None existing and none proposed. None required per Section 17-10-0102-B 1 as amended by SO2025-0015577.

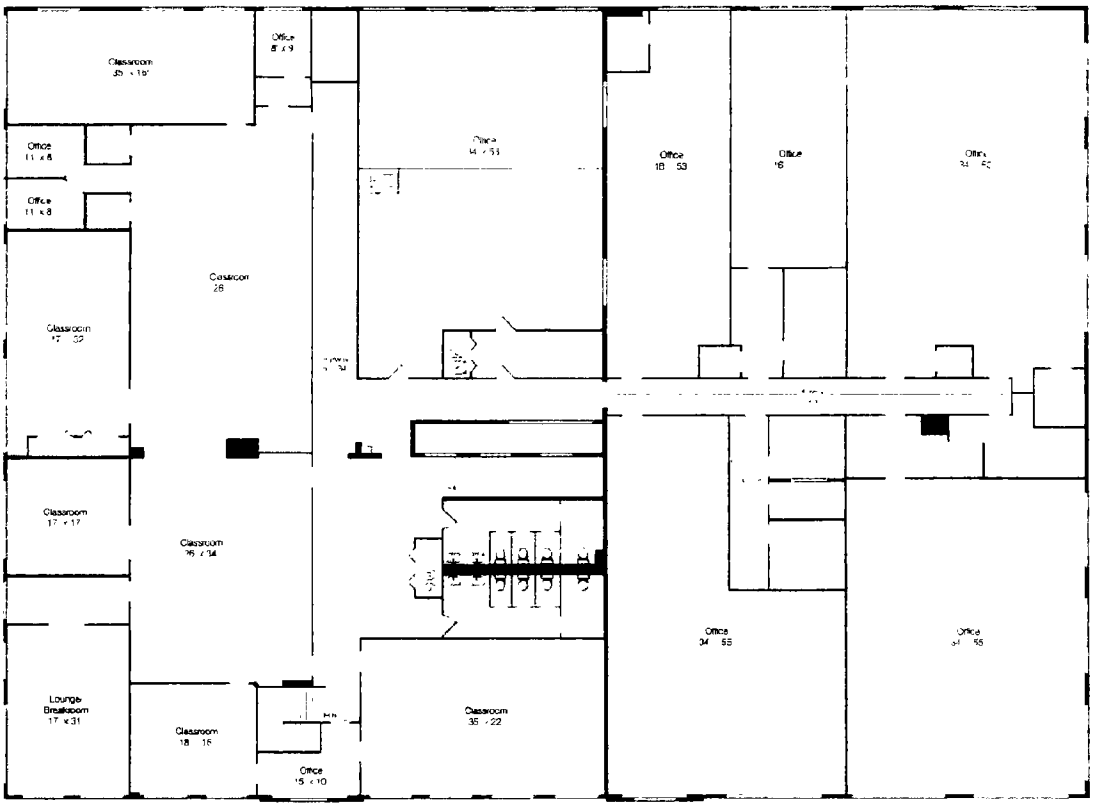
setbacks front along Byron St. = 8.0 feet (no change)
rear = 0 0 feet (no change)
side/east= 0.0 feet (no change)
side/west = 0.0 feet (no change)

building height: 23 0 feet (no change)

Final Publication



Final for Publication



180' W Byron St, Second Level

fineline floorplans
finelinefloorplans.com

Reclassification Of Area Shown On Map No. 9-J.
(Application No. 22857)
(Common Address: 3339 N. Hamlin Ave.)

[O2025-0019924]

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 9-J in the area bounded by:

a line 199 feet south of and parallel to West Roscoe Street; the public alley next east of and parallel to North Hamlin Avenue; and a line 224 feet south of and parallel with West Roscoe Street,

to those of an RT4 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. 10-E.
(Application No. A-9073)
(Common Address: 4508 S. Cottage Grove Ave.)

[O2025-0020495]

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

SECTION 1. The Chicago Zoning Ordinance is hereby amended by changing all of the B3-3 Community Shopping District symbols as shown on Map Number 10-E in the area 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,

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. 10-F.
(Application No. 22932T1)
(Common Address: 640 -- 652 W. 47th St.)

[O2025-0020952]

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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 10-F in the area bounded by:

the alley next north of and parallel to West 47th Street; a line 183.22 feet east of and parallel to South Union Avenue; West 47th Street; and a line 56 feet east of and parallel to South Union Avenue,

to those of a C1-1 Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan attached to this ordinance
printed on page 36522 of
this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

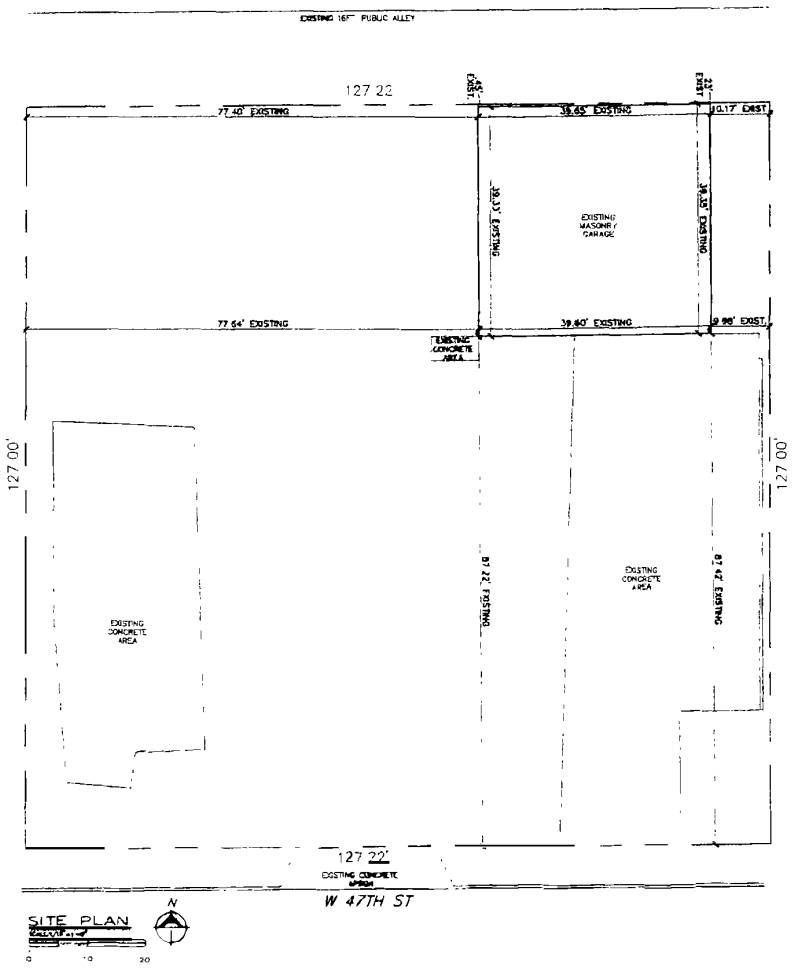
TYPE - 1 NARRATIVE AND PLANS

FOR THE PROPOSED ZONING CHANGE

AT 640–652 W. 47th STREET, CHICAGO, 60609

The Applicant seeks a zoning change from **B1-1 (Neighborhood Shopping District)** to **C1-1 (Neighborhood Commercial District)** in order to allow the temporary use of the site for the storage of construction equipment and vehicles for up to 24 months. No new construction is proposed.

- **ZONING (Proposed):** C1-1
- **LOT AREA:** 16,168 sq ft
- **MINIMUM LOT AREA PER DWELLING UNIT:** N/A (no residential construction proposed; temporary commercial use)
- **FLOOR AREA RATIO:** N/A (no new construction proposed)
- **BUILDING AREA:** 1,558.8 square feet
- **OFF-STREET PARKING:** N/A (no requirement; site used for equipment/vehicle storage)
- **FRONT SETBACK:** 87.22ft
- **REAR SETBACK:** 0.23ft
- **COMBINED SIDE SETBACK:** 87.38ft
- **SOUTH SIDE SETBACK:** 87.22ft
- **NORTH SIDE SETBACK:** .23ft
- **WEST SETBACK:** 77.40ft
- **EAST SETBACK:** 9.98ft
- **BUILDING HEIGHT:** 17'-4"



A-1	640-652 W 47TH ST CHICAGO ILLINOIS	STERN GROUP ARCHITECTS LLC

Reclassification Of Area Shown On Map No. 11-G.
(As Amended)
(Application No. 22884)
(Common Address: 4641 N. Ashland Ave.)

[SO2025-0020103]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 11-G in the area bounded by:

West Leland Avenue; a line extending southward and parallel to North Ashland Avenue a distance of 93.12 feet from a point 167 feet east of North Ashland Avenue; a line extending westward and parallel to West Leland Avenue a distance of 7 feet from a point 167 feet east of North Ashland Avenue; a line extending southward and parallel to North Ashland Avenue a distance of 35.07 feet from a point 160 feet east of |North Ashland Avenue; a line extending eastward and parallel to West Leland Avenue a distance of 10 feet from a point 160 feet east of North Ashland Avenue; a line extending southward and parallel to North Ashland Avenue a distance of 84.55 feet from a point 170 feet east of North Ashland Avenue; a line extending westward and parallel to West Leland Avenue a distance 78.71 feet from a point 170 feet east of North Ashland Avenue; a line extending northward and parallel to North Ashland Avenue a distance of 9.04 feet from a point 91.29 feet east of North Ashland Avenue; a line extending westward and parallel to West Leland Avenue a distance of 36.14 feet from a point 91.29 feet east of North Ashland Avenue; a line extending northward and parallel to North Ashland Avenue a distance of 3.77 feet from a point 55.15 feet east of North Ashland Avenue; a line extending westward and parallel to West Leland Avenue; and North Ashland Avenue,

to those of B2-3 Neighborhood Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 11-G in the area bounded by:

West Leland Avenue; a line extending southward and parallel to North Ashland Avenue a distance of 93.12 feet from a point 167 feet east of North Ashland Avenue; a line extending westward and parallel to West Leland Avenue a distance of 7 feet from a point 167 feet east of North Ashland Avenue; a line extending southward and parallel to North Ashland Avenue a distance of 35.07 feet from a point 160 feet east of North Ashland Avenue; a line extending eastward and parallel to West Leland Avenue a distance of 10 feet from a point 160 feet east of North Ashland Avenue; a line extending southward and parallel to North Ashland Avenue a distance of 84.55 feet from a point 170 feet east of North Ashland Avenue; a line extending westward and parallel to West Leland Avenue a distance 78.71 feet from a point 170 feet east of North Ashland Avenue; a line extending northward and parallel to North Ashland Avenue a distance of 9.04 feet from a point 91.29 feet east of North Ashland Avenue; a line extending westward and parallel to West Leland Avenue a distance of 36.14 feet from a point 91.29 feet east of North Ashland Avenue; a line extending northward and parallel to North Ashland Avenue a distance of 3.77 feet from a point 55.15 feet east of North Ashland Avenue; a line extending westward and parallel to West Leland Avenue; and North Ashland Avenue.

to those of a Residential Planned Development which is hereby establish in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development No. _____.

Planned Development Statements.

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1. The area delineated herein as Residential Planned Development Number _____ ("Planned Development") consists of approximately 34,500 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by 4641 N. Ashland, LLC.

2. The requirements, obligations, and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications, or changes (administrative, legislative, or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

   Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

   Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

   Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division

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of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping
- Accessible Pedestrian Signals (APS) to be incorporated into the existing signal equipment for the signal at the Ashland Avenue and Leland Avenue intersection.

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 16 Statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Land Use Plan; an Existing Zoning Map; a Site Plan; Floor Plans; a Landscape Plan, a Roof Plan; and Building Elevations prepared by Kennedy Mann Architecture, LLC and dated November 20, 2025. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code (the "Building Code"), the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

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5. The following uses are permitted in the area delineated herein as a Residential Planned Development: Residential Dwelling Units (ground floor and above), Vacation Rental, Shared Housing, and Artist Live/Work Space (ground floor and above).

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 34,500 square feet and a base FAR of 3.0

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans shall be in substantial conformance with the City of Chicago Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0880 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD or Planning Department). Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

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12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

13. The Applicant acknowledges that it is in the public interest to design, construct, and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate, and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering, and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must

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include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District and then to a Residential Planned Development, triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago ("Affordable Requirements Ordinance" or "ARO").

Developers of rental projects in Inclusionary Housing Areas with 30 or more units must provide between 10% and 20% of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25% of the affordable units on-site and another 25% on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO,

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and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-persona households, as specified in the ARO rules. As required under subsection (AA), whether on-site or off-site, developers must give preference in leasing to veterans for at least 10% of the total number of affordable units required. If a residential project is located in a transit served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20% option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 16 affordable units (20% of 78 rounded up) of which all of them are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing 16 affordable units in the Project, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60% of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80% of the AMI, (y) at least one-third (or 5 units) must be affordable to household at or below 50% of the AMI , of which one-sixth (or 3 units) must be affordable to households at or below 40% of the AMI, and (z) all income levels must be multiples of 10% of the AMI.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the potential application of the ARO to this PD. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to B2-3 Neighborhood Mixed-Use District.

Residential Planned Development No. ____.

Bulk Regulations And Data Table.

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Gross Lot Area:	50,306 square feet
Area in Right of Ways:	15,506 square feet
Net Site Area:	34,500 square feet
Maximum Floor Area Ratio:	3.0
Proposed Floor Area:	68,984 proposed square feet 34,516 existing square feet 103,500 total square feet
Maximum Dwelling Units:	78 proposed dwelling units 42 existing dwelling units 120 total dwelling units
Minimum Vehicular Off-Street Parking Spaces:	33 Parking Spaces
Required Bicycle Spaces:	120 Bicycle Spaces
Loading Spaces:	1 Loading Space
Ashland Avenue Setback:	1.50 feet
East Setback:	0 feet (existing)
South Setback:	0.50 feet (existing)
Leland Avenue Setback:	3.00 feet
Maximum Building Height:	55 feet, 6 inches

An official website of the City of Chicago Here's how you know

EFORMS ADMIN TOOL

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ARO Intake Application

Submission ID: 983147

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0:698654.
The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in Section 2-44-085 of the City's Municipal Code.
PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in Article 6 of the ARO Rules, and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for download here. The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.
If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.
The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.org.
Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name *
4641 N Ashland, LLC

Applicant Contact Person *
Michael Shenouda

Applicant Email *
mike@honorepropertes.com

Applicant Phone *
(630) 207-8542

Applicant Address *
1038 N Ashland Ave #100 Chicago IL 60654

Attorney Name *
Tyler Manic

Attorney Email *
tmanic@schainbanks.com

Development Information

Development Address:

From *
454

To

Direction *
N

Street Name *
ASHLAND

Zip Code *
60640-4785

Ward *
47

ARO Zone *
ARO Community Pre

Development Name *
The Schoolhouse

If you are working with a Planner at the City, what is his/her/their name?
Chris Clayton

Zoning Application Number (if applicable)
22884

Council Introduction Date *
09/25/2025

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

ARO Trigger *
Zoning Entitlement

Development Type *
Rental

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Total Units *
78

Is your Project in a Transit Served Location? *
Not TSL – or FAR doesn't exceed 3.5

Estimated date marketing will begin *
03/01/2027

Estimated date of building permit (in-lieu fee, $5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *
05/01/2026

ARO Requirements

ARO Option

ARO Option ARO Option *

ARO Option *

Affordable Units Required *	Minimum On-Site Units *	Maximum Units Paid For In-Lieu *
	4	8

Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
	0	1

In-Lieu Amount Owed *	On-Site Units To CLIHTF or CHA *
10,00	

From 0 Direction Street Name

Zip Code Ward ARO Zone

Off-Site Type

Off-Site Admin Fee

Forms

Unit Mix and Square Footage Spreadsheet *

Dimensioned Floor Plans with affordable units highlighted

If ARO units are CLIHTF or CHA, attach signed acceptance letter

If off-site units are new construction, attach

A. Schematic and design development drawings for on-site units

B. Schematic and design development drawings for off-site units

If off-site units are rehab, please attach the following documents

A. Schematic and design development drawings for on-site units

B. Schematic and design development drawings for off-site units

C. A Physical Needs Assessment (PNA)

D. Surveys

E. Outstanding code violations

F. Scope of work and estimated cost of renovations

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Off-Site Units Only: Documents Required for Architectural Approval Letter

A. Owner Sworn Statement

B. GC Sworn Statement

C. Boundary Survey

D. Draft permit application prior to submission to the Department of Buildings (DOB)

E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH

B. A copy of the front and back of each building permit for each property with all DOB signoffs

C. A copy of the Certificate of Occupancy for each property, if applicable)

D. Final GC and Owner Sworn Statements

E. All final waivers of lien or a title report showing no liens for each property

F. As built Survey (new construction)

G. Final Issued for Construction Permitted Construction Drawings

H. List of any Buyer changes, if applicable, for sale units only)

Signature

Developer or their Agent

Michael Shenkman

Deputy Commissioner

Summary

Notes

Note

Note	User Id	User Name	Date

Work Log

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Disclaimer Web Standards

City of Chicago

Contact Info

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Project Name	The Schoolhouse
Zoning Application number, if applicable	22884
Address	4841 N Ashland
Is this a For Sale or Rental Project?	Rental
Anticipated average per unit price?	$3,33
Total Units in Project	78
Total Affordable Units	16

Summary

	Market Rate			ARO			
unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage**
studio	4	6%	408	1	6%	629	104%
one-bed	46	77%	653	13	81%	837	98%
two-bed	8	13%	896	2	13%	805	91%
three-bed	2	3%	1,159	0	0%	0	0%

*ARO unit percentages by unit type should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios)

**the average affordable square footage should be 85% or greater of market rate square footage for comparable unit type. All affordable units must meet minimum unit sizes specified in the Design Guidelines

Features and Amenities

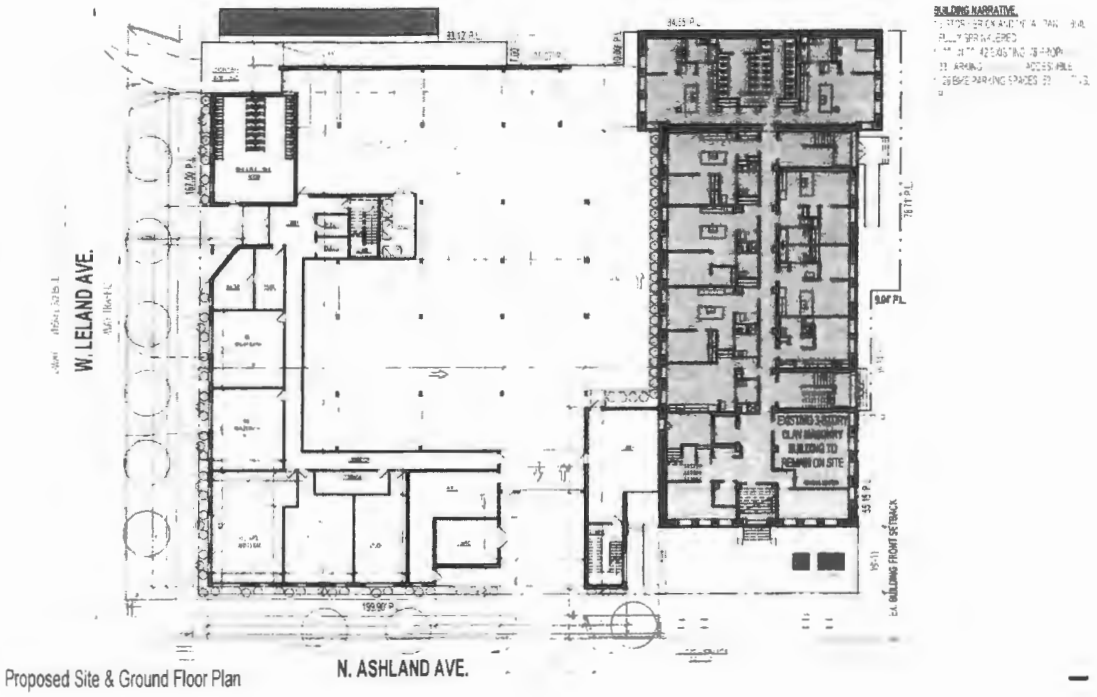
	[redacted]	*Affordable Units (ARO)
Parking How many?	All 33 parking spaces will have paid add-on option for all tenants	All 33 parking spaces will be a paid add-on option for all tenants
Laundry	In-unit front-loading washer/electric dryer	In-unit front-loading washer/electric dryer
Appliances		
Refrigerator Add EnergyStar make/model/color	[redacted]	Whirlpool WRT318FZDM55 in stainless steel or similar
Dishwasher Add EnergyStar make/model/color	[redacted]	Whirlpool WDT560SAPT5S in stainless steel or similar
Stove/Oven Add EnergyStar make/model/color	[redacted]	Whirlpool WEE315S0LS in stainless steel or similar
Microwave Add EnergyStar make/model/color	[redacted]	Whirlpool WHCS3019RSS in stainless steel or similar
Bathrooms How many? Half baths?	[redacted]	Studios & 1 beds will have 1 bath; 2 beds & 3 beds will have between 1 -3 bathrooms, most likely 2, will be full baths
Kitchen Countertops Material	Quartz	Quartz
Flooring Material	LVP	LVP
HVAC	TBD	TBD
Other		

DCH [redacted] specific details to features and materials for approval. Pros they become available [redacted] and more specific details, such as the [redacted] by the ARC Re

AMI Mix for ARO Units

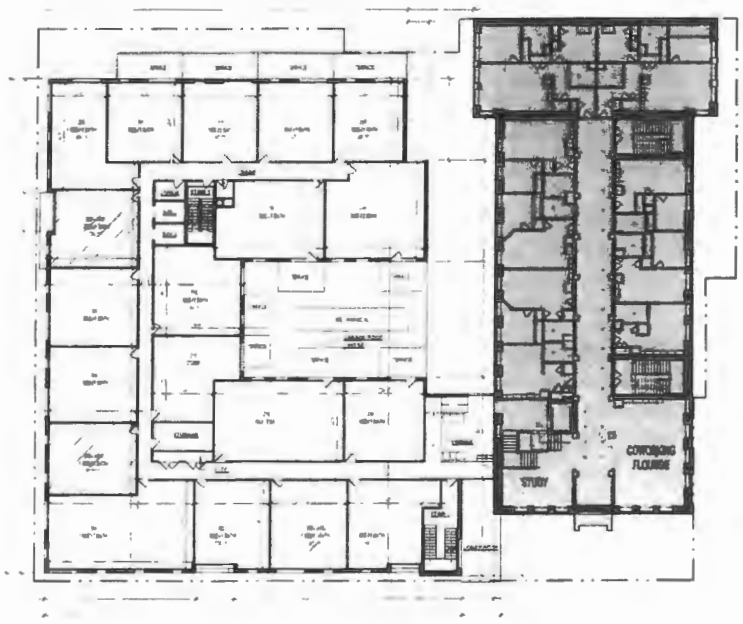
Affordable Units								
Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units	Average*
[redacted]		1					1	20.00%
2 bed		2	3	5		3	13	59.38%
2 bed				1		1		78.13%
3 bed								47.81%
4 bed								40.63%
		3	3	6		4	16	59.38%

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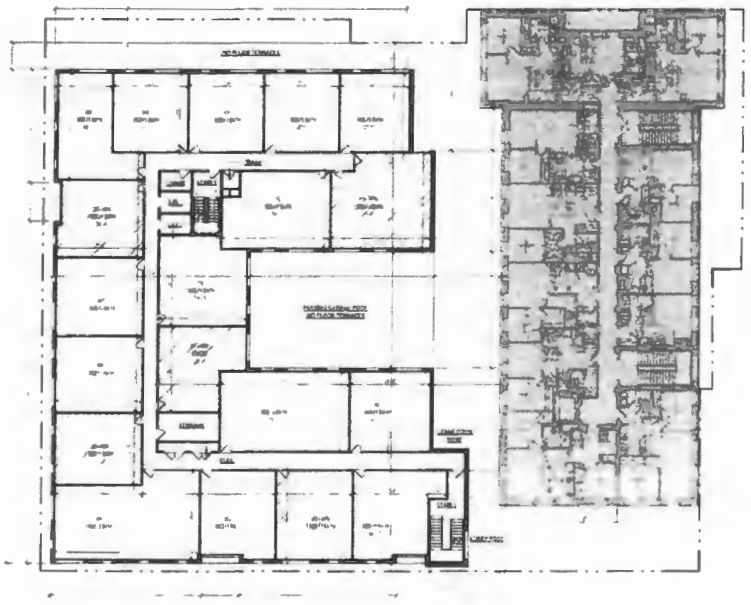
Proposed Site & Ground Floor Plan

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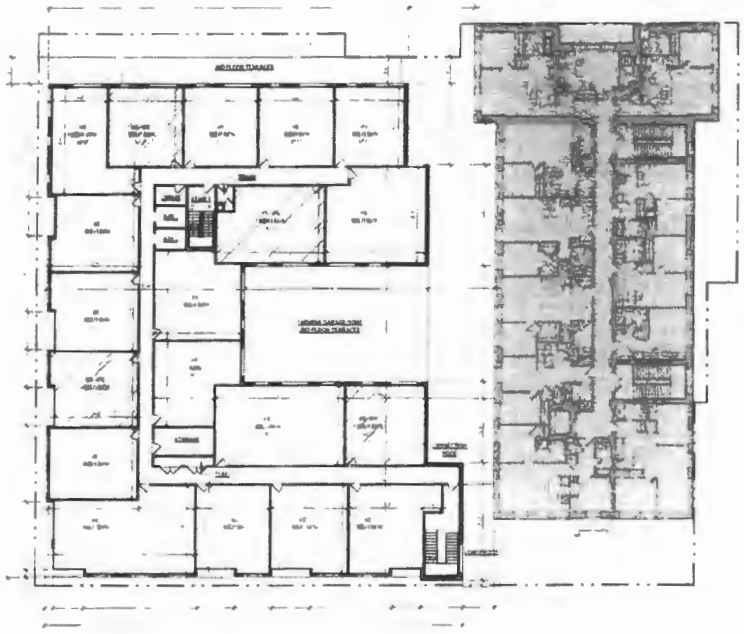
Proposed Second Floor Plan

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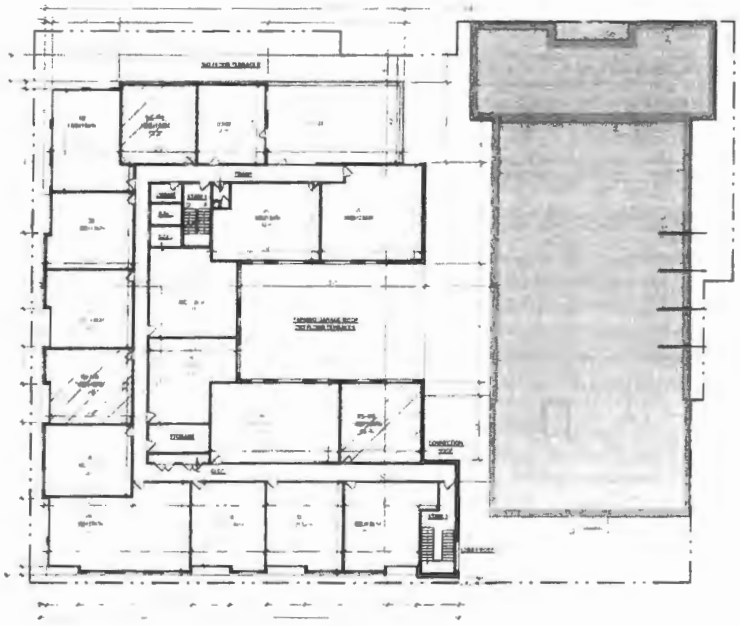
Proposed Third Floor Plan

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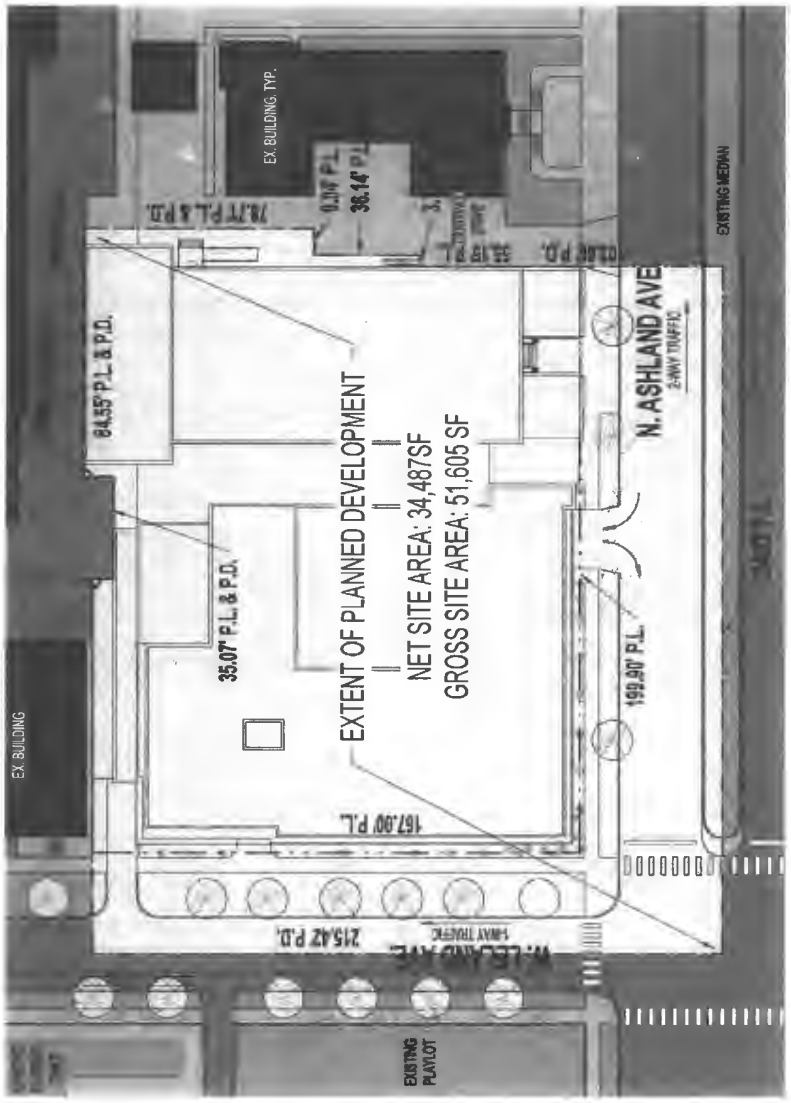
Proposed Fourth Floor Plan

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Proposed Fifth Floor Plan

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Applicant: 4641 N. Ashland LLC
Address: 4641 North Ashland Avenue LLC
Introduced: September 25, 2025
Plan Commission: November 20, 2025

PD Boundary & Property Line Map

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Existing Land Use Map

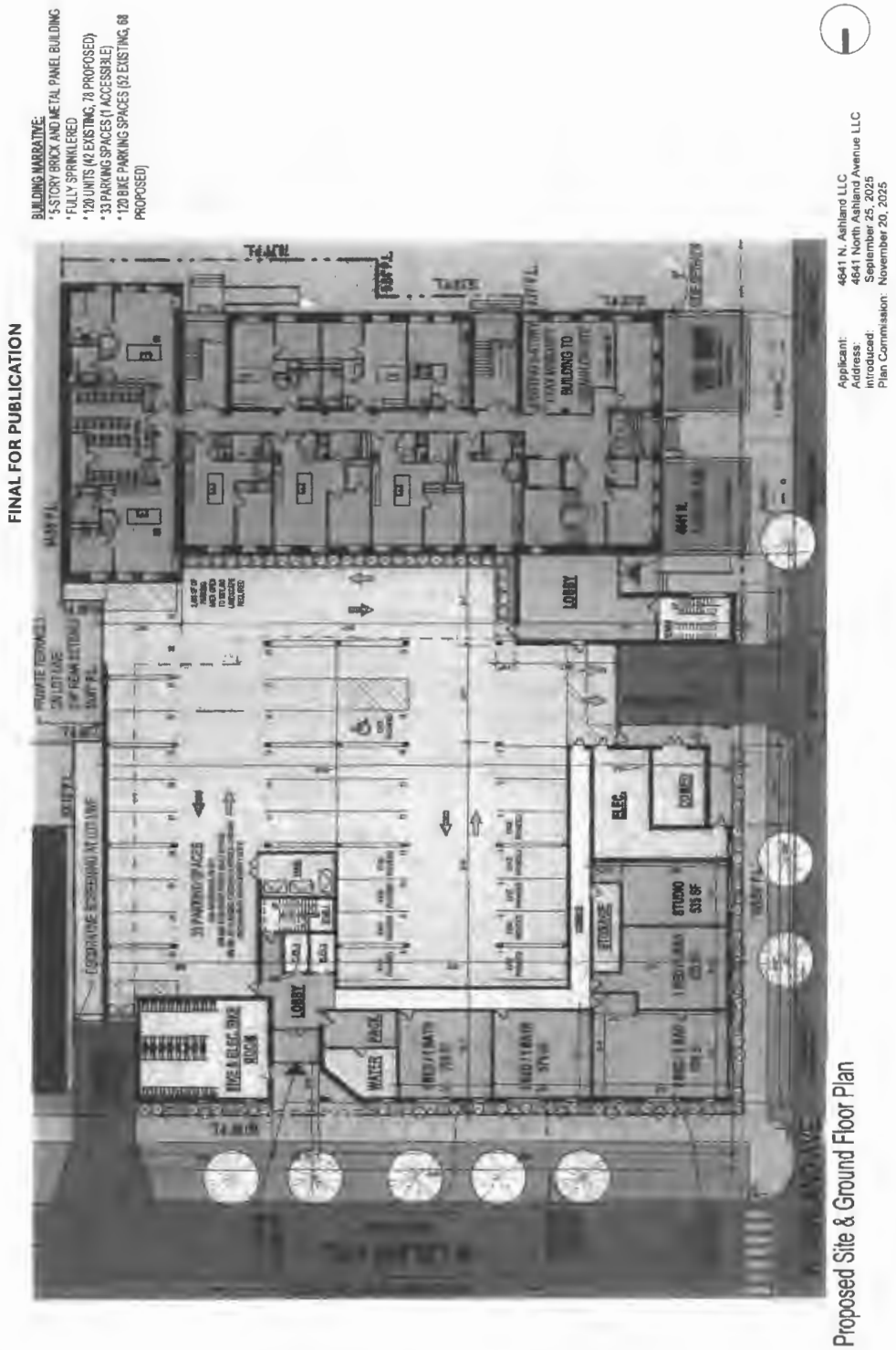
Applicant: 4641 N. Ashland LLC
Address: 4641 North Ashland Avenue LLC
Introduced: September 25, 2025
Plan Commission: November 20, 2025

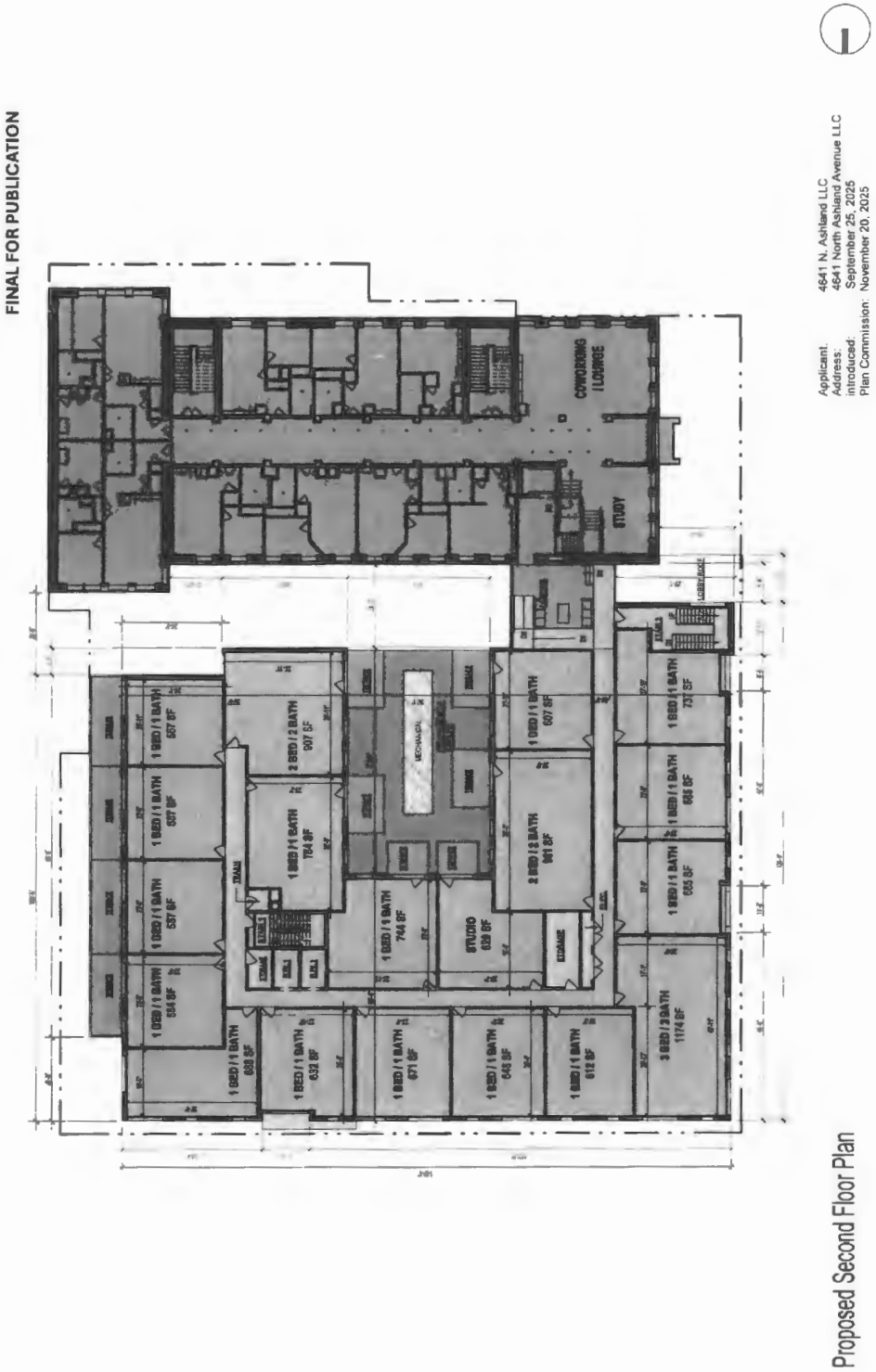
FINAL FOR PUBLICATION

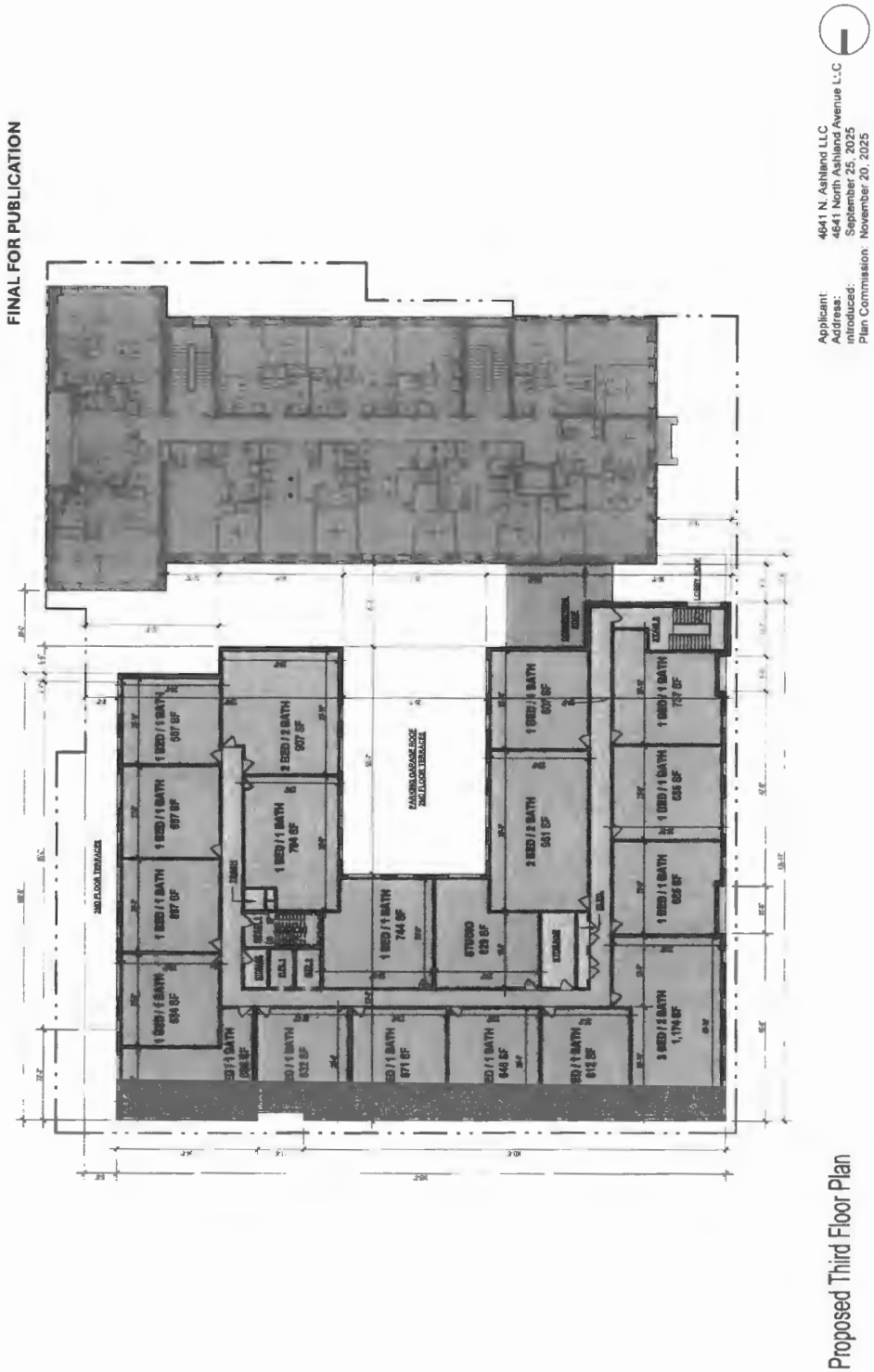


Applicant: 4641 N. Ashland LLC
Address: 4641 North Ashland Avenue LLC
Introduced: September 25, 2025
Plan Commission: November 20, 2025

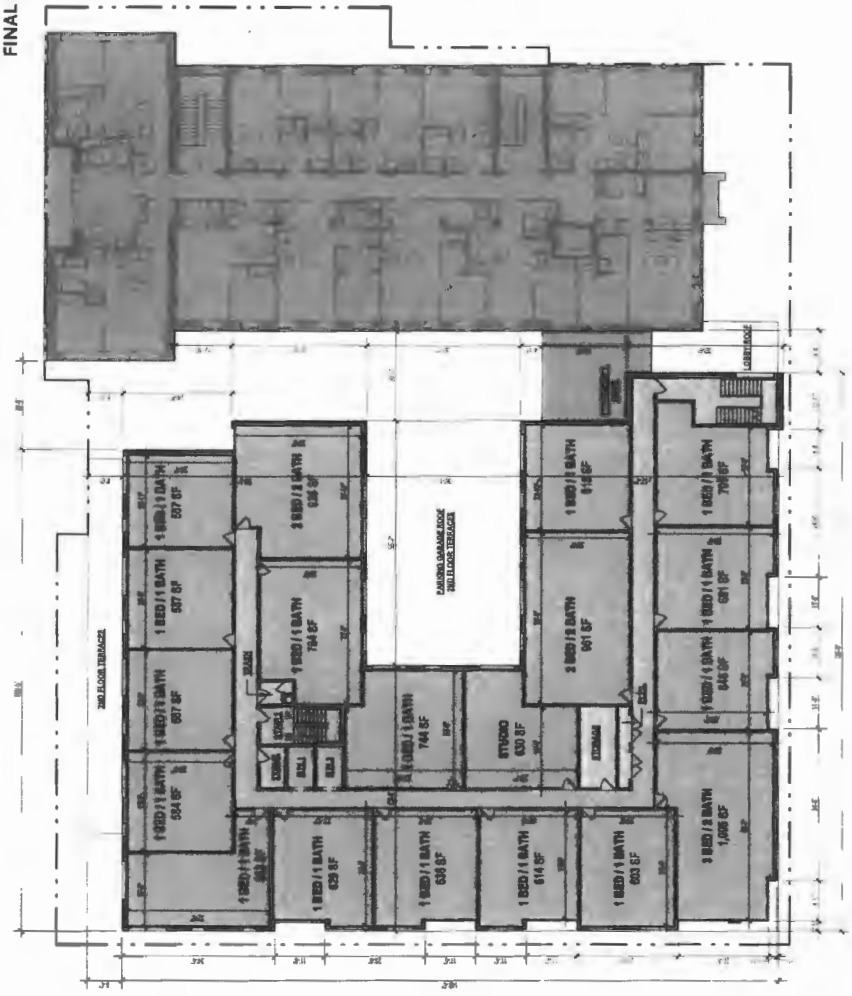
Existing Zoning Map


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BUILDING NARRATIVE:
• 5-STORY BRICK AND METAL PANEL BUILDING
• FULLY SPRINKLERED
• 120 UNITS (42 EXISTING, 78 PROPOSED)
• 33 PARKING SPACES (1 ACCESSIBLE)
• 120 BIKE PARKING SPACES (52 EXISTING, 68 PROPOSED)
LOBBY
BUILDING TO
4641 N.
ELEC.
STUDIO 335 SF
LOBBY
WATER
BIKE & ELEC. SVC ROOM
Applicant: 4641 N. Ashland LLC
Address: 4641 North Ashland Avenue LLC
Introduced: September 25, 2025
Plan Commission: November 20, 2025
Proposed Site & Ground Floor Plan


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COWORKING / LOUNGE
STUDY
MECHANICAL
1 BED / 1 BATH 557 SF
1 BED / 1 BATH 537 SF
1 BED / 1 BATH 534 SF
1 BED / 1 BATH 688 SF
2 BED / 2 BATH 907 SF
1 BED / 1 BATH 764 SF
1 BED / 1 BATH 632 SF
1 BED / 1 BATH 744 SF
1 BED / 1 BATH 671 SF
STUDIO 639 SF
1 BED / 1 BATH 648 SF
1 BED / 1 BATH 612 SF
2 BED / 2 BATH 941 SF
1 BED / 1 BATH 697 SF
1 BED / 1 BATH 737 SF
1 BED / 1 BATH 695 SF
1 BED / 1 BATH 695 SF
3 BED / 3 BATH 1174 SF
Applicant: 4641 N. Ashland LLC
Address: 4641 North Ashland Avenue LLC
Introduced: September 25, 2025
Plan Commission: November 20, 2025
Proposed Second Floor Plan

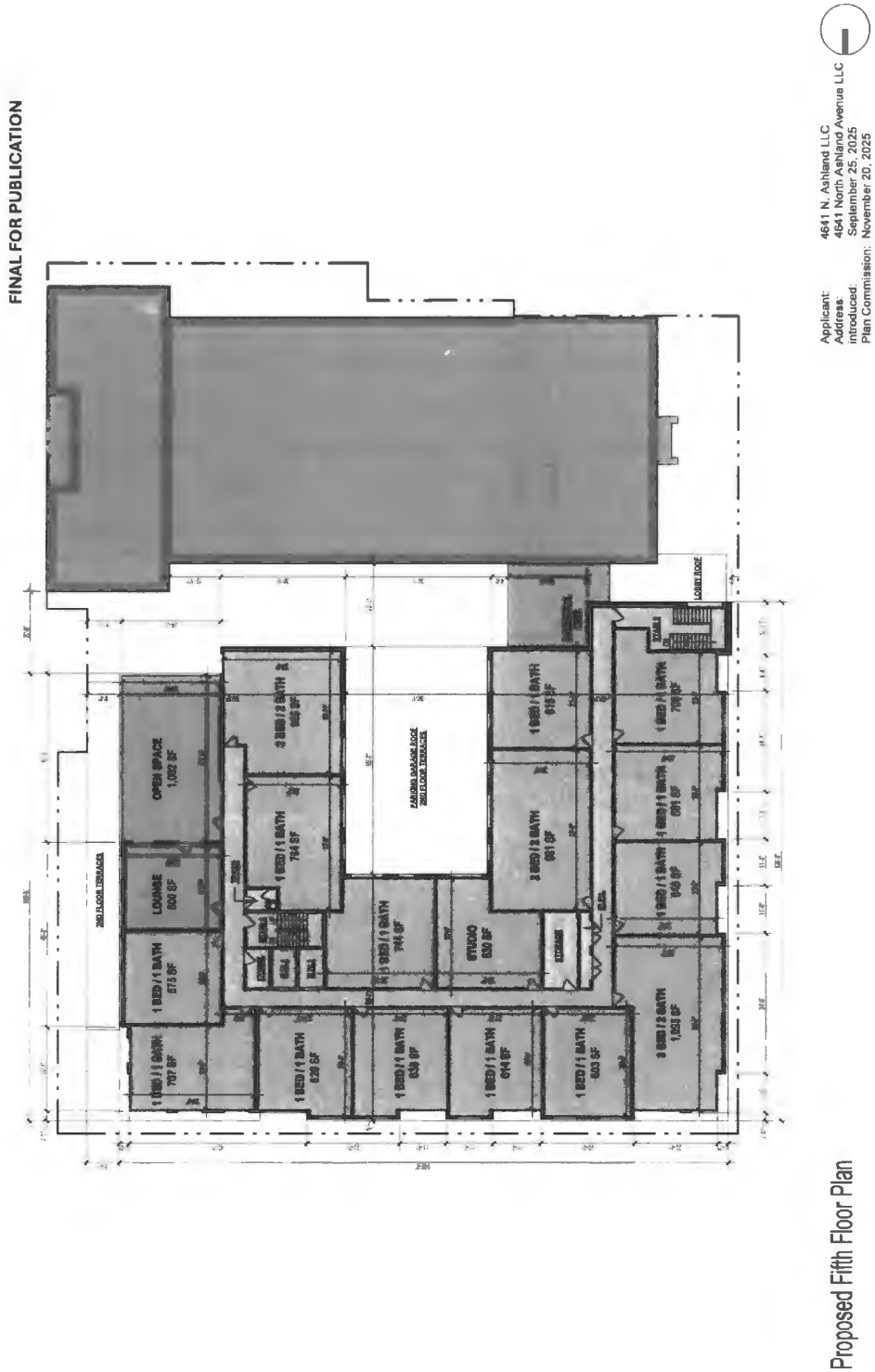

FINAL FOR PUBLICATION
Applicant: 4641 N. Ashland LLC
Address: 4641 North Ashland Avenue LLC
introduced: September 25, 2025
Plan Commission: November 20, 2025
Proposed Third Floor Plan

FINAL FOR PUBLICATION

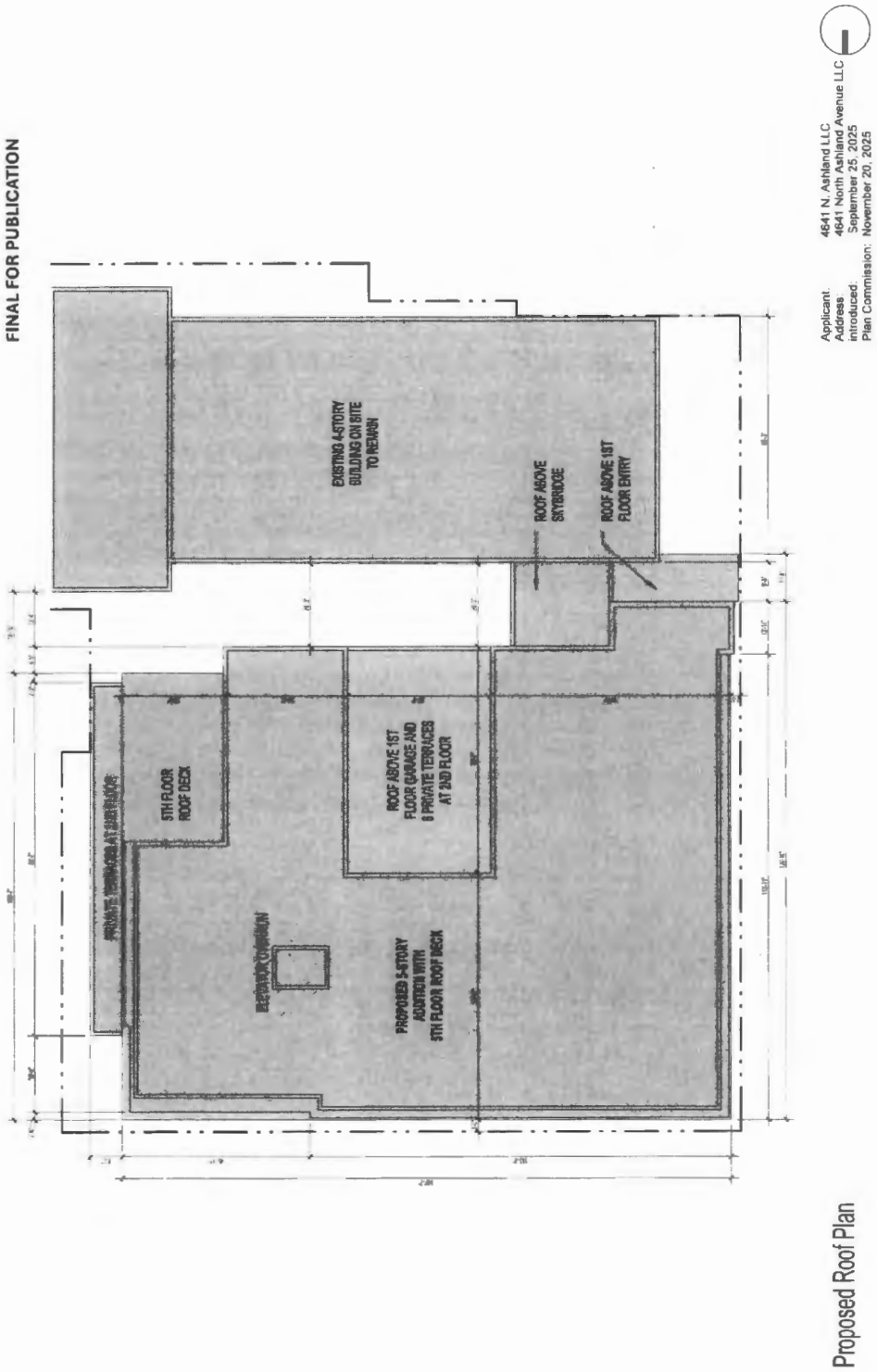


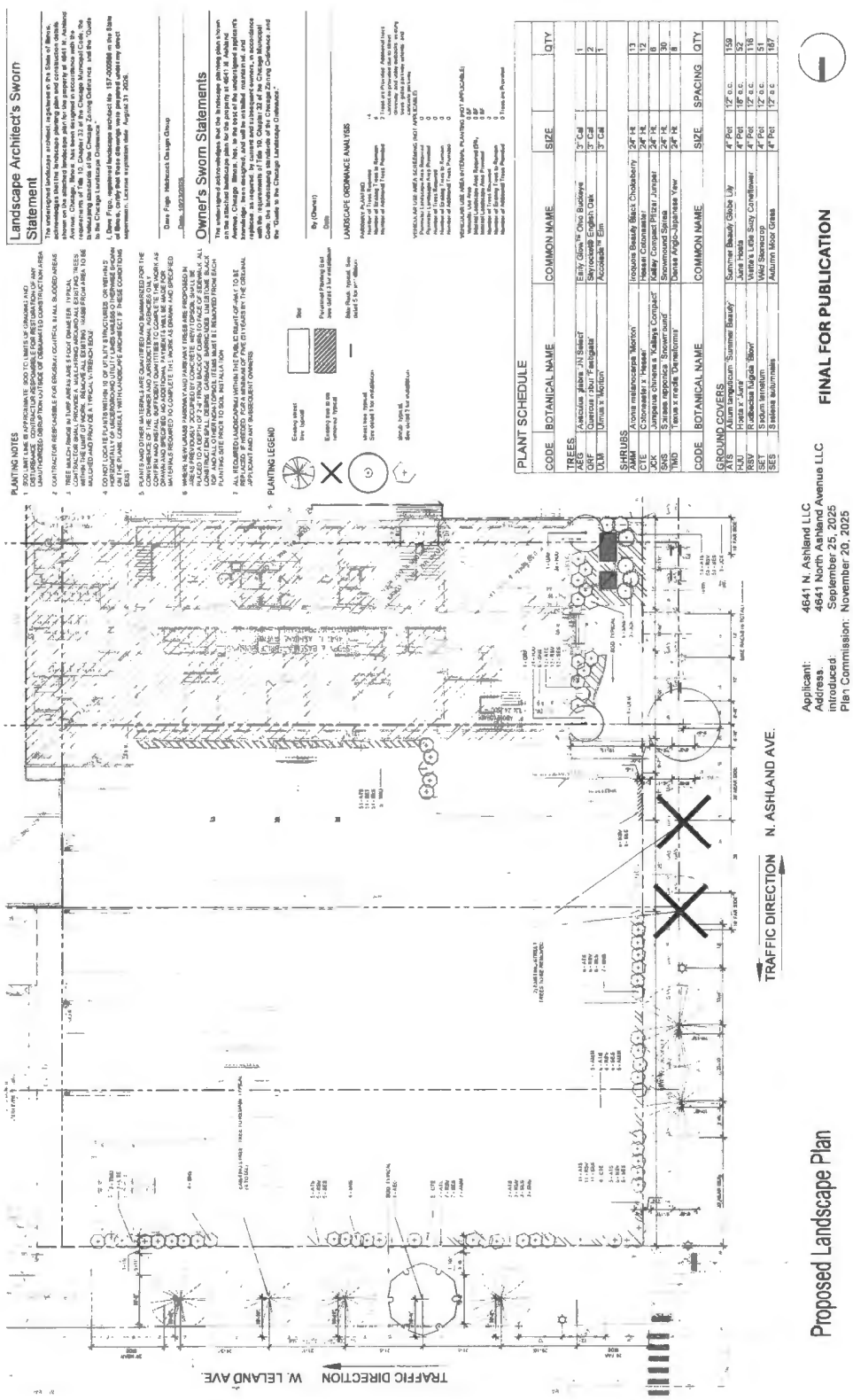
Applicant: 4641 N. Ashland LLC
Address: 4641 North Ashland Avenue LLC
Introduced: September 25, 2025
Plan Commission: November 20, 2025

Proposed Fourth Floor Plan

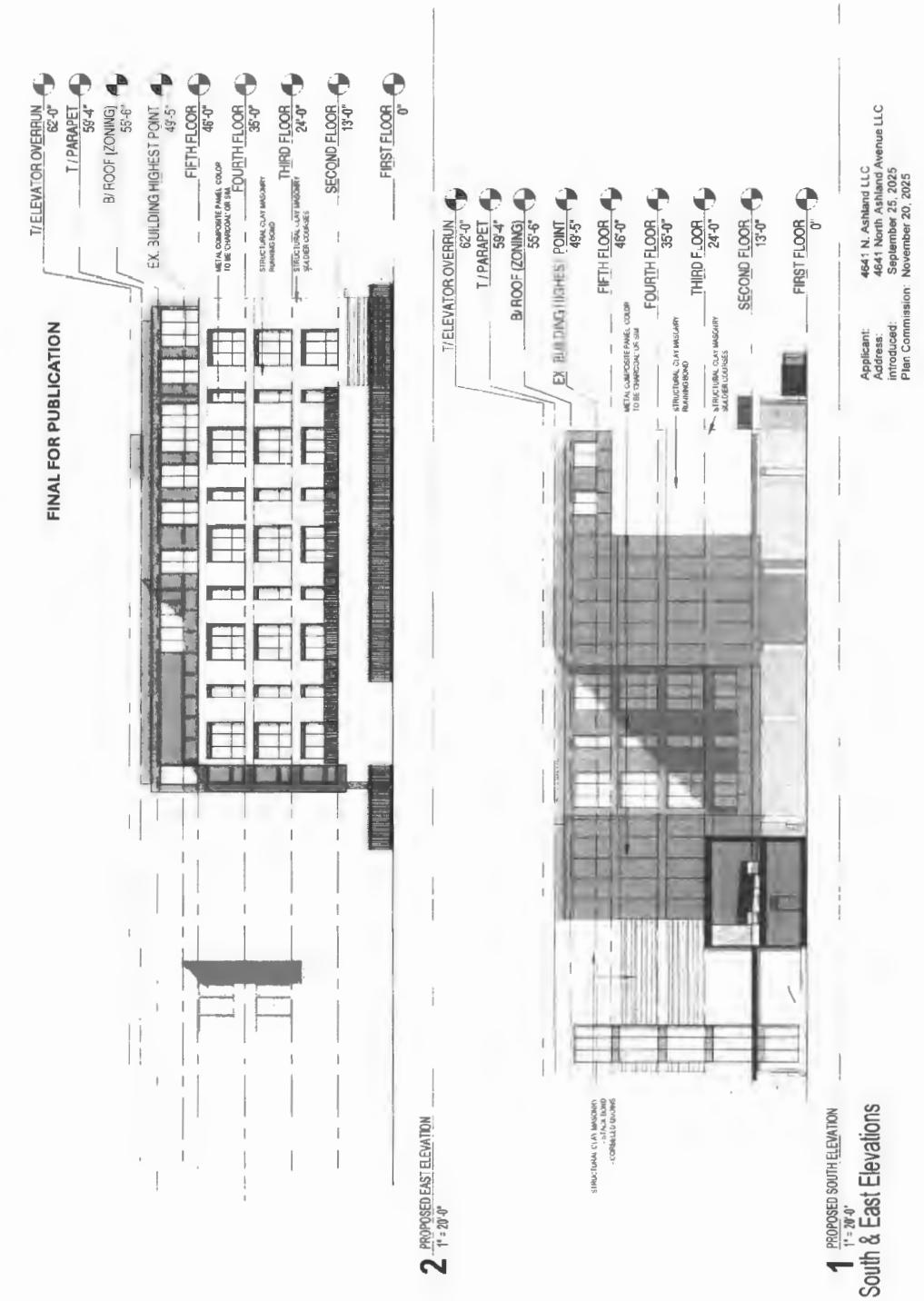


Proposed Fifth Floor Plan


FINAL FOR PUBLICATION
EXISTING 4-STORY BUILDING ON SITE TO REMAIN
ROOF ABOVE SKYBRIDGE
ROOF ABOVE 1ST FLOOR ENTRY
5TH FLOOR ROOF DECK
ROOF ABOVE 1ST FLOOR GARAGE AND 6 PRIVATE TERRACES AT 2ND FLOOR
PROPOSED 5-STORY ADDITION WITH 5TH FLOOR ROOF DECK
Applicant: 4641 N. Ashland LLC
Address: 4641 North Ashland Avenue LLC
Introduced: September 25, 2025
Plan Commission: November 20, 2025
Proposed Roof Plan


Landscape Architect's Sworn Statement
Owner's Sworn Statements
PLANTING NOTES
PLANTING LEGEND
LANDSCAPE ORDINANCE ANALYSIS
PLANT SCHEDULE
TRAFFIC DIRECTION
N. ASHLAND AVE.
W. LELAND AVE.
TRAFFIC DIRECTION
Proposed Landscape Plan
Applicant: 4641 N. Ashland LLC
Address: 4641 North Ashland Avenue LLC
Introduced: September 25, 2025
Plan Commission: November 20, 2025
FINAL FOR PUBLICATION


FINAL FOR PUBLICATION
T/ ELEVATOR OVERRUN 62'-0"
T / PARAPET 59'-4"
B/ ROOF (ZONING) 55'-6"
EX. BUILDING HIGHEST POINT 49'-5"
FIFTH FLOOR 46'-0"
FOURTH FLOOR 35'-0"
THIRD FLOOR 24'-0"
SECOND FLOOR 13'-0"
FIRST FLOOR 0"
METAL COMPOSITE PANEL COLOR TO BE CHARCOAL GRAY
STRUCTURAL CLAY MASONRY RUNNING BOND
STRUCTURAL CLAY MASONRY SOLDIER COURSES
EXISTING TREES TO REMAIN
2 PROPOSED WEST ELEVATION (ASHLAND)
1" = 20'-0"
1 PROPOSED NORTH ELEVATION (LELAND)
1" = 20'-0"
North & West Elevations
Applicant: 4641 N. Ashland LLC
Address: 4641 North Ashland Avenue LLC
Introduced: September 25, 2025
Plan Commission: November 20, 2025


FINAL FOR PUBLICATION
T/ ELEVATOR OVERRUN 62'-0"
T / PARAPET 58'-4"
B/ ROOF (ZONING) 55'-6"
EX. BUILDING HIGHEST POINT 49'-5"
FIFTH FLOOR 46'-0"
FOURTH FLOOR 35'-0"
THIRD FLOOR 24'-0"
SECOND FLOOR 13'-0"
FIRST FLOOR 0"
META COMPOSITE PANEL COLOR TO BE CHARCOAL OR SIM
STRUCTURAL CLAY MASONRY RUNNING BOND
STRUCTURAL CLAY MASONRY SOLDIER COURSES
2 PROPOSED EAST ELEVATION
1" = 20'-0"
T/ ELEVATOR OVERRUN 62'-0"
T / PARAPET 58'-4"
B/ ROOF (ZONING) 55'-6"
EX. BUILDING HIGHEST POINT 49'-5"
FIFTH FLOOR 46'-0"
FOURTH FLOOR 35'-0"
THIRD FLOOR 24'-0"
SECOND FLOOR 13'-0"
FIRST FLOOR 0"
STRUCTURAL CLAY MASONRY - SOLDIER COURSES
1 PROPOSED SOUTH ELEVATION
1" = 20'-0"
South & East Elevations
Applicant: 4641 N. Ashland LLC
Address: 4641 North Ashland Avenue LLC
Introduced: September 25, 2025
Plan Commission: November 20, 2025

Reclassification Of Area Shown On Map No. 11-L.
(As Amended)
(Application No. 22894)
(Common Address: 5161 -- 5223 W. Lawrence Ave., 4750 -- 4760 N. Laramie Ave., 4753 -- 4761 N. Laramie Ave. And 4786 -- 4798 N. Avondale Ave.)
[SO2025-0020475]

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 Planned Development Number 1364 indications as shown on Map Number 11-L in the area bounded by:

> West Lawrence Avenue; North Avondale Avenue; a line 148.61 feet southeasterly, as measured along North Avondale Avenue to a point 164.33 feet east of North Laramie Avenue; the alley south of and parallel to West Lawrence Avenue; and a line 250.00 feet west of North Laramie Avenue to the point of beginning,

to those of C1-2 Neighborhood Commercial District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the C1-2 Neighborhood Commercial District indications as shown on Map Number 11-L in the area bounded by:

> West Lawrence Avenue; North Avondale Avenue; a line 148.61 feet southeasterly, as measured along North Avondale Avenue to a point 164.33 feet east of North Laramie Avenue; the alley south of and parallel to West Lawrence Avenue; and a line 250.00 feet west of North Laramie Avenue to the point of beginning,

to those of Planned Development Number 1364, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Planned Development No. 1364, As Amended.

Planned Development Statements.

Final For Publication

1. The area delineated herein as Planned Development Number 1364 ("Planned Development") consists of approximately 41,015 square feet (0.941 acres) of net site area located on West Lawrence Avenue ("Property"), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The property is owned or controlled by Jefferson Park Residences LLC, an Illinois limited liability company ("Applicant").

2. The requirements, obligations and conditions contained within this Planned Development shall be binding on the Applicant, its successors and assigns, and, if different than the Applicant, the legal titleholders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns, and, if different than the Applicant, the legal titleholder. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grandees.

   Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans, as defined below.

   Ingress or egress shall be pursuant to the Plans (as defined below) and may be subject to the review and approval of the Department of Planning and Development. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

   All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the

issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Floor Plan; a Landscape Plan; Roof Plan; and Building Elevations. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations (collectively, the "Plans") which are on file with the Department of Planning and Development and published in the March 29, 2017 City Council Journal of Proceedings at pp. 45719 to pp. 45730 inclusive. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control

5. The following uses are allowed in the area delineated herein:

Residential:

Artist Live/Work Space (above the ground floor); Multi-Unit (above the ground floor).

Public And Civic:

Cultural Exhibits and Libraries; Postal Service.

Commercial.

Animal Services (excluding Shelter, Boarding Kennel, and Stable); Artist Work or Sales Space; Business Equipment Sales and Services; Business Support Services; Eating and Drinking Establishments (including, without limitation, Limited and General Restaurant and Outdoor Patio (at-grade and rooftop)); Entertainment and Spectator Sports (excluding wagering facilities, small venues, medium venues, large venues, and Industrial Private Event Venues); Sports and Recreation, Participant (excluding Outdoor Sports and Recreation, Hookah Bar, and Shooting Range Facilities); Financial Services (excluding Payday/Title Secured Loan Store, Pawn Shop, and Currency Exchange); Food and Beverage

Retail Sales (including, without limitation, Liquor Sales (accessory), but excluding Liquor Store (packaged goods)); Lodging (including, without limitation, Bed and Breakfast; and Vacation Rental); Medical Service; Office; Parking (excluding Non- Accessory); Personal Service; Repair and Laundry Services (excluding plant on-site); Residential Storage Warehouse; Retail Sales, General.

Other:

Wireless Communication Facilities (excluding Freestanding Facility).

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 41,015 square feet.

9 The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. That fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan

review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews are conditional until final Part II Approval.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns, and if different than the Applicant, the legal titleholders and any ground lessors.

13. On November 18, 2015, the City Council adopted an ordinance authorizing the sale of the property located at 5161 and 5201 West Lawrence Avenue to the Applicant for the construction of the project. The Applicant acknowledges and agrees that the city land sale triggered the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance") Under the Affordable Housing Ordinance, the Applicant must: (i) set aside 10 percent of the housing units in the project as affordable units ("Affordable Units"); (ii) pay a fee in lieu of the development of Affordable Units; or (iii) any combination of (i) and (ii). The Applicant has agreed to satisfy its affordable housing obligation by leasing four Affordable Units in the project, as set forth in the Affordable Housing Profile Form attached hereto, rather than paying the in-lieu fee. The Applicant agrees that the Affordable Units must be affordable to households earning no more than 60 percent of the Chicago-area median household income, as updated annually. If the Applicant subsequently reduces (or increases) the number of dwelling units in the project, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the requirements of this Statement 13 (i.e., number of Affordable Units) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the project, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-110(i)(2) to secure the Applicant's obligation to construct and lease the Affordable Units to income-eligible tenants. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development site and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement, including any breach of the affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all new buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of site plan approval, all new buildings must demonstrate substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The Applicant shall achieve ENERGY STAR certification for the building, and shall provide the equivalent at-grade water storage volume of a 20,870 square feet green roof with a permeable concrete paver parking lot.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property C1-2 Neighborhood Commercial District. The Applicant has fully constructed the building and improvements on the Property in accordance with the Plans. As a result, the zoning rights herein have vested and this Planned Development is no longer subject to lapse.

Planned Development No. 1364, As Amended.

Bulk Regulations and Data Table.

Final For Publication

Gross Site Area:	65,077 S.F
Area in Public Right of Way:	24,062 S.F.
Net Site Area:	41,015 S F.
Maximum Floor Area Ratio:	2.2
Maximum Building Height:	51 feet, 0 inches
Number of Dwelling Units:	39 units
Minimum Number of Parking Spaces:	21 (exterior); 41 (interior)
Residential Required Bicycle Parking:	20 spaces
Retail Required Bicycle Parking:	3 spaces
Minimum Number of Loading Berths:	1 space (10 feet by 25 feet)
Minimum Setbacks:	as per plans

Reclassification Of Area Shown On Map No. 12-J.
(Application No. 22939)
(Common Address: 4851 S. Ridgeway Ave./3716 W. 49th St.)
[O2025-0020967]

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 RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 12-J in the area bounded by:

a line 50 feet north of and parallel to West 49th Street; the alley next east of and parallel to South Ridgeway Avenue; West 49th Street; and South Ridgeway Avenue,

to those of an RS3 Residential Single-Unit (Detached House) 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. 13-H.
(Application No. 22917T1)
(Common Address: 4943 -- 4947 N. Damen Ave.)
[O2025-0020874]

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 indications as shown on Map Number 13-H in the area bounded by:

a line 120 feet south of and parallel to West Argyle Street; the public alley next east of and parallel to North Damen Avenue; a line 180 feet south of and parallel to West Argyle Street; and North Damen Avenue,

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.

[First, Second, Third, Fourth and Fifth Floor Plans; Roof Deck Plan; and North, South, East and West Building Elevations attached to this ordinance printed on pages 36564 through 36572 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Plan for Publication

17-13-0303-C(1) Type 1 Narrative & Plans – 4943-47 North Damen Avenue, Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 9,150 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 sixteen (16) dwelling units above. The first commercial/retail space will contain approximately 1,114 sq. ft. of floor area and the second commercial/retail space will contain approximately 1,250 sq. ft. of floor area. The proposed building will measure approximately 56 ft.-3 in. in height. The subject property is a Transit Served Location and will be supported by sixteen (16) off-street parking spaces within an attached garage. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1101-B, and 17-13-1101-D of the Chicago Zoning Ordinance, the Applicant is seeking to increase the residential off-street parking ratio from 50% (8 parking spaces) to 100% (16 parking spaces), reduce the rear setback for floors containing residential units from 30 ft. to 20 ft., increase the Floor Area Ratio for at Transit Served Location from 3.0 to 3.34, waive the loading berth requirement, and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 30,517.76 square feet (3.34 FAR)

*The subject property is a designated Transit Served Location based on its proximity to the CTA Lawrence Bus Route. Pursuant to Sec. 17-3-0403-B, the Applicant is seeking to increase the Floor Area ratio 3.0 to 3.34.

(B) The Project's Density (Minimum Lot Area Per D.U.): 571.88 square feet per D.U. (16 residential units)

(C) The amount of off-street parking: 16 parking spaces total

*The subject property is a designated Transit Served Location based on its proximity to the CTA Lawrence Bus Route. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking ratio from 50% (8 parking spaces) to 100% (16 parking spaces).

(D) Setbacks:

a. Front Setback: 1.5 feet
b. Side Setbacks:
North Side: 0 feet
South Side: 0 feet
c. Rear Setback: 20 feet

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential units from 30 feet to 20 feet.

(E) Building Height: 56 feet-3 inches

Final for Publication

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

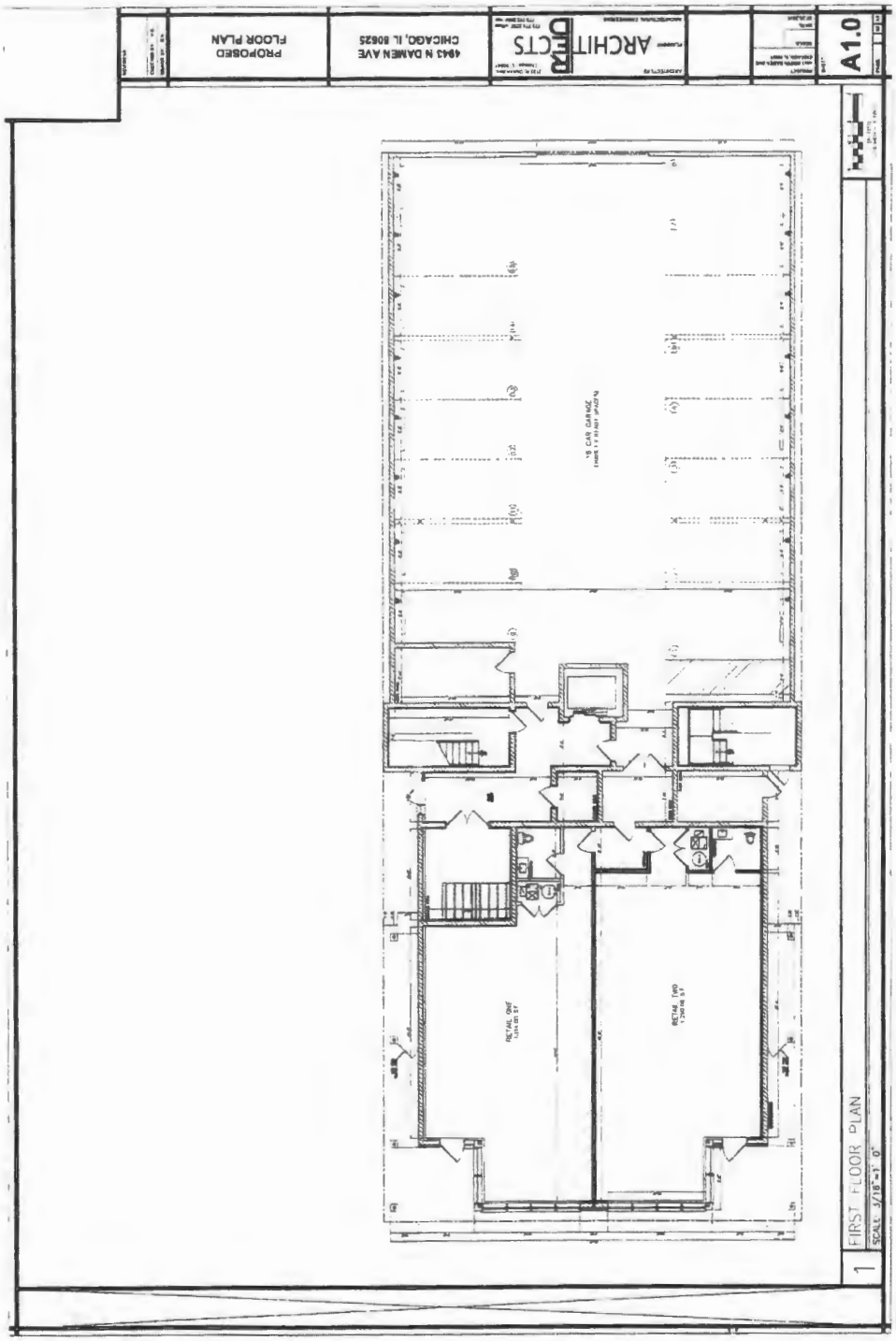
1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 1,056 linear feet of the Lawrence Avenue CTA Bus Route. The proposed mixed-use building containing two (2) retail/commercial spaces at grade and sixteen (16) residential units above will be supported by sixteen (16) 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% (8 parking spaces) to 100% (16 parking spaces).

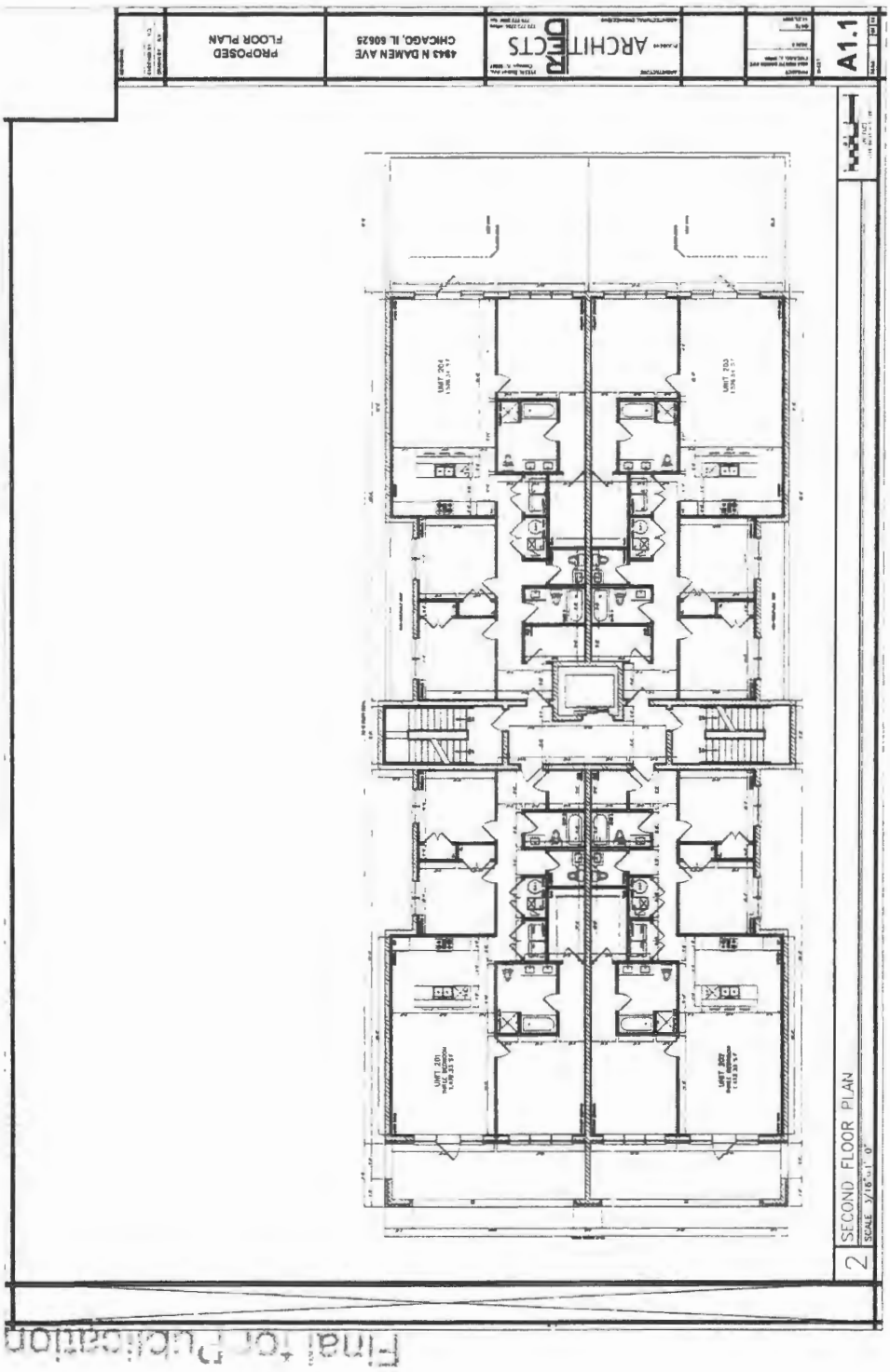
2. The proposed building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504 because the front setback will be at the front of the property line, the entrance widths do not exceed 12 ft., the entrance depths do not exceed the entrance width, the entrance is not more than two-stories in height, the proposed building elevations comply with the window transparency requirements, and the front doors to the building are located along North Damen Avenue.

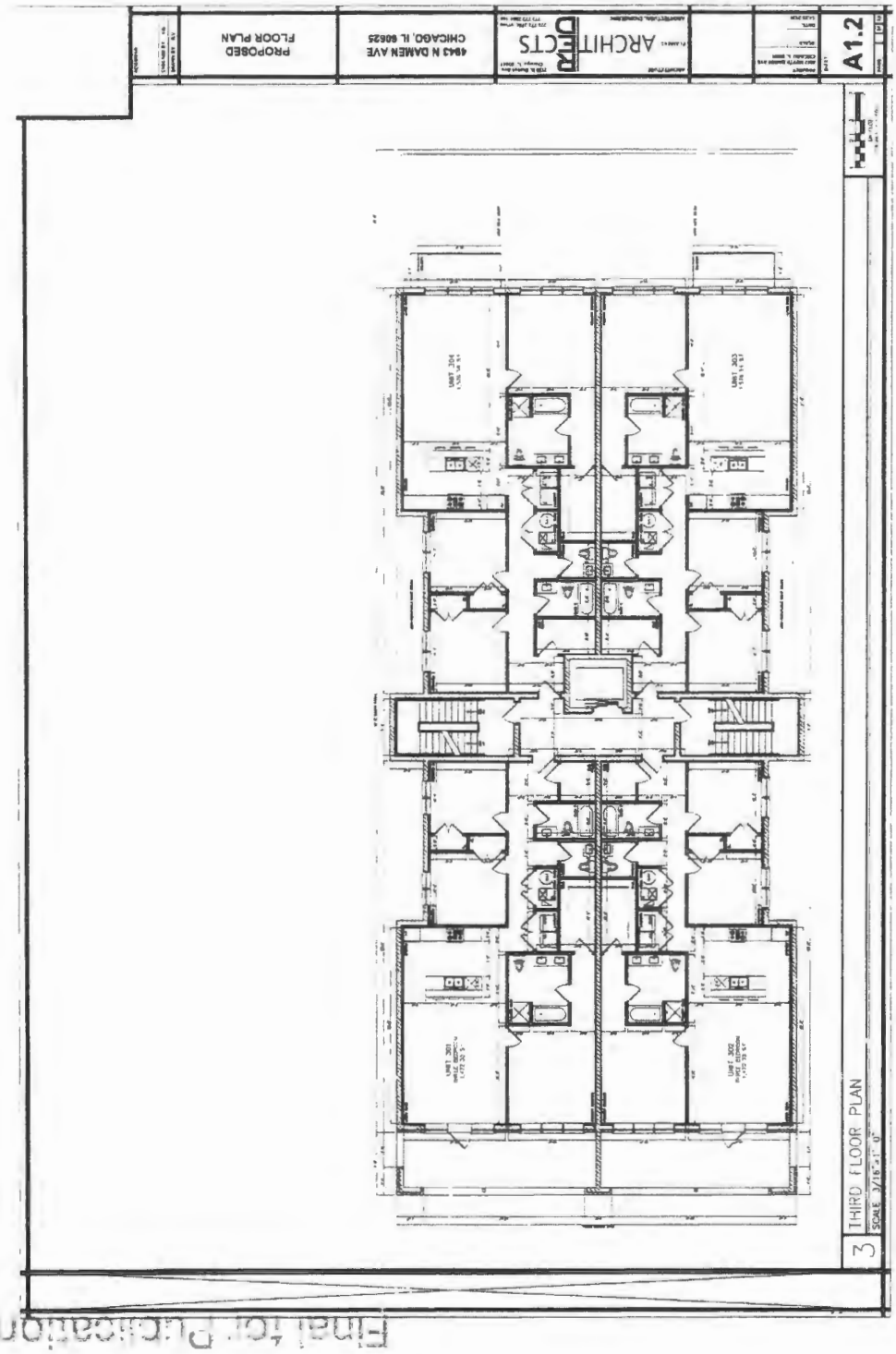
3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporates accessibility and connectivity to mass transit based on its location near the Lawrence CTA Bus Route. The Applicant believes the redevelopment of an underutilized lot will improve the subject area for residents and other commuters traveling in the subject area.

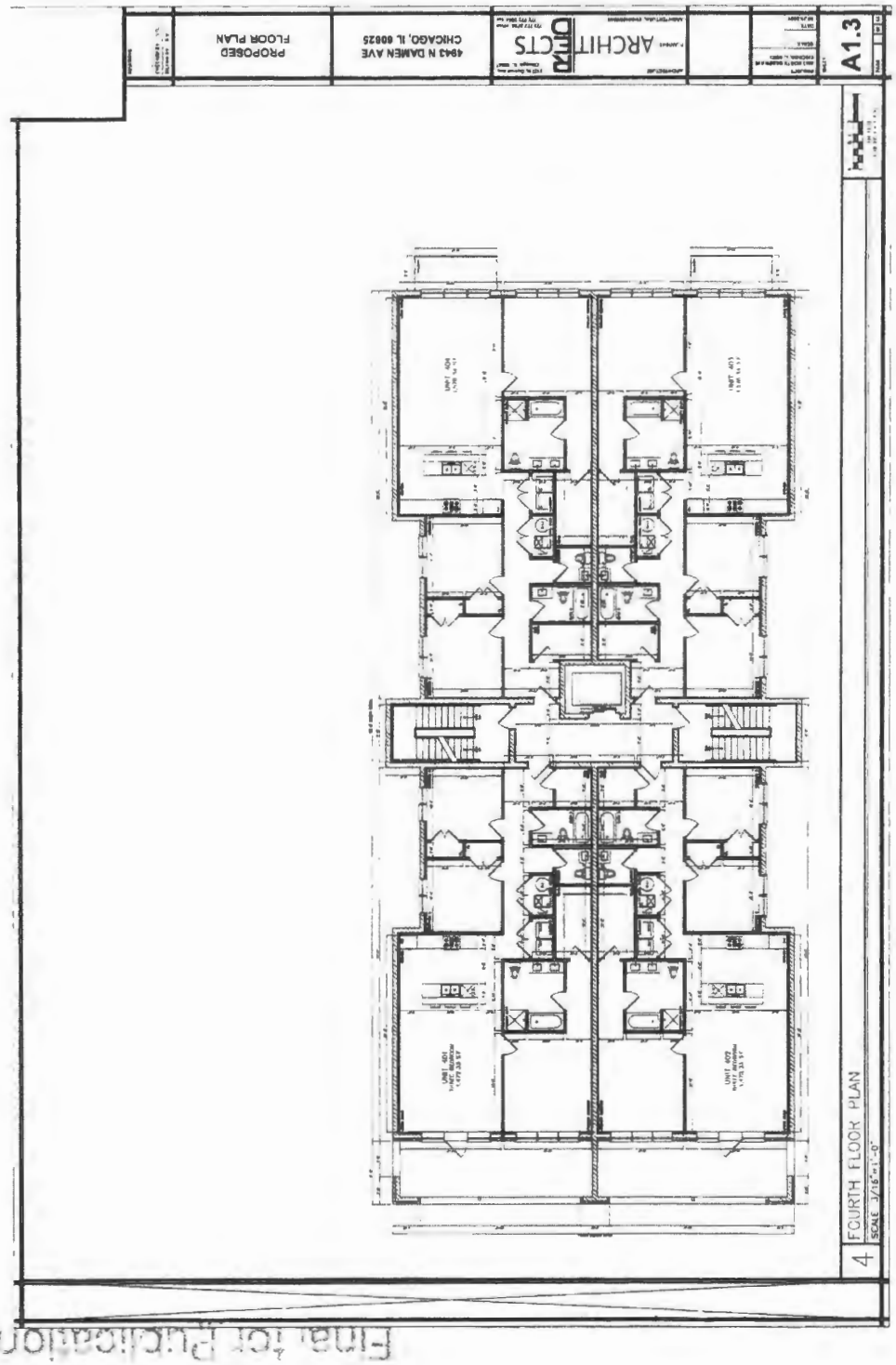
4. The proposed mixed-use building will contain approximately 2,354 sq. ft. of retail/commercial space at grade and sixteen (16) residential units above. The proposed building will be supported by sixteen (16) off-street parking spaces. The Applicant is seeking administrative approval to permit the off-street parking increase for the residential units pursuant to the TOD Ordinance.

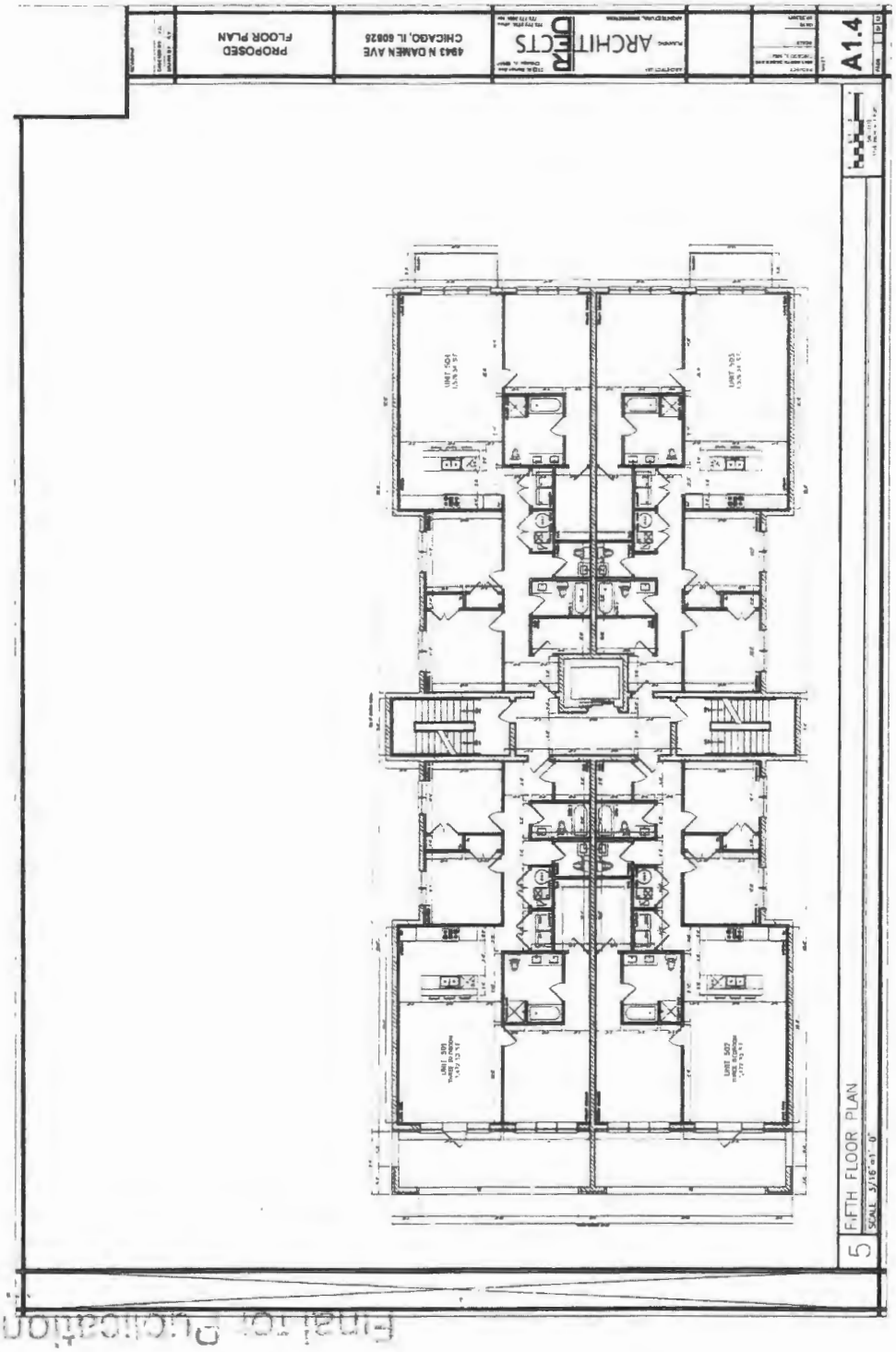
5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a one-story commercial building with a new mixed-use building, which will provide additional residential housing thereby meeting market demand. Based on the subject property's proximity to a designated CTA Bus Route (Lawrence Avenue), 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.

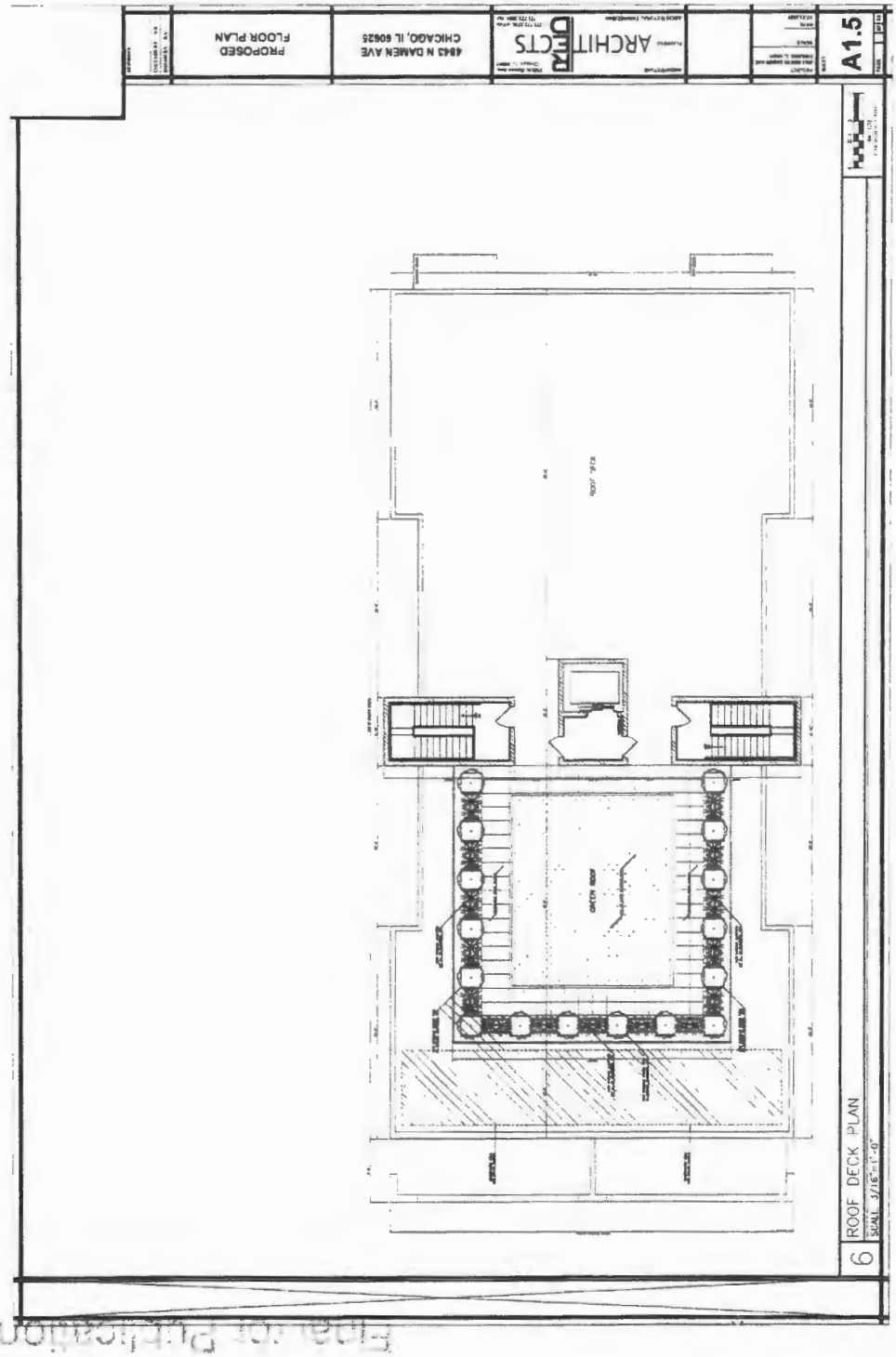

A1.0
PROPOSED
FLOOR PLAN
4043 N DAMEN AVE
CHICAGO, IL 60625
ARCHITECTS
FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"
1

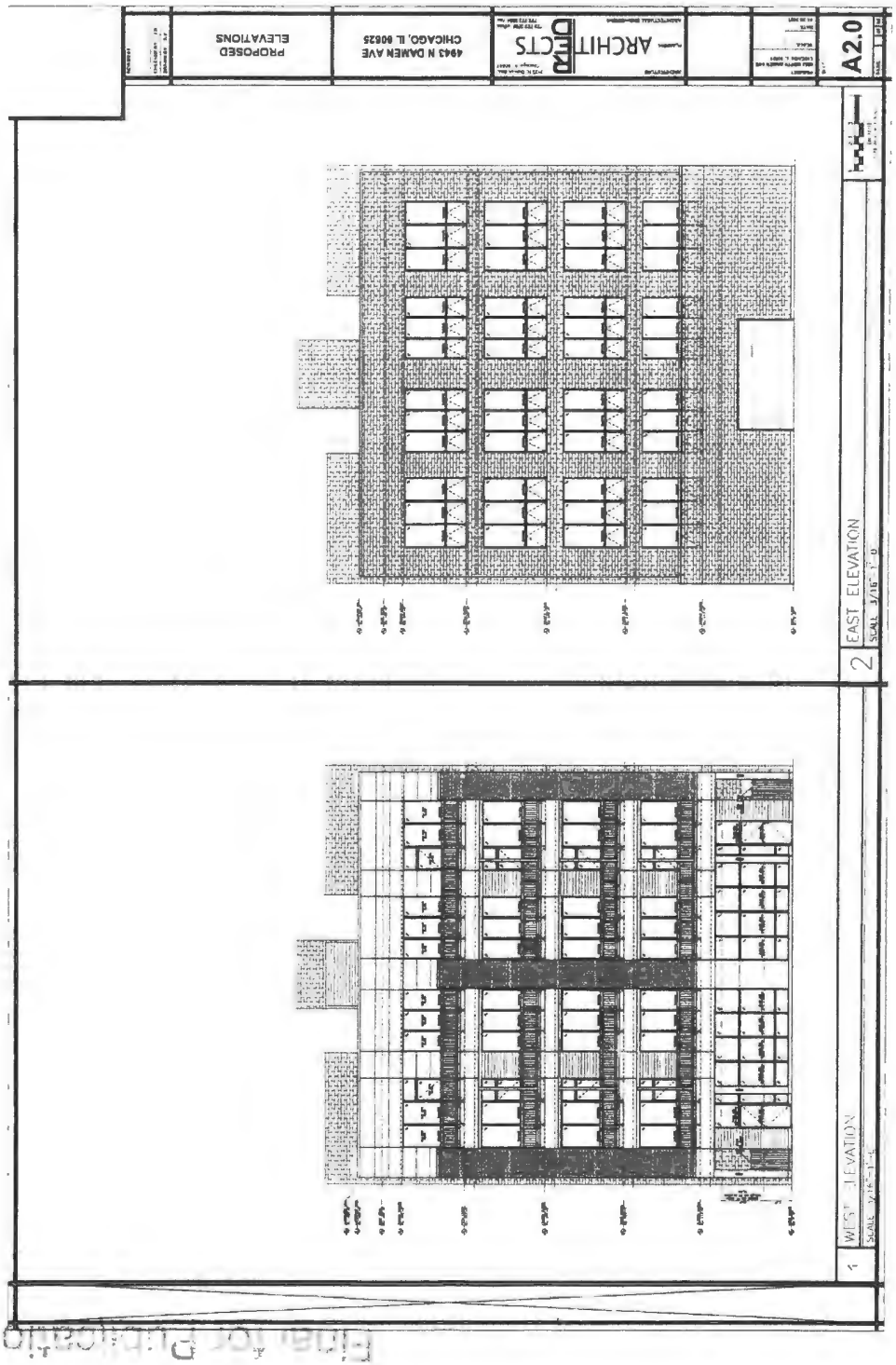

A1.1
PROPOSED
FLOOR PLAN
4943 N DAMEN AVE
CHICAGO, IL 60625
ARCHITECTS
2 SECOND FLOOR PLAN
Final for Publication

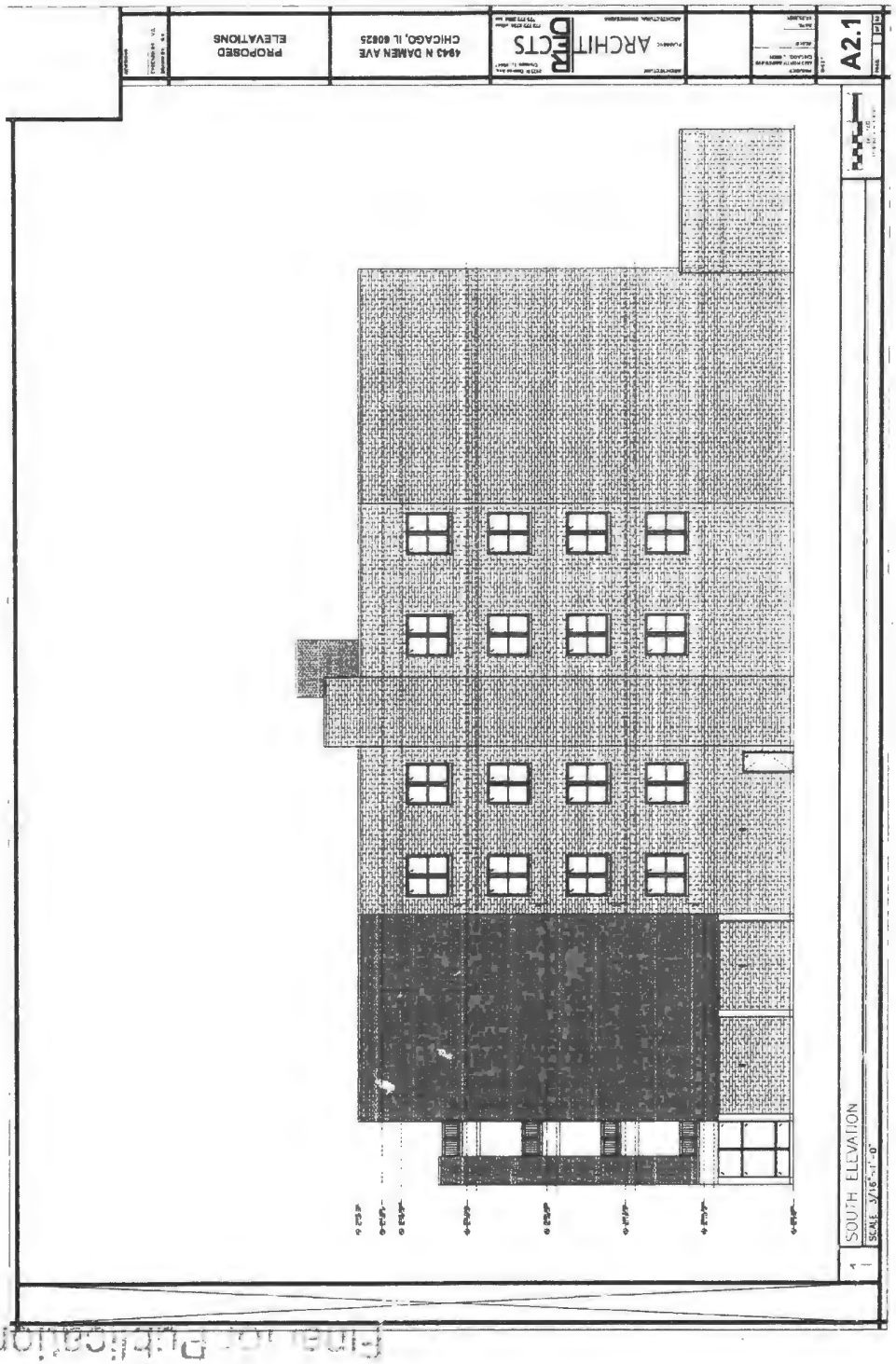

A1.2
ARCHITECTS
4943 N DAMEN AVE
CHICAGO, IL 60625
PROPOSED
FLOOR PLAN
3 THIRD FLOOR PLAN
Final for Publication

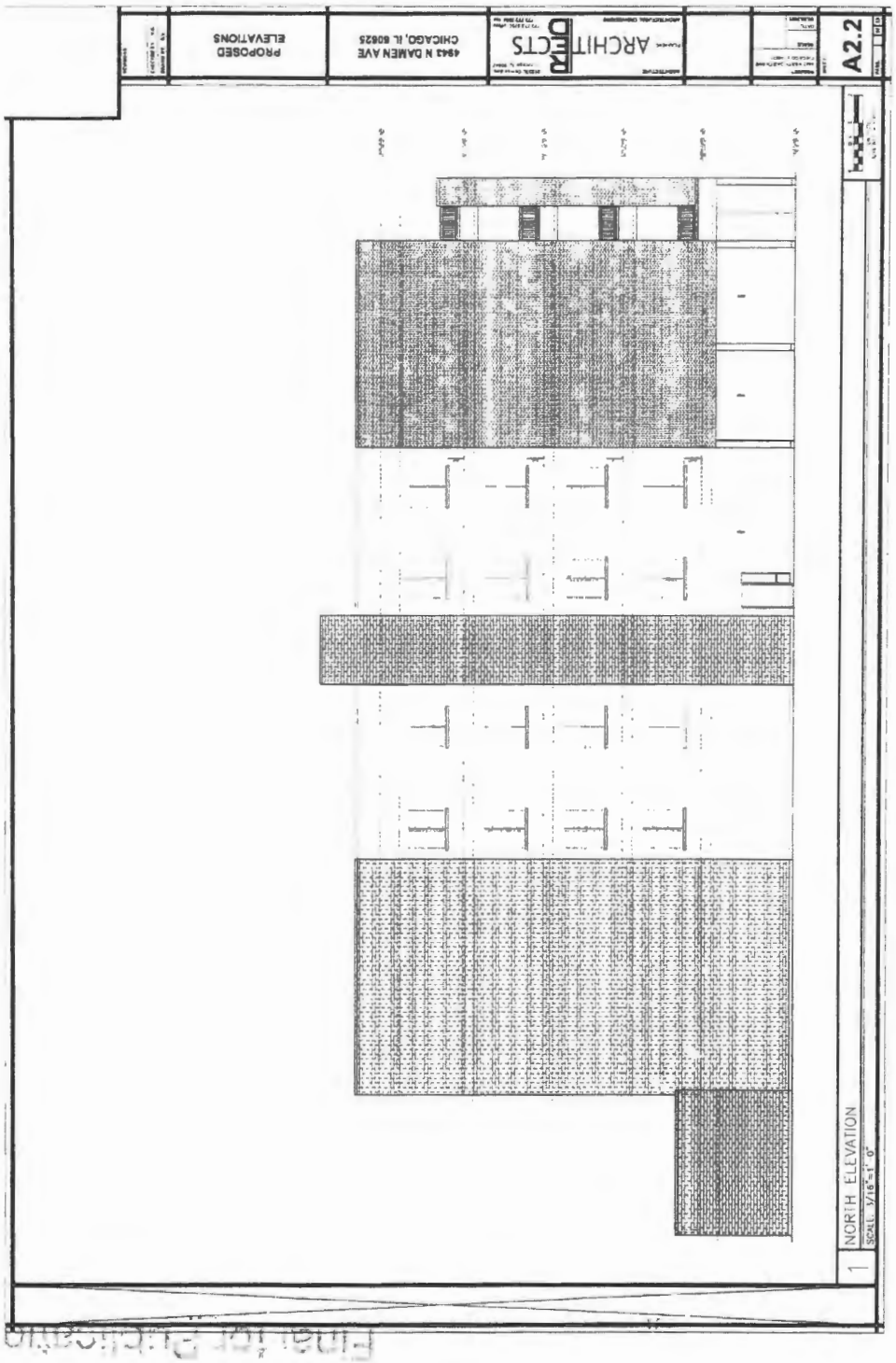

A1.3
4943 N DAMEN AVE
CHICAGO, IL 60625
PROPOSED
FLOOR PLAN
4 FOURTH FLOOR PLAN
SCALE 3/16"=1'-0"


A1.4
PROPOSED
FLOOR PLAN
4943 N DAMEN AVE
CHICAGO, IL 60625
ARCHITECTS
5 FIFTH FLOOR PLAN
SCALE: 3/16"=1'-0"
Final for Publication


A1.5
PROPOSED
FLOOR PLAN
4843 N DAMEN AVE
CHICAGO, IL 60625
ARCHITECTS
ROOF DECK PLAN
SCALE: 3/16"=1'-0"
6


A2.0
PROPOSED
ELEVATIONS
4943 N DAMEN AVE
CHICAGO, IL 60625
ARCHITECTS
2 EAST ELEVATION
1 WEST ELEVATION


A2.1
PROPOSED
ELEVATIONS
4943 N DAMEN AVE
CHICAGO, IL 60625
ARCHITECTS
SOUTH ELEVATION
SCALE: 3/16"-1'-0"


A2.2
PROPOSED
ELEVATIONS
4943 N DAMEN AVE
CHICAGO, IL 60625
ARCHITECTS
NORTH ELEVATION
SCALE: 1/16"=1'-0"
1

Reclassification Of Area Shown On Map Nos. 14-G And 16-G.
(Application No. A-9074)
(Common Address: 935 -- 1323 W. 63rd St., 946 -- 1322 W. 63rd St.
And 6249 S. Sangamon Ave.)

[O2025-0020461]

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 District, C1-2 Neighborhood Commercial District and RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Numbers 14-G and 16-G in the area 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 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,

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. 14-G And 16-G.
(Application No. A-9075)
(Common Address: 1443 -- 1547 W. 63rd St., 1500 -- 1546 W. 63rd St.
And 6247 -- 6301 S. Ashland Ave.)

[O2025-0020460]

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 District symbols and indications as shown on Map Numbers 14-G and 16-G in the area 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,

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-9076)
(Common Address: 815 -- 859 W. 63rd St. And 6300 -- 6312 S. Halsted St.)
[O2025-0020462]

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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 16-G in the area bounded by:

South Peoria Drive; West 63rd Street; South Halsted Street; and the north right-of-way line of the Chicago Transit Authority Railway,

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.
(As Amended)
(Application No. 22938T1)
(Common Address: 6743 S. Honore St.)
[SO2025-0020966]

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 16-H in the area bounded by:

a line 180.71 feet north of and parallel to West 68th Street; the public alley next east of and parallel to South Honore Street; a line 155.71 feet north of and parallel to West 68th Street; and South Honore 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.

[Architectural Site Plan Notes; Demolitions Plans; Basement, First and Second Floor Plans; and North, South, East and West Building Elevations attached to this ordinance printed on pages 36576 through 36579 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

AMENDED TO BE A TYPE 1 #22938 -T1
NARRATIVE AND PLANS
TYPE I Rezoning Attachment
6743 South Honore Street
From RS-3 to RT-4

The Property
The subject property is a vacant parcel located in a RS-3, Residential Single-Unit (Detached House) District and improved with a two story residential building with two dwelling units. The first floor unit is legal.

The Project
Rosa Rodiles (the "Applicant") seeks to rezone the property to legalize the second floor dwelling unit for a total of two units on the property, to legalize an as-built rear two story addition and an as-built 2nd story addition to the existing two flat building. Two surface parking spaces will be provided at the rear of the property.

The Applicant seeks to rezone the property from a RS-3, Residential Single-Unit (Detached House) District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District.

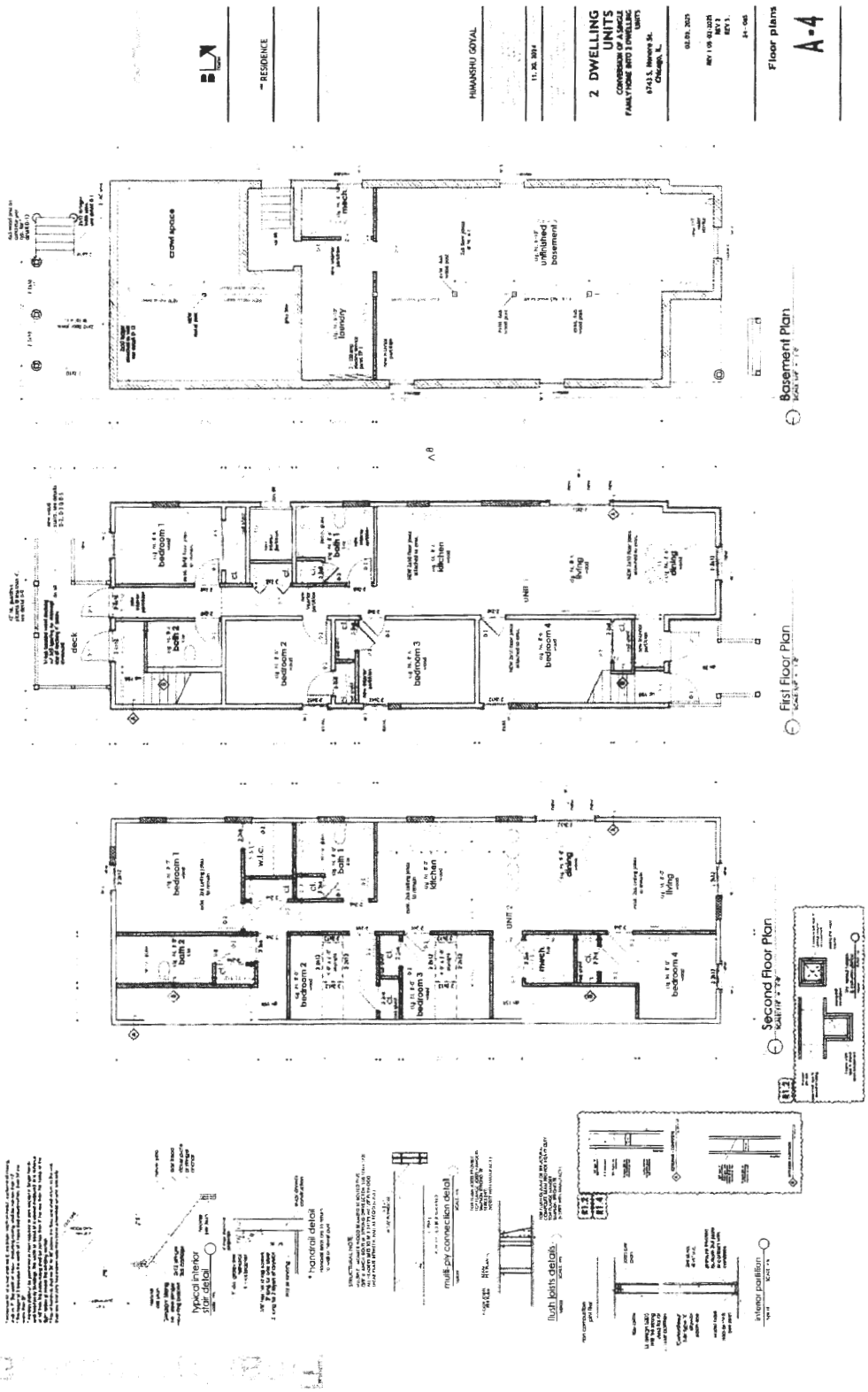
The Applicant also is seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) as follows: 1) an optional variation under section 17-13-1101-B to reduce the required front setback pursuant to section 17-2-0305 including section 17-2-0305-B from 18.38 feet to 15.25 feet; 2) an optional variation under section 17-13-1101-B to reduce the north side setback required pursuant to section 17-2-0309-A from 2.0 feet to 0.89 feet (the south side setback at 2.6'); 3) an optional variation under section 17-13-1101-B to reduce the total combined side setback pursuant to section 17-2-0309-A from 5.0 feet to 3.49 feet.

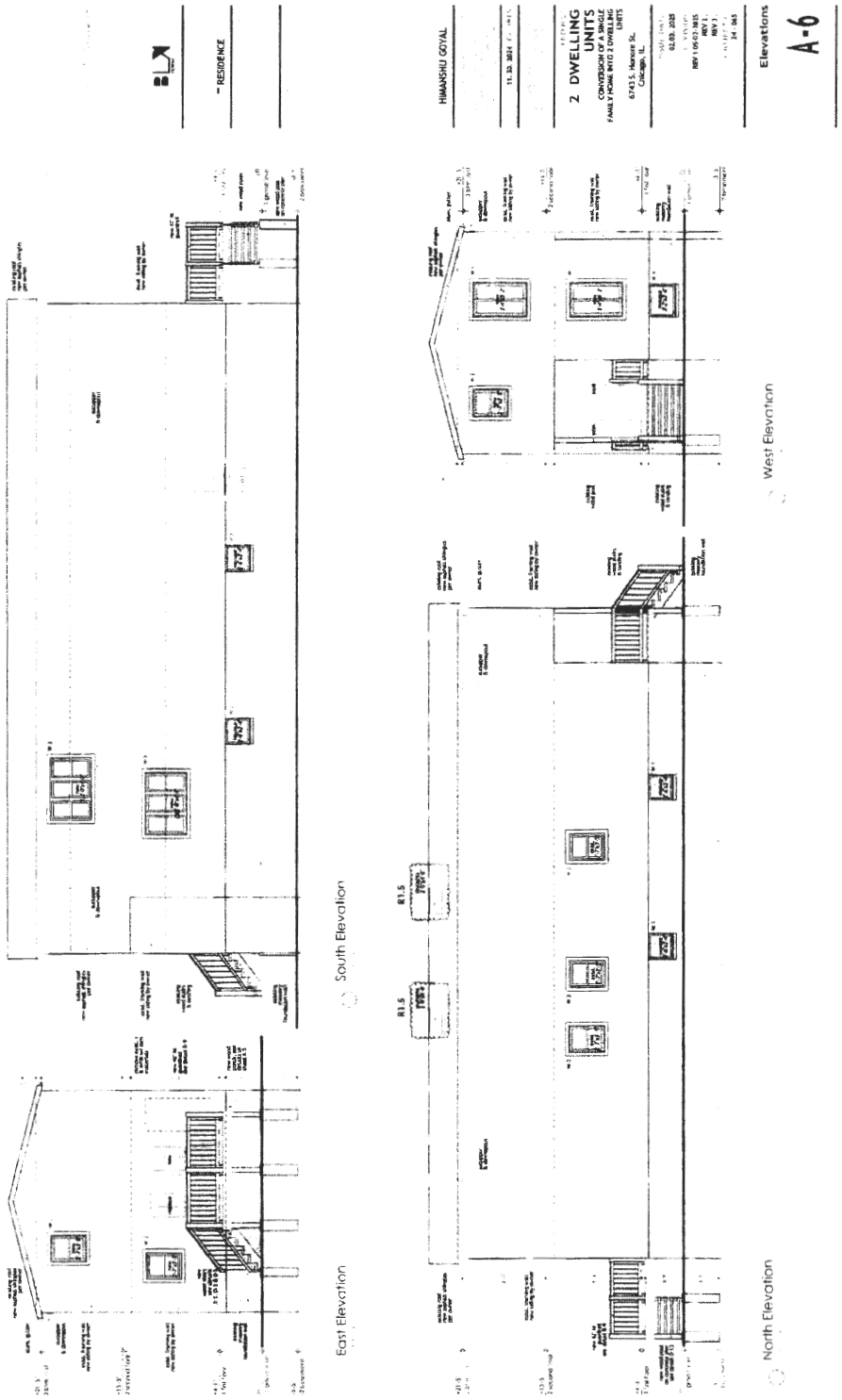
The following are the relevant zoning parameters for the proposed project:

Lot Area:	3,116.28 square feet	
Maximum FAR:	0.88	
Floor Area:	2,712.22 square feet	
Residential Dwelling Units:	2 existing	
MLA Density:	1,558.14 square feet	
Height:	22'-10" existing	
Automobile Parking:	2	
Setbacks (existing):	Front (West/Honore):	15.25 feet* (existing)
	North:	0.89 feet* (existing)
	South:	2.6 feet* (existing)
	Rear (East):	46.26 feet

A set of plans is attached.
* The Applicant seeks optional variation relief under section 17-13-0300(D).

RESIDENCE
HEMANSHU GOYAL
2 DWELLING UNITS
CONVERSION OF A SINGLE FAMILY HOME INTO 2 DWELLING UNITS
Demolition plans
A-3
Basement Demo Plan
First Floor Demo Plan
Second Floor Demo Plan


RESIDENCE
HIMANSHU GOYAL
2 DWELLING UNITS
Floor plans
A-4
Basement Plan
First Floor Plan
Second Floor Plan
typical interior stair detail
handrail detail
multi-ply connection detail
flush joists details
interior partition


RESIDENCE
HIMANSHU GOYAL
2 DWELLING UNITS
CONVERSION OF A SINGLE FAMILY HOME INTO 2 DWELLING UNITS
Elevations
A-6
South Elevation
East Elevation
West Elevation
North Elevation

Reclassification Of Area Shown On Map No. 16-L.
(Application No. A-9069)
(Common Address: 6355 S. Central Ave.)

[O2025-0019932]

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 55.25 feet north of and parallel to West 64th Street; the alley next west of and parallel to South Central Avenue; 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-G.
(As Amended)
(Application No. 22942T1)
(Common Address: 6925 -- 6939 N. Sheridan Rd./1151 -- 1163 W. Morse Ave.)

[SO2025-0021118]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map Number 17-G in the area bounded by:

West Morse Avenue; the public alley next northeast of and parallel to North Sheridan Road; a line 150 feet south of and parallel to West Morse Avenue (as measured along the east line of North Sheridan Road); and North Sheridan Road,

to those of a B2-5 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

[Site Plan with Additional Parking Plan; Site Plan; Additional Parking Plan; Ground, 2nd, 3rd, 4th and 5th Floor Plans; Roof Plan; and North, South, East and West Building Elevations attached to this ordinance printed on pages 36584 through 36596 of this *Journal.*]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

SUBSTITUTE NARRATIVE, PLANS and PLAT OF SURVEY

No. 22942 T1

FOR THE PROPOSED ZONING AMENDMENT TYPE 1.

6925-39 N. SHERIDAN RD./ 1151-63 W. Morse Avenue

From a B3-1 to a B2-5

The subject property contains an existing one-story building, formerly Leona's restaurant, with an onsite and offsite parking lot.

The existing building and onsite parking will be demolished, the existing offsite parking lot located at 1156 W. Farwell Avenue will remain and will be utilized by the proposed. The character of the surrounding area consists of 3 to 6-story multi-unit residential and mixed-use buildings, a 6-story and a 9-story multi-unit mixed use building within 2 blocks of the subject property.

The applicant seeks to rezone the subject property from a B3-1 Community Shopping District to a B2-5 Neighborhood Mixed-Use District. The application is for a Type one (1) Map Amendment so that the applicant may construct a 5-story mixed-use building with commercial and 80 dwelling units with 16 rear parking spaces onsite and 25 spaces at 1156 W. Farwell Avenue for a total of 41 spaces.

A separate application for a special use will be sought through the Chicago Zoning Board of Appeals for the offsite parking lot.

The commercial space will be approximately 3,700 square feet.

This project will also be presented to the Chicago Plan Commission for the Lakefront Protection Ordinance review.

Final for Publication

SUBSTITUTE NARRATIVE PLANS AND PLAT OF SURVEY

Page 2 No. 22942 T1

PROJECT BULK AND DENSITY

LOT AREA: 22,500 square feet

FLOOR AREA RATIO: 3.60

BUILDING FLOOR AREA: 80,275 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 281 square feet

OFF-STREET PARKING: 16 onsite and 25 offsite for a total of 41 spaces.

BIKE PARKING SPACES: 80

Loading: 0

FRONT SETBACK: 0'-0"

REAR SETBACK: 21'-5"

SIDE SETBACKS: North 0'-0", South 2'-8"

BUILDING HEIGHT: 55'-0"

ADMINISTRATIVE ADJUSTMENTS: 17-13-1003-EE

Parking Reduction for Transit-Served Locations.

The project is a Transit Served Location (TOD) located within 1,320 feet of the CTA bus line corridor roadway segment (Sheridan 151).

17-13-1003-P Pedestrian Streets-Building Location Standards

17-13-1003-Q Pedestrian Streets -Transparent Window Standards.

17-13-1003-R Pedestrian-Door and Entrance Standards.

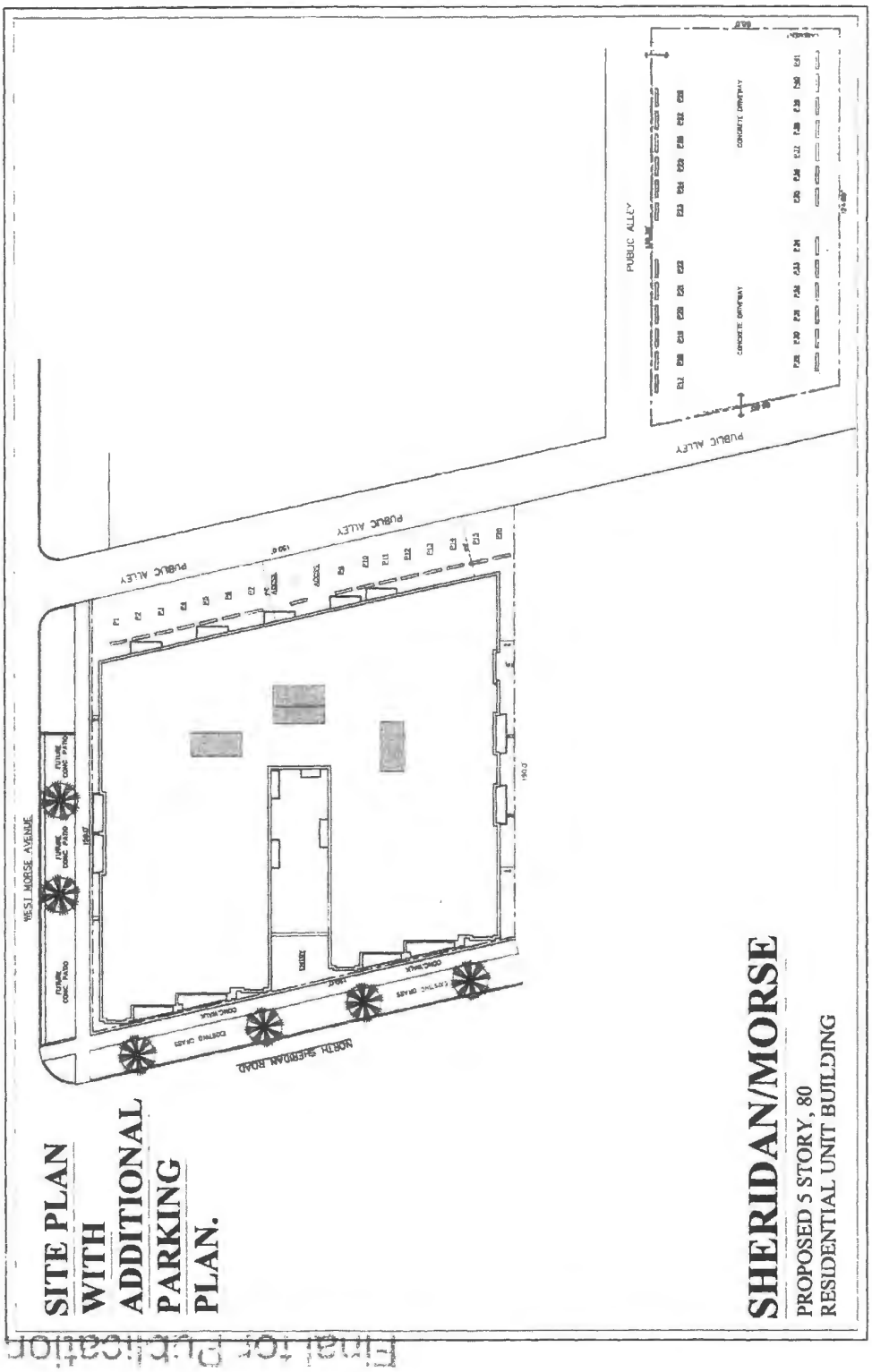
Final for Publication

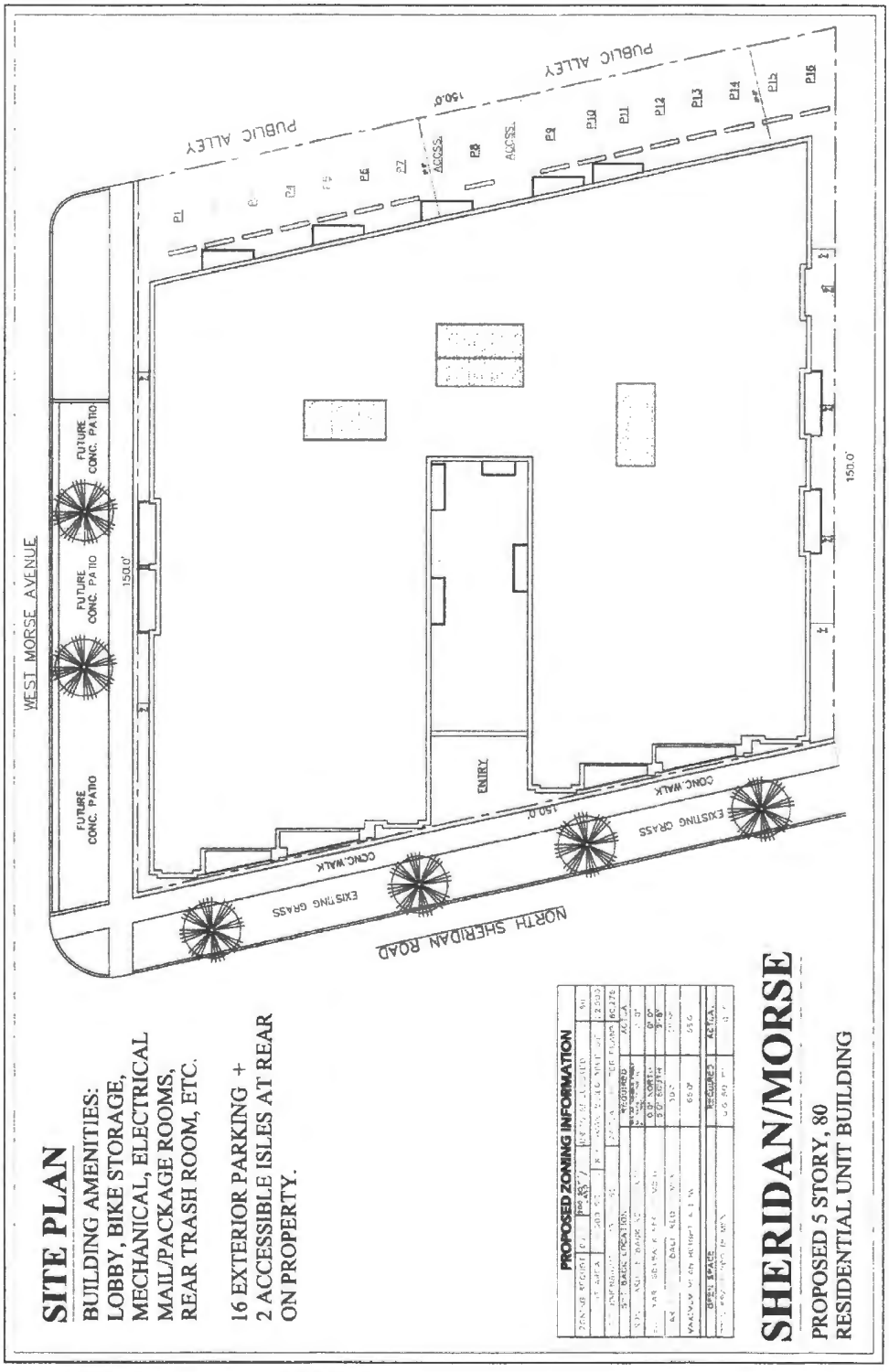
SUBSTITUTE NARRATIVE, PLANS AND PLAT OF SURVEY

PAGE 3 No. 22942 T1

Per these sections: 17-13-1100, 17-13-1101-A, 17-13-1101-B, 17-13-1101-D.

Variations are also sought for setback reductions, the waiver of the loading berth and is seeking all relief needed for the attached plans, as allowed by the Chicago Zoning Ordinance.


SITE PLAN
WITH
ADDITIONAL
PARKING
PLAN.
SHERIDAN/MORSE
PROPOSED 5 STORY, 80
RESIDENTIAL UNIT BUILDING
WEST MORSE AVENUE
NORTH SHERIDAN ROAD
PUBLIC ALLEY
PUBLIC ALLEY
PUBLIC ALLEY
CONCRETE DRIVEWAY
CONCRETE DRIVEWAY
Final for Publication


SITE PLAN
BUILDING AMENITIES:
LOBBY, BIKE STORAGE,
MECHANICAL, ELECTRICAL
MAIL/PACKAGE ROOMS,
REAR TRASH ROOM, ETC.
16 EXTERIOR PARKING +
2 ACCESSIBLE ISLES AT REAR
ON PROPERTY.
PROPOSED ZONING INFORMATION
SHERIDAN/MORSE
PROPOSED 5 STORY, 80
RESIDENTIAL UNIT BUILDING
WEST MORSE AVENUE
NORTH SHERIDAN ROAD
PUBLIC ALLEY
PUBLIC ALLEY
FUTURE CONC. PATIO
FUTURE CONC. PATIO
FUTURE CONC. PATIO
150.0'
150.0'
150.0'
150.0'
ENTRY
CONC. WALK
CONC. WALK
EXISTING GRASS
EXISTING GRASS
ACCESS.
ACCESS.
P1
P2
P3
P4
P5
P6
P7
P8
P9
P10
P11
P12
P13
P14
P15
P16

Final for Publication

Plans for Publication

GROUND FLOOR

BUILDING AMENITIES:
LOBBY, BIKE STORAGE,
MECHANICAL, ELECTRICAL ROOMS
MAIL/PACKAGE ROOMS,
REAR TRASH ROOM, ETC.

COMMERCIAL UNIT
RETAIL UNIT- 3621 SQ. FT.

8 RESIDENTIAL UNITS
UNIT C - 610 SQ. FT. 1BD, 1BTH
UNIT D - 835 SQ. FT. 2BD, 2BTH
UNIT E - 580 SQ. FT. 1BD, 1BTH
UNIT F - 620 SQ. FT. 1BD, 1BTH
UNIT I - 807 SQ. FT. 2BD, 1BTH
UNIT J - 866 SQ. FT. 2BD, 2BTH
UNIT K- 610 SQ. FT. 1BD, 1BTH
UNIT L - 875 SQ. FT. 2BD, 2BTH



SHERIDAN/MORSE

PROPOSED 5 STORY, 80
RESIDENTIAL UNIT BUILDING

Final for Publication

2ND FLOOR

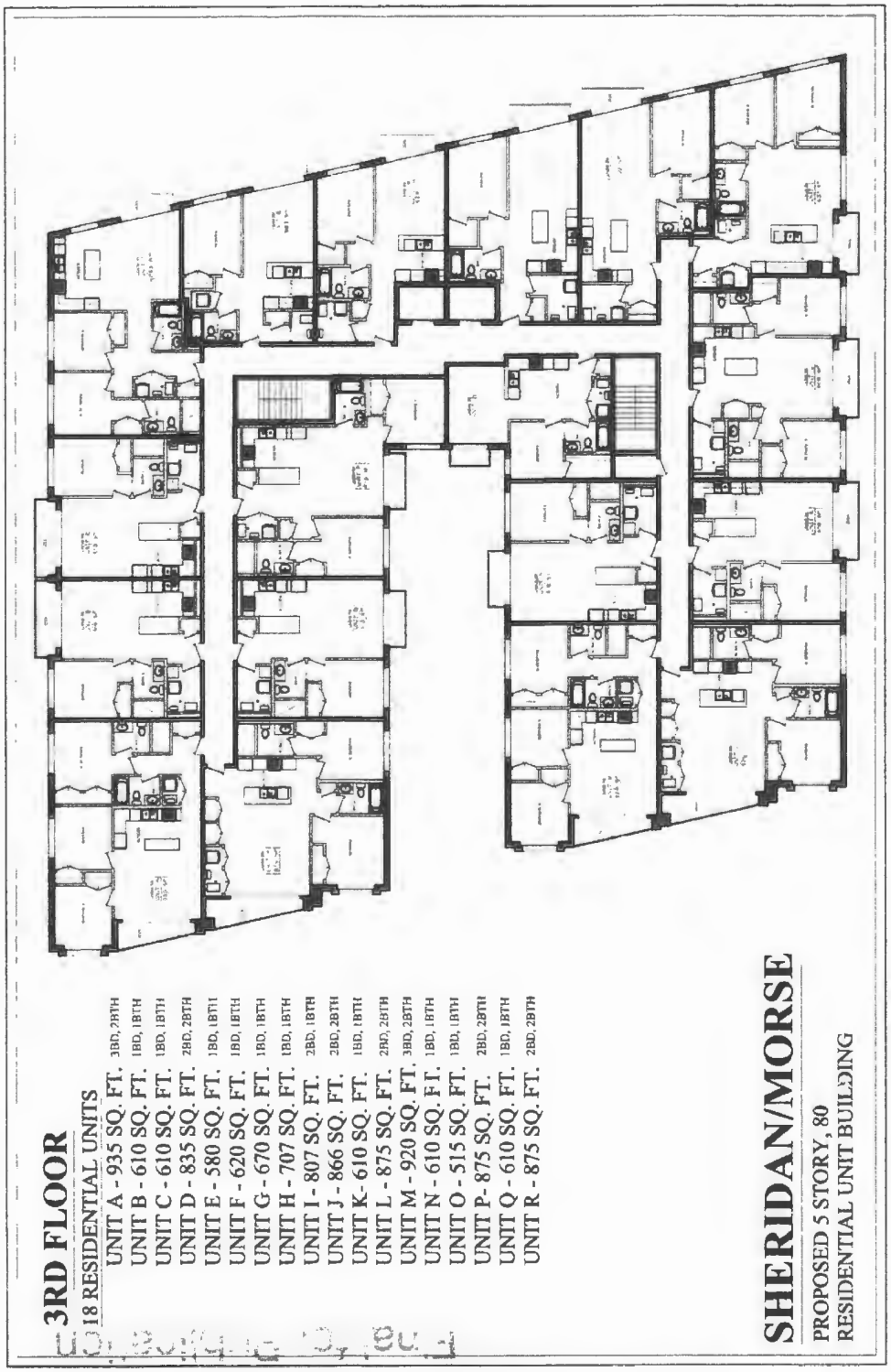
18 RESIDENTIAL UNITS

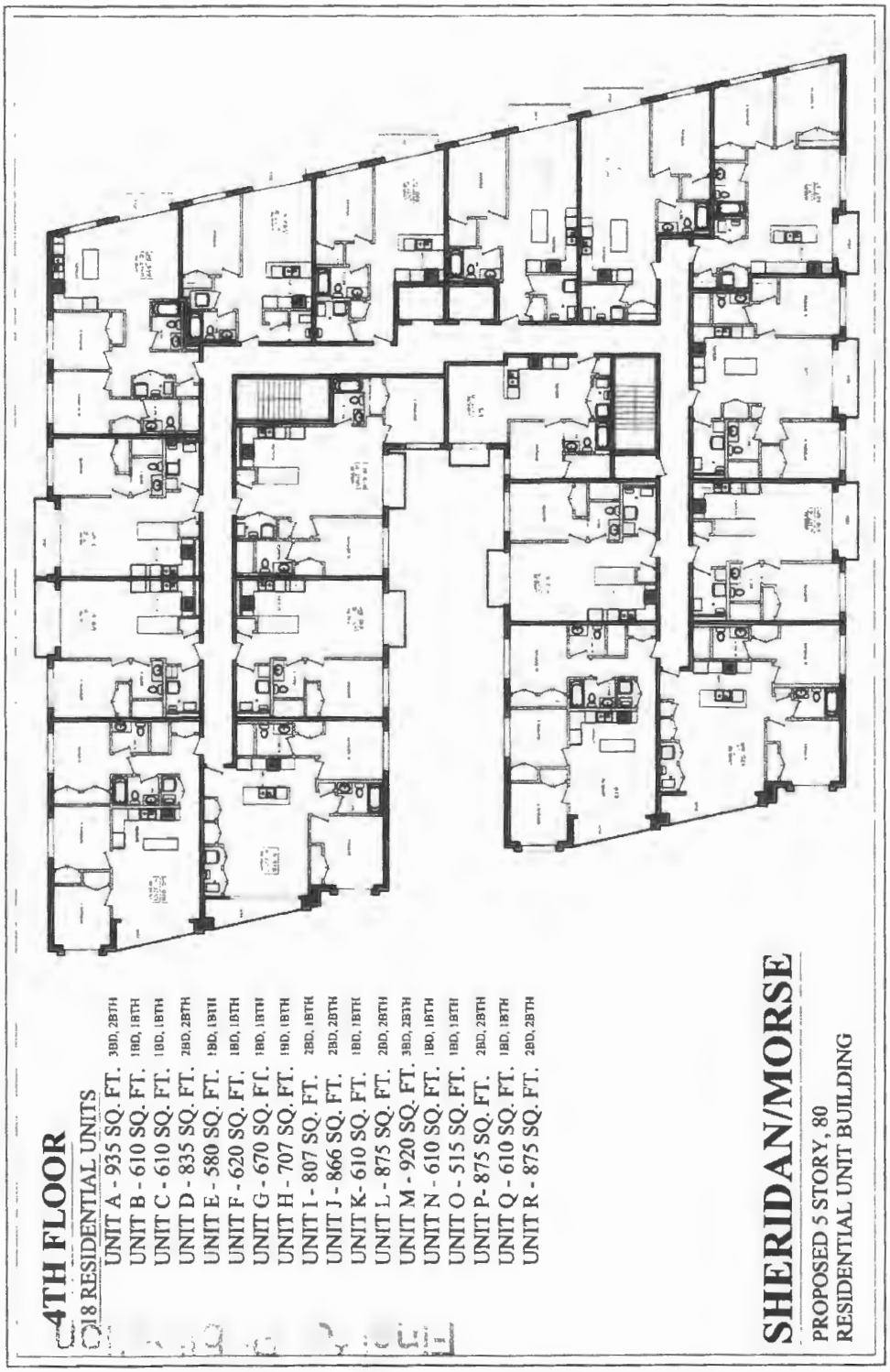
UNIT A - 935 SQ. FT.	3BD, 2BTH
UNIT B - 610 SQ. FT.	1BD, 1BTH
UNIT C - 610 SQ. FT.	1BD, 1BTH
UNIT D - 835 SQ. FT.	2BD, 2BTH
UNIT E - 580 SQ. FT.	1BD, 1BTH
UNIT F - 620 SQ. FT.	1BD, 1BTH
UNIT G - 670 SQ. FT.	1BD, 1BTH
UNIT H - 707 SQ. FT.	1BD, 1BTH
UNIT I - 807 SQ. FT.	2BD, 1BTH
UNIT J - 866 SQ. FT.	2BD, 2BTH
UNIT K- 610 SQ. FT.	1BD, 1BTH
UNIT L - 875 SQ. FT.	2BD, 2BTH
UNIT M - 920 SQ. FT.	3BD, 2BTH
UNIT N - 610 SQ. FT.	1BD, 1BTH
UNIT O - 515 SQ. FT.	1BD, 1BTH
UNIT P- 875 SQ. FT.	2BD, 2BTH
UNIT Q - 610 SQ. FT.	1BD, 1BTH
UNIT R - 875 SQ. FT.	2BD, 2BTH

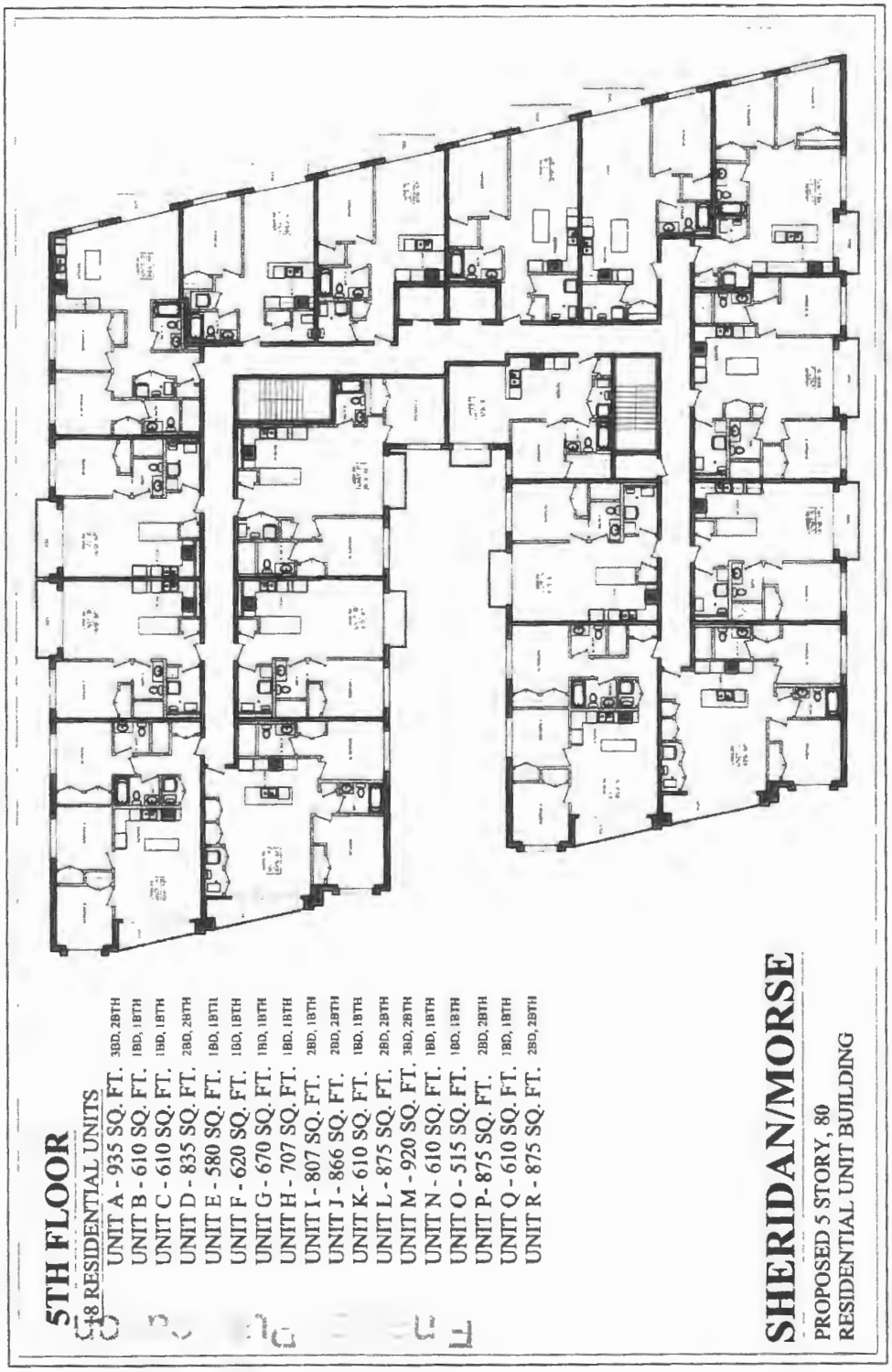


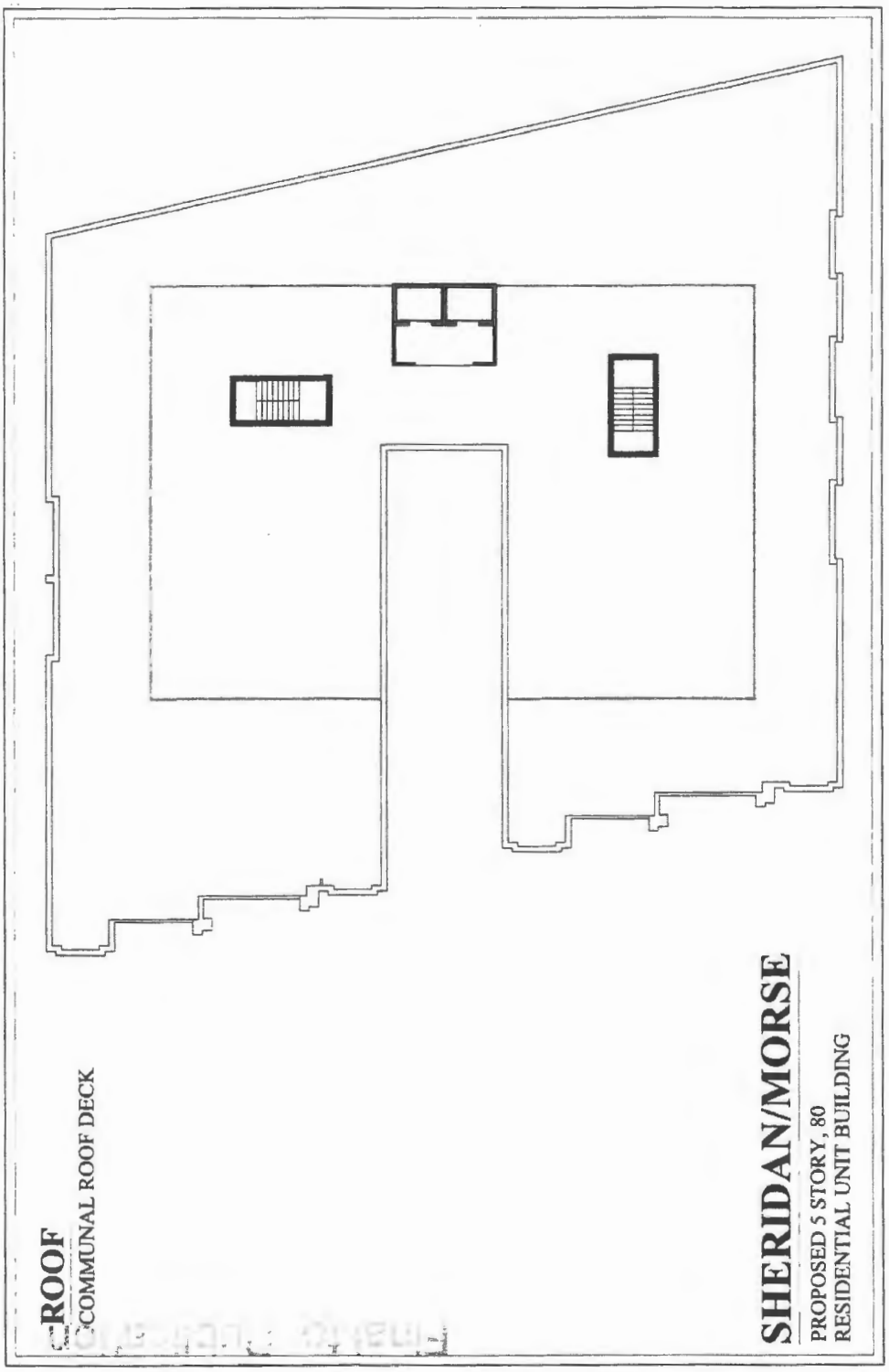
SHERIDAN/MORSE

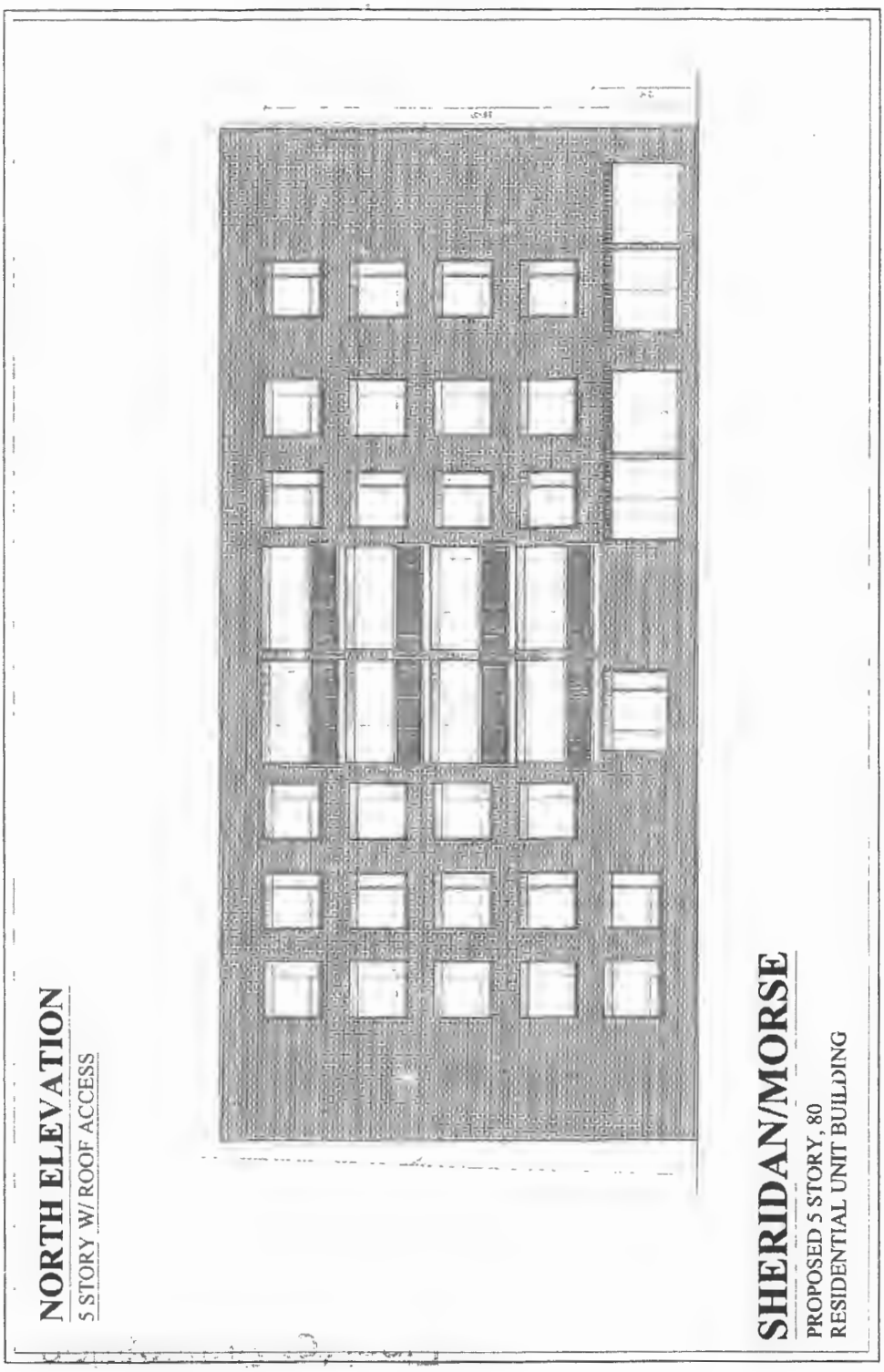
PROPOSED 5 STORY, 80
RESIDENTIAL UNIT BUILDING

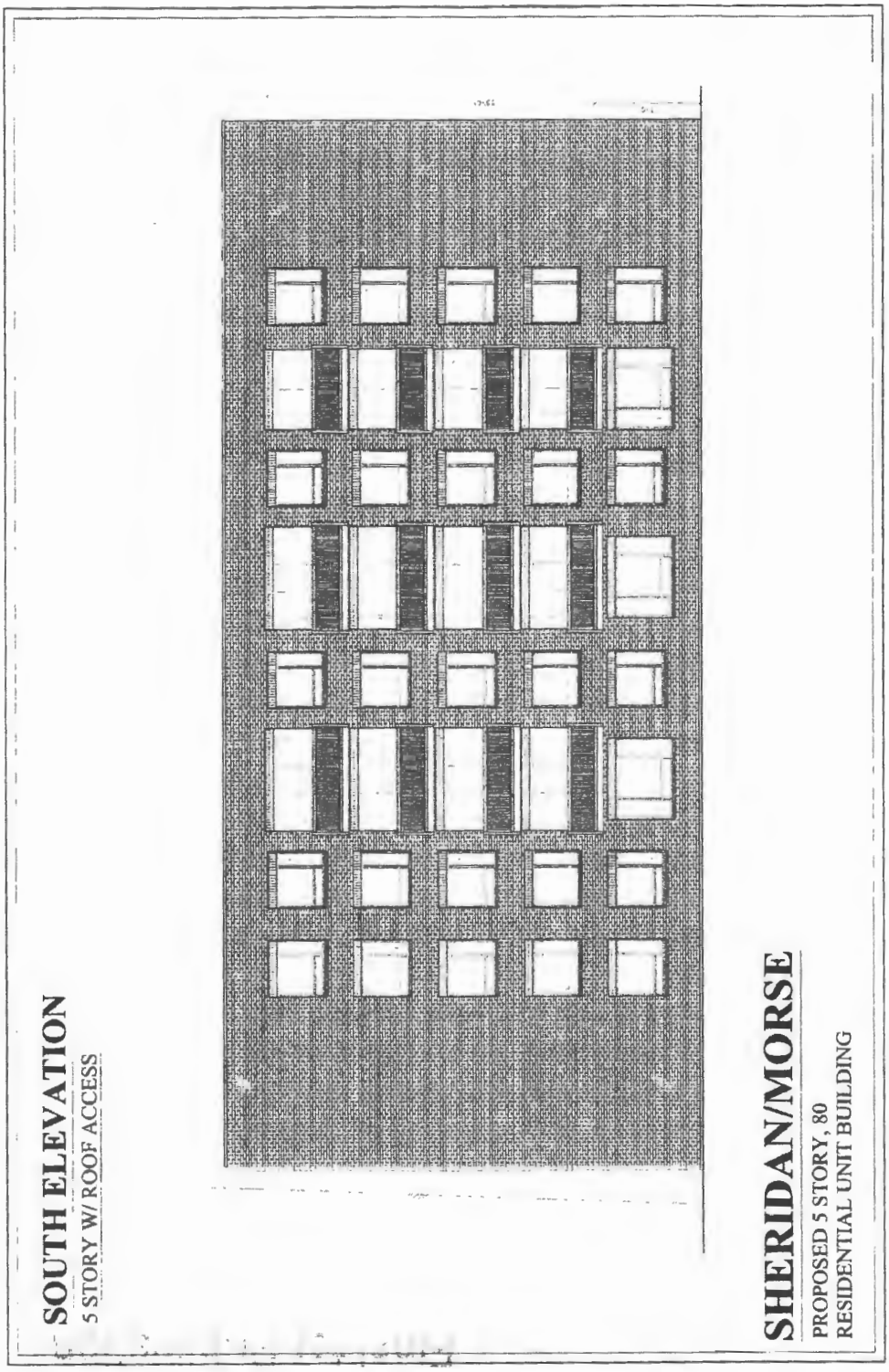

3RD FLOOR
18 RESIDENTIAL UNITS
UNIT A - 935 SQ. FT. 3BD, 2BTH
UNIT B - 610 SQ. FT. 1BD, 1BTH
UNIT C - 610 SQ. FT. 1BD, 1BTH
UNIT D - 835 SQ. FT. 2BD, 2BTH
UNIT E - 580 SQ. FT. 1BD, 1BTH
UNIT F - 620 SQ. FT. 1BD, 1BTH
UNIT G - 670 SQ. FT. 1BD, 1BTH
UNIT H - 707 SQ. FT. 1BD, 1BTH
UNIT I - 807 SQ. FT. 2BD, 1BTH
UNIT J - 866 SQ. FT. 2BD, 2BTH
UNIT K- 610 SQ. FT. 1BD, 1BTH
UNIT L - 875 SQ. FT. 2BD, 2BTH
UNIT M - 920 SQ. FT. 3BD, 2BTH
UNIT N - 610 SQ. FT. 1BD, 1BTH
UNIT O - 515 SQ. FT. 1BD, 1BTH
UNIT P- 875 SQ. FT. 2BD, 2BTH
UNIT Q - 610 SQ. FT. 1BD, 1BTH
UNIT R - 875 SQ. FT. 2BD, 2BTH
SHERIDAN/MORSE
PROPOSED 5 STORY, 80
RESIDENTIAL UNIT BUILDING

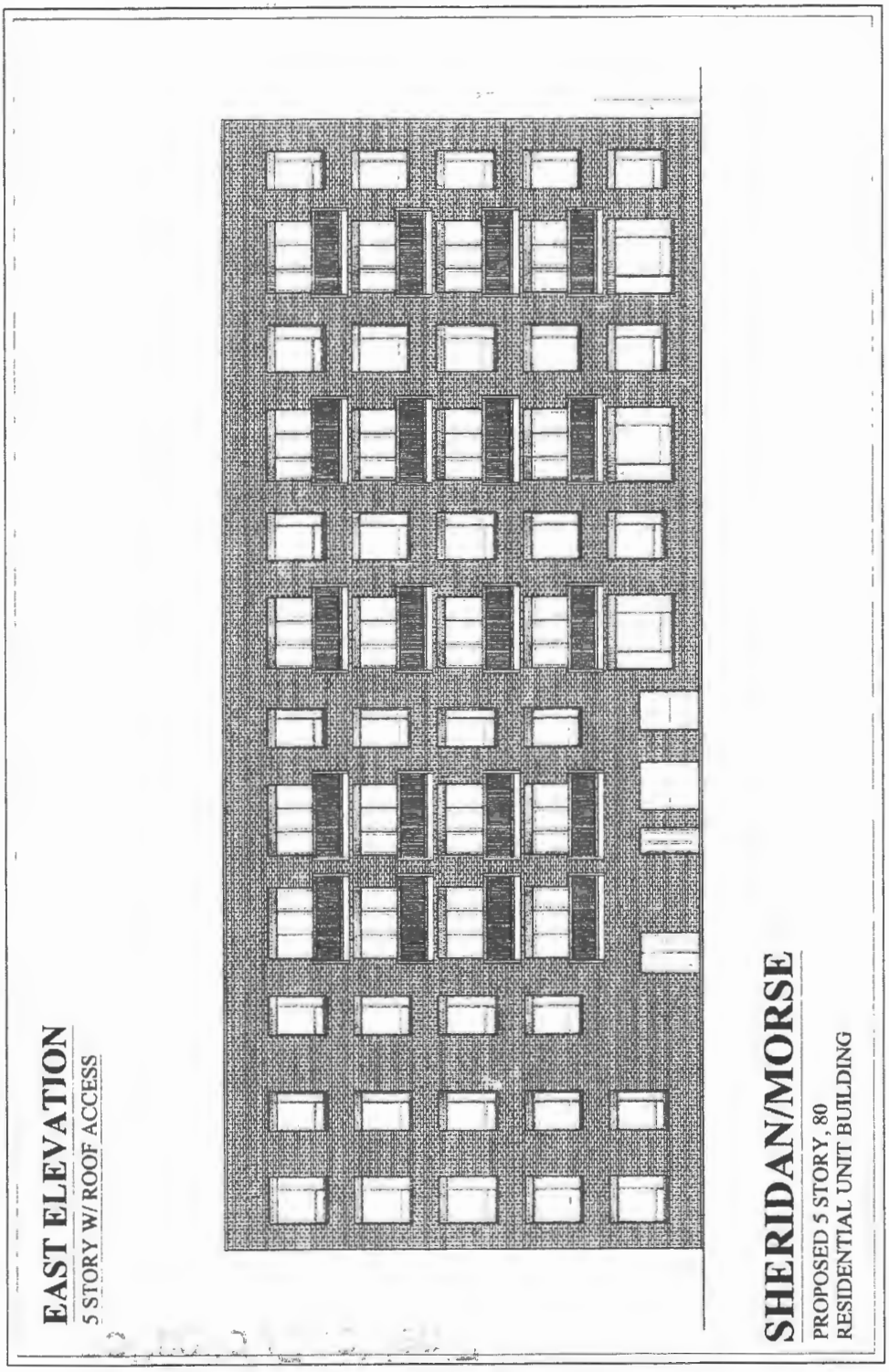

4TH FLOOR
18 RESIDENTIAL UNITS
UNIT A - 935 SQ. FT. 3BD, 2BTH
UNIT B - 610 SQ. FT. 1BD, 1BTH
UNIT C - 610 SQ. FT. 1BD, 1BTH
UNIT D - 835 SQ. FT. 2BD, 2BTH
UNIT E - 580 SQ. FT. 1BD, 1BTH
UNIT F - 620 SQ. FT. 1BD, 1BTH
UNIT G - 670 SQ. FT. 1BD, 1BTH
UNIT H - 707 SQ. FT. 1BD, 1BTH
UNIT I - 807 SQ. FT. 2BD, 1BTH
UNIT J - 866 SQ. FT. 2BD, 2BTH
UNIT K - 610 SQ. FT. 1BD, 1BTH
UNIT L - 875 SQ. FT. 2BD, 2BTH
UNIT M - 920 SQ. FT. 3BD, 2BTH
UNIT N - 610 SQ. FT. 1BD, 1BTH
UNIT O - 515 SQ. FT. 1BD, 1BTH
UNIT P - 875 SQ. FT. 2BD, 2BTH
UNIT Q - 610 SQ. FT. 1BD, 1BTH
UNIT R - 875 SQ. FT. 2BD, 2BTH
SHERIDAN/MORSE
PROPOSED 5 STORY, 80
RESIDENTIAL UNIT BUILDING

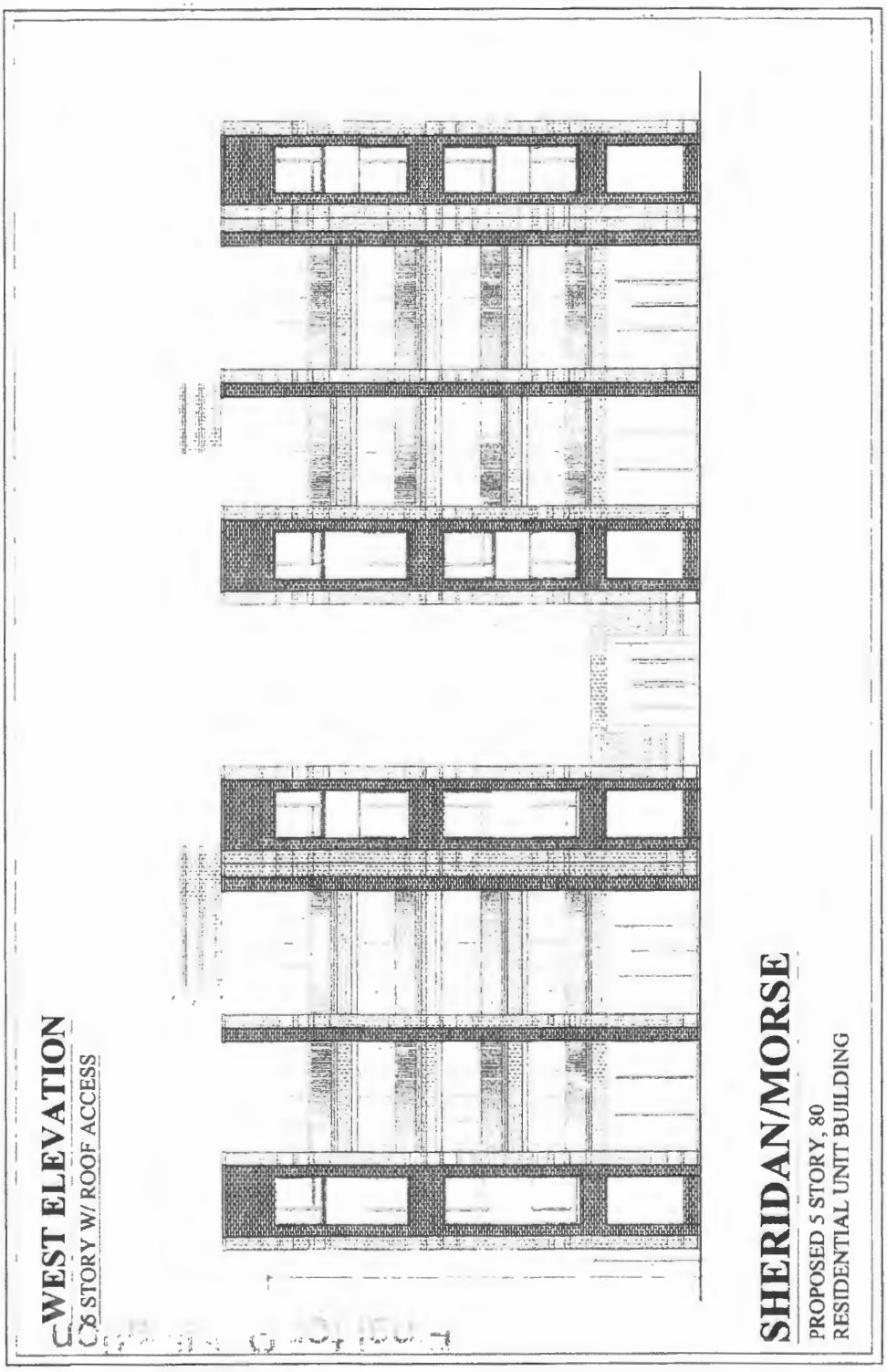

5TH FLOOR
48 RESIDENTIAL UNITS
UNIT A - 935 SQ. FT. 3BD, 2BTH
UNIT B - 610 SQ. FT. 1BD, 1BTH
UNIT C - 610 SQ. FT. 1BD, 1BTH
UNIT D - 835 SQ. FT. 2BD, 2BTH
UNIT E - 580 SQ. FT. 1BD, 1BTH
UNIT F - 620 SQ. FT. 1BD, 1BTH
UNIT G - 670 SQ. FT. 1BD, 1BTH
UNIT H - 707 SQ. FT. 1BD, 1BTH
UNIT I - 807 SQ. FT. 2BD, 1BTH
UNIT J - 866 SQ. FT. 2BD, 2BTH
UNIT K- 610 SQ. FT. 1BD, 1BTH
UNIT L - 875 SQ. FT. 2BD, 2BTH
UNIT M - 920 SQ. FT. 3BD, 2BTH
UNIT N - 610 SQ. FT. 1BD, 1BTH
UNIT O - 515 SQ. FT. 1BD, 1BTH
UNIT P- 875 SQ. FT. 2BD, 2BTH
UNIT Q - 610 SQ. FT. 1BD, 1BTH
UNIT R - 875 SQ. FT. 2BD, 2BTH
SHERIDAN/MORSE
PROPOSED 5 STORY, 80
RESIDENTIAL UNIT BUILDING


ROOF
COMMUNAL ROOF DECK
SHERIDAN/MORSE
PROPOSED 5 STORY, 80
RESIDENTIAL UNIT BUILDING


NORTH ELEVATION
5 STORY W/ ROOF ACCESS
SHERIDAN/MORSE
PROPOSED 5 STORY, 80
RESIDENTIAL UNIT BUILDING


SOUTH ELEVATION
5 STORY W/ ROOF ACCESS
SHERIDAN/MORSE
PROPOSED 5 STORY, 80
RESIDENTIAL UNIT BUILDING


EAST ELEVATION
5 STORY W/ ROOF ACCESS
SHERIDAN/MORSE
PROPOSED 5 STORY, 80
RESIDENTIAL UNIT BUILDING


WEST ELEVATION
5 STORY W/ ROOF ACCESS
SHERIDAN/MORSE
PROPOSED 5 STORY, 80
RESIDENTIAL UNIT BUILDING

Reclassification Of Area Shown On Map No. 20-F.
(Application No. A-9077)
(Common Address: 7936 -- 7956 S. Emerald Ave. And 7937 -- 7945 S. Halsted St.)
[O2025-0020884]

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, B1-2 Neighborhood Shopping District and RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 20-F in the area bounded by:

a line 231.5 feet north of and parallel to West 80th Street; South Emerald Avenue; West 80th Street; the public alley next west of and parallel to South Emerald Avenue; a line 122.5 feet north of and parallel to West 80th Street; and South Halsted Street,

to those of a B3-2 Community Shopping District.

SECTION 2. Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, relief pursuant to Section 17-13-1101-M of the Chicago Zoning Ordinance is included.

SECTION 3. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 22-B.
(As Amended)
(Application No. A-9066)
(Common Address: 2700 -- 2864 E. 95th St.)
[SO2025-0019960]

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 22-B in the area bounded by:

a line 231.5 feet north of and parallel to East 95th Street; South Escanaba Avenue; East 95th Street; and the east right-of-way line of South Marquette Road, if extended north where no street exists,

to those of a B2-1 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 24-B.
(As Amended)
(Application No. A-9067)
(Common Address: 9510 -- 9594 S. Torrence Ave., 9501 -- 9737 S. Torrence Ave. And 9545 S. Colfax Ave.)

[SO2025-0019962]

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 M1-1 Limited Manufacturing/Business Park District and M2-1 Light Industry District symbols and indications as shown on Map Number 24-B in the area bounded by:

East 95th Street; the Chicago, Rock Island, and Pacific Railroad; the south right-of-way line of East 96th Street, if extended east where no street exists; the east right-of-way line of the Chicago, Rock Island, and Pacific Railroad; East 98th Street; South Torrence Avenue; East 96th Street; and South Colfax Avenue,

to those of a B2-1 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 28-G.
(As Amended)
(Application No. 22442)
(Common Address: 11400 -- 11458 S. Halsted St. And 800 -- 912 W. 115th St.
[SO2024-0009537]

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 Planned Development Number 131 symbols and indications as shown on Map Number 28-G the area bounded by:

a line 662.85 feet north of West 115th Street; South Peoria Street; the public alley next north of and parallel to West 115th Street; South Halsted Street; West 115th Street; and the east right-of-way line of the former Pittsburgh, Cincinnati, Chicago and St. Louis Railway,

to those of a B3-3 Community Shopping District.

SECTION 2. 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 28-G in the area bounded by:

a line 662.85 feet north of West 115th Street; South Peoria Street; the public alley next north of and parallel to West 115th Street; South Halsted Street; West 115th Street; and the east right-of-way line of the former Pittsburgh, Cincinnati, Chicago and St. Louis Railway,

to those of Planned Development Number 131, as amended, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development No. 131, As Amended.

Planned Development Statements.

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1. The area delineated herein as Residential Planned Development Number 131, as amended, (Planned Development) consists of approximately 447,178 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is and is controlled by the Far South Community Development Corporation, an Illinois not-for-profit corporation.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees. Proposed right-of-way adjustments are shown in the attached "Right of Way Adjustment Map," including the proposed dedication of approximately 123,002 square feet of new right-of-way.

   Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

   Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

   All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to issuance of any site plan approval as contemplated by Statement 11, the Applicant shall submit a site plan and coordinate with CDOT to determine whether an updated traffic study is required in conjunction with each site plan approval submission that contemplates the full extent of the proposed development reflected in such site plan and which details the anticipated vehicular and pedestrian impact of such project on both the subject site and area infrastructure. Further, the Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans. The study and site plan shall detail the specific improvements and necessary infrastructure upgrades, which shall be incorporated into the site plan approval.

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Accordingly, the Applicant or its successors and assigns, agrees to fund the design and installation of the traffic improvements identified by the study. This may include but is not limited to:

- Construction of West 114th Place from South Halsted Street to newly dedicated South Peoria Street.
- Construction of West 114th Street from South Halsted Street to the east line of the Major Taylor Trail.
    - Existing traffic signal at West 114th Street and South Halsted Street to be upgraded and a mast arm added for eastbound West 114th Street.
    - Accessible Pedestrian Signal Design must be incorporated into the West 114th Street and South Halsted Street traffic signal.
- Construction of South Peoria Street from West 114th Street to West 115th Street.
- Accessible Pedestrian Signal Design must be incorporated into the West 115th Street and South Halsted Street traffic signal.

The Applicant acknowledges that West 114th Street, West 114th Place and South Peoria Street, as contemplated in this plan, are to be dedicated Public Right of Way pursuant to the CDOT Dedication process. These roads must be constructed and dedicated in conjunction with the development of Subareas A1 and A2 and must be completed prior to the issuance of the Certificate of Occupancy for Subareas A1 and A2. The traffic signal improvements listed above must also be completed prior to the issuance of the Certificate of Occupancy for Subareas A1 or A2.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 19 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Property Boundary and PD Boundary Map; a Subarea Map; an Existing Right-of-Way Plan; a Proposed Right-of-Way Plan; a Site Plan; Subarea Plan A.1; Subarea Plan A.2; Landscape Plan; Elevations – Halsted Street; Building Elevations – North; Building Elevations – East; Building Elevations – South; Building Elevations – West; prepared by Lamar Johnson Collaborative and dated November 20, 2025, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance. and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. In each of the following Subareas, the following uses shall be permitted in this Planned Development:

   Subareas A1 and A2: Multi-Family Dwelling Units located above and on the ground floor; Artist Live/Work Space located above and on the ground floor; Cultural Exhibits and Libraries; Day Care; Postal Service; Public Safety Services; Animal Services. Sales and Grooming (excluding kenneling); Artist Work or Sales Space; Business Equipment Sales and Service; Restaurants (Limited and General); Outdoor patio (if located at grade level); Bank, Savings Bank, Savings and Loan Association, and Credit Union (excluding drive-throughs); Automated Teller Machine Facility (walk-up only); Food and Beverage Retail Sales (Liquor Sales only as an accessory use); Medical Service; Office; Personal Service, including Hair Salon, Nail Salon or Barbershop; Repair or Laundry Service, Consumer, including Dry-cleaning drop-off or pick-up (no on premise plant) and coin-operated laundromat; Retail Sales, General; Manufacturing, Production and Industrial Services, Limited (catering & shared kitchen only): Wireless Communication Facilities (Co-Located), Accessory Parking and Accessory Uses.

   Subareas B1 and B2: Parks and Recreation, Stormwater retention and detention, Accessory Parking and Accessory Uses.

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Subarea C: Cultural Exhibits and Libraries; Day Care; Postal Service; Public Safety Services; ; Animal Services, Sales and Grooming (excluding kenneling); Artist Work or Sales Space; Business Equipment Sales and Service; ; Restaurants (Limited and General); Outdoor patio (if located at grade level or rooftop); Entertainment and Spectator Sports (Small Venues, Medium Venues, Banquet or Meeting Halls, Indoor Special Event, including incidental liquor sales); Automated Teller Machine Facility (walk-up only); Food and Beverage Retail Sales (Liquor Sales only as an accessory use); Wireless Communication Facilities (Co-located); Accessory Parking and Accessory Uses.

Subarea D: Multi-Family Dwelling Units located above and on the ground floor; Detached House; Townhouses; Artist Live/Work Space located above and on the ground floor; Cultural Exhibits and Libraries; Day Care; Postal Service; Public Safety Services; Animal Services, Sales and Grooming (excluding kenneling); Artist Work or Sales Space; Business Equipment Sales and Service; Restaurants (Limited and General); Outdoor patio (if located at grade level); Bank, Savings Bank, Savings and Loan Association, and Credit Union (excluding drive-throughs); Automated Teller Machine Facility (walk-up only); Food and Beverage Retail Sales (Liquor Sales only as an accessory use); Medical Service; Office; Personal Service, including Hair Salon, Nail Salon or Barbershop; Repair or Laundry Service, Consumer, including Dry-cleaning drop-off or pick-up (no on premise plant) and coin-operated laundromat; Retail Sales, General; Manufacturing, Production and Industrial Services, Limited (catering & shared kitchen only); Wireless Communication Facilities (Co-Located), Accessory Parking and Accessory Uses.

Subarea E: Multi-Family Dwelling Units located above and on the ground floor; Detached House; Townhouses; Artist Live/Work Space located above and on the ground floor; Wireless Communication Facilities (Co-Located), Accessory Parking and Accessory Uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 447,178 square feet and a base FAR of 1.3.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as

determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subareas B-2, C, D and E, the Applicant shall submit a site plan, landscape plan and building elevations for such Subareas for review and approval by the Department of Planning and Development (DPD). Provided that the Site Plan Submittal required hereunder is in general conformance with the Planned Development and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such Site Plan Approval. The foregoing notwithstanding, prior to the Commissioner's issuance of such Site Plan Approval, the Applicant shall present the Site Plan (as a courtesy presentation) to the Chicago Plan Commission, during a public meeting. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. Subareas C, D and E Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Subarea. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of Subareas B-2, C, D and E shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Subareas B-2, C, D and E Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD. Furthermore, no Part II Approval for new residential development on either Subareas D or E shall be granted until Site Plan approval for the park on Subarea B-2 has been granted, and the park improvements on Subarea B-2 must also be completed prior to the issuance of the Certificate of Occupancy for Subareas D or E.

After approval of any Subareas B-2, C, D and E Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,

- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Any Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

16. Prior to issuance of building permits for the first principal building, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City for the construction, maintenance, and management of the park to be constructed in Subarea B-2. The DEMA obligations shall be binding upon the Applicant, its successors and assigns, including but not limited to a homeowners or master association whose purpose includes maintaining such park land. Upon completion of the park, the public access provided for herein shall be memorialized in a public access easement agreement (which may be included in the DEMA) with and for the benefit of the City. The recording and other costs associated with establishing the easement shall be the responsibility of the Applicant. A copy of said public access easement agreement shall be on file with the Department of Planning and Development.

The Commissioner is hereby authorized to enter into the DEMA (or more than one DEMA if the Commissioner deems necessary depending on the phasing of the development) and all other documents contemplated by the Statement and, in his/her sole discretion, may modify by

minor change the foregoing requirements, without further City Council approval, for the DEMA(s) and public access easement agreement(s) so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations and public access rights, such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help and lien rights as may be necessary to assure compliance with this Statement.

17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. The Applicant acknowledges and agrees that the rezoning of the Property from PD 131 to B3-3 Community Shopping District and then to this PD 131, as amended ("PD") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Applicant has applied for Low-Income Housing Tax Credits or other forms of financial assistance from the City. Such financial assistance imposes

affordability requirements (the "Financing Requirements") that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the PD. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.

19. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the B3-3 Community Shopping District.

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Planned Development No. 131, As Amended.

Bulk Regulations Table.

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Gross Site Area Total	627,213,180 square feet (14.4 acres)
Area In The Public Way	57,033 square feet (1.31 acres)
And Area To Be Dedicated Total	123,002 square feet (2.824 acres)
Net Site Area Total	447,178 square feet (10.27 acres)
Subarea A1	44,776 square feet (1.028 acres)
Subarea A2	44,133 square feet (1.013 acres)
Subarea B1	60,411 square feet (1.387 acres)
Subarea B2	31,780 square feet (.73 acres)
Subarea C	46,262 square feet (.1.062 acres)
Subarea D	108,926 square feet (2.501 acres)
Subarea E	110,890 square feet (2.824 acres)
Floor Area Ratio Total	1.3
Subarea A1	1.5
Subarea A2	1.5
Subarea B1	.5
Subarea B2	.5
Subarea C	1.5
Subarea D	1.4
Subarea E	1.4

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Maximum Number of Dwelling Units Total:	244
Subarea A1	35
Subarea A2	35
Subarea B1	0
Subarea B2	0
Subarea C	0
Subarea D	81
Subarea E	93
Minimum Number of Accessory Off Street Parking Spaces:	
Subarea A1	41 parking spaces
Subarea A2	40 parking spaces
Subarea B1	0 parking spaces
Subarea B2	0 parking spaces
Subarea C	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea D	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea E	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Minimum Number of Off Street Loading Docks:	

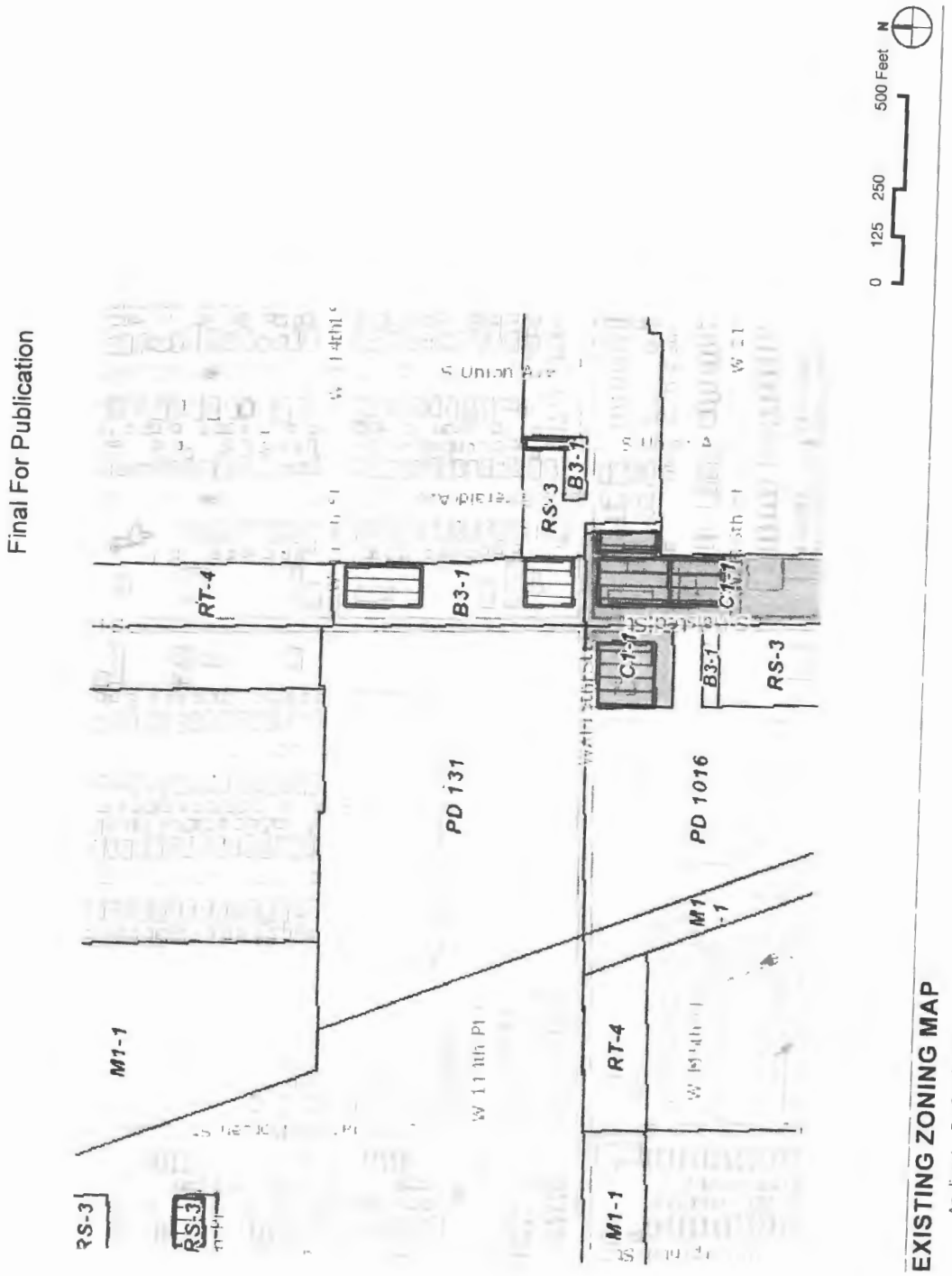
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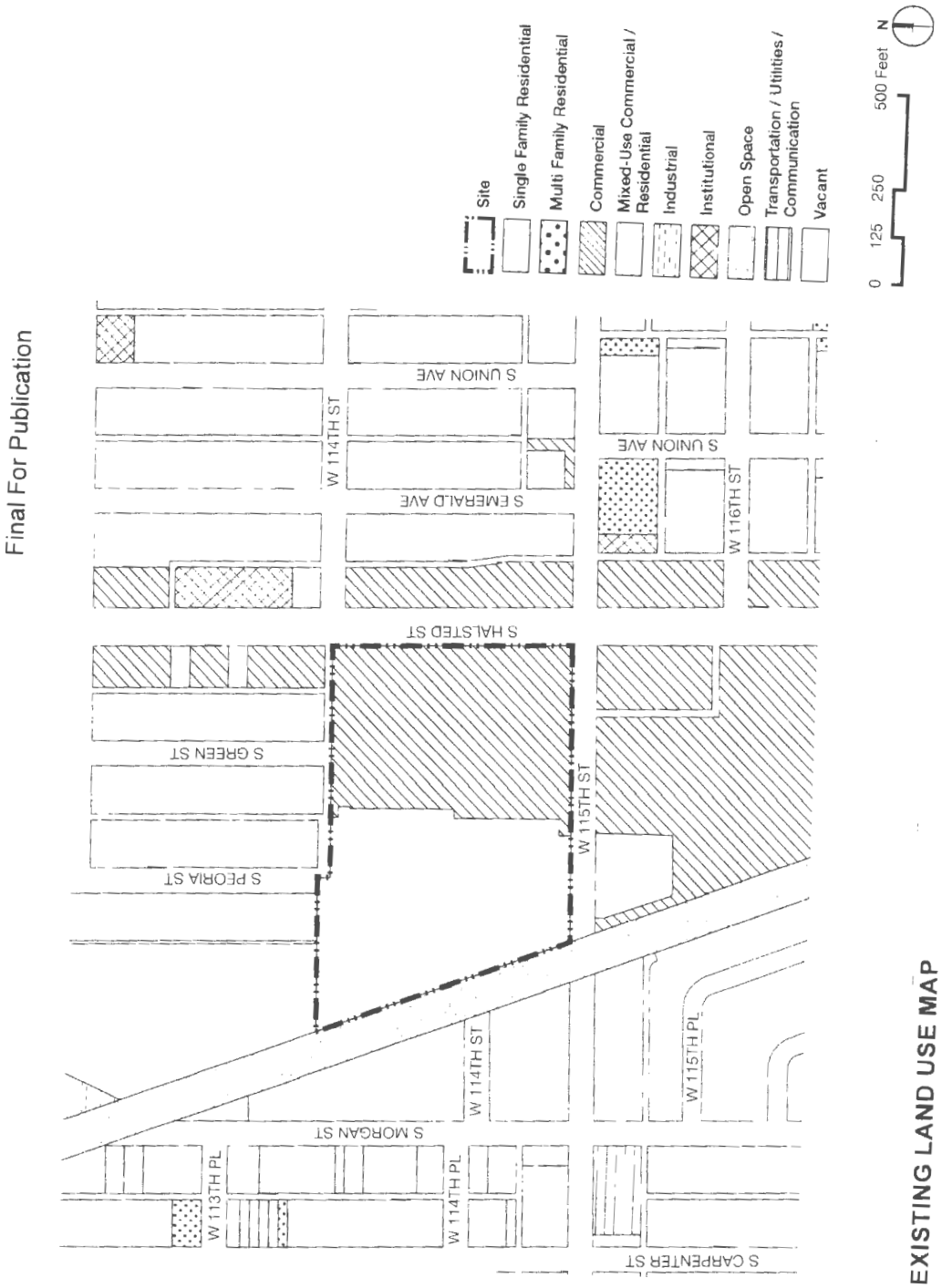
Subarea A1	1 (10x25)
Subarea A2	1 (10x25)
Subarea B1	0
Subarea B2	0
Subarea C	1 (10x25)
Subarea D	To be determined per site plan approval
Subarea E	To be determined per site plan approval
Minimum Number of Bike Parking Spaces	
Subarea A1	35 bike spaces
Subarea A2	35 bike spaces
Subarea B1	0
Subarea B2	0
Subarea C	0
Subarea D	1 bike space per dwelling unit
Subarea E	1 bike space per dwelling unit
Minimum Building Setbacks:	In accordance with Site Plan.
Maximum Building Height:	
Subarea A1	51'8" feet
Subarea A2	51'8" feet
Subarea B1	60 feet

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Subarea B2	60 feet
Subarea C	60 feet
Subarea D	60 feet
Subarea E	60 feet

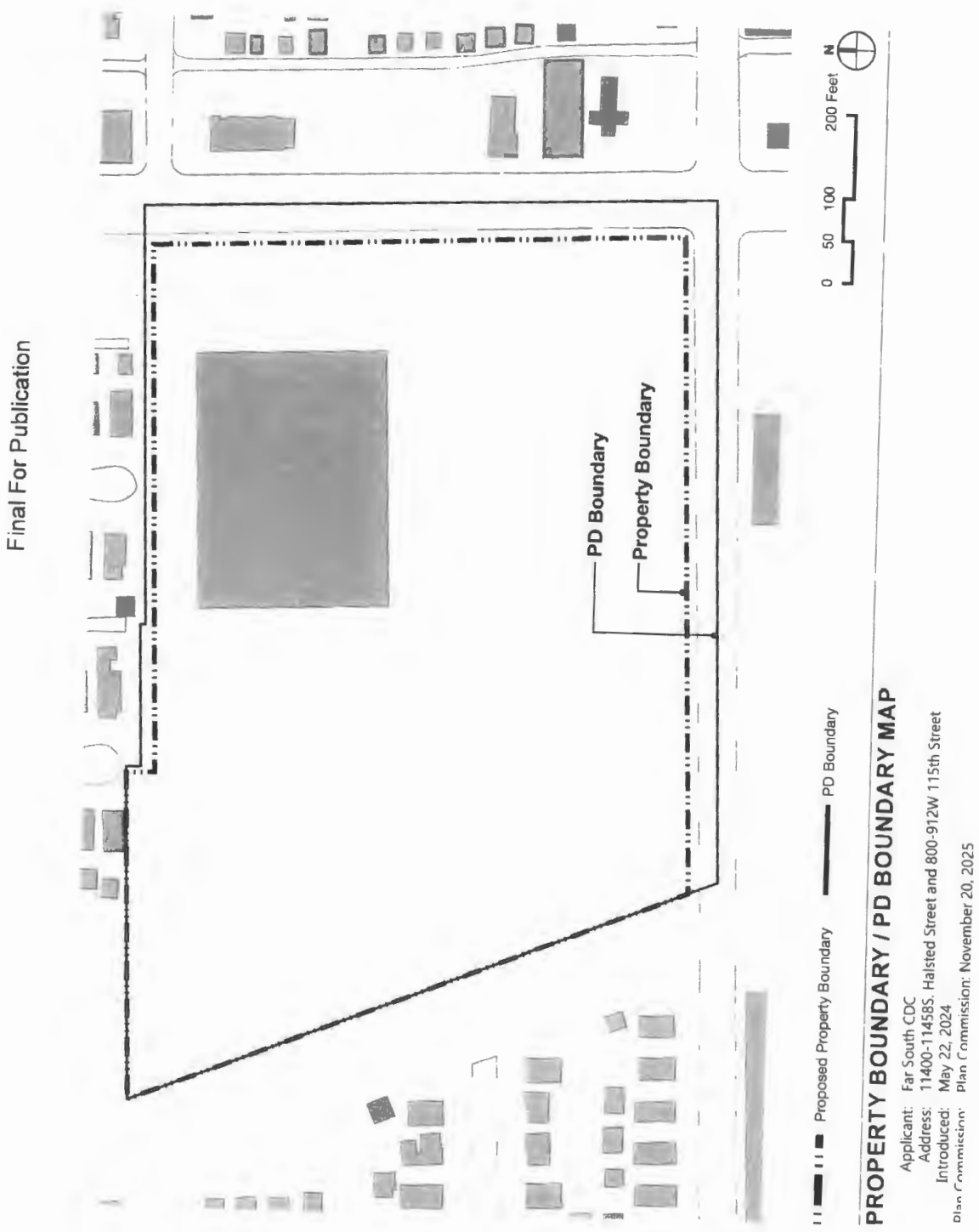
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RS-3
RS-3
M1-1
PD 131
W 11 th Pl
RT-4
B3-1
RS-3
B3-1
C1-1
C1-1
B3-1
RS-3
PD 1016
M1-1
RT-4
M1-1
0 125 250 500 Feet
N
EXISTING ZONING MAP
Applicant: Far South CDC
Address: 11400-11458S. Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024

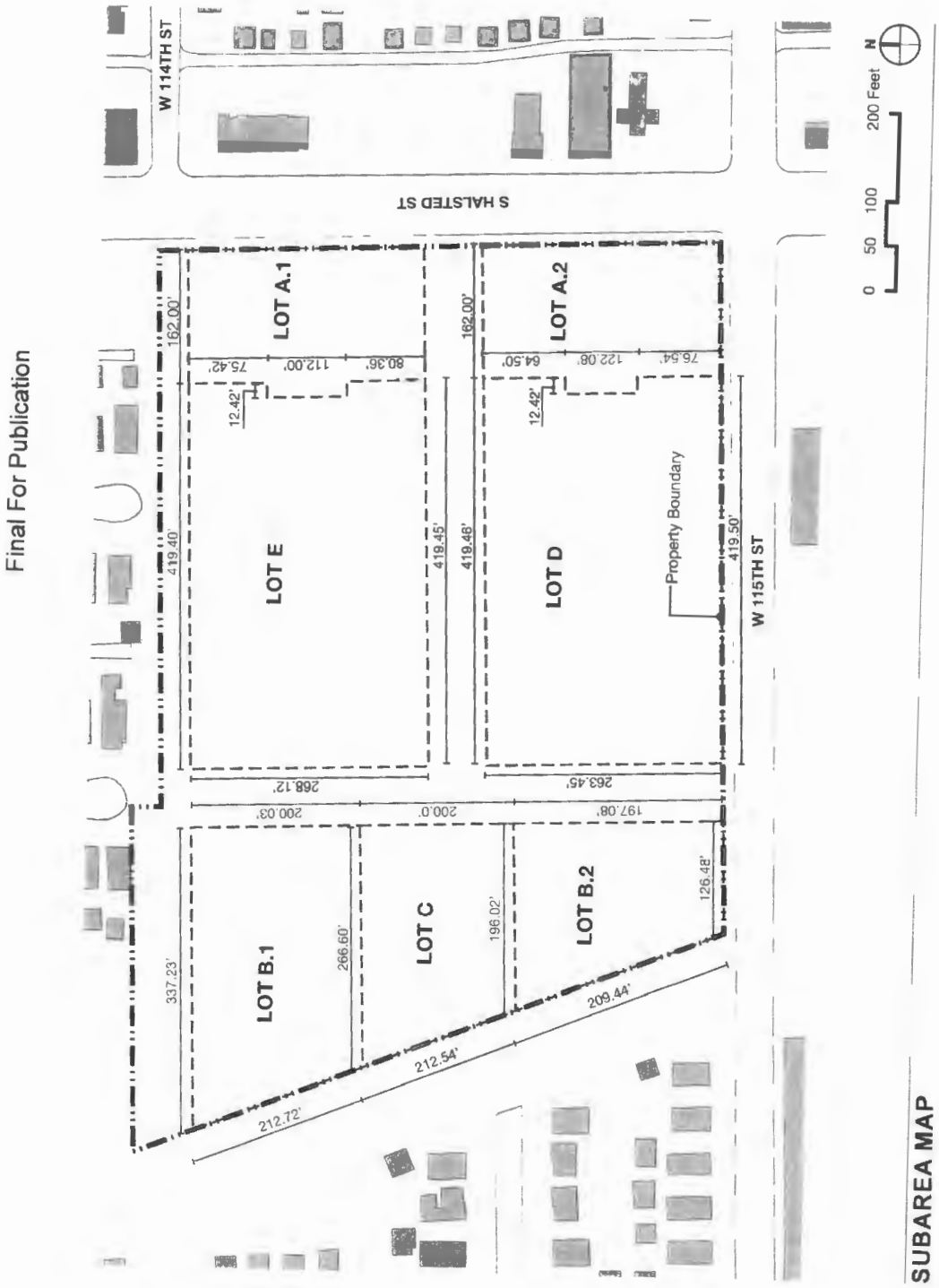


EXISTING LAND USE MAP

Applicant: Far South CDC
Address: 11400 11458. Halsted Stree: and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: Plan Commission: November 20, 2025

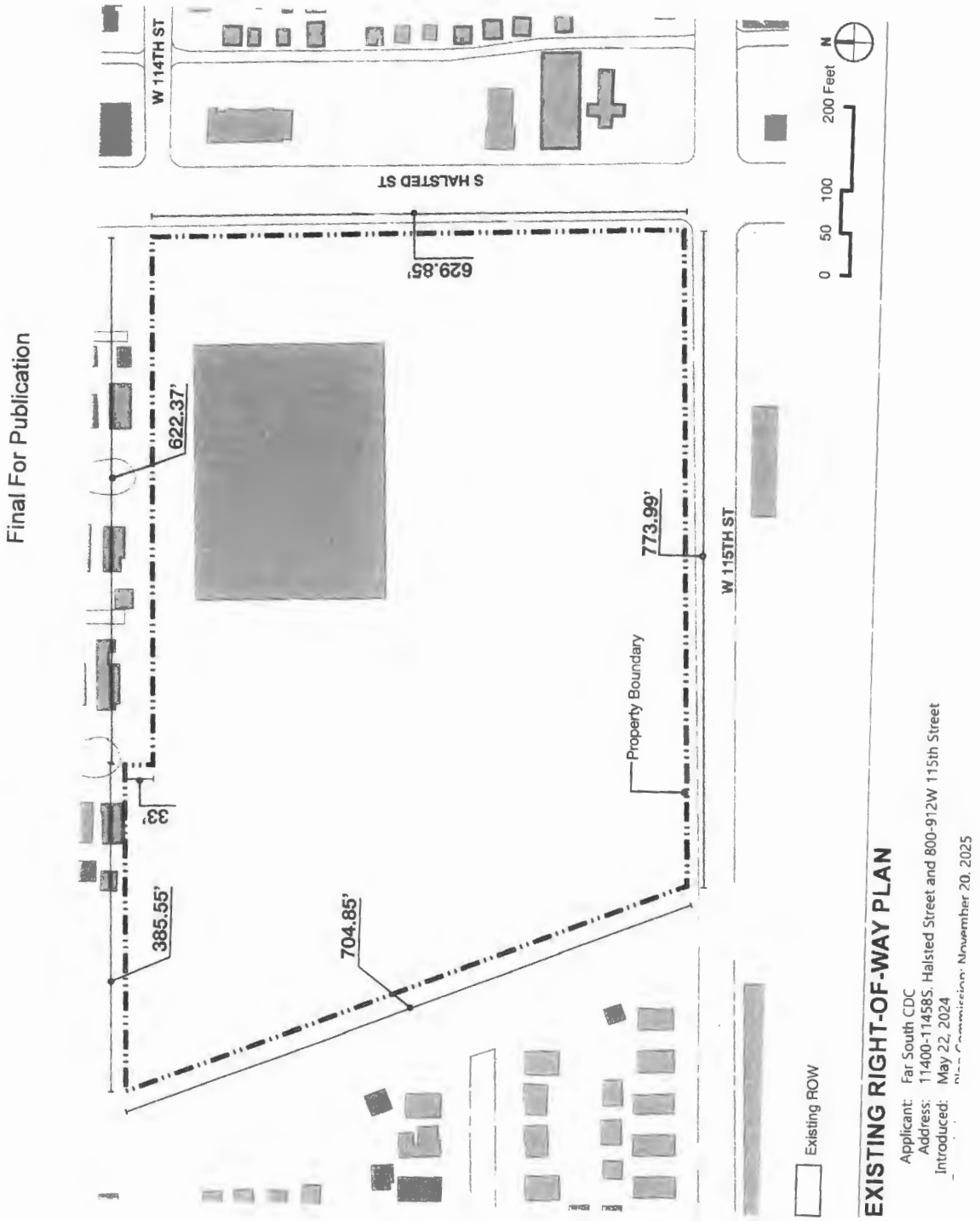

Final For Publication
PD Boundary
Property Boundary
0 50 100 200 Feet
N
Proposed Property Boundary
PD Boundary
PROPERTY BOUNDARY / PD BOUNDARY MAP
Applicant: Far South CDC
Address: 11400-11458S. Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: November 20, 2025

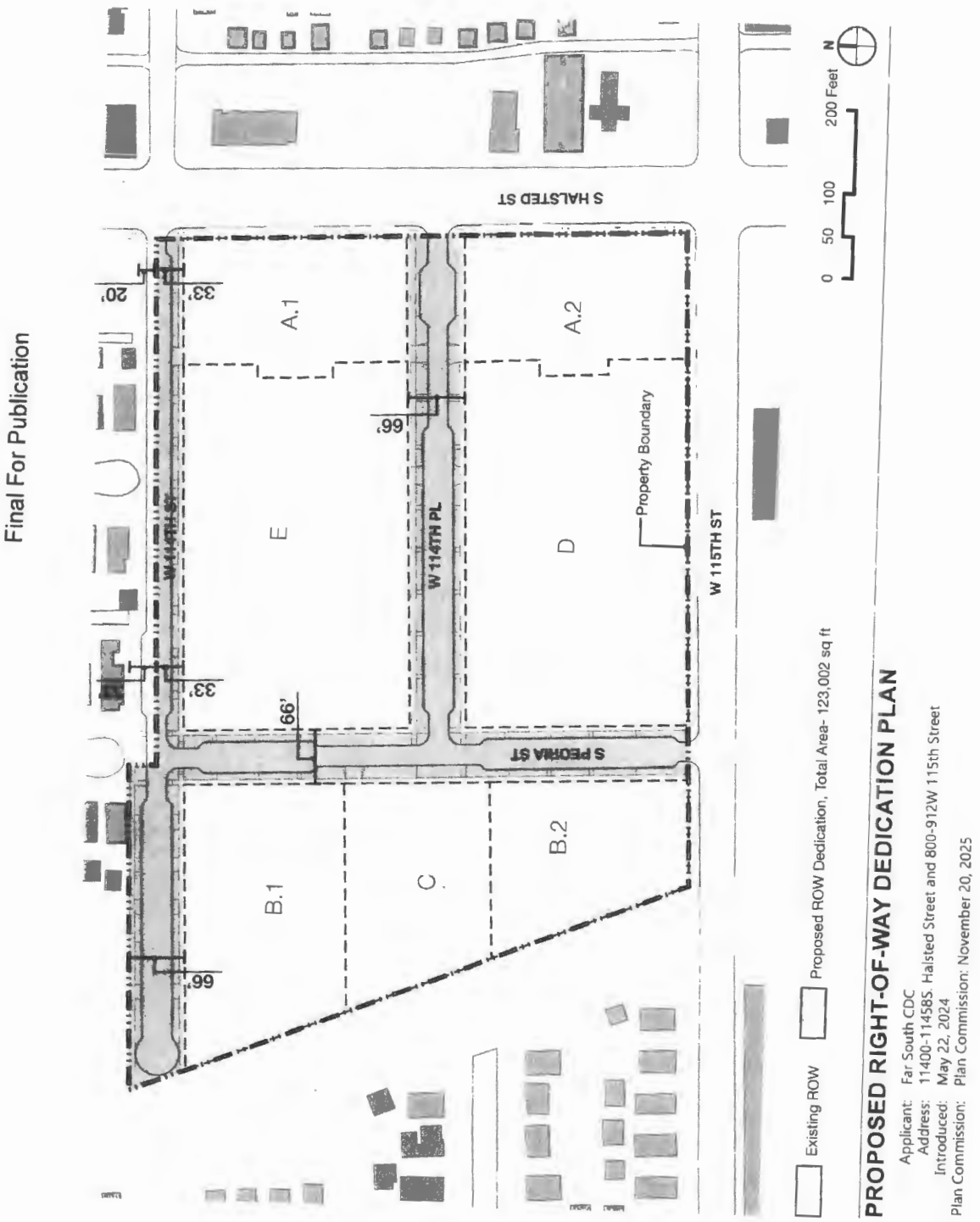
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SUBAREA MAP

Applicant: Far South CDC
Address: 11400-11458S. Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: November 20, 2025


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W 114TH ST
S HALSTED ST
629.85'
622.37'
773.99'
W 115TH ST
Property Boundary
33'
385.55'
704.85'
0 50 100 200 Feet
N
Existing ROW
EXISTING RIGHT-OF-WAY PLAN
Applicant: Far South CDC
Address: 11400-11458S. Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024

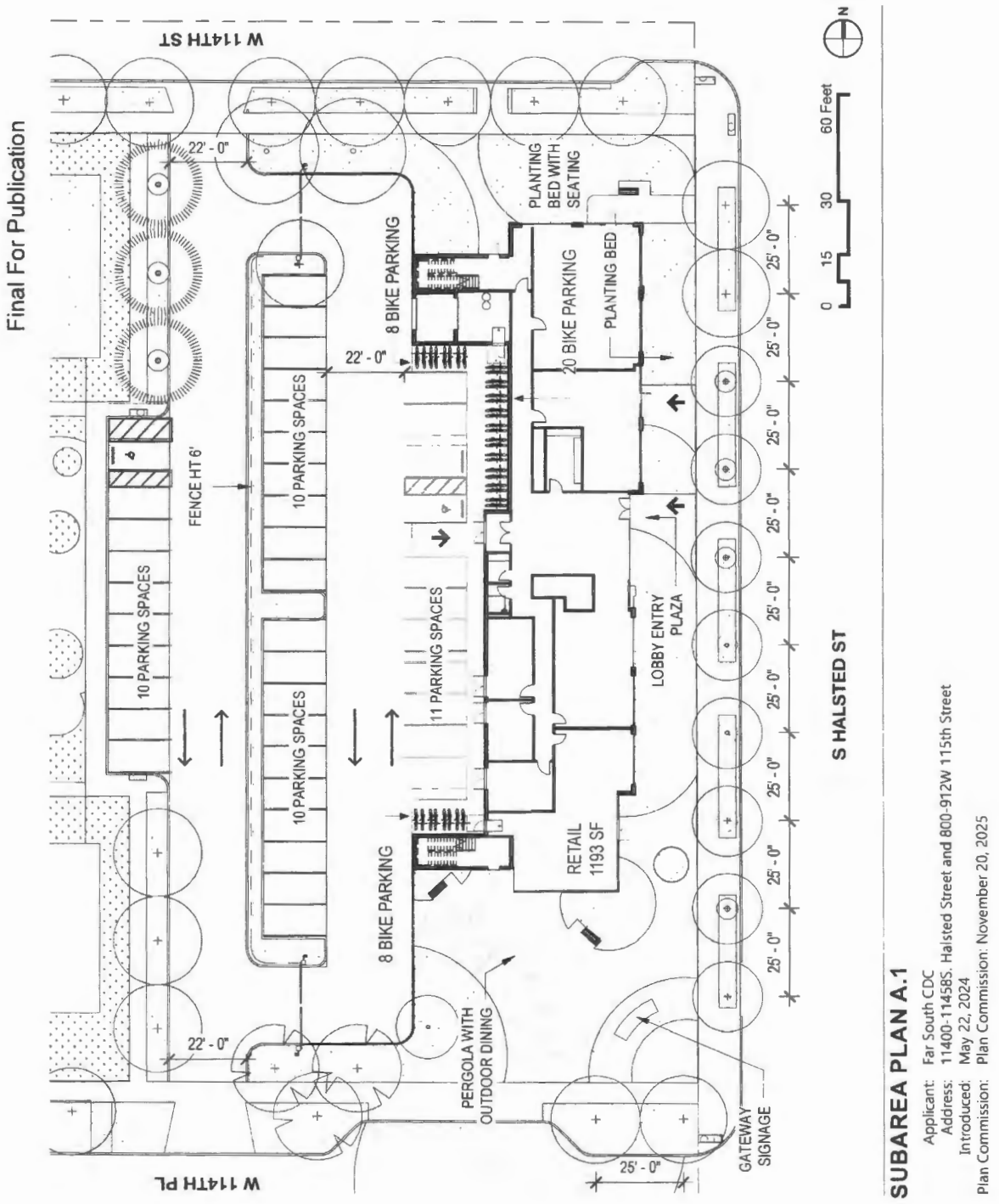

Final For Publication
S HALSTED ST
W 115TH ST
W 114TH PL
S PEORIA ST
A.1
A.2
B.1
B.2
C
D
E
Property Boundary
20'
33'
33'
66'
66'
66'
0 50 100 200 Feet
N
Existing ROW
Proposed ROW Dedication, Total Area- 123,002 sq ft
PROPOSED RIGHT-OF-WAY DEDICATION PLAN
Applicant: Far South CDC
Address: 11400-11458S. Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: Plan Commission: November 20, 2025

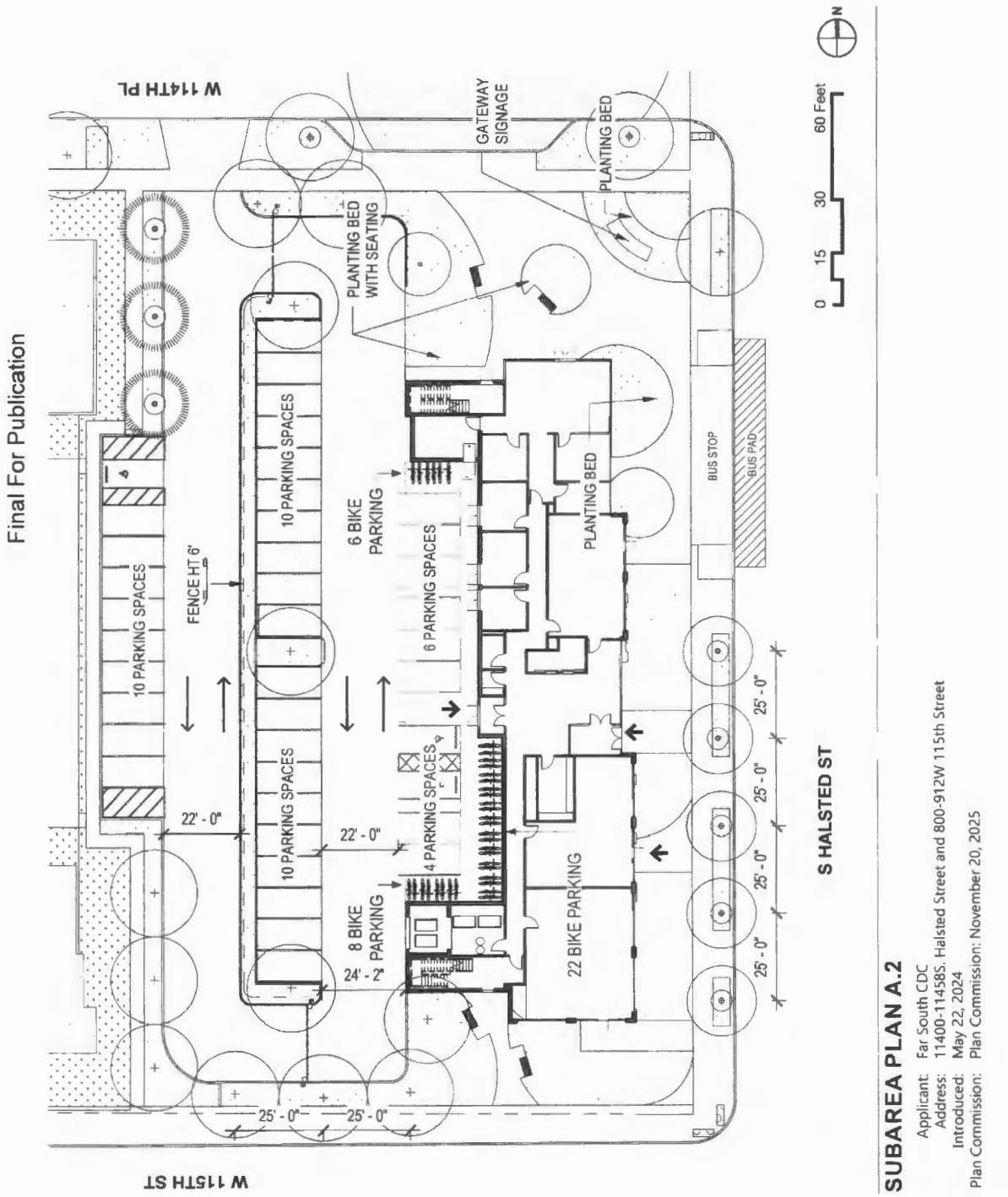
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SITE PLAN

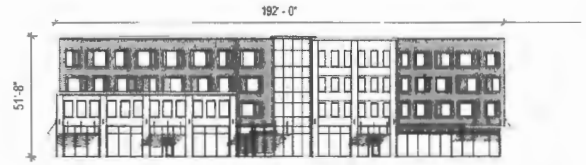
Applicant: Far South CDC
Address: 11400-11458S. Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: Plan Commission: November 20, 2025


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W 114TH ST
W 114TH PL
S HALSTED ST
22' - 0"
22' - 0"
22' - 0"
8 BIKE PARKING
8 BIKE PARKING
10 PARKING SPACES
10 PARKING SPACES
10 PARKING SPACES
11 PARKING SPACES
FENCE HT 6'
PLANTING BED WITH SEATING
20 BIKE PARKING
PLANTING BED
LOBBY ENTRY PLAZA
RETAIL 1193 SF
PERGOLA WITH OUTDOOR DINING
GATEWAY SIGNAGE
25' - 0"
25' - 0"
25' - 0"
25' - 0"
25' - 0"
25' - 0"
25' - 0"
25' - 0"
25' - 0"
N
0 15 30 60 Feet
SUBAREA PLAN A.1
Applicant: Far South CDC
Address: 11400-11458S. Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: Plan Commission: November 20, 2025


Final For Publication
W 114TH PL
GATEWAY SIGNAGE
PLANTING BED
PLANTING BED WITH SEATING
10 PARKING SPACES
FENCE HT 6'
6 BIKE PARKING
6 PARKING SPACES
PLANTING BED
BUS STOP
BUS PAD
10 PARKING SPACES
22' - 0"
10 PARKING SPACES
22' - 0"
4 PARKING SPACES
8 BIKE PARKING
24' - 2"
22 BIKE PARKING
25' - 0"
25' - 0"
25' - 0"
25' - 0"
25' - 0"
25' - 0"
25' - 0"
S HALSTED ST
W 115TH ST
0 15 30 60 Feet
N
SUBAREA PLAN A.2
Applicant: Far South CDC
Address: 11400-11458S. Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: Plan Commission: November 20, 2025

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BUILDING A.2 (SOUTH)



115th

BUILDING A.1 (NORTH)



114th Place

114th

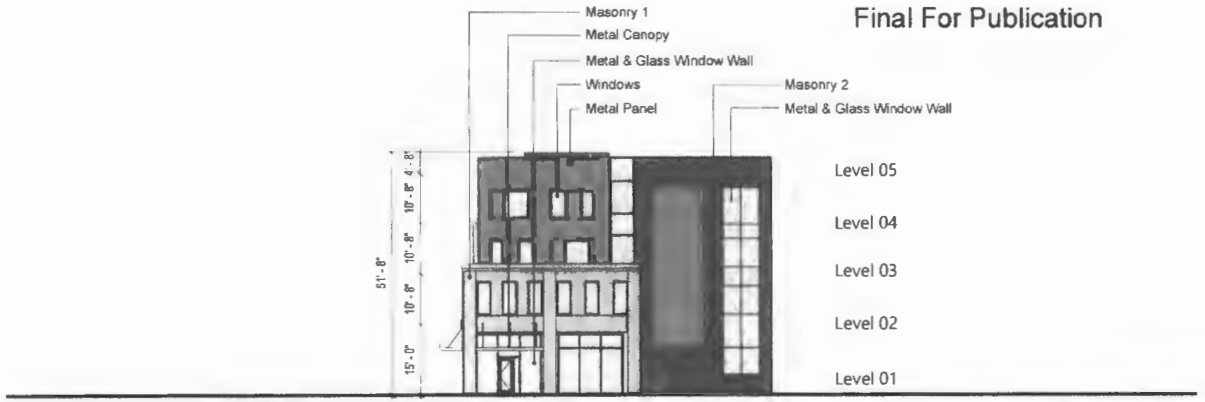
ELEVATIONS - HALSTED STREET

Applicant: Far South CDC
Address: 11400-11458S. Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: Plan Commission: November 20, 2025

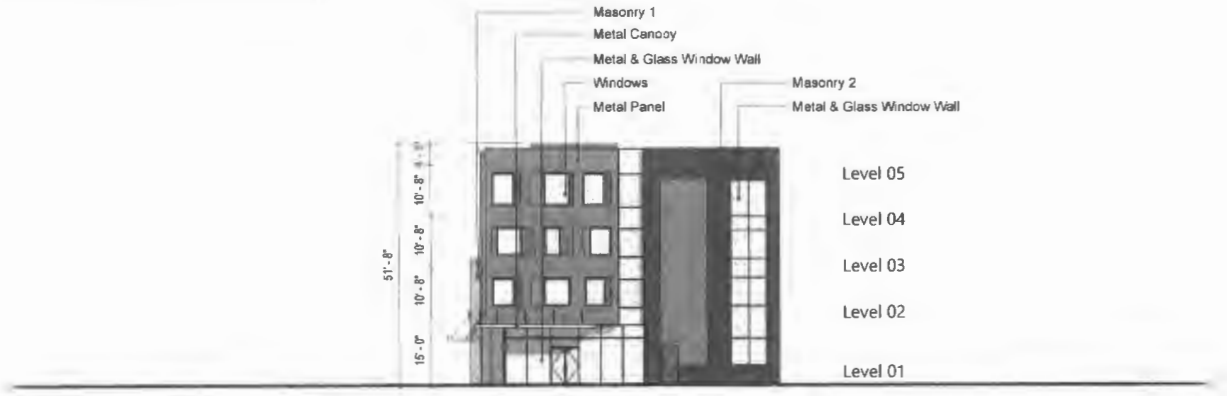
1" = 60' @ 8.5"x11"

0' 30' 60' 120'

Final For Publication



BUILDING A.1 - NORTH



BUILDING A.2 - NORTH

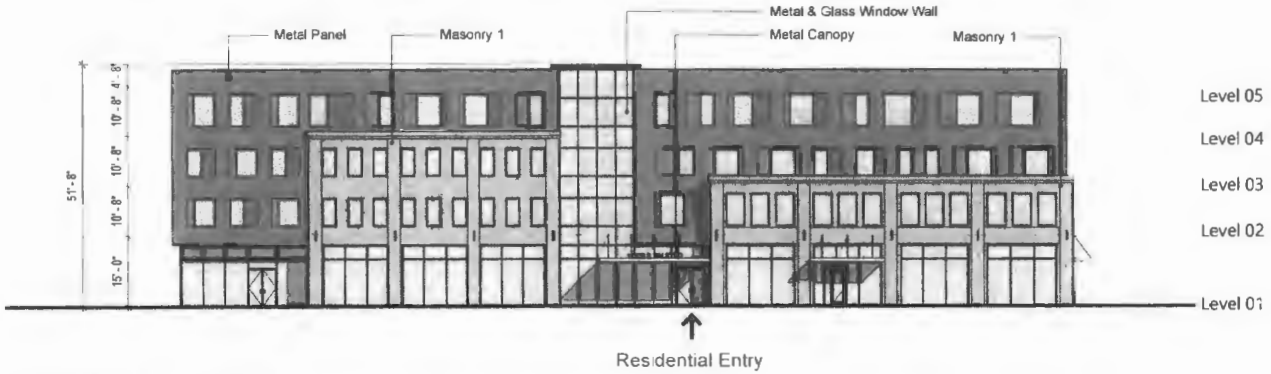
BUILDING ELEVATIONS - NORTH

1" = 30' @ 8.5"x11"

0' 15' 30' 6(

Applicant: Far South CDC
Address: 11400-11458S. Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: Plan Commission: November 20, 2025

Final For Publication



BUILDING A.1 - EAST



BUILDING A.2 - EAST

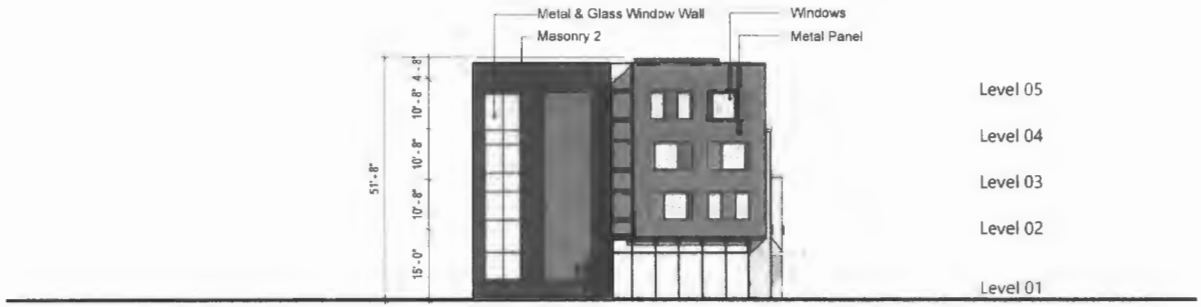
BUILDING ELEVATIONS - EAST

1" = 30' @ 8.5"x1

0' 15' 30' 6

Applicant: Far South CDC
Address: 11400-11458S. Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: Plan Commission: November 20, 2025

Final For Publication



BUILDING A.1 - SOUTH



BUILDING A.2 - SOUTH

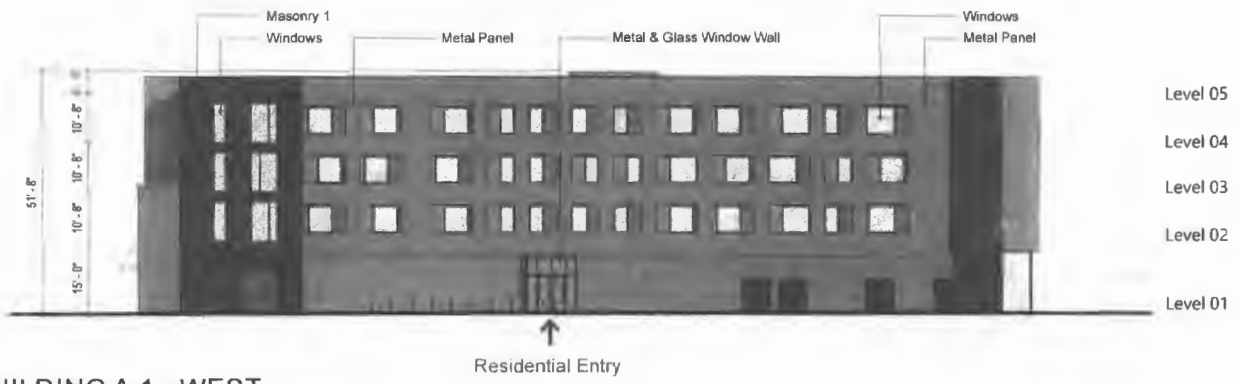
BUILDING ELEVATIONS - SOUTH

Applicant: Far South CDC
Address: 11400-11458S. Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: Plan Commission: November 20, 2025

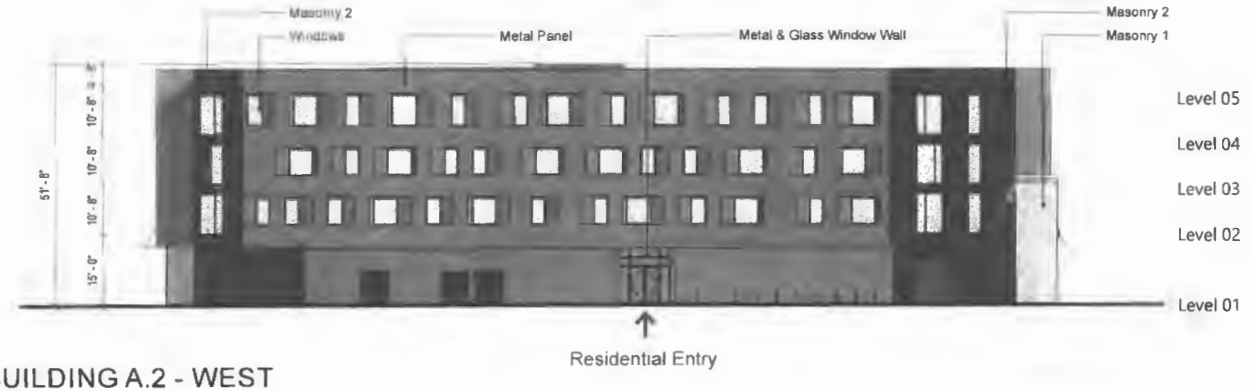
1" = 30' @ 8.5"x1

0' 15' 30' 6(

Final For Publication



BUILDING A.1 - WEST



BUILDING A.2 - WEST

BUILDING ELEVATIONS - WEST

1" = 30' @ 8.5"x1

0' 15' 30' 6(

Applicant: Far South CDC
Address: 11400-11458S. Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: Plan Commission: November 20, 2025

DESIGNATION OF CENTRAL YMCA HEADQUARTERS AT 19 S. LASALLE ST. AS CHICAGO LANDMARK.

[O2025-0020890]

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 December 9, 2025, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0020513, the amendment of Municipal Code Title 17 by modifying Section 17-7-0574 to expand the ADU allowed RS area.

Page 1 also contains Document Number O2025-0021040, an ordinance introduced by Alderman Waguespack for the amendment of Municipal Code Section 4-4-331 prohibiting the sale of cannabinoid hemp products in the Mid-North Branch Corridor Residential area. I beg leave to recommend that your honorable body *Re-Refer* the ordinance which is transmitted herewith to the Committee on License and Consumer Protection.

Page 1 further contains the historical landmark designation of the Central YMCA Headquarters located in the 34th Ward.

Moving on, pages 1 through 16 contain various map amendments in Wards 1, 2, 3, 4, 7, 11, 13, 14, 15, 16, 17, 21, 22, 27, 28, 30, 31, 32, 35, 36, 43, 45 and 47, noting that Alderman Conway would like to speak on Document Number O2025-0020123.

Lastly, pages 16 and 17 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 21, 27, 28, 29, 34, 43 and 47.

I hereby move for passage of the proposed ordinance transmitted herewith.

Respectfully submitted,

(Signed) BENNETT R. LAWSON,
Vice-Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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 Central YMCA Headquarters (the Building), located at 19 South LaSalle Street, Chicago, Illinois, and legally described in Exhibit A, attached hereto and incorporated herein, satisfies three criteria for landmark designation as set forth in Sections 2-120-620 (1), (4) and (5) of the Municipal Code; and

WHEREAS, The Building reflects the YMCA's growing presence and popularity in Chicago in the late 19th and early 20th centuries. The design of the Building, which included a combination of recreational, educational, and administrative spaces for the association, represents the evolution of the Chicago Chapter of the YMCA away from the evangelical mission promoted by early leaders Dwight H. Moody and John L. Farwell toward the "fourfold program" developed by East Coast YMCAs in the late 19th century and widely adopted by chapters nationwide, which emphasized athletics and recreational activities as a means to mold the character of young men; and

WHEREAS, The Building is a rare example of a YMCA facility that housed association programming within a high-rise commercial office building. While other YMCA chapters often included a small number of rental offices and dormitories to provide income, Chicago's Central YMCA boasted nearly 40,000 square feet of modern office space, which was needed to offset construction and operation costs in Chicago's expensive central business district; and

WHEREAS, From the 1920s through the 1950s, the Building served as the center for the Chicago association's educational programming, which included an accredited evening high school, a secretarial school, a junior college and a four-year college. The Building's central location and abundance of classroom space made it the ideal facility for these programs; and

WHEREAS, The Building is an early example of a fireproof, steel-frame skyscraper in Chicago, and combines the exuberant historicism of late-19th century architecture with the growing influence of the Chicago School, which emphasized expression of structure and

restrained ornamentation. The west tower of the Building, both in its original form with Romanesque "campanile" and as redesigned in the Classical Revival style in 1913, presented a traditional face to LaSalle Street, while the stripped-down south elevation reflected Jenney's functional design philosophy; and

WHEREAS, In her definitive study on the architecture of the YMCA, published in 2010, architectural historian Paula Lupkin cites the Building as an important interpretation of the "modern" YMCA facility in the late 19th century, which "presented the YMCA as a fusion of commercial and public interests"; and

WHEREAS, The Building was designed by Chicago architectural firm Jenney & Mundie, with the 1913 addition designed by their successor firm Jenney, Mundie & Jensen. Founded by William Le Baron Jenney (1832 -- 1907) and William Bryce Mundie (1864 -- 1939), Jenney & Mundie designed some of Chicago's best-known early skyscrapers including the Manhattan Building (1891), Second Leiter Building (1891), Ludington Building (1892), and New York Life Insurance Building (1894), all extant and designated Chicago Landmarks; and

WHEREAS, Together with the New York Life Building at 37 -- 43 South LaSalle Street, the Building represents the only remaining extant examples of the work of William Le Baron Jenney in the Loop; and

WHEREAS, Widely recognized as the "father of the skyscraper", senior partner William Le Baron Jenney developed the concept of skeleton-frame construction (also known as "Chicago construction"), whereby the weight of a building rests on an internal framework of iron or steel rather than its exterior walls. This technological advance revolutionized building construction throughout the world; and

WHEREAS, The prominent west tower on the original 1893 design of the Building reflected Mundie's preference for historical styles and his growing influence in the firm, while the Classical Revival design of the Building's 1913 addition illustrates the increasing popularity of Classical design in the years following the World's Columbian Exposition of 1893; and

WHEREAS, The Building meets three criteria for landmark designation set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code; and

WHEREAS, Consistent with Section 2-120-630 of the Municipal Code, the Building has significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; and

WHEREAS, On November 6, 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 the date of its passage and approval.

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

Exhibit "A".

Legal Description.

(Subject To Final Survey And Title Commitment)

Parcel 1:

Those parts of original Lots 2 and 3 in Block 118 in School Section Addition to Chicago, a subdivision of Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: beginning at the southeast corner of the west 1/2 of said original Lot 3; thence north to a point 100 feet south of the north line of said Lot 3; thence west crossing the west 1/2 of said Lot 3 and along the south lines of Sub-Lots 1 to 3 in the Chicago Hydraulic Company's Subdivision of original Lots 1 and 2 in said Block 118, to the southwest corner of said Sub-Lot 3; thence south to the south line of said original Lot 2; thence east to the point of beginning (excepting that part thereof lying north of the south lines of Sub-Lots 1 to 3 aforesaid, extended east across the west 1/2 of the original Lot 3 aforesaid; also excepting that part thereof falling in arcade place as now located) in Cook County, Illinois.

Parcel 2:

Lot 2 and the south 2 feet in width of Lot 1 in Major's Subdivision of Sub-Lots 4 to 6, Sub-Lot 8 and the west 15 feet of Sub-Lot 9 (except those parts of said Sub-Lots 6 and 8 taken for the opening of LaSalle Street) in the Chicago Hydraulic Company's Subdivision of original Lots 1 and 2 in Block 118 with the proportionate surplus of the block, in the School Section Addition to Chicago, a subdivision of Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat of said Major's Subdivision recorded May 23, 1867, in Book 164 of maps, page 194, in Cook County, Illinois.

Parcel 3:

That part of original Lot 1 in Block 118 lying west of the west line of Lot 2 and the south 2 feet in width of Lot 1 in Major's Subdivision of Sub-Lots 4, 5, 6 and 8 and the west 15 feet of Sub-Lot 9 (except that part of Sub-Lots 6 and 8 taken by the opening of LaSalle Street) in the Chicago Hydraulic Company's Subdivision of original Lots 1 and 2 in said Block 118 and lying between the westerly extensions of the north and south lines of aforesaid Lot 2 and the south 2 feet in width of Lot 1 in Major's Subdivision aforesaid, all in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

All of that part of Arcade Place lying south of the north line of Arcade Place, as said north line was established by ordinance dated March 16, 1868, lying west of the east line and the east line extended south of the west 1/2 of said original Lot 3 in Block 118, School Section Addition aforesaid and lying east of east line of LaSalle Street as now located (excepting therefrom the south 1/2 thereof which is north of and adjoining Lots 30, 31 and 32 in Assessor's Division of Block 118 in School Section Addition aforesaid) in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Building Address:

19 South LaSalle Street
Chicago, Illinois.

Permanent Index Number ("PIN"):

17-16-204-030-0000.

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 December 9, 2025, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0020513, the amendment of Municipal Code Title 17 by modifying Section 17-7-0574 to expand the ADU allowed RS area.

Page 1 also contains Document Number O2025-0021040, an ordinance introduced by Alderman Waguespack for the amendment of Municipal Code Section 4-4-331 prohibiting the sale of cannabinoid hemp products in the Mid-North Branch Corridor Residential area. I beg leave to recommend that your honorable body *Re-Refer* the ordinance which is transmitted herewith to the Committee on License and Consumer Protection.

Page 1 further contains the historical landmark designation of the Central YMCA Headquarters located in the 34th Ward.

Moving on, pages 1 through 16 contain various map amendments in Wards 1, 2, 3, 4, 7, 11, 13, 14, 15, 16, 17, 21, 22, 27, 28, 30, 31, 32, 35, 36, 43, 45 and 47, noting that Alderman Conway would like to speak on Document Number O2025-0020123.

Lastly, pages 16 and 17 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 21, 27, 28, 29, 34, 43 and 47.

I hereby move for passage of the proposed orders transmitted herewith.

Respectfully submitted,

(Signed) BENNETT R. LAWSON,
Vice-Chair.

On motion of Alderperson Lawson, the said proposed orders transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

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):

134 S. California Ave.

[Or2025-0020608]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: BandWith Music Ltd.
(* 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: 134 South California Avenue, Chicago, Illinois 60612

Zoning District: B3-2

DOB Sign Permit Application Number: 101074666

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, 6 inches; height, 23 feet, 9 inches

   Total square feet in area: 36 feet
6. Height above grade: 48 feet, 9 inches to top of sign or sign structure
7. Elevation (side of building or lot where the sign will be erected): South
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.

5050 S. Cicero Ave.

[Or2025-0020748]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: HZ Ops Holdings, Inc., doing business as Popeyes
(* 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: 5050 South Cicero Avenue, Chicago, Illinois 60615

Zoning District: B3-1

DOB Sign Permit Application Number: 101075885

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, 11 feet, 0 inches; height, 12 feet, 9 inches

   Total square feet in area: 140 feet, 0 inches
6. Height above grade: 24 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): South/East
8. Name of Sign Contractor/Erector: J&S Electric & Sign

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

1011 S. Delano Ct. E.
(Permit No. 101074908)

[Or2025-0021025]

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: 101074908

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: Private Property
5. Dimensions: length, 44 feet, 3 inches; height, 12 feet, _____ inches

   Total square feet in area: 531 feet, _____ inches
6. Height above grade: 45 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.

1011 S. Delano Ct. E.
(Permit No. 101074909)

[Or2025-0020968]

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: 101074909

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: Private Property
5. Dimensions: length, 44 feet, 3 inches; height, 12 feet, _____ inches

   Total square feet in area: 531 feet, _____ inches
6. Height above grade: 41 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. 101074911)

[Or2025-0021026]

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: 101074911

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: Private Property
5. Dimensions: length, 18 feet, 1 inch; height, 4 feet, 9 inches

   Total square feet in area: 108 feet, 42 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: 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.

8652 S. Lafayette Ave.

[Or2025-0021041]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Raising Cane's Restaurants 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: 8652 South Lafayette Avenue, Chicago, Illinois 60607

Zoning District: Planned Development Number 425

DOB Sign Permit Application Number: 101074069

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, 15 feet, 6 inches; height, 9 feet, 0 inches

   Total square feet in area: 139 feet, 6 inches
6. Height above grade: 3 feet, 7 inches
7. Elevation (side of building or lot where the sign will be erected): North
8. Name of Sign Contractor/Erector: 41 North Contractors 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.

2251 N. Lincoln Ave.
(Permit No. 101074992)

[Or2025-0021759]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Butch McGuire's Lincoln Park 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: 2251 North Lincoln Avenue, Chicago, Illinois 60614

Zoning District: B3-2

DOB Sign Permit Application Number: 101074992

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: BACP2171784
5. Dimensions: length, 45 feet, 6 inches; height, 4 feet, 8 inches

   Total square feet in area: 212 feet, 0 inches
6. Height above grade: 10 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): South/West
8. Name of Sign Contractor/Erector: Thatcher Oaks

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

3015 W. Madison St.
(Permit No. 101074878)

[Or2025-0020926]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Vishna Niya Liquor, Inc., doing business as Luxury Wine & Spirits 2
(* 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: 3015 West Madison Street, Chicago, Illinois 60612

Zoning District: B3-3

DOB Sign Permit Application Number: 101074878

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: BACP2171530
5. Dimensions: length, 30 feet, 0 inches; height, 4 feet, 0 inches

   Total square feet in area: 120 feet, 0 inches
6. Height above grade: 12 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): North 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.

3015 W. Madison St.
(Permit No. 101074952)

[Or2025-0020925]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Vishna Niya Liquor, Inc., doing business as Luxury Wine & Spirits 2
(* 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: 3015 West Madison Street, Chicago, Illinois 60612

Zoning District: B3-3

DOB Sign Permit Application Number: 101074952

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, 20 feet, 0 inches; height, 9 feet, 0 inches

   Total square feet in area: 180 feet, 0 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: 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.

905 S. Menard Ave.

[Or2025-0020577]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Joe Bronson
(* 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: 905 South Menard Avenue, Chicago, Illinois 60644

Zoning District: M2-2

DOB Sign Permit Application Number: 101075081

Sign Details:

1. On-premises: __X__ Or Off-premises: _____
2. Static sign: __X__ Or Dynamic-image display sign: _____
3. Number of sign faces: __1__
4. Projecting over the public way (Yes or No): No

   If yes, Public Way Use Number: Not Applicable
5. Dimensions: length, 48 feet, 0 inches; height, 12 feet, 0 inches

   Total square feet in area: 516 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.

201 N. Sangamon St.
(Permit No. 101076231)

[Or2025-0020864]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Equinox
(* 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: 201 North Sangamon Street, Chicago, Illinois 60607

Zoning District: Planned Development Number 1510

DOB Sign Permit Application Number: 101076231

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: BACP2180907
5. Dimensions: length, 1 foot, 7 inches; height, 7 feet, 9 inches

   Total square feet in area: 12
6. Height above grade: 26 feet, 9 inches to top of sign or sign structure
7. Elevation (side of building or lot where the sign will be erected): West (North Sangamon Street)
8. Name of Sign Contractor/Erector: All-Right Signs (TGC101019)

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.

201 N. Sangamon St.
(Permit No. 101076232)

[Or2025-0020875]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Equinox
(* 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: 201 North Sangamon Street, Chicago, Illinois 60607

Zoning District: Planned Development Number 1510

DOB Sign Permit Application Number: 101076232

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: BACP2181803
5. Dimensions: length, 1 foot, 7 inches; height, 2 feet, 5 inches

   Total square feet in area: 184
6. Height above grade: 15 feet, 5 inches to top of sign or sign structure
7. Elevation (side of building or lot where the sign will be erected): West (North Sangamon Street)
8. Name of Sign Contractor/Erector: All-Right Signs (TGC101019)

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.

201 N. Sangamon St.
(Permit No. 101076233)

[Or2025-0020877]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Equinox
(* 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: 201 North Sangamon Street, Chicago, Illinois 60607

Zoning District: Planned Development Number 1510

DOB Sign Permit Application Number: 101076233

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: BACP2180907
5. Dimensions: length, 1 foot, 7 inches; height, 7 feet, 9 inches

   Total square feet in area: 12
6. Height above grade: 26 feet, 9 inches to top of sign or sign structure
7. Elevation (side of building or lot where the sign will be erected): South (West Lake Street)
8. Name of Sign Contractor/Erector: All-Right Signs (TGC101019)

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.

3914 N. Western Ave.

[Or2025-0021758]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Ferguson Home
(* 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: 3914 North Western Avenue, Chicago, Illinois 60618

Zoning District: B3-3

DOB Sign Permit Application Number: 101075406

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: BACP2176024
5. Dimensions: length, 16 feet, 0 inches; height, 9 feet, 0 inches

   Total square feet in area: 144
6. Height above grade: 35 feet, 0 inches to top of sign or sign structure
7. Elevation (side of building or lot where the sign will be erected): East (North Western 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.

Re-Referred -- AMENDMENT OF SECTION 4-4-331 OF MUNICIPAL CODE PROHIBITING SALE OF CANNABINOID HEMP PRODUCTS IN MID-NORTH BRANCH CORRIDOR RESIDENTIAL AREA.

[O2025-0021040]

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 December 9, 2025, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0020513, the amendment of Municipal Code Title 17 by modifying Section 17-7-0574 to expand the ADU allowed RS area.

Page 1 also contains Document Number O2025-0021040, an ordinance introduced by Alderman Waguespack for the amendment of Municipal Code Section 4-4-331 prohibiting the sale of cannabinoid hemp products in the Mid-North Branch Corridor Residential area. I beg leave to recommend that your honorable body *Re-Refer* the ordinance which is transmitted herewith to the Committee on License and Consumer Protection.

Page 1 further contains the historical landmark designation of the Central YMCA Headquarters located in the 34th Ward.

Moving on, pages 1 through 16 contain various map amendments in Wards 1, 2, 3, 4, 7, 11, 13, 14, 15, 16, 17, 21, 22, 27, 28, 30, 31, 32, 35, 36, 43, 45 and 47, noting that Alderman Conway would like to speak on Document Number O2025-0020123.

Lastly, pages 16 and 17 contain various large signs over 100 square feet in area and 24 feet above grade in Wards 21, 27, 28, 29, 34, 43 and 47.

Respectfully submitted,

(Signed) BENNETT R. LAWSON,
Vice-Chair.

On motion of Alderperson Lawson, the Committee's recommendation was *Concurred In* and the said proposed ordinance transmitted with the foregoing committee report was *Re-Referred to the Committee on License and Consumer Protection* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

AGREED CALENDAR.

On motion of Alderperson Harris, the proposed resolutions presented through the Agreed Calendar were *Adopted* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

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

Sponsored by the elected city officials named below, respectively, said Agreed Calendar resolutions, as adopted, read as follows (the italic heading in each case not being a part of the resolution):

Presented By

THE HONORABLE ANDREA M. VALENCIA, CITY CLERK:

CONGRATULATIONS EXTENDED TO BARBARA ARASZEWSKI ON RETIREMENT FROM CITY OF CHICAGO.

[R2025-0021527]

WHEREAS, Barbara Araszewski, a longtime public servant with the City of Chicago, retired from her role as Director of Collection of Processing in the Office of the City Clerk on November 30, 2025, after nearly three decades of dedicated service to the City of Chicago; and

WHEREAS, The Chicago City Council has been informed of this milestone by the Honorable Andrea M. Valencia, City Clerk; and

WHEREAS, Barbara is a proud native of Chicago. She was born and raised on the Southwest Side in the Brighton Park neighborhood and resides in the Mount Greenwood neighborhood; and

WHEREAS, Barbara attended Saint Joseph and Saint Anne's elementary schools and is a graduate of Curie Metropolitan High School; all located on the Southwest Side of Chicago; and

WHEREAS, Out of high school, Barbara began working as a dental assistant and then worked at First Federal Bank, now known as Citibank; and

WHEREAS, Barbara is a proud mother to three daughters: Rebecca, Melissa, and Jessica, who she welcomed with her loving husband Wally; and a loving grandmother to an adoring granddaughter, Hannah; and

WHEREAS, Barbara began her employment with the City of Chicago in 1998 with the Department of Business Information Systems, now DTI, as a temp receptionist. During her time in Business Information Systems, Barbara was promoted to First Deputy Secretary, transitioned to the office's finance department and then took on a role in the office's human resources team; and

WHEREAS, Barbara's career in the Department of Business Information Systems would span until the year 2020 when she then moved to the Department of Assets, Information, and Services, now known as 2FM; and

WHEREAS, In 2022, Barbara joined the Office of the City Clerk as the Director of Collection of Processing. Throughout her tenure with the Clerk's Office, Barbara has been a wonderful teammate who has consistently provided diligent, efficient, and thorough work, all with a smile; and

WHEREAS, Barbara got the most fulfillment working for the City of Chicago because it was a job that allowed her to help everyday Chicagoans and she always enjoyed meeting the challenge of, as she quotes, "no money but lets get things done"; and

WHEREAS, Barbara's hobbies include gardening, vacationing, walking, reading, and trying new things. In retirement, she is looking forward to not waking up at any specific time; and

WHEREAS, Barbara is admired by all who know her and will be truly missed by her friends and colleagues throughout the departments and offices of the City of Chicago; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, gathered here this 10th day of December 2025, do hereby express our sincere appreciation to Barbara Araszewski for her outstanding service to the City of Chicago, and extend to her our very best wishes for a wonderful retirement, continued happiness, and good fortune as she begins this new chapter in her life; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Barbara Araszewski.

Presented By

ALDERPERSON HOPKINS (2nd Ward):

CONGRATULATIONS EXTENDED TO 20 EAST CEDAR STREET ON 100TH ANNIVERSARY.

[R2025-0021367]

WHEREAS, The City of Chicago proudly recognizes the 100th anniversary of 20 East Cedar Street, a landmark of architectural beauty and cultural significance that has stood with distinction in the Gold Coast since its completion in 1925; and

WHEREAS, The City Council has been informed of this significant centennial occasion by the Honorable Brian Hopkins, Alderperson of the 2nd Ward; and

WHEREAS, 20 East Cedar Street, originally known as the Bradley Apartments, introduced to Chicago a new grandeur in residential design, with soaring two-story living rooms, stately fireplaces, paneled interiors, and an atmosphere that blended domestic warmth with metropolitan sophistication; and

WHEREAS, Through the decades, the building has welcomed individuals whose talents, convictions, and public service have shaped Chicago's civic, cultural, and intellectual life, reflecting the full breadth of the city's history; and

WHEREAS, The building's interiors and façade have been celebrated in the photographic work of Raymond W. Trowbridge and the renowned Hedrich-Blessing studio, ensuring that its beauty and character are preserved in the visual record of Chicago's built environment; and

WHEREAS, As 20 East Cedar Street enters its centennial year, it remains not merely a residence but a living architectural treasure -- a place where Chicago's past, present, and future converge within walls that have witnessed a century of urban transformation, cultural refinement, and human endeavor; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby honor 20 East Cedar Street on the occasion of its 100th anniversary, and extend our admiration for its enduring beauty, its architectural distinction, and its profound contributions to the character of the Gold Coast and the City of Chicago; and

Be It Further Resolved, That a suitable copy of this resolution be presented to the residents of 20 East Cedar Street in recognition of this remarkable milestone and the building's lasting place in Chicago's civic and cultural heritage.

Presented By

ALDERPERSON DOWELL (3rd Ward):

CONGRATULATIONS EXTENDED TO GLADYS FULLER ON 100TH BIRTHDAY.

[R2025-0021185]

WHEREAS, Gladys Fuller was born on December 19, 1925, and is a longtime member of Quinn Chapel African Methodist Episcopal Church (A.M.E.) in Chicago's 3rd Ward; and

WHEREAS, Mrs. Fuller has been an active member of Quinn A.M.E. since 1944, and has served on the lay organization, co-editor of The Debutantes Master Commission Bicentennial Tribute to the African Methodism Past and Present 1787 -- 1987, and supported various organizations and events throughout the years; and

WHEREAS, Mrs. Fuller was honored as an Elder at the Women's Black Dress Celebration of Quinn Chapel A.M.E. in 2018; and

WHEREAS, Mrs. Fuller has been instrumental in helping Quinn Chapel A.M.E. and its members prayerfully continue to do the Lord's work, to praise His name, and honor the past; and

WHEREAS, December 19, 2025 marks 100 blessed years on this earth and counting for Mrs. Fuller; 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 10th day of December 2025 A.D., do hereby congratulate Mrs. Gladys Fuller on her 100th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Mrs. Gladys Fuller and the congregation of Quinn Chapel A.M.E. Church.

RECOGNITION OF DEBRA SHORE FOR DECADES OF PUBLIC SECTOR SERVICE.

[R2025-0021184]

WHEREAS, It is with great pride that the members of this Chamber have gathered to

recognize former Environmental Protection Agency Region 5 Administrator and former Commissioner of the Metropolitan Water Reclamation District of Greater Chicago Debra Shore on her steadfast commitment to the people of the City of Chicago and the environmental health of our region; and

WHEREAS, Former Commissioner Debra Shore has dedicated her life to advocating for environmental protection and public health awareness and policies. To that end, she has served on the Board of Commissioners of the Metropolitan Water Reclamation District of Greater Chicago (District), founded *Chicago Wilderness* magazine, was a founding member of Friends of the Forest Preserves, and served as the regional administrator of the U.S. Environmental Protection Agency (EPA) Region 5; and

WHEREAS, Inspired by her love for nature, former Commissioner Shore was first elected to the District's Board of Commissioners in 2006 as the first member of the LGBTQ+ community elected to countywide office, where she won reelection in 2012 and 2018; and

WHEREAS, During her tenure on the Board of Commissioners, former Commissioner Shore supported the advancement of environmental protection and public health in numerous ways, with one of her biggest achievements being Cook County's pharmaceutical takeback program. She also championed important initiatives, including the establishment of the District's Office of the Inspector General, the District's collaborative 2020 -- 2021 Strategic Planning Initiative, and supporting the LGBTQ+ community including advocating for retirement benefits for same-sex spouses of District retirees. Her work extended beyond the District -- she volunteered to assist in the restoration of prairies and oak savannahs, she served as a member of the advisory board for the Illinois-Indiana Sea Grant program and as chair of the Board of Directors of the Great Lakes Protection Fund, and was on the board of the Illinois Environmental Council; and

WHEREAS, After leaving the District, former Commissioner Shore continued her advocacy, serving as the EPA's Regional Administrator for Region 5 from October 2021 through January 2025; and

WHEREAS, Former Commissioner Shore's devotion to environmental improvements is immeasurable throughout her decades of work in the public sector; 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 10th day of December 2025 A.D., do hereby honor former Commissioner Debra Shore for her commitment to public service; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to former Commissioner Debra Shore.

Presented By

ALDERPERSON HARRIS (8th Ward):

TRIBUTE TO LATE CHARLES DAVID GORDON, SR.

[R2025-0021633]

WHEREAS, Almighty God in His infinite wisdom and judgment has called Charles David Gordon, Sr., 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 devoted husband, son, father, grandfather, brother, and friend, was born Charles David Gordon, Sr., on Friday August 10, 1934, in Southaven, Mississippi; and

WHEREAS, Charles had a passion for football that began at St. Augustine High School in Memphis, Tennessee, and through his leadership, he led the team for three years as the team captain; and

WHEREAS, In the early 1950s, Charles met Hazel Mannings, whom he married on August 26, 1953. Through this union, they had six children: Debra, Charles Jr., Kenneth, Marshall, Derrick, and Carlton Sr.; and

WHEREAS, Charles spent six years in the Air Force as an orderly room manager, and was stationed in Alaska, where his family joined him. His love for football never strayed too far away, as Charles continued to play football during his time in the Air Force, and went on to coach an African American football league, and for Avalon basketball; and

WHEREAS, Charles worked as a clerk at CHA Rockwell Gardens and later worked at ABLA Homes as a manager. With 18 years under his belt working for CHA, Charles retired and became lounge owner of the Macaroni Den, The Family Den, Parks Lounge, The Dating Game, and 3 G's. He retired from the lounge industry at 80 years old; and

WHEREAS, In his later years, Charles had a great love for golf and was a member of the Chicago Executive Golf Club. He shared his passion for golf and also bowling with some of his grandchildren; and

WHEREAS, He was preceded in death by his mother Ardena, father W.C. Gray, and Emory K. Gordon; and

WHEREAS, He leaves behind his loving wife, Hazel; alongside their six children, Debra, Charles, Kenneth, Marshall, Derrick, and Carlton. He also leaves to cherish his memory three brothers, Emory, George, and Ernest; 12 grandchildren; and 19 great-grandchildren. More importantly, he leaves behind a host of nieces, nephews, relatives and friends; 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 Mr. Charles David Gordon, Sr., 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. Charles David Gordon, Sr.

CONGRATULATIONS EXTENDED TO JANE MARIE BROWNE ON 85TH BIRTHDAY.

[R2025-0021604]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Jane Marie Browne 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 Jane Marie Browne on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Jane Marie Browne 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 10th of December 2025, do hereby congratulate Jane Marie Browne on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Jane Marie Browne 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 Jane Marie Browne in honor of her 85th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO RONALD P. CHAPMAN ON 80TH BIRTHDAY.
[R2025-0021606]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Ronald P. Chapman in honor of his 80th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderperson Michelle A. Harris would like to extend her personal tribute to Ronald P. Chapman on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Ronald P. Chapman 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 10th of December 2025, do hereby congratulate Ronald P. Chapman on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Ronald P. Chapman for his continued good health, happiness and success following this, his 80th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Ronald P. Chapman in honor of his 80th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ANDREA R. DENARD ON 70TH BIRTHDAY.
[R2025-0021608]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Andrea R. Denard 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 Andrea R. Denard on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Andrea R. Denard 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 10th of December 2025, do hereby congratulate Andrea R. Denard on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Andrea R. Denard 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 Andrea R. Denard in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO DOROTHY M. HOLLOWAY ON 85TH BIRTHDAY.

[R2025-0021610]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Dorothy M. Holloway in honor of her 85th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderman Michelle A. Harris would like to extend her personal tribute to Dorothy M. Holloway on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Dorothy M. Holloway 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 10th of December 2025, do hereby congratulate Dorothy M. Holloway on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Dorothy M. Holloway 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 Dorothy M. Holloway in honor of her 85th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO JAMES A. MARTIN ON 75TH BIRTHDAY.

[R2025-0021611]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to James A. Martin in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderman Michelle A. Harris would like to extend her personal tribute to James A. Martin on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, James A. Martin 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 10th of December 2025, do hereby congratulate James A. Martin on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to James A. Martin 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 James A. Martin in honor of his 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO PEGGY A. RIGGINS 65TH BIRTHDAY.

[R2025-0021615]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Peggy A. Riggins in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderman Michelle A. Harris would like to extend her personal tribute to Peggy A. Riggins on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Peggy A. Riggins 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 10th of December 2025, do hereby congratulate Peggy A. Riggins on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Peggy A. Riggins 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 Peggy A. Riggins in honor of her 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO HOSIE LEE SANDERS, JR. ON 65TH BIRTHDAY.

[R2025-0021616]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Hosie Lee Sanders, Jr. in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderman Michelle A. Harris would like to extend her personal tribute to Hosie Lee Sanders, Jr. on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Hosie Lee Sanders, Jr. 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 10th of December 2025, do hereby congratulate Hosie Lee Sanders, Jr. on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Hosie Lee Sanders, Jr. 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 Hosie Lee Sanders, Jr. in honor of his 65th birthday as a token of our esteem and good wishes.

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CONGRATULATIONS EXTENDED TO ADLENE STEWART ON 75TH BIRTHDAY.

[R2025-0021614]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Adlene Stewart in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderman Michelle A. Harris would like to extend her personal tribute to Adlene Stewart on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Adlene Stewart 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 10th of December 2025, do hereby congratulate Adlene Stewart on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Adlene Stewart 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 Adlene Stewart in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO EARSEL WATERS ON 70TH BIRTHDAY.

[R2025-0021613]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Earsel Waters in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderman Michelle A. Harris would like to extend her personal tribute to Earsel Waters on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Earsel Waters 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 10th of December 2025, do hereby congratulate Earsel Waters on her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Earsel Waters 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 Earsel Waters in honor of her 70th birthday as a token of our esteem and good wishes.

Presented By

ALDERPERSON CHICO (10th Ward):

CONGRATULATIONS EXTENDED TO ROBERT AND GLORIA HAFER ON 50TH WEDDING ANNIVERSARY.

[R2025-0021394]

WHEREAS, Fifty years ago, on November 15, 1975, Robert and Gloria Hafer stood together and promised to share a lifetime; and

WHEREAS, Today we celebrate the extraordinary journey that began long before that wedding day, one that started in 1973, when two people met at the South Chicago YMCA and instantly knew their lives were about to change, for it truly was love at first sight; and

WHEREAS, Robert, originally from Pennsylvania, had traveled a long path serving in the Navy, working in New York, and eventually being transferred to Chicago, never imagining that this move would lead him straight to the love of his life; and

WHEREAS, At the YMCA, Robert was a case manager for the Department of Justice and Gloria had just finished her teaching job and was working as a receptionist, and it was in that humble building on the Southeast Side that fate brought them together; and

WHEREAS, From that moment on, their story unfolded with a beautiful and steady certainty, and two years later they married and began a life filled with dedication, laughter, and unwavering partnership; and

WHEREAS, Together they built a home rooted in love and purpose, raising two children, Jeanette and Robert, who remain a living testament to the values, warmth, and strength that define their marriage; and

WHEREAS, Over the years, Robert and Gloria have shown that marriage is more than a ceremony or a milestone, but a daily choice to love, support, and grow side by side, standing together with grace and devotion through every bright and challenging chapter; and

WHEREAS, Today we honor not just 50 years of marriage, but 50 years of commitment, sacrifice, shared dreams, and a bond that time has only strengthened; and

WHEREAS, What began with a chance meeting at a YMCA has grown into a legacy of love that touches every member of their family and all who are fortunate enough to know them; now, therefore,

Be It Resolved, That we, the Mayors and members of the City Council of the City of Chicago, assembled this 10th day of December 2025, do hereby honor Robert and Gloria Hafer on their 50 year old wedding anniversary; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Gloria Hafer as a sign of our appreciation and esteem.

CONGRATULATIONS EXTENDED TO EAST SIDE CHAMBER OF COMMERCE ON 100TH ANNIVERSARY.

[R2025-0021395]

WHEREAS, The East Side Chamber of Commerce, founded in 1925, began as a united effort by local business owners to strengthen commercial activity and support the growth of Chicago's East Side community; and

WHEREAS, For 100 years the Chamber has served as a vital advocate for neighborhood businesses, promoting economic development, providing guidance and resources to entrepreneurs, and fostering conditions that allow local commerce to flourish; and

WHEREAS, The Chamber has continually strengthened community life through its networking events, business consultations, "Shop Local" initiatives, neighborhood improvements, and long-standing traditions such as seasonal celebrations and the annual Christmas tree lighting; and

WHEREAS, Its century of leadership has helped sustain the East Side's identity, cultural vitality, and economic resilience, ensuring that both new and legacy businesses have the support needed to succeed; and

WHEREAS, The Chamber's dedication over the past 100 years reflects the commitment, collaboration, and perseverance of the East Side community it proudly represents. Sincere appreciation is extended to all past and present members whose efforts have shaped the Chamber's enduring impact and continue to support the prosperity of the community; now, therefore,

Be It Resolved, That we, the Mayors and members of the City Council of the City of Chicago, assembled this 10th day of December 2025, do hereby honor East Side Chamber of Commerce on their 100th year anniversary; and

Be It Further Resolved, That a suitable copy of this resolution be presented to the East Side Chamber as a sign of our appreciation and esteem.

CONGRATULATIONS EXTENDED TO COCULA'S RESTAURANT ON 50TH ANNIVERSARY.

[R2025-0021409]

WHEREAS, Rene Camarena, the owner of Cocula's Restaurant, located at 8847 South Commercial Avenue, first opened its doors in 1975 and proudly served the community for 50 years, becoming a cherished destination for authentic cuisine, warm hospitality, and cultural tradition; and

WHEREAS, Since 1975, Cocula's Restaurant has built a reputation for excellence through its commitment to quality food, exceptional service, and the welcoming atmosphere that has made it a beloved gathering place for families and friends; and

WHEREAS, For five decades, Cocula's has contributed to the vitality of the neighborhood by supporting the local economy, providing meaningful employment opportunities, and participating in community events and celebrations; and

WHEREAS, The restaurant's longevity is a testament to the dedication, vision, and hard work of its founders, owners, staff, and all who have played a role in its success over the past 50 years; and

WHEREAS, Reaching a 50-year milestone is a remarkable achievement, symbolizing resilience, community partnership, and a steadfast commitment to serving generations of customers; now, therefore,

Be It Resolved, That we, the Mayors and members of the City Council of the City of Chicago, assembled this 10th day of December 2025, do hereby honor Cocula's Restaurant, located at 8847 South Commercial Avenue, on its 50th anniversary, and commend its outstanding contributions to the community since 1975; and

Be It Further Resolved, That this resolution be presented with heartfelt appreciation for five decades of excellence, with best wishes for continued success and prosperity in the years to come.

CONGRATULATIONS EXTENDED TO 2025 DE LA SALLE INSTITUTE BOYS VARSITY SOCCER TEAM ON WINNING ILLINOIS STATE CHAMPIONSHIP TITLE.
[R2025-0021417]

WHEREAS, The De La Salle Institute Boys Varsity Soccer Team completed an extraordinary 2025 season with an overall record of 25-3-1 and a conference record of 5-1-1, demonstrating exceptional skill, discipline, and teamwork; and

WHEREAS, The Meteors began their season with remarkable momentum, opening with an 8-0 start and claiming the Windy City Soccer Classic Tournament Championship; and

WHEREAS, During September, the team continued its dominance by traveling to Iowa and capturing the prestigious Great River Classic Tournament Championship, showcasing their strength and competitiveness beyond state lines; and

WHEREAS, In October, the Meteors earned the title of Catholic League Blue Conference Champions, finishing conference play with an impressive 5-1-1 record; and

WHEREAS, Numerous athletes received CCL Blue All-Conference Honors, including Jahir Anaya, Alex Panduro, Christian Edwards, Christopher Dingle, Antonio Sanchez, and Christian Flores, reflecting the team's overall excellence; and

WHEREAS, Coach Francisco Martinez, Spanish teacher, Boys Varsity Head Soccer Coach, and Girls Varsity Assistant Soccer Coach, was deservedly named Lawless Coach of the Year, demonstrating extraordinary leadership, mentorship, and dedication to his student-athletes; and

WHEREAS, Standout player Alex Panduro earned the distinguished title of Lawless Player of the Year (CCL Blue), recognizing his outstanding performance and contributions to the team; and

WHEREAS, During the postseason, the team achieved a historic playoff run, earning titles as Regional Champions, Sectional Champions, Super-Sectional Champions, and ultimately being crowned State Champions, marking a season of unmatched accomplishments; and

WHEREAS, The 2025 Meteors made history as the 1st Team State Champion in De La Salle Institute history, and the 1st Soccer State Champion from the Catholic League Conference, setting a new standard of athletic achievement; and

WHEREAS, Postseason honors further highlighted the team's success, with Alex Panduro earning All-State recognition and Player of the Year, while Jahir Anaya, Christian Edwards, and Christian Flores were honored as All-Sectional athletes; and

WHEREAS, The dedication, sportsmanship, and hard work of the players, coaches, staff, families, and supporters have brought great pride and honor to De La Salle Institute; now, therefore,

Be It Resolved, That we, the Mayors and members of the City Council of the City of Chicago, assembled this 10th day of December 2025, do hereby honor the 2025 De La Salle Institute Boys Varsity Soccer Team for their extraordinary accomplishments and their historic State Championship title; and

Be It Further Resolved, That this resolution be presented to the Coach Francisco Martinez, and the De La Salle Institute Boys Varsity Soccer Team.

Presented By

ALDERPERSON QUINN (13th Ward):

CONGRATULATIONS EXTENDED TO ANITA CUMMINGS ON RETIREMENT.

[R2025-0021620]

WHEREAS, After 40 years, Anita Cummings is retiring from the United Business Association of Miday, which she helped found in 1985; and

WHEREAS, The Chicago City Council has been informed of this milestone by the Honorable Marty Quinn, Alderman of the 13th Ward; and

WHEREAS, Anita and her husband John moved into the Clearing Neighborhood 58 years ago and raised their four children. She began her career as an English teacher in Chicago public and parochial schools from 1965 to 1979; and

WHEREAS, Anita's work with UBAM was essential to the revitalization of Midway Airport in the 1980s. Anita helped launch Midway Airlines as personnel director from 1982 to 1984. UBAM also helped with the development of the Midway Hotel Center and the revitalization of sections of West 63rd Street. UBAM continues to give back to the community and works with local elected officials; and

WHEREAS, Anita's community contributions have been recognized by appointments to several boards; now, therefore,

Be It Resolved, That we, the Mayor and members of City Council of the City of Chicago, assembled this 10th day of December 2025, do hereby join UBAM and the Clearing Community in wishing Anita Cummings well wishes in her future endeavors and know that she will be an asset in whatever road she follows; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Anita Cummings as a sign of our respect and admiration for her career and impact on her community.

Presented By

ALDERPERSON COLEMAN (16th Ward):

CONGRATULATIONS EXTENDED TO FRED BROWN ON 85TH BIRTHDAY.

[R2025-0021574]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Fred Brown on his 85th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Fred Brown to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Fred Brown 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 10th day of December 2025, do hereby celebrate Fred Brown's 85th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Fred Brown as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO ANN BURRELL ON 80TH BIRTHDAY.

[R2025-0021571]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Ann Burrell on her 80th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Ann Burrell to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Ann Burrell 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 10th day of December 2025, do hereby celebrate Ann Burrell's 80th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Ann Burrell as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO BISHOP SHIRLEY COLEMAN ON 70TH BIRTHDAY.

[R2025-0021547]

WHEREAS, We, The members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Bishop Shirley Coleman on her 70th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Bishop Shirley Coleman to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Bishop Shirley 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 10th day of December 2025, do hereby celebrate Bishop Shirley Coleman's 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Bishop Shirley Coleman as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO CALLIE COMER ON 65TH BIRTHDAY.
[R2025-0021523]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Callie Comer on her 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Callie Comer to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Callie Comer 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 10th day of December 2025, do hereby celebrate Callie Comer's 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Callie Comer as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO DARRELL CROWDER ON 65TH BIRTHDAY.
[R2025-0021545]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Darrell Crowder on his 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Darrell Crowder to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Darrell Crowder 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 10th day of December 2025, do hereby celebrate Darrell Crowder's 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Darrell Crowder as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO EVANGELINE FRAISE ON 65TH BIRTHDAY.

[R2025-0021538]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Evangeline Fraise on her 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Evangeline Fraise to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Evangeline Fraise 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 10th day of December 2025, do hereby celebrate Evangeline Fraise's 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Evangeline Fraise as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO JAMIE HARVEY ON 75TH BIRTHDAY.

[R2025-0021563]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Jamie Harvey on his 75th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Jamie Harvey to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Jamie Harvey 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 10th day of December 2025, do hereby celebrate Jamie Harvey's 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Jamie Harvey as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO STEWART IVY ON 65TH BIRTHDAY
[R2025-0021546]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Stewart Ivy on his 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Stewart Ivy to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Stewart Ivy 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 10th day of December 2025, do hereby celebrate Stewart Ivy's 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Stewart Ivy as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO MARK MC GUIRE ON 70TH BIRTHDAY.
[R2025-0021551]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Mark McGuire on his 70th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Mark McGuire to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Mark McGuire 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 10th day of December 2025, do hereby celebrate Mark McGuire's 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Mark McGuire as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO OPLINE MONTGOMERY ON 91ST BIRTHDAY.

[R2025-0021579]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Opline Montgomery on her 91st birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Opline Montgomery to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Opline Montgomery 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 10th day of December 2025, do hereby celebrate Opline Montgomery's 91st birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Opline Montgomery as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO RELMAN MYERS ON 70TH BIRTHDAY.

[R2025-0021554]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Relman Myers on his 70th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Relman Myers to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Relman Myers 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 10th day of December 2025, do hereby celebrate Relman Myers's 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Relman Myers as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO DEBRA ROBINSON ON 70TH BIRTHDAY.

[R2025-0021559]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Debra Robinson on her 70th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Debra Robinson to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Debra Robinson 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 10th day of December 2025, do hereby celebrate Debra Robinson's 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Debra Robinson as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO MARY TAYLOR ON 70TH BIRTHDAY.

[R2025-0021561]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Mary Taylor on her 70th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Mary Taylor to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Mary Taylor 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 10th day of December 2025, do hereby celebrate Mary Taylor's 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Mary Taylor as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO ENID THOMPSON ON 75TH BIRTHDAY.

[R2025-0021564]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Enid Thompson on her 75th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Enid Thompson to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Enid Thompson 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 10th day of December 2025, do hereby celebrate Enid Thompson's 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Enid Thompson as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO ESTER WALLACE ON 75TH BIRTHDAY.

[R2025-0021570]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Ester Wallace on her 75th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Ester Wallace to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Ester Wallace 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 10th day of December 2025, do hereby celebrate Ester Wallace's 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Ester Wallace as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO ORSON WARD ON 70TH BIRTHDAY.

[R2025-0021562]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Orson Ward on his 70th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Orson Ward to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Orson Ward 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 10th day of December 2025, do hereby celebrate Orson Ward's 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Orson Ward as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO PEARLIE WILKS ON 85TH BIRTHDAY.

[R2025-0021575]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our most warmest wishes to Pearlie Wilks on her 85th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Pearlie Wilks to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Pearlie Wilks 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 10th day of December 2025, do hereby celebrate Pearlie Wilks's 85th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Pearlie Wilks as a token of appreciation and blessed wishes.

Presented By

ALDERPERSON CURTIS (18th Ward):

CONGRATULATIONS EXTENDED TO OFFICER JULIUS BEACHAM ON RETIREMENT FROM CHICAGO POLICE DEPARTMENT.

[R2025-0021580]

WHEREAS, On August 15, 2025, Officer Julius Beacham retired from the Chicago Police Department following 20 years of dedicated public service; and

WHEREAS, The Chicago City Council has been informed of this occasion by the Honorable Derrick G. Curtis, Alderman of the 18th Ward; and

WHEREAS, Officer Beacham, Star Number 10121, began his illustrious career with the Chicago Police Department on August 4, 1997, and retires as a valued member of the 6th District; his presence will be sorely missed; and

WHEREAS, Dedication to and fulfillment of the motto of the Chicago Police Department -- "We Serve and Protect" -- exacts a substantial physical and emotional toll not only on the officers who must daily cope with the stress and danger of putting their lives on the line for countless City residents, but also on their family members; and

WHEREAS, Throughout his long and distinguished tenure, Officer Beacham upheld the finest traditions of the law enforcement community, and Officer Beacham's hard work, commitment, and dedication to duty earned Officer Beacham the respect and admiration of his colleagues and the communities he protected; and

WHEREAS, Officer Beacham devoted 20 years of his life to public service to the people of the City of Chicago, and, in doing so, has personally ensured that the City of Chicago is the safe, healthy, and vibrant community it is today; and

WHEREAS, The leaders of the City of Chicago want to recognize the great debt owed to our public servants, and extend our sincerest gratitude to the long and prolific career of Officer Beacham; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby express our gratitude for 20 years of work in service to the people of the City of Chicago, and express our heartiest wishes on a pleasant retirement to Officer Beacham; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Officer Julius Beacham.

CONGRATULATIONS EXTENDED TO SERGEANT AARON COBB ON RETIREMENT FROM CHICAGO POLICE DEPARTMENT.

[R2025-0021621]

WHEREAS, On May 1, 2025, Sergeant Aaron Cobb retired from the Chicago Police Department following 28 years of dedicated public service; and

WHEREAS, The Chicago City Council has been informed of this occasion by the Honorable Derrick G. Curtis, Alderman of the 18th Ward; and

WHEREAS, Sergeant Cobb, Star Number1041, began his illustrious career with the Chicago Police Department on December 2, 1996, and retires as a valued member of the 6th District; his presence will be sorely missed; and

WHEREAS, Dedication to and fulfillment of the motto of the Chicago Police Department -- "We Serve and Protect" -- exacts a substantial physical and emotional toll not only on the officers who must daily cope with the stress and danger of putting their lives on the line for countless City residents, but also on their family members; and

WHEREAS, Throughout his long and distinguished tenure, Sergeant Cobb upheld the finest traditions of the law enforcement community, and Sergeant Cobb's hard work, commitment, and dedication to duty earned Sergeant Cobb the respect and admiration of his colleagues and the communities he protected; and

WHEREAS, Sergeant Cobb devoted 28 years of his life to public service to the people of the City of Chicago, and, in doing so, has personally ensured that the City of Chicago is the safe, healthy, and vibrant community it is today; and

WHEREAS, The leaders of the City of Chicago want to recognize the great debt owed to our public servants, and extend our sincerest gratitude to the long and prolific career of Sergeant Cobb; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby express our gratitude for 28 years of work in service to the people of the City of Chicago, and express our heartiest wishes on a pleasant retirement to Sergeant Cobb; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Sergeant Aaron Cobb.

CONGRATULATIONS EXTENDED TO OFFICER DWAYNE COLLIER ON RETIREMENT FROM CHICAGO POLICE DEPARTMENT.

[R2025-0021584]

WHEREAS, On June 1, 2025, Officer Dwayne Collier retired from the Chicago Police Department following 27 years of dedicated public service; and

WHEREAS, The Chicago City Council has been informed of this occasion by the Honorable Derrick G. Curtis, Alderman of the 18th Ward; and

WHEREAS, Officer Collier, Star Number 18240, began his illustrious career with the Chicago Police Department on April 13, 1998, and retires as a valued member of the 6th District; his presence will be sorely missed; and

WHEREAS, Dedication to and fulfillment of the motto of the Chicago Police Department -- "We Serve and Protect" -- exacts a substantial physical and emotional toll not only on the officers who must daily cope with the stress and danger of putting their lives on the line for countless City residents, but also on their family members; and

WHEREAS, Throughout his long and distinguished tenure, Officer Collier upheld the finest traditions of the law enforcement community, and Officer Collier's hard work, commitment, and dedication to duty earned Officer Collier the respect and admiration of his colleagues and the communities he protected; and

WHEREAS, Officer Collier devoted 27 years of his life to public service to the people of the City of Chicago, and, in doing so, has personally ensured that the City of Chicago is the safe, healthy, and vibrant community it is today; and

WHEREAS, The leaders of the City of Chicago want to recognize the great debt owed to our public servants, and extend our sincerest gratitude to the long and prolific career of Officer Collier; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby express our gratitude for 27 years of work in service to the people of the City of Chicago, and express our heartiest wishes on a pleasant retirement to Officer Collier; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Officer Dwayne Collier.

CONGRATULATIONS EXTENDED TO CAPTAIN JOHN DEANE ON RETIREMENT FROM CHICAGO POLICE DEPARTMENT.

[R2025-0021582]

WHEREAS, On November 28, 2025, Captain John Deane retired from the Chicago Police Department following 32 years of dedicated public service; and

WHEREAS, The Chicago City Council has been informed of this occasion by the Honorable Derrick G. Curtis, Alderman of the 18th Ward; and

WHEREAS, Captain Deane, Star Number 452, began his illustrious career with the Chicago Police Department on November 22, 1993, and retires as a valued member of the 6th District; his presence will be sorely missed; and

WHEREAS, Dedication to and fulfillment of the motto of the Chicago Police Department -- "We Serve and Protect" -- exacts a substantial physical and emotional toll not only on the officers who must daily cope with the stress and danger of putting their lives on the line for countless City residents, but also on their family members; and

WHEREAS, Throughout his long and distinguished tenure, Captain Deane upheld the finest traditions of the law enforcement community, and Captain Deane's hard work, commitment, and dedication to duty earned Captain Deane the respect and admiration of his colleagues and the communities he protected; and

WHEREAS, Captain Deane devoted 32 years of his life to public service to the people of the City of Chicago, and, in doing so, has personally ensured that the City of Chicago is the safe, healthy, and vibrant community it is today; and

WHEREAS, The leaders of the City of Chicago want to recognize the great debt owed to our public servants, and extend our sincerest gratitude to the long and prolific career of Captain Deane; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby express our gratitude for 32 years of work in service to the people of the City of Chicago, and express our heartiest wishes on a pleasant retirement to Captain Deane; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Captain John Deane.

CONGRATULATIONS EXTENDED TO OFFICER WESLEY JACKSON ON RETIREMENT FROM CHICAGO POLICE DEPARTMENT.

[R2025-0021585]

WHEREAS, On January 15, 2025, Officer Wesley Jackson retired from the Chicago Police Department following 20 years of dedicated public service; and

WHEREAS, The Chicago City Council has been informed of this occasion by the Honorable Derrick G. Curtis, Alderman of the 18th Ward; and

WHEREAS, Officer Jackson, Star Number 11063, began his illustrious career with the Chicago Police Department on January 3, 2005, and retires as a valued member of the 6th District; his presence will be sorely missed; and

WHEREAS, Dedication to and fulfillment of the motto of the Chicago Police Department -- "We Serve and Protect" -- exacts a substantial physical and emotional toll not only on the officers who must daily cope with the stress and danger of putting their lives on the line for countless City residents, but also on their family members; and

WHEREAS, Throughout his long and distinguished tenure, Officer Jackson upheld the finest traditions of the law enforcement community, and Officer Jackson's hard work, commitment, and dedication to duty earned Officer Jackson the respect and admiration of his colleagues and the communities he protected; and

WHEREAS, Officer Jackson devoted 20 years of his life to public service to the people of the City of Chicago, and, in doing so, has personally ensured that the City of Chicago is the safe, healthy, and vibrant community it is today; and

WHEREAS, The leaders of the City of Chicago want to recognize the great debt owed to our public servants, and extend our sincerest gratitude to the long and prolific career of Officer Jackson; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby express our gratitude for 20 years of work in service to the people

of the City of Chicago, and express our heartiest wishes on a pleasant retirement to Officer Jackson; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Officer Wesley Jackson.

CONGRATULATIONS EXTENDED TO OFFICER CHRISTOPH LEWIS ON RETIREMENT FROM CHICAGO POLICE DEPARTMENT.

[R2025-0021573]

WHEREAS, On April 15, 2025, Officer Christoph Lewis retired from the Chicago Police Department following 32 years of dedicated public service; and

WHEREAS, The Chicago City Council has been informed of this occasion by the Honorable Derrick G. Curtis, Alderman of the 18th Ward; and

WHEREAS, Officer Lewis, Star Number 18248, began his illustrious career with the Chicago Police Department on December 7, 1992, and retires as a valued member of the 6th District; his presence will be sorely missed; and

WHEREAS, Dedication to and fulfillment of the motto of the Chicago Police Department -- "We Serve and Protect" -- exacts a substantial physical and emotional toll not only on the officers who must daily cope with the stress and danger of putting their lives on the line for countless City residents, but also on their family members; and

WHEREAS, Throughout his long and distinguished tenure, Officer Lewis upheld the finest traditions of the law enforcement community, and Officer Lewis' hard work, commitment, and dedication to duty earned Officer Lewis the respect and admiration of his colleagues and the communities he protected; and

WHEREAS, Officer Lewis devoted 32 years of his life to public service to the people of the City of Chicago, and, in doing so, has personally ensured that the City of Chicago is the safe, healthy, and vibrant community it is today; and

WHEREAS, The leaders of the City of Chicago want to recognize the great debt owed to our public servants, and extend our sincerest gratitude to the long and prolific career of Officer Lewis; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby express our gratitude for 32 years of work in service to the people of the City of Chicago, and express our heartiest wishes on a pleasant retirement to Officer Lewis; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Officer Christoph Lewis.

CONGRATULATIONS EXTENDED TO DEPUTY CHIEF PATRICK MC KENZIE ON RETIREMENT FROM CHICAGO POLICE DEPARTMENT.

[R2025-0021583]

WHEREAS, On July 15, 2025, Deputy Chief Patrick McKenzie retired from the Chicago Police Department following 31 years of dedicated public service; and

WHEREAS, The Chicago City Council has been informed of this occasion by the Honorable Derrick G. Curtis, Alderman of the 18th Ward; and

WHEREAS, Deputy Chief McKenzie, Star Number 46, began his illustrious career with the Chicago Police Department on July 5, 1994, and retires as a valued member of the 6th District; his presence will be sorely missed; and

WHEREAS, Dedication to and fulfillment of the motto of the Chicago Police Department -- "We Serve and Protect" -- exacts a substantial physical and emotional toll not only on the officers who must daily cope with the stress and danger of putting their lives on the line for countless City residents, but also on their family members; and

WHEREAS, Throughout his long and distinguished tenure, Deputy Chief McKenzie upheld the finest traditions of the law enforcement community, and Deputy Chief McKenzie's hard work, commitment, and dedication to duty earned Deputy Chief McKenzie the respect and admiration of his colleagues and the communities he protected; and

WHEREAS, Deputy Chief McKenzie devoted 31 years of his life to public service to the people of the City of Chicago, and, in doing so, has personally ensured that the City of Chicago is the safe, healthy, and vibrant community it is today; and

WHEREAS, The leaders of the City of Chicago want to recognize the great debt owed to our public servants, and extend our sincerest gratitude to the long and prolific career of Deputy Chief McKenzie; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby express our gratitude for 31 years of work in service to the people of the City of Chicago, and express our heartiest wishes on a pleasant retirement to Deputy Chief McKenzie; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Deputy Chief Patrick McKenzie.

CONGRATULATIONS EXTENDED TO OFFICER JAMES PRICE, JR. ON RETIREMENT FROM CHICAGO POLICE DEPARTMENT.

[R2025-0021622]

WHEREAS, On February 15, 2025, Officer James Price, Jr. retired from the Chicago Police Department following 24 years of dedicated public service; and

WHEREAS, The Chicago City Council has been informed of this occasion by the Honorable Derrick G. Curtis, Alderman of the 18th Ward; and

WHEREAS, Officer Price, Jr., Star Number 8157, began his illustrious career with the Chicago Police Department on October 10, 2000, and retires as a valued member of the 6th District; his presence will be sorely missed; and

WHEREAS, Dedication to and fulfillment of the motto of the Chicago Police Department -- "We Serve and Protect" -- exacts a substantial physical and emotional toll not only on the officers who must daily cope with the stress and danger of putting their lives on the line for countless City residents, but also on their family members; and

WHEREAS, Throughout his long and distinguished tenure, Officer Price, Jr. upheld the finest traditions of the law enforcement community, and Officer Price, Jr.'s hard work, commitment, and dedication to duty earned Officer Price, Jr. the respect and admiration of his colleagues and the communities he protected; and

WHEREAS, Officer Price, Jr. devoted 24 years of his life to public service to the people of the City of Chicago, and, in doing so, has personally ensured that the City of Chicago is the safe, healthy, and vibrant community it is today; and

WHEREAS, The leaders of the City of Chicago want to recognize the great debt owed to our public servants, and extend our sincerest gratitude to the long and prolific career of Officer Price, Jr.; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby express our gratitude for 24 years of work in service to the people of the City of Chicago, and express our heartiest wishes on a pleasant retirement to Officer Price, Jr.; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Officer James Price, Jr.

Presented By

ALDERPERSON TABARES (23rd Ward):

CONGRATULATIONS EXTENDED TO BALDEMAR FLORES ON 85TH BIRTHDAY.

[R2025-0021468]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and birthday wishes to Baldemar Flores on his 85th birthday celebration; and

WHEREAS, On behalf of the entire 23rd Ward, Alderman Silvana Tabares would like to extend a personal tribute to Baldemar Flores on this joyous occasion as recognition for being an esteemed resident of the City of Chicago; and

WHEREAS, Baldemar Flores has been a valued member of the 23rd Ward seniors community, and we cherish all that he has given and taught us in his lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 10th of December 2025, do hereby congratulate Baldemar Flores on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Baldemar Flores for his continued health, happiness and success following his 85th birthday; and

Be It Further Resolved, that a suitable copy of this resolution be presented to Baldemar Flores as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO RICHARD E. JALLOWAY ON 75TH BIRTHDAY.

[R2025-0021462]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and birthday wishes to Richard E. Jalloway on his 75th birthday celebration; and

WHEREAS, On behalf of the entire 23rd Ward, Alderman Silvana Tabares would like to extend a personal tribute to Richard E. Jalloway on this joyous occasion as recognition for being an esteemed resident of the City of Chicago; and

WHEREAS, Richard E. Jalloway has been a valued member of the 23rd Ward seniors community, and we cherish all that he has given and taught us in his lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 10th of December 2025, do hereby congratulate Richard E. Jalloway on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Richard E. Jalloway for his continued health, happiness and success following his 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Richard E. Jalloway as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO REGINA KONSTANTYNOWICZ ON 100TH BIRTHDAY.

[R2025-0021591]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and birthday wishes to Regina Konstantynowicz on her 100th birthday celebration; and

WHEREAS, On behalf of the entire 23rd Ward, Alderman Silvana Tabares would like to extend a personal tribute to Regina Konstantynowicz on this joyous occasion as recognition for being an esteemed resident of the City of Chicago; and

WHEREAS, Regina Konstantynowicz has been a valued member of the 23rd Ward seniors community, and we cherish all that she has given and taught us in her lifetime; and

WHEREAS, Regina Konstantynowicz was born on December 17, 1925. She has lived in the 23rd ward since 1959. Ms. Konstantynowicz has been married for 50 years and has two wonderful daughters; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gather here this 10th of December 2025, do hereby congratulate Regina Konstantynowicz on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Regina Konstantynowicz for her continued health, happiness and success following her 100th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Regina Konstantynowicz as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO ROBERT J. ONIK ON 80TH BIRTHDAY.

[R2025-0021466]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and birthday wishes to Robert J. Onik on his 80th birthday celebration; and

WHEREAS, On behalf of the entire 23rd Ward, Alderman Silvana Tabares would like to extend a personal tribute to Robert J. Onik on this joyous occasion as recognition for being an esteemed resident of the City of Chicago; and

WHEREAS, Robert J. Onik has been a valued member of the 23rd Ward seniors community, and we cherish all that he has given and taught us in his lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 10th of December 2025, do hereby congratulate Robert J. Onik on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Robert J. Onik for his continued health, happiness and success following his 80th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Robert J. Onik as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO JAN AND ZOFIA SIERADZKI ON 50TH WEDDING ANNIVERSARY.

[R2025-0021592]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest wishes to Jan and Zofia Sieradzki in honor of their 50th wedding anniversary; and

WHEREAS, On behalf of the entire 23rd Ward, Alderman Silvana Tabares would like to extend a personal tribute to Jan and Zofia Sieradzki on this joyous occasion as recognition for being esteemed residents of the City of Chicago; and

WHEREAS, Fifty years ago, Jan and Zofia stood before one another promising a lifetime together full of love and joy; and

WHEREAS, Both Jan and Zofia lived four miles from one another growing up. They also attended the same schools from kindergarten through high school; and

WHEREAS, Jan and Zofia began dating in 1972 where their first date was a close friend's wedding. In 1975, they married one another and started their life together; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 10th of December 2025, do hereby honor Jan and Zofia Sieradzki on the occasion of their 50th wedding anniversary; and

Be It Further Resolved, That we extend our most heartfelt wishes to Jan and Zofia Sieradzki for their continued health, happiness, and many more years celebrated together following their 50th anniversary; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Jan and Zofia Sieradzki as a token of appreciation and blessed wishes.

Presented By

ALDERPERSON SIGCHO-LOPEZ (25th Ward):

CONGRATULATIONS EXTENDED TO AMERICAN POSTAL WORKERS UNION LOCAL 0001 ON 119TH ANNIVERSARY.

[R2025-0021629]

WHEREAS, In 1775 at the start of the American Revolution during the Second Congressional Congress in Philadelphia, the first national post office was created and was known as the United States Post Office; and

WHEREAS, Throughout the years and through several acts of Congress this agency has grown from department to cabinet-level department and ultimately the independent agency as it exists today since 1971, the Unites State Postal Service has delivered the peoples mail since the inception of the country; and

WHEREAS, The employees of this agency have been at the front lines of providing postal service in the United States, its insular areas, and associated states and territories, and as 2025 marks the 250th anniversary of this institution that today employs around 635,000 to 640,000 career and pre-career employees; and

WHEREAS, Chicago is the historic home of the modern labor movement, bringing momentous events like the 1886 Haymarket Affair, the 1894 Pullman Strike, and the 1896 founding of the Chicago Federation of Labor; and

WHEREAS, In the spirit of this pro-labor movement and Chicago's grit and broad shoulders, the National Federation of Post Office Clerks is chartered in 1906, beginning a century long evolution that took the various postal related labor organizations to merge as one; and

WHEREAS, In July 1, 1971, the five prevalent unions representing postal workers merge under the national label of the American Postal Workers Union (APWU) and that it has collectively bargained for over 300,000 members; and

WHEREAS, The Chicago Area Local 0001 chapter of the APWU has been in the forefront of the fight against privatization of postal service in the U.S., memorably holding demonstrations outside Sears Roebuck's headquarters in the 1980's and leading the Stop Staples demonstrations in 2015, solidifying that Chicago asserts, "the U.S. Mail is Not for Sale"; and

WHEREAS, On December 4, 2025, Mayor Brandon Johnson proclaimed that day to be the Postal Workers' Recognition Day in the City of Chicago, in solidarity with APWU; now, therefore;

Be It Resolved, That we, the Mayor and members of the City of Chicago City Council, thank the American Postal Workers Union and its members for their service and celebrate with the APWU Chicago Area Local 0001 on their 119th anniversary; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to APWU Local 0001 President Keith M. Richardson.

COMMEMORATION OF YEAR 2024 VISIT TO CHICAGO BY COLUMBIAN PRESIDENT GUSTAVO FRANCISCO PETRO URREGO.

[R2025-0021630]

WHEREAS, President Gustavo Francisco Petro Urrego visited the United States in the fall of 2024 to speak to the United Nations General Assembly in New York; and

WHEREAS, During this visit he also came to Chicago to participate in a series of cultural events centered on the Colombian celebration of the National Day of the Colombian Immigrant that looks to recognize the efforts Colombians around the world make to maintain their links to their homeland while also contributing to the economic, cultural and social wealth of their new countries; and

WHEREAS, During this visit to Chicago, President Petro met briefly with Mayor Brandon Johnson to recognize the welcoming nature of Chicago during the surge of new arrivals in 2023 and commend him on the response to the mass-migration event; and

WHEREAS, The spirit of his keynote address at the closing day of the three-day event, "Colombia Grows in Chicago", was centered on saving the planet through economic and social justice, a frank discussion on climate change, and human rights and peace; and

WHEREAS, He also met with U.S. Congressman Jonathan Jackson to discuss advancing opportunities for Afro-Colombians in Chicago and abroad, building on bonds made back in 2022 when Congressman Jackson attended the inauguration of Petro and his vice president, Francia Marquez, the nation's first Afro-Colombian vice president; and

WHEREAS, Now more than ever we must solidify our existing partnerships (2009 sister city with Bogota) and build on the international allyship that unites all the peoples of the world; and

WHEREAS, Since the 1970s, the Chicago's Colombian population has grown from 3,500 to more than 40,000 residents, making Colombians the sixth largest Hispanic community in Chicago; now, therefore,

Be It Resolved, That we, the Mayor and members of the City of Chicago City Council, commemorate the 2024 visit of Colombian President Gustavo Petro and look to solidify the relationships between the first-class global city that Chicago is and the Republic of Colombia; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to the Honorable Consul General Diego Alexander Angulo Marínez of the Colombian Consulate in Chicago.

Presented By

ALDERPERSON CRUZ (30th Ward):

CONGRATULATIONS EXTENDED TO RICHARD JAJKO FOR OVER 35 YEARS OF COMMUNITY SERVICE.

[R2025-0021122]

WHEREAS, Richard Jajko, born on November 14, 1954, in Sedziszow, Poland, to Bronislaw and Janina Jajko, has exemplified a life of service, compassion, and leadership; and

WHEREAS, Mr. Jajko has shared his life with his spouse, Ruth Jajko, and together they have raised two children, embodying the values of family and commitment; and

WHEREAS, Mr. Jajko began his professional journey in 1990, joining Metropolitan Family Services (MFS) (formerly United Charities) through a resume submission and interview for the Community Development Block Grant (CDBG) Program "New Start" at the Midway Center; and

WHEREAS, Over the course of 35 years, Mr. Jajko has served more than 100 individuals, offering guidance, support, and hope through his roles as a theology teacher, pastoral counselor, and Director of Counseling at Holy Trinity High School, and as a dedicated professional at Metropolitan Family Services; and

WHEREAS, Mr. Jajko holds a B.A. in Psychology from St. Louis University, an M.Ed. in Clinical Counseling from the University of Missouri, an M.Div. in Theology from St. Louis University/Dominican Institute, and an A.M. in Clinical Social Work from the University of Chicago's Crown School of Social Work; and

WHEREAS, His contributions include writing the original proposal for the CDBG/DHS Domestic Violence Services program, and overseeing its implementation and reporting until its transition to new leadership; and

WHEREAS, Mr. Jajko has received numerous honors, including the Fitzer Award for Direct Service at MFS Midway, and recognition for his photography, including NCAA First Place Newspaper Photography of the Year and accolades as photo editor at St. Louis University; and

WHEREAS, He has been recognized by his peers with the 2023 Behavioral Health Team Award: Light at the End of the Tunnel for his optimism, and the 2024 Award: Early Bird for his punctuality and dedication; and

WHEREAS, Mr. Jajko has served on the Behavioral Health Program and Domestic Violence Services Committee and continues to be a beacon of hope and professionalism in the City of Chicago; and

WHEREAS, The City of Chicago is proud to recognize individuals who have devoted their lives to the betterment of our communities through education, counseling, and social service; now, therefore,

Be It Resolved, That we, the members of the Chicago City Council, do honor and commend Richard Jajko for his outstanding service, leadership, and unwavering commitment to the people of Chicago; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Mr. Jajko as a token of our appreciation and respect.

CONGRATULATIONS EXTENDED TO BENITA LACKAJS FOR 35 YEARS OF COMMUNITY SERVICE.

[R2025-0021124]

WHEREAS, Benita Lackajs, born on December 9, 1961, in Melrose Park, Illinois, to Helmuts and Ruta Eichenfelds, has exemplified compassion, professionalism, and leadership throughout her distinguished career; and

WHEREAS, Ms. Lackajs is a devoted spouse to Helmuts Lackajs and a proud mother of two sons, embodying the values of family and service; and

WHEREAS, Ms. Lackajs first worked for United Charities (now Metropolitan Family Services (MFS)) in 1982 and later rejoined the organization in 1992, becoming a case manager for the Central West Case Management program in 1993; and

WHEREAS, Over the course of more than 35 years, Ms. Lackajs has served hundreds of individuals, offering support and advocacy through her work with the National Association of Social Workers (NASW) and various community programs; and

WHEREAS, Ms. Lackajs holds a Bachelor of Science degree from Loyola University and a Master of Social Work from the University of Illinois, demonstrating her commitment to academic excellence and professional development; and

WHEREAS, Her major contributions include managing critical programs such as the Elder Crime Victim Grant, Senior Homeowners Grant, Senior Care Program, EAN, and Adult Protective Services, all of which have strengthened the safety and well-being of Chicago's senior population; and

WHEREAS, Ms. Lackajs has mentored students from Speer Academy and Boston University, nurturing the next generation of social workers with her wisdom and experience; and

WHEREAS, She has held leadership roles as the Mathers Café social worker at both Central and Higgins locations, and currently serves as a valued member of the Behavioral Health team at North Center; and

WHEREAS, Ms. Lackajs has been recognized by her peers with the 2023 Behavioral Health Team Award: Carpe Diem for making the most of every day, and the 2024 Award: Heart on the Sleeve for her compassion and genuine care for clients; and

WHEREAS, Her unwavering dedication, empathy, and service have made a lasting impact on the lives of those she has served and the colleagues she has inspired; and

WHEREAS, The City of Chicago is proud to recognize individuals who have devoted their lives to the betterment of our communities through education, counseling, and social service; now, therefore,

Be It Resolved, That we, the members of the Chicago City Council, do honor and commend Benita Lackajs for his outstanding service, leadership, and unwavering commitment to the people of Chicago; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Ms. Lackajs as a token of our appreciation and respect.

Presented By

ALDERPERSON CONWAY (34th Ward):

CELEBRATION OF "SOUL TRAIN" TELEVISION PROGRAM ON 55TH ANNIVERSARY.

[R2025-0021632]

WHEREAS, For 55 years, "Soul Train" has influenced music, dance, and culture, and is one of the longest running nationally syndicated programs in American television history; and

WHEREAS, The City Council has been notified of this anniversary by the Honorable Bill Conway, Alderman of the 34th Ward; and

WHEREAS, Debuting in 1970, the show was initially filmed at the Chicago Board of Trade building and aired on WCIU; and

WHEREAS, Following the 1970 debut, "Soul Train" became the first nationally broadcast music variety television show to feature predominantly Black musical acts and dancers upon its national syndication in 1971; and

WHEREAS, The longevity of this cultural phenomenon would not have been possible without the Chicago-born creator and longtime host Don Cornelius, who began as a local news and sports reporter; 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 December 10, 2025, do hereby express our congratulations to the featured dancers, crew, and creative team behind "Soul Train" on this anniversary; and

Be It Further Resolved, That suitable copies of this resolution be printed as a token of our congratulations.

Presented By

ALDERPERSON MITTS (37th Ward):

TRIBUTE TO LATE IDA ALLEN.

[R2025-0021163]

WHEREAS, Ida Allen, a devoted woman of faith, compassion and strength, passed away peacefully on October 17, 2025, at the remarkable age of 105; and

WHEREAS, The Chicago City Council has been informed of Ida's passing by the Honorable Emma Mitts, Alderman of the 37th Ward; and

WHEREAS, Ida was born on September 24, 1920, in Lost Lake, Mississippi and lived a long and remarkable life marked by resilience and a deep commitment to family and community; and

WHEREAS, Ida devoted over two decades of her life to the State of Illinois working for Department of Mental Health with a state certificate from the CEDA Program, caring deeply for the patients she served; and

WHEREAS, Beyond her professional life, Ida was a passionate advocate for social justice and women's rights and her commitment to these causes reflected her strength of character and unwavering belief in the power of change; and

WHEREAS, Ida's faith was a cornerstone of her life, maintaining a deep and personal relationship with God and among her favorite hymns were "Oh my Lord, What Shall I Do?" and "My Lord" which brought her comfort and strength throughout her life; and

WHEREAS, Music was another great love of Ida's -- she enjoyed playing the piano and found joy in the voices of Mahalia Jackson, Sam Cooke, Nat King Cole, and Ella Fitzgerald; and

WHEREAS, Ida leaves to cherish her memory her children, James Allen, Elaine Allen, Ted Allen, and Barbara Crawford; her sisters, Dorothy Henderson and Ruby Cooper; and a host of grandchildren, great-great-grandchildren, great-great-great-grandchildren, extended family members, and friends; and

WHEREAS, Ida was preceded in death by her beloved husband, George Allen; her parents, Frank and Annie Chester; her children, Clarence Lowe, Joan Speight, Donald Allen, and Albert Allen; and her siblings, Frank Chester, Jr., Stanley Chester, Frankie Chester, and Rosie Brown-Veselsky; and

WHEREAS, Ida's life was a testament of Psalms 91:16 -- "With long life I will satisfy Him and show Him my salvation" -- and will be remembered for her intelligence, infectious laughter, and vibrant personality; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, gathered here this 10th day of December 2025, do hereby extend our most heartfelt condolences to the family and friends of Ida Allen; loved ones; and

Be It Further Resolved, That a suitable copy of this resolution be of Ida Allen as a symbol of our sympathy and appreciation of a beautiful spirit that will never be forgotten.

Presented By

ALDERPERSON REILLY (42nd Ward):

CONGRATULATIONS EXTENDED TO KATHY POSNER AND 18TH DISTRICT COMMUNITY POLICING OFFICE ON ANNUAL HOLIDAY PARTY BENEFITTING UNDERPRIVILEGED CHILDREN.

[R2025-0021589]

WHEREAS, Kathy Posner established and currently coordinates an annual holiday event in collaboration with the 18th District Community Policing Office, specifically benefiting underprivileged children within the community; and

WHEREAS, The inaugural holiday party was held in December 1990, the result of a collaboration between Kathy Posner and then-commander of the 18th Police District, Ettore Devito, which was established to provide gifts and meals for children from Cabrini-Green who might otherwise not partake in a holiday celebration; and

WHEREAS, Sergeant Christopher Schenk of the 18th District Community Policing Office serves as the event's volunteer Santa Claus and has worked tirelessly each year to ensure that attending children receive not only gifts but also essential items, including winter coats, hats, gloves, and school supplies; and

WHEREAS, The 18th District Community Policing Office annually extends invitations to more than 100 children sourced from local schools and churches; and

WHEREAS, This enduring holiday tradition has provided festive celebration and resources to more than 5,000 children since its inception; and

WHEREAS, This year's event is expected to host more than 200 children from numerous community organizations, including the Near North Unity Program, Project Education Plus, SLAM Group, Hug A Child Make A Change, 100 Men Standing Strong, the Cabrini Green Local Advisory Council, Seward Park Advisory Council, Victory Ministries Church, and Marshall Field Gardens Community; and

WHEREAS, Generous financial and gift sponsorship has been provided by Disparti Law Group and Larry Disparti; Amata and Ron Bockstahler; Kathy Posner; The Residences at the St. Regis (represented by Frederick Perez, Austin Young, Robert Renfro, Mohammad Haque, and Rhonda Funk), thereby demonstrating an exceptional commitment to youth in need; and

WHEREAS, The event's success relies on the dedication of numerous volunteers, community organizations, civic leaders and politicians, including: Alderman Brendan Reilly, Alderman Brian Hopkins, Alderman Walter "Red" Burnett, former Alderman Robert "Bob" Fioretti, Ramona Stovall (former 18th Police District officer), Wendy Hauser (DAC Chair), Carolyn Shoenberger (Shoenberger Public Interest Law Foundation), Sanjeev and Rakai Mikha'il, Bonnie Kaplan, the Chicago Housing Authority (CHA FamilyWorks), Walgreens, River North Residents Association, Sheffield Neighborhood Association, Lodge Management Group, and the Gold Coast Neighborhood Association; now, therefore,

Be It Resolved, That a suitable copy of this resolution be prepared and formally presented to Kathy Posner, the Disparti Law Group (Larry Disparti,) Amata (Ron Bockstahler), The Residences at the St. Regis, and 18th District Community Policing Sergeant Christopher Schenk in recognition of their exemplary dedication to the community and their commitment to sustaining this long-standing and vital holiday tradition.

DESIGNATION OF NAVY PIER AS UNOFFICIAL EASTERN TERMINUS OF ROUTE 66.

[R2025-0021524]

WHEREAS, Route 66, established in 1926, has long captured the imagination of travelers across the world, stretching nearly 2,500 miles and linking Chicago to the coast of California; and

WHEREAS, This historic highway has for the last 100 years connected rural communities, neon-lit motels, diners, and countless dreams across eight states, becoming a symbol of American mobility, adventure, and cultural heritage; and

WHEREAS, The City of Chicago has always held the distinct honor of serving as the official starting point of Route 66, marking the beginning of one of America's most storied journeys; and

WHEREAS, When first designated in 1926, U.S. Route 66 began in Cicero, Illinois, at the intersection of 48th Avenue and Ogden Avenue; and

WHEREAS, In the early 1930s, the starting point was moved to the intersection of Jackson Boulevard and Michigan Avenue; and

WHEREAS, In 1955, the starting point was moved once again to the intersection of Adams Street and Michigan Avenue when Jackson Boulevard became a one-way street heading east; and

WHEREAS, Navy Pier stands as one of Chicago's most iconic and cherished landmarks, a historic site that serves as a community gathering place, and a welcoming gateway to the city known for its music, food, amusement rides, fireworks, public art, and sweeping views of Lake Michigan; and

WHEREAS, In 2009, the Santa Monica Pier was publicly celebrated and formally recognized as the symbolic western terminus of Route 66, establishing it as the emotional and cultural finish line for generations of travelers who journeyed westward; and

WHEREAS, Establishing Navy Pier as the unofficial eastern terminus of Route 66 symbolically connects two of the nation's most beloved piers -- creating a meaningful "pier-to-pier" bond that reinforces the cultural and historic significance of America's most iconic road; and

WHEREAS, This pairing enriches the narrative of Route 66 by linking the western dreams long sought from the Santa Monica Pier with the renewed sense of possibility found on the shores of Lake Michigan, in the heart of Chicago; and

WHEREAS, The planned date of the dedication of a ceremonial Route 66 starting-point sign -- March 25, 2026 -- coincides with the 28th Annual Worldwide Toast to Harry Caray, celebrated at Harry Caray's Tavern at Navy Pier; and

WHEREAS, The story of Harry Caray is deeply intertwined with the history and culture of Route 66 as Harry grew up in St. Louis, where Route 66 ran through his neighborhood; and

WHEREAS, Harry traveled Route 66 from St. Louis to Wrigley Field to announce his very first game on April 17, 1945, when the Chicago Cubs defeated the St. Louis Cardinals 3-2; and

WHEREAS, While working in Joliet on Route 66 at WCLS radio, the station manager suggested that Harry change his last name from "Carabina" to "Caray", a moment that helped shape the career of one of America's most iconic sportscasters; and

WHEREAS, The famed Cubs-Cardinals rivalry was once known as the "Route 66 Rivalry", further cementing the road's place in the cultural and athletic life of the Midwest; and

WHEREAS, Route 66 has long been celebrated as "The Mother Road" and "The Main Street of America", serving as a primary connection between the Great Lakes region and the Pacific Coast, supporting westward migration, commerce, and cultural exchange; now, therefore,

Be It Resolved, That during the 100th anniversary year of Route 66, the City of Chicago hereby designates Navy Pier as the unofficial eastern terminus of Route 66, marking the beginning of the great American journey west from the edge of the Great Lakes; and

Be It Further Resolved, That this symbolic extension honors the legacy of Route 66 while inspiring future generations of travelers, historians, and dreamers to explore the spirit of discovery that has defined the road since 1926; and

Be It Further Resolved, That the City of Chicago proudly celebrates this pier-to-pier connection between Navy Pier and the Santa Monica Pier as a tribute to the enduring legacy, imagination, and adventure of Route 66.

Presented By

ALDERPERSON KNUDSEN (43rd Ward):

RECOGNITION OF ALLAN MELLIS FOR MORE THAN 50 YEARS OF COMMUNITY SERVICE.

[R2025-0021519]

WHEREAS, The City of Chicago is home to residents whose extraordinary commitment to civic life strengthens our neighborhoods and enriches the wellbeing of our communities; and

WHEREAS, Allan Mellis, after serving on the Wrightwood Neighbors Association (WNA) board for more than five decades, is retiring from his role, concluding a record of service that stands as a model of dedication, stewardship, and community leadership; and

WHEREAS, Throughout his years of service, Allan Mellis has been known affectionately as the "Mayor of Lincoln Park", a reflection of his tireless advocacy, deep institutional knowledge, and unwavering commitment to making the neighborhood an exceptional place to live, work, and play; and

WHEREAS, Allan Mellis served as president of the Wrightwood Neighbors Association and as chair of the WNA Planning committee, providing thoughtful leadership on development, long-term planning, and community priorities; and

WHEREAS, He served as president of the New Lincoln Library committee and played a pivotal role in the establishment of the Chicago Public Library's Lincoln Park Branch, expanding access to educational, cultural, and community resources for residents of all ages; and

WHEREAS, For more than 25 years, Allan Mellis served on the DePaul University and Children's Memorial Hospital Neighborhood advisory committees, working to strengthen collaboration between institutions and residents, and ensuring that neighborhood voices were included in major planning decisions; and

WHEREAS, His commitment to preserving local history is reflected in his donation of decades' worth of community records to the DePaul University archives, ensuring that the evolution of Lincoln Park and the Wrightwood Neighbors community will remain accessible to future generations; and

WHEREAS, Allan Mellis initiated the development of the WNA Long Range Plan, guiding the neighborhood toward responsible growth, sustainability, and a shared community vision; and

WHEREAS, He served on the NeighborSpace board and contributed to the acquisition of Jonquil Park, helping to protect and expand invaluable outdoor and recreational spaces for the community; and

WHEREAS, Allan Mellis further served as an active member of the Eagle Columns committee, helping to preserve and celebrate important elements of local heritage and public art; now, therefore,

Be It Resolved, That we, the members of the Chicago City Council, assembled this day, do hereby honor and commend Allan Mellis for his extraordinary leadership, unwavering commitment, and more than 50 years of dedicated service to the Wrightwood Neighbors Association and the Lincoln Park community; and, that a suitable copy of this resolution be presented to Allan Mellis as a token of appreciation and gratitude from Alderman Timmy Knudsen and the 43rd Ward Office.

RECOGNITION OF MC KAY MURPHY FOR OUTSTANDING PUBLIC SERVICE.
[R2025-0021522]

WHEREAS, The City of Chicago is strengthened by public servants who actively advance the wellbeing of residents across our neighborhoods through their dedication, professionalism, and commitment to community; and

WHEREAS, McKay Murphy has demonstrated exceptional leadership throughout his career in public service, beginning as an intern in the Office of Alderman Michelle Smith, where he quickly distinguished himself through his reliability, thoughtful approach to constituent service, and deep respect for community engagement; and

WHEREAS, Building on that foundation, McKay Murphy continued to rise through the ranks of public service, ultimately serving as Chief of Staff to Alderman Timmy Knudsen, where he played a vital role in shaping policy priorities, supporting neighborhood initiatives, and ensuring responsive, transparent, and accessible service to the residents of the 43rd Ward; and

WHEREAS, In his capacity as Chief of Staff, McKay Murphy became a trusted partner to community organizations, block clubs, and local institutions, working collaboratively to address neighborhood concerns, strengthen public safety efforts, and supporting projects that improve the quality of life for all residents; and

WHEREAS, McKay Murphy's work has been marked by a strong moral compass, a commitment to inclusive leadership, and a belief that effective government depends on active listening, consistency, and compassion; and

WHEREAS, Throughout his public service career, he has mentored young leaders, championed civic participation, and upheld the values of integrity, professionalism, and accountability that define exemplary public servants; and

WHEREAS, In recognition of his outstanding service, steadfast leadership, and meaningful contributions to the 43rd Ward and the City of Chicago, McKay Murphy is being honored on December 1st, 2025, by the Wrightwood Neighbors Association with an award celebrating his dedication to public service and community leadership; now, therefore,

Be It Resolved, That we, the members of the City Council of the City of Chicago, assembled this day, do hereby honor McKay Murphy as well for his exemplary record of public service, leadership, and commitment to the people of the City of Chicago; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to McKay Murphy as a token of appreciation for his invaluable contributions and lasting impact for nearly 10 years of dedicated service to the Wrightwood Neighbors Association and the Lincoln Park community; and, that a suitable copy of this resolution be presented to Mr. Murphy as a token of appreciation and gratitude from Alderman Timmy Knudsen and the 43rd Ward Office.

Presented By

ALDERPERSON GARDINER (45th Ward):

CONGRATULATIONS EXTENDED TO LARRY ARNOLD ON 70TH BIRTHDAY.

[R2025-0021543]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Larry Arnold in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Larry Arnold 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 10th day of December 2025, do hereby congratulate Larry Arnold on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Larry Arnold.

CONGRATULATIONS EXTENDED TO AIDA BELLO-RAMOS ON 70TH BIRTHDAY.
[R2025-0021483]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Aida Bello-Ramos in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Aida Bello-Ramos 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 10th day of December 2025, do hereby congratulate Aida Bello-Ramos on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Aida Bello-Ramos.

CONGRATULATIONS EXTENDED TO BESSIE BUGAJSKY ON 90TH BIRTHDAY.
[R2025-0021485]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Bessie Bugajsky in honor of her 90th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Bessie Bugajsky 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 10th day of December 2025, do hereby congratulate Bessie Bugajsky on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Bessie Bugajsky.

CONGRATULATIONS EXTENDED TO GLORIA CLARKE ON 93RD BIRTHDAY.
[R2025-0021542]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Gloria Clarke in honor of her 93rd birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Gloria Clarke 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 10th day of December 2025, do hereby congratulate Gloria Clarke on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Gloria Clarke.

CONGRATULATIONS EXTENDED TO LUCY DIAZ ON 65TH BIRTHDAY.
[R2025-0021490]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Lucy Diaz in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Lucy Diaz 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 10th day of December 2025, do hereby congratulate Lucy Diaz on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Lucy Diaz.

CONGRATULATIONS EXTENDED TO PATRICIA DUCE ON 70TH BIRTHDAY.
[R2025-0021491]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Patricia Duce in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Patricia Duce 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 10th day of December 2025, do hereby congratulate Patricia Duce on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Patricia Duce.

CONGRATULATIONS EXTENDED TO DR. LARRY FISHER ON 75TH BIRTHDAY.
[R2025-0021492]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Dr. Larry Fisher in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Dr. Larry Fisher 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 10th day of December 2025, do hereby congratulate Dr. Larry Fisher on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Dr. Larry Fisher.

CONGRATULATIONS EXTENDED TO ESTEFANIA FRIAS ON 90TH BIRTHDAY.
[R2025-0021533]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Estefania Frias in honor of her 90th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Estefania Frias 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 10th day of December 2025, do hereby congratulate Estefania Frias on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Estefania Frias.

CONGRATULATIONS EXTENDED TO JEROME GALKOWSKI ON 75TH BIRTHDAY.
[R2025-0021544]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Jerome Galkowski in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Jerome Galkowski 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 10th day of December 2025, do hereby congratulate Jerome Galkowski on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Jerome Galkowski.

CONGRATULATIONS EXTENDED TO DOUGLAS GARY ON 80TH BIRTHDAY.
[R2025-0021493]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Douglas Gary in honor of his 80th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Douglas Gary 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 10th day of December 2025, do hereby congratulate Douglas Gary on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Douglas Gary.

CONGRATULATIONS EXTENDED TO MIRIA GASPARRO ON 75TH BIRTHDAY.
[R2025-0021540]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Miria Gasparro in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Miria Gasparro 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 10th day of December 2025, do hereby congratulate Miria Gasparro on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Miria Gasparro.

CONGRATULATIONS EXTENDED TO THANH Q. HA ON 65TH BIRTHDAY.
[R2025-0021541]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Thanh Q. Ha in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Thanh Q. Ha 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 10th day of December 2025, do hereby congratulate Thanh Q. Ha on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Thanh Q. Ha.

CONGRATULATIONS EXTENDED TO WAYNE JANOWSKI ON 85TH BIRTHDAY.
[R2025-0021494]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Wayne Janowski in honor of his 85th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Wayne Janowski 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 10th day of December 2025, do hereby congratulate Wayne Janowski on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Wayne Janowski.

CONGRATULATIONS EXTENDED TO ANTHONY JARVIS ON 75TH BIRTHDAY.
[R2025-0021495]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Anthony Jarvis in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Anthony Jarvis 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 10th day of December 2025, do hereby congratulate Anthony Jarvis on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Anthony Jarvis.

CONGRATULATIONS EXTENDED TO MARY JOHNSTON ON 91ST BIRTHDAY.
[R2025-0021498]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Mary Johnston in honor of her 91st birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Mary Johnston 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 10th day of December 2025, do hereby congratulate Mary Johnston on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Mary Johnston.

CONGRATULATIONS EXTENDED TO ANTHONY JULIANO ON 94TH BIRTHDAY.

[R2025-0021535]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Anthony Juliano in honor of his 94th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Anthony Juliano 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 10th day of December 2025, do hereby congratulate Anthony Juliano on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Anthony Juliano.

CONGRATULATIONS EXTENDED TO MICHAEL LABANT ON 80TH BIRTHDAY.

[R2025-0021537]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Michael Labant in honor of his 80th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Michael Labant 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 10th day of December 2025, do hereby congratulate Michael Labant on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Michael Labant.

CONGRATULATIONS EXTENDED TO PAUL LATUSZEK ON 75TH BIRTHDAY.
[R2025-0021509]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Paul Latuszek in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Paul Latuszek on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this 10th day of December 2025, do hereby congratulate Paul Latuszek on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Paul Latuszek.

CONGRATULATIONS EXTENDED TO CLAUDIA NEGRON ON 65TH BIRTHDAY.
[R2025-0021526]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Claudia Negron in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Claudia Negron 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 10th day of December 2025, do hereby congratulate Claudia Negron on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Claudia Negron.

CONGRATULATIONS EXTENDED TO WENDY RATLIFF ON 70TH BIRTHDAY.
[R2025-0021528]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Wendy Ratliff in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Wendy Ratliff 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 10th day of December 2025, do hereby congratulate Wendy Ratliff on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Wendy Ratliff.

CONGRATULATIONS EXTENDED TO ANITA RODERICH ON 93RD BIRTHDAY.
[R2025-0021530]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Anita Roderich in honor of her 93rd birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Anita Roderich on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this 10th day of December 2025, do hereby congratulate Anita Roderich on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Anita Roderich.

CONGRATULATIONS EXTENDED TO FADHL SALEH ON 65TH BIRTHDAY.
[R2025-0021539]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Fadhl Saleh in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Fadhl Saleh 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 10th day of December 2025, do hereby congratulate Fadhl Saleh on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Fadhl Saleh.

CONGRATULATIONS EXTENDED TO VITO SCHIRO ON 92ND BIRTHDAY.

[R2025-0021532]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Vito Schiro in honor of his 92nd birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Vito Schiro on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, gathered here this 10th day of December 2025, do hereby congratulate Vito Schiro on the occasion of his birthday; now, therefore,

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Vito Schiro.

CONGRATULATIONS EXTENDED TO MIECZYSLAW SIEULUCKI ON 65TH BIRTHDAY.

[R2025-0021625]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Mieczyslaw Sieulucki in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Mieczyslaw Sieulucki 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 10th day of December 2025, do hereby congratulate Mieczyslaw Sieulucki on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Mieczyslaw Sieulucki.

CONGRATULATIONS EXTENDED TO THIEP TRAN ON 96TH BIRTHDAY.
[R2025-0021534]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Thiep Tran in honor of his 96th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Thiep Tran 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 10th day of December 2025, do hereby congratulate Thiep Tran on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Thiep Tran.

CONGRATULATIONS EXTENDED TO JESUS VELEZ ON 70TH BIRTHDAY.
[R2025-0021531]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Jesus Velez in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Jesus Velez 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 10th day of December 2025, do hereby congratulate Jesus Velez on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Jesus Velez.

Presented By

ALDERPERSON SILVERSTEIN (50th Ward):

DECLARATION OF FIRST SUNDAY IN DECEMBER AS "TOYS FOR TOTS DAY IN CHICAGO".

[R2025-0021550]

WHEREAS, 2025 marks the 48th anniversary of the Chicagoland Toys for Tots Motorcycle Parade which is the largest of its kind in the world, 2025 is also the 78th anniversary of the U.S. Marine Corps Toys for Tots program; and

WHEREAS, The U.S. Marine Corps Reserve coordinates the national Toys for Tots program with local units working in concert with communities and with recognized local social welfare agencies throughout the United States to customize each campaign to local needs; and

WHEREAS, Since 1978 the Chicagoland Toys for Tots Motorcycle Parade has conducted its annual event, first led by U.S. Marine Corps Veteran Ed "Aminal" Wisniewski and five other individuals. Eventually developing into a Chicagoland tradition involving tens of thousands of motorcyclists with many other donors, volunteer workers, corporations, small businesses, and officials of the private and public sector all donating their time, energies and moneys towards making a joyful Christmas holiday for children and organizations in need in the Chicagoland area; and

WHEREAS, On Sunday December 7th, 2025, hundreds of volunteers of the wonderful Chicagoland Toys for Tots Motorcycle Parade gathered at the Dan Ryan Woods Grove at 85th and Western Avenue on Chicago's South Side. Whereby, they orchestrated this motorcade to DePaul College Prep on Chicago's North Side. They were led by the "Jolly Old Elf" and thousands of toy-bearing motorcyclists, to assist the U.S. Marine Corps Toys for Tots program. These brand-new toys being delivered via motorcycles will eventually be distributed to needy children throughout Chicagoland in time for Christmas, and;

WHEREAS, The leaders of this great City of Chicago join the volunteers of Chicagoland Toys for Tots Motorcycle Parade and the U.S. Marine Corps Reserve Toys for Tots program in the motto and sentiment that "Every Child Deserves a Toy for Christmas"; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, gathered this 10th day of December 2025, call public attention to the Chicagoland Toys for Tots Motorcycle Parade's 47th anniversary and the U.S. Marine Corps Toys for Tots Program's 77th anniversary, and in that regard do hereby declare that the 1st Sunday in December be known as: "Toys For Tots Day" in Chicago; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to the Chicagoland Toys for Tots Motorcycle Parade Organization.

MATTERS PRESENTED BY THE ALDERPERSONS.

(Presented By Wards, In Order, Beginning With The 1st Ward)

Arranged under the following subheadings:

1. Traffic Regulations, Traffic Signs and Traffic-Control Devices.
2. Zoning Ordinance Amendments.
3. Unclassified Matters (arranged in order according to ward numbers).

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1. TRAFFIC REGULATIONS, TRAFFIC SIGNS AND TRAFFIC-CONTROL DEVICES.

Referred -- ESTABLISHMENT OF LOADING ZONE AT 4242 N. CICERO AVE.

[O2025-0021315]

Alderperson Gardiner (45th Ward) presented a proposed ordinance to establish a loading zone on the west side of North Cicero Avenue, from a point 90 feet north of West Hutchinson Street to a point 70 feet north thereof (commonly known as 4242 North Cicero Avenue) to be in effect 6:00 A.M. to 6:00 P.M., Mondays through Fridays, which was *Referred to the Committee on Pedestrian and Traffic Safety.*

Referred -- ESTABLISHMENT OF ONE-WAY VEHICULAR TRAFFIC MOVEMENT ON PORTION OF S. SAWYER AVE.

[O2025-0021161]

Alderperson O'Shea (19th Ward) presented a proposed ordinance to restrict the movement of traffic on South Sawyer Avenue, from West 104th Street to West 103rd Street, to a single direction, northbound, which was *Referred to the Committee on Pedestrian and Traffic Safety.*

Referred -- INSTALLATION OF TRAFFIC WARNING SIGNS.

The alderpersons named below presented proposed ordinances and orders directing the Commissioner of Transportation to install traffic signs of the nature indicated at the locations specified, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Alderperson	Location And Type Of Sign
MOORE (17th Ward)	1500 West 69th Street (north and south) -- "All-Way Stop"; [Or2025-0021150]
	West 71st Street and South Hoyne Avenue -- "All-Way Stop"; [Or2025-0021176]
O'SHEA (19th Ward)	West 91st Street and South Hamilton Avenue -- "Stop"; [O2025-0021178]
	West 94th Street and South Bell Avenue -- "Stop"; [O2025-0021179]
FUENTES (26th Ward)	West Belden Avenue and North Laramie Avenue -- "All-Way Stop"; [O2025-0021654]
	West Crystal Street and North Spaulding Avenue -- "All-Way Stop"; [O2025-0021653]
MITTS (37th Ward)	West Augusta Boulevard and North Lamon Avenue -- "All-Way Stop". [O2025-0021595]

Referred -- REMOVAL OF I-GO PARKING ONLY ON PORTION OF N. HERMITAGE AVE.

[Or2025-0021313]

Alderperson Waguespack (32nd Ward) presented a proposed ordinance to remove the I-Go parking only on the east side of the 1600 block of North Hermitage Avenue, from 1611 North Hermitage Avenue to a point 20 feet south thereof, 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
CHICO (10th Ward)	South Avenue N, at 10321 (Disabled Parking Permit 138014); [O2025-0021342]
	South Ewing Avenue, at 11137 (Disabled Parking Permit 131252); [O2025-0021347]
LEE (11th Ward)	West 34th Place, at 1016 (Disabled Parking Permit 133302); [O2025-0021660]
RAMIREZ (12th Ward)	South Albany Avenue, at 4413 (Disabled Parking Permit 137761); [O2025-0021507]
	West 32nd Street, at 2131 (Disabled Parking Permit 135310); [O2025-0021445]
	West 38th Place, at 3106 (Disabled Parking Permit 135301); [O2025-0021499]

Alderperson	Location And Permit Number
QUINN (13th Ward)	South Kenneth Avenue, at 6222 (Disabled Parking Permit 137544); [O2025-0021744]
	South Kildare Avenue, at 5633 (Disabled Parking Permit 138053); [O2025-0021739]
	South Kilpatrick Avenue, at 6632 (Disabled Parking Permit 138050); [O2025-0021736]
	South Knox Avenue, at 6620 (Disabled Parking Permit 136333); [O2025-0021743]
	South Mulligan Avenue, at 6031 (Disabled Parking Permit 138052); [O2025-0021737]
	South Nordica Avenue, at 5539 (Disabled Parking Permit 138051); [O2025-0021738]
	South Parkside Avenue, at 5759 (Disabled Parking Permit 136912); [O2025-0021745]
	South Parkside Avenue, at 6004 (Disabled Parking Permit 138142); [O2025-0021742]
	South Tripp Avenue, at 6047 (Disabled Parking Permit 137839); [O2025-0021741]
	West 59th Street, at 4044 (Disabled Parking Permit 137944); [O2025-0021740]
	West 64th Street, at 6647 (Disabled Parking Permit 136892); [O2025-0021746]
COLEMAN (16th Ward)	South Loomis Boulevard, at 2914 (disabled permit parking); [O2025-0021478]
CURTIS (18th Ward)	West Columbus Avenue, at 3288 (Disabled Parking Permit 121198); [O2025-0021497]

Alderperson	Location And Permit Number
	West 82nd Street, at 2914 (Disabled Parking Permit 137130); [O2025-0021464]
O'SHEA (19th Ward)	South Esmond Street, at 11151 (Disabled Parking Permit 137389); [O2025-0021474]
MOSLEY (21st Ward)	South Lowe Avenue, at 9219 (Disabled Parking Permit 135052); [O2025-0021749]
	South Lowe Avenue, at 10929 (Disabled Parking Permit 137605); [O2025-0021747]
	West 95th Place, at 1213 (Disabled Parking Permit 136982); [O2025-0021750]
RODRÍGUEZ (22nd Ward)	South Hamlin Avenue, at 2326 (Disabled Parking Permit 137319); [O2025-0021735]
	South Kilpatrick Avenue, at 4429 (Disabled Parking Permit 135647); [O2025-0021734]
FUENTES (26th Ward)	North Campbell Avenue, at 1338 (Disabled Parking Permit 137695); [O2025-0021450]
	West Division Street, at 3218 (Disabled Parking Permit 137743); [O2025-0021447]
	North Francisco Avenue, at 921 (Disabled Parking Permit 137509); [O2025-0021452]
	North Keystone Avenue, at 1745 (Disabled Parking Permit 137704); [O2025-0021451]
	West Le Moyne Street, at 3242 (Disabled Parking Permit 137708); [O2025-0021448]

Alderperson	Location And Permit Number
	West Pierce Avenue, at 3331 (Disabled Parking Permit 137646); [O2025-0021449]
BURNETT (27th Ward)	West Wilcox Street, at 2712 (Disabled Parking Permit 137339); [O2025-0021751]
ERVIN (28th Ward)	West Carroll Avenue, at 3541 (Disabled Parking Permit 136514); [O2025-0021607]
	West Walnut Street, at 3249 (Disabled Parking Permit 136359); [O2025-0021602]
	West Washington Boulevard, at 4146 (Disabled Parking Permit 135941); [O2025-0021605]
CARDONA (31st Ward)	North Kilbourn Avenue, at 2325 (Disabled Parking Permit 136437); [O2025-0021661]
	North Major Avenue, at 2923 (Disabled Parking Permit 136875); [O2025-0021663]
QUEZADA (35th Ward)	North Albany Avenue, at 2744 (Disabled Parking Permit 137769); [O2025-0021733]
SILVERSTEIN (50th Ward)	North Richmond Street, at 6318 (Disabled Parking Permit 136693). [O2025-0021508]

Referred -- AMENDMENT OF PARKING PROHIBITION AT ALL TIMES.
(Disabled 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
QUINN (13th Ward)	Amend ordinance by striking: "South Oak Park Avenue, at 5802 (Disabled Parking Permit 135161)"; [O2025-0021756]
	Amend ordinance by sticking: "West 63rd Street, at 6738 (Disabled Parking Permit 127359)"; [O2025-0021755]
	Amend ordinance by striking: "West 64th Place, at 6842 (Disabled Parking Permit 127351)"; [O2025-0021754]
	Amend ordinance by striking: "West 64th Street, at 6935 (Disabled Parking Permit 105086)"; [O2025-0021752]
CURTIS (18th Ward)	Remove Disabled Parking Permit 16068 at 7937 South Francisco Avenue; [O2025-0021460]
FUENTES (26th Ward)	Amend ordinance by striking: "North Lowell Avenue, at 1806 (Disabled Parking Permit 16068)"; [O2025-0021548]
BURNETT (27th Ward)	Remove Disabled Parking Permit 128449 at 2909 West Wilcox Street; [O2025-0021385]

Alderperson	Location And Permit Number
CARDONA (31st Ward)	Amend ordinance by striking: "West Deming Place, at 5244 (Disabled Parking Permit 131969)"; [O2025-0021646]
SPOSATO (38th Ward)	Amend ordinance by striking: "North Merrimac Avenue, at 4447 (Disabled Parking Permit 126825)". [O2025-0021644]

Referred -- ESTABLISHMENT OF RESIDENTIAL PERMIT PARKING ZONE ON PORTION OF S. FARRELL ST.

[O2025-0021549]

Alderperson Lee (11th Ward) presented a proposed ordinance to establish a residential permit parking zone on the east side of the street at 2815 -- 2879 South Farrell Street, which was *Referred to the Committee on Pedestrian and Traffic Safety.*

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
MITTS (37th Ward)	Amend Residential Permit Parking Zone 1758 at 800 block of North Kedvale Avenue to include 814 North Kedvale Avenue; [O2025-0021618]

Alderperson	Location, Distance And Time
GARDINER (45th Ward)	Amend Residential Permit Parking Zone 117 at 5513 -- 5561 (odds) and 5536 -- 5560 (evens) North McVicker Avenue -- 9:00 A.M. to 5:00 P.M. -- all days. [O2025-0021536]

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
FUENTES (26th Ward)	North Rockwell Street (west side) to a point 20 feet north thereof -- no parking except Iceland Consulate -- at all times -- all days; [O2025-0021453]
GARDINER (45th Ward)	North Avondale Avenue (west side) from West Ainslie Street to West Lawrence Avenue -- no parking/tow-away zone -- at all times -- all days; [O2025-0021560]
HADDEN (49th Ward)	North Glenwood Avenue (west side) from 6944 to 6990 -- no parking/tow-away zone -- at all times -- all days; [O2025-0021652]

Alderperson	Location And Type Of Sign
SILVERSTEIN (50th Ward)	North Francisco Avenue (east side) from West Bryn Mawr Avenue to West Hollywood Avenue -- no parking except authorized school personnel -- tow-away zone -- 7:30 A.M. to 4:30 P.M. -- Monday through Friday on school days; [O2025-0021260]
	West Hollywood Avenue (south side) from North Mozart Street to North Francisco Avenue -- no parking except authorized school personnel -- tow-away zone -- 7:30 A.M. to 4:30 P.M. -- Monday through Friday on school days; [O2025-0021257]
	North Mozart Street (west side) from West Bryn Mawr Avenue to West Hollywood Avenue -- no parking except authorized school personnel -- 8:00 A.M. to 4:00 P.M. -- Monday through Friday on school days. [O2025-0021249]

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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 BEALE (9th Ward):

To classify as an RS2 Residential Single-Unit (Detached House) District instead of a B3-1 Community Shopping District the area shown on Map Number 28-E bounded by:

East 111th Street; South St. Lawrence Avenue; East 111th Place; and South Forestville Avenue (common address: 537 East 111th Street).

[O2025-0021723]

BY ALDERPERSON QUINN (13th Ward):

To classify as an RS2 Residential Single-Unit (Detached House) District instead of an M1-2 Limited Manufacturing/Business Park District the area shown on Map Number 16-N bounded by:

the alley next north of and parallel to West 65th Street; South Sayre Avenue; West 65th Street; and South Nottingham Avenue (common address: 7000 -- 7036 West 65th Street).

[O2025-0021680]

BY ALDERPERSON MOSLEY (21st Ward):

To classify as an RT4 Residential Two-Flat, Townhouse and Multi-Unit District instead of a B2-3 Neighborhood Mixed-Use District the area shown on Map Number 22-G bounded by:

South Halsted Street; West 95th Street; South Green Street; a line 88.5 feet north of and parallel to West 95th Street; the alley next east of and parallel to South Green Street; and a line 150 feet south of and parallel to West 94th Street (common address: 9414 -- 9434 South Halsted Street/9443 South Green Street).

[O2025-0021693]

To classify as a B1-1 Neighborhood Shopping District instead of an M1-1 Limited Manufacturing/Business Park District and an M2-2 Light Industry District the area shown on Map Number 26-G bounded by:

West 105th Street; South Vincennes Avenue; a line 441 feet north of West 104th Street; the east line of Chicago, Rock Island and Pacific Railroad; the east line of Pittsburgh, Cincinnati, Chicago and St. Louis Railroad; a line 185 feet north of and parallel to West 105th Street; the alley next east of and parallel to South Throop Street; and the east line of Pittsburgh, Cincinnati, Chicago and St. Louis Railroad (common address: 1236 -- 1230 West 105th Street/1245 West 105th Street/10335 South Vincennes Avenue).

[O2025-0021692]

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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 -- AMENDMENT OF SECTIONS 4-5-010 AND 4-14-100 OF MUNICIPAL CODE BY MODIFYING SHARED HOUSING UNIT LICENSE FEES.

[O2025-0021710]

A proposed ordinance to amend Title 4, Chapter 5, Section 010 of the Municipal Code of Chicago by modifying established shared housing unit license fees and by adding a new subsection 010(45) establishing a Commissioner's adjustment fee; and to amend Title 4, Chapter 14, Section 100 of the Municipal Code of Chicago by modifying subsection 100(c) to establish a one-time application fee as set out in Section 4-5-010, which was *Referred to the Committee on License and Consumer Protection.*

Referred -- EXEMPTION OF INTERIOR GARDEN SERVICES, INC. FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2025-0021748]

Also, a proposed ordinance to exempt Interior Garden Services, Inc. from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 1474 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.*

Presented By

ALDERPERSON HOPKINS (2nd Ward):

Referred -- EXEMPTION OF APPLICANTS FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

Three proposed ordinances to exempt the applicants listed from the physical barrier requirement pertaining to alley accessibility for the parking facilities adjacent to the locations

specified, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which were *Referred to the Committee on Transportation and Public Way,* as follows:

Development Group LLC Quantum Capital -- 1658 North Burling Street;
[O2025-0021525]

MAR CHI-V LLC -- 1111 North Clark Street; and
[O2025-0021327]

Mar Kaizen LLC -- 1561 North Fremont Street.
[O2025-0021329]

Presented By

ALDERPERSON HOPKINS (2nd Ward) And ALDERPERSON HALL (6th Ward):

Referred -- AMENDMENT OF CHAPTER 8-16 OF MUNICIPAL CODE BY ADDING NEW SECTION 8-16-021 REGARDING TIME-AND-PLACE CURFEW FOR MASS GATHERINGS AND CUSTODY PROCEDURES.
[O2025-0021714]

A proposed ordinance to amend Title 8, Chapter 16 of the Municipal Code of Chicago by adding new Section 8-16-021 to allow the Superintendent of the Chicago Police Department to declare a curfew for a gathering of 20 or more people to occur in a public place for the purpose of engaging in, or likely to result in, criminal conduct (mass gatherings); to allow the Superintendent, after consulting with the Deputy Mayor, to declare a curfew for mass gatherings and upon curfew declaration to provide not less than 12 hours to allow any minors present at the mass gathering to disperse; to require that a curfew declaration must notify the public, the Office of Emergency Management and Communications, the Fire Department, applicable local alderperson(s) and sister agencies, and that this notice clearly identify the effective time of the curfew and the public places subject to the curfew; to require that, 10 minutes before the curfew effective time, a verbal notice be issued by the applicable incident commander informing those present at public spaces subject to the curfew declaration that a curfew has been declared and ordering all minors to disperse and remove themselves from public spaces or be subject to enforcement; and to establish penalties of not less than $250 or community service or both for minors who remain in any public place in violation of a declared curfew. Two committees having been called, the Committee on Public Safety and the Committee on Police and Fire, the ordinance was *Referred to the Committee on Committees and Rules.*

Presented By

ALDERPERSON HALL (6th Ward):

Referred -- AMENDMENT OF CHAPTER 4-156 OF MUNICIPAL CODE BY MODIFYING SECTIONS 4-156-150 AND 4-156-280 REGARDING AMUSEMENT DEVICES AND ADDING NEW SECTION 4-156-185 REGARDING SWEEPSTAKES MACHINE PROHIBITIONS.

[O2025-0021711]

A proposed ordinance to amend Title 4, Chapter 156 of the Municipal Code of Chicago by modifying definitions regarding illegal amusement devices and by adding a new definition for Sweepstakes Machine as a mechanically or electronically operated device which accepts payment or credit, provides users entry into sweepstakes, displays results on entertaining interface regardless of how sweepstakes outcome is determined and issues or awards items redeemable for cash, merchandise, or other item of value; by adding new Section 4-156-150 to prohibit any person, business or other entity from installing, maintaining or operating any Sweepstakes Machine at any premise within the City of Chicago and to authorize the Commissioner of Business Affairs and Consumer Protection and the Superintendent of Police to enforce Section 4-156-150; and to amend Title 4, Chapter 156, Section 280 of the Municipal Code of Chicago by modifying fines regarding illegal amusement devices and Sweepstakes Machines and authorizing for such devices confiscated under violation of Chapter 4-156 to be destroyed or sold in accordance with the law. Two committees having been called, the Committee on Finance, subcommittee on Revenue, and the Committee on the Budget and Government Operations, the ordinance was *Referred to the Committee on Committees and Rules.*

Presented By

ALDERPERSON HALL (6th Ward) And
ALDERPERSON HOPKINS (2nd Ward):

Referred -- AMENDMENT OF SECTION 8-4-010 OF MUNICIPAL CODE BY ADDING VARIOUS SUBSECTIONS REGARDING COOPERATION OF SOCIAL MEDIA PLATFORMS WITH VARIOUS CITY DEPARTMENTS TO ADDRESS PUBLIC SAFETY.

[O2025-0021717]

A proposed ordinance to amend Title 8, Chapter 4, Section 010 of the Municipal Code of Chicago by adding various subsections establishing cooperation requirements between social media platforms and the Chicago Police Department, the Office of Emergency Management and Communications and the Corporation Counsel in preventing unlawful activities and violence and addressing public safety threats within the City of Chicago, which was *Referred to the Committee on Public Safety.*

Presented By

ALDERPERSON HARRIS (8th Ward):

Referred -- TRANSFER OF YEAR 2025 FUNDS WITHIN COMMITTEE ON COMMITTEES AND RULES FROM PERSONNEL SERVICES TO COMMODITIES AND MATERIALS.

[O2025-0021702]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds within the Committee on Committees and Rules 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 LEE (11th Ward):

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 2484 S. ARCHER AVE.

[Or2025-0021316]

A proposed order for the issuance of a permit to install a sign/signboard at 2484 South Archer Avenue, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Presented By

ALDERPERSON GUTIÉRREZ (14th Ward):

Referred -- TRANSFER OF YEAR 2025 FUNDS WITHIN 14TH WARD WAGE ALLOWANCE ACCOUNT TO ALDERMANIC EXPENSE ACCOUNT.

[O2025-0021706]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025

funds from the 14th 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 4-60-023 OF MUNICIPAL CODE TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTIONS OF S. KEDZIE AVE. AND W. 49TH PL.

[O2025-0021707]

Also, a proposed ordinance to amend Title 4, Chapter 60, Section 023 of the Municipal Code of Chicago by deleting subsection 14.261 which restricted the issuance of additional package goods licenses on South Kedzie Avenue, from the right-of-way of the Grand Trunk Western Railroad to West 51st Street, and on West 49th Place, between South Kedzie Avenue and the line of South Albany Avenue (extended), which was *Referred to the Committee on License and Consumer Protection.*

Presented By

ALDERPERSON COLEMAN (16th Ward):

Referred -- EXEMPTION OF PRIME AUTO GLASS & TINT, INC. FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2025-0021496]

A proposed ordinance to exempt Prime Auto Glass & Tint, Inc. from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 5826 South Western Avenue pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way.*

Presented By

ALDERPERSON O'SHEA (19th Ward)
And OTHERS:

Referred -- AMENDMENT OF TITLES 1, 3, 4, 7, 8, 9, 10, 11, 14A, 14B, 14X AND 15 OF YEAR 2026 MUNICIPAL CODE REVENUE.

[O2025-0021719]

A proposed ordinance, presented by Alderpersons O'Shea, Hopkins, Dowell, Yancy, Mitchell, Harris, Beale, Chico, Lee, Quinn, Lopez, Curtis, Tabares, Scott, Waguespack, Conway, Villegas, Mitts, Sposato, Nugent, Napolitano, Knudsen, Lawson, Gardiner and Silverstein, to amend Titles 1, 3, 4, 7, 8, 9, 10, 11, 14A, 14B, 14X and 15 of the Municipal Code of Chicago by modifying various sections to introduce new taxes, fees, licensing requirements and regulatory framework, to increase lease/rental tax temporarily to 15 percent and to impose a new 10.25 percent tax on sports wagering receipts, to introduce Consumer Price Index-based annual adjustments, to establish a Social Media Amusement Tax on platforms collecting data from over 100,000 Chicago users, to increase vehicle impound fees, update public passenger vehicle licensing and create new mandates for emblem display, to increase driveway permit fees and obstruction fees, with penalties up to $3,000 a day, to increase refuse container fees and monthly collection charges, to increase fines for false alarms, to introduce video gaming regulations, requiring location and terminal licenses, with revenue dedicated to pension obligations, to update building code definitions and fee calculations, to revise fire system inspection fees and to suspend the Fiscal Year 2026 property tax increase, including severability and superseder clauses and staggered effective dates, which was *Referred to the Committee on Finance.*

Presented By

ALDERPERSON MOSLEY (21st Ward):

Referred -- TRANSFER OF YEAR 2025 FUNDS FROM 21ST WARD WAGE ALLOWANCE TO ALDERMANIC EXPENSE ACCOUNT.

[O2025-0021666]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds from the 21st 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 -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 8652 S. LAFAYETTE AVE.

[Or2025-0021712]

Also, a proposed order for the issuance of a permit for installation of a sign/signboard at 8652 South Lafayette Avenue, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Presented By

ALDERPERSON MOSLEY (21st Ward)
And OTHERS:

Referred -- AMENDMENT OF CHAPTER 4-64 OF MUNICIPAL CODE BY ADDING NEW SECTION 4-64-530 REGARDING ISSUANCE OF RETAIL TOBACCO LICENSES.

[O2025-0021726]

A proposed ordinance, presented by Alderpersons Mosley, La Spata, Hopkins, Dowell, Yancy, Mitchell, Harris, Chico, Lee, Quinn, Gutiérrez, Lopez, Moore, Curtis, O'Shea, Taylor, Tabares, Taliaferro, Cruz, Waguespack, Mitts, Sposato, Napolitano and Reilly, to amend Title 4, Chapter 64 of the Municipal Code of Chicago by adding new Section 4-64-530 to establish new procedures for the issuance of retail tobacco licenses including that: (i) within five days of payment of license fee, the Commissioner of Business Affairs and Consumer Protection provide written notice to the alderperson of the ward; and (ii) that the Commissioner review retail tobacco license applications within a 35 -- 90-day period and determine approval or denial of such licenses with consideration for community impact, law enforcement concerns or prior disciplinary issues; and to prohibit the issuances of retail tobacco licenses for any location currently licensed for the retail sale of tobacco products, electronic cigarette accessories, or tobacco accessories, which was *Referred to the Committee on License and Consumer Protection.*

Presented By

ALDERPERSON RODRÍGUEZ (22nd Ward):

Referred -- TRANSFER OF YEAR 2025 FUNDS FROM 22ND WARD PERSONNEL SERVICES ACCOUNT TO COMMODITIES AND MATERIALS ACCOUNT.

[O2025-0021703]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds from the 22nd Ward 0017 Personal Services 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 -- STANDARDIZATION OF PORTIONS OF PUBLIC WAY.

Also, two proposed ordinances authorizing the Commissioner of Transportation to take the necessary action for standardization of portions of the public way specified, which were *Referred to the Committee on Transportation and Public Way,* as follows:

South Hamlin Avenue, from West 25th Street to West 26th Street -- to be known as "Moses Gonzalez Way"; and

[O2025-0021627]

South Harding Avenue, from West 25th Street to West 27th Street -- to be known as "Raul Muñoz Way".

[O2025-0021626]

Presented By

ALDERPERSON TABARES (23rd Ward):

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 7000 S. PULASKI RD.

[Or2025-0021455]

A proposed order for the issuance of a permit for installation of a sign/signboard at 7000 South Pulaski Road, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Presented By

ALDERPERSON SIGCHO-LOPEZ (25th Ward):

Referred -- TRANSFER OF YEAR 2025 FUNDS WITHIN COMMITTEE ON HOUSING AND REAL ESTATE.

[O2025-0021704]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds within the Committee on Housing and Real Estate 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 -- EXEMPTION OF ENRIQUE CANO/WINDY CITY PARTS PRO'S LLC FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2025-0021631]

Also, a proposed ordinance to exempt Enrique Cano/Windy City Parts Pro's LLC from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 3001 South Kedzie 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 -- AMENDMENT OF SECTION 4-60-022 OF MUNICIPAL CODE TO ALLOW ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTION OF N. MORGAN ST.

[O2025-0021326]

A proposed ordinance to amend Title 4, Chapter 60, Section 022 of the Municipal Code of Chicago by deleting subsection 27.375 which restricted the issuance of additional alcoholic liquor licenses on North Morgan Street, from West Madison Street to West Lake Street, which was *Referred to the Committee on License and Consumer Protection.*

Referred -- ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS.

Also, six proposed orders for the issuance of permits to install signs/signboards at the locations specified, which were *Referred to the Committee on Zoning, Landmarks and Building Standards,* as follows:

one sign/signboard at 1032 West Fulton Avenue;
[Or2025-0021722]

one sign/signboard at 1155 West Fulton Market;
[Or2025-0021720]

one sign/signboard at 1801 West Jackson Boulevard -- Permit Number 101077161;
[Or2025-0021715]

one sign/signboard at 1801 West Jackson Boulevard -- Permit Number 101077164;
[Or2025-0021713]

one sign/signboard at 1801 West Jackson Boulevard -- Permit Number 101077165; and
[Or2025-0021716]

one sign/signboard at 1801 West Jackson Boulevard -- Permit Number 101077166.
[Or2025-0021718]

Presented By

ALDERPERSON BURNETT (27th Ward) And ALDERPERSON CONWAY (34th Ward):

Referred -- AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY MODIFYING SECTIONS 17-3-0308 AND 17-4-0301 REGARDING MINIMUM AUTOMOTIVE PARKING RATIOS NEAR CHICAGO TRANSIT AUTHORITY OR METRA RAIL STATIONS.

[O2025-0021721]

A proposed ordinance to amend Title 17, Chapter 3, Section 0308 of the Municipal Code of Chicago to require that any new construction for residential buildings in B and C zoning districts within 2,640 feet of a Chicago Transit Authority (CTA) or Metra rail station entrance

or exit shall not have parking spaces in excess of 50 percent of the minimum automobile parking ratio unless approved by administrative adjustment or for any property within the downtown area or downtown expansion area, and meeting specified application requirements; and by modifying Title 17, Chapter 3, Section 0301 to require that any new construction for residential buildings in D zoning districts within 2,640 feet of a CTA or Metra rail station entrance or exit shall not have parking spaces in excess of 50 percent of the minimum automobile parking ratio unless approved by administrative adjustment or for any property within the downtown area or downtown expansion area, and meeting specified application requirements, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Presented By

ALDERPERSON ERVIN (28th Ward):

Referred -- EXEMPTION OF APPLICANTS FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

Four proposed ordinances to exempt the applicants listed from the physical barrier requirement pertaining to alley accessibility for the parking facilities adjacent to the locations specified, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which were *Referred to the Committee on Transportation and Public Way,* as follows:

Firebird Community Arts -- 3338 West Lake Street;

[O2025-0021597]

Flipside Custom Body Shop Number 7 -- 4519 West Lake Street;

[O2025-0021600]

Sergio's Truck & Auto LLC -- 4540 West Madison Street; and

[O2025-0021598]

West Details III LLC -- 825 South Western Avenue.

[O2025-0021601]

Referred -- ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS AT 1114 S. CLINTON ST.

Also, two proposed orders for the issuance of permits to install signs/signboards at 1114 South Clinton Street, which were *Referred to the Committee on Zoning, Landmarks and Building Standards,* as follows:

one sign/signboard under Permit Number 101076574; and

[Or2025-0021594]

one sign/signboard under Permit Number 101076577.

[Or2025-0021596]

Presented By

ALDERPERSON TALIAFERRO (29th Ward):

Referred -- EXEMPTION OF BATTLE VENDING LLC FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2025-0021127]

A proposed ordinance to exempt Battle Vending LLC from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 7120 West Grand 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 WAGUESPACK (32nd Ward):

Referred -- ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS AT 2749 N. ELSTON AVE.

Five proposed orders for the issuance of permits to install signs/signboards at 2749 North Elston Avenue, which were *Referred to the Committee on Zoning, Landmarks and Building Standards,* as follows:

one sign/signboard under Permit Number 101076952;

[Or2025-0021567]

one sign/signboard under Permit Number 101076957;

[Or2025-0021566]

one sign/signboard under Permit Number 101076961;

[Or2025-0021568]

one sign/signboard under Permit Number 101076965; and

[Or2025-0021565]

one sign/signboard under Permit Number 101077122.

[Or2025-0021569]

Presented By

ALDERPERSON RODRÍGUEZ-SÁNCHEZ (33rd Ward):

Referred -- TRANSFER OF YEAR 2025 FUNDS FROM 33RD WARD WAGE ALLOWANCE ACCOUNT TO ALDERMANIC EXPENSE ACCOUNT.

[O2025-0021166]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds from the 33rd Ward 0017 Wage Allowance 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.*

Presented By

ALDERPERSON CONWAY (34th Ward):

Referred -- WAIVER OF HISTORICAL LANDMARK FEES FOR PROPERTY AT 105 W. ADAMS ST./210 S. CLARK ST. (BANKERS BUILDING).

[Or2025-0021609]

A proposed order authorizing the Commissioners of the Departments of Buildings, Finance, and Fire and the Zoning Administrator to issue all necessary permits, free of charge, for the rehabilitation of approximately 303,023 square feet of residential space on the 2nd floor and floors 11 through 40, consisting of 400 residential units, an indoor amenity space, outdoor terrace on the 24th floor, and storage and bicycle parking on the 2nd floor for the property at 105 West Adams Street/210 South Clark Street, commonly known as the Bankers Building, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Referred -- WAIVER OF HISTORICAL LANDMARK FEES FOR PROPERTY AT 19 S. LASALLE ST.

[Or2025-0021617]

Also, 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 conversion of the 207,000 square feet of office and retail building into 206 apartments and 6,811 square feet of retail space for the property at 19 South LaSalle Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Referred -- ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS AT 1011 S. DELANO CT. E.

Also, three proposed orders for the issuance of permits to install signs/signboards at 1011 South Delano Court East, which were *Referred to the Committee on Zoning, Landmarks and Building Standards,* as follows:

one sign/signboard under Permit Number 101073892;

[Or2025-0021673]

one sign/signboard under Permit Number 101074912; and

[Or2025-0021672]

one sign/signboard under Permit Number 101074913.

[Or2025-0021667]

Presented By

ALDERPERSON QUEZADA (35th Ward):

Referred -- AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF N. MILWAUKEE AVE.

[O2025-0021699]

A proposed ordinance to amend Title 4, Chapter 60, Section 023 of the Municipal Code of Chicago by deleting subsection 35.82 which restricted the issuance of additional package goods licenses on North Milwaukee Avenue, from North Kedzie Avenue to North Kimball Avenue, which was *Referred to the Committee on License and Consumer Protection.*

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 3326 W. BELMONT AVE.

[Or2025-0021700]

Also, a proposed order for the issuance of a permit for installation of a sign/signboard at 3326 West Belmont Avenue, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Presented By

ALDERPERSON VILLEGAS (36th Ward):

Referred -- TRANSFER OF YEAR 2025 FUNDS FROM 36TH WARD WAGE ALLOWANCE ACCOUNT TO ALDERMANIC EXPENSE ACCOUNT.

[O2025-0021517]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds from the 36th 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 8-4-355 OF MUNICIPAL CODE ENHANCING PENALTIES FOR OFFENSES COMMITTED IN STUDENT SAFETY ZONES, PARKS OR PLAYGROUNDS.

[O2025-0021698]

Also, a proposed ordinance to amend Title 8, Chapter 4, Section 355 of the Municipal Code of Chicago to enhance penalties for offenses committed in student safety zones, parks, or playgrounds to a first penalty of a fine of not less than $1,000 nor more than $5,000, incarceration for a term of not less than 120 days nor more than six months, and a requirement of community service for not less than 100 nor more than 200 hours; a second penalty of a fine not less than $5,000 nor more than $15,000, incarceration for a term not less than 150 days nor more than six months, and a requirement of community service for not less than 200 nor more than 500 hours; and a third penalty of a fine not less than $10,000 nor more than $20,000, incarceration for six months, and a requirement of community service of not less than 500 nor more than 1,000 hours, which was *Referred to the Committee on Public Safety.*

Presented By

ALDERPERSON VILLEGAS (36th Ward)
And OTHERS:

Referred -- SUBMISSION OF PUBLIC QUESTION BY REFERENDUM TO CHICAGO VOTERS AT MARCH 17, 2026 PRIMARY ELECTION ON WHETHER ILLINOIS GENERAL ASSEMBLY SHOULD APPROVE JOINT RESOLUTION TO AUTHORIZE AMENDMENT TO ILLINOIS CONSTITUTION IMPOSING ADDITIONAL 3 PERCENT TAX ON NET INCOME OVER $1,000,000 TO FUND PROPERTY TAX RELIEF AND PUBLIC EDUCATION.

[R2025-0021177]

A proposed resolution, presented by Alderpersons Villegas, Hopkins, Robinson, Hall, Ramirez, Gutiérrez, Rodríguez, Sigcho-Lopez, Fuentes, Ervin, Cruz, Cardona and Vasquez, to initiate and authorize a public question by referendum to Chicago voters at the March 17, 2026 primary election on whether the Illinois General Assembly should approve a Joint Resolution to authorize an amendment to the Illinois Constitution imposing an additional 3 percent tax on net income over $1,000,000 to fund property tax relief and public education, which was *Referred to the Committee on Committees and Rules.*

Presented By

ALDERPERSON VASQUEZ (40th Ward):

Referred -- AMENDMENT OF TITLE 2 OF MUNICIPAL CODE BY MODIFYING CHAPTERS 2-4 AND 2-32 REGARDING TRANSPARENCY IN CITY OF CHICAGO BUDGETING PROCESS.

[O2025-0021709]

A proposed ordinance to amend Title 2 of the Municipal Code of Chicago by modifying Section 2-4-055 to require that the mid-year report by the Budget Director on departmental budgets and operations include: a comparison of revenue by revenue source across all local funds; a comparison of funds by appropriation authority description and appropriation account description; workforce analysis including position, section, division and title, a detail of all transfers in the prior fiscal year; a detailed appropriation analysis for each line item budgeted in the prior fiscal year's "Finance General" category; a qualitative and quantitative description of the impact of all legislation adopted by City Council in the prior fiscal year; and for each program and initiative administered by the department in the prior fiscal year, a summary of the applicable metrics used to evaluate the success and impacts of the program or initiative; by modifying Section 2-4-057 to require that the Budget Director, in the annual estimate of expenses report detail all projected income including underlying calculations, assumptions, and cases of legal standing; detail of letters of credit and bond proceeds that are proposed and/or were issues but in active status; detail of use of letters of credit and bond proceeds that are proposed and/or were issued prior but in active status; projected surpluses, fund balances with explanation; a list of all fines and fees issued by city including rate, total estimated collections, collection method, those at commissioner's discretion and any proposed changes to subsequent fiscal year's collection with explanation; itemization of pension loans and re-imbursements, proceeds from debt and transfers between funds; and list of all active internal studies including, but not limited to, audits and pilots, by department or office with associated status, contracted vendor/third-party and cost; by modifying Sections 2-4-059 and 2-32-210 to require that all datasets be provided in a searchable, spreadsheet dataset format containing robust, plain language definitions that are reasonably understandable by members of the public, which was *Referred to the Committee on the Budget and Government Operations.*

Referred -- TRANSFER OF YEAR 2025 FUNDS FROM 40TH WARD WAGE ALLOWANCE ACCOUNT TO ALDERMANIC EXPENSE ACCOUNT.

[O2025-0021529]

Also, a proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds from the 40th 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.*

Presented By

ALDERPERSON NAPOLITANO (41st Ward):

Referred -- TRANSFER OF YEAR 2025 FUNDS FROM 41ST WARD WAGE ALLOWANCE ACCOUNT TO ALDERMANIC EXPENSE ACCOUNT.

[O2025-0021705]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds from the 41st 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.*

Presented By

ALDERPERSON REILLY (42nd Ward):

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 360 N. STATE ST.

[Or2025-0021659]

A proposed order for the issuance of a permit to install a sign/signboard at 360 North State Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Presented By

ALDERPERSON GARDINER (45th Ward):

Referred -- EXEMPTION OF LITTLE MAKERS LLC FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2025-0021318]

A proposed ordinance to exempt Little Makers LLC from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 4242 North Cicero Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way.*

Presented By

ALDERPERSON CLAY (46th Ward):

Referred -- TRANSFER OF YEAR 2025 FUNDS FROM 46TH WARD ALDERMANIC EXPENSE ACCOUNT TO WAGE ALLOWANCE ACCOUNT.

[O2025-0021518]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2025 funds from the 46th 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.*

APPROVAL OF JOURNALS OF PROCEEDINGS.

JOURNAL (November 14, 2025)

The Honorable Andrea M. Valencia, City Clerk, submitted the official printed *Journal of the Proceedings of the City Council of the City of Chicago* for the regular meeting held on Friday, November 14, 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.*

JOURNAL (November 18, 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 Tuesday, November 18, 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.

VISITORS AND ACKNOWLEDGEMENTS.

The following individuals were in attendance and recognized by the City Council:

Alderpersons Hall and Chico acknowledged the following guests attending in support of the De LaSalle Boys' Soccer Team winning the State Championship: De LaSalle administration/staff: Tom Schergen, Principal; Carlos Nunez, Coach; Antonio Maldonado, Coach; Julio Martinez, Coach; Tom White, Athletic Director; Mike Zunica, President; Rich Barnotes, Marketing; Joe Bruton, Coach; John Brogan, Coach; Steve Burrows, Coach; students: Jahir Anaya; Gianni Luque; Emerson Costello-Stebelton; Miguel Perez; Anthony Vega; Maurice Gordon; William Harris; Mateo Velazquez, Manager; Sophia Torres, Manager; Santiago Morales, Manager; Francisco Martinez, Coach; Jayden Farley; Joshua Valdivia; Antonio Als; Christian Edwards; Christian Flores; Nathan Gutierrez; Alex Panduro; Evan Miranda; Christopher Dingle; Cesar Solano; Fernando Orozco; Joshua Lawson; Kevin Gates; Miguel Huerta; Tristan Tapia; Aaron Soto; Antonio Sanchez; Julian Edingburg; Fidel Orozco;

Alderperson Sigcho-Lopez acknowledged the following guests in attendance to commemorate the 119th anniversary of the American Postal Service Workers Union: Keith Richardson; Yvonne "Pat" Dotson; Michelle Johnson; John Rudd; Sheila Heard; Brenda Orr; Spencer Mathis; Adrean Williams; Michelle Elliot; Jerome Johnson; Travis Smith; Benjamin Johnson; Garry Condrey; Yaquita Raines; Yvonne Trebble; Dee-Dee Grant; Crystal Flynn; Zach Dumas; Antione Rufus;

Mayor Johnson acknowledged the following guests representing the Timuel Black Scholarship & Fellowship Program attending in honor of the late Timuel Black and his contributions to the City of Chicago: Mrs. Timuel Black; Angel Martinez; Erika Sarmiento Tapia; Indigo Jones; Jamarhea Green; Jamarius Ducker; Marcos Henrique De Campos Silva; Michelle Williams; Muhammad Hakeem; Ndubuisi Mbamalu; Nia Reed; Tiara Davis; Xavier Carter; Emma Dortch; Nancyann Adams; Porsha Williams; Nishta Pati; Jacques King.

Time Fixed For Next Succeeding Regular Meeting.

[O2025-0021724]

Alderperson Mitchell presented a proposed ordinance to set the date and time of the next regular City Council meeting for December 17, 2025.

Alderperson Beale moved to substitute the proposed ordinance presented by Alderperson Mitchell.

Alderperson Ervin moved to lay on the table Alderperson Beale's motion to substitute.

The Clerk called the roll and the motion to table failed to pass by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Robinson, Hall, Ramirez, Gutiérrez, Moore, Taylor, Rodríguez, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Rodríguez-Sánchez, Quezada, Clay, Martin, Manaa-Hoppenworth -- 18.

Nays -- Alderpersons Hopkins, Dowell, Yancy, Mitchell, Harris, Beale, Chico, Lee, Quinn, Lopez, Coleman, Curtis, O'Shea, Tabares, Scott, Cruz, Cardona, Waguespack, Conway, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Silverstein -- 30.

Thereupon, Alderperson Beale's motion to substitute the proposed ordinance presented by Alderperson Mitchell *Passed* by a viva voce vote.

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

Thereupon, said proposed substitute ordinance to set the dates and times of the next five regular meetings of the City Council *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

The following is said ordinance as passed:

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

SECTION 1. The City Council of the City of Chicago shall hold regular meetings at the dates and times listed below, in the Council Chamber on the second floor in City Hall, 121 North LaSalle Street, Chicago, Illinois:

-- Monday, December 15, 2025, beginning at 10:00 A.M.

-- Tuesday, December 16, 2025, beginning at 10:00 A.M.

-- Wednesday, December 17, 2025, beginning at 10:00 A.M.

-- Thursday, December 18, 2025, beginning at 10:00 A.M.

-- Tuesday, December 23, 2025, beginning at 10:00 A.M.

SECTION 2. This ordinance takes effect immediately upon passage.

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 Monday, December 15, 2025, at 10:00 A.M., in the Council Chamber in City Hall.

ANDREA M. VALENCIA,
City Clerk.